

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0141

Z.A.P. DATE: August 5, 2008

ADDRESS: 11100 Parkfield Drive

OWNER/APPLICANT: Economy Dental, Inc. (Rachel Molina Gress)

AGENT: Don Murphy

ZONING FROM: NO, LO-CO

TO: LO

AREA: 0.67 acres (29,250 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff recommends LO-CO, Limited Office-Conditional Overlay District, zoning. The conditional overlay will limit the height on the site to 'NO' district height regulations (35 feet or 2-stories).

ZONING AND PLATTING COMMISSION RECOMMENDATION:

8/05/08: Approved staff recommendation of LO-CO zoning, with condition limiting the property to 'NO' district site development regulations (5-1, Baker-No, Hammond-absent); K. Jackson-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The property in question currently consists of a small dental office (Texas Economy Dental) with undeveloped land surrounding it. The applicant is requesting to enlarge the Limited Office zoning footprint (from an area of 0.253 acres to 0.67 acres) to expand the existing medical office use on the site.

The staff recommends the applicant's request of 'LO' zoning because this tract of land meets the intent of the Limited Office zoning district. The site under consideration is located adjacent to a residential neighborhood and the uses permitted under the proposed zoning district will serve surrounding community needs.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	NO, LO-CO	Undeveloped Area, Medical Office (Texas Economy Dental)
<i>North</i>	SF-2, SF-3	Single-Family Residences, Duplex Residences
<i>South</i>	NO	Undeveloped
<i>East</i>	SF-3, SF-2	Duplex Residences, Undeveloped Tract (at northeast corner of Parkfield Drive and Kramer Lane)
<i>West</i>	SF-2	Day Care Facility (appears vacant), Single-Family Residences

AREA STUDY: North Lamar Area Study

TIA: Not required

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

45 - North Austin Civic Association
114 - North Growth Corridor Alliance
511 - Austin Neighborhoods Council
742 - Austin Independent School Districts
775 - Gracywoods Neighborhood Association
786 - Home Builders Association of Greater Austin
951 - Gracie Meadows Homeowners Association
1012 - Pflugerville Independent School District
1037 - Homeless Neighborhood Association
1048 - Austin Northwest Association
1081 - NACA Neighborhood Plan Contact Team
1113 - Austin Parks Foundation

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0113	NO to LR	7/18/06: Approved staff rec. of LR zoning by consent (6-0)	8/24/06: Approved LR on all 3 readings (7-0)
C14-06-0030	NO to GO	4/25/06: Approved GO-MU-CO-NP with conditions (8-0)	5/25/06: Approved GO-MU-CO-NP (7-0); all 3 readings
C14-06-0022	SF-6-NP to LO-MU-NP	4/11/06: Approved staff rec. of LO-MU-CO-NP (7-0)	5/18/06: Approved LO-MU-CO-NP (7-0)
C14-05-0097	GR-CO to GR-CO	8/16/05: Approved staff rec. of GR-CO by consent; TIA to be met before 3 rd reading (8-0)	9/29/05: Approved GR-CO (7-0); all 3 readings
C14-03-0182	GO to CS	2/03/04: Approved staff rec. of GR-CO by consent (9-0)	3/04/04: Approved GR-CO (6-0); 1 st reading only 3/25/04: Approved GR-CO (7-0); 2 nd /3 rd readings
C14-03-0009	SF-3, LR, GR to CS	3/25/03: Approved LR for Tract 1 and NO for Tracts 2 & 3 (8-0)	5/08/03: Approved LR for Tract 1 and NO for Tracts 2 and 3 (7-0); 1 st reading 6/12/03: Approved LR-CO (7-0); 2 nd /3 rd readings
C14-02-0187	SF-6 to LO	2/12/02: Approved LO-MU-CO-NP (7-0)	3/20/03: Approved LO-MU-CO-NP (7-0); 1 st reading 4/24/03: Approved LO-MU-CO-NP (6-0); 2 nd /3 rd readings
C14-01-0037 NACA Neighborhood	MF-2, SF-2, SF-3 to NO-NP	4/17/01: Approved staff rec. of NO-NP, CS-NP, MF-2-NP, LO-NP, GR-NP, P-NP, LI-NP,	5/24/01: Approved PC rec. on all 3 readings, except for Tract 9 (6-0); 1 st reading only

Plan)		(9-0)	7/19/01: PP Tract 9 to 8/09/01 by staff (6-0) 8/09/01: Approved CS-NP zoning for Tract 9 (7-0); 2 nd /3 rd readings
C14-98-0239	NO to GO	2/02/99: PP to 2/09/99 by Planning Commission (7-0) 2/09/99: Approved staff rec. of GO-CO subject to conditions (7-1, BB-Nay)	4/01/99: PP to 6/03/99 by applicant (7-0) 6/03/99: PP to 7/15/99 by applicant with conditions of no more PP requests (7-0) 7/13/99: Case withdrawn by the applicant

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Parkfield Dr	72'	42'	Minor Arterial	Yes	Yes	Yes

CITY COUNCIL DATE: September 25, 2008

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057
sherri.sirwaitis@ci.austin.tx.us

1" = 400'

STAFF RECOMMENDATION

The staff recommends LO-CO, Limited Office-Conditional Overlay District, zoning. The conditional overlay will limit the height on the site to 'NO' district height regulations (35 feet or 2-stories).

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

2. *The proposed zoning should promote consistency and orderly planning.*

The site under consideration is located adjacent to a residential neighborhood and the uses permitted under the proposed zoning district will serve surrounding community needs.

3. *The proposed zoning should allow for a reasonable use of the property.*

The 'LO' zoning district would allow for a fair and reasonable use of the site. The proposed zoning would allow the applicant to expand the existing medical office use on the site, while maintaining a 'NO' buffer adjacent to the single-family (SF-2, SF-3) zoning to the north, east and west of the site.

'LO-CO' zoning is appropriate for this location because the property is located at the intersection of two minor arterial streets, Parkfield Drive and Kramer Lane.

EXISTING CONDITIONS

Site Characteristics

The site under consideration consists of a small medical office (Texas Economy Dental) with undeveloped land surrounding it. There are single-family residential uses to the north, south, and east of the property. The property to the west is developed with a vacant day care facility.

Impervious Cover

The maximum impervious cover allowed by the LO zoning district would be 70%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 sq. ft. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Site Plan Comments

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the north and west property line, the following standards apply:

- No structure may be built within 24 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Parkfield Dr	72'	42'	Minor Arterial	Yes	Yes	Yes

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.





PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2008-0141

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

August 5, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

MERLENE F. WATERS, TRUSTEE
Your Name (please print)

10807 LAMBERT CE.
Your address(es) affected by this application

Sherri Sirwaitis
Signature

7/6/08
Date

Comments:

LO - I can agree to. I
do object to LO-CO.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810