

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0199 – Time Warner 620 Hub

Z.A.P. DATE: October 21, 2008

CC DATE: November 20, 2008

ADDRESS: 11827 Buckner Road

OWNER/APPLICANT: Kent R. Fleener

AGENT: Elsie Higdon

ZONING FROM: DR

TO: LO-CO

AREA: 0.75 acres (32670 sq.ft.)

SUMMARY STAFF RECOMMENDATION: Staff's recommendation is to grant LO-CO (Limited Office – Conditional Overlay) district zoning. The conditional overlay will limit the average trips per day to less than 300 trips per day. If the requested zoning is granted for this site, then 35 feet of right-of-way from the existing centerline of Buckner Road should be dedicated according to the Transportation Plan.

ZONING AND PLATTING COMMISSION RECOMMENDATION: Approved staff recommendation of LO-CO by consent (4-0) [Baker, Gohil, Jackson absent].

DEPARTMENT COMMENTS: Time Warner Cable would like to put a fiber optic hub on this property. It will be developed with a concrete building that will house electronic equipment and fiber optic cables needed to supply signals for all Time Warner services. The facility will be fenced for security, and no public access will be required.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Residential
<i>North</i>	DR; SF-2	Undeveloped, Residential
<i>South</i>	DR	Sports Equipment Sales
<i>East</i>	DR	Office, Warehouse
<i>West</i>	DR; SF-3	Residential

AREA STUDY: N/A

TIA: Waived

WATERSHED: Lake Travis

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

Volente Neighborhood Association
2222 Coalition of Neighborhoods
Homeless Neighborhood Association
Bull Creek Foundation
Austin Parks Foundation

SCHOOLS:




Canyon Creek Elementary School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-92-0058	SF-6 to NO-CO	Approved NO-CO 9/1/92	Approved NO-CO 10/22/92
C14-02-0154	SF-2 to GR-CO	APVD W/LO-CO W/CONDS (7-1, JP-NO)	APVD GR-CO FOR FIRST 700' ADJ TO RM 620 & RR FOR BALANCE (7-0); 1ST RDG APVD GR-CO & RR (6-0); 3RD RDG



ZONING

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

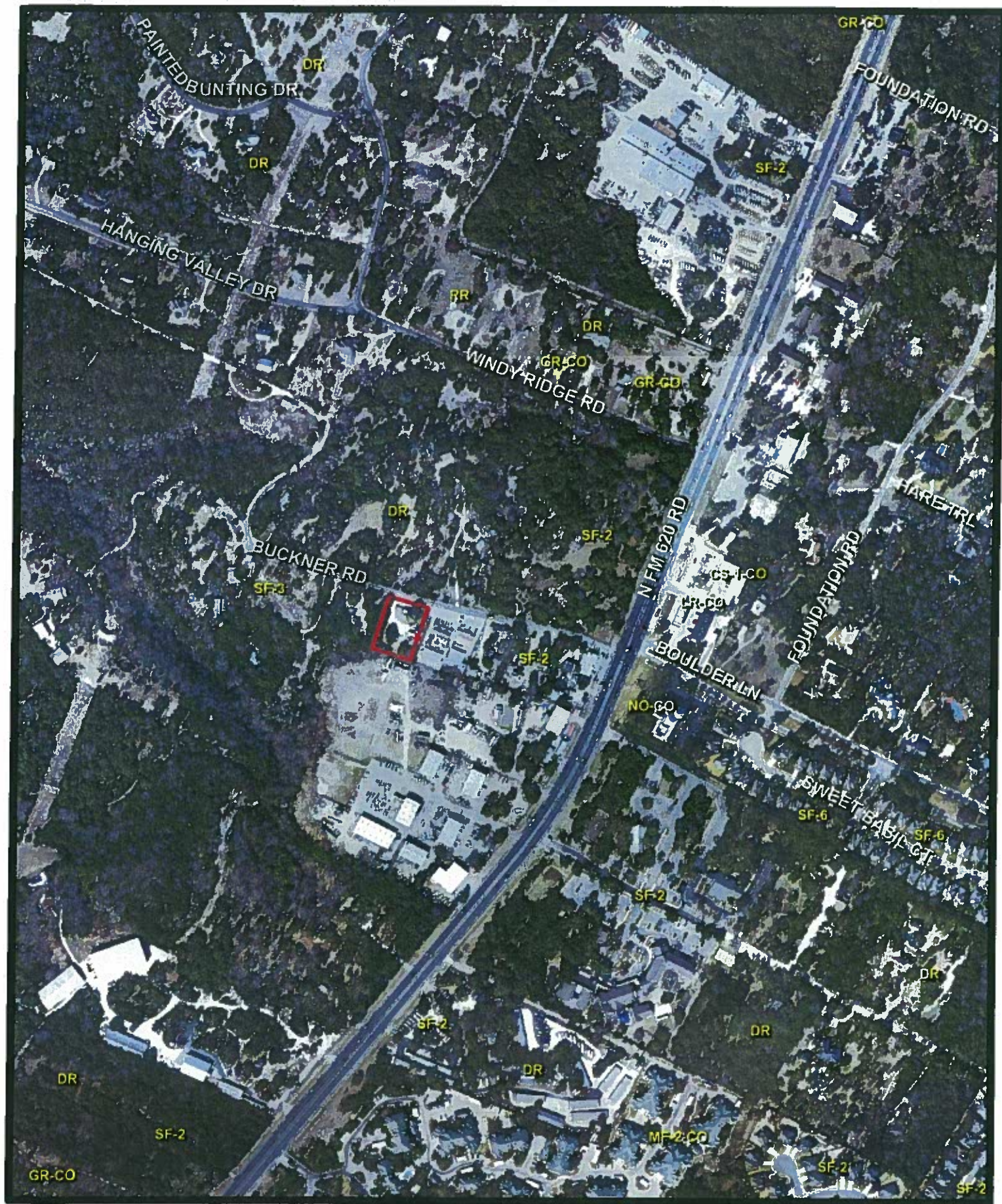
ZONING CASE#: C14-2008-0199
ADDRESS: 11827 BUCKNER RD
SUBJECT AREA: 0.75 ACRES
GRID: D37
MANAGER: J. RUSTOVEN

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



C14-2008 0199 11827 Buckner Road
From DR (Development Reserve) to LO-CO (Limited Office
Conditional Overlay) District Zoning

BASIS FOR RECOMMENDATION

1. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

The proposed zoning will provide communications services for the 620 residential area.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The zoning change is compatible with surrounding zoning and because it will not have public access, it will not affect local traffic.

EXISTING CONDITIONS

Transportation:

If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of Buckner Road in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12. There is currently 20 feet of right of way available from the centerline of Buckner Road. An additional 15 feet would be required from this lot.

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	Class	Sidewalk?	Bus Route?	Bike Route?
Buckner Road	40'	20'	Local	No	No	No

FYI: Stopping site distance at the driveway approach will need to be verified prior to site plan approval.

Additional comments may be provided when more complete information is obtained.

Right of Way:

If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of Buckner Road in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12. There is currently 20 feet of right of way available from the centerline of Buckner Road. An additional 15 feet would be required from this lot.

Environmental

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

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

Trees will likely be impacted with this rezoning case. Please be aware that an approved rezoning status does not eliminate the requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

Impervious Cover

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Lake Travis Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% NSA with Transfers	Allowable Density
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Note: The most restrictive impervious cover limit applies.

Water and Wastewater

If 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.

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.

Compatibility Standards

This tract is already developed and the proposed zoning change is a footprint within the existing development.

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is across the street from, adjoining or located 540-feet or less from property zoned SF-5 or more restrictive, or on which a use permitted in an SF-5 or more restrictive zoning district is located will be subject to compatibility development regulations.

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

- No structure may be built within 25 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.
- A landscape area at least 25 feet wide is required along 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.

- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

The site/a portion of the site is located within 1,000 feet of RM 620 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of RM 620. The site may be developed with the following maximum floor-to-area ratio (FAR):

Slope	Maximum FAR
0-15%	0.25
15-25%	0.10
25-35%	0.05

Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along \diamond . At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: If a building is more than 200 feet of RM 620 the maximum height is 40 feet in a moderate intensity zone.

At least forty percent (40%) of the site, excluding dedicated right-of-way, shall be left in a natural state.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission.

CITY COUNCIL DATE: November 20, 2008

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER:

PHONE: