

ZONING CHANGE REVIEW SHEET**CASE:** C14-2008-0203**ZAP Date:** December 2, 2008**ADDRESS:** Pecan Park Blvd at Lake Creek Parkway**OWNER/APPLICANT:** Tower 27, LP, c/o Aspen Properties (Jim Gallegos)**AGENT:** Bury and Partners (James Grandin)**ZONING REQUEST****FROM:** DR**TO** GR-MU-CO**SUMMARY STAFF RECOMMENDATION:**

Staff recommends the approval of community commercial –mixed use (GR-MU-CO) combining district zoning. The conditional overlay would limit total daily vehicle trips to less than 2000.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

December 2, 2008: Approved community commercial –mixed use (GR-MU-CO) combining district zoning on consent. The conditional overlay would limit total daily vehicle trips to less than 2000.

DEPARTMENT COMMENTS:

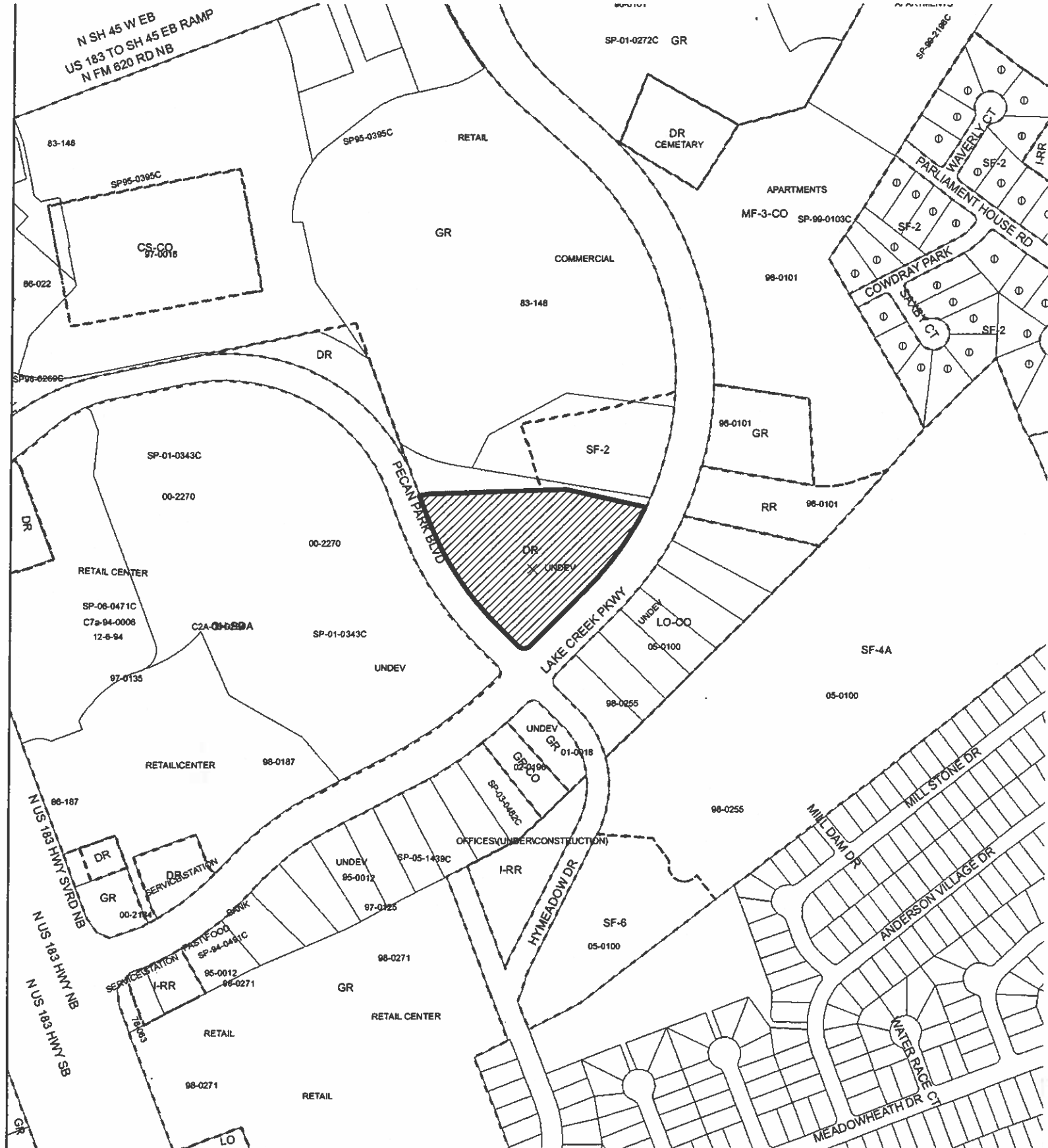
The property is a 4.871 site at the northern corner of the intersection of Pecan Park Blvd and Lake Creek Parkway in northwest Austin, in the vicinity of Lakeline Mall. The property is currently zoned development reserve (DR). The request is for community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. The proposed conditional overlay would limit the development to a size generating less than 2000 daily vehicle trips.




Staff supports the request for GR-MU-CO zoning. Although there is a large single family tract just to the north of this property, and limited office zoning across Lake Creek Parkway, the predominant zoning around the property is of a more commercial nature.

GR-MU is compatible with the surrounding zoning and is appropriate at this intersection of a collector street and a primary collector/arterial.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Vacant
<i>North</i>	GR and SF-2	Retail Center and Residential lot
<i>South</i>	GR	Commercial and undeveloped
<i>East</i>	LO-CO	Undeveloped
<i>West</i>	CH-PDA	Undeveloped



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

ZONING

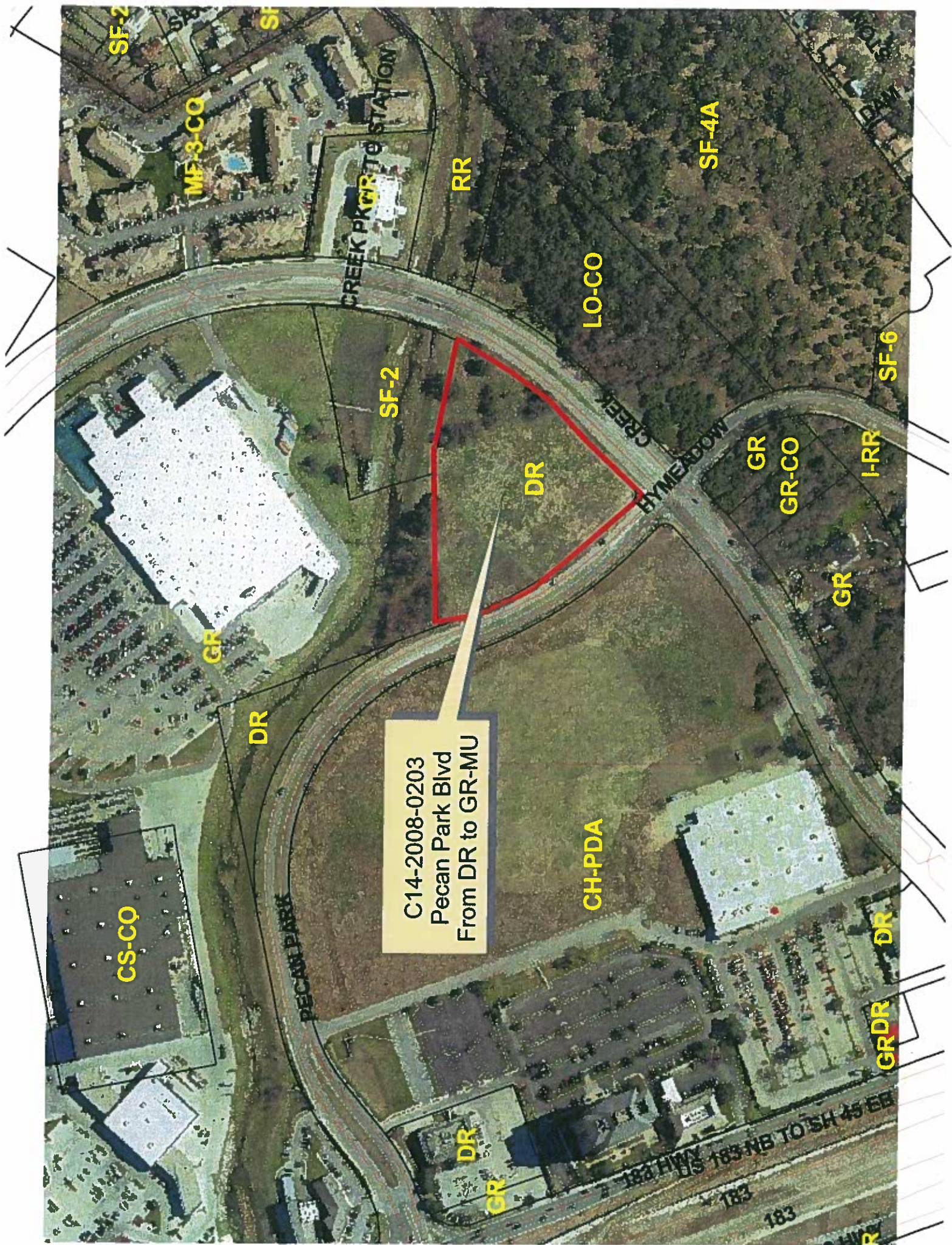
ZONING CASE#: **C14-2008-0203**
 ADDRESS: **PECAN PARK BLVD**
 SUBJECT AREA: **4.871 ACRES**
 GRID: **G39**
 MANAGER: **J. RUSTOVEN**

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.



C14-2008-0203
Pecan Park Blvd
From DR to GR-MU

SUMMARY STAFF RECOMMENDATION

Staff recommends the approval of community commercial –mixed use (GR-MU-CO) combining district zoning. The conditional overlay would limit total daily vehicle trips to less than 2000.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

GR-MU zoning is appropriate at the intersection of Pecan Park and Lake Creek Parkway, a major commercial area.

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

GR-MU is compatible with the surrounding GR and CH-PDA zoning

Site Plan

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 northern property line along the SF-2 zoned property, 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 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.

Transportation

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

This site is within the area covered by State legislation (S.B. 1396), which went into effect September 1, 1995. Under this legislation, the City may not "deny, limit, delay, or condition the use of development of land...because of traffic or traffic operations that would result from the proposed use or development of the land." A traffic impact analysis is not required for any development within this area, and traffic issues may not

be considered in the approval of the application. Right-of-way dedication, however, may still be required.

There are no existing sidewalks along Pecan Park Boulevard or Lake Creek Parkway.

Pecan Park Boulevard or Lake Creek Parkway were not classified in the Bicycle Plan as bike routes.

Capital Metro bus service (route nos. 383, 983, 984, and 987) is available along Lake Creek Parkway.

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. It is in the Desired Development Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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 the following water quality control requirements:

- Structural controls: 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 pre-existing approvals that preempt current water quality or Code requirements.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8: Endangered Species in conjunction with subdivision and/or site plan process.

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.