NEIGHBORHOOD PLAN AMENDMENT AND ZONING CHANGE REVIEW SHEET

NEIGHORHOOD PLAN: East Martin Luther King Combined Neighborhood Plan

CASE#: NPA-2008-0015.03 and C14-2008-0174

PC PUBLIC HEARING DATE: October 14, 2008

ADDRESS: 1811 Springdale Road and 4705 Heflin Lane

AREA: 1811 Springdale Road: 1.797 acres
4705 Heflin Lane: 2.153 acres

APPLICANT/ AGENT: Travis County Facilities Management Department, (Amy Lambert) 512-854-6409

OWNER: Travis County

ZONING FROM: GR-NP, Community Commercial – Neighborhood Plan Combining District (1.797 acres) and LO-NP– Limited Office -Neighborhood Plan Combining District (2.153 acres)

TO: P-CO-NP, Public – Conditional Overlay – Neighborhood Plan Combining District. The Conditional Overlay would limit the vehicle trips to less than 2000 per day.

LAND USE FROM: Mixed Use **TO:** Civic

STAFF RECOMMENDATION:

1) Staff recommends changing the zoning to Public – Conditional Overlay – Neighborhood Plan. The Conditional Overlay would limit the vehicle trips to less than 2000 per day and prohibit the following uses:

Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing (of any kind)
Commercial Off-Street Parking
Convenience Storage
Detention Facilities
Equipment Repair Services
Equipment Sales
Exterminating Services
Industrial Uses
Liquor Sales
Major Public Facilities
Major Utility Facilities
Off-site Accessory Parking
Pawn Shop
Railroad Facilities
Residential Treatment
Scrap and Salvage
Service Station
Transitional Housing
Transportation Terminal
Vehicle Storage

2) Staff recommends changing the Future Land Use Map to Civic.

PLANNING COMMISSION RECOMMENDATION:

On October 14, 2008, the Planning Commission approved staff's recommendation of Public – Conditional Overlay – Neighborhood Plan (P-CO-NP) district zoning and Civic land use. The CO would limit the trip generation to no more than 2000 daily vehicle trips and prohibit the above-mentioned uses. The item was approved on the Consent Agenda by Commissioner Dealey's motion, Commissioner Ewen seconded the motion on a vote of 8-0; Commissioner Small was absent.

DEPARTMENT COMMENTS

The East MLK Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on November 7, 2002. The boundaries of the planning area are: Anchor to Manor Road to East 51st Street on the north, Springdale on the southeast, and Airport Boulevard to the southwest.

The subject parcels are located at the intersection of Springdale Road and Heflin Lane, which is part of the Stonegate/Oaklawn neighborhood.

The purpose of this amendment is to redevelop and enlarge the Travis County Precinct 1 office building. The subject parcels have been developed with the Precinct 1 office building and a tax collectors office since the early 1990s. The County is requesting the change to comply with City regulations which require that government offices be designated "Civic" on the Future Land Use Map (FLUM) and have Public zoning. While staff has not been able to determine why this property was not designated Civic on the Future Land Use Map and zoned Public during the neighborhood planning process, Civic and Public would ensure that the current use complies with city policy.

EXISTING ZONING AND LAND USES:

	FLUM	ZONING	LAND USES
Site	Mixed Use	GR-NP & LO-NP	County office buildings
North	Mixed Use, Parks	GR-NP, P-NP	Retail, Morris Williams Golf Course
South	Single-Family	SF-3-NP	Single-family residences
East	Single-Family	SF-3-NP	Single-family residences
West	Mixed Use, Parks	GR-NP, P-NP	Retail, Morris Williams Golf Course

NEIGHORHOOD PLAN: The property lies within the Stonegate/Oaklawn neighborhood of the East MLK Combined Neighborhood Plan adopted in November 2002.

TIA: The traffic impact analysis has been waived because the applicant agrees to a conditional overlay that will limit vehicle trips to less than 2,000 per day.

WATERSHED: Fort Branch **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED COMMUNITY ORGANIZATIONS:

- Home Builders Association of Greater Austin

- Austin Independent School District
- Austin Neighborhoods Council
- Mueller Neighborhoods Coalition
- Homeless Neighborhood Organization
- METSA-NIC
- M.E.T.S.A. Neighborhood Assn.
- Austin Parks Foundation
- PODER People Organized in Defense of Earth & Her Resources

SCHOOLS: (AISD)

Sims Elementary Garcia Middle School Reagan High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Springdale Rd	65'	40'	Arterial	Yes	No	300 Govalle 18 MLK
Heflin Lane	65'	36'	Collector	Yes	No	
Oakcliff Drive	50'	28'	Local	Yes	No	

PUBLIC MEETINGS: On September 8, 2008, the METSA Neighborhood Association and property owners and renters within 500 feet of the property met to discuss the proposed amendment. (There is no contact team for this neighborhood plan. Staff is working to form a contact team.) The stakeholders recommended for the proposed future land use and zoning requests as long as detention facilities, transitional housing, and other incompatible uses were prohibited. Subsequent to the meeting, staff has received a list of proposed prohibited uses from the stakeholders that are listed under Staff Recommendation #1 on Page 1.

CITY COUNCIL DATE:	**ACTION:**
October 23, 2008	The Neighborhood Plan Amendment and zoning change was postponed to December 11, 2008 at the staff's request (consent); 7-0
December 11, 2008	The Neighborhood Plan Amendment and zoning change was postponed to February 12, 2009 at the staff's request (consent); 7-0
February 12, 2009	The Neighborhood Plan Amendment and zoning change was postponed to April 2, 2009 at the staff's request (consent); 7-0
April 2, 2009	The Neighborhood Plan Amendment and zoning change was postponed to May 21, 2009 at the applicant's request on consent on Council Member Morrison's motion, Council Member Leffingwell's second on a 7-0 vote.

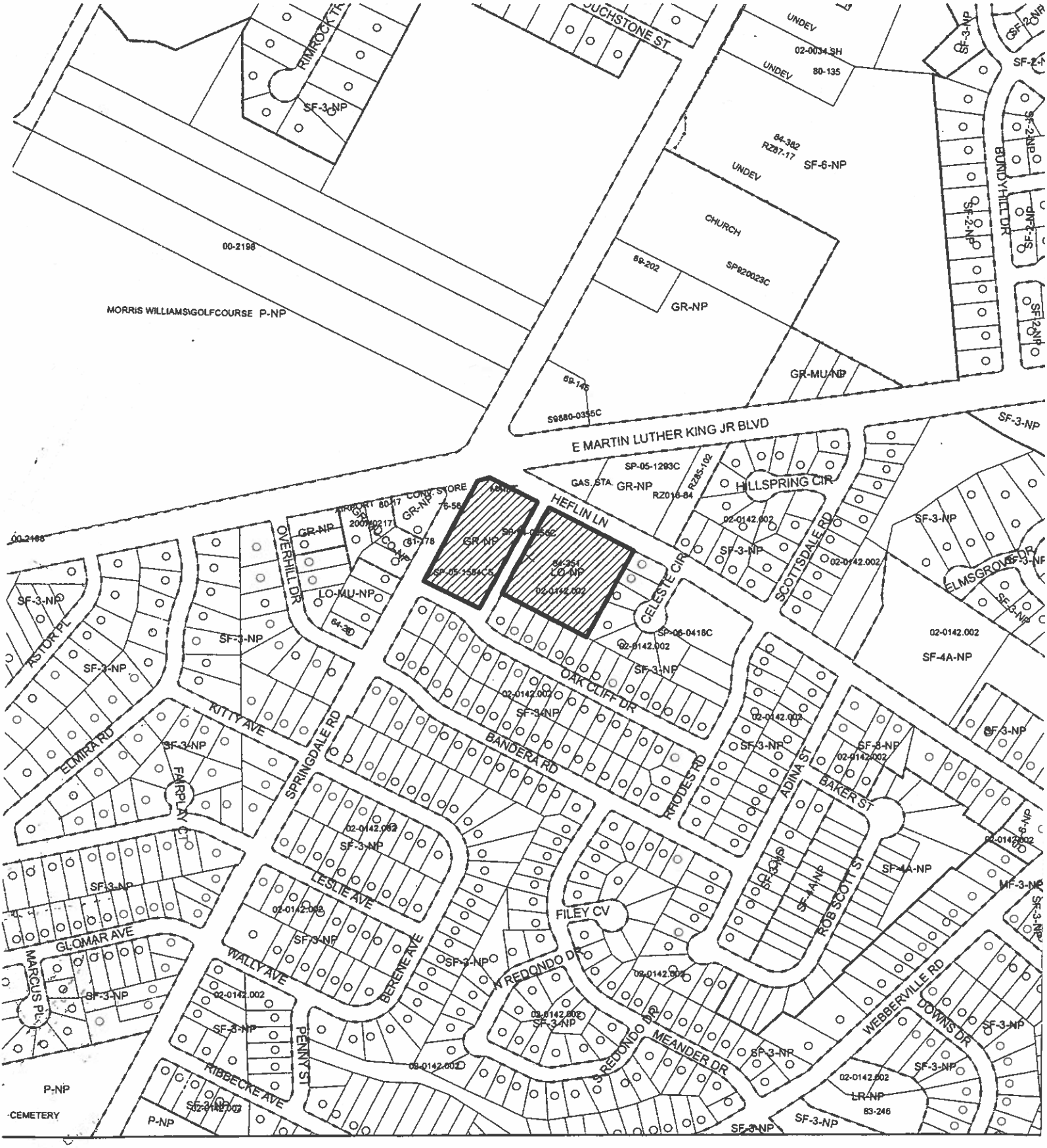
May 21, 2009	The Neighborhood Plan Amendment and zoning change was postponed on consent to June 18, 2009 at the staff's request on Mayor Pro Tem McCracken's motion, Council Member Morrison's second on a 7-0 vote.

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

NEIGHBORHOOD PLANNING CASE MANAGER: Paul DiGiuseppe
PHONE: 974-2865
Email: paul.digiuseppe@ci.austin.tx.us

ZONING CASE MANAGER: Joi Harden
PHONE: 974-2122
E-mail: joi.harden@ci.austin.tx.us



ZONING

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

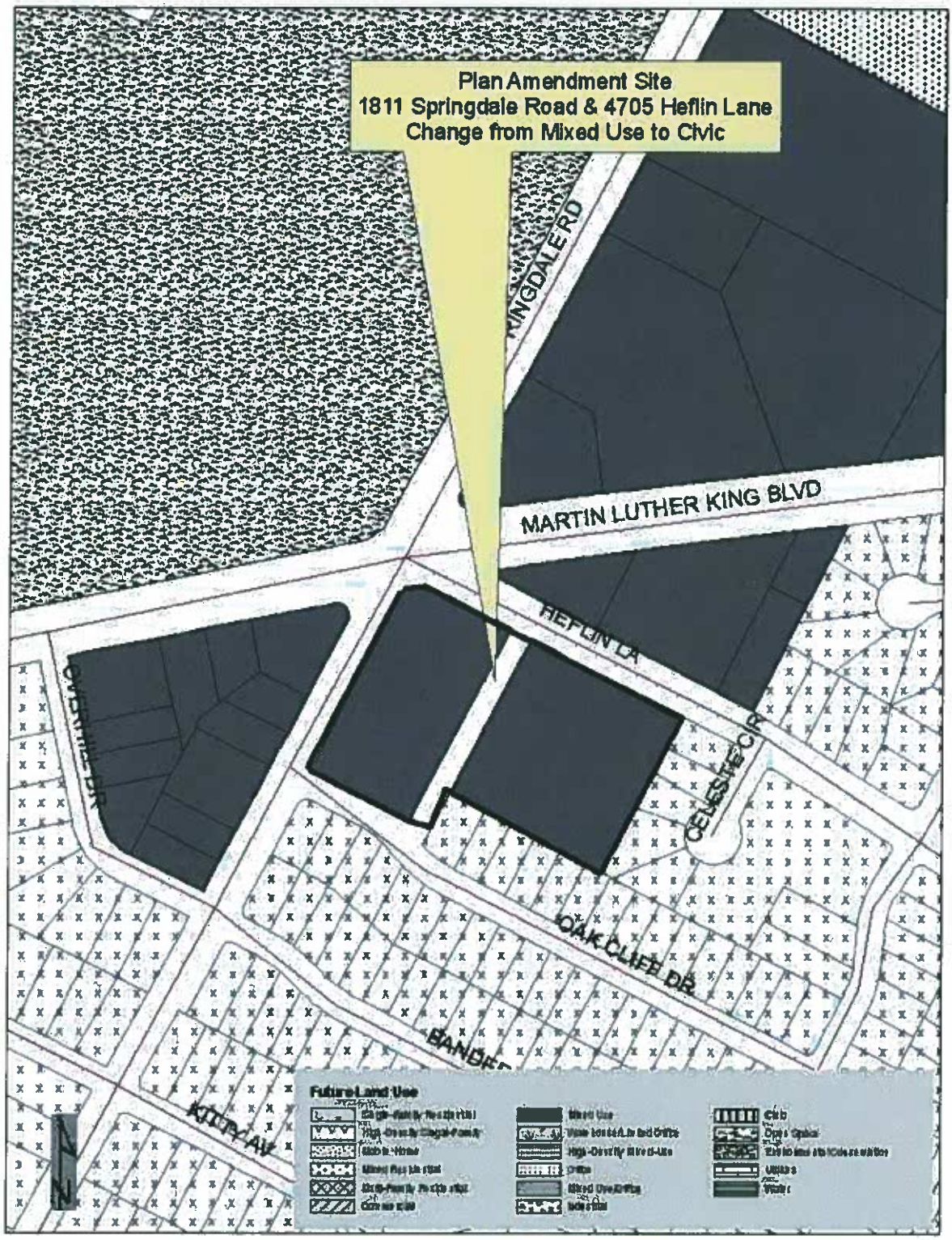
ZONING CASE#: **C14-2008-0174**
ADDRESS: **1811 SPRINGDALE RD**
SUBJECT AREA: **3.95 ACRES**
GRID: **M23 & M24**
MANAGER: **J. HARDEN**

OPERATOR: S. MEEKS

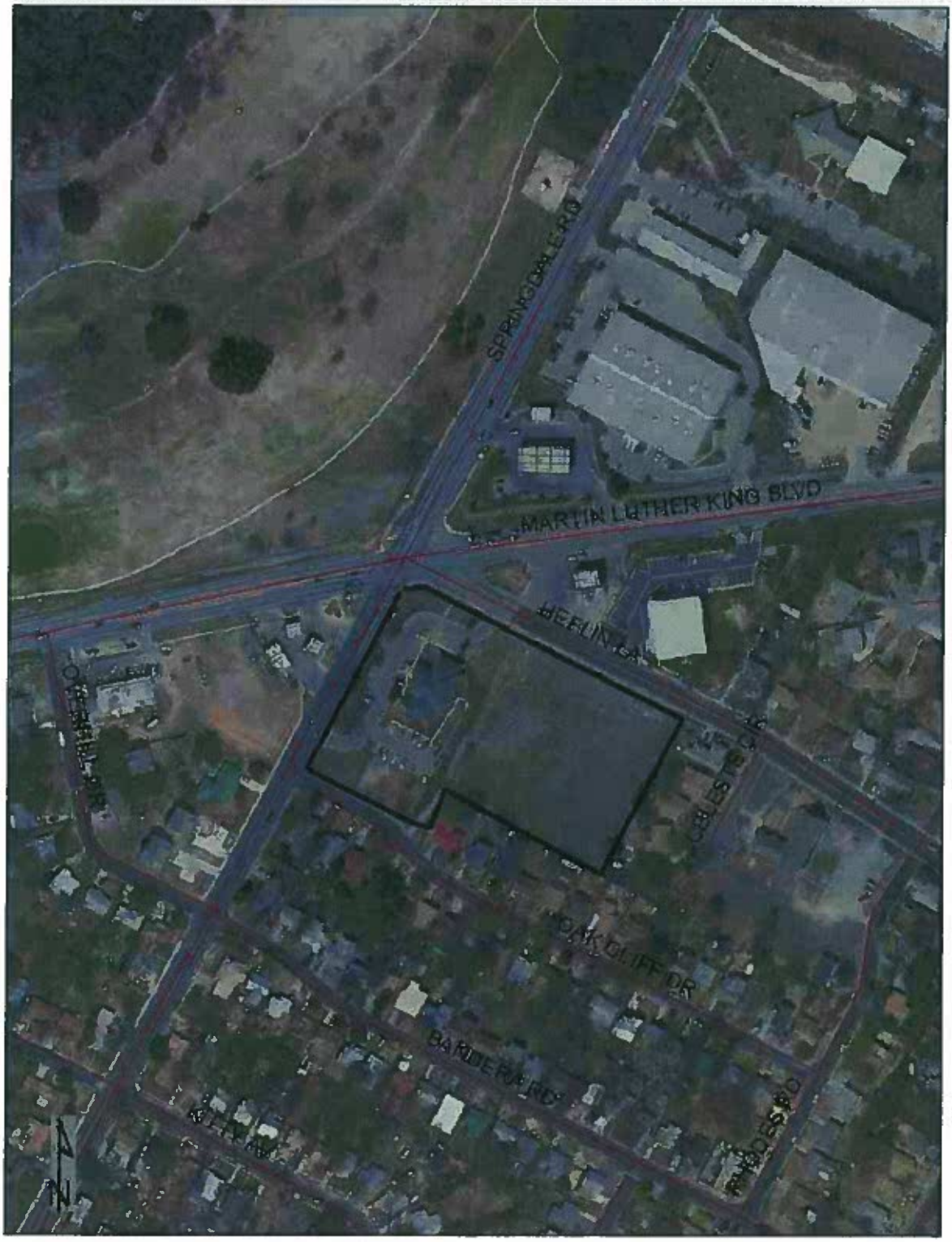
1" = 400'

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.

Plan Amendment



Aerial


SPRINGDALE RD
MARTIN LUTHER KING BLVD
BERLIN RD
OAK CLIFF DR
BARDEEN RD
N

STAFF RECOMMENDATION:

1) Staff recommends changing the zoning to Public – Conditional Overlay – Neighborhood Plan. The Conditional Overlay would prohibit the following uses:

Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing (of any kind)
Commercial Off-Street Parking
Convenience Storage
Detention Facilities
Equipment Repair Services
Equipment Sales
Exterminating Services
Industrial Uses
Liquor Sales
Major Public Facilities
Major Utility Facilities
Off-site Accessory Parking
Pawn Shop
Railroad Facilities
Residential Treatment
Scrap and Salvage
Service Station
Transitional Housing
Transportation Terminal
Vehicle Storage

2) Staff recommends changing the Future Land Use Map to Civic.

BASIS FOR RECOMMENDATION:

The relevant plan goals, objectives, and recommendations are included below.

Land Use, Urban Design and Historic Preservation Goals (Planning Area-Wide)
Related Goal Two
Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.
Objective 2.2: Reduce the impact of commercial and industrial uses on residential areas.

Related Goal Four
Promote the development and enhancement along major corridors and intersections.
Objective 4.1: Allow mixed use development along major corridors and intersections.

Land Use Goals specific to the Stonegate/Oaklawn sub-area
Related Recommendations
"The priority for the Stonegate/Oaklawn area is to promote compatible infill development that will help stabilize the residential areas. Mixed use should also be encouraged on the 12th/Springdale/Webberville triangle … that encourages more neighborhood-oriented commercial development" (p.67).
Related Action Item 41: Allow mixed use/commercial at the intersections of MLK Boulevard and Springdale and MLK Boulevard and Tannehill.
Related Action Item 42: Allow mixed use/office on the vacant parcel on Heflin Lane east of Springdale.

BASIS FOR RECOMMENDATION (ZONING PRINCIPLES):

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

P- Public district is the designation for a governmental, civic, public service, or public institution use. A P zoning district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. The current Travis County is consistent with this purpose statement. The subject parcels have been developed with the Precinct 1 office building and a tax collectors office since the early 1990s. The County is requesting the change to comply with City regulations that require that government offices be designated "Civic" on the Future Land Use Map (FLUM) and Public zoning.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

The proposed rezoning will allow for reasonable use of the site while maintaining the character of the surrounding area. Staff recommends rezoning based on its compatibility with the character of the surrounding area.

Staff Analysis

The proposed plan amendment is consistent with goals, objectives, and action items because retaining civic uses near residential and retail ensures a good mixture of different but compatible uses. Maintaining such a civic use ensures a better transition to the single family homes than could occur if the allowable uses under Mixed Use, GR, and LO developed. Also, the proposed land use and zoning category ensures that the use complies with City policy regarding government office buildings.

Site Characteristics

The subject property consists of 3.95 acres broken into two tracts. Currently, there is a 6,000 square foot Precinct One Office Building located on the site, fronting Springdale Road. This is a Government Office Building that is used by the County Constable for that precinct as well as a Justice of the Peace. The function of these offices is County administrative work and they are both accessible to and used by the public. Fronting Heflin Lane is a small Tax Office that also serves the public.

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. Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from the lot zoned SF-5 or more restrictive. This lot has SF-3-NP lots located along the southern and eastern edges of the property.

- No structure may be built within 25 feet of the SF-zoned property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the SF-zoned property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the SF-zoned property line.
- No parking or driveways are allowed within 25 feet of the SF-zoned 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.

This site is located within the MLK/183 Neighborhood Planning Area. Please visit http://www.ci.austin.tx.us/zoning/mlk_183.htm for any additional recommended design guidelines.

Transportation

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

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Fort Branch 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 s.f. 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.

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.