

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2009-0077 Balcones Place Condos

**Z. P. C. DATE:** 09-01-2009, 10-06-09

**ADDRESS:** 5011 Balcones Drive

**AREA:** 0.48 acres

**APPLICANT:** Oakmont House LTD.  
(James David)

**AGENT:** Jim Bennett Consulting  
(Jim Bennett)

**NEIGHBORHOOD PLAN AREA:** N/A

**CAPITOL VIEW:** No

**T.I.A.:** No

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Taylor Slough North

**DESIRED DEVELOPMENT ZONE:** No

**ZONING FROM:** CS- General Commercial Services

**ZONING TO:** MF-3-CO, Multi-family Residential, Medium Density, Conditional Overlay

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of MF-3-CO, Multi-family Residential, Medium Density, Conditional Overlay. The Conditional Overlay would limit the number of residential units to four (4). If the requested zoning is granted, then up to 30 feet of right-of-way should be dedicated and from the existing centerline of Balcones Drive in accordance with the Transportation Plan.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

The motion to postpone to October 6, 2009 by the request of the property owner; was approved with no opposition by Commissioner Teresa Rabago's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

### **DEPARTMENT COMMENTS:**

The MF-3 zoning request is a down zoning of the much more intense General Commercial Services zoning that is currently on the property. The MF-3 zoning will act as buffer between the SF-3 single family residential uses to the west and the shopping center to the northeast. The site is also adjacent to a park to the south. The requested MF-3 zoning is compatible with the single family uses in the vicinity and the conditional overlay that limits the number of units to four will insure that the site is not developed to the maximum intensity that the MF-3 zoning would allow.

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
Site	CS	Landscape business
North	CS	Bakery
South	SF-3	Perry Park
East	CS	Shopping Center
West	SF-3	Single Family Residential

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-87-113	From GR to CS-1	Approved staff's recommendation for CS-1. (7-0)	Approved staff's recommendation for CS-1. (6-0-1) All 3 readings.

**BASIS FOR RECOMMENDATION:**

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

Granting MF-3 zoning for the subject tract will be compatible with adjacent uses and adjacent zoning in the area.

**NEIGHBORHOOD ORGANIZATION:**

- Homeless Neighborhood Assoc.
- Austin Neighborhoods Council
- Super Duper Neigh. Obj. & App. Org.
- 2222 Coalition of Neigh. Assns.
- Lake Austin Collective
- Highland Park W. Balcones Area Neigh. Assoc.

**SCHOOLS:**

- Highland Park Elementary School
- Lamar Middle School
- McCallum High School

**SITE PLAN:**

1. The site is subject to compatibility standards. Along the southern property line, the following standards apply:
  - No structure may be built within 25 feet of the property line of an SF-zoned area.
  - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line of an SF-zoned area.
  - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line of an SF-zoned area.
  - No parking or driveways are allowed within 25 feet of the property line of an SF-zoned area.
  - 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.
2. Please be aware that the subdivision shows multiple easements on this property that are currently located overlapping with developed improvements. Once a site is submitted, improvements will not be allowed within easement areas unless a license agreement is recorded.

**ENVIRONMENTAL:**

- 1) The site is partially located over the Edwards Aquifer Recharge Zone. The site is in the Taylor Slough North Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the 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>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

- 2) According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.
- 3) The site is not located within the endangered species survey area.
- 4) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 5) Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's 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.
- 6) 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.
- 7) 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.

**TRANSPORTATION:**

**TR1.** If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of Balcones Drive 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.

**TR2.** 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]

**TR3. Existing Street Characteristics:**

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Balcones Drive	varies	varies	Collector	Yes	19	Yes

**CITY COUNCIL DATE:** October 1<sup>st</sup>, 2009  
November 19<sup>th</sup>, 2009

**ACTION:** Postponed to November 19th

**ORDINANCE READINGS:** 1ST            2ND            3RD            **ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson

**PHONE:** 974-7691

Clark.patterson@ci.austin.tx.us

# Harrison-Pearson Since 1918

September 11, 2009

Mr. Alan Muskin

E-mail [muskinco@austin.rr.com](mailto:muskinco@austin.rr.com)

Re: Balcones Rezoning

Dear Alan,

I am in receipt of the initial site plan that you are proposing for the tract immediately south of 3339 Balcones Drive, a property (Russell's Bakery) that I own.

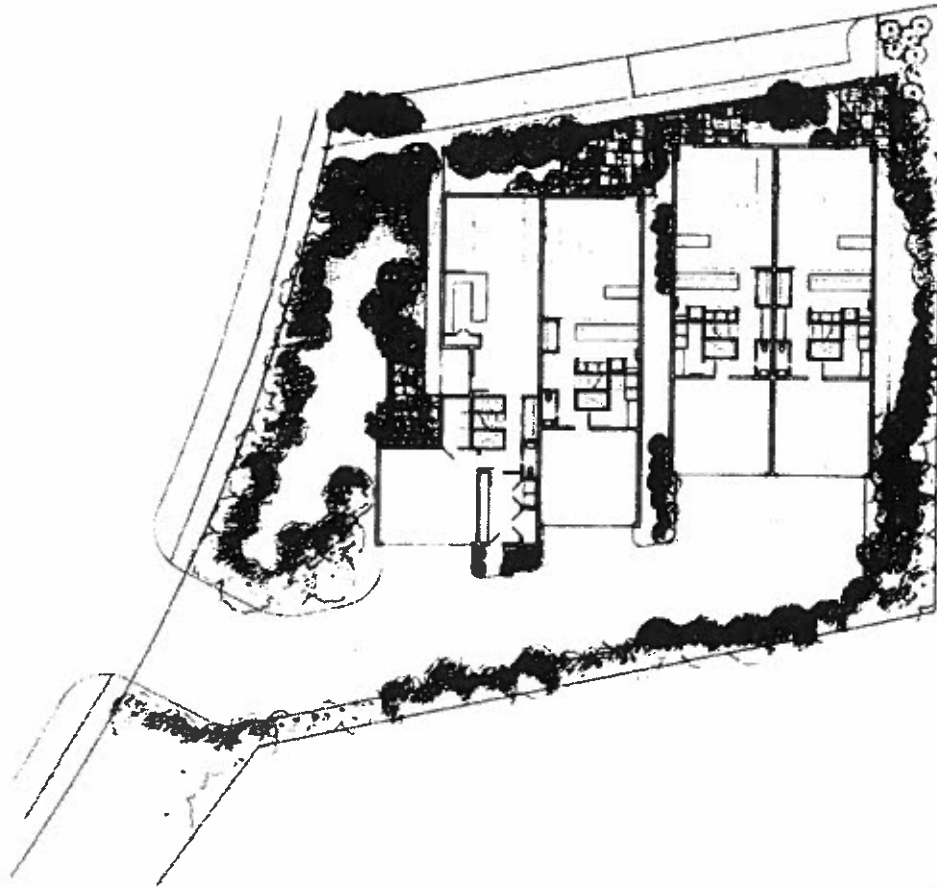
Please allow this letter to evidence my strong approval of both the proposed zoning change for said tract to MF-3 and also to the fact that you are limiting the number of residential units to four. This project appears to be well thought through. As a long time fan of Michael Hsu, we look forward to your project's commencement and completion. I cannot help but think that your project will be as equally well received by the balance of the immediate neighborhood.

Please advise if I can be of further assistance.

Sincerely,

  
Sam Callihan

Cc: Russell's Bakery



**SITE PLAN**  
Scale: 1/8" = 1'-0"

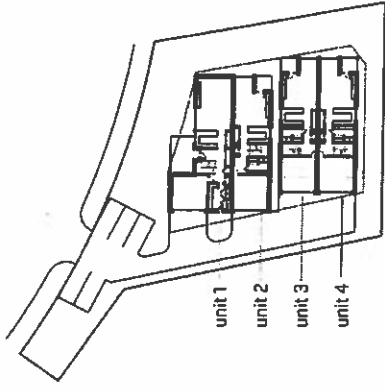
8 BUGAR CREEK  
AUSTIN, TEXAS 78748  
OFFICE 512.327.9324  
WWW.DAVIDPETERSON.COM

**J. VID/PETERSON DESIGN**

**michael hsu design office**

3401 MADISON LANE STREET, SUITE 200 | AUSTIN, TEXAS 78701 | 512.400.4000 | WWW.MHSUDSIGN.COM

MICHAEL-HSU DESIGN OFFICE | 18 AUG. 2009 | SITE PLAN



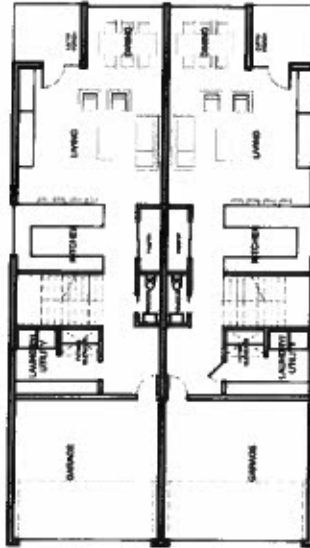
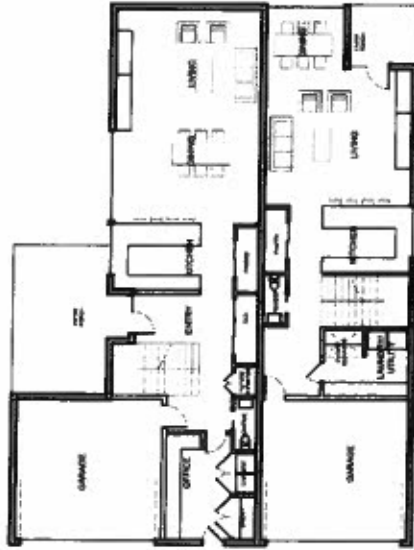
**SITE PLAN**  
Scale: 1/8" = 1'-0"

**PROJECT CALCULATIONS:**

Unit 1	Garage	400sf
	Porch	140sf
	First Floor	1320sf
	Second Floor	1700sf
	Total Conditioned	3020sf
Unit 2	Garage	400sf
	Porch	70sf
	First Floor	1015sf
	Second Floor	1485sf
	Total Conditioned	2500sf
Unit 3	Garage	400sf
	Porch	70sf
	First Floor	1015sf
	Second Floor	1485sf
	Total Conditioned	2500sf
Unit 4	Garage	400sf
	Porch	70sf
	First Floor	1015sf
	Second Floor	1485sf
	Total Conditioned	2500sf



**GROUND FLOOR PLAN**  
Scale: 1/8" = 1'-0"



**UPPER FLOOR PLAN**  
Scale: 1/8" = 1'-0"