

C3
1

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0141

Peaceful Hill Condominiums

Z.A.P. DATE: February 7, 2012

ADDRESS: 8107 Peaceful Hill Lane

OWNERS: Tract 1: Kristopher Alsworth
Tract 2: Delton Hubach
Jim Bula
Catherine Christopherson

AREA: 2.00 acres

AREA: 7.51 acres

AGENT: The Moore Group
(Mike Moore)

TOTAL: 9.51 acres

ZONING FROM: DR

TO: SF-6

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

Staff recommends the applicant be required to post fiscal surety toward road improvements as outlined in the Neighborhood Traffic Analysis (NTA) dated January 13, 2012 prior to final reading of this zoning request.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

February 7, 2012:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property is zoned development reserve (DR) and is generally undeveloped, but a few structures remain from prior residential land uses. There are small barns, sheds, trailers, and vehicles located on both Tract 1 & 2. An occupied residence is located on Tract 2. Both tracts are heavily wooded, with some cleared areas. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

Immediately north of the subject property is a similar property zoned DR. It appears to be used for outdoor storage, and is occupied by several small buildings. An undeveloped tract further north also borders the subject tract, and is zoned NO-CO. To the northeast and east is an automotive salvage yard that is currently being reviewed for rezoning from DR to LI

(C14-2011-0160 – Capital City Salvage). Also to the east is a boat and vehicle storage facility, which is zoned CS-CO. To the east and southeast of the subject property is an undeveloped area that is zoned CS-CO. South of the subject property is the Park Ridge Gardens residential neighborhood and detention pond, which is zoned SF-4-CO. This neighborhood is screened from the subject property by six-foot wood privacy fences, except at the Shallot Way terminus. West and southwest of the subject property are SF-2 zoned residential tracts on both sides on Peaceful Hill Lane.

The Applicant has requested SF-6 zoning in order to pursue development of the property with a maximum of 80 stand-alone condominium units. Access would be taken from Peaceful Hill Lane and also connect to the Park Ridge Gardens subdivision to the south through Shallot Way.

Staff supports the Applicant's rezoning request for SF-6 based on the following considerations of the property: 1) This tract serves as a transition in land use between the small lot single family residences within the Park Ridge Gardens subdivision to the south and the more intensively zoned or used properties to the north and east and 2) Townhome / condominium uses are compatible with single family residences while further diversifying the housing options available in this area. The Staff also recommends the applicant be required to post fiscal surety toward road improvements as outlined in the Neighborhood Traffic Analysis (NTA) dated January 13, 2012 prior to final reading of this zoning request.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Generally undeveloped with a few structures
<i>North</i>	DR, NO-CO; proposed LI (under COA review)	Outdoor storage, Undeveloped, Automotive salvage yard
<i>South</i>	DR, SF-4A-CO, SF-2	A few single family residences on large lots; Single family residences on small lots and detention pond (Park Ridge Gardens)
<i>East</i>	CS-CO, DR; proposed LI (under COA review)	Undeveloped, Boat and vehicle storage, Automotive salvage yard
<i>West</i>	SF-2	Single family residences

AREA STUDY: N/A

NTA: Is required – Please see Attachment A

WATERSHED: South Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association

511 – Austin Neighborhoods Council

742 – Austin Independent School District

627 – Onion Creek Homeowners Association

786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association
 1113 – Austin Parks Foundation
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project
 1306 – Parkridge Gardens HOA
 1236 – The Real Estate Council of Austin, Inc.

1075 – League of Bicycling Voters

1228 – Sierra Club, Austin Regional Group

1340 – Austin Heritage Tree Foundation

SCHOOLS:

Williams Elementary School

Bedichek Middle School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0160 – Capital City Salvage (L.K.Q.) – 7900 S. Congress Avenue	DR to LI- CO	Scheduled for 2-7-2012	Scheduled for 3-8- 2012
C14-2008-0100 – South Congress Storage Rezoning – 8008 S. Congress Ave.	DR to CS	To Grant CS-CO w/CO of 100' bldg. setback, 50' buffer from DR, limit uses, traffic < 2000/day	Approved CS-CO (9- 25-2008)
C14-2008-0050 – Clark & Southside 13 – 8104 and 8200 S. Congress Ave.	DR; RR- CO; SF-2 to CS	To Grant CS-CO with the CO for list of prohibited uses being auto-related uses including vehicle storage, convenience storage, commercial blood plasma center, adult businesses and pawn shops; 50' landscape buffer, 100' building setback adjacent to DR zoned property & 2,000 trips.	Approved CS-CO as Commission recommended except for removing convenience storage and vehicle storage use from the prohibited use list (6-18-08).
C14-05- 0034.SH – Peaceful Hill Subdivision – 308 Ralph Ablanado Drive and 8319 Peaceful Hill	SF-6; W/LO; LI; DR to SF- 4A	To Deny SF-4A	Approved SF-4A-CO with CO for: 1) 2,000 trips; 2) prohibit access to Peaceful Hill Ln.; 3) a residential use shall comply with the measures under Section 25-13-44

Lane			<p>(Airport Overlay Land Use Table) that achieve a minimum outdoor-to-indoor noise level reduction of 25 decibels; 4) a 30' wide rear yard setback shall be established for a residential structure adjacent to a non-residential use or zoning district; and 5) the max. height is one story adjacent to Crippen Sheet Metal.</p> <p>Restrictive Covenant for: 1) the Neighborhood Traffic Analysis; 2) construction of a pedestrian accessway to Peaceful Hill Lane; 3) center turn lane along Ralph Ablanado Drive frontage; 4) 6' high solid masonry wall along property lines that do not abut Ralph Ablanado Drive on the south and Peaceful Hill Lane on the west, and 5) an 8-foot high solid fence along the east property line (12-15-05).</p>
C14-02-0169 – Agape Christian Ministries – 7715 Byrdhill Ln.	DR to NO-CO	To Grant NO-CO w/CO- 20' buffer along Peaceful Hill; 579 trips per day if access is taken to Peaceful Hill, increases to 2,000 if road is widened to 40' pavement	Approved NO-CO (6-5-2003).
C14-02-0168 Agape Christian Ministries – 7809 Peaceful Hill Ln.	DR to NO-CO	To Grant NO-CO w/ CO- 20'buffer along Peaceful Hill; 579 trips per day if access is taken to Peaceful Hill, increases to 2,000 if road is widened to	Approved NO-CO (6-5-2003).

	40' pavement	
--	--------------	--

RELATED CASES:

The property was annexed into the City limits in November 1984. A two acre tract along the Peaceful Hill Lane frontage is platted as Tract 2 of the Hattie M. Marx Subdivision (C8s-71-142. Please refer to Exhibit B. There are no related site plan cases on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Peaceful Hill Lane	80'	28'	Collector, 1,290 vpd (TXDOT, 2010)	No	No	No
Shallot Way	50'	27'	Local	Yes, both sides	No	No

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
Peaceful Hill Lane	Wide Curb	Wide Curb

Capital Metro bus service is not available within 1/4 mile of this property.

CITY COUNCIL DATE: March 8, 2012

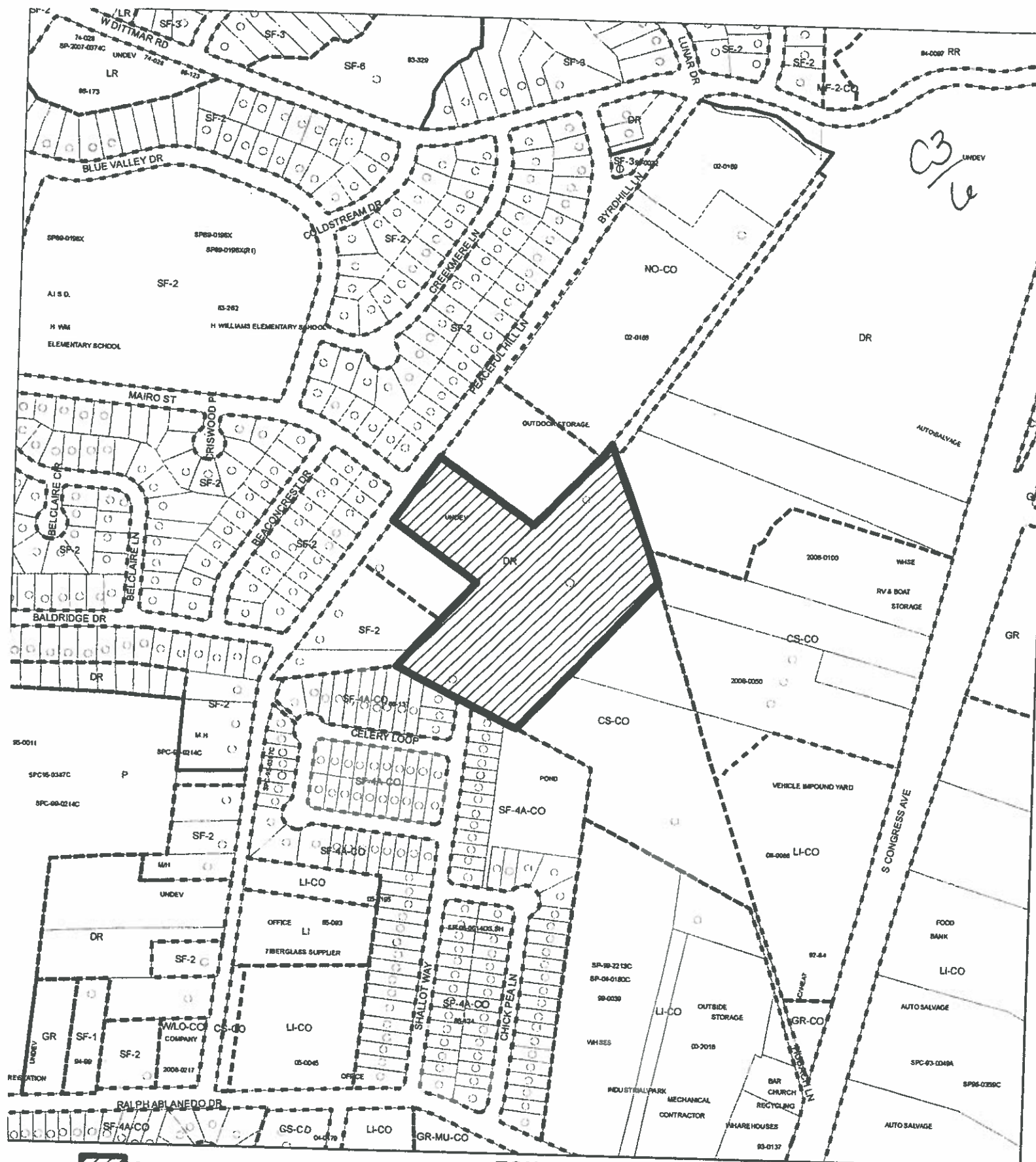
ACTION:




ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



- N
-  SUBJECT TRACT
 -  PENDING CASE
 -  ZONING BOUNDARY

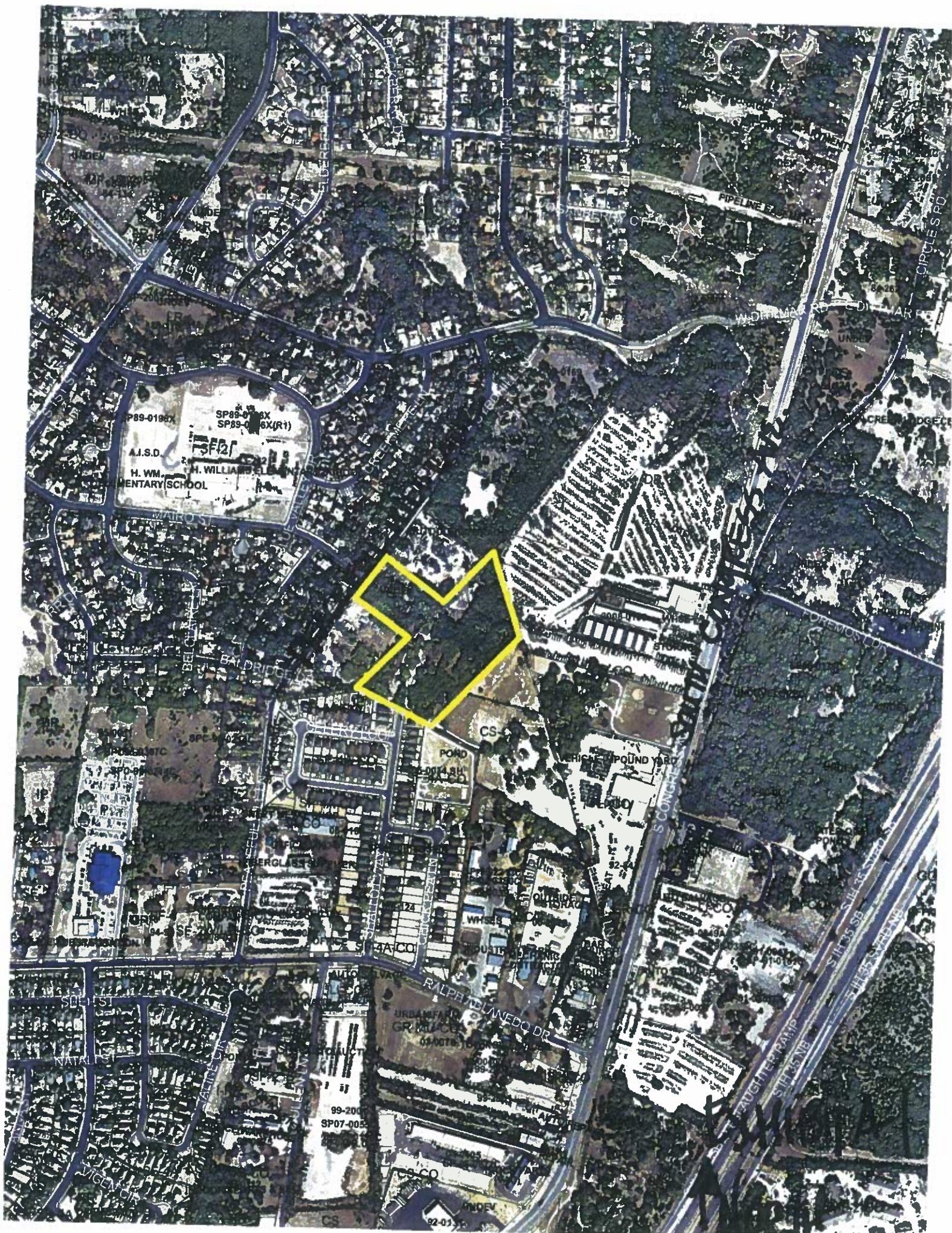
ZONING **EXHIBIT A** **ZONING CASE#: C14-2011-0141**

" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





REZONING AREA

EXHIBIT B
RECORDED PLAT



C3/a

MEMORANDUM

TO: Wendy Rhoades, Case Manager
CC: Members of the City Council
FROM: Shandrian Jarvis, Transportation Planner
DATE: January 13, 2012
SUBJECT: Neighborhood Traffic Analysis for Shallot Way # C14-2011-0141

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 9.51-acre tract is located in south Austin south of Dittmar Road. The site is zoned Development Reserve (DR) and it is currently occupied by single-family use. Single-family residential uses are located to the north, south, and west of the property. Automobile storage facilities are adjacent to the eastern edge of the tract, along South Congress Avenue. The zoning request is for Townhouse and Condominium Residence (SF-6) district.

Roadways

The site currently has frontage on Peaceful Hill Lane. Additional access is proposed to Shallot Way.

Peaceful Hill Lane provides access to the site from the west. It is classified as a collector street. The road currently has a right-of-way width of approximately 80 feet and a pavement width of 28 feet. An official bicycle route does not currently serve Peaceful Hill Lane; however there are wide curbs for bicycle use. There is currently no Capital Metro bus service along the roadway.

Shallot Way would provide access to the site from the south. It is classified as a local street. The road currently has a right-of-way width of approximately 50 feet and a pavement width of approximately 27 feet. Currently, the street is not served by a bicycle route and there is no Capital Metro bus service.

c3/10

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the site could generate up to approximately 828 vehicle trips per day (vpd). However, since the applicant proposes to limit the development to 80 units, the analysis is based on a vpd of 560 trips.

Table 1 represents the expected distribution of the 828 trips:

Table 1.	
Street	Traffic Distribution by Percent
Peaceful Hill Lane	50
Shallot Way	50

Table 2 represents a breakdown of existing traffic on Peaceful Hill Lane and Shallot Way, proposed site traffic, total traffic after development and percentage increase in traffic on adjacent streets.

Table 2.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Peaceful Hill Lane	1,290 ¹	280	1,570	22%
Shallot Way	583 ²	280	863	48%

1 Source: COA Traffic Counts 2010. http://www.campotexas.org/programs_rd_traffic_counts.php.

2. Source: GRAM Traffic Counting, Inc. December, 13, 2011.

It is assumed that site traffic would be distributed evenly between Peaceful Hill Lane and Shallot Way. Under this scenario, traffic on Peaceful Hill would increase by approximately 22 percent. Site traffic on Shallot Way is expected to increase by approximately 48.

According to Section 25-6-116 of the Land Development Code, local or collector streets that have a pavement width of less than 30 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicles per day. In its current configuration, Peaceful Hill Lane is anticipated to operate at an unacceptable level for this portion of the roadway.

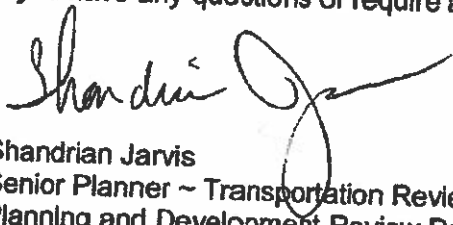
Recommendations/Conclusions

1. Prior to final reading of the zoning, the applicant should post pro rata share for the estimated cost to widened the pavement along Peaceful Hill Lane from Dittmar Road to Ralph Ablanado Drive. The applicant should submit a construction cost estimate signed and sealed by an engineer to the transportation reviewer to verify the amount that is required for posting. It is recommended that these improvements be implemented by the applicant to assure safer access and circulation into the site. The Austin Transportation Department will monitor traffic at this location after the proposed improvements are completed to determine the need for additional improvements, if any.

C3
11

2. Development of this property should also be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in this neighborhood traffic analysis, including traffic distribution, roadway conditions, and other traffic related characteristics.
3. All driveways would need to comply with current City of Austin Type II Commercial Driveway standards and would need to meet minimum requirements for driveway width; throat length, driveway spacing, offset, and curb return radii. The owner will be responsible for obtaining permit approval for the driveways prior to site plan approval.

If you have any questions or require additional information, please contact me at 974-2628.



Shandrian Jarvis
Senior Planner ~ Transportation Review
Planning and Development Review Department

C3
12**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

Staff recommends the applicant be required to post fiscal surety toward road improvements as outlined in the Neighborhood Traffic Analysis (NTA) dated January 13, 2012 prior to final reading of this zoning request.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use.

2. *Zoning changes should promote compatibility with adjacent and nearby uses, and should not result in detrimental impacts to the neighborhood character.*

Staff supports the Applicant's rezoning request for SF-6 based on the following considerations of the property: 1) This tract serves as a transition in land use between the small lot single family residences within the Park Ridge Gardens subdivision to the south and the more intensively zoned or used properties to the north and east and 2) Townhome / condominium uses are compatible with single family residences while further diversifying the housing options available in this area. The Staff also recommends the applicant be required to post fiscal surety toward road improvements as outlined in the Neighborhood Traffic Analysis (NTA) dated January 13, 2012 prior to final reading of this zoning request.

EXISTING CONDITIONS**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, 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:

<u>Development Classification</u>	<u>% of Net Site Area</u>	<u>% with Transfers</u>
Single-Family		
(minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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.

Numerous 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.

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.

Site Plan

The site is subject to compatibility standards. Along the west and south 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.
- 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

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].

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results are provided in Attachment A [LDC, Sec. 25-6-114].

C3
14**Water / Wastewater**

The site is currently served by City of Austin water and wastewater utilities. If redeveloped the landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: February 7, 2012, Zoning and Platting Commission

March 8, 2012, City Council

Gustavo A. Alonso
Your Name (please print)

☒ I am in favor
☐ I object

404 Celery Loop
Your address(es) affected by this application

[Signature]
Signature

4/30/12
Date

Daytime Telephone: (512) 569-2596

Comments:

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

City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

C3/15

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: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: February 7, 2012, Zoning and Platting Commission
March 8, 2012, City Council

Martha Monterroso

Your Name (please print)

8102 Peaceful Hill Ln.

Your address(es) affected by this application

☐ I am in favor
☒ I object

MA

Signature

1-30-2012

Date

Daytime Telephone: (512) 694-8055

Comments: I object because I don't think it will benefit this quiet and peaceful neighborhood and I don't think this is the appropriate spot for a commercial or apartment complex.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

C3/16