

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0162 – Riddle Road
Retail Center

Z.A.P. DATE: April 16, 2013

ADDRESS: 2301 Riddle Road

OWNER: Manchaca Volunteer Fire Department, Inc.
(Warren Hassinger)

AGENT: Land Answers, Inc.
(Jim Wittliff)

ZONING FROM: SF-2

TO: LO, as amended

AREA: 0.3991 acres
(17,384.80 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited office (LO) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

April 16, 2013: *APPROVED LO DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*

[P. SEEGER; S COMPTON – 2ND] (7-0)

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property consists of one platted lot zoned single family residence – standard lot (SF-2) and is developed with a fire station. There are single family residences on platted lots to the east and south, (SF-2), and one single family residence to the west as well as an office/warehouse use and an indoor sports and recreation use further west (SF-2). Across Riddle Road to the north is a water quality pond, duplexes and undeveloped land (SF-3; DR). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant requests limited office (LO) district zoning in order to refurbish the existing building to accommodate office uses. Within the past 15 years, office zoning has been granted for three other properties on this block of Riddle Road, closer to its intersection with Slaughter Lane. The Staff recommendation is to approve the requested zoning change because it allows for reasonable use of the property. There is LO and more intensive commercial zoning east of the lot, and also office uses (though non-conforming) to the west. The subject tract is also located on a collector street which provides good traffic circulation and is adequate for a higher zoning category.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Fire station
<i>North</i>	DR; SF-3	Undeveloped; Duplexes; Pond
<i>South</i>	SF-2	Single family residences
<i>East</i>	SF-2	Single family residence; Construction sales and services; Indoor sports and recreation
<i>West</i>	SF-2	Single family residences

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Slaughter Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** Yes**NEIGHBORHOOD ORGANIZATIONS:**

217 – Tanglewood Forest Neighborhood Association
 242 – Slaughter Lane Neighborhood Association
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 943 – Save Our Springs Alliance 997 – Tanglewood Oaks Owners Association
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1200 – Super Duper Neighborhood Objectors and Appeals Organization
 1214 – Baurle Ranch Homeowners Association 1224 – Austin Monorail Project
 1228 – Sierra Group, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc. 1340 – Austin Heritage Tree Foundation
 1363 – SEL Texas

SCHOOLS:

Kocurek Elementary School

Bailey Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0136 – Traywick 3 – 2105 & 2107 W. Slaughter Ln.; 2109 Riddle Rd.	SF-2; LO-CO to LR-MU-CO, as amended	To Grant GO-MU-CO for Tract 1 and LO-MU-CO for Tract 2	Approved LR-MU-CO (2-2-2012).
C14-02-0083 – Riddle Road – 2308	DR to SF-3	To Grant SF-3	Approved SF-3 (8-22-2002).

Riddle Rd.			
C14-97-0120 – Residential Services – 2111 W. Slaughter Ln.	SF-2 to NO	To Grant NO	Approved NO (11-20-1997).
C14-89-0023 – Frost Bank – 10203 Old Manchaca Rd.	SF-2 to LI	To Deny LI	Denied LI (6-29-1989).

RELATED CASES:

The property is platted as Lot 1, Block A of the Ford Oaks subdivision, recorded in June 1946 (C8-1946-1765). Notes on the Ford Oaks plat that was recorded in 1946 designate the use of all lots except for two lots located at the intersection of Riddle Road and Allred Drive as residential uses. However, a subsequent plat note states that, "...these restrictions and covenants shall be binding until January 1, 1960."

There are no site plan applications approved or in process on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Riddle Road	Varies	22 feet	Collector	2,970 (TxDOT, 2010)
Allred Drive	50 feet	22 feet	Local	N / A

- Riddle Road and Allred Drive are not classified in the Bicycle Plan.
- Capital Metro bus service is not available along Riddle Road and Allred Drive.
- There are no existing sidewalks along Riddle Road and Allred Drive.

CITY COUNCIL DATE: May 9, 2013

ACTION:

ORDINANCE READINGS: 1st

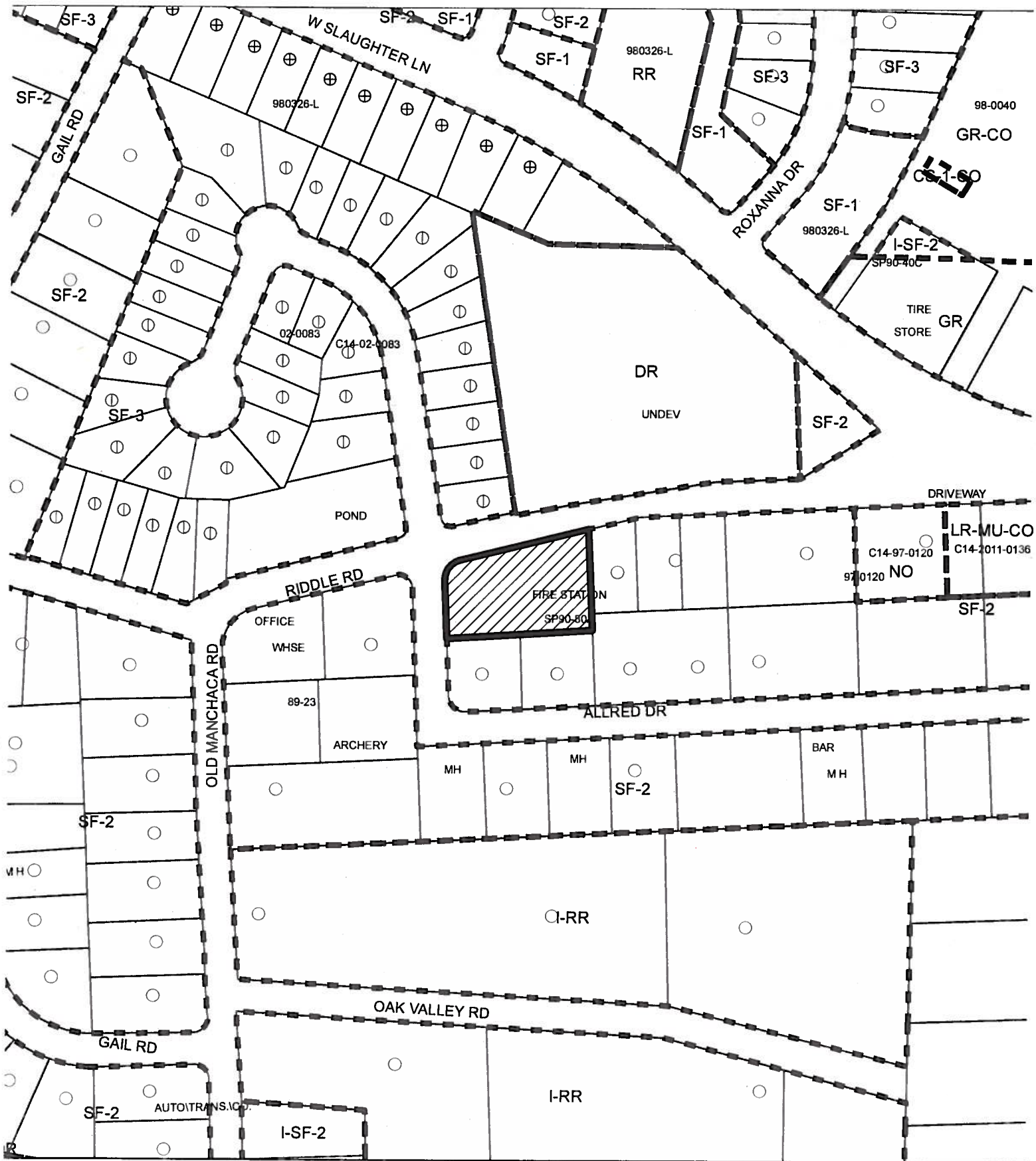
2nd




3rd

ORDINANCE NUMBER:

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

PHONE: 974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2012-0162

Exhibit A



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.

1" = 200'



SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited office (LO) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

LO zoning is intended for office use predominantly serving the neighborhood or community needs, such as professional, semi-professional and medical offices, which may be located within or adjacent to residential neighborhoods. The proposal meets the purpose statement set forth in the Land Development Code. The subject property is adjacent to a neighborhood that is largely single family.

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

Within the past 15 years, office zoning has been granted for three other properties on this block of Riddle Road, closer to its intersection with Slaughter Lane. The Staff recommendation is to approve the requested zoning change because it allows for reasonable use of the property. There is LO and more intensive commercial zoning east of the lot, and also office uses (though non-conforming) to the west. The subject tract is also located on a collector street which provides good traffic circulation and is adequate for a higher zoning category.

EXISTING CONDITIONS**Site Characteristics**

The subject lot is developed with a fire station and has moderate vegetative cover on the east and west sides of the property. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *LO zoning district* is 70%, which is based on the more restrictive watershed regulations.

Comprehensive Planning

The zoning case is located on the southeast corner of Riddle Road and Allred Drive and contains a firehouse. The request is to change the land use from residential to neighborhood commercial for a retail office land use. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family houses to the north, south, and east and a single family house and offices and a warehouse to the west, on Riddle Road.

The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve ‘*complete communities*’ across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. On page 107, found in Chapter 4 of the IACP it states, “*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.*”

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses infill development:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that include designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on this property being located along a residential arterial road and adjacent to an office and light industrial complex on Riddle Road, and the Imagine Austin policies referenced above, which encourages complete communities and infill development, staff believes that the proposed neighborhood retail office use is supported by the Imagine Austin Comprehensive Plan.

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 Slaughter 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:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
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 floodplain 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 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.

Transportation

The Applicant's original request to LR, neighborhood commercial zoning would require a Neighborhood Traffic Analysis (NTA) for this zoning case.

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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan 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.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential. All site plans must comply with Subchapter E.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

The site is subject to compatibility standards. Along the East, West, and South elevations 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.
- 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.

Additional design regulations will be enforced at the time a site plan is submitted.

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: C14-2012-0162

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: April 16, 2013, Zoning and Platting Commission
May 9, 2013, City Council**

Michael + Rebecca Shenahan

Your Name (please print)

☒ I am in favor
☐ I object

2304 Oak Valley Austin 78748

Your address(es) affected by this application

Michael + Rebecca Shenahan
Signature

3/31/13

Date

3/31/13

Daytime Telephone: *512 216 6131*

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

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.austintexas.gov

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Case Number: C14-2012-0162

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 16, 2013, Zoning and Platting Commission

May 9, 2013, City Council

Carolyn King

Your Name (please print)

2401 Alved Drive

Your address(es) affected by this application

Carolyn King

Signature

4-5-2013

Date

Daytime Telephone: 512-734-6049

Comments:

This was my mother's property
but it has been sold as of
Oct 2012.

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