Item # C. 2.

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0073

P.C. DATE: September 8, 2015
September 22, 2015
October 13, 2015

ADDRESS: 7200 E. Ben White Blvd

DISTRICT AREA: 3

OWNER/APPLICANT: KWH Properties

AGENT: Thrower Design, A. Ron Thrower

ZONING FROM: GR-MU-NP & LI-NP TO: SF-6-NP **AREA:** 12.03 acres

SUMMARY STAFF RECOMMENDATION:

Recommend GR-MU-CO-NP & SF-6-CO-NP (Exhibit A)

The existing LI-NP would change to GR-MU-CO-NP and the existing GR-MU-NP would change to SF-6-CO-NP.

The Conditional Overlay would require:

-If there will be a residential use, a 50 foot buffer is required along the boundary with LI-NP zoning.

-Right-of way dedication at time of site plan submittal will be required to complete the extension of Carson Ridge per the East Riverside Corridor Collector Street Map.

- In addition to the requirements in City Code Section 25-6-113 and other applicable law that trigger a Traffic Impact Analysis (TIA), if the development proposes access to any adjacent properties, then at the time of a site plan application, a TIA shall be required.

COMMISSION RECOMMENDATION:

Planning Commission 9/8/2015: POSTPONED to 9/22 by staff to allow notification for the Neighborhood Plan Amendment.

Planning Commission 9/22/2015: POSTPONED to 10/13 by staff to ensure all qualifying addresses were properly notified.

Planning Commission 10/13/2015:

DEPARTMENT COMMENTS:

The property consists of 12.03 unplatted acres located along the west bound frontage road of Ben White Blvd/Highway 71 East. The tract has two zoning categories, light industrial (LI-NP) and general retail- mixed use (GR-MU-NP). The applicant proposes to develop the property as "Phase II" of the "Eastwood at Riverside" which is an existing detached, single-family, condominium subdivision with 117 units. Phase II would add 85 detached, single-family, condominium units. Although the units could be constructed within the GR-MU-NP

portion of the site, residential is prohibited in LI-NP necessitating the zoning change. This project is proposing to take vehicle access through the existing Eastwood at Riverside development to Riverside Drive.

The East Riverside Corridor Plan shows the connection of Carson Ridge through this property to Ben White Blvd **(Exhibit B1&B2)**. In addition, the Transportation department has recommended the extension of Yellow Jacket Lane through the property east to west. After discussions with Transportation and the applicant, it has been determined that the staff recommended buffer along the LI-NP property can serve as the right-of-way for the extension of Carson Ridge and provide access to Ben White Blvd. When the adjacent LI-NP property to the west is redeveloped, the remaining right-of-way should be dedicated. Because of rough proportionality, the extension of Yellow Jacket Lane is not feasible in addition to Carson Ridge and access to Ben White Blvd is a priority.

The Neighborhood Plan identified this area as an industrial use however, because of its proximity to the central core it is seeing intense pressure to be developed for residential use. Currently, a large multi-family residential development is underway to the west of the adjacent LI-NP tract.

ISSUES: The applicant does not agree with the Staff recommendation of separate zoning for tracts 1 & 2. The applicant requests both tracts zoned SF-6. The Montopolis Neighborhood Contact Team has submitted a letter in support of the Neighborhood Plan amendment as well as the change to SF-6-NP for both tracts.

Transportation Staff have concerns about both Phase I & II of this development taking access solely to Riverside Drive.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR-MU-NP & LI-NP	Undeveloped
North	SF-6-NP	Single family condominium
South	ERC	Auto Sales
East	ERC	Mobile Home/RV sales
West	LI-NP	Vacant

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf Combined, Parker Lane

TIA or NTA: Applicant has agreed to limit site to 2000 vehicle trips per day however Transportation staff are requiring an TIA at site plan if Phase II shares access with Phase I.

WATERSHED: Suburban, Country Club Creek

DESIRED DEVELOPMENT ZONE: Yes

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

NEIGHBORHOOD ORGANIZATIONS:
Montopolis Neighborhood Contact Team
Montopolis Neighborhood Association
Del Valle Community Coalition
GO! Austin/VAMOS! Austin – Dove Springs
Friends of Austin Neighborhoods
Montopolis Community Alliance
Austin Heritage Tree Foundation
Bike Austin
Austin Neighborhoods Council
Montopolis Area Neighborhood Alliance
Southeast Corner Alliance of Neighborhoods
Carson Ridge Neighborhood Association
Real Estate Council of Austin
Onion Creek Homeowners Association
Crossing Garden Homeowners Assn
Dove Springs Neighborhood Assn
Preservation Austin
Friends of the Emma Barrientos MACC
Southeast Combined Neighborhood Plan Contact Team
Sel Texas
Sierra Club
Montopolis Tributary Trail Association
Dove Springs Proud

SCHOOLS: Del Valle HS, Del Valle MS, Smith Elementary

RELATED CASES FOR THIS PROPERTY:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
NPA-2015-0005.02	Mixed use and Industrial to High Density Single Family	Pending	Pending
SP-2015-0356C	Site Plan for 85 unit detached condominiums		
C14-01-0060 (7200 E. Ben White)	SF3 & CS to GR-MU-NP Montopolis Neighborhood	GR-MU-NP	GR-MU-NP

	Plan		
C14-01-0060 (7200 E. Ben White)	LI to LI-NP Montopolis Neighborhood Plan	LI-NP	LI-NP

SURROUNDING PROPERTIES CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2011-0169 (7000-6934 ½ E. Ben White)	LI-NP & CS-NP to CS-MU-NP	CS-MU-NP	CS-MU-NP
C14-2012-0113 (7003 E. Riverside Dr.)	SF-3-NP to SF6-CO-NP	SF6-CO-NP	SF6-CO-NP
C14-2012-0112 (7310-7216 E. Ben White Blvd)	CS-NP to ERC	ERC	ERC

CITY COUNCIL DATE: **ACTION:**

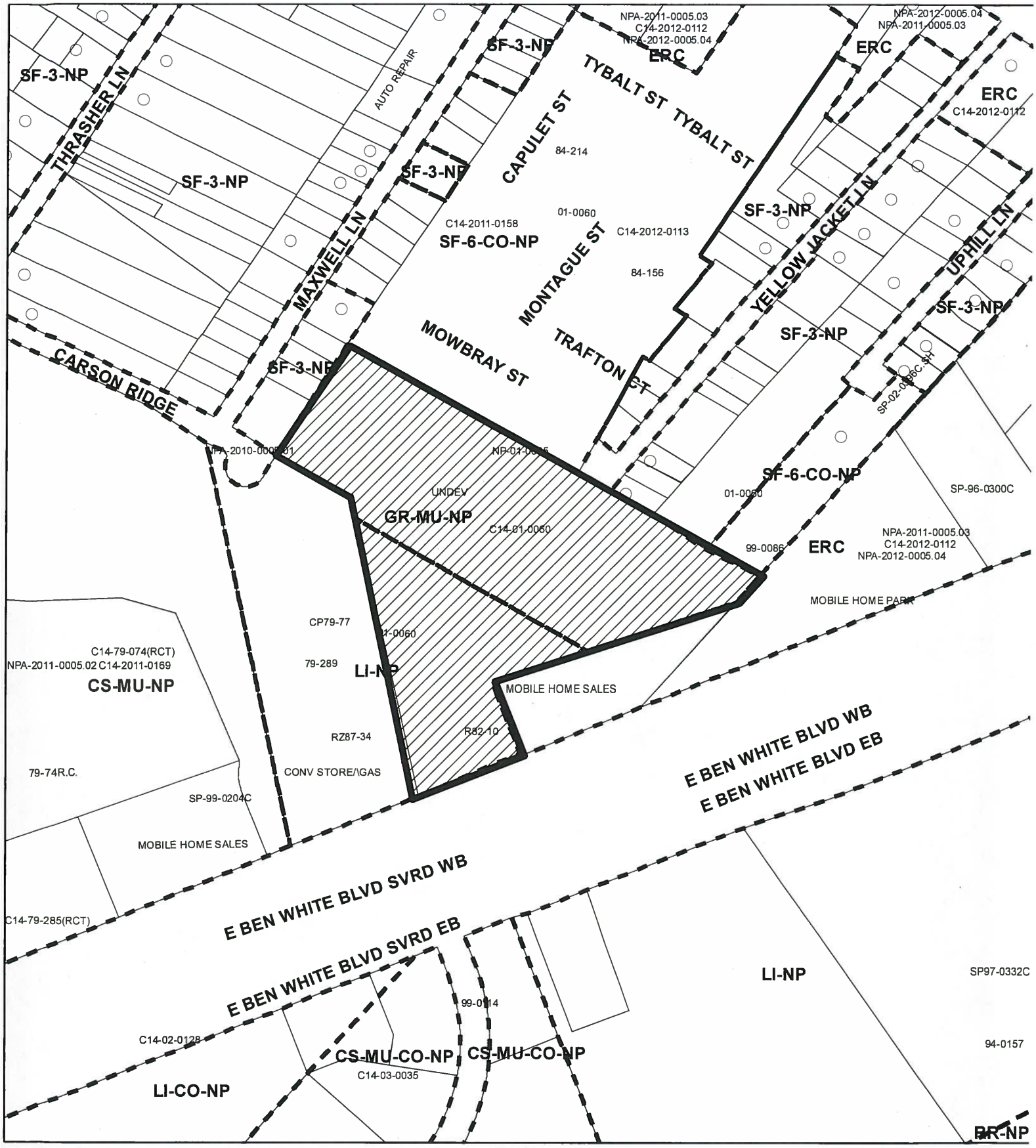
ORDINANCE READINGS: **1st** **2nd** **3rd**

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore **PHONE:** 512-974-7604

EMAIL:

andrew.moore@austintexas.gov



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 300 '

ZONING

CASE#: C14-2015-0073

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.

STAFF RECOMMENDATION
SF-6-NP & GR-MU-CO-NP

BASIS FOR RECOMMENDATION
Land development pressures in this area are changing the uses from light-industrial to residential. Because of this property's proximity to LI and its frontage along Ben White Blvd, staff is recommending:
LI-NP to GR-MU-CO-NP (Tract 1)
GR-MU-NP to SF-6-NP (Tract 2)

Zoning staff has concerns regarding a single family development fronting Ben White Blvd and adjacent to LI-NP and recommends a mixed-use transition from the LI to SF-6. If there will be a residential development in the mixed use tract, staff recommends a 50 foot buffer along the boundary with the LI tract to the west. In response to Transportation staff comments, the applicant should also dedicate 50 feet of right-of-way within the buffer for extension of Carson Ridge as recommended in the East Riverside Corridor plan. If/when the adjacent LI property is redeveloped additional right-of-way will be required to complete the Carson Ridge collector.

EXISTING CONDITIONS
The subject tracts are currently undeveloped. The surrounding area is developed to the north and east with a mixture of single-family and manufactured homes and the initial "Phase I" of the proposed development. Because of the single-family districts to the north and along Yellowjacket, the property is subject to compatibility standards. To the east is East Riverside Corridor (ERC) zoned property used as a car dealership. To the west is a currently vacant LI zoned warehouse facility previously used as a gas station warehouse. Immediately to the west of the LI zoned property is a multi-family development under construction on CS-MU.

Site Characteristics
The zoning change request is for a 12.03 acre, unplatted, heavily wooded, undeveloped tract located in the Montopolis Neighborhood Planning Area with frontage along Ben White Blvd/Highway 71 East. It is relatively gently sloped from south to north.

The entire property is located within the Controlled Compatibility Land Use Area of the Airport Overlay. Because it is part of the Montopolis Neighborhood Plan, residential is an allowable use per Chapter 25-13-45.

Comprehensive Planning
There is an associated Neighborhood Plan Amendment for this case. Please see report for NPA-2015-0005.02

ADDITIONAL STAFF COMMENTS

Environmental – Mike McDougal 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson 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. The site is in the Desired Development Zone.

2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

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. 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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Transportation – Natalia Rodriguez 512-974-3099

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]

FYI – If the zoning is approved, there is concern that a single family residential development fronts an arterial.

A Neighborhood Traffic Analysis will be required at the time of site plan if triggered per LDC 25-6-114. LDC, Sec. 25-6-114.

The East Riverside Corridor Plan requires the extension of Carson Ridge from Montopolis to Ben White Boulevard through this property. Right of Way should be dedicated to complete Carson Ridge.

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for E. Ben White Boulevard. If the requested zoning is granted, then 75 feet of right-of-way should be dedicated and 125 feet of right-of-way reserved from the existing centerline of E. Ben White Boulevard in accordance with the Transportation Plan. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is redeveloped. [LDC, Sec. 25-6-51 and 25-6-55).

Additional right-of-way maybe required at the time of subdivision and/or site plan.

Complete Streets Review

It is recommended, as a condition of zoning, that Yellowjacket Lane be extended to Ben White with right-of-way through the property in accordance with our Complete Streets Policy Ordinance #20140612-119 for connectivity to Riverside Drive.

The existing roadway conditions:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E. Ben White Boulevard	350 ft.	<140 ft.	Arterial	No	Yes, Route # 418.06 Shared Lane	No
Yellowjacket Lane	<88 ft.	28 ft.	Local	Yes, One Side	No	No, but there is a bus stop .3 miles away on Riverside Drive

If the requested zoning is recommended for this site, stub out internal drives to the west for future connection.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a Wide Shoulder is recommended along E. Ben White Boulevard.

Water and Wastewater

WW1. 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 and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

FYI. Based on current public infrastructure configurations, it appears that service extension requests will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Phillip Jaeger with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0232.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards – Rosemary Avila 512-974-2784

A Site Plan will be required for any new development other than single-family or duplex residential.

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.

This site is in a neighborhood planning area, Montopolis, more comments may be generated at time of site plan review.

Any new development is subject to Subchapter E. Design Standards and Mixed Use (Urban Roadway requirements). Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the northeast and the northwest property line, 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.

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

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

ZONING

N

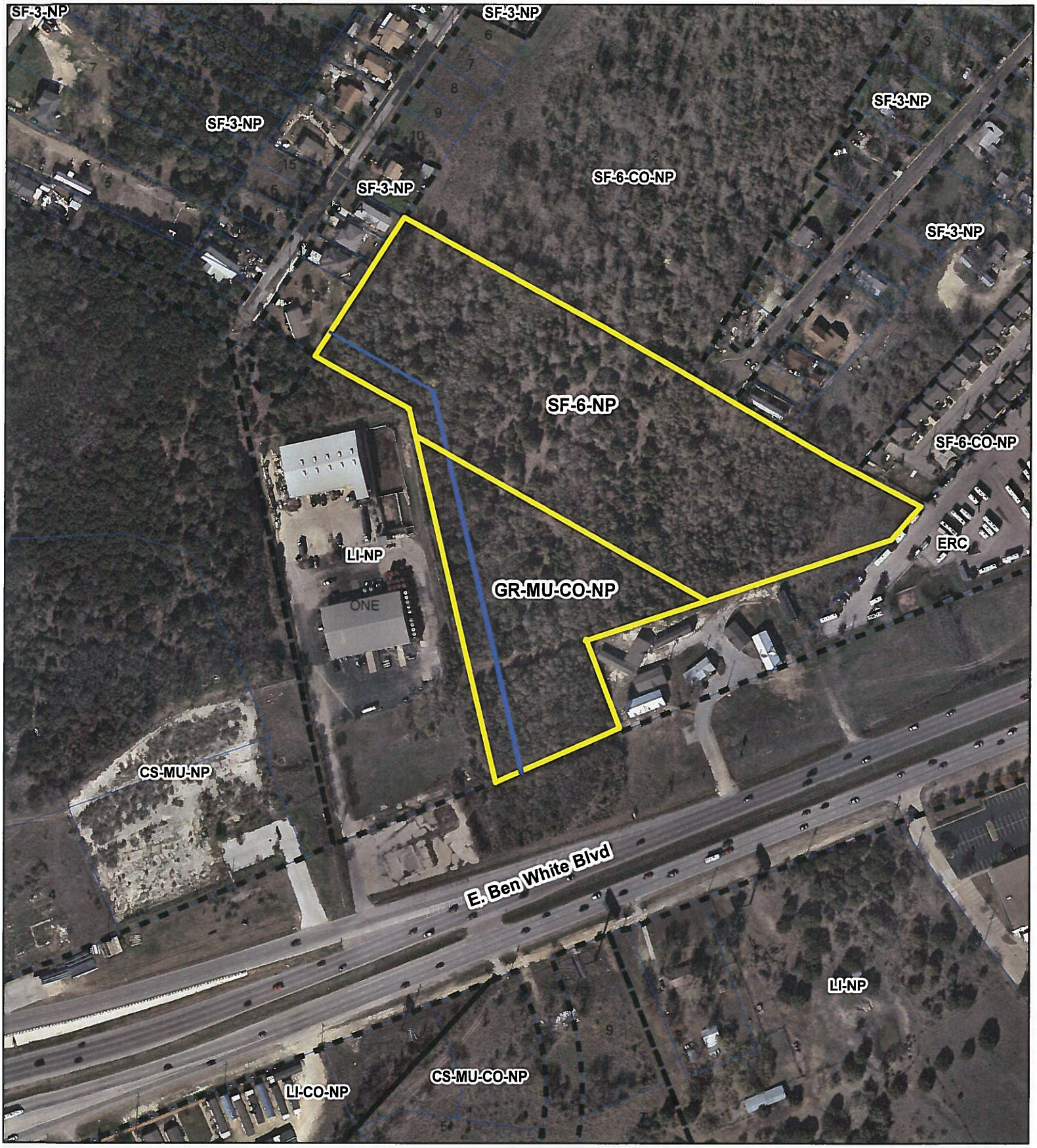
SUBJECT TRACT

ZONING BOUNDARY

1' = 400'

ZONING CASE#: C14-2015-0073
LOCATION: 7200 BEN WHITE BLVD
SUBJECT AREA: 12.03 ACRES
MANAGER: Andrew Moore

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



ZONING

N

SUBJECT TRACT
BUFFER
ZONING BOUNDARY

ZONING CASE#: C14-2015-0073
LOCATION: 7200 E. BEN WHITE BLVD
SUBJECT AREA: 12.03 ACRES
MANAGER: Andrew Moore

1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Figure 1-5: East Riverside Corridor Collector Street Map

Shows existing and new streets designated as Collector streets.

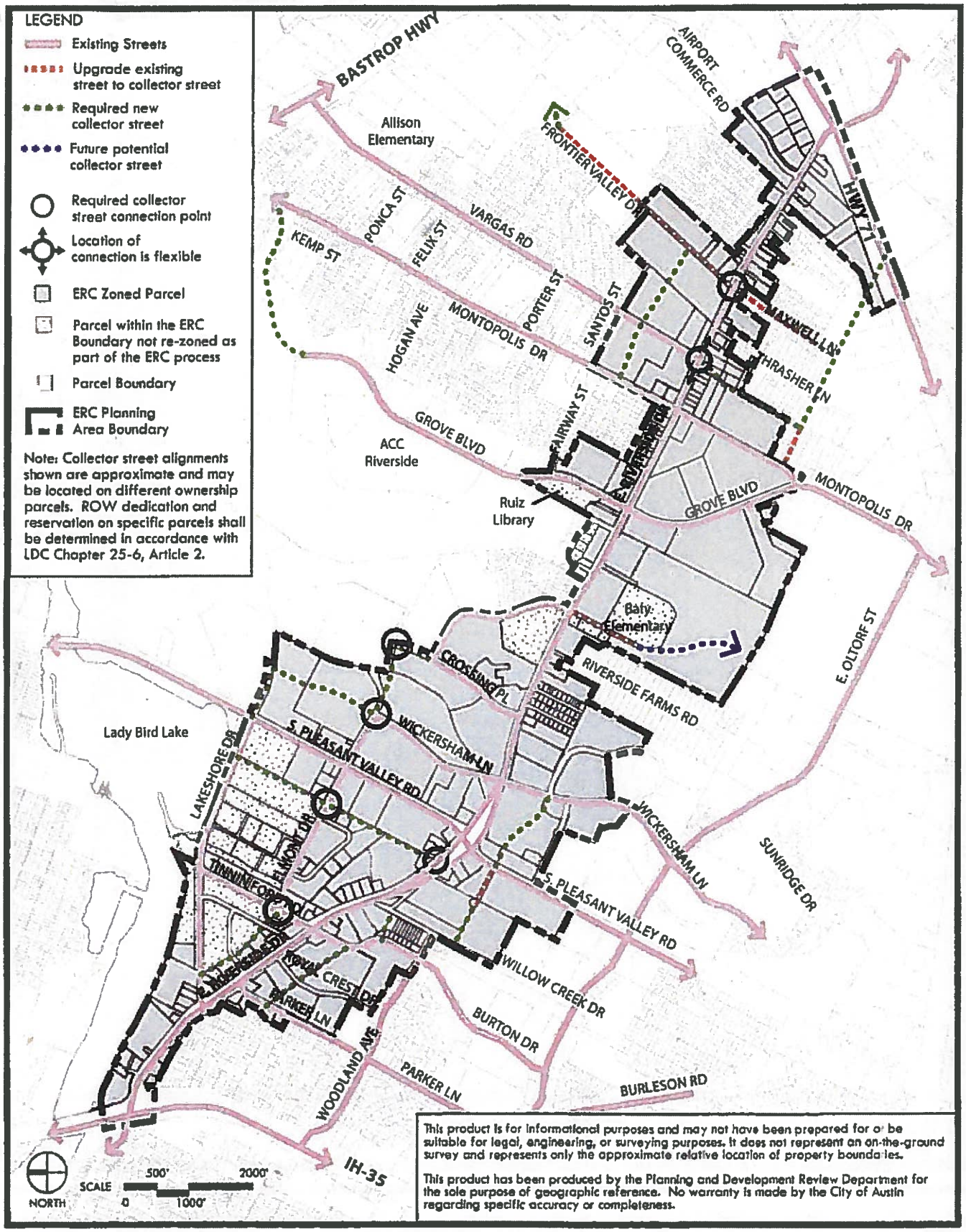


EXHIBIT B1

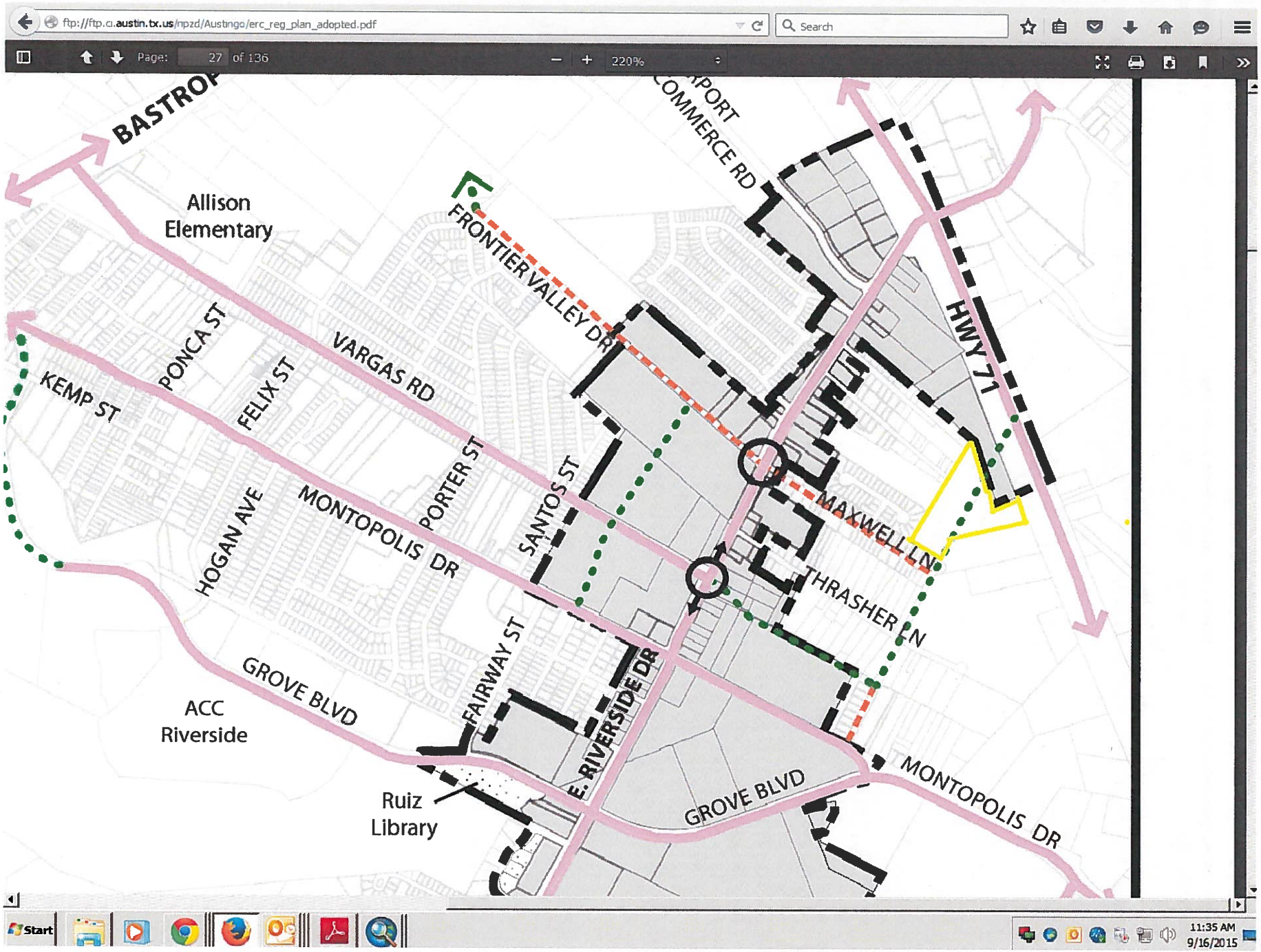

ftp://ftp.ci.austin.tx.us/npzd/Austingo/erc_reg_plan_adopted.pdf
Page: 27 of 136
220%
BASTROP
Allison Elementary
FRONTIER VALLEY DR
COMMERCE RD
HWY 71
PONCA ST
VARGAS RD
KEMP ST
FELIX ST
PORTER ST
SANTOS ST
MAXWELL LN
HOGAN AVE
MONTOPOLIS DR
THRASHER LN
FAIRWAY ST
GROVE BLVD
ACC Riverside
E. RIVERSIDE DR
Ruiz Library
GROVE BLVD
MONTOPOLIS DR
Start
11:35 AM
9/16/2015

EXHIBIT B2