

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0016
Loma Vista

Z.A.P. DATE: May 17, 2016

ADDRESS: Hidden West Boulevard

AREA: 18.03 acres

DISTRICT AREA: 1

OWNER/APPLICANT: Roberts Resorts (Scott Roberts)

AGENT: Conley Engineering (Carl Conley)

ZONING FROM: LI-CO **TO:** MH

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant Mobile home residence district with the following conditions added (MH-CO):

1. Sidewalks shall be required on both sides of Hidden West Boulevard in accordance with the Complete Streets Policy Ordinance No. 20140612-119. The sidewalk dimensions and construction shall be in accordance with the Transportation Criteria Manual.
2. Sidewalks shall be required on one side of all other private streets, drives, or other internal circulation routes. The sidewalk dimensions and construction shall be in accordance with the Transportation Criteria Manual.
3. Streets, private drives, or other internal circulation routes shall be stubbed out to the south for future connectivity to Satcoy Drive, and to the east for future connectivity.

ZONING & PLATTING COMMISSION RECOMMENDATION:

May 17, 2016:

ISSUES:

The site is located within a pipeline restricted area for a Valero pipeline that runs along the northwest property line. Consequently, the site is subject to the Hazardous Pipeline Ordinance and review by the Fire Department will be required during the site plan review. An aerial map showing the 100-foot wide Hazardous Pipeline Overlay is attached as Exhibit A (Aerial Map).

DEPARTMENT COMMENTS:

The subject property is located approximately 2,500 feet southwest of the intersection of Loyola Lane and Decker Lane. The eastern boundary of the property is the City limits; Travis County jurisdiction extends to the east and southeast. The area was annexed into the City in May of 1976 under City File # C7A-76-009.

The rezoning is for an approximately 18 acre portion of an approximately 250-acre parcel. The 250-acre parcel has frontage on Decker Lane, while the rezoning tract has frontage on Hidden West Boulevard, a dedicated private right-of-way (ROW) that serves the entire 250-acre property. To the west and northwest of the rezoning tract is the pipeline easement referenced above, as well as a manufactured housing neighborhood zoned MH. Immediately north of the property is more of the MH zoned manufactured housing neighborhood, as well as some undeveloped LI-CO land. Further north is undeveloped property zoned for multifamily (MF-2). East of the property is a light industrial

park which is not zoned because it falls outside City of Austin jurisdiction (Travis County). South and southwest of the subject property are mobile home neighborhoods and undeveloped areas zoned MH. Please refer to Exhibit B (Zoning Map).

As stated above, a Valero pipeline that runs along the northwest property line. A 100-foot wide Hazardous Pipeline Overlay is centered on the pipeline; therefore 50-feet of the Overlay is located on the subject property. Any development on the property will be subject to the Hazardous Pipeline Ordinance and review by the Fire Department will be required during the site plan review. In addition to Fire Department review and approval, development in a restricted pipeline area is regulated by Land Development Code Sections 25-2-516 and 25-4-134. Some of the requirements of these sections include increased setbacks, an occupant evacuation plan for residents within 500 feet, additional building standards, additional construction standards and more.

Staff recognizes the additional encumbrances created by the adjacent pipeline, but thinks that MH zoning is a reasonable use of the property, given that additional construction and design standards will be required. Additionally, the City of Austin previously approved the construction of the manufactured housing and the mobile home housing to the west and south with a series of site plans issued from 1995 to 1997.

Hidden West Boulevard is a private right-of-way (ROW) that connects the subject property and others to Decker Lane to the east. The ROW is 80 feet wide with a divided roadway. Currently there no sidewalks along Hidden West Boulevard. Staff recommends, as a condition of zoning, that sidewalks be required along both sides of Hidden West Boulevard for the subject tract. Additionally, Staff recommends sidewalks are provided on one side of the interior drives and streets that will serve the proposed manufactured housing development. This is less than would be required in a single family subdivision, but reflects the compact nature of a mobile home development. Finally, Staff recommends that interior drives and streets are stubbed out to the south for future connectivity to Saticoy Drive, and to the east for future connectivity.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-CO	Undeveloped
<i>North</i>	MH, LI-CO, MF-2	Manufactured housing, Undeveloped, Industrial park
<i>South</i>	MH	Undeveloped, Mobile homes
<i>East</i>	N/A (County)	Industrial park, Undeveloped
<i>West</i>	MH	Manufactured housing

CASE HISTORIES: There have been no zoning cases in the vicinity since 1983.

AREA STUDY: N/A

TIA / NTA: N/A

DESIRED DEVELOPMENT ZONE: No

WATERSHED: Walnut Creek and Elm Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Decker Lane	120 ft.	44 ft.	Arterial	No	Yes, Wide Shoulder	No

See Department Comments (above) for information about Hidden West Boulevard.

SCHOOLS:

Overton Elementary School

Girls have an option to attend the Sadler Means Young Women's Leadership Academy.

Boys have an option to attend the Garcia Young Men's Leadership Academy.

LBJ High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation

Austin Neighborhoods Council

Bike Austin

Claim Your Destiny Foundation

Del Valle Community Coalition

FRS Property Owners Association

Homeless Neighborhood Association

SEL Texas

Sierra Club, Austin Regional Group

CITY COUNCIL DATE: June 16, 2016

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin

e-mail: heather.chaffin@austintexas.gov

PHONE: 512-974-2122

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant Mobile home residence district with the following conditions added (MH-CO):

1. Sidewalks shall be required on both sides of Hidden West Boulevard in accordance with the Complete Streets Policy Ordinance No. 20140612-119. The sidewalk dimensions and construction shall be in accordance with the Transportation Criteria Manual.
2. Sidewalks shall be required on one side of all other private streets, drives, or other internal circulation routes. The sidewalk dimensions and construction shall be in accordance with the Transportation Criteria Manual.
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BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The subject property is immediately adjacent to MH zoning to the west and south, and more MH zoning is found in the area. The recommended conditional overlay will ensure that the proposed manufactured housing community is integrated with the existing neighborhoods, further promoting compatibility.

2. *Granting of the request should result in an equal treatment of similarly situated properties.*

There are several properties in the area that are used and zoned with MH land uses, including those that are adjacent to the Valero pipeline.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

The addition of manufactured housing will provide "missing-middle" and affordable housing opportunities for Austin residents.

ADDITIONAL STAFF COMMENTS**Transportation**

TR1. 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].

TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Decker Lane	120 ft.	44 ft.	Arterial	No	Yes, Wide Shoulder	No

TR4. If the requested zoning is granted, it is recommended, as a condition of zoning, that sidewalks be required on both sides of Hidden West Boulevard in accordance with the Complete Streets Policy Ordinance No. 20140612-119. The sidewalk dimensions and construction shall be in accordance with the Transportation Criteria Manual.

TR5. If the requested zoning is granted, it is recommended, as a condition of zoning, that sidewalks be required on one side of all other private streets, drives, or other internal circulation routes.

The sidewalk dimensions and construction shall be in accordance with the Transportation Criteria Manual.

- TR6. FYI- According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a Wide Shoulder is recommended for Decker Lane.
- TR7. If the requested zoning is granted, it is recommended, as a condition of zoning, that streets, private drives, or other internal circulation routes be stubbed out to the south for future connectivity to Satcoy Drive, and to the east for future connectivity.

Site Plan

SP1) This site is subject to the Hazardous Pipeline Ordinance. Review by the Fire Department will be required during the site plan review. The site is located within a pipeline restricted area for a Valero pipeline that runs along the northwest property line.

SP2) Development in a restricted pipeline area is regulated by Land Development Code Sections 25-2-516 and 25-4-134. Identification of the actual location of the pipeline will be required during the site plan process.

SP 3) During site plan review, a certification by a registered engineer stating that the proposed construction activity and structure are designed to prevent disturbing the pipeline or impeding its operation. This will be required before a person may place a road, surface parking lot, or utility line in a restricted pipeline area, LDC, 25-2-516(D)(2).

SP4) Site plans will be required for any new development other than single-family or duplex residential.

SP5) Additional design regulations will be enforced at the time a site plan is submitted.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek and the Elm Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds 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:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area 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%

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. 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. No information has been provided as part of this zoning application as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Comprehensive Planning

1. The following Imagine Austin policies are applicable to this project:

- LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- 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.
- HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.



