

A U S T I N C I T Y C O U N C I L

AGENDA**Thursday, June 22, 2006** [Back](#)**Zoning Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL ACTION**

#89

Subject: C14-05-0115 - Valley Vista - Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1804 Fort View Road (West Bouldin Creek Watershed) from neighborhood commercial (LR) district zoning to family residence-conditional overlay (SF-3-CO) combining district zoning. Second Reading approved on May 18, 2006. Vote: 5-0 (Mayor Pro Tem Thomas and Kim off the dais.). Applicant: Jim Cullick. Agent: Kareem Hajjar. City Staff: Robert Heil, 974-2330.

Additional Backup Material

(click to open)

☐ **Staff Report****For More Information: Robert Heil, 974-2330.**

THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0115 Valley Vista (1804 Fort View Road)

REQUEST:

C14-05-0115 Valley Vista - Approve third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1804 Fort View Road (West Bouldin Creek Watershed) from neighborhood commercial (LR) district zoning to family residence conditional overlay (SF-3-CO) combining district zoning. First reading approved on December 1, 2005. Vote: 6-0. Second reading approved May 18. Vote 6-0. Applicant: Jim McCullick. Agent: Kareem Hajjar. City Staff: Robert Heil, 974-2330.

DEPARTMENT COMMENTS:

The site contains one single family home and a free-standing garage. Valley View Road is primarily a residential street but it does contain a day care, and provides access to the South Austin Senior Center on Manchaca. At the end of Valley View, at its intersection with Fort View, there is a mix of multi-family and office uses.

Staff recommends approval of the amended request to family residence conditional overlay (SF-3-CO) combining district zoning. The conditional overlay would require:

- Access to the lots be taken only to Valley View Drive.
- Total daily vehicle trips be limited no more than 2000 trips per day
- Sidewalks be constructed along Valley View Drive and Fort View Drive.

The neighborhood does not support, neither do they oppose, the SF-3-CO rezoning request.

APPLICANT/OWNER: Jim McCullick.

AGENT: Kareem Hajjar

DATE OF FIRST READING: December 1, 2005. Vote: 6-0

DATE OF SECOND READING: May 18, 2006. Vote 6-0

CITY COUNCIL ACTION: Approved family residence conditional overlay (SF-3-CO) combining district zoning. The conditional overlay would require:

- Access to the lots be taken only to Valley View Drive.
- Total daily vehicle trips be limited no more than 2000 trips per day
- Sidewalks be constructed along Valley View Drive and Fort View Drive.

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0115 Valley Vista

Z.A.P. Date: September 6, 2005
September 20, 2005
October 4, 2005

ADDRESS: 1804 Fort View Road

OWNER/APPLICANT: Jim McCullick

AGENT: Kareem Hajjar

ZONING FROM: LR

TO: SF-3-CO

AREA: 1.190 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of family residence conditional overlay (SF-3-CO) combining district zoning. The conditional overlay would require:

- Access to the lots be taken only to Valley View Drive.
- Total daily vehicle trips be limited no more than 2000 trips per day
- Sidewalks be constructed along Valley View Drive and Fort View Drive.

The applicant agrees with the conditions in the overlay.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

September 6, 2005: Postponed to September 20, 2005 at the request of the applicant.

September 20, 2005: Postponed to October 4, 2005 at the request of the neighborhood.

October 4, 2005: *APPROVED LR DISTRICT ZONING FOR THE FIRST 118 FEET BACK FROM FORT VIEW; AND SF-3 DISTRICT ZONING ON THE REMAINING NORTHERN 200-FEET OF VALLEY VIEW FRONTAGE. ALL RESIDENTIAL ACCESS FROM VALLEY VIEW. [JM; CH 2ND] (5-1) BB-NAY.*

DEPARTMENT COMMENTS:

On December 1, The public hearing was closed and the first reading for neighborhood commercial (LR) district zoning for the first 118 feet on Fort View and family residence (SF3) district zoning on the remaining 200 feet was approved on Council Member Leffingwell's motion, Mayor Wynn's second on a 6-0 vote. Council Member McCracken was off the dais.

Since that time the property has changed ownership. The new owners have amended their request to SF-3-CO. On May 18, the City Council approved the amended request of SF-3-CO on second reading.

Staff recommends approval of the amended request to family residence conditional overlay (SF-3-CO) combining district zoning. The conditional overlay would require:

- Access to the lots be taken only to Valley View Drive.
- Total daily vehicle trips be limited no more than 2000 trips per day
- Sidewalks be constructed along Valley View Drive and Fort View Drive.

The site contains one single family home and a free-standing garage. Valley View Road is primarily a residential street but it does contain a day care, and provides access to the South Austin Senior Center on Manchaca. At the end of Valley View, at its intersection with Fort View, there is a mix of multi-family and office uses.

Rezoning to SF-3-CO will allow the development of the site with single family units or duplexes in keeping with the neighborhood character along Valley View Drive.

The property lies within the South Lamar Neighborhood Planning Area which began work on its plan in October.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR	Single Family Homes
<i>North</i>	SF-3	Single Family Homes
<i>South</i>	LO & GR	Multi-Family
<i>East</i>	LO	Vacant Church / Meeting House
<i>West</i>	LR and GR	Single Family Home and Auto Repair

AREA STUDY: The property lies within the South Lamar Neighborhood Planning Area, currently underway. The request is consistent with the proposed future land use plan for this area.

TIA: N/A

WATERSHED: West Bouldin **DESIRED DEVELOPMENT ZONE:** Yes

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

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- South Lamar Neighborhood Assn.
- Barton Springs/ Edwards Aquifer Conservation Dist.
- South Central Coalition
- Austin Neighborhoods Council
- Austin Independent School District

SCHOOLS: (AISD)

Joslin Elementary School Porter Middle School Crockett High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Rte	Bike Rte
Fort View Road	56'	30'	Collector	No	No	No
Valley View Road	45'	28'	Local	No	No	No

CITY COUNCIL DATE:

December 1, 2005

May 18, 2006

June 22, 2006

ACTION:

Approved neighborhood commercial (LR) district zoning for the first 118 feet on Fort View and family residence (SF-3) district zoning on the remaining 200 feet (6-0 vote).

Approved SF-3-CO on 2nd reading

ORDINANCE READINGS:

1st 12/01/05 2nd 5/8/06 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



SUMMARY STAFF RECOMMENDATION

C14-05-0115

Staff recommends approval of family residence conditional overlay (SF-3-CO) combining district zoning. The conditional overlay would require:

- Access to the lots be taken only to Valley View Drive.
- Total daily vehicle trips be limited no more than 2000 trips per day
- Sidewalks be constructed along Valley View Drive and Fort View Drive.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Rezoning to SF-3-CO will allow the development of the site single family units or duplexes in keeping with the neighborhood character along Valley View Drive.

Site Plan

The site is subject to compatibility standards. Along the north and west (used as SF?) 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.

Sue Welch 974-3294

Transportation

The trip generation under the requested zoning is estimated to be 1,269 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

Dedication of additional right-of-way will be required during the subdivision or site plan planning process.

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Fort View Road	56'	30'	Collector	No	No	No
Valley View Road	45'	28'	Local	No	No	No

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or system upgrades, or utility relocation, or utility adjustments are required, the landowner, at own expense will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to the City of Austin GIS, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation; areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Jason Tarweek 974-2332