

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

AGENDA

Thursday, June 22, 2006

Back

**Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL ACTION**

Subject: C14-06-0061 - 8509 Southwest Parkway - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 8509 Southwest Parkway (Barton Creek Watershed-Barton Springs Zone) from general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning to general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning to change a condition of zoning.

Planning Commission Recommendation: To grant general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning to change a condition of zoning. **Applicant and Agent:** Tim Jamall; **City Staff:** Robert Heil, 974-2330.

Additional Backup Material

(click to open)

Staff Report

For More Information: Robert Heil, 974-2330.

#105PH

ZONING CHANGE REVIEW SHEET**CASE:** C14-06-0061 – 8509 Southwest Parkway**PC. DATE:** May 23, 2006**ADDRESS:** 8509 Southwest Parkway**OWNER/AGENT:** Tim Jamail**ZONING REQUEST:** GO-MU-CO to GO-MU-CO**SUMMARY STAFF RECOMMENDATION:**

Staff recommends general office -mixed-use-conditional overlay (GO-MU-CO) combining district zoning for the tract. The current conditional overlay limits the site to one residential unit. The proposed conditional overlay would remove that restriction and limit daily vehicle trips to no more than 2000 per day.

PLANNING COMMISSION RECOMMENDATION:

May 23, 2006: Approved staff's recommendation of GO-MU-CO on consent
[J.REDDY; K.JACKSON 2ND] (8-0) G.STEGEMAN – ABSENT

DEPARTMENT COMMENTS:

The site is a 10 acre site on Southwest Parkway developed with one single-family home. A conditional overlay limits the site to one residential unit. The request is to remove that conditional overlay and replace it with a conditional overlay limiting the site to less than 2000 daily vehicle trips.

Staff recommends approval of the request. The site lies on a major arterial appropriate for the base zoning of GO. The conditional overlay of only one residential unit is overly restrictive. More residential units, either alone, or part of a mixed use project are appropriate for the site.

This site is not located over the Edward's Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS. This tract lies in the Contributing Zone. SOS Ordinance that allows 25% impervious cover in the Contributing Zone.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO-MU-CO	One single family home
<i>North</i>	LR, SF-2 and LR	Undeveloped
<i>South</i>	RR	Scattered Single Family Homes
<i>East</i>	IP	Undeveloped
<i>West</i>	DR and RR	Scattered Single Family Homes

AREA STUDY: The site falls within the Oak Hill neighborhood plan, currently underway.

TIA: Not Required

WATERSHED: Barton Creek

DESIRED DEVELOPMENT ZONE: No

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

REGISTERED COMMUNITY ORGANIZATIONS:

- Oak Hill Association of Neighborhoods (OHAN)
- Save Barton Creek Association
- Barton Springs Coalition
- Barton Springs/Edwards Aquifer Conservation District
- Save Our Springs Alliance

SCHOOLS:

- Oak Hill Height Elementary School
- Small Middle School
- Austin High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Southwest Parkway	190'	2 @ 36'	Major Arterial	No	No	No
Sunset Ridge	50'	20'	Local	No	No	No

CITY COUNCIL DATE: **ACTION:**

June 22, 2006

ORDINANCE READINGS:

1st:

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 974-2330



SOUTHVIEW
PRIDE

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SUMMARY STAFF RECOMMENDATION

Staff recommends general office-mixed-use-conditional overlay (GO-MU-CO) combining district zoning for the tract. The current conditional overlay limits the site to one residential unit. The proposed conditional overlay would remove the existing restriction but limit daily vehicle trips to no more than 2000 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The site lies on a major arterial appropriate for the base zoning of GO. The conditional overlay of only one residential unit is overly restrictive. More residential units, either alone, or part of a mixed use project are appropriate for the site.

EXISTING CONDITIONS

Environmental

- 1) This site is not located over the Edward's Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.
- 2) Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing Zone. This tract lies in the Contributing Zone.
- 3) According to flood plain maps, there is no flood plain within the project location.
- 4) The site is located within the endangered species survey area.
- 5) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 6) 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.
- 7) Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 17,542 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).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

If the requested zoning is granted, it is recommended that access to Sunset Ridge be prohibited as a condition of zoning because Sunset Ridge is currently a local street with substandard design and commercial tracts should not access local streets.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Southwest Parkway	190'	2 @ 36'	Major Arterial	No	No	No
Sunset Ridge	50'	20'	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 offsite main extension, or system upgrades, or utility relocation, and utility adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City.

Site Plan

This site is located within the Barton Springs Zone and the Drinking Water Protection Zone, additional water quality requirements will be requested during the site plan process.

Hill Country Roadway

The site is located within 1,000 feet of Southwest Parkway within a Hill Country Roadway Corridor. The site is located within the low zone of this corridor. The site

may be developed with the following maximum floor-to-area ratio (FAR): The FAR would comply with the base zoning district

The height of a building in the Southwest Parkway corridor may not exceed the lesser of :

- 1) the height permitted by the zoning or the site plan approved for the property or:
- 2) 60 feet.

Except for clearing necessary to provide utilities or site access, a 50 foot vegetative buffer will be required along Southwest Parkway. A building must be at least 75 feet from the dedicated right of way or drainage easement.

At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission