

# AUSTIN CITY COUNCIL

## AGENDA



Thursday, September 28, 2006

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### Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action) RECOMMENDATION FOR COUNCIL ACTION

ITEM No. 106

**Subject:** C14-05-0113 – Pleasant Valley Neighborhood Plan Combining District - Conduct a public hearing and approve and ordinance amending Chapter 25-2 of the Austin City Code by rezoning property bounded on the north by the Colorado River, on the east by Grove Blvd., on the south by Oltorf Street and on the west by Pleasant Valley Road save and except approximately 183 acres of land known as the Austin Community College "ACC" tract (Colorado River, Country Club, Town Lake Watersheds). The proposed zoning change will create the Pleasant Valley Neighborhood Plan Combining District (NPCD) and implement land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan for a total of 4 tracts (within the planning area of 1,275 acres). Under the proposed Pleasant Valley NPCD, "Small Lot Amnesty", "Garage Placement", "Impervious Cover and Parking Placement Restrictions" and "Prohibited Parking in the Front Yard" are proposed for the entire area. The City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence – Large Lot (SF-1); Single-Family Residence—Standard Lot (SF-2); Family Residence (SF-3); Single-Family – Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence - Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil 974-2330 and Melissa Laursen 974-7226

#### Additional Backup Material

(click to open)

**Staff Report**

**For More Information:**

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0113 (Pleasant Valley NP)

**P. C. Date:** August 9, 2005

October 11, 2005

October 25, 2005

**AREA:** 1461.68

**APPLICANT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD)

**AGENT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD)  
(Robert Heil)

### **REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- Austin Neighborhoods Council
- The Crossing Gardenhome Owners Association
- Del Valle Neighborhood Assn
- Eastville Central Homeowners Association
- Montopolis Area Neighborhood Alliance
- Penick Place Neighborhood Association
- PODER People Organized in Defense of Earth & Her Resources
- River Bluff Neighborhood Association
- Riverside Farms Road Neighborhood Assn.
- Sentral Plus East Austin Koalition (SPEAK)
- Southeast Austin Neighborhood Alliance
- Southeast Austin Trails & Greenbelt Alliance
- Sunridge Homeowners Association
- Terrell Lane Interceptor Association

**AREA OF PROPOSED ZONING CHANGES:** The Pleasant Valley Neighborhood Planning Area is bounded by Town Lake to the north, Montopolis and Grove Blvds to the east, Oltorf to the south and Pleasant Valley to the west (see Attachment 1: Map of the Neighborhood Planning Area).

**AREA STUDY:** East Riverside/Oltorf Combined Neighborhood Planning Area

**TIA:** Not required

**WATERSHEDS:** County Club Creek, Colorado River

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** Yes (Riverside Drive)

**SCHOOLS: (AISD)**

Allison Elementary School  
Linder Elementary School  
Martin Middle School  
Fulmore Middle School  
Johnston High School

**SUMMARY OF STAFF RECOMMENDATION:**

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 12 tracts (numbered 300-311) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts.

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

This case is associated with C14-05-0111 Parker Lane Neighborhood Plan Rezoning, C14-05-0112 Riverside Neighborhood Plan Rezoning and NP-05-0021 East Riverside/Oltorf Combined Neighborhood Plan.

**LIST OF ATTACHMENTS:**

**Attachment 1:** Map of Neighborhood Planning Area  
**Attachment 2:** Neighborhood Planning Area Current Zoning  
**Attachment 3:** Tracts Proposed for Rezoning  
**Attachment 4:** Map of Tracts Proposed for Rezoning  
**Attachment 5:** Properties Proposed for Rezoning by the Neighborhood (but not recommended by staff).  
**Attachment 6:** Description of Proposed Base Districts  
**Attachment 7:** Neighborhood Plan Special Uses  
**Attachment 8:** Neighborhood Design Tools

**PLANNING COMMISSION RECOMMENDATION:**

**August 9, 2005:** Postponed to 10/11 (staff).

**October 11, 2005:** Postponed to 10/25 (staff).

**October 25, 2005:** \_\_\_\_\_

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:**

2<sup>nd</sup>

3<sup>rd</sup>

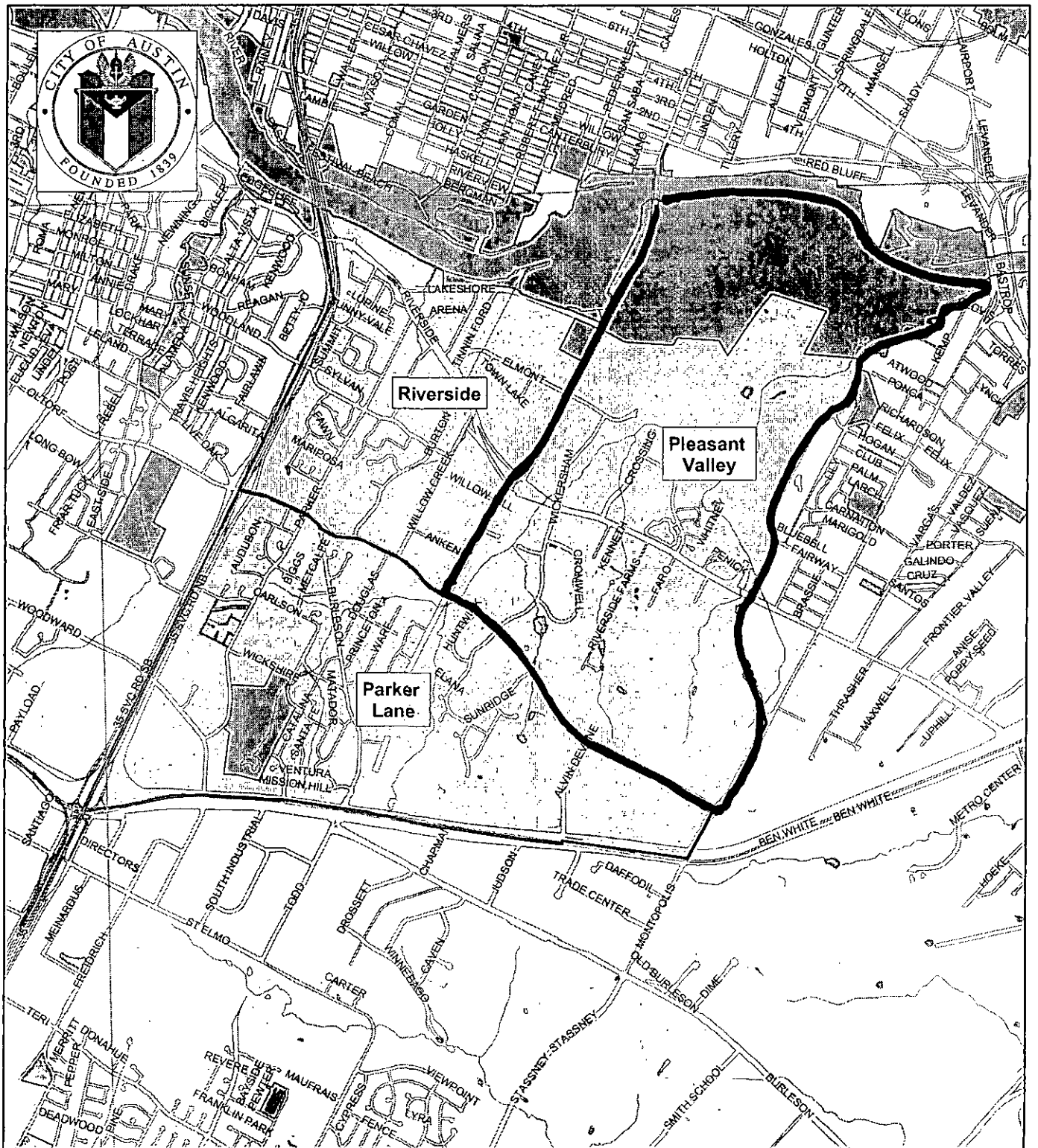
**ORDINANCE NUMBER:**

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

**PHONE:** 974-2330

**NEIGHBORHOOD PLANNER:** Jackie Chuter  
e-mail address: jackie.chuter@ci.austin.tx.us

**PHONE:** 974-2613



## East Riverside/Oltorf Combined Neighborhood Planning Area

### Legend



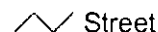
Park



Planning Area



Creek



Street



Lake or Pond

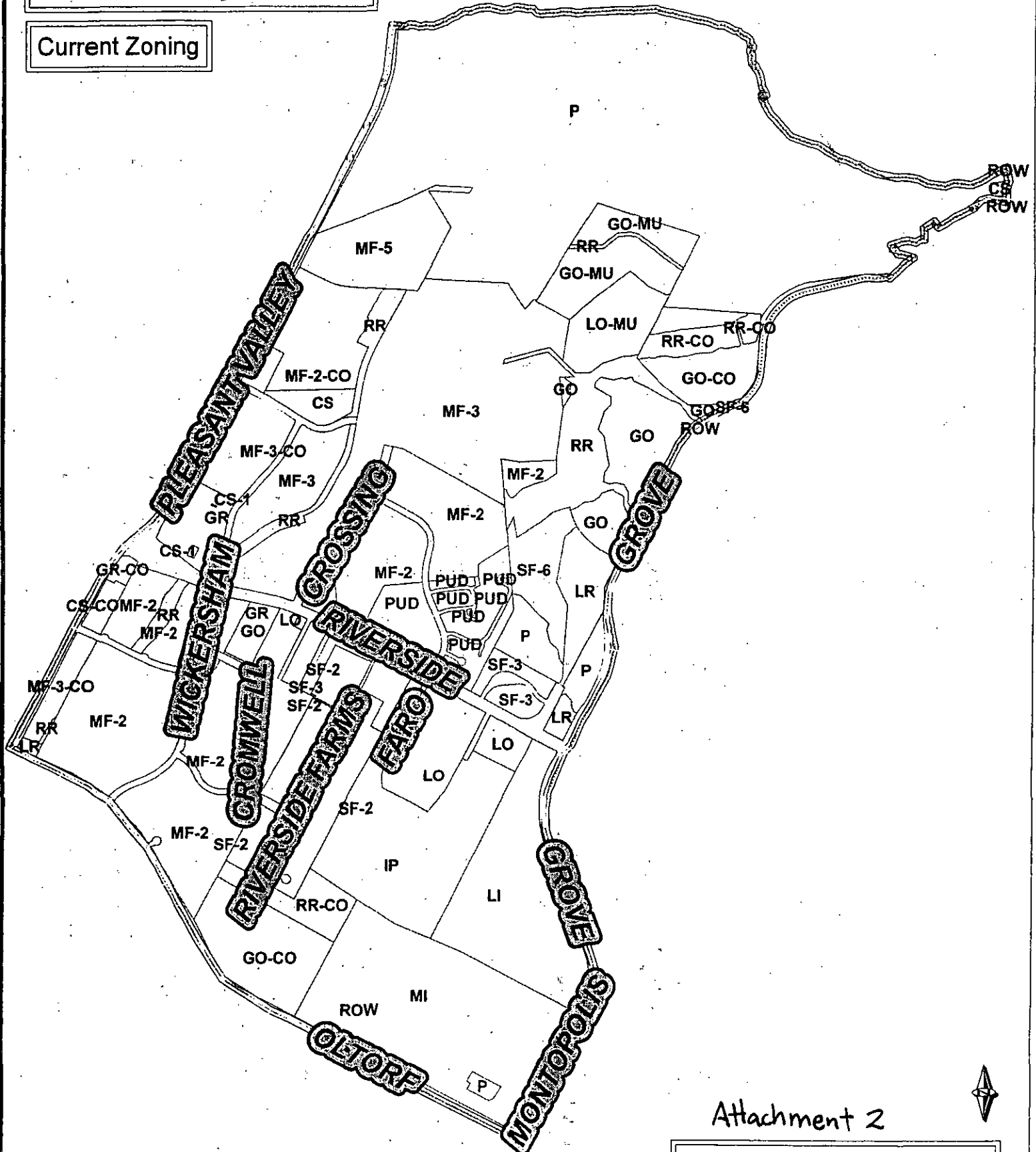
0 2,500 5,000 10,000 Feet

# EAST RIVERSIDE/COTORF NEIGHBORHOOD PLANNING AREA

Pleasant Valley Plan Area

C14-05-0113

Current Zoning



Attachment 2

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be referred to as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

0 0.25 0.5 0.75 1 Miles

**SUMMARY STAFF RECOMMENDATION**

**C14-05-0113**

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 12 tracts (numbered 300-311) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts.

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

This case is associated with C14-05-0111 Parker Lane Neighborhood Plan Rezoning, C14-05-0112 Riverside Neighborhood Plan Rezoning and NP-05-0021 East Riverside/Oltorf Combined Neighborhood Plan.

**BASIS FOR LAND USE RECOMMENDATION**

The staff recommendation is derived from the goals and objectives for land use as described in the East Riverside/Oltorf Combined Neighborhood Plan.

**DEPARTMENT COMMENTS:**

**Transportation**

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

**Existing Conditions:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bus Route</b>	<b>Bike Route</b>
Oltorf Street	90'	60'	Arterial	Yes	#27, 14, 26, 300, 331	#61, 68
Pleasant Valley Rd.	120'	Varies	Arterial	Yes	#8, 26, 300, 320, 490	#59, 61
E. Riverside Dr.	Varies	2 @ 33'	Arterial	Yes	#26, 27, 350, 411, LS, NR, CP	#60
Grove Blvd.	90'	2 @ 24'	Collector	Yes	#4, 26, 331, 350	No
Wickersham Lane	80'	2 @ 24'	Collector	Yes	#26, 411, CP	No

**Environmental**

The neighborhood is not located over the Edward's Aquifer Recharge Zone. The neighborhood is in the Desired Development Zone. The majority of the neighborhood lies in the Country Club 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. A smaller portion of the northern side of this neighborhood falls within the Colorado River Watershed, which is, in this location, classified as an Urban Watershed.

Under current watershed regulations, development or redevelopment within the Suburban Watershed portion of this neighborhood is 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%

Impervious cover is not limited in the Urban Watershed; therefore the zoning district impervious cover limits apply.

According to flood plain maps, there are floodplains throughout the neighborhood. Offsite drainage should be calculated to determine the exact location of the boundaries. In both the suburban and urban watersheds, no development is permitted in the Critical Water Quality Zone. In the suburban watershed, impervious cover is limited to 30% in the Water Quality Transition Zone.

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.



Water quality requirements for each watershed classification are as follows

***Suburban:*** Under current watershed regulations, development or redevelopment will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

***Urban:*** Projects are 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.

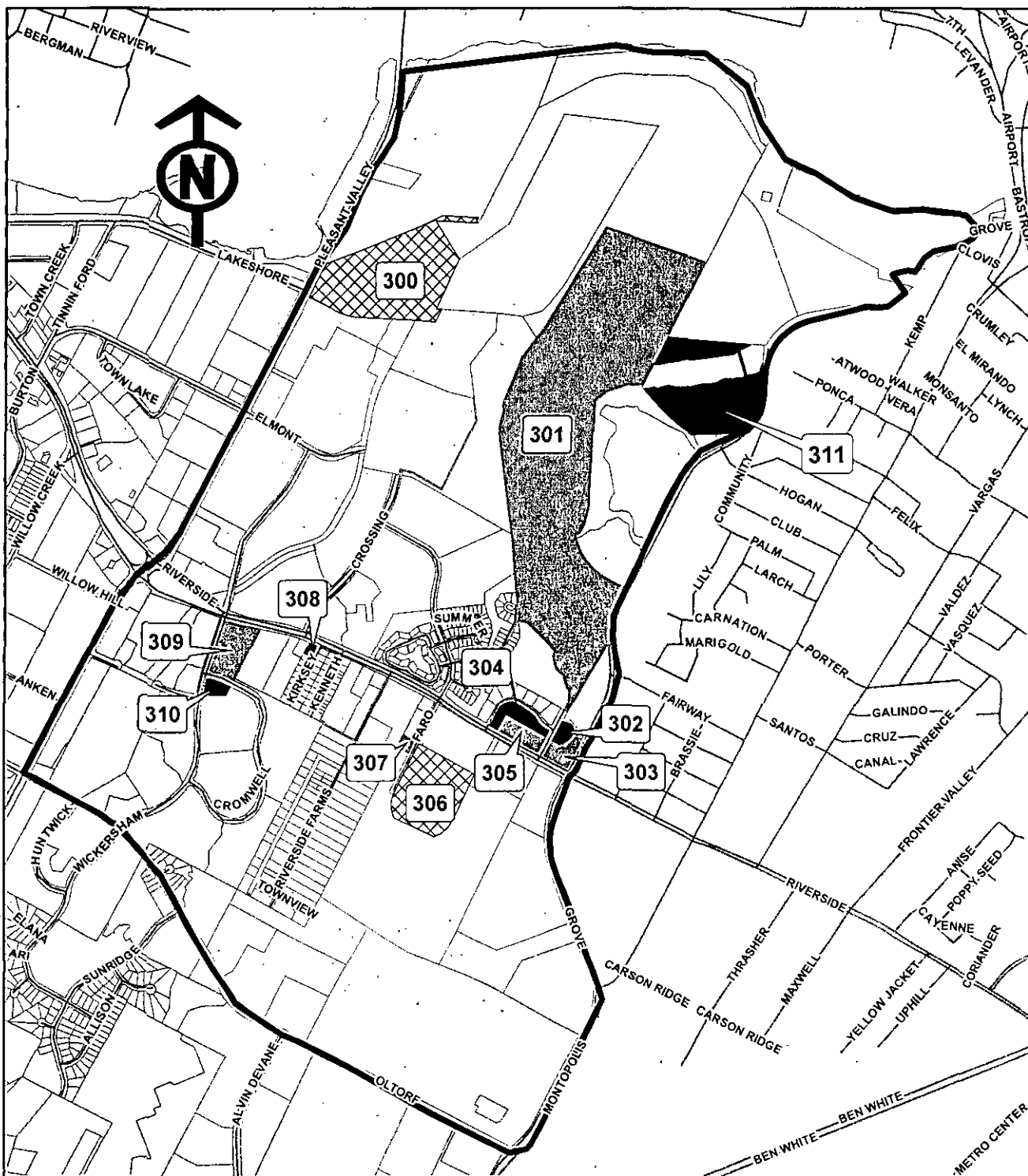
### **Site Plan**

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 or used as single family residential, will be subject to compatibility development regulations. Additional design regulations will be enforced at the time a site plan is submitted.

Riverside Drive is a scenic roadway.

### **Water and Wastewater**

The area is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or 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 utility construction must be inspected by the City. The landowner must pay the associated City fees.

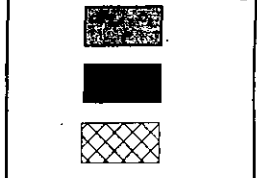


Pleasant Valley Neighborhood Plan Combining District  
 Tract Map of Rezoning  
 Zoning Case #C-14-05-0113  
 Exhibit \_\_\_\_\_



City of Austin  
 Neighborhood Planning and Zoning Department  
 September 20, 2005

Tracts for Rezoning



0 1,000 2,000  
 Feet

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A  
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING  
3 DISTRICTS ON APPROXIMATELY 1,275 ACRES OF LAND, SAVE AND  
4 EXCEPT THE AUSTIN COMMUNITY COLLEGE 183 ACRE TRACT,  
5 GENERALLY KNOWN AS THE PLEASANT VALLEY NEIGHBORHOOD PLAN  
6 AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON FOUR TRACTS  
7 OF LAND.

8  
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 add a neighborhood plan (NP) combining district to each base zoning district within the  
13 property and to change the base zoning districts on four tracts of land within the property  
14 described in Zoning Case No. C14-05-0113, on file at the Neighborhood Planning and  
15 Zoning Department, as follows:

16  
17 Approximately 1,275 acres of land in the City of Austin, Travis County, Texas,  
18 Save and Except approximately 183 acres of land known as the Austin Community  
19 College ("ACC") tract, more particularly described and identified in the attached  
20 Exhibit "A" (*the Tract Map*) incorporated into this ordinance (the "Property"),  
21

22 generally known as the Pleasant Valley neighborhood plan combining district, locally  
23 known as the area bounded by the Colorado River on the north, Grove Boulevard and the  
24 ACC tract on the east, Pleasant Valley Road on the west, Oltorf Street on the south, in the  
25 City of Austin, Travis County, Texas, and generally identified in the map attached as  
26 Exhibit "B" (*the Zoning Map*).

27  
28 Except as provided in this ordinance, the existing base zoning districts and conditions  
29 remain in effect.

30  
31 **PART 2.** The base zoning districts for the four tracts of land are changed from limited  
32 office (LO) district, and community commercial (GR) district, to multifamily residence  
33 low density neighborhood plan (MF-2-NP) combining district, limited office-mixed use-  
34 conditional overlay neighborhood plan (LO-MU-CO-NP) combining district, and public-  
35 neighborhood plan (P-NP) combining district, as more particularly described and identified  
36 in the chart below:  
37

TRACT NUMBER	ADDRESS	FROM	TO
306	2101 Faro Drive	LO	P-NP
307	2100 1/2 Faro Drive	LO	P-NP
308	4825 E. Riverside Drive	LO	LO-MU-CO- NP
310	2207 Wickersham Lane (A 46,089 square foot tract of land out of the Santiago Del Valle grant as further described in Exhibit "C")	GR	MF-2-NP

**PART 3.** The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

**PART 4.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
3. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

**PART 5.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A multifamily residential use is prohibited on Tract 308.

1 **PART 6.** Except as specifically restricted under this ordinance, the Property may be  
2 developed and used in accordance with the regulations established for the respective base  
3 districts and other applicable requirements of the City Code.

4  
5 **PART 7.** This ordinance takes effect on \_\_\_\_\_, 2006.

6  
7  
8 **PASSED AND APPROVED**

9  
10 \_\_\_\_\_, 2006

§  
§  
§

Will Wynn  
Mayor

13  
14  
15  
16  
17 **APPROVED:** \_\_\_\_\_

David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk