

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0123 – 4800 Freidrich Lane **P.C. DATE:** November 9, 2010

ADDRESS: 4720 Freidrich Lane

OWNER: 4800 Freidrich Lane, LLC
(Christopher F. Slover)

AGENT: Lockwood Engineers, Inc.
(Fred Lockwood)

ZONING FROM: SF-3-NP **TO:** LI-NP **AREA:** 5.65 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited industrial service – conditional overlay – neighborhood plan (LI-CO-NP) combining district zoning. The Conditional Overlay prohibits basic industry and resource extraction, and limits the number of daily vehicle trips to 2,000.

PLANNING COMMISSION RECOMMENDATION:

November 9, 2010: *APPROVED LI-CO-NP DISTRICT ZONING WITH CONDITIONS OF ADDITIONAL RIGHT-OF-WAY ON FREIDRICH LANE, AS STAFF RECOMMENDED, BY CONSENT.*

[S. KIRK; M. DEALEY – 2ND} (9-0)

ISSUES:

Transportation review staff has determined that no additional right-of-way dedication is necessary since Freidrich Lane was rebuilt as part of a 2004 CIP package and is functioning as an industrial collector.

DEPARTMENT COMMENTS:

The subject rezoning area is undeveloped, has access to Freidrich Lane and is zoned family residence – neighborhood plan (SF-3-NP) combining district. Sponberg Drive is shown on the zoning map, but is unconstructed and a partial vacation of the right-of-way at the request of the Applicant is also in process. There is a City Service Center to the north (P-NP), the Southpark Commerce Center industrial park is across Freidrich Lane to the east (LI-CO-NP), undeveloped land and apartments to the south (MF-3-NP; MF-3-CO-NP), and undeveloped land and several hotels to the west that have frontage on IH 35 (GR-NP; GR-CO-NP). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the limited industrial service – neighborhood plan (LI-NP) district in order to develop the property with an office/warehouse use similar to that which exists on the east side of Freidrich Lane. Staff recommends the Applicant's request based on the following considerations: 1) the proposed use is compatible

with the uses and zoning to the north, east and west, and there is sufficient separation from the apartments to the south and southeast of the site; and, 3) access will be taken to a collector roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Undeveloped
<i>North</i>	P-NP	Equipment storage; City of Austin Service Center
<i>South</i>	SF-3-NP	Undeveloped; Apartments; Religious assembly
<i>East</i>	LI-CO-NP	Industrial Park
<i>West</i>	GR-CO-NP; GR-NP	Undeveloped; Hotels

NEIGHBORHOOD PLAN AREA: Southeast Combined (Franklin Park) **TIA:** Is not required

WATERSHED: Williamson Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods (SCAN)
 176 – Kensington Park Homeowners Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 688 – Southeast Neighborhood Plan – COA Liaison
 742 – Austin Independent School District
 753 – Paisano Mobile Home Park Neighborhood Association
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association
 1075 – League of Bicycling Voters 1113 – Austin Parks Foundation
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc. 1258 – Del Valle Community Coalition

SCHOOLS:

Rodriguez Elementary School Mendez Middle School Travis High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0073 – 1600 Block of Teri Road	MF-3; MF-3-CO to GR	To Grant GR-CO with the CO prohibiting access to Sponberg and	Approved GR-CO as Commission recommended (8-8-

		Meinardus Drives	02).
C14-02-0038 – 1600 Block of Teri Road	SF-3 to MF-3	To Grant MF-3	Approved MF-3 (6-27-02).
C14-01-0149 – Southpark Commerce Center Phase III – 4801 Freidrich Lane	LO-CO to GO- CO	To Grant GO-CO with the CO for 2,000 trips, FAR of 0.7 to 1, maximum building coverage is 50%, maximum building height is 40 feet, minimum building setback from Freidrich Lane is 25 feet, and vehicular access to Pepper Lane is prohibited	Approved GO-CO as Commission recommended (1-17-02).
C14-01-0143SH – University of Texas Board of Regents – 1600 Block of Teri Road	SF-3 to MF-3	To Grant MF-3-CO with CO for 2,000 trips	Approved MF-3-CO as Commission recommended (2-7-02).
C14-95-0198 – Barkley Family Farm Partnership – 2501 East St. Elmo Road	I-SF-2 to LI	To Grant LI-CO for Tract 1, LO-CO for Tract 2; the CO prohibits access to Pepper Lane, Revere Road, Spruce Lane, Tern Circle, and Franklin Park Drive	Approved LI-CO for Tract 1, LO-CO for Tract 2 as Commission recommended (9-26-96).

RELATED CASES:

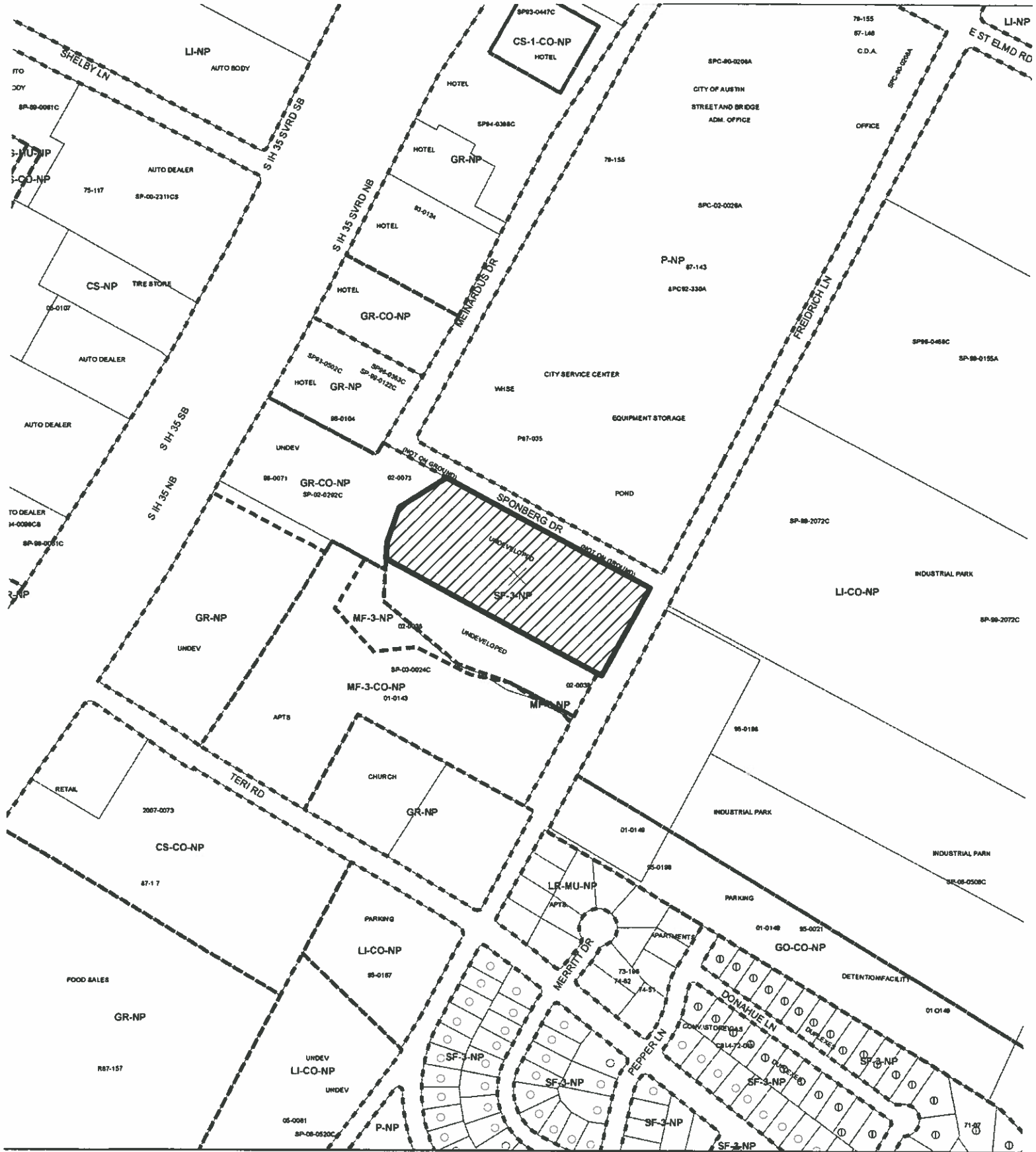
The rezonings associated with the Franklin Park Neighborhood Plan Area were approved by Council on October 10, 2002 (C14-02-0128.01 by Ordinance No. 021010-12a). The base district of the subject property did not change, and the NP combining district was added. The property is designated as Office on the Future Land Use Map (FLUM) and there is a related neighborhood plan amendment case to change the FLUM designation to Industry (NPA-2010-0014.02).

The Applicant has also requested a partial vacation of Sponberg Drive which is shown on the zoning map to adjoin the rezoning area along the north property line, but is not on the ground (Case No. 8795-1004).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Plan	Bus Routes
Freidrich Lane	66-80 feet	40 feet	Collector	No	Shared Lane Exists/Bike Lane Recommended	Yes

CITY COUNCIL DATE: December 9, 2010**ACTION:****ORDINANCE READINGS:** 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us**PHONE:** 974-7719



ZONING

Exhibit A

ZONING CASE#: C14-2010-0123
 LOCATION: 4720 FREIDRICH LN
 SUBJECT AREA: 5.65 ACRES
 GRID: H17
 MANAGER: WENDY RHOADES



- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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.



SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited industrial service – conditional overlay – neighborhood plan (LI-CO-NP) combining district zoning. The Conditional Overlay prohibits basic industry and resource extraction, and limits the number of daily vehicle trips to 2,000.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The limited industrial service (LI) district designation is for a commercial service use or limited manufacturing use generally located on a moderately sized site.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

Staff recommends the Applicant's request based on the following considerations: 1) the proposed use is compatible with the uses and zoning to the north, east and west, and there is sufficient separation from the apartments to the south and southeast of the site; and, 3) access will be taken to an arterial roadway.

EXISTING CONDITIONS

Site Characteristics

The rezoning area is undeveloped. City records indicate that between 1954 and 1964, the majority of the property was operated as a municipal and industrial landfill that is presently overlain by 6 to 9 feet of soil.

Impervious Cover

The maximum impervious cover allowed by the LI zoning district is 80%, a consistent figure between the zoning and watershed regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson 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. 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 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%

According to flood plain maps, there is no floodplain within or adjacent to the project boundary.

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

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 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.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

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

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

Transportation

If the requested zoning is recommended for this site, 45 feet of right-of-way should be dedicated from the centerline of Freidrich Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

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]

Water and Wastewater

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, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

Site Plan and Compatibility Standards

Site plans 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.

- a. The site is subject to compatibility standards. Along the South property line, the following standards apply:
- b. No structure may be built within 25 feet of the property line.
- c. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- d. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- e. No parking or driveways are allowed within 25 feet of the property line.
- f. 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.
- g. for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- h. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- i. Additional design regulations will be enforced at the time a site plan is submitted.