

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-20
AGENDA DATE: Thu 12/01/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0115 - Valley Vista - Conduct a public hearing and approve 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 limited office-mixed use (LO-MU) combining district zoning. Zoning and Platting Commission Recommendation: To grant neighborhood commercial (LR) district zoning and family residence (SF-3) district zoning. Applicant: Sarah Vondeharr. Agent: Bill Howell. City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

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:** Sarah Vonderharr**AGENT:** Howell Company
(Bill Howell)**ZONING FROM:** LR**TO:** LO-MU**AREA:** 1.190 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of LO-MU.

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, 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. [J.M; C.H 2ND] (5-1) B.B - NAY***DEPARTMENT COMMENTS:**

The request is from Neighborhood Commercial (LR) to Limited Office-Mixed Use (LO-MU). The site contains two single family homes. Valley View street is a primarily residential street, but it does contain a day care, and provides access to the South Austin Senior Center which faces 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 LO-MU will allow the development of the site with a mixture of smaller scale office uses and/or additional residential units than the two currently units.

The property lies within the South Lamar Neighborhood Planning Area, which will begin neighborhood planning this fall.

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>		Vacant Church
<i>West</i>	LR and GR	Single Family Home and Auto Repair

AREA STUDY: The property lies within the South Lamar Neighborhood Planning Area, which will begin neighborhood planning this fall.

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:

ACTION:

11/17/05 Postponed to 12/01/05 at the request of the neighborhood.

12/01/05:

ORDINANCE READINGS:

1st

2nd

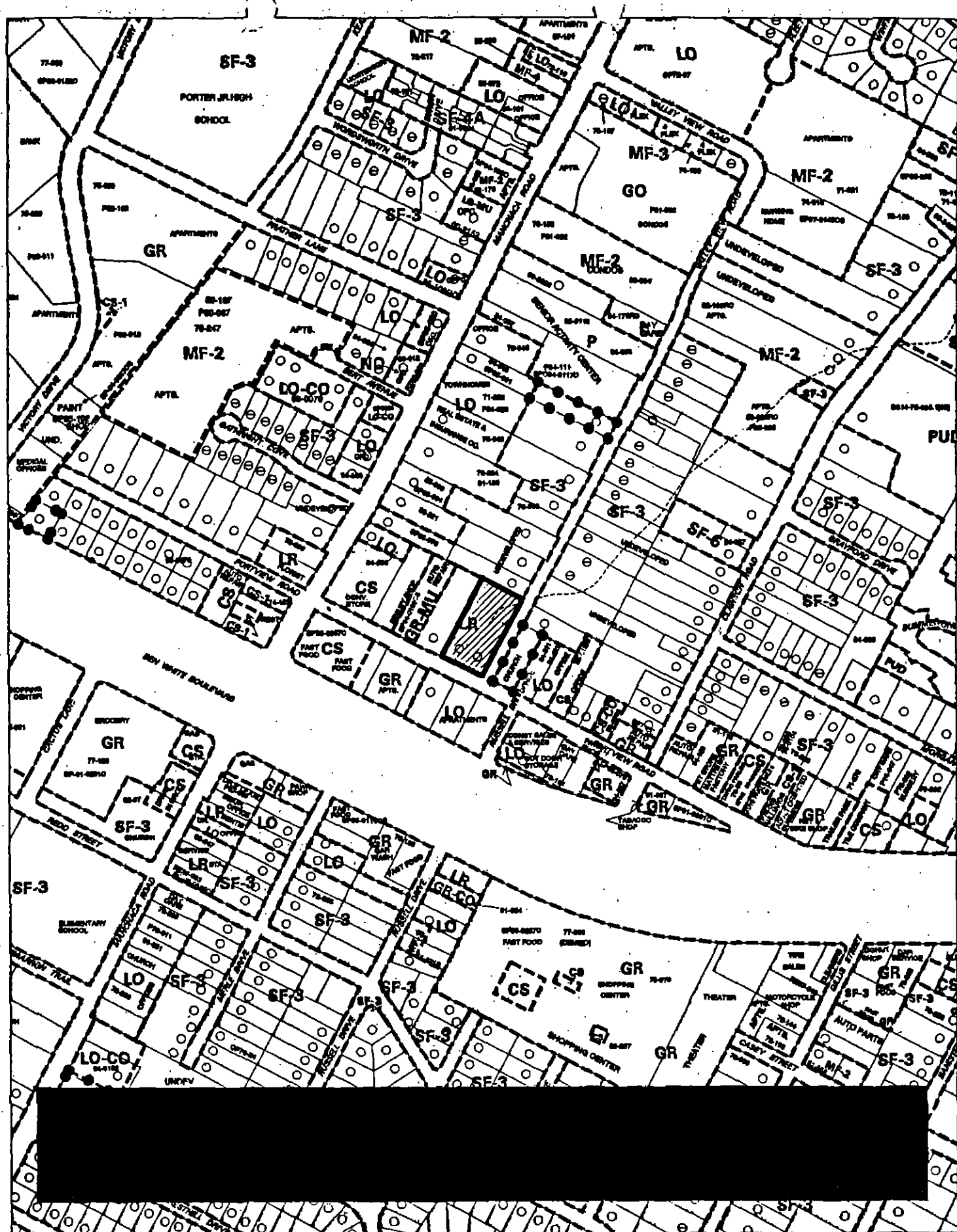
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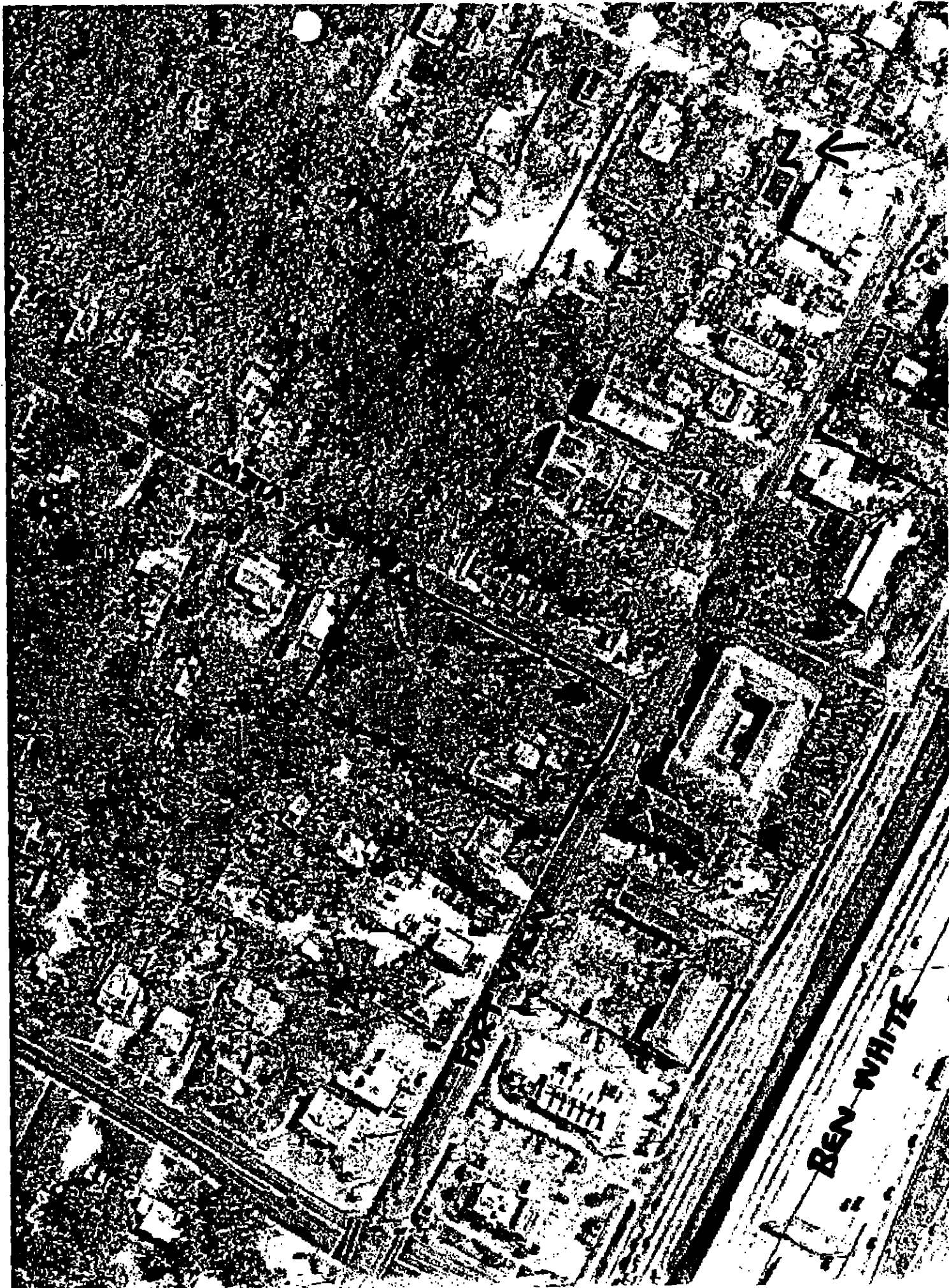
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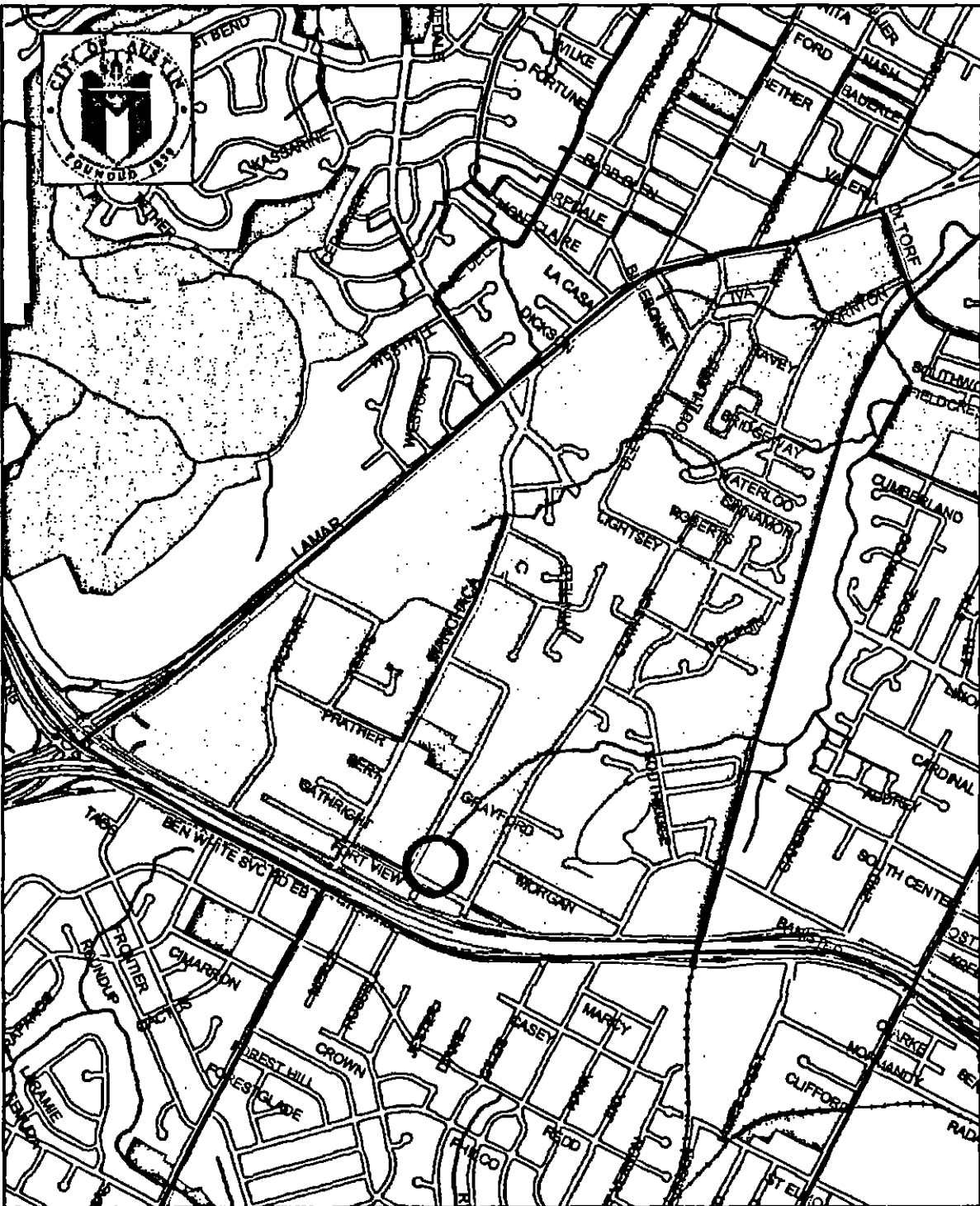
CASE MANAGER: Robert Heil

PHONE: 974-2330

e-mail address: robert.heil@ci.austin.tx.us







**South Lamar
Neighborhood Planning Area**

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of limited office – mixed use combining district zoning (LO-MU).

BASIS FOR LAND USE RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.
2. Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.
3. Zoning changes should promote compatibility with adjacent and nearby uses.

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

*Amy Link 974-2628***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.

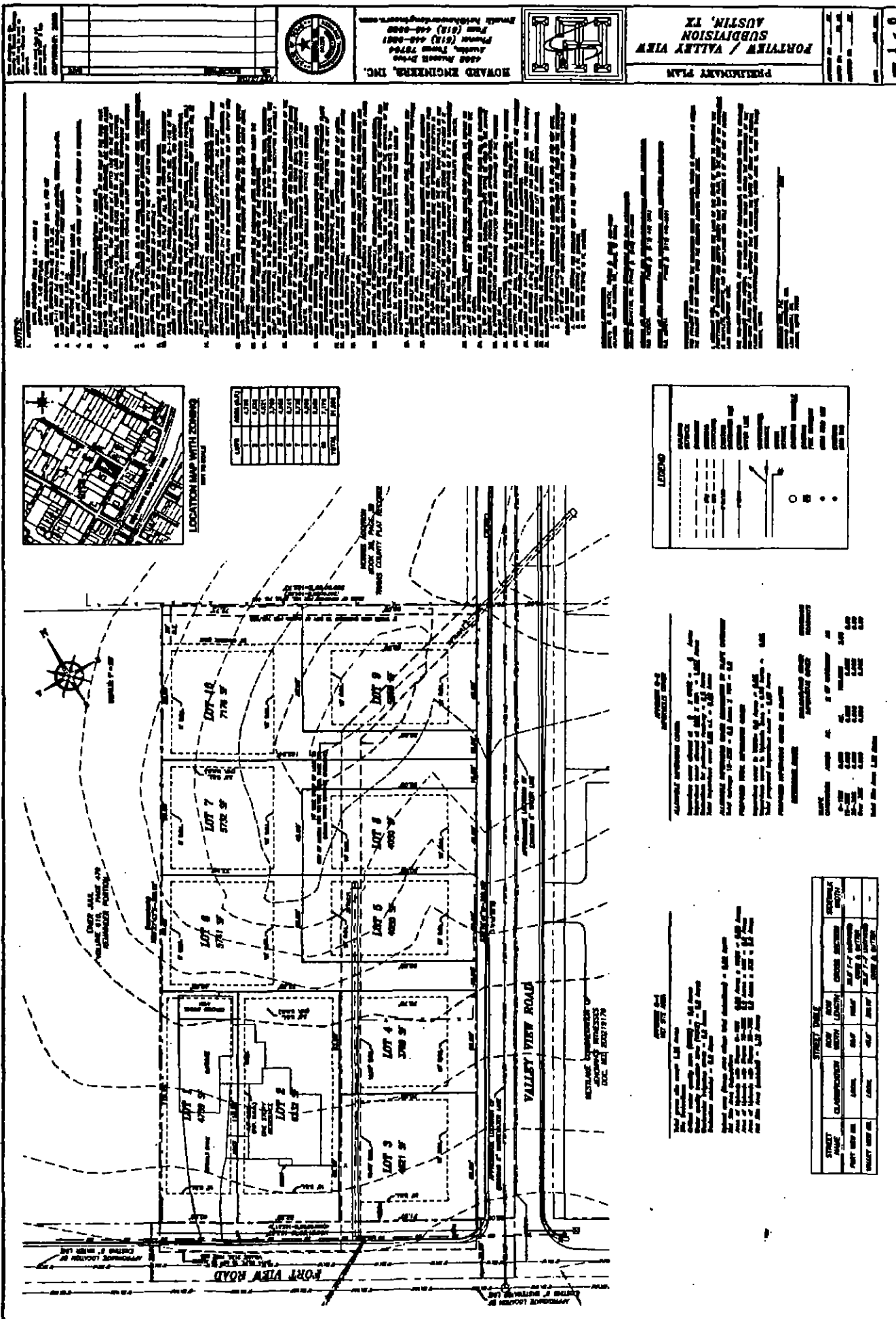
This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any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



NOTES:

1. ALL LOT AREAS ARE APPROXIMATE.
2. ALL LOT DIMENSIONS ARE APPROXIMATE.
3. ALL LOT CORNERS ARE APPROXIMATE.
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LEGEND:

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STREET DATA:

STREET NAME	CLASSIFICATION	ADJ. WIDTH	CROSS SECTION	ADJ. LENGTH	ADJ. AREA
Fort View Road	Local	40' - 0"	12' - 0"	1,200' - 0"	48,000' - 0"
Valley View Road	Local	40' - 0"	12' - 0"	1,200' - 0"	48,000' - 0"

ADDITIONAL NOTES:

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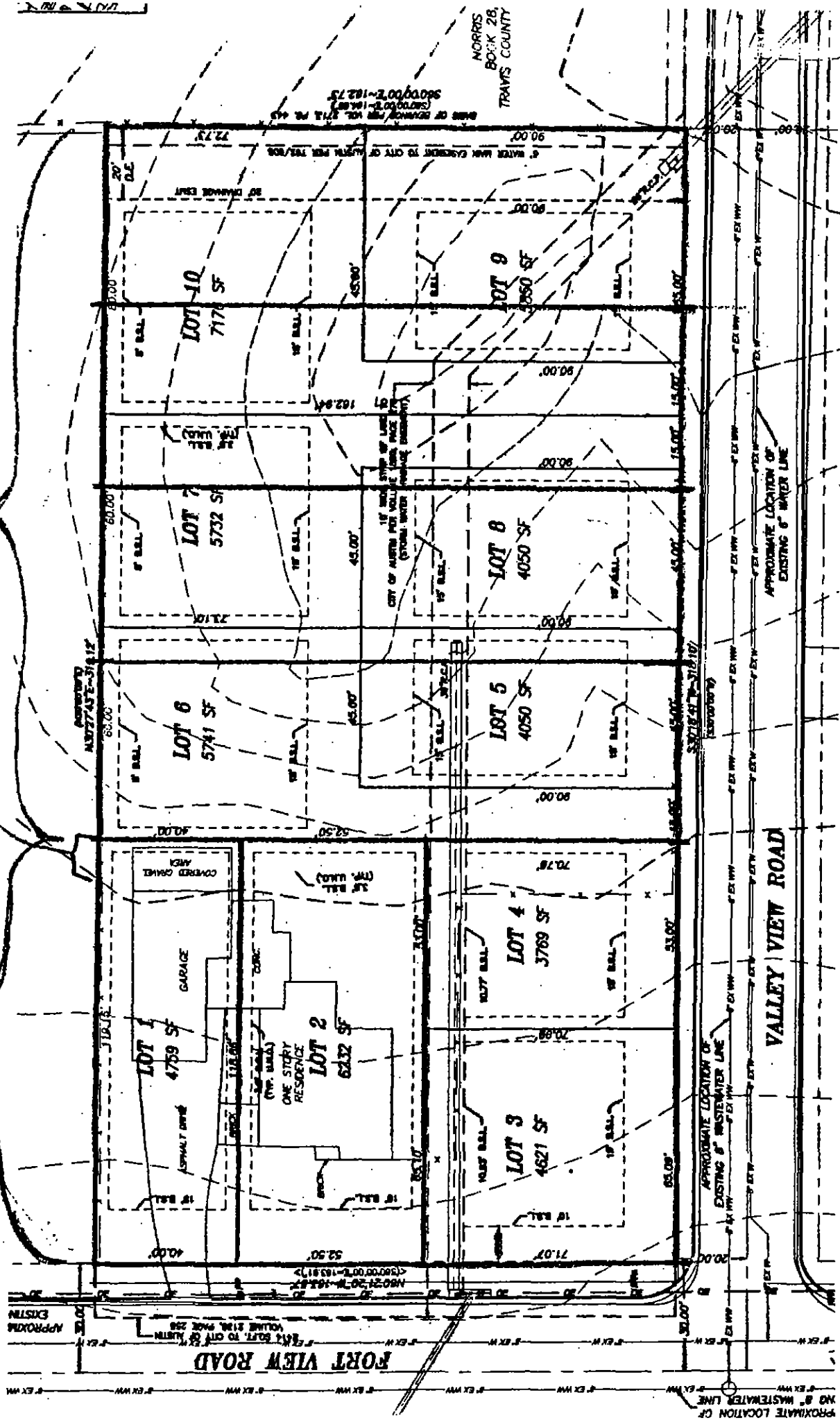
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SF-3 / Duplex / 50' w



Neighborhood Center - Proposal

→

LR
SF-3 / Duplex / 50'w

25'4"thick

