

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0099 Design Center

Z. P. C. DATE: 07-27-2010

ADDRESS: 4929 FM 2222 Rd

AREA: 0.96 Acres

APPLICANTS: Joe Burke & Mark Smith

NEIGHBORHOOD PLAN AREA: None

CAPITOL VIEW: No

WATERSHED: Bull Creek

T.I.A.: No.

HILL COUNTRY ROADWAY: Yes

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: I- LA – Interim Lake Austin Residence.

ZONING TO: NO-MU – Neighborhood Office, Mixed Use

SUMMARY STAFF RECOMMENDATION:

Staff recommends NO-MU-CO – Neighborhood Office, Mixed Use, Conditional Overlay. The Conditional Overlay would limit vehicle trips to less than 2,000 per day.

BASIS FOR RECOMMENDATION:

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

The zoning would be in keeping with the use of the structure before and after annexation occurred.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The Design Center has operated as a mixed use structure before and after the City annexed the property in 1988. The property was annexed by Ordinance #881215-A. The structure is approximately five thousand square feet in size and serves as an office/studio and a residence as well. The owners have expressed a desire to change their “interim” zoning for “permanent” zoning that more accurately reflect the current use of the property, which is “mixed use”. The “Neighborhood Office” zoning category supports small professional offices compatible with existing neighborhoods.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	I-LA	Residential/Office
NORTH	PUD	Single Family Residential
SOUTH	LA	Agricultural/undeveloped
EAST	SF-2	Single Family Residential
WEST	SF-2	Single Family Residential

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C814-75-002 The Courtyard	From I-SF-3 to PUD	Approved PUD [Vote: 7-0]	Approved PUD [Vote: 7-0]
C814-74-005 Cat Mountain Villas	From SF-3 to PUD	Approved PUD [Vote: 7-0]	Approved PUD [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assoc.
- Austin Neighborhoods Council
- League of Bicycling Voters
- North Austin Neighborhood Alliance
- 2222 Property Owners Assoc.
- Long Canyon HOA
- Glen Lake Neighborhood Assoc.
- 2222 Coalition of Neighborhoods
- Courtyard HOA
- Middle Bull Creek Neigh. Assoc.
- Steiner Ranch Comm. Assoc.
- Comanche Trail Comm. Assoc.
- River Place Residential Assoc.
- Canyon Creek HOA

SCHOOLS:

Highland Park Elementary School
Lamar Middle School
McCallum High School

SITE PLAN COMMENTS RECEIVED:

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the north, south, east and west property line, 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.

The site is located within 1,000 feet RM 2222 and within a Hill Country Roadway Corridor. The site is located within the low intensity zone of the Hill Country Roadway. The site may be developed with the following maximum floor-to-area ratio (FAR):

Slope	Maximum FAR
0-15%	.20
15-25%	.08
25-35%	.04

Except for clearing necessary to provide utilities or site access, a 100/50 foot vegetative buffer will be required along FM 2222. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is 28 feet.

For any new development, prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning and Platting Commission.

TRANSPORTATION COMMENTS RECEIVED:

TR1. No additional right-of-way is needed at this time.

TR2. Existing Street Characteristics:

Name	ROW	Classification	Sidewalks	Bike Route	Capital Metro
FM 2222	120'	MAU 4	No	No	Yes (3M route)

ENVIRONMENTAL COMMENTS RECEIVED:

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the 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>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

- 2) According to flood plain maps, there is a flood plain in or within close proximity of the project location. Based upon the close proximity of the flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.
- 3) The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
- 4) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 5) Numerous 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.
- 6) 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.
- 7) At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

CITY COUNCIL DATE: August 19th, 2010

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691

ZONING


$$1' = 400'$$

-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING CASE#: C14-2010-0099
LOCATION: 4929 FM 2222
SUBJECT AREA: .96 ACRES
GRID: G29
MANAGER: CLARK PATTERSON



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SUBJECT
TRACT