

C13
1

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0169 – CSK Austin

P.C. DATE: February 28, 2012

ADDRESS: 7016 East Ben White Boulevard WB

OWNER/APPLICANT: CSK Partners, LLC (Chris Whitt)

AGENT: Garrett-Ihnen Civil Engineers (Steve Ihnen)

ZONING FROM: LI-NP and CS-NP

TO: CS-MU-NP

AREA: 31.419 acres (1,368,611 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the rezoning request to General Commercial Services – Mixed Use – Neighborhood Plan (CS-MU-NP) combining district zoning.

DEPARTMENT COMMENTS: This 31.4 acre property is currently zoned LI-NP and CS-NP and is currently undeveloped. The applicant seeks to rezone the property to CS-MU-NP to facilitate the development of a mixed-use residential and retail project. A neighborhood plan amendment request (NPA-2011-0005.02) was filed and approved in December of 2011 to change the future land use map of the Montopolis Neighborhood Plan from Commercial and Industry to Mixed-use. The applicant has also filed two restrictive covenant termination requests for the property (C14-79-074RCT and C14-79-285RCT) that will terminate covenants from 1979 that require a planned development agreement (PDA) for and industrial use on the property (074); and limit the uses on the property to the promotion, sale or lease of mobile or modular homes, or uses allowed under Community Commercial (GR) district zoning (285).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-NP, LI-NP	Undeveloped
<i>North</i>	SF-3-NP, GR-MU-NP	Single Family, Undeveloped
<i>South</i>	LI-CO-NP, CS-MU-CO-NP	Mobile home sales, Undeveloped
<i>East</i>	LI-NP	Warehouse
<i>West</i>	LI-NP	Undeveloped

NEIGHBORHOOD PLAN: Montopolis Neighborhood Plan

TIA: Waived

WATERSHED: Carson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

C13
2

NEIGHBORHOOD ORGANIZATIONS:

Montopolis Neighborhood Association
 Del Valle Community Coalition
 Southeast Combined Neighborhood Alliance
 Montopolis Area Neighborhood Alliance
 Southeast Corner Alliance of Neighborhoods
 Carson Ridge Neighborhood Association
 Onion Creek Homeowners Association
 Crossing Garden Homeowners Association
 Montopolis Tributary Trail Association

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-01-0060	Montopolis Neighborhood Plan	Approved 8/7/2001	Approved 9/27/2001
NPA-2011-0005.02	Montopolis Neighborhood Plan Amendment	Approved 10/25/2011	Approved 12/8/2011

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
 General Commercial Services district is indeed predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The mixed-use overlay combining district will allow for a residential component of a larger commercial and residential project.
2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*
 The requested zoning is compatible and consistent with adjacent zoning categories and provides a transition from nearby intense commercial to single family districts.
3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*
 The property has frontage and will take access to a major freeway (Highway 71/Ben White Boulevard).

C13
3

EXISTING CONDITIONS

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 Carson 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:

Development Classification	% of Net Site Area	% with Transfers
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 flood plain 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.

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.

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.

Water and Wastewater

If the landowner intends to serve the site with City of Austin water and wastewater utilities, the landowner, at own expense will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

C13
4**Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

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

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	Class	Sidewalk?	Bus Route?	Bike Route?
Ben White	345	FWY 6	Fwy	No	No	No
Thrasher	60	unimproved	Local	No	No	No
Carson Ridge	45	unimproved	Local	No	No	No

CITY COUNCIL DATE: March 22, 2012

ACTION:

ORDINANCE READINGS: 1st

2nd

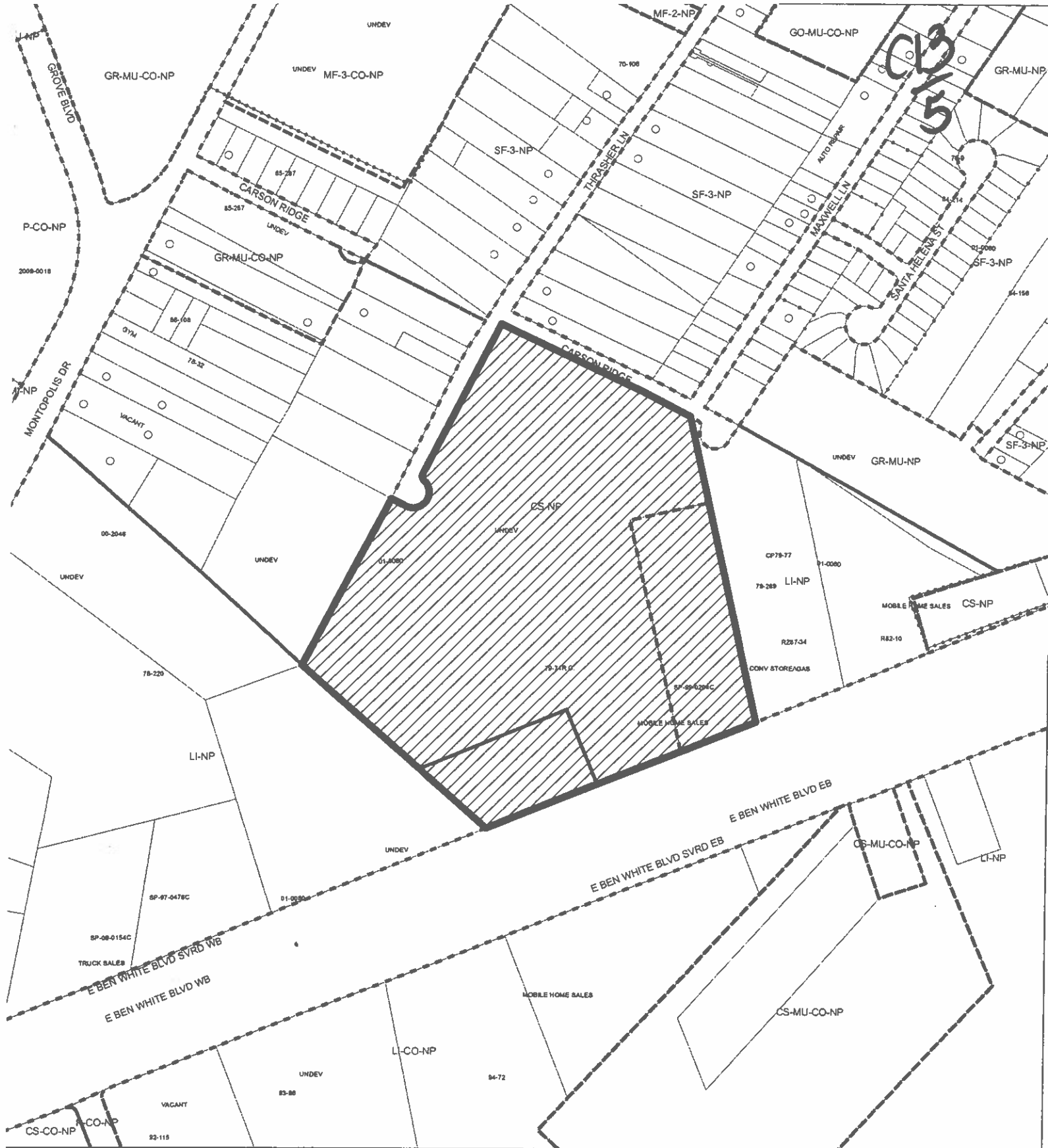
3rd

ORDINANCE NUMBER:




CASE MANAGER: Stephen Rye

PHONE: 974-7604

stephen.rye@ci.austin.tx.us



C13/5

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2011-0169

N
1" = 400'



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

