

C21
1

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0024 – 6000 Mountain Shadows

P.C. DATE: May 22, 2012

ADDRESS: 6000 Mountain Shadows Drive

AREA: 0.42 acres
(18,295.20 square feet)

OWNER/APPLICANT: Coastal Science Leasing (Kenneth Winters)

ZONING FROM: RR-NP

TO: LO-MU-NP

NEIGHBORHOOD PLAN AREA: Oak Hill Combined **TIA:** Is not required
(West Oak Hill)

WATERSHED: Williamson Creek – Barton Springs Zone (Contributing Zone)

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD PLAN AREA: Oak Hill Combined (West Oak Hill)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

May 22, 2012:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property situated at the southwest corner of Old Bee Caves Road and Mountain Shadows Drive is currently zoned rural residence-neighborhood plan (RR-NP), and has been used as an office and scientific laboratory prior to its annexation into the City. Across Old Bee Caves Road to the north there are apartments (MF-1-CO-NP) and across Mountain Shadows Drive to the east there are warehouses, a private school and a duplex (W/LO-CO-NP). To the south and west there are single family residences on platted lots of varying sizes. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

C21
2

The Applicant proposes limited office – mixed use – neighborhood plan (LO-MU-NP) district zoning, with the intention of maintaining the office use. Old Bee Caves Road and Mountain Shadows Drive contains a mix of residential, civic and commercial uses, and office zoning would be compatible with the established land use character of these streets.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR-NP	Office and scientific laboratory
<i>North</i>	MF-1-CO-NP, MH	A few single family residences; Apartments, Plant nursery
<i>South</i>	RR-NP, MF-1-NP	Single family residences on lots of varying sizes
<i>East</i>	W/LO-CO-NP	Warehouses; Outside storage; Private school; Duplex
<i>West</i>	RR-NP, MF-1-NP	Two single family residences

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0038 – Mountain Shadows – 8800 Sky Mountain Dr.	RR-NP to MF-1-NP	To Grant MF-1-CO-NP, ltd. to 578 trips per day. Access to Sky Mtn. Dr. was <u>not</u> prohibited.	Apvd. MF-1-CO-NP as PC recommended (8-18-11).
C14-04-0038 – Shakelford – 6001 Mountain Shadows Dr.	RR to CS	To Grant W/LO-CO, w/CO for 2,000 trip limit and no access to Mtn. Crest.	Apvd. W/LO-CO as Commission rec., with Street Deed for add'l r-o-w on Old Bee Caves Rd. and Restrictive Covenant for IPM & Grow Green (6-10-04).
C14-02-0164 – Southwest Parkway – SW Pkwy at Travis Cook Rd. and Old Bee Caves Rd. at Bell Dr.	DR; RR to MF-1-CO	To Grant MF-1-CO w/CO for 2,000 trips/day, and prohibit access to Bell Dr. & Travis Cook Dr., and reduce impervious cover to 20%, and conds. of the Neighborhood Traffic Analysis	Apvd. MF-1-CO w/CO for 2,000 trips, conds. of the NTA, prohibit access to Bell Dr. and Old Bee Caves Rd., max. of 276 units. RC for IPM & Grow Green (6-5-03).
C14-01-0129 – Padgett Project – 8705 Old Bee Caves Rd.	LR to W/LO	To Grant W/LO with CO for 2,000 trips per day, prohibit access to Mtn. Crest, limit	Apvd. W/LO-CO as Commission rec., with Street Deed for add'l r-o-w on Old Bee Caves Rd. (11-29-01).

C21
3

		bldg. height to 25 feet, 6' fence along south property line	
C14-99-2073 – Mountain Crest – 8721-8725 Mountain Crest Dr. (City-initiated)	I-RR to RR	To Grant	Apvd. (12-16-99).
C14-85-288.139 – Oak Hill Area Study (Howard Kells) – 8739 Block of Old Bee Caves Rd. and 8740 Mountain Crest Dr.	I-RR to MF-1	To Grant	Apvd. MF-1 w/ Restrictive Covenant establishing that the property is subj. to Section 13-15-207(e) of the Austin City Code of 1981, limiting construction to slopes on 15% gradient w/a vertical change in topography > 6 feet, and limiting development to 50% impervious cover, and 13.5 multi-family u.p.a. (4-7-88).

RELATED CASES:

The subject zoning area is platted as Lot 2 of the 2nd Resubdivision of Block A, Mountain Shadows, a subdivision recorded on May 30, 1972 (C8s-72-158). Please refer to Exhibit B.

The neighborhood plan (-NP) designation was added to the zoning on the subject tract in conjunction with the Oak Hill Combined Neighborhood Plan, under zoning file C14-2008-0125.

The FLUM designation on this site is Single-Family and a neighborhood plan amendment to Neighborhood Mixed Use is also under consideration (NPA-2012-0025.03).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Old Bee Caves Rd.	60 feet	25 feet	Arterial	No	No	No
Mountain Shadows Drive	50 feet	18 feet	Local	No	No	50'

C21
4**NEIGHBORHOOD ORGANIZATIONS:**

298 – Oak Hill Association of Neighborhoods (OHAN) 605 – City of Rollingwood
735 – OHAN 78735 742 – Austin Independent School District
779 – Oak Hill Neighborhood Plan – COA Liaison
786 – Home Builders Association of Greater Austin 943 – Save Our Springs Alliance
1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
1166 – Oak Hill Neighborhood Planning Contact Team
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.
1318 – Covered Bridge Property Owners Association, Inc.
1340 – Austin Heritage Tree Foundation 1343 – Oak Hill Trails Association
1363 – SEL Texas

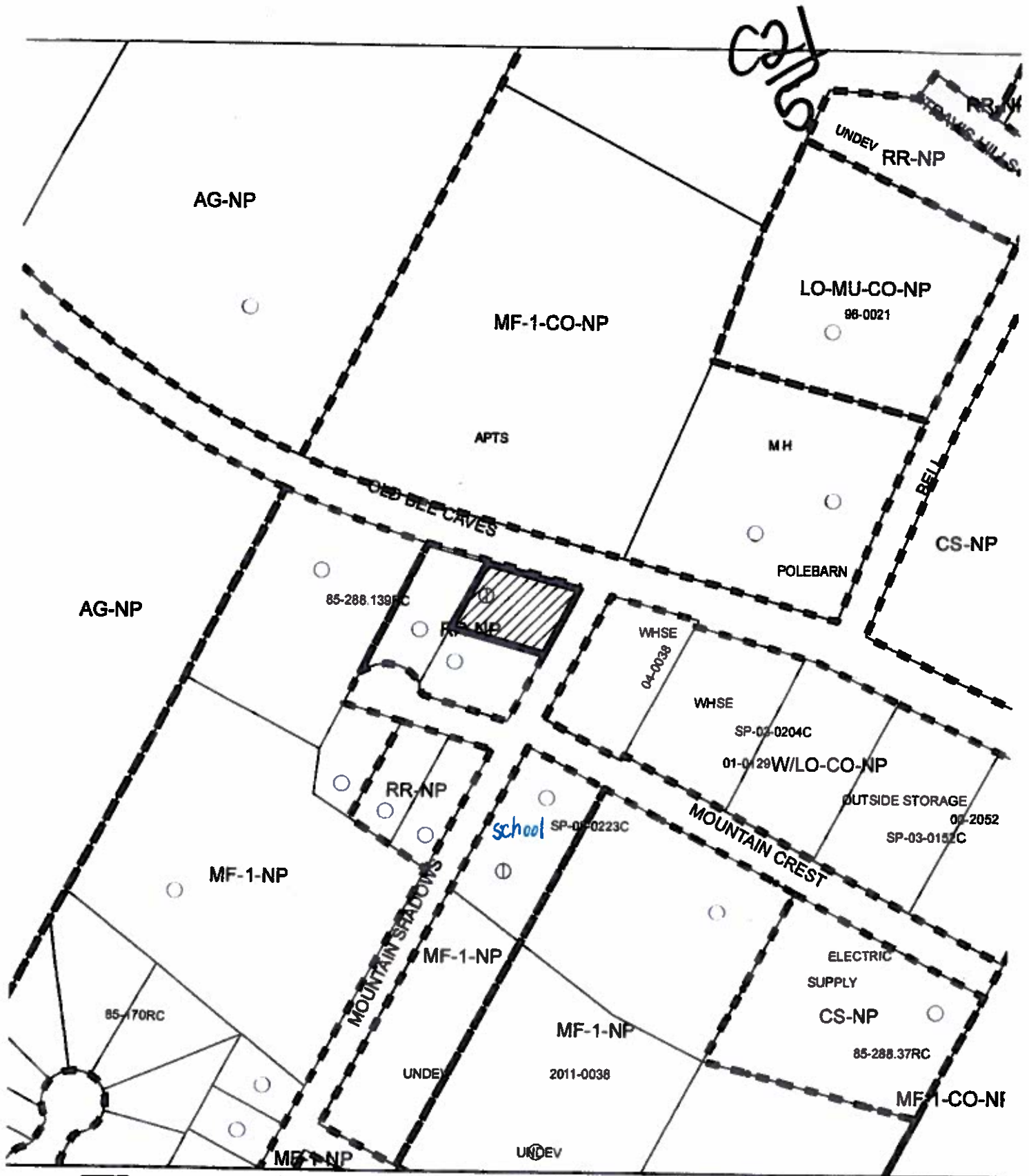
SCHOOLS:

Oak Hill Elementary School

Small Middle School

Austin High School

CITY COUNCIL DATE: June 28, 2012**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov**PHONE:** 974-7719



N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0024

EXHIBIT A

1" = 200'

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.

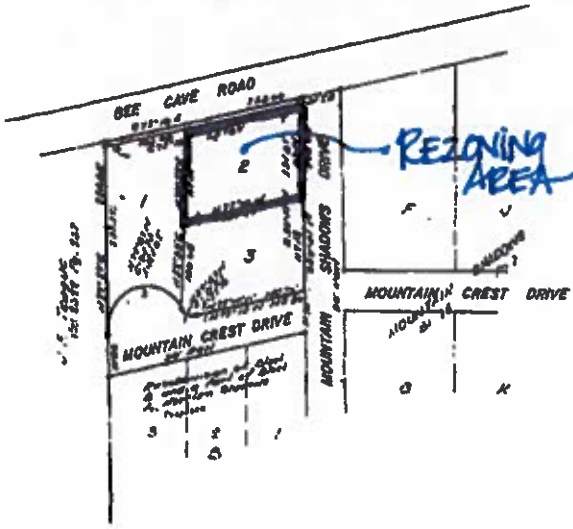


C21
6



2nd RESUBDIVISION OF
BLOCK A
MOUNTAIN SHADOWS

2/7



SCALE 1"=100'

LEGEND:

- 1. 1999 Apr 1999
- 2. 1999 Apr 1999

CURVE DATA

1	2
1. 6.187'	47.18'
2. 30.00'	50.00'
3. 14.75'	14.75'
4. 14.75'	14.75'
5. 14.75'	14.75'

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. JOE GILBERT, OWNER OF A PORTION OF BLOCK A, MOUNTAIN SHADOWS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 25, PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN PROPERTY CONVEYED TO ME BY DEED RECORDED IN VOLUME 1323, PAGE 1336, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY RESUBDIVIDE SAID PORTION OF BLOCK A IN ACCORDANCE WITH THE PLAT ENGINE HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED TO BE KNOWN AS 2ND RESUBDIVISION OF BLOCK A MOUNTAIN SHADOWS AND I DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS 25th DAY OF MAY 1972 AD.

J. Joe Gilbert
J. JOE GILBERT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY OF THIS DAY PERSONALLY APPEARED J. JOE GILBERT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS ACT AND DEED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF MAY 1972 AD.

John A. Thomas
JOHN A. THOMAS
COUNTY CLERK, TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE 5-26 1972 AD.

Robert C. Ellis
DIRECTOR OF PLANNING, HICKMAN E. LITTLE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS May 26 1972 AD.

CHAIRMAN *John A. Thomas* SECRETARY *David Stewart*

FILED FOR RECORD AT 1:00 O'CLOCK P.M. THE 25th DAY OF MAY 1972 AD.

Doris Shropshire
DORIS SHROPSHIRE, CLERK COUNTY COURT
TRAVIS COUNTY, TEXAS
James Walker
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, COUNTY CLERK, TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 25th DAY OF MAY A.D. 1972, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BE DULY ENTERED IN THE MINUTES OF SAID COURT IS BOOK 2 PAGE 182.

WITNESS MY HAND AND SEAL OF OFFICE THIS 25th DAY OF MAY 1972 A.D.

Doris Shropshire
DORIS SHROPSHIRE, CLERK COUNTY COURT,
TRAVIS COUNTY, TEXAS
James Walker
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 25th DAY OF MAY 1972 A.D. AT 1:00 O'CLOCK P.M. AND DULY RECORDED BY THE 25th DAY OF MAY 1972 A.D. AT 1:00 O'CLOCK P.M. IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, IN BOOK 59 PAGE 83.

WITNESS MY HAND AND SEAL OF OFFICE THE DATE LAST WRITTEN ABOVE.

Doris Shropshire
DORIS SHROPSHIRE, CLERK COUNTY COURT
TRAVIS COUNTY, TEXAS
James Walker
DEPUTY

SEPTIC TANK NOTE:

EACH HOUSE CONSTRUCTED IN THIS SUBDIVISION SHALL BE CONNECTED TO A SEPTIC TANK WITH A CAPACITY OF NOT LESS THAN 750 GALLONS AND WITH A DRAIN FIELD OF NOT LESS THAN 150 FEET, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY-COUNTY HEALTH OFFICER AND SHALL BE INSPECTED AND APPROVED BY SUCH OFFICER. THIS RESTRICTION IS ENFORCEABLE BY THE CITY OF AUSTIN-TRAVIS COUNTY HEALTH UNIT AND/OR THE DEVELOPER.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR ERECTIONS NECESSARY TO BE PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS AND SAID COURT ASSUMES NO OBLIGATION TO FULFILL ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR ERECTIONS IN CONNECTION THEREWITH.

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 OF 1954, HAS BEEN COMPLIED WITH.

Robert C. Ellis
DIRECTOR OF PLANNING, HICKMAN E. LITTLE
2234 W. 14TH ST.
AUSTIN, TEXAS 78704



EXHIBIT B
RECORDED PLAT

83-72-158

C21
8**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The LO, Limited Office district is a designation for offices and selected commercial uses predominantly serving neighborhood or community needs, and is located in or adjacent to residential neighborhoods. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

Old Bee Caves Road and Mountain Shadows Drive contains a mix of residential, civic and commercial uses, and office zoning would be compatible with the established land use character of these streets.

EXISTING CONDITIONS**Site Characteristics**

The subject property is developed with a residential structure used for office and laboratory purposes. The site is relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the LO-MU-NP zoning district would be 25%, which is based on the more restrictive watershed regulations described below.

Environmental

This site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed. It is in the Drinking Water Protection Zone. This tract lies in the Contributing Zone.

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

C21/9

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 providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Transportation

Additional right-of-way for Mountain Shadows Drive will be required at time of subdivision and/or site plan application.

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].

Site Plan

This site is located in the Drinking Water Quality Zone and the Barton Springs Zone.

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 south and west 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.

C21/10

Water/Wastewater

The site is currently served with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed 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.
