

## ZONING CHANGE REVIEW SHEET

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**CASE:** C14-2012-0146.SH **P.C. DATE:** February 12, 2013  
1044 Norwood Park Blvd. January 22, 2013

**ADDRESS:** 1044 Norwood Park Blvd. **AREA:** 1.412 acres

**OWNER:** DBSI Village at Norwood, LLC. (Conrad Myers)

**AGENT:** Conley Engineering, Inc. (Carl Conley)

**FROM:** Community commercial-Conditional overlay-Neighborhood plan (GR-CO-NP) combining district

**TO:** Commercial highway services-Neighborhood plan (CH-NP) combining district

**AREA STUDY:** N/A **TIA:** See Staff Recommendation

**WATERSHED:** Little Walnut Creek **DESIRED DEVELOPMENT ZONE:** Yes

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

**NEIGHBORHOOD PLAN AREA:** Heritage Hills/Windsor Hills

### **SUMMARY STAFF RECOMMENDATION:**

The staff recommendation is to grant rezoning from Community commercial-Conditional overlay-Neighborhood plan (GR-CO-NP) combining district to Commercial highway services-Conditional overlay-Neighborhood plan (CH-CO-NP) combining district, subject to the following conditions:

1. The following land uses will be prohibited on the subject property, to match the existing conditional overlay located on CH-CO property across Norwood Park Boulevard to the west: Agricultural sales and services, Art and craft studio (general), Building maintenance services, Bulk laundry services, Campground, Cocktail lounge, Commercial blood plasma center, Construction sales and services, Convenience storage, Equipment repair services, Equipment sales, Kennels, Liquor sales, Vehicle storage, Veterinary services, Custom manufacturing, Limited warehousing and distribution, Maintenance and service facilities, and Transportation terminal.
2. Any development on the property shall be subject to the requirements of the Traffic Impact Analysis (TIA) approved by the City of Austin in conjunction with Zoning Ordinance No. 020110-Z-2, City File # C14-01-0100, and the associated memorandum dated November 15, 2001.

### **PLANNING COMMISSION RECOMMENDATION:**

January 22, 2013: *RECOMMENDED TO POSTPONE TO FEBRUARY 12, 2013 AS REQUESTED BY STAFF, ON CONSENT (8-0) [NORTEY; HATFIELD 2<sup>ND</sup>] (8-0-1) STEVENS ABSENT.*

February 12, 2013:

### **DEPARTMENT COMMENTS:**

The area to be rezoned is a portion (1.412 acres) of a legal lot (12.768 acres). The rezoning area fronts Norwood Park Boulevard; the legal lot has frontage on both Norwood Park Boulevard and E. Anderson Lane/Westbound frontage road of U.S. Highway 183. The remainder of the lot (11.356 acres) is zoned CH-NP, and is undeveloped except for drainage features that were constructed as part of the subdivision improvements. The subject property was previously part of the lot immediately north of the 12.768 acre lot, which is developed with the Walmart Supercenter. The area to be rezoned was designed to be part of the overall Walmart development in 2001-2002, and was zoned GR-CO-NP at that time. Across Norwood Park Boulevard to the west is CH-CO-NP property that

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is developed with a mix of uses, including fast-food restaurants, a bank and drainage features. To the east of the subject property are several properties zoned LI-NP and used as administrative & professional offices. Please refer to Exhibits A (Zoning Map) and B (Aerial Map).

The 12.768 acre lot, including the 1.412 acre rezoning parcel, is proposed to be developed as a smart housing multifamily project. The applicant has obtained SMART Housing Certification for a proposed development of 252 multifamily residential units with 100% of the units serving households at or below 60% median family income. Please refer to Exhibit C (SMART Housing Certification).

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	GR-CO-NP	Undeveloped
North	GR-CO-NP	General retail
South	CH-NP	Drainage features, Undeveloped
East	LI-NP	Administrative/business offices, Professional offices
West	CH-CO-NP	Restaurant (limited), Financial services, Drainage features

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0100	GR to GR-CO to delete zoning site plan	11-27-01- Approve GR-CO w/conditions by consent. 10' vegetative buffer on northern property line; TIA memorandum dated November 15, 2001.	1-10-02 – Approved GR-CO with conditions by consent as recommended

**ABUTTING STREETS:**

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Norwood Park Blvd.	80-90'	57'	Commercial Collector	Yes	#161, #323	No

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhoods Council  
Heritage Hills/Windsor Hills Combined Neighborhood Contact Team  
North Growth Corridor Alliance

**SCHOOLS:**

Hart Elementary School

Dobie Middle School

Reagan High School

**CITY COUNCIL DATE:** February 28, 2013:**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>**ORDINANCE NUMBER:**

**CASE MANAGER:** Heather Chaffin  
e-mail: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

**PHONE:** 974-2122

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**SUMMARY STAFF RECOMMENDATION:** The staff recommendation is to grant rezoning from Community commercial-Conditional overlay-Neighborhood plan (GR-CO-NP) combining district to Commercial highway services-Conditional overlay-Neighborhood plan (CH-CO-NP) combining district, subject to the following conditions:

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The rezoning will allow the 1.412 acre portion of the 12.768 acres lot to be zoned in a similar manner (CH-CO-NP and CH-NP). The 1.412 acre tract is a remainder from the Walmart development, and, if rezoned, can be combined and developed as a Smart Housing project. Due to the location and the significant size of the drainage features on the 12.768 acre lot, CH zoning is more appropriate than MF zoning categories.

#### **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The location of the 12.768 lot at the corner of Norwood Park Boulevard and E. Anderson Lane/Westbound frontage road of U.S. Highway 183 makes this an appropriate location for CH zoning. CH zoning is designed for high traffic generating mixed use developments, including high density multifamily.

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

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#### **Site Plan:**

SP 1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. This is a Smart Housing project, please set up a pre submittal meeting with the Smart Housing Team. Please contact Michael Simmons-Smith, 974-1225.

SP 3. FY1 - This site falls within the Heritage Hills Neighborhood Plan, please contact Neighborhood Planning staff Carol Haywood, 974-7685 to determine how best to meet with neighborhood.

SP 4. FYI – A portion of this project falls in the Imagine Austin Corridor (Job Center).

#### **Transportation:**

TR 1. No additional right-of-way is needed at this time

TR 2. There are existing sidewalks along both sides of Norwood Park Blvd.

TR 3. Capital Metro bus service (routes) are available along Norwood Park Blvd. with the #161 (Dellwood Limited Route) and the #323 (Anderson Crosstown Route).

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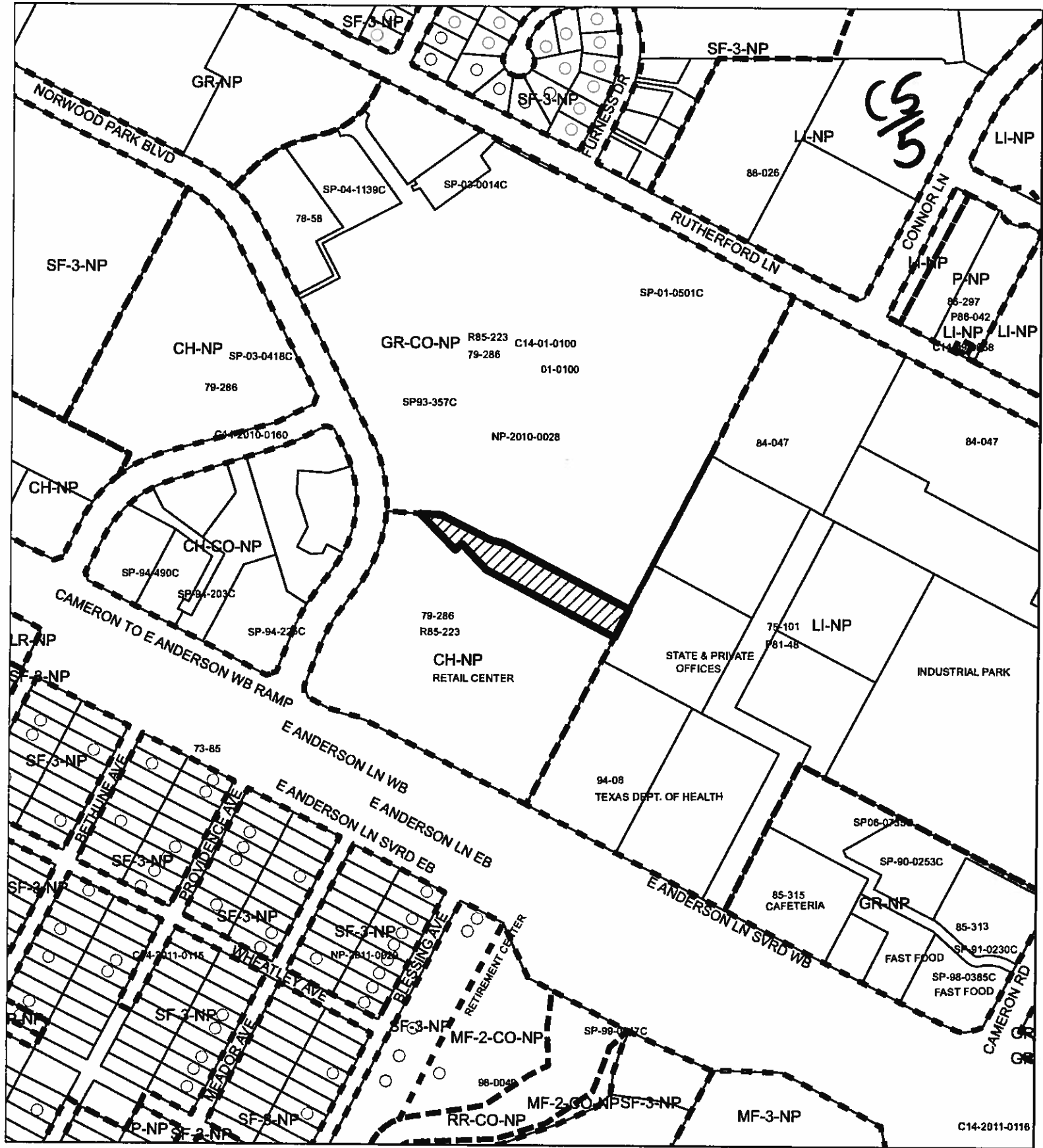
TR 4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Norwood Park Blvd.





**Environmental:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Buttermilk Branch 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 Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. 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.
4. According to flood plain maps there is no flood plain within the project area.
5. 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. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**Water/Wastewater:**

WW1. 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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan 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.




 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2012-0146.SH

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.





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## City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

### Neighborhood Housing and Community Development Department

October 17, 2012

S.M.A.R.T. Housing Certification  
LDG Norwood, LP: 1044 Norwood Blvd- The Paddock at Norwood  
(id #65360)

#### TO WHOM IT MAY CONCERN:

LDG Norwood, LP (develop. contact: Justin Hartz 502-638-0534 ext.29; [jhartz@ldgdevelopment.com](mailto:jhartz@ldgdevelopment.com)) has submitted a S.M.A.R.T. Housing application for the construction of a 252 unit multi-family development at 1044 Norwood Blvd. The project will be subject to a five (5) year affordability period after issuance of certificate of occupancy.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100 % of the units (252 units) will serve households at or below 60% Median Family Income (MFI), the development will be eligible for 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication (by
Electrical Permit	Subdivision Plan Review	separate ordinance)
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

In addition, the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy. Contact Katherine Murray 482-5351).
- ♦ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 574-3154 if you need additional information.

Javier V. Delgado  
Neighborhood Housing and Community Development

Cc:	Laurie Shaw, Capital Metro	Bryan Bonner, AECB	Hillary Granda, PDRD
	Maureen Meredith, PDRD	Gina Copie, NHCD	Susan Kincl, NHCD
	M. Simmons-Smith, PDRD	Chris Yanez, PARC	Stephen Castleberry, PDRD
	Kath. Murry, Austin Energy	Heidi Kasper, AECB	George Zapata, PDRD
	Robby McArthur, AWU	Dancy McNabb, WPCR	Debra Fonseca, PDRD