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ZONING CHANGE REVIEW SHEET

CASE: C814S-86-030.03 – 1601 West Stassney **P.C. DATE:** March 26, 2013

ADDRESS: 1601 West Stassney Lane

OWNER & APPLICANT: Capital Soccer
Club, Inc.
(Brian W. Bishop)

AGENT: Metcalfe Wolff Stuart
& Williams, LLP
(Michele Rogerson Lynch)

ZONING FROM: PUD

TO: PUD, to amend the approved land use and
development standards for Lot 2

AREA: 20.393 acres

SUMMARY STAFF RECOMMENDATION: The Staff recommendation is to grant the Applicant's requested amendment to planned unit development (PUD) district zoning for Lots 2 of the Resubdivision of Lot 1, Block A, The Oaks II – PUD, in order to: 1) add condominium residential as a permitted use on Lot 2; 2) change the zoning base district for Lot 2 from SF-2 to SF-6; and 3) address the additional impervious cover proposed for Lot 2 as follows: If the proposed impervious cover in the uplands zone of Lot 2 exceeds 7.45 acres at the time of development, the developer shall construct, and maintain in perpetuity, a water quality treatment facility for an off-site drainage area captured from Lot 1 containing impervious cover greater or equal to one-third (1/3) of the amount of impervious cover proposed in the uplands zone of Lot 2 in excess of 7.45 acres. The water quality treatment facility for the off-site area shall be in compliance with current codes and criteria and may be combined with the proposed treatment for Lot 2 or provided in a separate facility located on Lot 2.

The Staff recommendation is further illustrated in Exhibit D.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated March 21, 2013.

ENVIRONMENTAL BOARD RECOMMENDATION:

March 20, 2013: Please refer to Attachment B

PLANNING COMMISSION RECOMMENDATION:

March 26, 2013:

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A and A-1: Current Zoning Map and Aerial View

Exhibit B: The Oaks Treatment Center PUD – Zoning and Plat

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Exhibit C: Resubdivision Plat of Lot 1, Block A, The Oaks II – PUD
Exhibit D: Proposed Third Amendment of the Oaks Treatment Center PUD
Exhibit E: Conceptual Layout of Proposed Condominium Development
Attachment A: Access Study Memo
Attachment B: Environmental Board Motion and Backup

ISSUES:

The Applicant met to discuss the proposed amendment with the Southwood Neighborhood Association on February 4, 2013.

DEPARTMENT COMMENTS:

The Oaks Treatment Center Planned Unit Development (PUD) consists of a psychiatric treatment center and a community recreation use on two lots, at approximately 34 acres in size. The treatment center is located on Lot 1 and will remain unchanged. The proposed amendment area is limited to Lot 2 which is presently developed with five soccer fields and associated parking areas. Lot 2 includes the 100-year floodplain of a tributary of Williamson Creek on its west side adjacent to the Missouri-Pacific Railroad tracks, has access to West Stassney Texas Lane and frontage at the terminus of Savana Drive.

The PUD was established in December 1986 and development and use is limited to the single family residence – standard lot (SF-2) district. A 1987 plat of the PUD prohibits access to Savana Drive, by way of a plat note (C814s-86-030). Please refer to Exhibits A, A-1 and B. The PUD was first amended in April 1988 to add 37 parking spaces and landscaping (SP-88-0149DS). The second amendment, approved in December 2002, allowed for lighting of the athletic fields and permitted community recreation (private) use as a conditional use. In 2004, the property (including both the treatment center and the community recreation use) was resubdivided to create the two lots described above. Please refer to Exhibit C.

The Applicant proposes a third PUD amendment in order to pursue condominium development of 170 units on Lot 2, and change the base zoning district from SF-2 to the townhouse and condominium (SF-6) district. Vehicular access will be taken solely to West Stassney Lane; it is prohibited by plat note to the terminus of Savana Drive, at the northeast corner of Lot 2, although staff is recommending that emergency, pedestrian and bicycle access be permitted. Additional impervious cover is proposed for Lot 2. Staff has worked with the Applicant and determined that if the proposed impervious cover in the uplands zone of Lot 2 exceeds 7.45 acres at the time of development, the developer shall construct, and maintain in perpetuity, a water quality treatment facility for an off-site drainage area captured from Lot 1 containing impervious cover greater or equal to one-third (1/3) of the amount of impervious cover proposed in the uplands zone of Lot 2 in excess of 7.45 acres. The water quality treatment facility for the off-site area shall be in compliance with current codes and criteria and may be combined with the proposed treatment for Lot 2 or provided in a separate facility located on Lot 2. The project will comply with current Code requirements, including environmental, detention, water quality, landscaping and tree protection. Please refer to Exhibits D and E.

Staff supports the Applicant's PUD amendment request to change the base district for Lot 2 to SF-6 based on the following considerations of the property: 1) Townhome / condominium uses are compatible with the mixture of surrounding residential, commercial and civic land uses including the adjacent single family residences while further diversifying the housing options available in this area, 2) condominium use exists across West Stassney Lane to the north and 3) additional impervious cover is addressed.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Community recreation (private) and associated parking
<i>North</i>	SF-6-CO; CS-V; GR-V; LO	Condominiums; Financial services; Personal services; Offices; Indoor Sports and Recreation; Four-plexes
<i>South</i>	SF-3	Single family residences
<i>East</i>	PUD; SF-3	Psychiatric treatment center (under reconstruction); Single family residences
<i>West</i>	SF-3; P	Railroad tracks; Crockett High School; Garrison Park

NEIGHBORHOOD PLANNING AREA: South Austin **TIA:** Access study is required
Combined NPA (Garrison Park) Please refer to Attachment A

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association 175 – Salem Walk Association of Neighbors
511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
742 – Austin Independent School District
786 – Home Builders Association of Greater Austin
950 – Southwood Neighborhood Association
1008 – Woodhue Community Neighborhood Watch
1037 – Homeless Neighborhood Association 1049 – Deer Park Neighborhood Watch
1075 – League of Bicycling Voters 1100 – Perry Grid 644
1166 – Soft Wind Neighborhood Association
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. 1340 – Austin Heritage Tree Foundation
1363 – SEL Texas

SCHOOLS:

Odom Elementary School Bedichek Middle School Crockett High School

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NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0216 – South Manchaca Vertical Mixed Use Building Rezoning – Ben White Blvd. on the north, South 1 st St. on the east, Stassney Ln. on the south, Manchaca Rd. on the west	Add –V, Vertical Mixed Use Building zoning to 19 tracts on 63.67 acres	To Grant –V zoning on 19 tracts. 17 tracts received all vertical mixed use building standards; 2 tracts received dimensional standards only; 60% median family income for rental units.	Apvd. as Commission recommended (12-13-2007).
C14-07-0017 – Stassney Office Condos – 1210 Gobi Dr.	LR-MU-CO; LO-MU-CO to LR-MU-CO	To Grant LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2, with CO for 1,000 vpd; right-hand turn out to Gobi Dr.; min. lot size for residential use is 3,600 s.f.; and prohibits certain uses; Restrictive Covenant for the Neighborhood Traffic Analysis	Apvd. LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2, and modifying the Zoning and Platting Commission's recommendation to allow 2,000 vpd and unrestricted access to Gobi Drive; Restrictive Covenant for the Neighborhood Traffic Analysis (6-21-2007).
C14-02-0005 – Stassney Lane – 1100 W. Stassney Ln.	MF-2; MF-3; LR; GR to SF-6	To Grant SF-6-CO w/CO of 40 units max. and that site plan be reviewed by Commission	Apvd. SF-6-CO w/CO for max. structure height of 15' within 50' of north property line; 40% i.c.; 44 residential units (5.370 u.p.a.), & a building may not contain more than 1 unit; Restrictive Covenant requires that a Certificate of Occupancy not be approved until an on-site stormwater detention facility is designed to account for a minimum 55% of on-site i.c. (8-29-02).
C14-00-2178 –	SF-3 to LR	To Grant LR-MU-CO	Apvd. LR-MU-CO for

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Maranatha Baptist Temple – W. Stassney Ln. at Gobi Dr.		for Tract 1 and LO-MU-CO for Tract 2, MU for SF-4A density if developed w/residential uses, CO for 300 vpd, right and left turns out to Gobi Dr., right hand turns out only on Gobi Dr., and neighborhood office (NO) uses only	Tract 1 and LO-MU-CO for Tract 2, as Commission recommended (3-29-2001).
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RELATED CASES:

The subject PUD amendment area is platted as Lot 2, Resubdivision of Lot 1, Block A, The Oaks II – PUD, recorded on January 20, 2004 (C8-03-0019.0A). Please refer to Exhibit C.

Also, please refer to related case information incorporated into the Department Comments section on Page 2.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
West Stassney Lane	100 feet	2 @ 27 feet	Arterial	Yes	Yes	Yes

CITY COUNCIL DATE: April 25, 2013

ACTION:

ORDINANCE READINGS: 1st

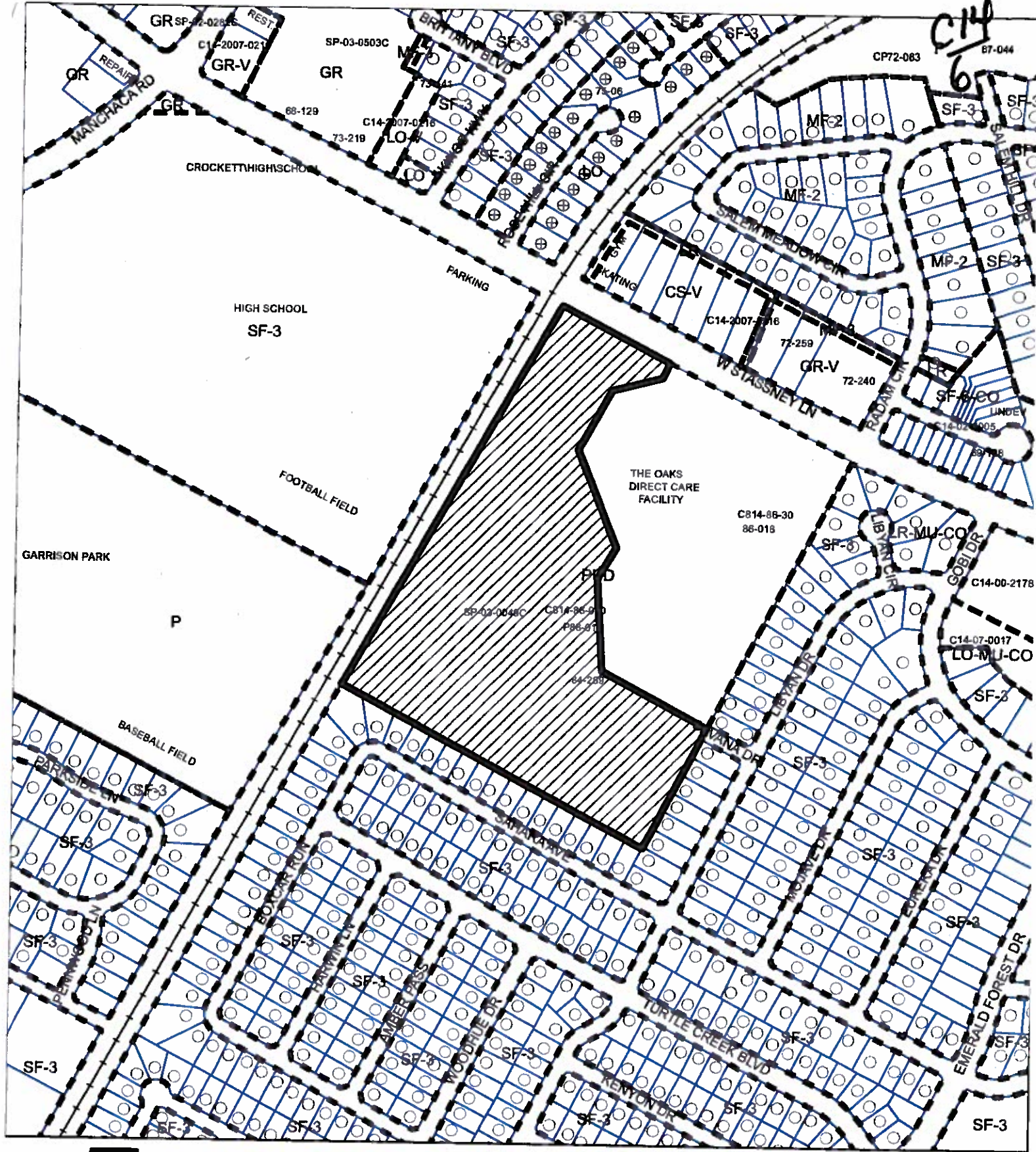
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

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT AMENDMENT

ZONING CASE#: C814S-86-030.03

Exhibit A

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.





RECEIVED

JAN 13 1987

ORDINANCE NO. 861218-G

LAND DEV. SERV.

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 BY DESIGNATING AND DEFINING HEALTHVEST PUD AS A PLANNED UNIT DEVELOPMENT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2A of the Austin City Code of 1981 is hereby amended to designate and define the property described in File C814-86-030 as a "PUD" Planned Unit Development District, to-wit:

34.32 acres of land out of the William Cannon League, in Austin, Travis County, Texas, same being a portion of those certain tracts of land called to contain 29.47 acres of land (designated tract one), that certain tract of land called to contain 1.91 acres (designated tract two), and that certain tract of land called to contain 32.5 acres, all described in a deed to Brown Enterprises, of record in Volume 3123, Page 154, Deed Records of Travis County, Texas; said 34.32 acres of land being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes,

Said property being locally known as 1407 Stassney Lane in the City of Austin, Travis County, Texas.

PART 2. That the development of the "PUD" Planned Unit Development District herein described shall be accomplished in accordance with the site plan submitted and approved by both the City Planning Commission and the City Council, which is on file in the Office of Land Development Services of the City of Austin.

PART 3. That except to the extent the site plan referred to herein is inconsistent therewith, the development and use of the property described herein shall be in accordance with the ordinance of the City of Austin governing the development and use of property zoned "SF-2" Single Family Residence (Standard Lot).

PART 4. It is hereby ordered that the zoning maps accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

EXHIBIT B
1986 ZONING ORDINANCE
+ PLAT n

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PART 5. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

December 18

, 1986

§
§
§
§


Frank C. Cooksey
Mayor

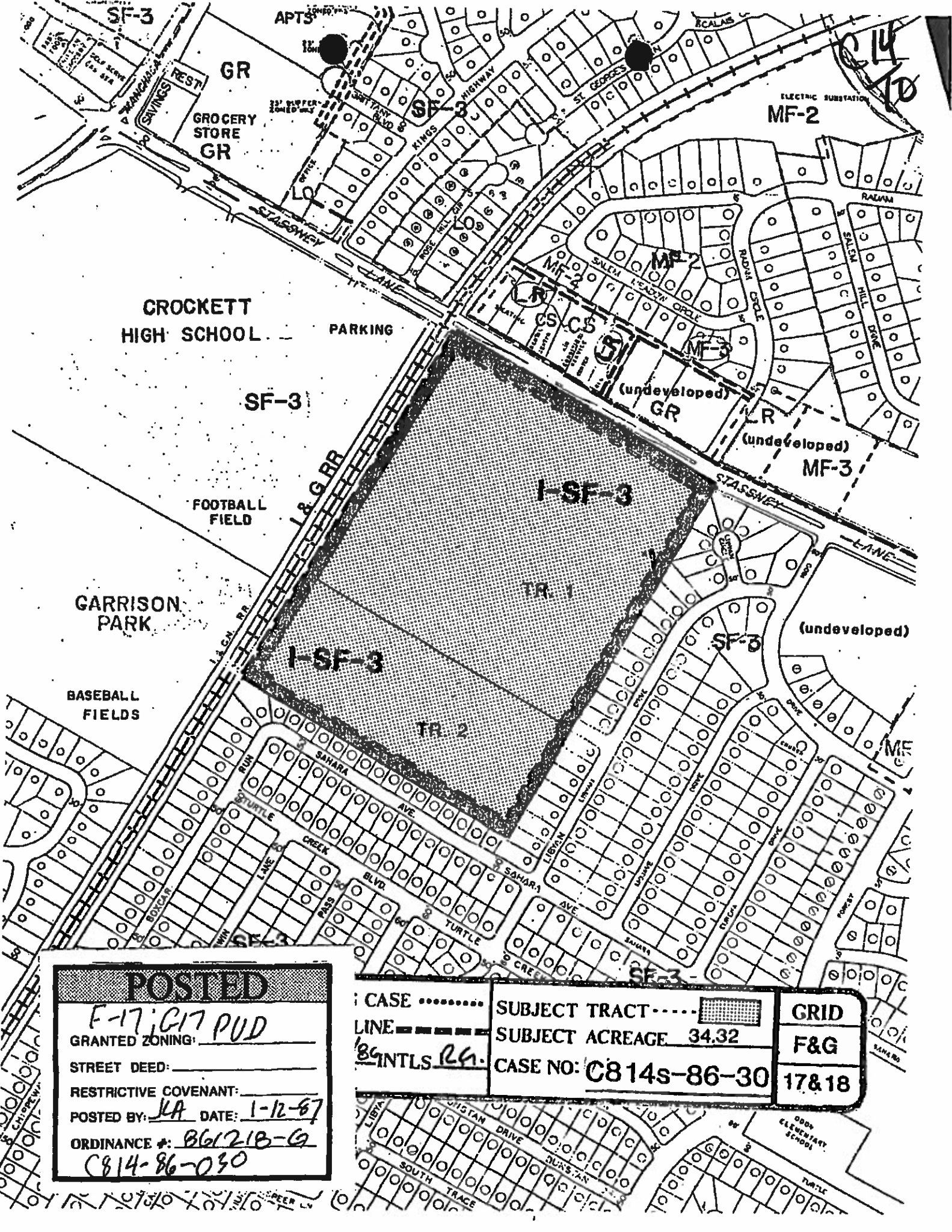
APPROVED:


Barney L. Knight
City Attorney

ATTEST:


James E. Aldridge
City Clerk

SJS:saf
86-030/pud



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CROCKETT
HIGH SCHOOL

SF-3

FOOTBALL
FIELD

GARRISON
PARK

BASEBALL
FIELDS

POSTED

F-17, C17 PUD

GRANTED ZONING:

STREET DEED:

RESTRICTIVE COVENANT:

POSTED BY: KA DATE: 1-12-87

ORDINANCE #: B61218-G

C814-86-030

CASE

LINE

INTLS 124

SUBJECT TRACT.....

SUBJECT ACREAGE 34.32

CASE NO: C814s-86-30

GRID

F&G

17&18

MF-2

(undeveloped)
GR

(undeveloped)
MF-3

(undeveloped)

SF-3

I-SF-3

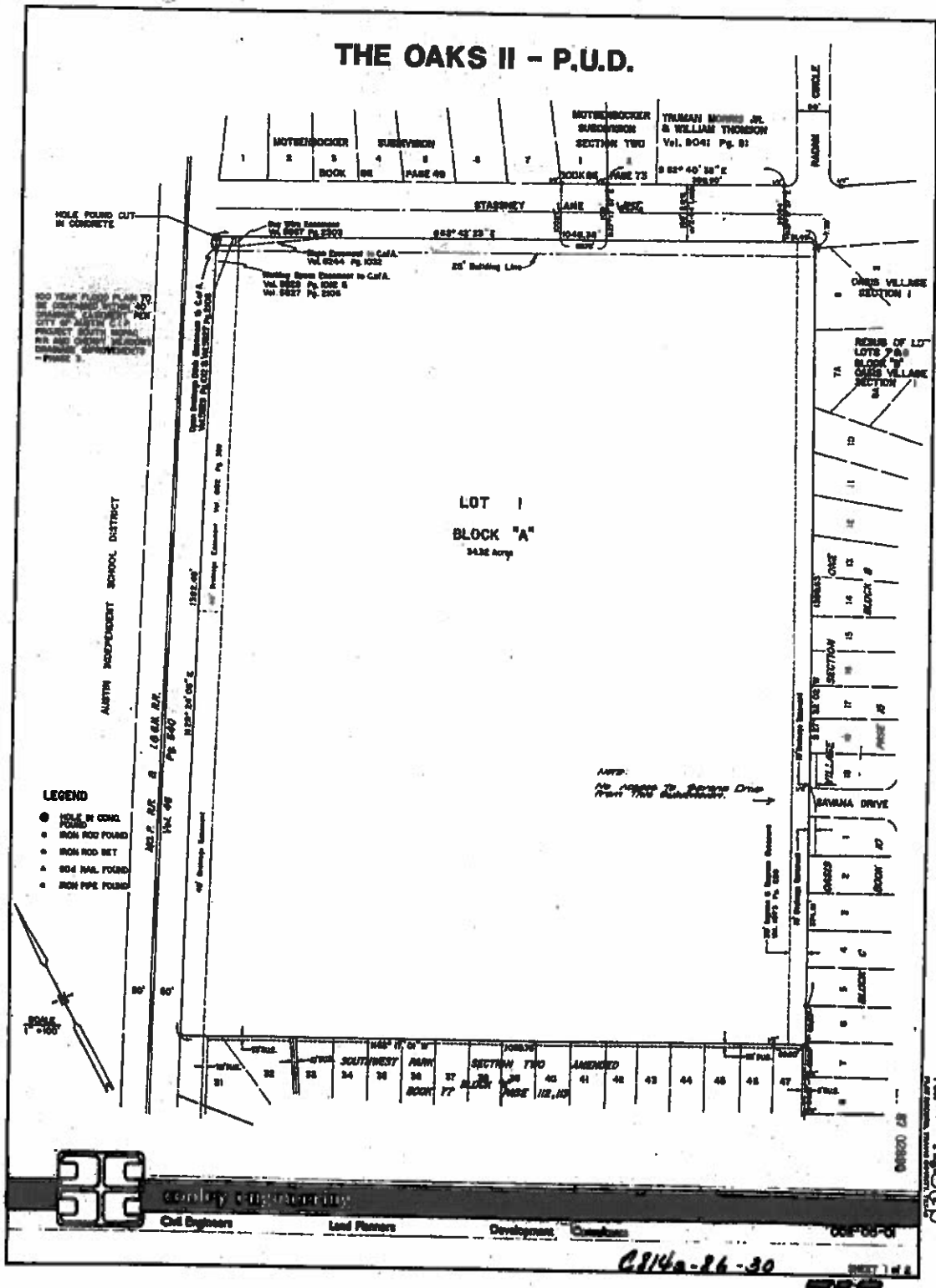
I-SF-3

TR. 1
























TR. 2

ODON
ELEMENTARY
SCHOOL

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~~C14~~
~~12~~

 I/7 SHON BILLS 047W PLASTIC TUB 3A 047V777 12W 12W
 I/7 SHON BILLS FOUND
 PLASTIC TUB 3A 047V777 12W 12W
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GRAPHIC SCALE

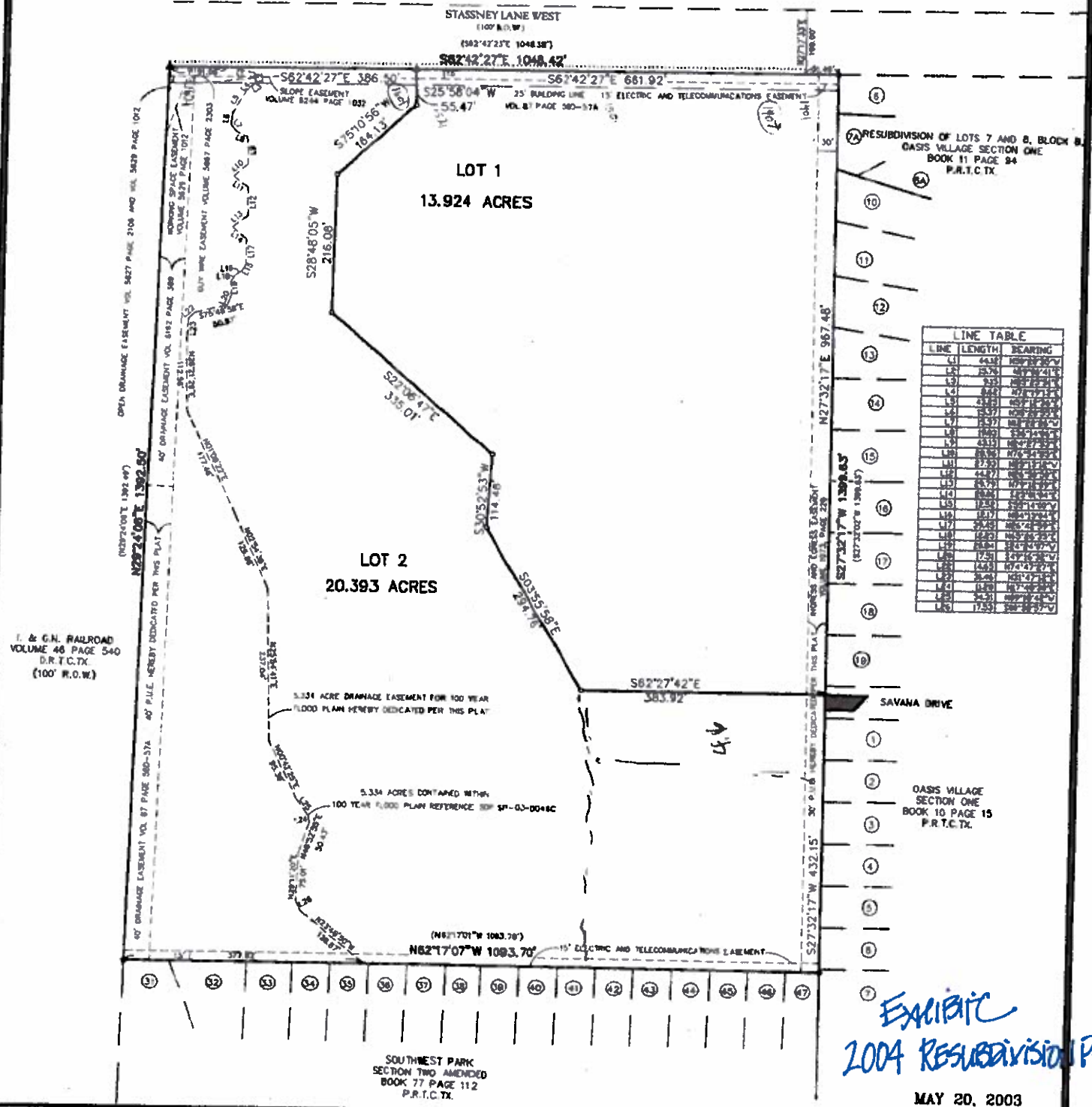


EXHIBIT
2004 RESUBDIVISION PLAT

MAY 20, 2003

Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230

RESUBDIVISION OF LOT 1, BLOCK A,
THE OAKS II - PUD

SHEET
3
OF
3

68-03-0019.014

1961

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THE OAKS TREATMENT CENTER PLANNED UNIT DEVELOPMENT

ZONING SUBMITTAL

SUBMITTAL DATE: AUGUST 2, 2002

INDEX OF DRAWINGS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 SITE PLAN
- 4 GENERAL NOTES
- 5 CONCEPTUAL LANDSCAPE PLAN
- 6 LANDSCAPE DETAILS

PROPERTY OWNER:
P.O. Box 100000
P.O. Box 100000
P.O. Box 100000

CITY ENGINEER:
1000 10th Ave. N.E.
1000 10th Ave. N.E.

LANDSCAPE ARCHITECT:
1000 10th Ave. N.E.
1000 10th Ave. N.E.



REVISION/CORRECTIONS			
NO.	DESCRIPTION	DATE	BY
1	Initial Review	8/2/02	MS
2	Final Review	8/2/02	MS
3	Final Review	8/2/02	MS
4	Final Review	8/2/02	MS
5	Final Review	8/2/02	MS
6	Final Review	8/2/02	MS
7	Final Review	8/2/02	MS
8	Final Review	8/2/02	MS
9	Final Review	8/2/02	MS
10	Final Review	8/2/02	MS

LEGAL DESCRIPTION:

THE OAKS TREATMENT CENTER
PLANNED UNIT DEVELOPMENT
P.O. Box 100000
P.O. Box 100000

GENERAL NOTES:

1. THE OAKS TREATMENT CENTER
PLANNED UNIT DEVELOPMENT
P.O. Box 100000
P.O. Box 100000

THE OAKS TREATMENT CENTER
PLANNED UNIT DEVELOPMENT
P.O. Box 100000
P.O. Box 100000

THE OAKS TREATMENT CENTER
PLANNED UNIT DEVELOPMENT
P.O. Box 100000
P.O. Box 100000

THE OAKS TREATMENT CENTER
P.O. Box 100000
P.O. Box 100000



COVER SHEET

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EXHIBIT D
THIRD PUD AMENDMENT

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FIGURE 2
CONCEPTUAL
SITE PLAN

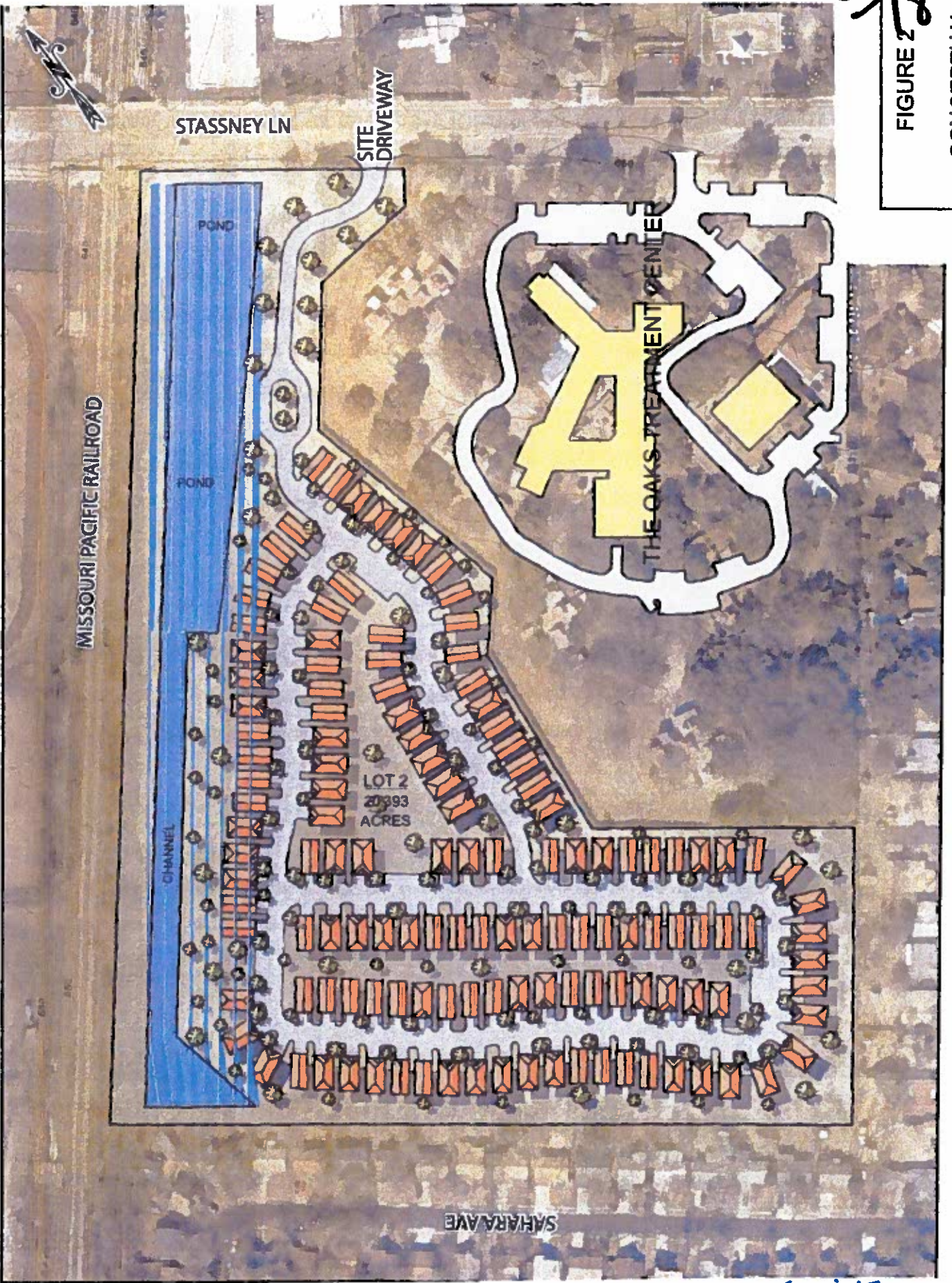


EXHIBIT E
CONCEPTUAL LAYOUT



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ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING
DATE REQUESTED: MARCH 20, 2013

NAME & NUMBER
OF PROJECT: 1601 WEST STASSNEY
C814S-86-030.03

NAME OF APPLICANT
OR ORGANIZATION: Metcalfe Wolff Stuart & Williams, LLP
(Michele Rogerson Lynch, 404-2251)

LOCATION: 1601 West Stassney Lane

PROJECT FILING DATE: December 28, 2012

PDR STAFF: Wendy Rhoades, 974-7719
wendy.rhoades@austintexas.gov

**PDR/
CASE MANAGER:** Wendy Rhoades, 974-7719
wendy.rhoades@austintexas.gov

WATERSHED: Williamson Creek (Suburban)
Desired Development Zone

ORDINANCE: Current Land Development Code

REQUEST: No environmental variances have been requested with the subject third amendment to The Oaks II - P.U.D. 1. The applicant is seeking to change the zoning base district and add impervious cover on a lot in the PUD. 2. The applicant intends to build a 170 unit condominium development on Lot 2. The applicant is requesting to change the zoning base district of Lot 2 to permit this. The development will comply with current Code requirements.

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STAFF

RECOMMENDATION:

Recommended for consent.

REASONS FOR

RECOMMENDATION:

The applicant is seeking to amend an existing PUD to change only the zoning base district. Additional impervious cover is proposed for Lot 2. If the proposed impervious cover in the uplands zone of Lot 2 exceeds 7.45 acres at the time of development, the developer shall construct, and maintain in perpetuity, a water quality treatment facility for an off-site drainage area captured from Lot 1 containing impervious cover greater or equal to one-third (1/3) of the amount of impervious cover proposed in the uplands zone of Lot 2 in excess of 7.45 acres. The water quality treatment facility for the off-site area shall be in compliance with current codes and criteria and may be combined with the proposed treatment for Lot 2 or provided in a separate facility located on Lot 2. The project will comply with current Code requirements.



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Date: March 21, 2013
To: Wendy Rhoades, Case Manager
CC: Kathy Smith P.E., HDR ONE COMPANY
From: Sangeeta Jain, PDR Land Use Review Division
Reference: 1601 West Stassney – Access Study Memo C814S-86-030.03

Staff required an access study as part of the PUD revision, to evaluate driveway functions for the proposed development. The project is located on the southeast corner of W Stassney Lane and Union Pacific railroad line in Austin, Texas. The development will generate 1,021 unadjusted average daily trips (ADT) upon build out. Background traffic volumes for 2017 include estimated traffic for the Oaks Treatment Center hospital, which is part of this PUD. The hospital generates 2,327 unadjusted ADT. The property currently consists of five soccer fields. Access to the development will be provided by one existing full-access driveway on W. Stassney Lane, and one emergency only access to Savana Drive.

DRIVEWAY ANALYSIS

Site Driveway/Private Driveway and W. Stassney Lane: The intersection operates at LOS A under 2013 existing traffic conditions during both the AM and PM peak periods, and will continue to operate at LOS A under 2017 site plus forecasted traffic conditions during both the AM and PM peak periods assuming the existing geometry, and no exiting site traffic to the west will make a detour for a train. Detouring of site-generated traffic due to trains will have no impact on the overall intersection LOS.

Sight Distance Analysis: A sight distance study was conducted on the northbound approach of the existing driveway, at a distance of 12 feet south of the edge of pavement on W. Stassney Lane. The study determined that a sight distance of approximately 700 feet and 1,050 feet is available to the east and west, respectively. These distances exceed the minimum sight distance criteria recommended in the American Association of State Highway and Transportation Officials', *A Policy on Geometric Design of Highways and Streets*, 2011.

Queuing Analysis: The 95th percentile queue length at this intersection is 1 (one) vehicle for the northbound left-turn/through shared lane during both the AM and PM peak periods under 2017 site plus forecasted traffic conditions, assuming vehicles exiting the site to the west will turn right out of the site driveway onto W. Stassney Lane and make a U-turn at the signalized intersection of Emerald Forest Drive and W. Stassney Lane, due to the presence of a train. The 95th percentile queue length at this intersection is 1 (one) vehicle for the westbound left-turn lane during both the AM and PM peak periods under 2017 site plus forecasted traffic conditions.

ATTACHMENT A

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INTERSECTION LEVEL OF SERVICE (LOS)

Based on the concerns of the neighborhood, the applicant conducted a mini traffic impact analysis to study two intersections on either side of the project. The results are summarized in the table below:

Intersection	2013 Existing		2017 Forecasted		2017 Site + Forecasted		2017 Site + Forecasted (with train detour)	
	AM	PM	AM	PM	AM	PM	AM	PM
Manchaca Road and W Stassney lane	C	D	D	E (56.0 **)	D	E (57.6 **)	D	E (57.6 **)
Emerald Forest drive	D	D	D	E (55.7 **)	D	E (57.4 **)	D	E (58.1 **)
Site Driveway and West Stassney lane	A	A	A	A	A	A	A	A

* = Signalized

** Intersection delay (Secs. /Veh.)

Manchaca Road and W. Stassney Lane: The intersection operates at LOS D and E (57.6 sec/veh) under 2017 site plus forecasted traffic conditions during the AM and PM peak periods, respectively. Detouring of site-generated traffic due to the presence of a train has no impact on the intersection. Site traffic comprises approximately 1.8 percent and 1.6 percent of total intersection traffic during the AM and PM peak periods, respectively.

Emerald Forest Drive and W. Stassney Lane: The intersection operates at LOS D and E (57.4 sec/veh) under 2017 site plus forecasted traffic conditions during the AM and PM peak periods, respectively, assuming exiting site traffic will not detour for a train. Detouring of site-generated traffic due to the presence of a train will have no impact on the overall intersection LOS. Site traffic comprises approximately 1.5 percent and 1.2 percent of total intersection traffic during the AM and PM peak periods, respectively, with no train detour, and are approximately 4.2 percent and 2.1 percent with the train detour.

RECOMMENDATIONS:

Staff has approved this access study with following recommendations:

- The site driveway should be maintained at the existing location. It currently aligns with a median break on W. Stassney Lane and is approximately 330 feet from stop-bar for the railroad crossing.
- If an access gate is installed within the development, it should be located as far into the property as possible to maximize vehicle storage capacity between the gate and W. Stassney Lane.
- A turnaround should be installed between W. Stassney Lane and the gate to assist with vehicle operations within the site.

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23**STAFF RECOMMENDATION**

The Staff recommendation is to grant the Applicant's requested amendment to planned unit development (PUD) district zoning for Lots 2 of the Resubdivision of Lot 1, Block A, The Oaks II – PUD, in order to: 1) add condominium residential as a permitted use on Lot 2; 2) change the zoning base district for Lot 2 from SF-2 to SF-6; and 3) address the additional impervious cover proposed for Lot 2 as follows: If the proposed impervious cover in the uplands zone of Lot 2 exceeds 7.45 acres at the time of development, the developer shall construct, and maintain in perpetuity, a water quality treatment facility for an off-site drainage area captured from Lot 1 containing impervious cover greater or equal to one-third (1/3) of the amount of impervious cover proposed in the uplands zone of Lot 2 in excess of 7.45 acres. The water quality treatment facility for the off-site area shall be in compliance with current codes and criteria and may be combined with the proposed treatment for Lot 2 or provided in a separate facility located on Lot 2.

The Staff recommendation is further illustrated in Exhibit D.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated March 21, 2013.

BASIS FOR RECOMMENDATION

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

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use.

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

Staff supports the Applicant's PUD amendment request to change the base district for Lot 2 to SF-6 based on the following considerations of the property: 1) Townhome / condominium uses are compatible with the mixture of surrounding residential, commercial and civic land uses including the adjacent single family residences while further diversifying the housing options available in this area, 2) condominium use exists across West Stassney Lane to the north and 3) additional impervious cover is addressed.

EXISTING CONDITIONS**Site Characteristics**

The subject property is developed with a community recreation (private) use and drains towards the west side of the property. There are no slopes greater than 15 percent on Lot 2.

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The maximum impervious cover allowed by *SF-6* zoning district is 55%, a consistent figure between the *zoning and watershed* regulations. The Applicant's proposed amount of impervious cover is 55 percent.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson 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:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Lot 2 of the Resubdivision of Lot 1, Block A, The Oaks II – PUD recorded in January 2004 identifies the 100-year floodplain as containing 5.334 acres along the western portion of the site. There is a Critical Water Quality Zone located at the northwest corner of Lot 2.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

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.

Transportation

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]. However, Staff is requiring an access study to be conducted by the Applicant's traffic consultant.

Access to Savana Drive has been restricted via previous plat note of this subdivision. Staff will recommend an allowance for pedestrian and bicycle access.

Water and Wastewater

The soccer fields are served by an on-site well. There is an existing City water line that is proposed to be used for the condominium project.

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 proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SUBCHAPTER E

Label on the site plan the proposed drive as an Internal Circulation Route (Sidewalks and Building Placement of 2.2.5 does not apply).

Include the following note on the site plan page: "All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E." Also include Figure 42 from Section 2.5.

OPEN SPACE

This site is subject to Section 2.7 of Subchapter E because there are more than 10 units and because the site is over 5 acres. All development subject to Section 2.7 of Subchapter E shall devote a minimum of 5% gross site area to one or more of the following types of private common open space or pedestrian amenities:

- 1) Natural, undeveloped private common open space, for use of residents, employees, and visitors
- 2) Landscape area beyond minimum landscape requirements, meeting specified standards ,

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- 3) A plaza with outdoor seating areas, provided it has a minimum depth and width of 20 feet and minimum total area of 650 sq. ft, with pedestrian amenities as described in 2.7.,
- 4) A play area with amenities or equipment suitable for children under 9 years of age, subject to details described in section 2.7;
- 5) Spaces that provide educational, historic, or cultural features, or sensory experiences as described in 2.7,
- 6) Swimming pools, wading pools, or splash pads,
- 7) Water quality and storm detention ponds designed as an amenity and approved by the Director,
- 8) A multi-use trail proposed in the COA Trails Master Plan, Austin Parks and Rec Long-Range Plan, Sidewalk Master Plan, or Bicycle Plan,
- 9) Basketball, tennis, volleyball, or other sport courts or play fields,
- 10) A combination of above

The following not counted for open space/pedestrian amenity: 1) Open space in a required street yard, 2) Public/private streets or ROW, 3) Off-street parking, loading, driveway, or service areas, 4) Water quality/stormwater detention ponds ,

Area shall meet specified location and design criteria (Subchapter E, 2.7.D)

Area shall be maintained by owners of development (§ 2.7.3.E.)

CONDOMINIUM

For Condominiums, all buildings must have an address with unit number approved through addressing prior to Site Plan approval and release.

A Plan type for each unit must be shown, along with a dimensional plot plan, for each unit.

Please add a floor area data table, showing square footage breakdown (1st floor, 2nd floor, garage area, covered porch, patio, etc) for each unit.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the **MIXED USE (MU) COMBINING DISTRICT** to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814S-86-030.03

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: March 26, 2013, Planning Commission
April 25, 2013, City Council

Jenny D. Crawley

Your Name (please print)

5121 Kings Hwy

Your address(es) affected by this application

Jenny D. Crawley

Signature

5/18/2013

Date

Daytime Telephone: (512) 626-4689

Comments: See Attached

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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OBJECTIONS

Historically over the past 30 years the pedestrian, bicycle and automobile traffic conflict with the railroad crossing on W. Stassney has become increasingly hazardous and inconvenient with development. Addition of residential and commercial traffic would multiply this conflict since there are no other East/West alternatives or entrance/exits for the development. In addition the required impervious cover would burden the Williamson creek watershed.