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ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0021

Tomlinson's Feed & Pets Rezoning

P. C. DATE: 05/14/13

ADDRESS: 4914 Bennett Ave.

AREA: 0.25 acres

APPLICANT: Tomlinson's Feed & Pets, Inc.
(Scott Click)

AGENT: Thrower Design
(Ron Thrower)

NEIGHBORHOOD PLAN AREA: North Loop

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation
Reviewer's comments.

HILL COUNTRY ROADWAY: No

WATERSHED: Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: SF-3-NP, Family Residence, Neighborhood Plan.

ZONING TO: GR-NP, Community Commercial, Neighborhood Plan.

SUMMARY STAFF RECOMMENDATION:

Staff recommends GO-CO-NP, General Office, Conditional Overlay, Neighborhood Plan. The Conditional Overlay would limit vehicle trips to less than 2,000 per day.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property is currently undeveloped and was the former site of a one story single family residence. The property is within the Airport Boulevard Form-Based Code (ABFBC) initiative which is currently being developed by the City of Austin. The ABFBC emerging recommendations seek to implement character districts which will replace existing zoning classifications and reference form and building design standards in the ABFBC. The property at 4914 Bennett Ave. will be part of the Neighborhood Transition Zone under the ABFBC which provides for a range of urban residential uses and building types including live-work (administrative and business office), townhomes, duplexes, patio homes, etc., as transitions between the Airport Boulevard Corridor and adjoining single-family neighborhoods. Development standards in this Character Zone emphasize smaller scale urban residential uses and establishing building transition standards to adjoining neighborhoods. Development standards also emphasize keeping with the scale and lotting pattern of the adjoining neighborhood by allowing smaller multi-unit homes and live-work units to be interspersed with some existing single-family homes thus increasing the opportunities for affordable and attainable housing choices adjacent to Airport Boulevard.

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The following are permitted uses under the Neighborhood Transition area:

- Bed & Breakfast (Group 1 and 2)
- Duplex Residential
- Group Residential
- MultiFamily Residential
- Retirement Housing (Small site)
- SF Attached Residential
- SF Residential (Detached)
- Small Lot SF Residential
- Townhouse Residential
- Two-Family Residential
- Home Occupation
- Building Maintenance Services*
- Admin and Business Offices**
- Art Gallery**
- Art Workshop**

* Permitted with additional criteria

**Less than 6,000 sq.ft. in Neighborhood Transition Zones

Granting General Office (GO) zoning would act as a buffer for the single family residences to the north as well as conform to the emerging recommendations in the Airport Boulevard Form Based Code initiative that is currently under way.

BASIS FOR RECOMMENDATION:

1. The proposed zoning should be consistent with the goals and objectives of the City Council.

Granting General Office (GO) zoning would act as a buffer for the single family residences to the north as well as conform to the emerging recommendations in the Airport Boulevard Form Based Code initiative that is currently under way.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	SF-3-NP	Undeveloped
NORTH	SF-3-NP	Single family residential
SOUTH	GR-CO-NP	Feed Store
EAST	SF-3	Single family residential
WEST	GR-V-CO-NP	Clock shop

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0004 910 E. 51 st St.	SF-3-NP to NO-MU-NP	Approved NO-MU-CO [Vote: 8-0]	Approved NO-MU-CO [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Austin Neighborhood Council
- North Austin Neighborhood Alliance
- Ridgetop Neighborhood Assoc.

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SCHOOLS:

Lee Elementary School
Kealing Middle School
McCallum High School

SITE PLAN:

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.
- SP 2. 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.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek 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 floodplain maps there is no floodplain 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.

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TRANSPORTATION:

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

TR2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

TR3. Bennett Avenue is not classified in the Bicycle Plan.

TR4. Capital Metro bus service is not available along Bennett Avenue.

TR5. There are no existing sidewalks along Bennett Avenue.

TR6. Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Bennett Avenue	50'	30'	Collector	662

CITY COUNCIL DATE: June 6th, 2013

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

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

PHONE: 974-7691



CLARKSON AVE

AIRPORT BLVD

RED RIVER ST

E 51ST ST

E 50TH ST

SUBJECT TRACT

BENNETT AVE

E 49TH HALF ST

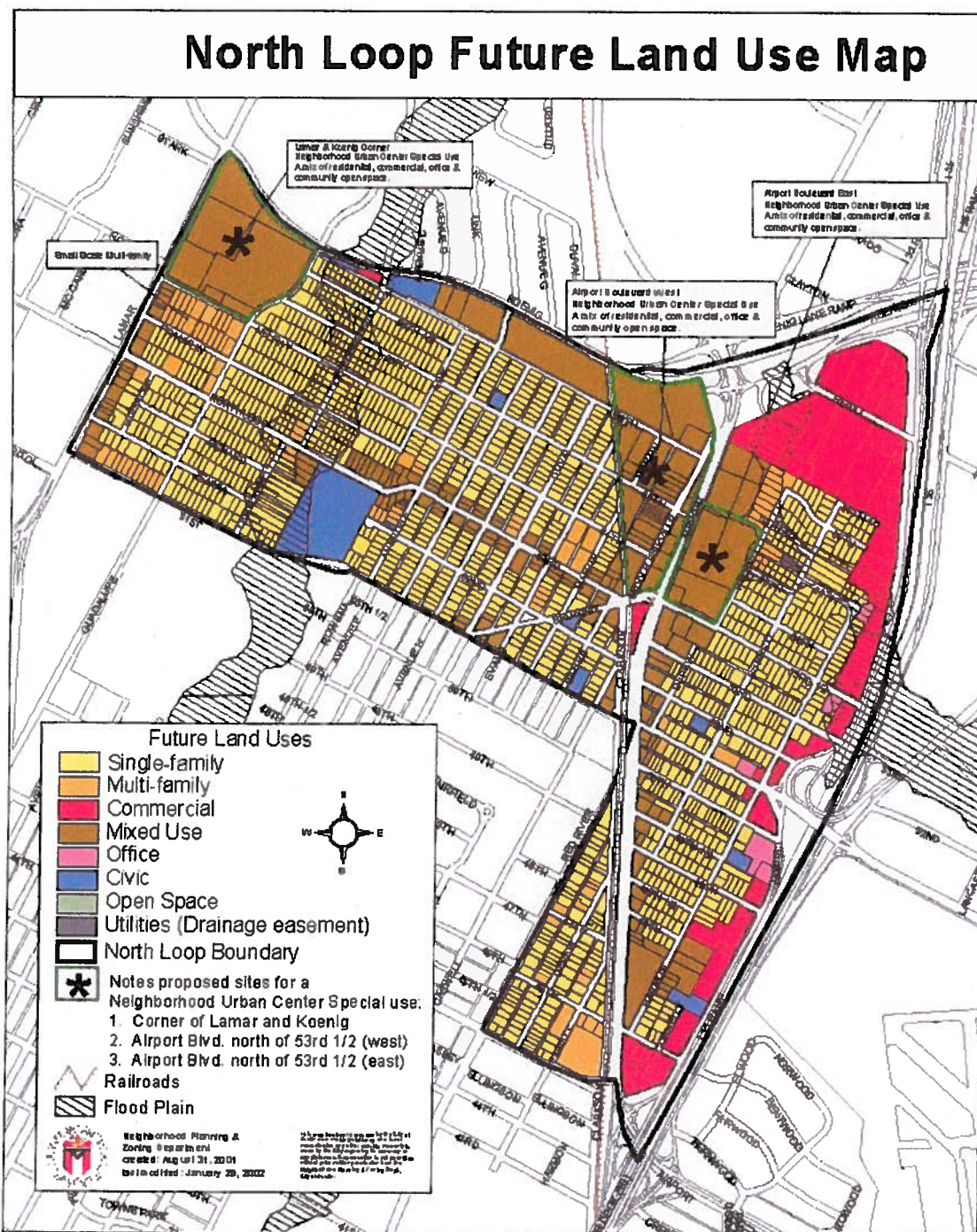
E 49TH ST

HARMON AVE

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The map on this page shows **future land use**. The Future Land Use Map represents the neighborhood's vision for how land use changes will take place over the next 20-25 years. It is a long term planning resource that represents a blue print for how the neighborhood would like the area developed in the future.



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Airport Blvd (between I-35 and US 290/Koenig Lane)

The map below shows the area referred to as the Airport Blvd district. It extends from East 46th St in the south to US 290 in the north. To the west the boundary of this district is defined by the rail corridor, to the east (as shown on the map) it is the rear property lines of the commercial properties that front the east side of Airport Blvd or its adjoining streets (see map below for details). This map shows the proposed future land uses for this area.

