

ZONING CHANGE REVIEW SHEET

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CASE: C14-2013-0070
Old Manor Road Development
(37.74 Acres)

Z.A.P. DATE: October 15, 2013

ADDRESS: 7805 ½ Old Manor Road

AREA: 37.74 acres

OWNER: Kanton Labaj

AGENT: Hector Avila

FROM: I-RR

TO: SF-3

SUMMARY STAFF RECOMMENDATION:

Staff recommends Single family residence-conditional overlay (SF-2-CO) combining district zoning. The conditional overlay would make the property would also be subject to the terms of the attached traffic impact analysis (TIA) memorandum. The Applicant supports the Staff recommendation.

TIA: See attached TIA Memorandum

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

Z.A.P. COMMISSION RECOMMENDATION:

October 15, 2013:

ISSUES:

Area neighbors and property owners have expressed concern about additional duplex residential development in this vicinity. When informed that the Applicant agreed to a zoning category that does not allow duplex development, neighbors and property owners were satisfied and supportive of the rezoning request (SF-2).

DEPARTMENT COMMENTS:

The subject property is located on the south side of Old Manor Road east of the future intersection with Crainway Drive. Crainway Drive is currently unconstructed at Old Manor Road. Another unconstructed roadway, Lazy Court Drive, also forms part of the western property boundary. The property is currently undeveloped. The L-shaped property is northwest of AISD-owned Noak Sports Complex, which is located on the constructed, southern portion of Crainway Drive. The Sports Complex is zoned I-RR. South of the subject property is a residential neighborhood that is predominately developed with duplexes and some single family homes. Zoning in the area includes I-SF-2, SF-2, I-SF-4A, and SF-3. East of the subject property is City-owned property that is part of the Walnut Creek Greenbelt, zoned P. North of the subject property, across Old Manor Road, is a large tract zoned I-RR, as well as smaller properties zoned LI-CO, I-SF-2, and CS-1-CO. One property is undeveloped, but the others are generally developed with limited industrial land uses,

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including construction sales and services, a Life Flight facility, and a small industrial park. Please refer to Exhibits A and B (Zoning Map and Aerial Map).

The proposed rezoning and redevelopment will necessitate re-timing of traffic signals in the area. The attached TIA memorandum will require the property owner to pay for the adjustment. Please see Exhibit C (TIA Memorandum).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-RR, LI-CO, I-SF-2, CS-I-CO	Undeveloped, Construction sales and services, Star Flight facility, Industrial park
<i>South</i>	I-SF-2, SF-2, I-SF-4A, SF-3	Duplex residential, Single family residential
<i>East</i>	P	Walnut Creek Greenbelt
<i>West</i>	I-RR	Undeveloped, Noak Sports Complex

NEIGHBORHOOD ORGANIZATIONS:

- Del Valle Community Coalition
- Bluebonnet Hills Association
- LBJ Neighborhood Association
- Austin Independent School District

CITY COUNCIL DATE: November 7, 2013

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
 e-mail: heather.chaffin@austintexas.gov

PHONE: 974-2122

STAFF RECOMMENDATION:

Staff recommends SF-2-CO to allow development of single family residences on the subject property. Analysis of the area shows an excess supply of duplex residential development, as well as strong community opposition to duplex development, which would be permitted in SF-3 zoning. Development of the property will also be required to share the cost of re-timing traffic signals.

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

SF-2-CO will allow development of single family residences on the subject property

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

The subject property is located adjacent to a large single family neighborhood, AISD Sports Complex and Walnut Creek Greenbelt. The residential character and low intensity of SF-2 development is compatible with all adjacent land uses.

COMPREHENSIVE PLAN

The zoning case is located on the south side of Old Manor Road, approximately 800 ft. east of Springdale Road, which is a heavily traveled corridor. The property is 37.4 acres in size, and is heavily wooded and vacant. The zoning case is not located with the boundaries of a neighborhood planning area. Surrounding land uses includes a heliport and cement factory to the north, the Noak Sports Complex and vacant land to the south, and vacant land to the east and west. The proposed use is a single family subdivision.

The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve '*complete communities*' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. On page 107, found in Chapter 4 of the IACP it states, "*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.*"

Imagine Austin is supportive of developing a variety of land uses to promote '*complete communities*', including a variety of housing types, which is demonstrated in the following IACP policies:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

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- **LUT P10.** Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin’s diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

The subject property does not have a variety of land uses around it to provide a variety land uses and services within walking distance to make a ‘complete community’ in this area, besides the Noak Sports Complex to the south, which would provide recreational opportunities to nearby residents. However, the property is located adjacent to an Activity Corridor, where a variety of retail and other commercial services are available to support some of the needs of this subdivision. Additionally, the IACP policies referenced above supports a mix of housing types being located throughout the Austin. Based on the IACP housing policies above, the nearby Activity Corridor on Springdale Road, and the existing Noak Sports Center, staff believes the proposed residential use is partially supported by the IACP.

SITE PLAN

SP 1. No Site Plan Review comments at this time.

TRANSPORTATION

TRI. A traffic impact analysis (TIA) is required and has been received. The TIA is currently under review. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on the review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut 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:

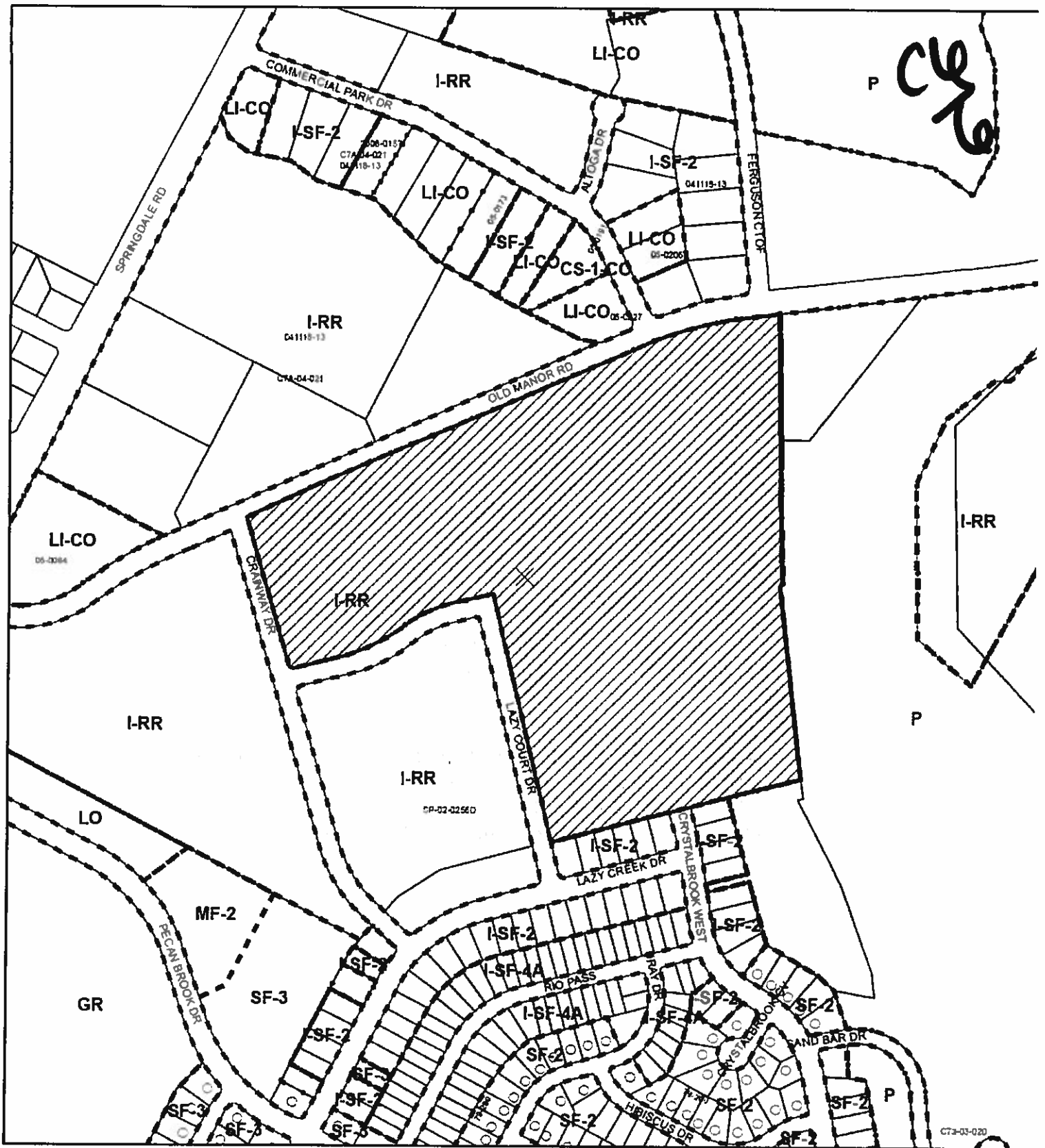
<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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2. According to floodplain maps, there is a floodplain within the project boundary. Based upon the close proximity of floodplain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.
3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
4. 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.
5. 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.
6. 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 UTILITY

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



ZONING CASE
C14-2013-0070



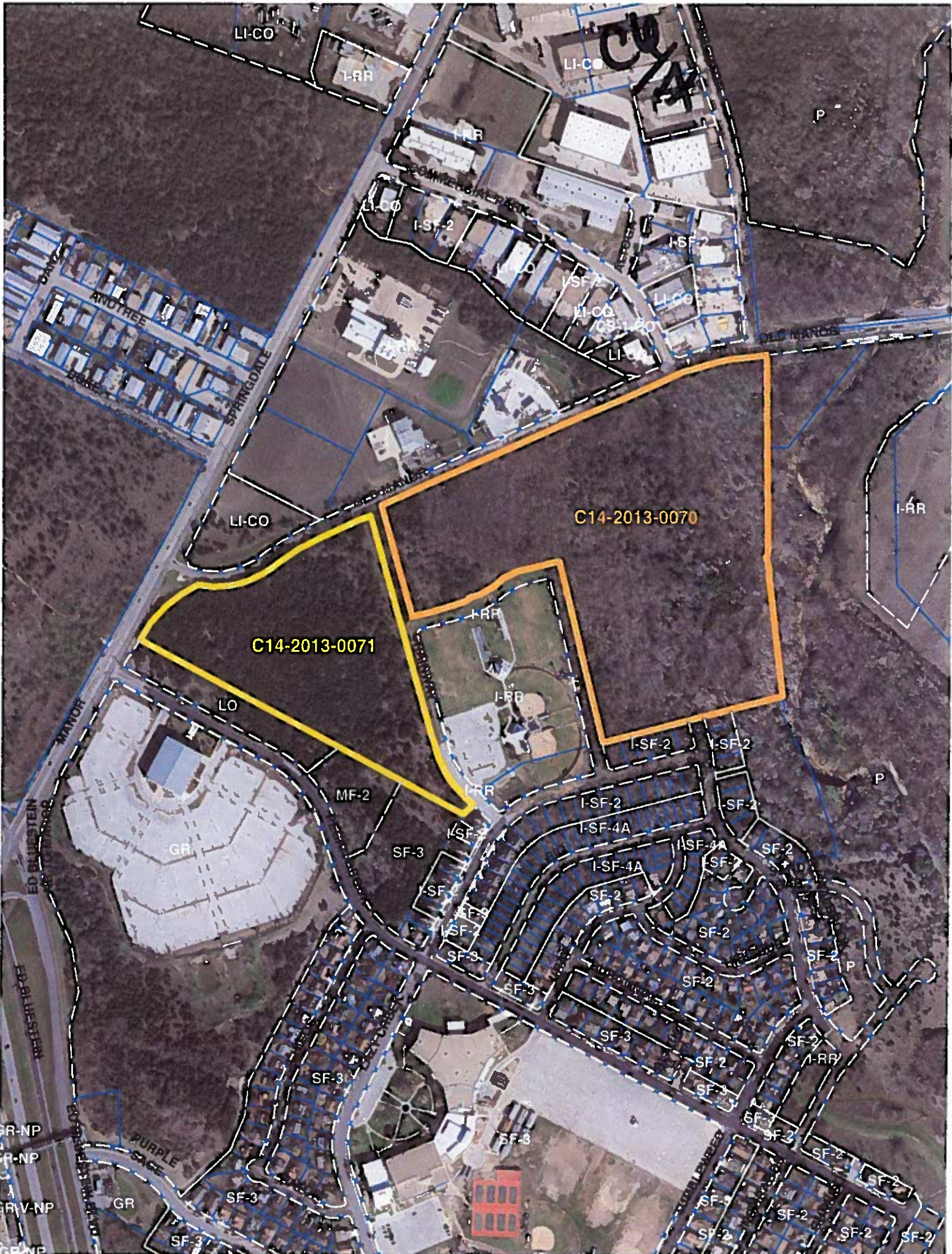
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.





LI-CO

I-RR

LI-CO

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A

LI-CO

I-SF-2

I-SF-2

I-SF-2

LI-CO

LI-CO

LI-CO

LI-CO

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C14-2013-0071

I-RR

I-RR

I-RR

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I-SF-2

GR

MF-2

I-RR

I-SF-2

I-SF-2

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