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ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0167 (Cantarra Mixed Use)

Z.A.P. DATE: March 3, 2015

ADDRESS: 13007 Cantarra Drive

DISTRICT AREA: 1

OWNER/APPLICANT: Michael Jeter

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: I-SF-4A **TO:** LR-MU* **AREA:** 2.386 acres

*On February 18, 2014, the applicant stated in an e-mail that they would like to propose a conditional overlay for the property that would state that, "A fence or a wall is prohibited within 50 feet of Cantarra Drive and East Howard Lane." This 50 foot area is assigned as a landscape easement given to a third party by the previous property owner through a private restrictive covenant.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant LR-MU-CO, Neighborhood Commercial-Mixed Use-Conditional Overlay Combining District, zoning for this property. The conditional overlay will limit the development intensity for the site to less than 2,000 vehicle trips per day and will include the applicant's request to prohibit a fence or a wall within 50 feet of Cantarra Drive and East Howard Lane.

In addition, the results of the neighborhood traffic analysis for this site (NTA Memorandum-Attachment A) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. The applicant is requesting permanent zoning for this site. This property was annexed by the City of Austin on December 31, 2007 (Case C7a-07-024). Upon annexation, the property received interim SF-4A zoning because the Zoning and Platting Commission approved single-family small lot subdivision for the portion of the property to the north on March 20, 2007 (Case C8J-05-0236.1A).

The staff recommends LR-MU-CO zoning for the site under consideration because the property meets the intent of the purpose statement for the LR-MU combining district. The proposed LR-MU-CO zoning would allow for a fair and reasonable use of the site because it will permit the applicant to develop low intensity office and commercial uses fronting an arterial roadway, East Howard Lane. The Neighborhood Commercial District zoning is intended to provide much needed easily accessible/walkable commercial services to the surrounding residentially zoned areas. In addition, the proposed "MU" combining district would permit the applicant to develop office, retail, commercial, and residential uses that could be combined in a single development at this location.

The applicant agrees with the staff's recommendation.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-SF-4A	Undeveloped
North	SF-4A	Single Family Residences (Cantarra Residential Neighborhood)
South	PUD	Single Family Residence, Undeveloped
East	SF-4A	Undeveloped
West	SF-4A, I-SF-4A, County	Single-Family Residence, Automotive Sales (Bocho Auto Sales)

AREA STUDY: N/A

TIA: Waived

WATERSHED: Harris Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Bike Austin
 Cantarra Homeowners Association, Inc.
 North Growth Corridor Alliance
 Harris Branch Residential Property Owners Association
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0013 (Cantarra Zoning: Gregg Lane)	I-SF-4A to Tract 1: SF-4A and Tract 2: GR	5/20/08: Approved staff's recommendation for SF-4A zoning by consent (7-0, J. Martinez-absent); K. Jackson-1 st , T. Rabago-2 nd .	7/24/08 : Approved SF-4A zoning by consent (5-0, Cole and Shade-off the dais)

RELATED CASES: C8J-05-0236.1A (Subdivision Case)
 C7a-07-024 (Annexation Case)

ABUTTING STREETS:

Cantarra Drive	64'	40'	Collector	No	No	No
E. Howard Lane	108'	70'	Arterial	Yes	Yes; dedicated bike lane	No

CITY COUNCIL DATE: April 4, 2015

ORDINANCE READINGS: 1st

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

ACTION:

2nd

3rd

PHONE: 512-974-3057,
sherri.sirwaitis@ci.austin.tx.us

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PUD C814-96-0003

ZONING

ZONING CASE#: C14-2014-0167



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.



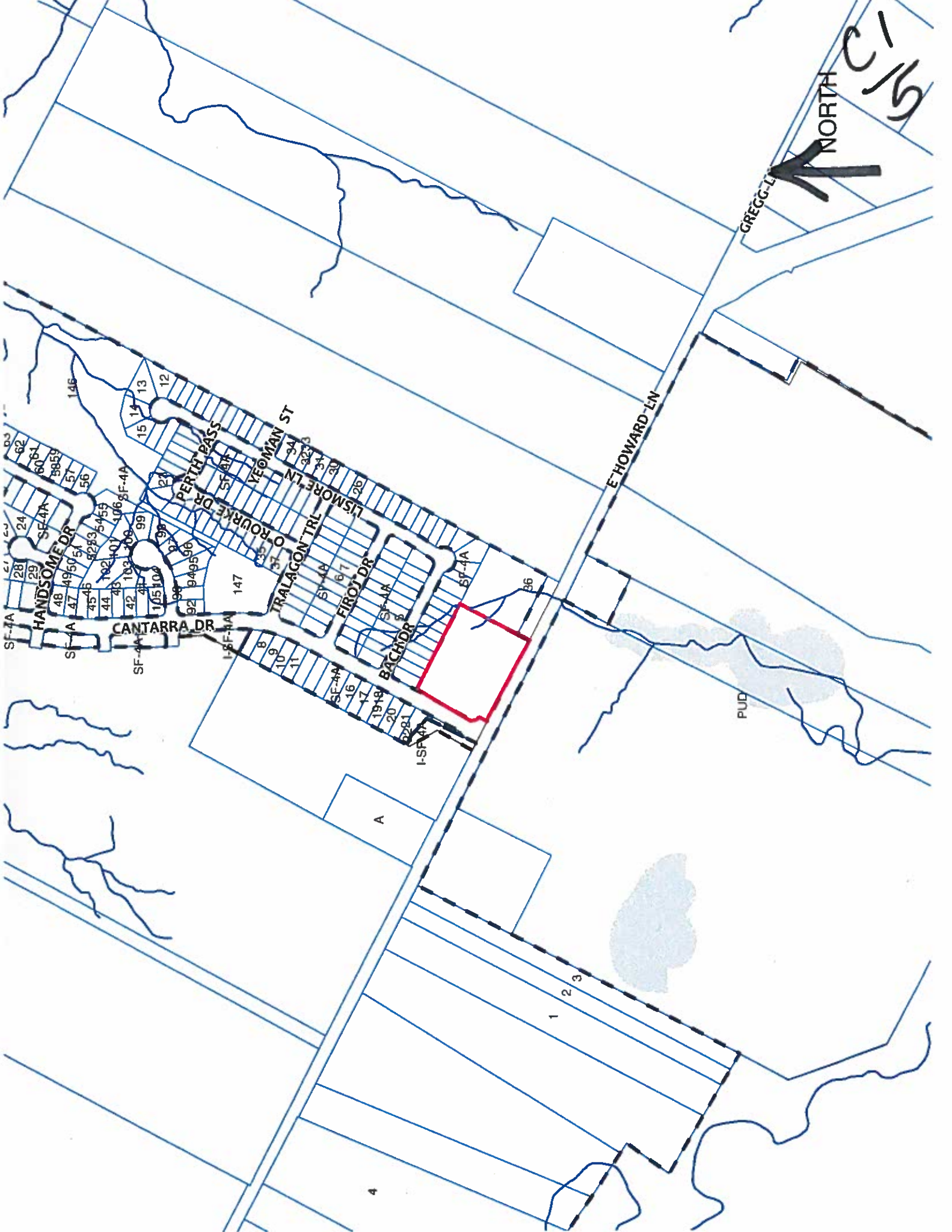
1" = 200'

NORTH

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GREGG LN

HOWARD LN





NORTH

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LISMORE LN

TRALAGON TRL

FIROJ DR

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E HOWARD LN

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STAFF RECOMMENDATION

The staff's recommendation is to grant LR-MU-CO, Neighborhood Commercial-Mixed Use-Conditional Overlay Combining District, zoning for this property. The conditional overlay will limit the development intensity for the site to less than 2,000 vehicle trips per day and will include the applicant's request to prohibit a fence or a wall within 50 feet of Cantarra Drive and East Howard Lane.

In addition, the results of the neighborhood traffic analysis for this site (NTA Memorandum-Attachment A) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

BASIS FOR RECOMMENDATION

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

Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *The proposed zoning should allow for a reasonable use of the property.*

The LR-MU-CO zoning district would allow for a fair and reasonable use of the site because it will permit the applicant to develop a mixture of low intensity office, commercial, and/or residential uses fronting an arterial roadway, East Howard Lane, which will provide services to the developing residential areas to the north, south, east and west.

3. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

Neighborhood Commercial District zoning is intended to provide much needed easily accessible/walkable commercial services to the surrounding residentially zoned areas.

EXISTING CONDITIONS

Site Characteristics

The site a under consideration is a sparsely vegetated, undeveloped tract of land.

Comprehensive Planning

This zoning case is located on the northeast corner of Cantarra Drive and E. Howard Lane. The property is approximately 2.38 acres in size, is undeveloped, and is not located within the boundaries of an area with an adopted neighborhood plan. Surrounding land uses includes a single family subdivision to the north, vacant land to the south and east, and a barn and auto sales use to the west. The proposed use is commercial and residential (mixed use).

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Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor** (E. Howard Lane). **Activity Corridors** are intended to allow people to **reside, work, shop, access services, people watch, recreate, and hang out** without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, **mixed-use buildings**, and offices. The following Imagine Austin policies are relevant to this case.

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, **corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **N P1.** 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.

Based upon this property being: (1) situated along a **Activity Corridor** as designated on the Growth Concept Map; (2) located along E. Howard Lane, which contains a variety of commercial, residential and retail uses; and (3) the Imagine Austin policies referenced above that supports a variety of development, including mixed use in this area of the city, staff believes that this proposed project is supported by Imagine Austin.

Connectivity

I have no comment for this zoning case for connectivity.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch 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. The site is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

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At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the LR zoning district would be 80%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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 Gross Site Area</i>	<i>% of Gross Site Area 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%

Note: The most restrictive impervious cover limit applies.

Site Plan Comments

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 north and east property line, 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

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Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 114 feet of right-of-way for E. Howard Lane. If the requested zoning is granted, then 57 feet of right-of-way should be dedicated existing centerline of E. Howard Lane in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55].*

*On February 4, 2015, the Transportation reviewer sent the staff an e-mail stating that the Austin Transportation Department has determined that no additional ROW will be required.

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]

A Neighborhood Traffic Analysis (NTA) is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114. (Please see NTA Memorandum – Attachment A).

Provide traffic counts, to this reviewer, for Cantarra Drive in order to conduct the NTA.

Please contact Nadia Barrera, Urban Trails, Public Works Department regarding pedestrian connectivity per the Council Resolution. According to Ms. Barrera, there are two proposed Urban Trails in the vicinity; the Gilliland Creek Trail and the MoKan Corridor connector. Developments in the area would benefit from providing trails that connect to these two larger components of the Urban Trail network. The Public Works Department asks the applicant to recognize the two potential Urban Trail connections and a commitment to seeking opportunities to coordinate the provision of recreational easements along with utility easements or dedication of ROW for the purposes of building trail connections. Additionally, the applicant may consider seeking opportunities to coordinate parkland dedication to provide for trails along linear greenbelts during the site plan review stage of development.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Cantarra Drive	64'	40'	Collector	No	No	No
E. Howard Lane	108'	70'	Arterial	Yes	Yes; dedicated bike lane	No

Water and Wastewater

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 and suitability for operation and maintenance. 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.

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MEMORANDUM

TO: Sherri Sirwaitis, Case Manager
CC: Alice Glasco (Applicant)
DATE: February 4, 2015
SUBJECT: Neighborhood Traffic Analysis (NTA) for Zoning Case # C14-2014-0167

The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the comments below. Cantarra Mixed Use is located in northeast Austin at the north east corner of Howard Lane and Cantarra Drive. The 2.4 acre tract which is currently zoned Interim-Single Family-4A (I-SF-4A) is requesting a zoning change to Neighborhood Commercial-Mixed Use (LR-MU). The tract will have vehicular access from two existing streets – Cantarra Drive and Howard Lane. Surrounding the tract to the north, east, and west is SF-4A zoning and to the south is Planned Unit Development (PUD) zoning.

ROADWAY

The table below provides the street characteristics for the roadway to be analyzed: Cantarra Drive.

Name	ROW	Pavement	Classification
Cantara Drive	64'	40'	Collector

Trip Generation and Traffic Analysis

Based on the ITE's publication Trip Generation, the proposed development at the time of site plan will generate a maximum of 2,232 vehicles per day (vpd). This trip generation is based on the assumption that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The applicant has agreed to limit the trips for this development to 2,000, therefore the NTA will be conducted under the assumption that the maximum vpd will be 2,000.

Land Use	Acres	Trips Per Day
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Commercial & Residential	2.4	2,000
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Trip Distribution and Assignment

Distribution of trips was estimated as follows:

Street	Site Traffic
Cantarra Drive	20%
Howard Lane	80%

Below is a table containing the estimated number of trips that will affect each street:

Street	Existing Traffic	Site Traffic (vpd)	Total Traffic after Project
Cantarra Drive	1,725	400	2,125

Desirable Operating Level

The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows:

Street	Site Traffic
Less than 30 feet	1,200
30 feet to 40 feet	1,800
40 feet or wider	4,000

CONCLUSIONS

- 1) The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation.
- 2) The traffic along Cantarra Drives does not exceed the minimum requirements established in Section 25-6-116.
- 3) The intensity and uses for this rezoning must be limited to less than 2,000 unadjusted vehicle trips per day.

Amanda Couch
Amanda Couch

Senior Planner, Transportation Review, WPDR