

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2016-0082  
Casa Lara

**P.C. DATE:** September 27, 2016

**DISTRICT:** 3

**AREA:** 0.591 Acres

**ADDRESS:** 6011 Bolm Road

**OWNER:** Jeanette Lara Lewis

**AGENT:** Oakland Urban (Christopher Oakland)

**FROM:** GR-NP

**TO:** GR-MU-NP

**NEIGHBORHOOD PLAN AREA:** Govalle-Johnston Terrace Combined

**WATERSHED:** Boggy Creek

**TIA:** N/A

**DESIRED DEVELOPMENT ZONE:** Yes

**SUMMARY STAFF RECOMMENDATION:**

Staff supports the request of community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning.

**PLANNING COMMISSION RECOMMENDATION:**

September 27, 2016:

**DEPARTMENT COMMENTS:**

The proposed rezoning tract is located at the southwest corner of Bolm Road and Gardner Road. The property is currently undeveloped and zoned GR-NP. Immediately to the west is an undeveloped lot that is zoned GR-MU-NP; further west is additional property zoned GR-MU-NP that is developed with apartments. Across Bolm Road to the north is a building maintenance services land use that is zoned CS-MU-CO-NP and GO-MU-CO-NP. North and northeast of the rezoning tract are two properties used for religious assembly. The site on the west side of Gardner Road is zoned SF-3-NP, and the site on the east side of Gardner Road is zoned GO-NP. East of the site, across Gardner Road, is a food preparation facility that is zoned LI-CO-NP. Immediately south of the property are duplex residential properties zoned MF-2-NP, and across Tracy Lynn Lane is a condominium development that is zoned MF-2-NP. *Please refer to Exhibits A and B (Zoning Map and Aerial Map).* Staff has received correspondence from the Govalle-Johnston Terrace Neighborhood Planning Contact Team in support of the rezoning request. *Please refer to Exhibit C (Correspondence).*

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	GR-NP	Undeveloped
<i>North</i>	CS-MU-CO-NP, GO-MU-CO-NP, GO-NP, SF-3-NP	Building maintenance services, Religious assembly
<i>South</i>	MF-2-NP	Duplex residential, Townhouse/condominium
<i>West</i>	GR-MU-NP	Undeveloped, Multifamily
<i>East</i>	LI-CO-NP	Food preparation

**ROADWAY CHARACTERISTICS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Bolm Rd	65 ft	40 ft	Neighborhood Collector	Only on N. side of street	Yes	Yes – 17 Cesar Chavez
Gardner Rd	90 ft	50 ft	Neighborhood Collector	Yes	No	Yes – 17 Cesar Chavez

**SCHOOLS:**

Govalle Elementary School

Martin Middle School

Eastside Memorial HS at Johnston

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhoods Council

East Austin Conservancy

Cristo Rey Neighborhood Association

Claim Your Destiny Foundation

Johnston Terrace Neighborhood Association

REISSIG Group

Bike Austin

Sierra Club

Black Improvement Association

Del Valle Community Coalition

Austin Heritage Tree Foundation

METSA Neighborhood Association

Friends of Austin Neighborhoods

Preservation Austin

SEL Texas

AISD

Homeless Neighborhood Association

**CITY COUNCIL DATE/ ACTION:**

October 13, 2016:

**ORDINANCE READINGS: 1<sup>st</sup>**2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Heather Chaffine-mail: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)**PHONE:** 512-974-2122

**STAFF RECOMMENDATION:**

Staff supports the request of community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning. The addition of –MU Mixed Use designation will allow the construction of residential units that are not currently permitted on the property. GR-MU-NP offers the opportunity for less intense land uses than the existing GR-NP, and matches the mixed use and multifamily zoned properties that are prevalent in the area. The addition of –MU to a commercial zoning category is effectively a “down-zoning,” and is suitable for this location.

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*  
The addition of –MU Mixed Use designation will allow the construction of residential units that are not currently permitted on the property.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

GR-MU-NP offers the opportunity for less intense land uses than the existing GR-NP, and matches the mixed use and multifamily zoned properties that are prevalent in the area.

**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.

SP 3. Compatibility standards are triggered primarily by the duplex uses to the south of the subject tract. These standards include height and setback provisions, and other design regulations as indicated in Article 10: Compatibility Standards in the City of Austin Land Development Code.

SP 4. The site is located within Austin-Bergstrom Overlay CCLUA. No use will be allowed that creates electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. For more information, contact Kane Carpenter, Airport Planner at 512-530-6621. Approval from ABIA is required prior to site plan approval.

**TRANSPORTATION**

TR1. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR2. A Neighborhood Traffic Analysis shall be required at the time of site plan if triggered per LDC 25-6-114. LDC, Sec. 25-6-114.

TR3. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane is recommended for Bolm Road.

TR4. 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]

## TR5. Existing Street Characteristics:

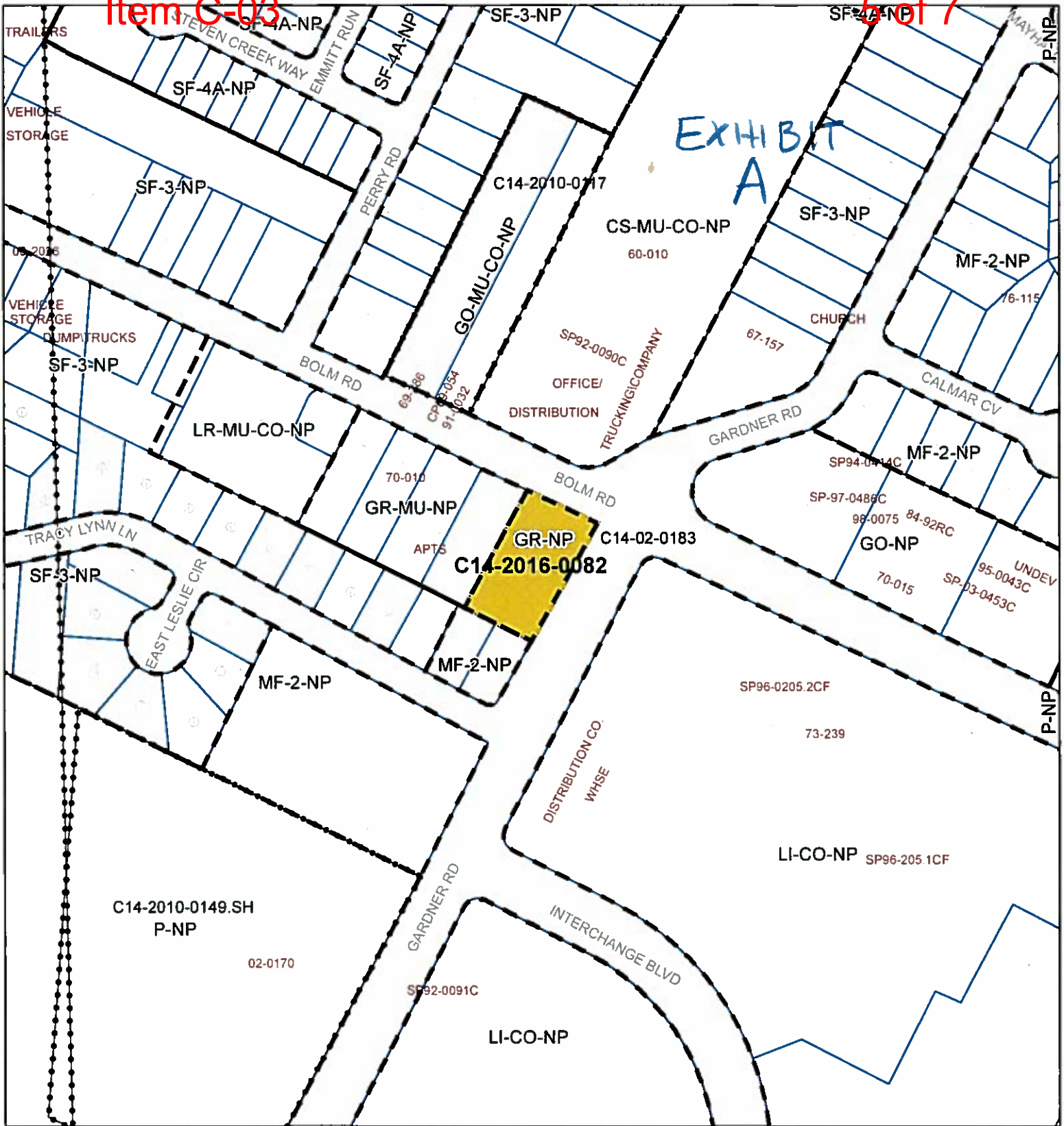
Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
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**ENVIRONMENTAL**

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. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
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. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

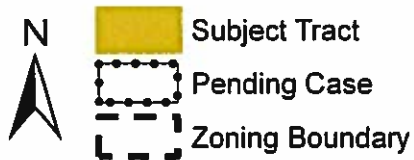
**WATER UTILITY**

FYI: 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, water or wastewater easements, 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 and suitability for operation and maintenance. 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#: C14-2016-0082



0 200 Feet

1" = 200'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 8/4/2016







EXHIBIT  
C

**GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD CONTACT TEAM**  
*"Strength Through Unity"*

September 20, 2016

Ms. Meredith,

On September 19, 2016 the Govalle/Johnston Terrace Neighborhood Contact Team met and reviewed the zoning change request on the property at 6011 Bolm Rd. and decided to support their zoning change request.

Please accept this letter as confirmation of the **G/JTNCT's support** for the zoning change at

**6011 Bolm Rd.**  
**from GR-NP to GR-MU-NP**  
**case # C14-2016-0082**

If you have any further questions or comments on this matter please do not hesitate to contact me via email or by phone.

Thank you,



Daniel Llanes, Coordinator  
Govalle/Johnston Terrace Neighborhood Contact Team  
512-431-9665