

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0084 (River Place – Autism Center)

Z.A.P. DATE: December 15, 2015
January 19, 2016
July 5, 2016
September 20, 2016
October 18, 2016

ADDRESS/PROJECT LOCATION: East of River Place Boulevard

DISTRICT AREA: 6 & 10

OWNER/APPLICANT: Berta Bradley

AGENT: McLean & Howard, LLP (Jeff Howard)

ZONING FROM: DR **TO:** GO-CO **AREA:** 40.005 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GO-CO, General Office–Conditional Overlay Combining District, zoning. The conditional overlay will:

1. Prohibit the following uses:
 - Business or Trade School
 - Business Support Services
 - Communication Services
 - Medical Offices (exceeding 5,000 sq. ft. gross floor area)
 - Medical Offices (not exceeding 5,000 sq. ft. gross floor area)
 - Off-site Accessory Parking
 - Personal Services
 - Printing and Publishing
 - Restaurant (Limited)
 - Club or Lodge
 - Cultural Services
 - Hospital Services (general)
 - Hospital Services (limited)

2. Make the following uses conditional:
 - College or University Facilities
 - Private Secondary Educational Facilities,

3. Limit the development intensity for the entire site to less than 2,000 vehicle trips per day

4. Prohibit access to Milky Way Drive for Office (Administrative and Business Offices or Professional Office) uses.

ZONING & PLATTING COMMISSION RECOMMENDATION:

12/15/15: Approved Staff’s request for a postponement to January 19, 2016 by consent [B. Evans-1st, S. Lavani-2nd] (7-0).

1/19/16: Approved Staff’s request for an indefinite postponement by consent [T. Weber-1st, S. Lavani-2nd] (10-0).

7/05/16: Approved Staff’s request for postponement to September 20, 2016 by consent [A. Denkler / S. Harris-2nd] (10-0, T. Weber-absent).

9/20/16: Postponed to October 18, 2016 at the staff’s request (8-0, S. Harris and D. Breithaupt-absent, A. Denkler-arrive late); G. Rojas-1st, S. Lavani-2nd.

DEPARTMENT COMMENTS:

The property in question is approximately 40 acres of undeveloped land that does not have direct access to a public right-of-way. The applicant has stated that this tract of land takes access through a private easement. The property is primarily surrounded by undeveloped land to the north, east and south. To the west is a church. The property is heavily wooded and has a significant degree of topographic changes that could present challenges to development.

A rezoning to General Office district has been requested so that the property may be used for congregate living with the proposed development of a long term living facility for people with autism. The applicant has requested a conditional overlay that will prohibit all GO district uses that are not permitted in the NO zoning district. Additionally, the applicant has requested that vehicular trips be limited to no more than 2,000 per day as part of the conditional overlay.

The staff recommends GO-CO, General Office-Conditional Overlay Combining District, zoning. The site under consideration is consistent with the intent of the GO district as it will provide a service for community and city-wide needs. GO-CO zoning will promote orderly planning as there is office zoning adjacent to the north of the site. The proposed zoning will permit the applicant to develop a Congregate Living use while providing a conditional overlay that would limit the property to all other permitted Neighborhood Office zoning district uses. The property in question is adequate in size to be redeveloped to allow for a civic or low density office use.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	NO-CO	Undeveloped (Owned by Church – Austin Christian Fellowship)
<i>South</i>	DR	Undeveloped
<i>East</i>	DR	Undeveloped, City of Austin -Balcones Preserve Land
<i>West</i>	NO-CO	Religious Assembly – Austin Christian Fellowship

NEIGHBORHOOD PLANNING AREA: N/A

NTA: Yes

WATERSHED: West Bull Creek Watershed

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Friends of Austin Neighborhoods
- Steiner Ranch Community Association
- River Place HOA
- Sierra Club, Austin Regional Group
- Bike Austin
- Long Canyon Phase II & III Homeowners Assn. Inc.
- Long Canyon Homeowners Assn.
- 2222 Coalition of Neighborhood Associations Inc.
- Bull Creek Foundation
- Glenlake Neighborhood Association
- Leander ISD Population and Survey Analysts
- Lake Austin Collective
- The Real Estate Council of Austin, INC.
- SELTEXAS

SCHOOLS: Leander I.S.D. Schools

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2015-0037 – Coelho Living Trust; 5833 Riverplace Boulevard	I-RR to SF-2	4/21/2015 – Approved SF-2 zoning.	5/14/2015 – Approved SF-2 zoning.
C14-06-0184 – Austin Christian Fellowship Phase II; 6401 Riverplace Boulevard	DR to NO	10/3/2006 – Approved NO-CO zoning.	11/2/2006 – Approved NO zoning.
C14-06-0095 – Lot 9-A, The Preserve at Riverplace, Section 2, Block B, Lots 8&9; Resubdivision – Milky Way Drive	DR to SF-1	6/6/2006 – Approved SF-1-CO zoning.	7/27/2006 – Approved SF-1-CO zoning; with a CO limiting vehicle trips to 2,000/day.
C14-06-0094 - LOT 8-A; THE PRESERVE AT RIVERPLACE,	DR to SF-1	6/6/2006 – Approved SF-1-CO zoning.	7/27/2006 – Approved SF-1-CO zoning, with a CO limiting vehicle trips to 2,000/day.

SECTION 2, BLOCK B, LOTS 8 & 9; RESUBDIVISIO N; Milky Way Drive			
C14-02-0156 – River Place Two; Riverplace Boulevard	SF-5 to SF-6	12/3/2002 – Approved SF-6 zoning.	1/9/2003 – Approved SF-6 zoning.
C14-01-0121 – Austin Christian Fellowship; 6401 Riverplace Boulevard	RR to NO	9/25/2001 – Denied NO-CO zoning request.	12/6/2001 – Approved NO-CO, with a CO limiting vehicle trips to 2,000/day.
C14-99-2130 – Austin Christian Fellowship; 6401 Riverplace Boulevard	DR to GR	9/26/2000 – Approved NO-CO zoning.	10/26/2000 – Approved NO-CO, with a CO limiting vehicle trips to 2,000/day
C14-98-0068 – Riverplace Estates; Riverplace Bloulevard		7/7/1998 – Approved RR zoning.	9/3/1998 – Approved SF-1-CO zoning, with a CO for no more than 49 residential units may be developed on the property. Each lot must be a minimum of 30,000 sq. ft. (.688 acres)
C14R-87-073 – City of Austin W & WW (Four Points Reserve); Bonaventure Drive	RR to P	8/4/1987 – Approved P zoning.	11/12/1987 – Approved P zoning.

RELATED CASES: C14-2015-0083

ABUTTING STREETS: None

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

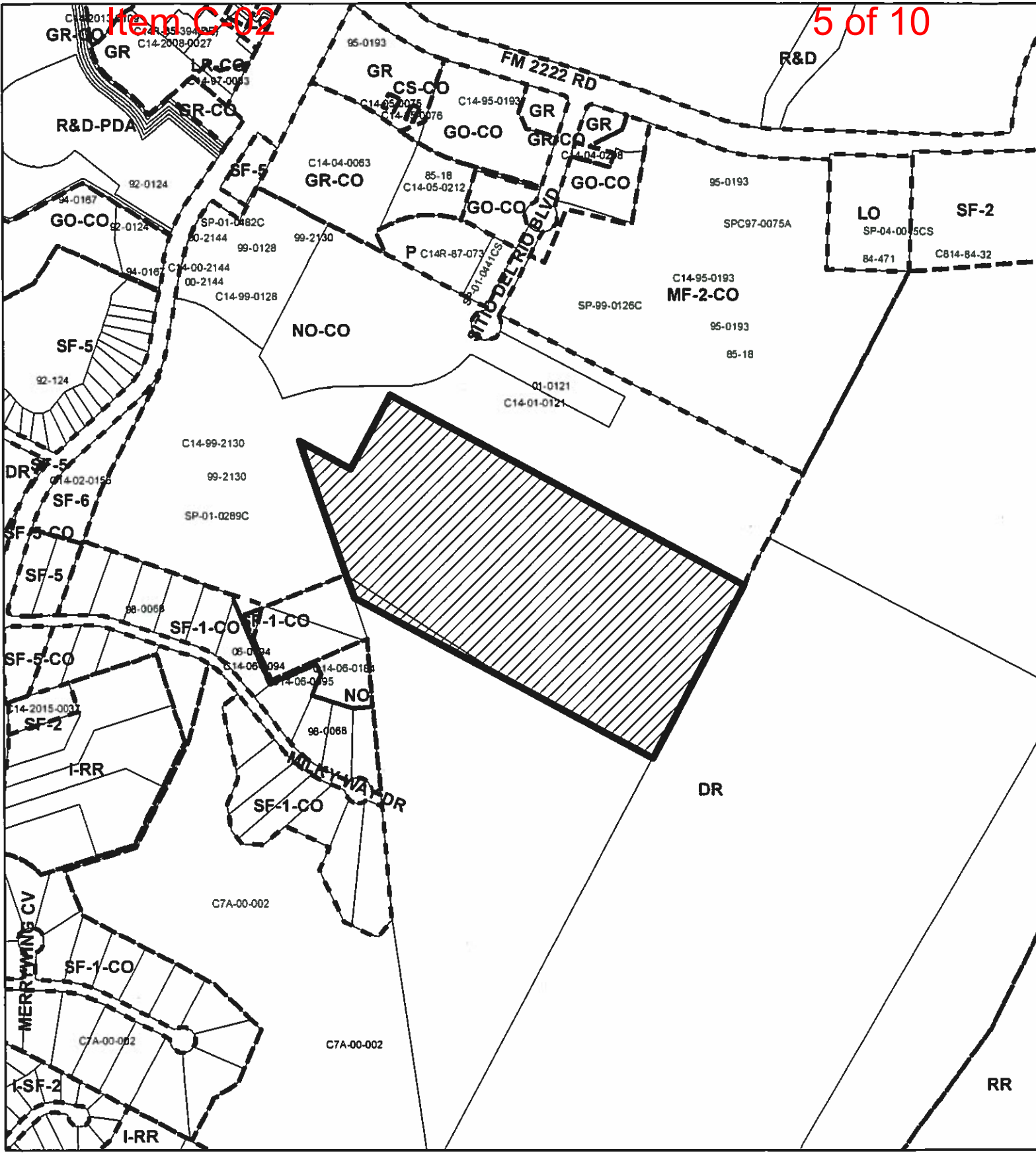
3rd




ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057

EMAIL: sherri.sirwaitis@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

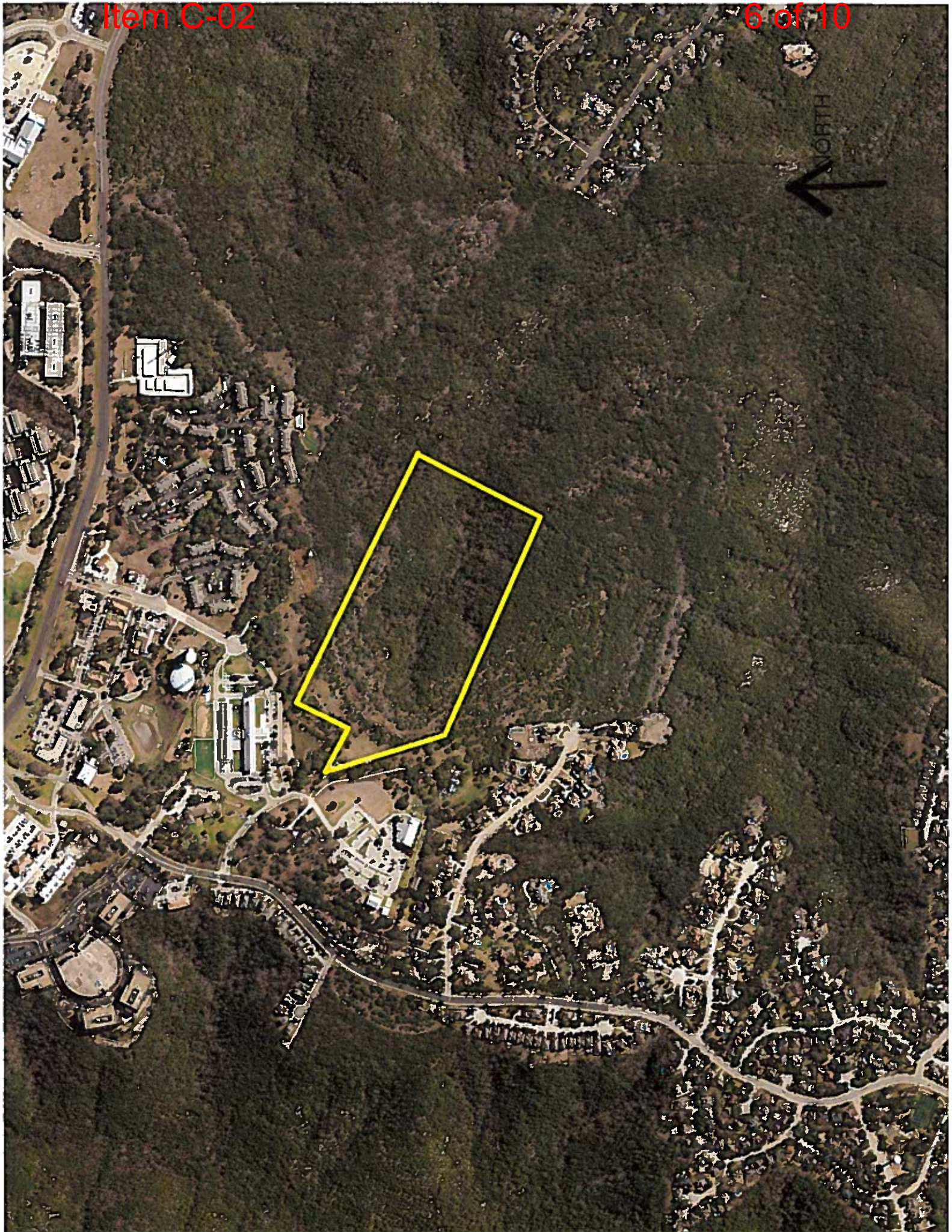
CASE#: C14-2015-0084

1" = 600'

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.

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STAFF RECOMMENDATION

The staff's recommendation is to grant GO-CO, General Office–Conditional Overlay Combining District, zoning. The conditional overlay will:

1. Prohibit the following uses:
 - Business or Trade School
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2. Make the following uses conditional:
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 - Private Secondary Educational Facilities,
3. Limit the development intensity for the entire site to less than 2,000 vehicle trips per day
4. Prohibit access to Milky Way Drive for Office (Administrative and Business Offices or Professional Office) uses.

BASIS FOR RECOMMENDATION

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

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

2. *The proposed zoning should promote consistency and orderly planning.*

GO-CO zoning will promote consistency and orderly planning as there is office zoning adjacent to the north of the site. The proposed zoning will permit the applicant to develop a Congregate Living use that would allow for the development of a long term living facility for people with autism. The conditional overlay would limit the property to all other permitted Neighborhood Office zoning district uses.

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

GO-CO zoning would allow for a fair and reasonable use of this property because the site is adequate in size to be redeveloped to allow for a civic or low density office use.

EXISTING CONDITIONS

Site Characteristics

The subject property is approximately 40 acres of undeveloped land that does not have direct access to a public right-of-way. The property is primarily surrounded by undeveloped land to the north, east and south. To the west is a church. The property is heavily wooded and has a significant degree of topographic changes that could present challenges to development.

Comprehensive Planning

Imagine Austin

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. Page 107 of the IACP 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. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.”

Based on the comparative scale of this site relative to other civic uses near this site (a large church and an elementary school), as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning. However, due to the site’s location within an environmentally sensitive area (over the Edwards Aquifer), there will be at the site planning stage if this property is ever redeveloped, an environmental review to determine if any critical environmental features are located on the site.

Environmental

The site is partially located over the Edwards Aquifer Recharge Zone. The site is in the West Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City’s Land Development Code. It is in the Drinking Water Protection Zone.

According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within 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.

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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 GO 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 on this site would be limited by the watershed ordinance.

Under the 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>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

Note: The most restrictive impervious cover limit applies.

Site Plan

Development on the site will be subject to *Subchapter E: Design Standards and Mixed Use*. Additional comments will be provided upon submittal of site plans for the proposed improvements.

Storm Water 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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Transportation

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 will be required at the time of site plan if triggered per LDC 25-6-114. LDC, Sec. 25-6-114.

At the time of Subdivision review, it is recommended that stub outs be created to the property to the north and south in accordance with the City of Austin Complete Streets Policy Ordinance #20140612-119.

If the requested zoning is granted, at the time of Subdivision or Site Plan review, right of way should be dedicated to connect through adjacent properties to Milky Way Drive to the south side to Sitio Del Rio Boulevard to the north for future connectivity.

During Subdivision or Site Plan review, pedestrian connectivity may be created between the adjacent sites so the neighborhood can have access to the church, school, and reserved lands to the east.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

Water and Wastewater

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. There are currently no City mains within 100 feet of this property. As such water and or wastewater service extension request applications would be required to determine the required improvements by the landowner to obtain City service. 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.