

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0071 (Victory Medical Office)

P.C. DATE: January 8, 2019

ADDRESS: 2109 Fort View Road

DISTRICT AREA: 5

OWNER/APPLICANT: Eveann Investments, L.P. (William G. Franklin)

AGENT: Husch Blackwell, LLP (Nikelle Meade)

ZONING FROM: SF-3

TO: LO

AREA: 0.1854 acres (8,076 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

To grant NO-MU-CO; Neighborhood Office – Mixed Use – Conditional Overlay in which the conditions are as follows:

- 1) Limit vehicle trips per day to less than 2000;
- 2) Prohibit vehicular access to and from the subject tract and Fort View Road for civic and commercial uses, with exceptions for emergency services and bicycle and pedestrian traffic.
- 3) A public restrictive covenant to limit the hours of operation for Monday through Saturday from 8:00 AM to 5:00 PM and on Sunday from 12:00 PM Noon to 5:00 PM; and
- 4) Prior to Council adoption of a rezoning ordinance, require recordation of a shared access easement between the subject property and the property at 2110 W. Ben White Boulevard.

PLANNING COMMISSION RECOMMENDATION:

1/08/19: Approved staff's recommendation of NO-MU-CO zoning, with conditions, by consent (9-0, A. De Hoyos Hart, F. Kazi, K. McGraw, P. Seeger-absent); C. Kenny-1st, R. Schneider-2nd.

DEPARTMENT COMMENTS:

The property in question is currently developed with a single-family residence that fronts onto Fort View Road between Manchaca Road and Victory Drive, one block north of Ben White Boulevard. Fort View Road is designated as a residential collector street that dead ends into the GR zoned tract along Victory Drive. The applicant is requesting LO, Limited Office District, zoning for this lot to utilize the property for parking and a medical office use as part of the adjacent Victory Medical facility.

The staff is recommending NO-MU-CO, Neighborhood Office-Mixed Use-Conditional Overlay Combining District, zoning at this location because the lot under consideration fronts onto Fort View Road, a residential collector street, near its terminus. The majority of the properties along this stretch of Fort View Road are developed with single-family residential homes.

While rezoning and reuse of the remaining residences along both Manchaca Road and Ben White Boulevard characterize the transition this area is experiencing, this portion of Fort View Road remains residential. Despite existing access and connections to Ben White Boulevard and Victory Drive, the staff does not think a medical office use with access to residential Fort View Road, even if limited to exit-only, is justifiable. Moreover, if the property ever were to become a stand-alone

medical office or redeveloped into more than an ancillary facility to the adjacent facilities, traffic on Fort View Road would only increase.

Therefore, the staff is recommending NO-MU zoning with the stipulation that no vehicular access be allowed to Fort View Road for civic and commercial uses with the exception of emergency services. This means if the property were used as residential, residents could freely traverse Fort View Road and the impact would be negligible, unless the property was redeveloped with additional residential units. Bicycle and pedestrian access would not be limited for any use.

In addition, the staff is recommending that a shared access easement between this property and the property between it and Ben White Boulevard be executed and recorded prior to adoption of the rezoning ordinance. This recorded easement would ensure that access to the tract is provided by the property abutting Ben White Boulevard, even if one or both properties are conveyed to a non-affiliated owner.

Even with the limitation on office hours and access to Fort View Road, the staff is concerned about office use at this location and commercial creep into the residential neighborhood. However, NO zoning is often used as a transition between single-family residential and more intense uses and is intended to be compatible with residential uses. This lot is also uniquely situated in that it can be integrated and function, with conditions, as part of the Victory Medical “campus” and not as an independent office use at the end of a residential street.

The property in question is located in the Galindo portion of the South Lamar Combined Neighborhood Planning Area. This neighborhood planning effort has been suspended. As such, there is no neighborhood plan or future land use map to consult in determining the staff recommendation.

The Imagine Austin Growth Concept Map, in the Imagine Austin Comprehensive Plan, identifies this area as an ‘Activity Center for Redevelopment in Sensitive Environmental Area’. In the Comprehensive Planning notes below, protecting neighborhood character is also cited, along with the property’s location at the end of a mostly residential street. The staff’s recommendation of NO-MU-CO zoning, with the limited hours of operation, access prohibitions, and other conditions as listed above, will provide protection of the neighborhood character on Fort View Road.

The staff understands that if NO is granted, rather than the LO requested, the owner will only be able to reuse the existing structure for residential use, administrative offices and parking.

The applicant does not agree with the staff’s recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single-Family Residence
<i>North</i>	SF-3	Single-Family Residences
<i>West</i>	NO-MU-CO	Administrative Office
<i>South</i>	LO-CO	Medical Office; Ben White Boulevard
<i>East</i>	SF-3	Single-Family Residences along Fort View

AREA STUDY: South Lamar Neighborhood Planning Area, which does not have an adopted neighborhood plan.

TIA: Not Required

WATERSHED: Williamson Creek

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Bike Austin
Friends of Austin Neighborhoods
Go!Austin/Vamos!Austin (GAVA)-78745
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Onion Creek Homeowners Assoc.
Perry Grid 614
Preservation Austin
Save Our Springs Alliance
Sierra Club, Austin Regional Group
SELTEXAS
South Austin Neighborhood Alliance
South Central Coalition
TNR BCP – Travis County Natural Resources

SCHOOLS: Austin Independent School District

Joslin Elementary School
Covington Middle School
Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0014	SF-3 to LO-CO	5/22/17: Recommended LO-CO, with a 2,000 vehicle trip limit per day and additional condition to require joint access to W. Ben White Boulevard for two tracts (10-0, J. Vela, T. White and N. Zaragoza-absent); F. Kaza-1 st , J. Shissler-2 nd .	6/12/17: Approved LO-CO, with a 2,000 vehicle trip limit per day, on all 3 readings
C14-2012-0145 (2111 Fort View Road)	SF-3 to LO, NO	2/12/13: To grant NO-MU-CO zoning with conditions: 1) Limit vehicle trips per day to less than 2000; 2) Limit hours of operation as Monday through Saturday from 8:00 AM to 5:00 PM and Sunday from 12 Noon to 5:00 PM; 3) Prohibit vehicular access to and from the subject tract and Fort View Road for	3/07/13: Approved NO-MU-CO zoning, with conditions, on first reading (7-0); K. Tovo-1 st , L. Morrison-2 nd . 4/11/13: Approved NO-MU-CO, with conditions on 2 nd /3 rd readings (6-0, K. Tovo-absent); B. Spelman-1 st , L. Morrison-2 nd .

		civic and commercial uses, with exceptions for emergency services and bicycle and pedestrian traffic; and 4) Prior to Council adoption of a rezoning ordinance, require recordation of a shared access easement between the subject property and the property at 2110 W. Ben White Boulevard (8-0, Hernadez- absent); Chimenti-1 st , Nortey-2 nd .	
C14-2012-0049 (2104 W Ben White)	SF-3 to LR	7/24/2012: Approved LR zoning	12/13/2012: Approved LR zoning
C14-2008-0185 (2110 W Ben White)	SF-3 to LO-CO	6/10/2008: Approved LO-CO zoning, w/2000 trip limit condition	11/20/2008: Approved LO-CO zoning
C14-2008-0096 (2012 W Ben White)	SF-3 to LO-MU	6/24/2008: Approved staff rec. of LO-MU zoning (9-0)	7/24/2008: Approved LO-MU zoning (5-0); all 3 readings
C14-2007-0051 (2028 W Ben White)	SF-3 to GO-MU	6/12/2007: Approved LO-MU zoning	7/26/2007: Approved LO-MU zoning

RELATED CASES:

Subdivision Case: C8-1948-1875
 Adjacent Zoning Cases: C14-2017-0014
 C14-2012-0145
 C14-2008-0185

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic Count
Fort View Road	50'	30'	Collector	780

CITY COUNCIL DATE: February 7, 2019

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057
sherri.sirwaitis@austintexas.gov

STAFF RECOMMENDATION

To grant NO-MU-CO; Neighborhood Office–Mixed Use–Conditional Overlay in which the conditions are as follows:

- 1) Limit vehicle trips per day to less than 2000;
- 2) Prohibit vehicular access to and from the subject tract and Fort View Road for civic and commercial uses, with exceptions for emergency services and bicycle and pedestrian traffic.
- 3) A public restrictive covenant to limit the hours of operation for Monday through Saturday from 8:00 AM to 5:00 PM and on Sunday from 12:00 PM Noon to 5:00 PM; and
- 4) Prior to Council adoption of a rezoning ordinance, require recordation of a shared access easement between the subject property and the property at 2110 W. Ben White Boulevard.

BASIS FOR RECOMMENDATION

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

Neighborhood Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods. Offices in the NO district would typically locate on collector streets with a minimum of 40 feet of pavement width and would not unduly affect traffic in the area. The NO district is designed to accommodate small, single-use offices and to encourage and preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The proposed zoning is consistent with the NO-MU-CO zoning on the property to the east. The recommended zoning will permit the applicant to reuse the existing structure for administrative offices and parking while placing conditions on access and hours of operation to limit or mitigate detrimental impacts to the adjacent residential area along Fort View Road. This lot is also uniquely situated in that it can be integrated and function, with conditions, as a part of the Victory Medical “campus”.

EXISTING CONDITIONS

Site Characteristics

The site under consideration contains an existing 1,391 sq. ft. single-family residential structure constructed in the 1955 that fronts onto a 30-foot wide residential street. The properties to the north and east are zoned SF-3 contain single-family residential uses. To the south, there is LO-CO zoning that is developed with medical office uses. The property to the west is a former single-family home that is now being used for administrative office uses.

Comprehensive Planning

Monday July 09, 2018

SF-3 to LO

This zoning case is located on the south side of Fort View Road, one block north of Ben White Boulevard, on a 0.18 acre parcel that contains a one story single family house. The property is located in the South Lamar Neighborhood Planning Area, which does not have an adopted neighborhood plan.

Surrounding land uses include single family housing, a public high school, and apartment buildings to the north; offices, commercial uses, single family housing, Joslin Park, and a church to the south; single family housing, offices and commercial uses to the east, and commercial (including a Target store and large shopping center) and medical offices to the west.

The western portion of Fort View Road consisted solely of residential uses until the property located to the west of this property was rezoned from 'single family' to 'office' in 2012 for the same medical practice, Victory Medical Office, which is located in a multistory building that fronts Ben White Boulevard and includes a pharmacy and urgent care center. The request is to develop another single family zoned property into a medical office building.

Connectivity

Only a couple of lots along this residential street have a public sidewalk. A public sidewalk is located at the dead end of Fort View Road and leads directly to the Victory Medical Office Building. Several CapMetro transit stops are located less than 1,000 ft. from the property on Manchaca Road and Ben White Blvd. The Walkscore for this site is 69/100, **Somewhat Walkable**, meaning some errands may be accomplished on foot. There are no existing urban trails within a mile of this property.

Imagine Austin

The property is located within one of five '**Activity Center for Redevelopment in Sensitive Environmental Area**' as identified on the Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan. Page 106 of the Imagine Austin Comprehensive Plan states, "*Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context. One of the Land Use and Transportation policies, LUT P21 (p. 102), clarifies the intent, "Ensure that redevelopment in the Edwards Aquifer's recharge and contributing zones maintains the quantity and quality of recharge of the aquifer."*

The following are key policies taken from Chapter 4 of the Imagine Austin Comprehensive Plan, which specifically discuss the preservation of neighborhood character:

□ **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.

LUT P10. Direct housing and employment growth to activity centers and corridors, and preserving and integrating existing affordable housing where possible.

HN P11. Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

HN P15. Protect neighborhood character by providing opportunities for existing residents who are struggling with rising housing costs to continue living in their existing neighborhoods.

In 2012, an Imagine Austin compliance review was submitted for the adjoining single-family property to the west, where this same developer wanted to use the property for a medical office use. Then as now, medical office buildings located within the interior of an existing residential neighborhood is not context sensitive to the surrounding residential uses and represents commercial encroachment into this existing residential neighborhood. Rezoning another single-family use will reduce the viability of this residential street. Based on the proposed commercial encroaching into an existing single-family neighborhood, and the Imagine Austin policies referenced above that targets commercial growth along existing Activity Corridors and Centers but not within existing single family neighborhoods, this project does not appear to support policies of the Imagine Austin Comprehensive Plan.

Environmental

Thursday July 05, 2018

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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.

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 LO zoning district would be 70%. However, if 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 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%

Note: The most restrictive impervious cover limit applies.

Site Plan

Monday July 09, 2018

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

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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the north, east, and west property lines, the following standards apply:

- No structure may be built within 19.5 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 19.5 feet of the property line.
- A landscape area at least 19.5 feet wide is required along 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.

For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.

Additional design regulations will be enforced at the time a site plan is submitted.

Overlays

FYI – This site is located within the Urban Roadways Overlay and the South Lamar Combined Neighborhood Plan Area. Additional comments may be generated during the site plan review process.

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.

Transportation

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Fort View Road	50 feet	30 feet	Local	no	no	yes

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

Water and Wastewater

Wednesday June 27, 2018

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 site shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines.

Based on current public infrastructure configurations, it appears that service extension requests will be required to provide adequate water service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria. 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.

FYI. It is recommended that the water Service Extension Request be submitted as soon as possible due to current delays in processing the SER. Current infrastructure will not meet the required fire demand for the use proposed.

SP-99-0066C

APTS.

CS

PAINT

MF-2

SP85-102

SHOP

VICTORY DR

UNDEV

SP-94-0017CS

GR

SF-3

MEDICAL OFFICES

C14-2012-0145
NO-MU-CO

FORT VIEW RD

2008-0185

C14-2008-0185

SP91-42

LO-CO

C14-2017-0014

LR-MU

C14-2012-0049

LO-MU

C14-2008-0096

SF-3

99-0078

LO-MU

2007-0051

W BEN WHITE BLVD SVRD WB

W BEN WHITE WB TO LAMAR RAMP

W BEN WHITE BLVD WB

W BEN WHITE BLVD EB

PACKSADDLE TO BEN WHIT EB RAMP

C14-2014-0017

CS-NP

Zoning Case

C14-2018-0071

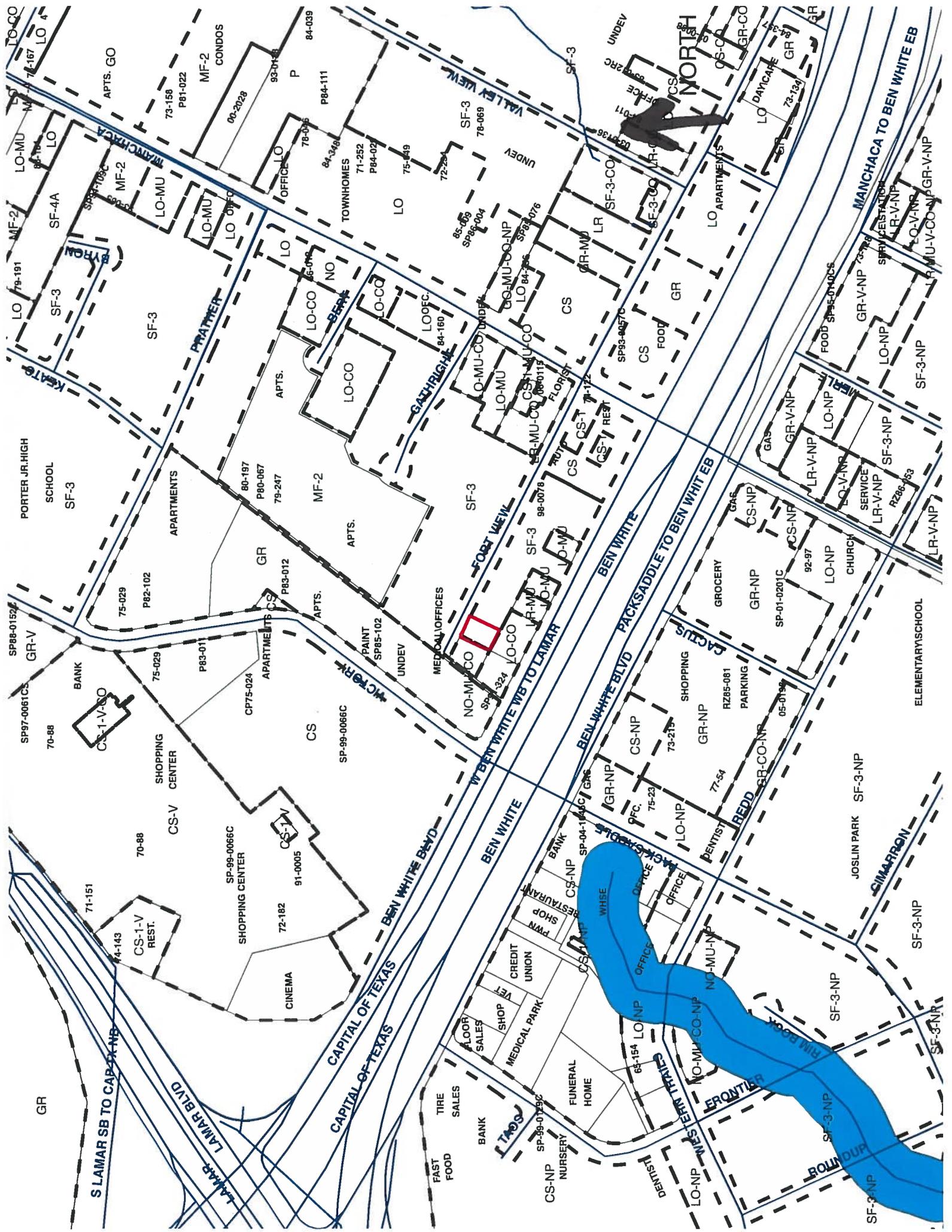
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

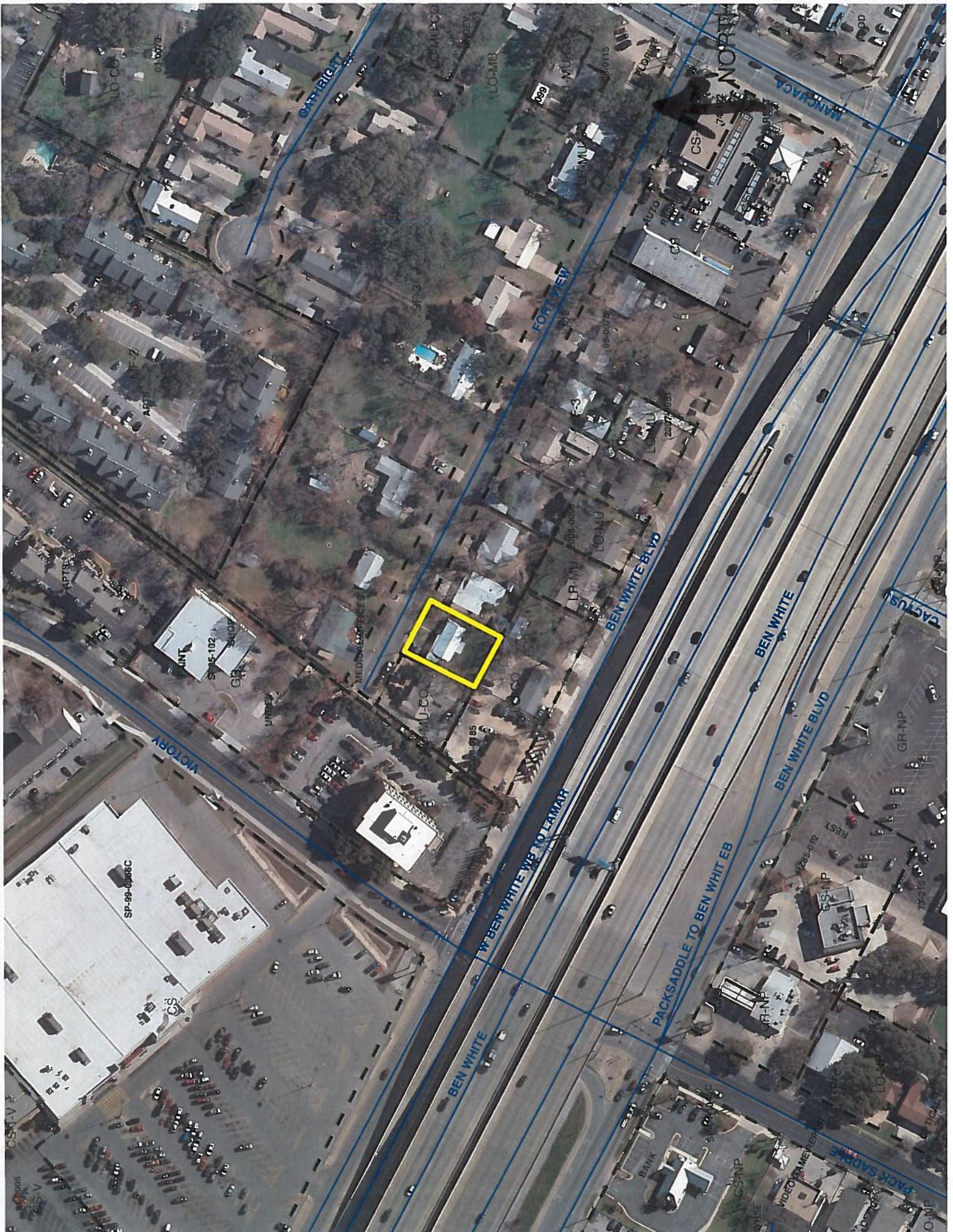


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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" = 100'





GAT-RIGHT

FORT VIEW

BEN WHITE BLVD

BEN WHITE
W/BEN WHITE WB TO LAMAR

BEN WHITE

BEN WHITE BLVD

PACKSADDLE TO BEN WHIT EB

VICTORY

SP-99-4866C

MEDICAL OFFICES

MU-CO

REST

US-NP

PACKSADDLE

VIDEO

MEMBER

MP

CACTUS

GR-NP

REST

US-NP

LO-MR

LO-MR

LO-MR

LO-MR

VIDEO

MEMBER

MP

PACKSADDLE

LO-MR

STAFF RECOMMENDATION

To grant NO-MU-CO; Neighborhood Office - Mixed Use - Conditional Overlay in which the conditions are as follows:

- 1) Limit vehicle trips per day to less than 2000;
- 2) Limit hours of operation as Monday through Saturday from 8:00 AM to 5:00 PM and Sunday from 12 Noon to 5:00 PM;
- 3) Prohibit vehicular access to and from the subject tract and Fort View Road for civic and commercial uses, with exceptions for emergency services and bicycle and pedestrian traffic; and
- 4) Prior to Council adoption of a rezoning ordinance, require recordation of a shared access easement between the subject property and the property at 2110 W. Ben White Boulevard.

BASIS FOR RECOMMENDATION

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

Neighborhood Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods. Offices in the NO district would typically locate on collector streets with a minimum of 40 feet of pavement width and would not unduly affect traffic in the area. The NO district is designed to accommodate small, single-use offices and to encourage and preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The proposed zoning is consistent with the NO-MU-CO zoning on the property to the east. The recommended zoning will permit the applicant to reuse the existing structure for administrative offices and parking while placing conditions on access and hours of operation to limit or mitigate detrimental impacts to the adjacent residential area along Fort View Road. This lot is also uniquely situated in that it can be integrated and function, with conditions, as a part of the Victory Medical "campus".

EXISTING CONDITIONS

Site Characteristics

The site under consideration contains an existing 1,391 sq. ft. single-family residential structure constructed in the 1955 that fronts onto a 30-foot wide residential street. The properties to the north and east are zoned SF-3 contain single-family residential uses. To the south, there is LO-CO zoning

that is developed with medical office uses. The property to the west is a former single-family home that is now being used for administrative office uses.

Comprehensive Planning

Monday July 09, 2018

SF-3 to LO

This zoning case is located on the south side of Fort View Road, one block north of Ben White Boulevard, on a 0.18 acre parcel that contains a one story single family house. The property is located in the South Lamar Neighborhood Planning Area, which does not have an adopted neighborhood plan.

Surrounding land uses include single family housing, a public high school, and apartment buildings to the north; offices, commercial uses, single family housing, Joslin Park, and a church to the south; single family housing, offices and commercial uses to the east, and commercial (including a Target store and large shopping center) and medical offices to the west.

The western portion of Fort View Road consisted solely of residential uses until the property located to the west of this property was rezoned from 'single family' to 'office' in 2012 for the same medical practice, Victory Medical Office, which is located in a multistory building that fronts Ben White Boulevard and includes a pharmacy and urgent care center. The request is to develop another single family zoned property into a medical office building.

Connectivity

Only a couple of lots along this residential street have a public sidewalk. A public sidewalk is located at the dead end of Fort View Road and leads directly to the Victory Medical Office Building. Several CapMetro transit stops are located less than 1,000 ft. from the property on Manchaca Road and Ben White Blvd. The Walkscore for this site is 69/100, **Somewhat Walkable**, meaning some errands may be accomplished on foot. There are no existing urban trails within a mile of this property.

Imagine Austin

The property is located within one of five '**Activity Center for Redevelopment in Sensitive Environmental Area**' as identified on the Imagine Austin Growth Concept Map, found in the Image Austin Comprehensive Plan. Page 106 of the Imagine Austin Comprehensive Plan states, "*Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context. One of the Land Use and Transportation policies, LUT P21 (p. 102), clarifies the intent, "Ensure that redevelopment in the Edwards Aquifer's recharge and contributing zones maintains the quantity and quality of recharge of the aquifer."*

The following are key policies taken from Chapter 4 of the Imagine Austin Comprehensive Plan, which specifically discuss the preservation of neighborhood character:

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.

LUT P10. Direct housing and employment growth to activity centers and corridors, and preserving and integrating existing affordable housing where possible.

HN P11. Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

HN P15. Protect neighborhood character by providing opportunities for existing residents who are struggling with rising housing costs to continue living in their existing neighborhoods.

In 2012, an Imagine Austin compliance review was submitted for the adjoining single-family property to the west, where this same developer wanted to use the property for a medical office use. Then as now, medical office buildings located within the interior of an existing residential neighborhood is not context sensitive to the surrounding residential uses and represents commercial encroachment into this existing residential neighborhood. Rezoning another single-family use will reduce the viability of this residential street. Based on the proposed commercial encroaching into an existing single-family neighborhood, and the Imagine Austin policies referenced above that targets commercial growth along existing Activity Corridors and Centers but not within existing single family neighborhoods, this project does not appear to support policies of the Imagine Austin Comprehensive Plan.

Environmental

Thursday July 05, 2018

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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.

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 LO zoning district would be 70%. However, if 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 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%

Note: The most restrictive impervious cover limit applies.

Site Plan

Monday July 09, 2018

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

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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the north, east, and west property lines, the following standards apply:

- No structure may be built within 19.5 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 19.5 feet of the property line.
- A landscape area at least 19.5 feet wide is required along 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.

For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.

Additional design regulations will be enforced at the time a site plan is submitted.

Overlays

FYI – This site is located within the Urban Roadways Overlay and the South Lamar Combined Neighborhood Plan Area. Additional comments may be generated during the site plan review process.

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.

Transportation

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within 1/4 mile)
Fort View Road	50 feet	30 feet	Local	no	no	yes

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

Water and Wastewater

Wednesday June 27, 2018

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 site shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines.

Based on current public infrastructure configurations, it appears that service extension requests will be required to provide adequate water service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria. 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.

FYI. It is recommended that the water Service Extension Request be submitted as soon as possible due to current delays in processing the SER. Current infrastructure will not meet the required fire demand for the use proposed.

Sirwaitis, Sherri

From: Phillip Price [REDACTED]
Sent: Monday, July 30, 2018 3:29 PM
To: Sirwaitis, Sherri
Subject: Case No. C14-2018-0071 -- Intention to oppose rezoning application for 2109 Fortview Road

Dear Ms. Sirwaitis,

My wife and I own 2110 Fortview Rd. Unit #A, which is across the street from 2109 Fortview Road, the property seeking rezoning in Case No. C14-2018-0071. We have grave concerns about the impact that this proposed rezoning will have on our neighborhood, traffic, parking, and property value, among other concerns.

Fortview is a dead-end street, and the only entrance is off Manchaca Road. Parking is permitted on both sides of Fortview (without a residential permit) in the area immediately west of Manchaca. The businesses (Radio Coffee, tattoo parlor, and tire shop) have multiple very long curb cuts. This results in blocked traffic and cars pulling out onto Fortview with little or no visibility, which is worsened by the lack of a protected left-turn arrow at the stop light from cars arriving using the Ben White freeway access road. Further, it already is the case that Radio Coffee and the associated tattoo parlor create traffic and parking issues down the street in the residential-parking-only area (as the residential-parking-only signs are already frequently ignored).

Adding an additional commercial area onto this residential street will increase the danger of trying to turn onto the only entrance to our street only to find it blocked with illegally parked cars and trucks. I will reply to this email with a set of pictures that illustrates some of these issues (I am not including them on this email, as I was concerned about it being blocked by a spam filter or a file-size filter).

We intend to appear at whatever public hearings take place and to continue to oppose the proposed change in zoning. Thank you for your time,

Phillip Price







