

Thursday, February 01, 2007

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**Zoning Ordinances / Restrictive Covenants
(HEARINGS CLOSED)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 48

Subject: C14-05-0206 - 5100 Commercial Park - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5100 Commercial Drive (Walnut Creek Watershed) from interim-single-family residence-standard lot (I-SF-2) district zoning to limited industrial service-conditional overlay (LI-CO) combining district zoning. First reading approved on February 16, 2006. Vote: 7-0. Applicant and Agent: Jim Galemore. City Staff: Robert Heil, 974-2330.

**Additional Backup
Material**

(click to open)

Staff Report

For More Information:

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0206 5100 Commercial Park Drive

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 5100 Commercial Park Drive (Walnut Creek Watershed) from interim single family standard lot (I-SF-2) district zoning to limited industrial services – conditional overlay (LI-CO) combining district zoning

DEPARTMENT COMMENTS:

This is near several properties with existing industrial uses in the area that have been zoned or from I-SF-2 to LI-CO.

APPLICANT/AGENT: Jim Galemore

DATE OF FIRST READING: 2/16/06 Approved LI-CO on first reading. (7-0). The CO limited the total daily vehicle trips to no more than 2000

PLANNING COMMISSION ACTION January 31, 2006: Approved staff's recommendation of LI-CO on consent (8-0)

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0206

ZAP Date: January 31, 2006

ADDRESS: 5100 Commercial Park Drive.

APPLICANT/AGENT: Jim Galemore

ZONING FROM: I-SF-2

TO: LI-CO

AREA: 1.539 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of Limited Industrial Services- Conditional Overlay (LI-CO) combining district zoning. The Conditional Overlay would limit the vehicle trips to less than 2000 per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 31, 2006: Approved LI-CO on consent.

DEPARTMENT COMMENTS:

The site is zoned Interim Single Family Standard Lot (I-SF-2) and is currently used for the printing and assembly of signs. The property was annexed on December 31, 2004 and was zoned I-SF-2 at that time.

Along Commercial Park Drive there are multiple industrial and intense commercial uses on Interim Family Residence (I-SF-2) zone land. These include a welding shop, a cable contractor, a self storage facility, two sign manufacturers and printers, a custom manufacturing facility and a semi-conductor manufacturing operation. There are also several undeveloped tracts along Commercial Park Drive. Many of these tracts have been or are in the process of being zoned away from their interim zoning granted at the time of annexation.

To the north along Springdale road, there is a large tract of vacant land. North from Commercial Park Drive on Springdale road towards US Highway 290 East, there are several large vacant tracts, and tracts developed with various industrial or intense commercial uses including, a ice plant, a commercial plumbing supply business (including a large yard storing PVC and concrete pipe), a Federal Express depot, a paint wholesaler, and a research and development site. At the intersection of Springdale Road and US Highway 290 East there are two convenience stores.

To the south along Old Manor road is a large vacant tract, a Starflight helicopter pad, and a concrete plant. Much of the land along Old Manor Road is undeveloped.

Further south, approaching Ed Bluestein Blvd (US Hwy 183) there are undeveloped tracts and a large AISD facility, the Delco Events Center.

The only residential uses near the site are further to the east along Pecan Brook drive, where a residential neighborhood surrounds LBJ High School.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Sign Manufacturing
<i>North</i>	I-RR	Warehouses and Industrial Uses
<i>South</i>	I-RR	Undeveloped & Industrial Uses
<i>East</i>	I-SF-2	Vacant & Industrial Uses
<i>West</i>	I-SF-2	Vacant & Industrial Uses

AREA STUDY: The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

TIA: N/A

WATERSHED: Walnut Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- LBJ Neighborhood Association
- North East Action Group
- Taking Action Inc.
- Austin Neighborhoods Council
- Austin Independent School District

SCHOOLS: (AISD)

Winn Elementary School Dobie Middle School LBJ High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Commercial Park Drive	60'	40'	Collector

CITY COUNCIL DATE:

2/16/06

ACTION:

ORDINANCE READINGS:

1st

2nd

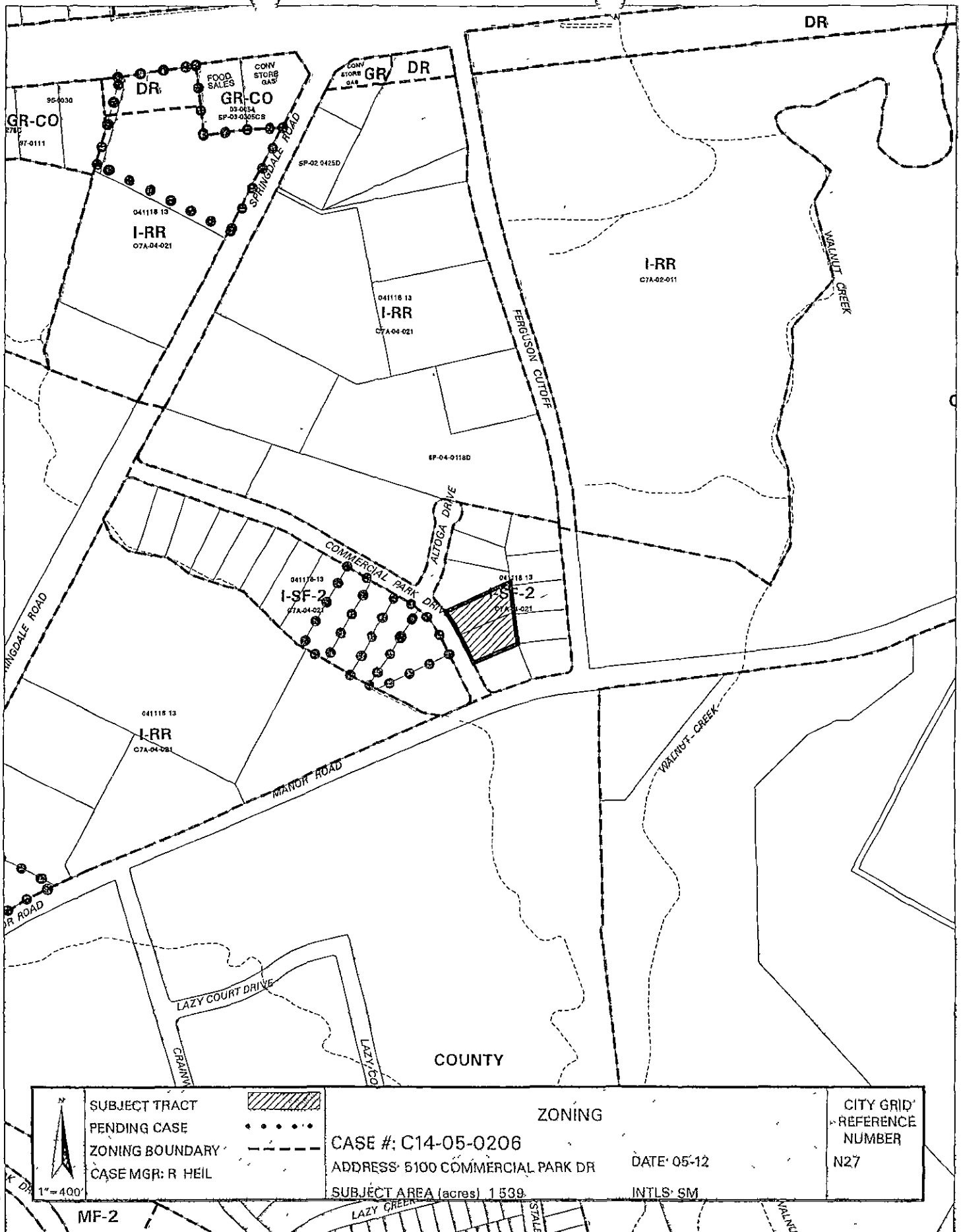
3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: R HEIL</p>	<p>CASE #: C14-05-0206</p> <p>ADDRESS: 5100 COMMERCIAL PARK DR</p> <p>SUBJECT AREA (acres) 1.539</p>	<p>ZONING</p> <p>DATE: 05-12</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>N27</p>
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SUMMARY STAFF RECOMMENDATION

Staff recommends approval of Limited Industrial Services- Conditional Overlay (LI-CO) combining district zoning. The Conditional Overlay would limit the vehicle trips to less than 2000 per day.

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BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Commercial Park Drive, Springdale and Manor Roads are being developed with light industrial and intense commercial uses. Large truck traffic is common, especially along Springdale roads which links US 183 and US 290. Industrial use on the tract is appropriate.

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

Limited Industrial Service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

EXISTING CONDITIONS

The site is zoned Interim Single Family Standard Lot (I-SF-2) and is currently used for the printing and assembly of signs. The property was annexed on December 31, 2004 and was zoned I-SF-2 at that time.

Along Commercial Park Drive there are multiple industrial and intense commercial uses on Interim Family Residence (I-SF-2) zone land. These include a welding shop, a cable contractor, a self storage facility, two sign manufacturers and printers, a custom manufacturing facility and a semi-conductor manufacturing operation. There are also several undeveloped tracts along Commercial Park Drive. Many of these tracts have been or are in the process of being zoned away from their interim zoning granted at the time of annexation.

To the north along Springdale road, there is a large tract of vacant land. North from Commercial Park Drive on Springdale road towards US Highway 290 East, there are several large vacant tracts, and tracts developed with various industrial or intense commercial uses including, a ice plant, a commercial plumbing supply business (including a large yard storing PVC and concrete pipe), a Federal Express depot, a paint wholesaler, and a research and development site. At the intersection of Springdale Road and US Highway 290 East there are two convenience stores.

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The only residential uses near the site are further to the east along Pecan Brook drive, where a residential neighborhood surrounds LBJ High School.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

Transportation

No additional right-of-way is needed at this time

The trip generation under the requested zoning is estimated to be 5,237 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics)

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 beyond the existing trips. [LDC, 25-6-117]

Capital Metro bus service is not available within ¼ mile of this project.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Commercial Park Drive	60'	40'	Collector

Site Plan

Although the surrounding property is zoned Interim SF or RR, it appears compatibility is not triggered by any residential use.

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 the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and utility adjustment. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with

the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Environmental

The site is not located over the Edward's 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%

According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, 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.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and 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 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

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.