

ZONING CHANGE REVIEW SHEET**CASE:** C14-2007-0101**ZAP Date:** August 21, 2007**ADDRESS:** North-east corner of FM 969 and Decker Lane**OWNER/APPLICANT:** Arthur Gene Howard**AGENT:** The Paul Ott Company (Dan Reuter)**ZONING**

<u>TRACT</u>	<u>FROM</u>	<u>TO</u>	<u>AREA:</u>
TRACT 1	DR & I-RR	GR-CO	5.022 acres
TRACT 2	I-RR & DR	IP-CO	13.541 acres
TOTAL			18.56 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of community commercial – conditional overlay (GR-CO) combining district zoning for tract 1 and industrial park – conditional zoning (IP-CO) district zoning for tract 2. The conditional overlay would limit the trip generation to no more than total 2000 daily vehicle trips for of both tracts combined and would prohibit the general warehousing and distribution use.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

August 21, 2007: Recommended GR-CO and IP-CO on consent (7-0). The CO would limit total daily vehicle trips to no more than 2000, and would prohibit the general warehousing and distribution use.

DEPARTMENT COMMENTS:

The property is an undeveloped tract on the north-east corner of FM 969 and Decker Lane. It is currently zoned development reserve (DR) for 500' along FM 969, with the remainder of the tract being zoned interim rural residential (I-RR). The request is to develop tract one with access to Decker Lane and FM 969 with community commercial (GR) and the back portion of the property (tract 2) with industrial park (IP). The applicant has also agreed to a conditional overlay limiting the entire property (tracts 1 and two combined) to a maximum of 2000 daily vehicle trips, and to prohibit the general warehousing and distribution use.

The intent is to relocate a facility that disassembles electronic equipment for reuse or recycling currently on rented land in the county to this site. As no recycling of materials occurs on site, this use is classified as limited manufacturing.

Tract 1 surrounds on two sides a separate property at the intersection that is undeveloped and currently zoned GR.

The surrounding uses are a mix of low intensity uses and zoning. There are existing mobile homes to the south, and undeveloped SF-4A land to the east.

The intent is to develop tract one with commercial retail uses, and tract two with an industrial park.

Staff recommends approval of community commercial – conditional overlay (GR-CO) combining district zoning for tract 1 and industrial park – conditional zoning (IP-CO) district zoning for tract 2. The conditional overlay would limit the trip generation to no more than total 2000 daily vehicle trips for both tracts combined.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR and I-RR	Undeveloped
<i>North</i>	Unzoned (county)	Undeveloped
<i>South</i>	GR, SF-2, DR	Vacant, undeveloped and mobile home park
<i>East</i>	DR and SF-4A	TxDOT facility and undeveloped
<i>West</i>	Unzoned (county)	Nursery

AREA STUDY: The property does not lie within a designated neighborhood planning area.

TIA: 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]

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

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

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Del Valle Neighborhood Association
- Austin Neighborhoods Council
- Home Builders' Association of Greater Austin

SCHOOLS: (Manor)

The property falls within the Manor ISD.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
FM 969	90'- 100'	Varies	MAU4	14,400 (2005)
Decker Lane	120'	50'	MAU4	7,200 (2005)

CITY COUNCIL DATE: **ACTION:**

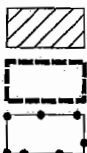
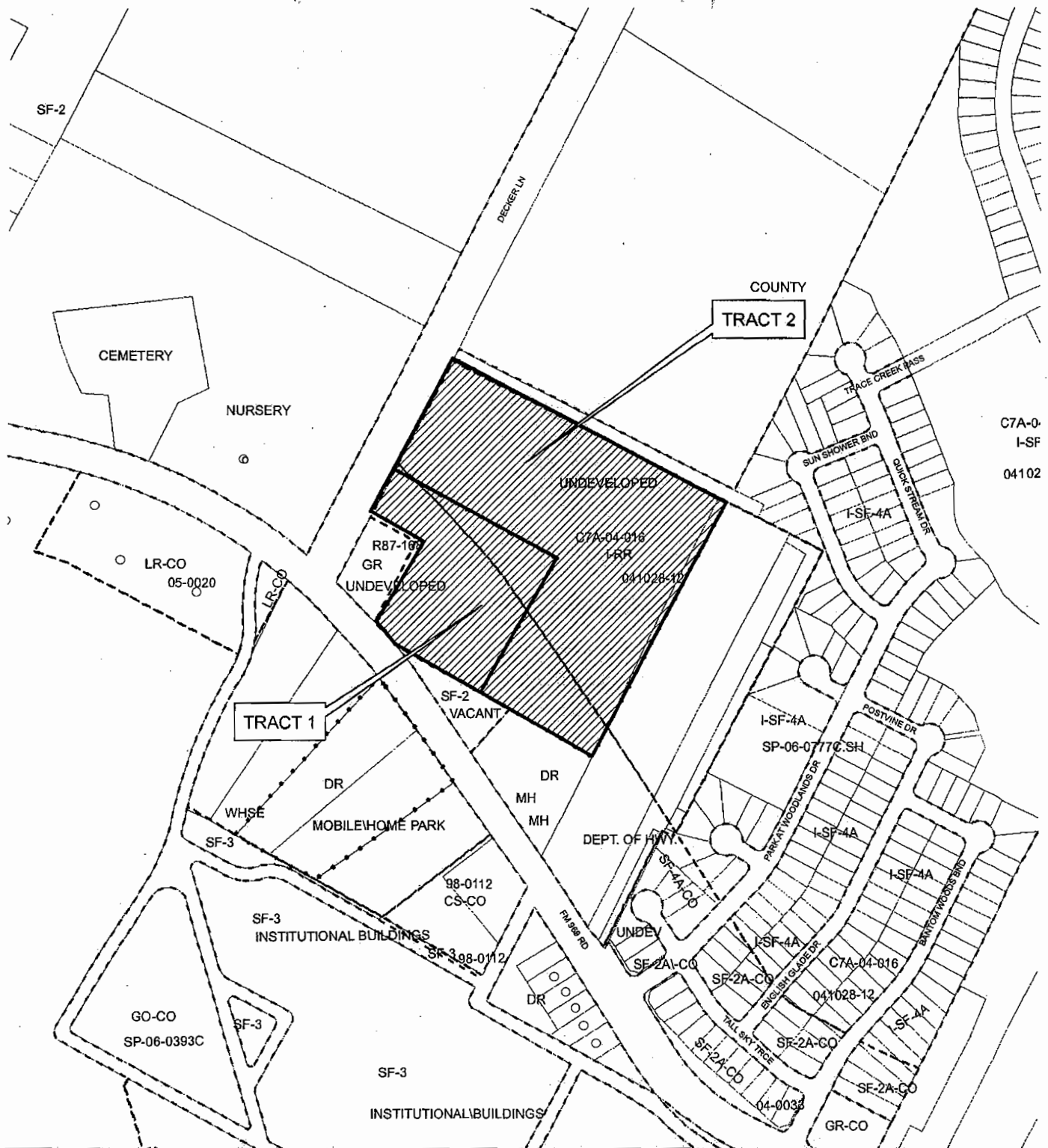
September 27, 2007

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



Subject Tract

Zoning Boundary

Pending Cases

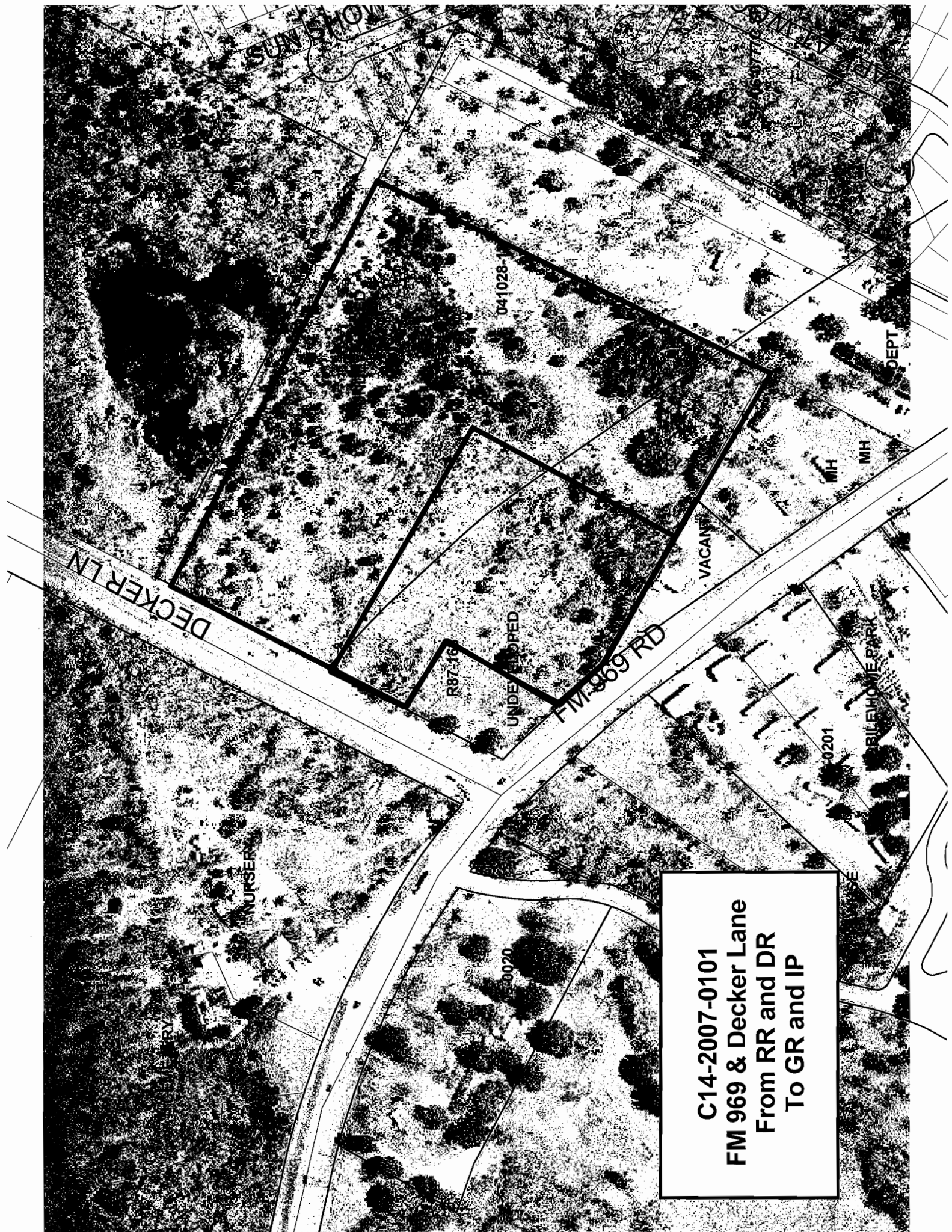
1" = 400'

OPERATOR: SM

ZONING CASE#: C14-2007-0101
ADDRESS: FM 969 & DECKER LANE
SUBJECT AREA: 18.56 ACRES
GRID: P23
MANAGER: R. HEIL



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



C14-2007-0101
FM 969 & Decker Lane
From RR and DR
To GR and IP

C14-2007-0101

Photo

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of community commercial – conditional overlay (GR-CO) combining district zoning for tract 1 and industrial park – conditional zoning (IP-CO) district zoning for tract 2. The conditional overlay would limit the trip generation to no more than total 2000 daily vehicle trips for of both tracts combined and would prohibit the general warehousing and distribution use.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote be consistent with the purpose of the zoning district.*

Community Commercial zoning (GR) is the designation for an office or commercial use that serves neighborhood and community needs and that is generally accessible from major traffic ways.

Industrial Park (IP) zoning is the designation for a limited commercial service use, research and development use, or manufacturing use that meets strict development and performance standards and is generally located on a large site or in a planned industrial center.

2. GR zoning would be compatible with the existing GR zoning at the intersection
Zoning changes should promote compatibility with adjacent and nearby uses.

GR zoning would be compatible with the existing GR zoning at the intersection and would expand the amount of commercial zoning available in the area.

IP zoning would be compatible with the construction use (TxDoT) to the east, and the nursery to the west.

Compatibility standards would still apply along the south property boundary.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for a future 6-lane, arterial divided (MAD6) for FM 969. If the requested zoning is granted, then 70 feet of right-of-way should be dedicated from the existing centerline of FM 969 in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55)

No additional right-of-way is needed at this time for Decker Lane (FM 3177).

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]

There are no existing sidewalks along FM 969 and Decker Lane.

FM 969 is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is not available within 1/4 mile of this property.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
FM 969	90'-100'	Varies	MAU4	14,400 (2005)
Decker Lane	120'	50'	MAU4	7,200 (2005)

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 Elm 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:

Development Classification	% of Net Site Area	% with Transfers
Singe 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 no floodplain within, or adjacent to the project boundary.

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.

Site Plan

The site is subject to compatibility standards. Along the south 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.

A portion of this property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, **are prohibited.**

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 extensions, system upgrades, utility relocations and or abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.