

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0143

ZAP Date: November 6, 2007

ADDRESS: Decker Lane @ US 290 E& SH 130
(Southeast corner of Decker Lane and US 290 E)

OWNER/APPLICANT: Le Cadeau (Lucy R. Ross)

AGENT: Graves, Dougherty, Hearon & Moody (Peter Cesaro)

ZONING FROM: Unzoned (UNZ)

TO: CH-CO

AREA: 66.3 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of commercial highway services (CH) district zoning. The conditional overlay would limit the trip generation to no more than total 2000 daily vehicle trips.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

November 6, 2007: Approved CH-CO on consent (7-0)

DEPARTMENT COMMENTS:

The property is an unzoned and undeveloped property near the intersection of State Highway 130 and US Highway 290 East. The property is adjacent to the Harris Branch and SH 130 Planned Unit Developments, both of which call for the equivalent of CH zoning along US 290.

The property is in the process of being annexed. Service extension plans for the property are in review. The intent of the rezoning case is to have a rezoning request to CH ready for approval at the time of annexation, avoiding the need for the property to receive interim zoning. Annexation is anticipated to be ready by the end of this year, or early 2008.

A traffic impact analysis was not feasible at this time as the final relationship of the property to the access roads of the adjacent and nearby highways is not fully determined. Once these significant details have been established, the property owner will conduct a traffic impact analysis. At that time the property owner will also request a rezoning to update the conditional overlay to incorporate the recommendations of the traffic impact analysis.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	Unzoned	Undeveloped
<i>North</i>	PUD	CH uses along US 290
<i>South</i>	Unzoned	Undeveloped
<i>East</i>	PUD	Undeveloped
<i>West</i>	PUD	Undeveloped

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: Decker Creek and Gilleland Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Harris Branch Residential Homeowners Association
- Northeast Action Group
- Austin Neighborhoods Council
- Home Builders' Association of Greater Austin

SCHOOLS: (Manor)

The property falls within the Manor ISD.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
US Hwy 290	225'	2 @40'	Major Arterial	No	No	Yes (Express Route #990)
Decker Lane	125'	50'	Major Arterial	No	No	No

CITY COUNCIL DATE: **ACTION:**

November 29, 2007

ORDINANCE READINGS:

1st

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 974-2330

C214-90-0003

04-0008
C7A-01-001

TRACT 2

TRACT 1

ZONING



Subject Tract:



Zoning Boundary



Pending Cases

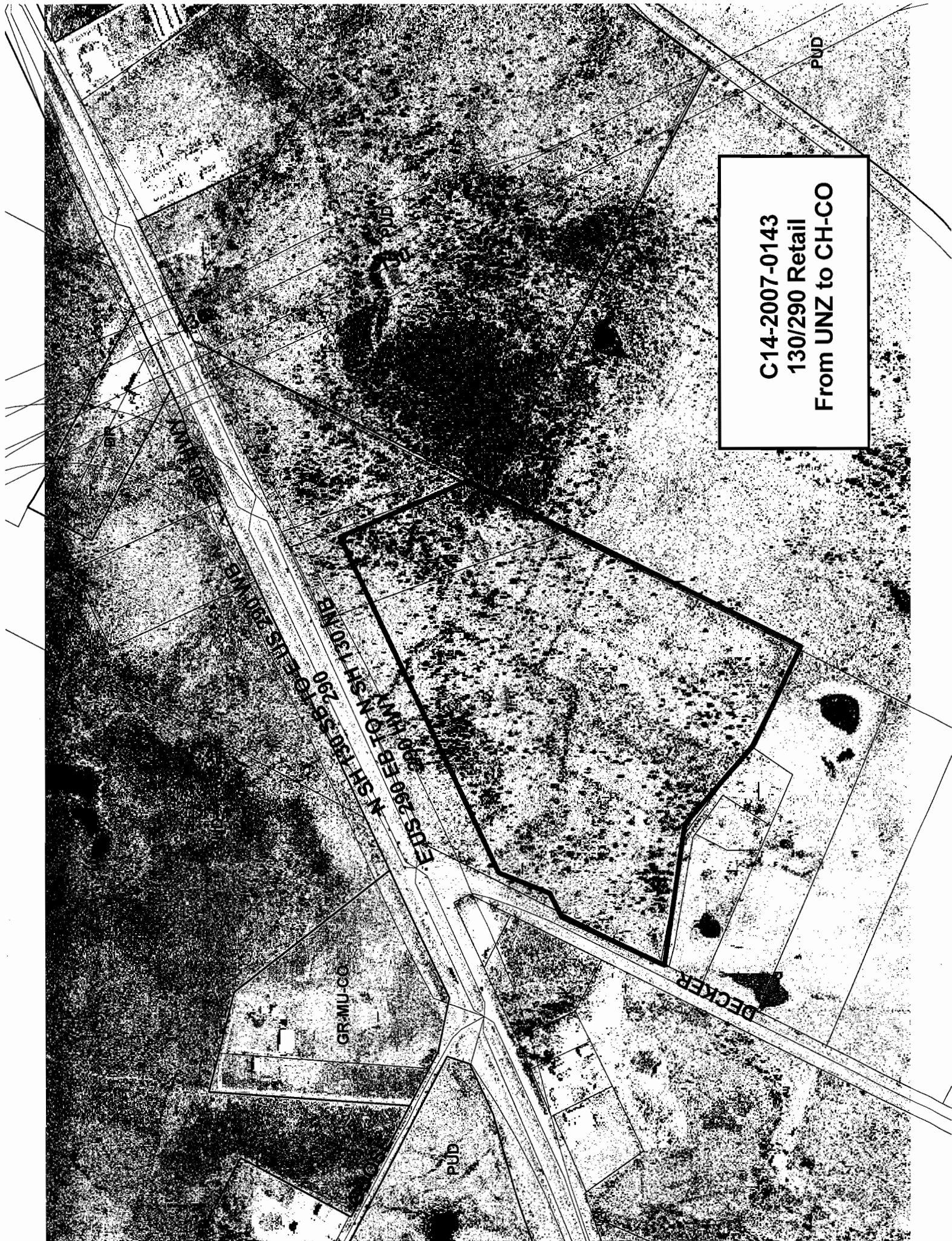
ZONING CASE#: C14-2007-0143
ADDRESS: DECKER LANE AT 290 & 130
SUBJECT AREA: 66.3 ACRES
GRID: R28
MANAGER: R. HEIL



600' OPERATOR: SM

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.

C14-2007-0143
130/290 Retail
From UNZ to CH-CO



SUMMARY STAFF RECOMMENDATION

Staff recommends approval of commercial highway services (CH) district zoning. The conditional overlay would limit the trip generation to no more than total 2000 daily vehicle trips.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Commercial highway services (CH) district is the designation for a use that has operating and traffic generation characteristics that require that the use be located at the intersection of state maintained highways. A CH district may be located along the following highway corridors – IH-35, US-183, US 290, SH-71, FM 1325 (north of US 183) and Loop 1 (north of US 183).

US 290, at the intersection of SH 130 is an appropriate site for this type of intense zoning district.

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

The Harris Branch PUD to the north is based on CH zoning along US 290. Similar zoning has been requested for the land between the subject tract and SH 130.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for US Hwy 290. Additional right-of-way will be required with the subdivision and/or site plan.

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]

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 Decker Creek and Gilleland 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 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.

Water and Wastewater

The property is in the process of being annexed and Service Extension Plans for the property are in review.

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 relocation, and abandonment required. 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.