ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0168 Speedy Stop **ZAP Date:** November 20, 2007
December 4, 2007

ADDRESS: 6111 FM 2244

APPLICANT/AGENT: Norma Raven

ZONING FROM: SF-2 **TO:** GR-CO

AREA: 0.3747 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of community commercial-conditional overlay (GR-CO) combining district zoning. The conditional overlay would limit the development to no more than 2000 daily vehicle trips and would prohibit the following uses:

- Automotive Sales
- Automotive Rentals
- Automotive Washing
- Automotive Repair
- Business or Trade School
- Business Support Services
- Blood Plasma Center
- Commercial Off-Street Parking
- Exterminating Services
- Funeral Sales
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Outdoor Sports and Recreation
- Pawn Shop Services
- Research Services
- Theater

ZONNING AND PLATTING COMMISSION RECOMMENDATION:

November 20, 2007: Postponed to December 4th by the Commission

December 4, 2007: Approved GR-CO on consent (9-0)

DEPARTMENT COMMENTS:

The site is roughly 0.37 acre tract developed with a convenience store which was given SF-2 zoning at the time of annexation. The property lies at the intersection of FM 2244 and Castle Ridge Road, one block off the access road for the Capital of Texas Highway.

The owner, with the support of the neighborhood is seeking GR zoning to bring the existing use into compliance with its zoning. The applicant has no objection to the proposed conditional overlay.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2	Convenience Store
North	Unzoned	Undeveloped
South	LR	Parking for Office
East	LR	Office
West	LO.	Office

AREA STUDY: The property does not fall within a neighborhood plan boundary

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: Eanes Creek. **DESIRED DEVELOPMENT ZONE:** No

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

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZTIONS

- Knollwood / Camelot I
- Lake Austin Business Owners.
- Rob Roy Homeowners' Association
- Bee Caves Road Alliance
- Bee Creek Homeowners' Association

ABUTTING STREETS:

NAME	ROW	PAVEMENT	TYPE	BIKE PLAN	CAPITAL METRO	SIDEWALKS
FM 2244	140'	2 @ 24'	Major Arterial Undivided	No	No	No
Capital of Texas Hwy	Varies	Varies	Parkway	No	No	No

CITY COUNCIL DATE: ACTION:

December 13, 2007:

ORDINANCE READINGS: 1st 2nd 3rd

C14-2007-0168

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil **PHONE:** 974-2330
e-mail address: robert.heil@ci.austin.tx.us

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BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

GR zoning is appropriate at this intersection and is compatible with the adjacent LO and LR zoning. SF-2 zoning or uses is not appropriate along FM 2244 so close to the Capital of Texas Highway.

Site Plan

This site is located along a Hill Country Roadway. If ever redeveloped, the site plan would be required to go to Zoning and Platting Commission for approval.

Transportation

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

The trip generation under the requested zoning is estimated to be 2,090 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. [LDC, 25-6-117]

There are no existing sidewalks along FM 2244 Rd. or S. Capital of Texas Hwy.

FM 2244 Rd. and S. Capital of Texas Hwy. are not classified in the Bicycle Plan as a Priority 1 or 2 bike route.

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

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Eanes Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% NSA with Transfers*
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

The site is not located within the endangered species survey area.

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

The site is currently fully developed; therefore there are no apparent significant environmental features.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural 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 preexisting approvals which would preempt current water quality or Code requirements.

Water and Wastewater

The landowner intends to serve the site with an onsite septic system and a connection to the Travis County Water Control and Improvements District No.10 water utility system. The landowner should provide written evidence that the site is approved for an onsite septic system and the Travis County Water Control and Improvements District No. 10 will provide water utility service.