

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0134 / TSM Ventures Zoning

ZAP Date: July 15, 2008

ADDRESS: 11900 N. SH 130 SB

OWNER/APPLICANT: TSM Ventures, LLC (John McCullough)

AGENT: Clark, Thomas & Winters, PC (John Joseph)

ZONING FROM: Unzoned

TO: CH-CO

AREA: 15.528 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of Commercial Highway Services – Conditional Overlay (CH-CO) district zoning. The conditional overlay would limit the trip generation to no more than 2000 daily vehicle trips.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

On July 15, 2008, the Zoning and Platting Commission approved staff's recommendation of Commercial Highway Services – Conditional Overlay (CH-CO) district zoning with the CO to limit the trip generation to no more than 2000 daily vehicle trips and prohibit adult oriented businesses on the Consent Agenda by Commissioner Keith Jackson's motion, Commissioner James Shieh seconded the motion on a vote of 7-0; Commissioner Joseph Martinez was absent.

DEPARTMENT COMMENTS:

The property is located on State Highway 130, near its intersection with Parmer Lane and in proximity to the intersection of these roadways with U.S. Highway 290. It is not within the city limits of Austin at this time, therefore it is unzoned. It is also undeveloped. With the exception of these major roadways, the surrounding properties are undeveloped.

The property is in the process of being annexed. The intent of the zoning case is to have the zoning ordinance prepared so that the property may be zoned at the time annexation is finalized, thereby avoiding an interim zoning designation. Annexation is scheduled to be heard by the City Council in October 2008.

The Applicant has requested commercial highway services district as the first step in the development process for a hotel and restaurant.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	2 mile ETJ - unzoned	Undeveloped
<i>North</i>	2 mile ETJ - unzoned	Undeveloped
<i>South</i>	PUD	Undeveloped – land within the Harris Branch PUD
<i>East</i>	PUD	Undeveloped – land within the Harris Branch PUD
<i>West</i>	2 mile ETJ - unzoned	Sparse rural development

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: Gilleland Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Homeless Neighborhood Organization
- City of Manor
- First American Commercial Property Group
- Harris Branch Residential Property Owners Association
- Home Builders Association of Greater Austin
- Austin Parks Foundation
- Northeast Action Group

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
SH 130	600'	Varies	Freeway	Yes	No	None

CITY COUNCIL DATE: October 23, 2008

ACTION:

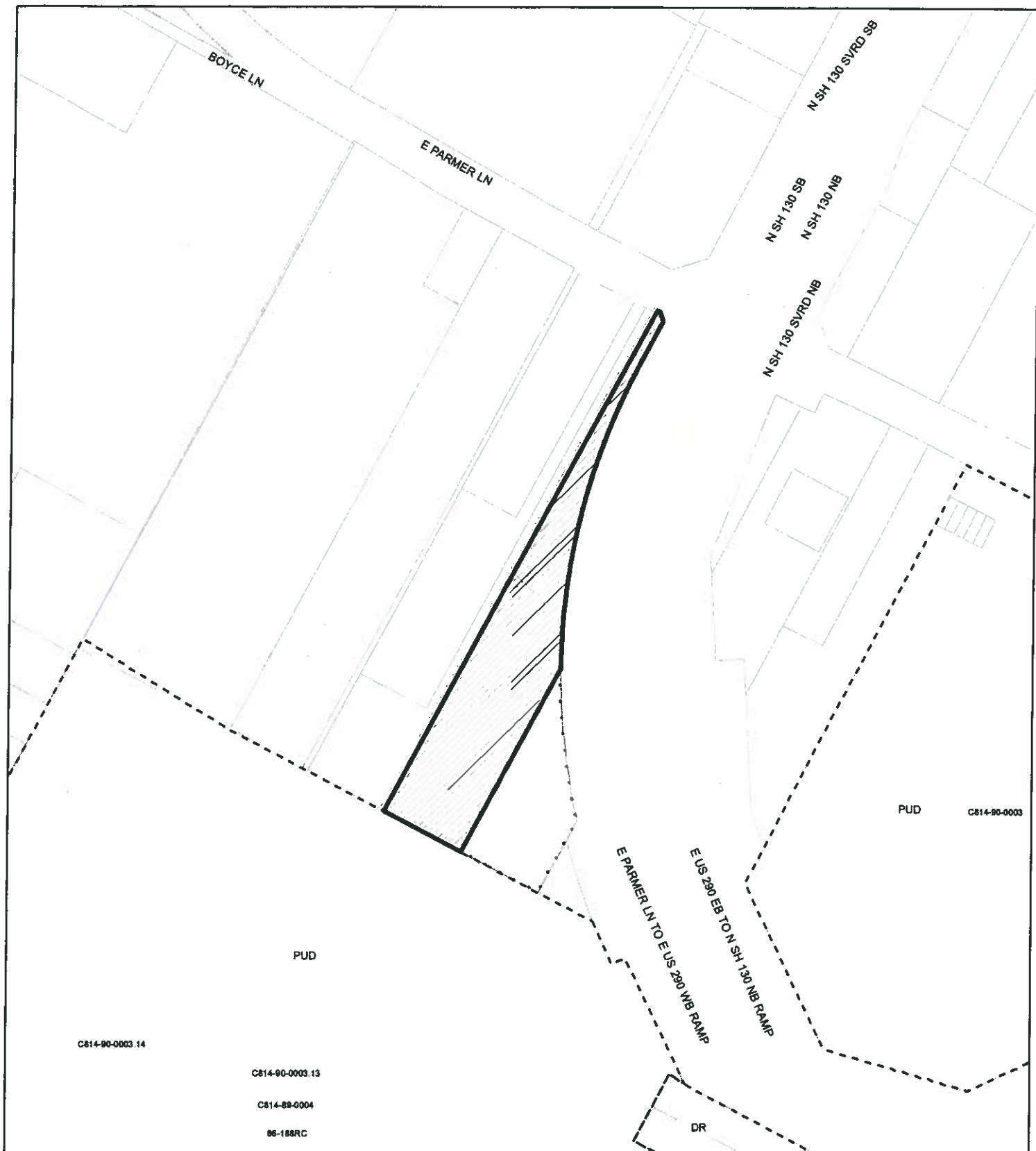
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Joi Harden

PHONE: 974-2122

E-MAIL: joi.harden@ci.austin.tx.us



C814-90-0003.14

C814-90-0003.13

C814-89-0004

86-188RC

PUD

C814-90-0003

DR



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

ZONING

ZONING CASE#: C14-2008-0134
 ADDRESS: 11900 N SH 130
 SUBJECT AREA: 15.528 ACRES
 GRID: R29
 MANAGER: J. HARDEN

OPERATOR: S. MEEKS

1" = 600'

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.



C14-2008-0134
11900 N. SH 130 SB
From Unzoned to CH-CO

N SH 130 SB TO E US 290 WB

E US 290 TO N SH 130 NB

E US 290 EB TO N SH 130 NB

130

130

140

PARALLEL

POB

POB

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of Commercial Highway Services – Conditional Overlay (CH-CO) district zoning. The conditional overlay would limit the trip generation to no more than 2000 daily vehicle trips.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should 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).

The convergence of three major roadways, an arterial (Parmer Lane) a State - maintained highway (SH 130) and US 290, a highway corridor is appropriate for CH and merits this type of intense zoning district.

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

The Harris Branch PUD lies to the south and east. The predominant uses proposed adjacent to the subject tract are industrial and parkland. The undeveloped tracts to the north and west are likely to develop in the near future due to the construction of SH 130 and associated intersections.

Transportation

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

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 Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the 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 a floodplain within, or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

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 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 abandonments 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.

Site Plan

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