

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0127

Z.A.P. DATE: January 20, 2009

ADDRESS: 3112 ½ Gregg Lane

OWNER/APPLICANT: Horizon Bank & Trust/Compass Bank (Joe C. Benson, Jr.)

AGENT: Carlson, Brigrance & Doering, Inc. (Jennifer Rummel)

ZONING FROM: I-RR

TO: GR*

AREA: 2.863 acres

*On January 7, 2009, the staff received an e-mail from the applicant stating that they would like to amend their zoning request to the 'LR' district (Attachment A). Neighborhood Commercial zoning will permit the uses that they have listed on their TIA submittal for this case.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant LR, Neighborhood Commercial District, zoning for this property.

In addition, if the requested zoning is granted, site development should be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA (Robert Halls & Associates – May 19, 2006) through a public restrictive covenant. The TIA recommendations are included as Attachment B to this report.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. The applicant is requesting GR, Community Commercial District, zoning to develop commercial/retail uses, a fast food restaurant (Restaurant-Limited) and a Convenience Store/Service Station use on the site. This property was annexed by the City of Austin on December 31, 2007 (Case C7a-07-024).

The staff recommends LR, Neighborhood Commercial District, zoning for this property because the property meets the intent of the purpose statement for the 'LR' district as the site is located at entrance to a residential neighborhood at the northeastern intersection of an arterial roadway, Gregg Lane and a collector street, Cantarra Drive. The proposed zoning will permit low intensity office and commercial uses that are compatible and complementary in scale and appearance with the residential environment to the north of this tract of land.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	SF-4A	Undeveloped
<i>South</i>	County	Undeveloped

<i>East</i>	County	Ranch
<i>West</i>	County	Single-Family Residences, Undeveloped

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Harris Branch

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Cantarra Homeowners Association
North Growth Corridor Alliance
Harris Branch Residential Property Owners Association
NorthEast Action Group
Gregg Neighborhood Association
Home Builders Association of Greater Austin
Pflugerville Independent School District
Homeless Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0013	I-SF-4A to Tract 1: SF-4A, Tract 2: GR	5/20/08: Approved staff's recommendation for SF-4A zoning by consent (7-0, J. Martinez-absent); K. Jackson-1 st , T. Rabago-2 nd .	6/18/08: Re-noticed for the July 24, 2008 City Council meeting to comply with Ordinance No. 20080515-033 7/24/08: Approved SF-4A zoning by consent (5-0, Cole and Shade- off the dias)

RELATED CASES: C8J-05-0236.1A (Subdivision Case)
C7a-07-024 (Annexation Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Gregg Lane	54'	22'	Arterial	No	No	None

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

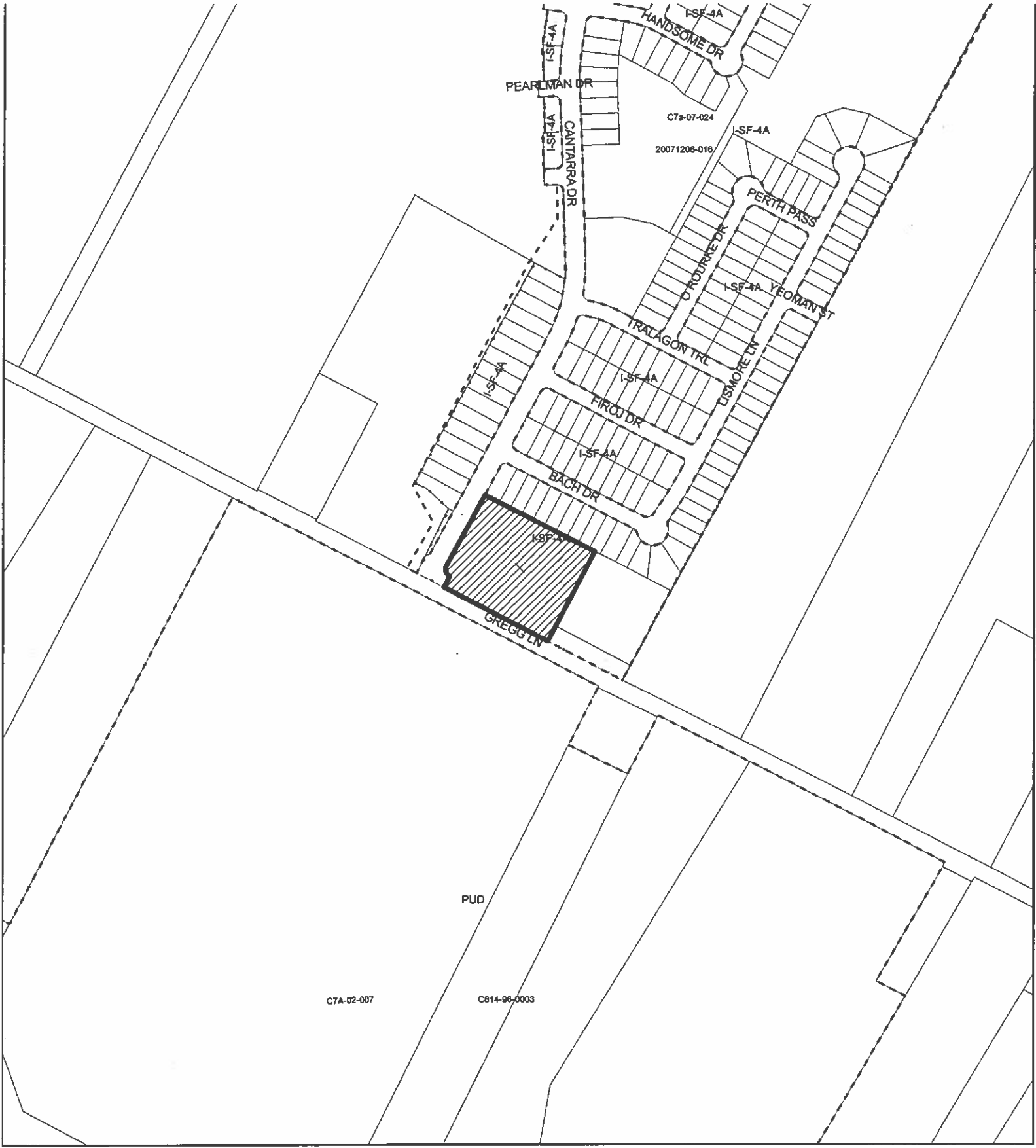
2nd

3rd

ORDINANCE NUMBER:




CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



ZONING

ZONING CASE#: **C14-2008-0127**
ADDRESS: **3112-1/2 GREGG LANE**
SUBJECT AREA: **2.863 ACRES**
GRID: **Q32**
MANAGER: **S. SIRWAITIS**

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

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.



1" = 400'

STAFF RECOMMENDATION

The staff's recommendation is to grant LR, Neighborhood Commercial District, zoning for this property.

In addition, if the requested zoning is granted, site development should be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA (Robert Halls & Associates – May 19, 2006) through a public restrictive covenant. The TIA recommendations are included as Attachment B to this report.

BASIS FOR RECOMMENDATION

- 1. The proposed zoning is consistent with the purpose statement of the district sought.*

Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district uses are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

- 2. The proposed zoning promotes consistency and orderly planning.*

The proposed zoning is consistent and compatible with surrounding land use patterns. LR zoning will permit low intensity office and commercial uses that will provide services to the platted single-family residential development to the north of this tract of land.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is a sparsely vegetated, undeveloped tract of land.

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 Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

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.

Impervious Cover

The maximum impervious cover allowed by the LR zoning district would be 80%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Site Plan Comments

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

It appears portions of this site will be subject to compatibility standards. Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from the lot zoned SF-5 or more restrictive.

Along these property lines, the following standards apply:

- No structure may be built within 25 feet of the SF-zoned property lines.
- 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.
- A landscape area and/or screening is required along the property line. 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site

stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Gregg Lane	54'	22'	Collector	No	No	No

The potential trip generation for this site exceeds 2,000 vehicles per day. Please contact this reviewer to discuss options for this site. A conditional overlay restricting development to less than 2,000 vehicle trips per day may be considered or staff may request a review of the traffic impact analysis conducted for Travis County.

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.

NORTH



GREGG LANE

STEPHANS

HANDSOME

WILSON

TRALACOND

FEIRCH

7 BACH

C7A-02-007 C81436-1003

PUD

2007-0279D

17-95-0003

Sirwaitis, Sherri

From: Jennifer Rummel [jennifer@cbdeng.com]
Sent: Wednesday, January 07, 2009 7:31 AM
To: Sirwaitis, Sherri
Subject: C14-2008-0127 (Cantarra Commercial Zoning)

Sherri,
Per the recommendation of the City, we are amending our request for zoning from GR to LR for the Cantarra Commercial Zoning case. Please let me know if you need any additional information.

Thank you,
Jennifer

JENNIFER RUMMEL
CARLSON, BRIGANCE, & DOERING INC.
CIVIL ENGINEERING & LAND SURVEYING
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PH: 512-280-5160 FAX: 512-280-5165

1/7/2009



Date: January 14, 2009
To: Sherri Siwaitis, Case Manager
CC: Robert Halls, Robert J. Halls & Associates
Reference: Cantarra TIA \ C14-2008-0127

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Cantarra Subdivision dated October 17, 2008, prepared by Robert Halls, Robert J. Halls & Associates, and offers the following comments:

TRIP GENERATION

Cantarra is a 264-acre, primarily single-family development located in north Austin on the north side of Gregg Lane between Dessau Road and Cameron Road. The majority of the development remains in the City's 2-mile ETJ; this analysis is of the 2.86 portion being annexed into the City's full purpose jurisdiction located on Gregg Lane at the subdivision's entrance.

The property is currently undeveloped and zoned Interim Rural Residential (I-RR). The applicant is requesting Community Commercial (GR) zoning and is proposing 16,500 ft² of retail, a 3,000 ft² convenience store with gas pumps, and a 3,000 ft² fast food restaurant with a drive through. The estimated completion of the project is expected in the year 2015.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 16,358 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Retail	16,500	926	14	9	31	34
Convenience Store w/ Gas Pumps	3,000	901	25	25	31	31
Fast Food Restaurant w/ Drive Through	3,000	744	41	40	27	25
Total		2,571	80	74	89	90

ASSUMPTIONS

1. Traffic growth rates were based on a comparison of existing traffic volumes with CAMPO's projected 2030 traffic volumes and are as follows:

Table 2. Growth Rates per Year	
Roadway Segment	%
Howard Ln west of Dessau Rd	2.4%
Howard Ln east of Dessau Rd	3.5%
Dessau Rd north of Howard Ln	1.9%
Dessau Rd south of Howard Ln	1.5%
Howard Ln west of Cameron Rd	4.0%
Cameron Rd north of Howard Ln	5.2%
Cameron Rd south of Howard Ln	2.6%

2. In addition to these growth rates, background traffic volumes for 2015 included estimated traffic volumes for the following projects:

Balance of the Cantarra Subdivision C&J-05-0236.01

3. The following reductions were taken for No reductions were taken for pass-by trips:

Table 3. Summary of Pass-By Reductions		
Land Use	Pass-By	
	AM	PM
Fast Food w/ Drive Thru	49%	50%
Retail	56%	66%
Convenience Store w/ Gas Pumps	63%	66%

4. No reductions were taken for internal capture.
5. No reductions were taken for transit use.

EXISTING AND PLANNED ROADWAYS

Howard/Gregg Ln Gregg Lane is currently built as a two lane rural roadway between Cameron and Dessau Rd. Travis County has plans and funding to upgrade this section to a four lane arterial no later than 2008. This roadway is included in the Bikeway Plan

Cameron Rd – Cameron Rd is currently built as a two lane rural roadway north and south of Howard/Gregg Ln. CAMPO's 2025 Plan calls for six-lane divided arterial; it was assumed for this study that that at least half of the proposed cross-section would be constructed by build-out, allowing for separate left turn and through movements.

Dessau Rd – Dessau Rd is currently built with a four-lane, divided arterial cross section around Howard Ln. This roadway is included in CAMPO's Bikeway Plan.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 6 intersections, 3 of which are signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 4. PM Peak Level of Service			
Intersection	2008 Existing	2015 Forecasted (W/O Site)	2015 Site + Forecasted
Howard Ln (Gregg Ln)/ Dessau Rd*	E	E	E
Cameron Rd/Howard Ln*	C	C	C
Howard Ln/Kearns Dr	-		
▪ EB Left		A	A
▪ SB Left/Right		B	B
Cantarra Dr/Howard Ln*	-	A	A
Driveway 1/Howard Ln	-	-	B
Driveway 2/Cantarra Dr	-	-	B

* = SIGNALIZED

RECOMMENDATIONS

1) Prior to City Council approval, fiscal is required to be posted for the following improvements:

Intersection	Improvement	Total Cost	Pro-Rata Share	Pro-Rata Cost
Howard Ln/Dessau Rd	EB Left turn lane	\$66,000	1.1%	\$726
	EB Right turn lane	\$160,000	1.1%	\$1,760
	WB Right turn lane	\$135,000	5.8%	\$7,830
	NB Left turn lane	\$135,000	.9%	\$1,215
	NB Right turn lane	\$172,000	15.2%	\$26,144
	Restripe SB Left turn lane	\$12,000	14.8%	\$1,776
	SB Right turn lane	\$174,000	1.3%	\$2,262
Howard Ln/Cameron Rd	NB Left turn lane	\$37,000	6.1%	\$2,257
	SB Right turn lane	\$37,000	5.9%	\$2,183
	Install Traffic Signal	\$150,000	3.4%	\$5,100
Howard Ln/Cantarra	Install Signal	\$150,000	6.7%	\$10,050

Total		\$1,228,000		\$61,303
--------------	--	--------------------	--	-----------------

- 2) Driveways should be constructed to the widths and cross-sections recommended in the TIA.
- 3) For information: Two copies of the final version of the TIA incorporating all corrections and additions must be submitted prior to final approval of the zoning case.
- 4) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-3428.



Amber Mitchell

Sr. Planner ~ Transportation Review Staff

City of Austin – Watershed Protection and Development Review Department