

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0002 / Municipal Court & Northeast Police Substation

P.C. DATE: February 10, 2009

ADDRESS: 7211 N IH 35 SVRD NB

OWNER: City of Austin Real Estate Services (Lauraine Rizer), 512-974-7090

AGENT: City of Austin (Sharon Moore), 512-974-7079

ZONING FROM: LI

TO: P

SITE AREA: 13.80 acres (601,128 sq. ft.)

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change from LI (Limited Industrial Services) district zoning to P (Public) zoning district.

SUMMARY PLANNING COMMISSION RECOMMENDATION: February 10, 2009: The Planning Commission *APPROVED* staff's recommendation of LI district zoning. The item was approved on the Consent Agenda by Commissioner Reddy's motion; Commissioner Dealey seconded the motion on a vote of 9-0.

ISSUES: The St. Johns/Coronado Hills neighborhood planning process has begun for this area. The kick-off will be held on February 28, 2009. The process will take approximately 18 months to 2 years to complete and the land use discussion is not scheduled to occur until after the midpoint.

The Planning Commission has a policy to postpone zoning cases for six months after the process review open house which is held midway through the planning process. Because the application was submitted prior to the process review open house, the six month waiting period is not triggered.

DEPARTMENT COMMENTS: The 13.80-acre site is currently zoned LI (Limited Industrial Services) district zoning and is located at the northeast corner of Interstate Highway-35 and E. St. Johns Avenue. The property has driveway access from the northbound service road of Interstate Highway 35 and E. St. Johns Avenue, to which both ingress and egress access is taken. The site lies within the St. Johns/Coronado Hills Neighborhood Plan and is surrounded by commercial to the north and south, Interstate Highway-35 to the west and single family residences to the east.

The subject property is currently developed with a one-story structure formerly occupied by Home Depot. The Home Depot has moved to the Mueller site. The City of Austin purchased the property to convert the existing structure to the Municipal Court and the Police Northeast Substation.

The staff recommendation is to approve the requested zoning change because it allows for reasonable use of the property. The proposed zoning change will allow for the remodel of an existing structure to be used for public and public safety purposes.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI	Unoccupied Structure – Formerly Home Depot

<i>North</i>	CS	Commercial – Auto Sales
<i>South</i>	LI / CS-MU-CO	Restaurant, Multifamily, Post Office and Truck Leasing
<i>East</i>	SF-3	Single family residences
<i>West</i>	-	Interstate Highway - 35

NEIGHBORHOOD PLAN AREA: St. Johns/Coronado Hills

TIA: A traffic impact analysis was not required for this case.

WATERSHED: Buttermilk Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Parks Foundation
St. Johns Advisory Board
League of Bicycling Voters
Home Builders Association of Greater Austin
St. Johns Neighborhood Assn.
Villas of Coronado Hills Homeowner's Assn.
Austin Neighborhoods Council
Edward Joseph Developments, LTD
Homeless Neighborhood Organization
NorthEast Action Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0037.SH / 7101 N I 35 SVC RD NB (HEARTHSIDE (SMART HOUSING)	LI/CS to CS-MU	04/19/2005 ZAP APVD STAFF REC OF CS-MU BY CONSENT (7-0) The CO limits vehicle trips to less than 2,000 per day.	06/09/2005 APVD CS- MU-CO (6-0); 2ND/3RD RDGS
C14-02-0215 / 709 BLACKSON AVE (EVANS RESIDENCE)	LR to LR-MU	09/17/2002 ZAP APVD STAFF REC OF LR-MU BY CONSENT (7-0)	10/24/2002 APVD LR- MU (6-0); ALL 3 RDGS

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
N IH 35 SVRD NB	335'	Varies'	Highway	No	No	Yes
E. St Johns Ave.	87'	40'	Minor Arterial	Yes	Priority 2 Route	

CITY COUNCIL DATE: March 12, 2009

ACTION: N/A

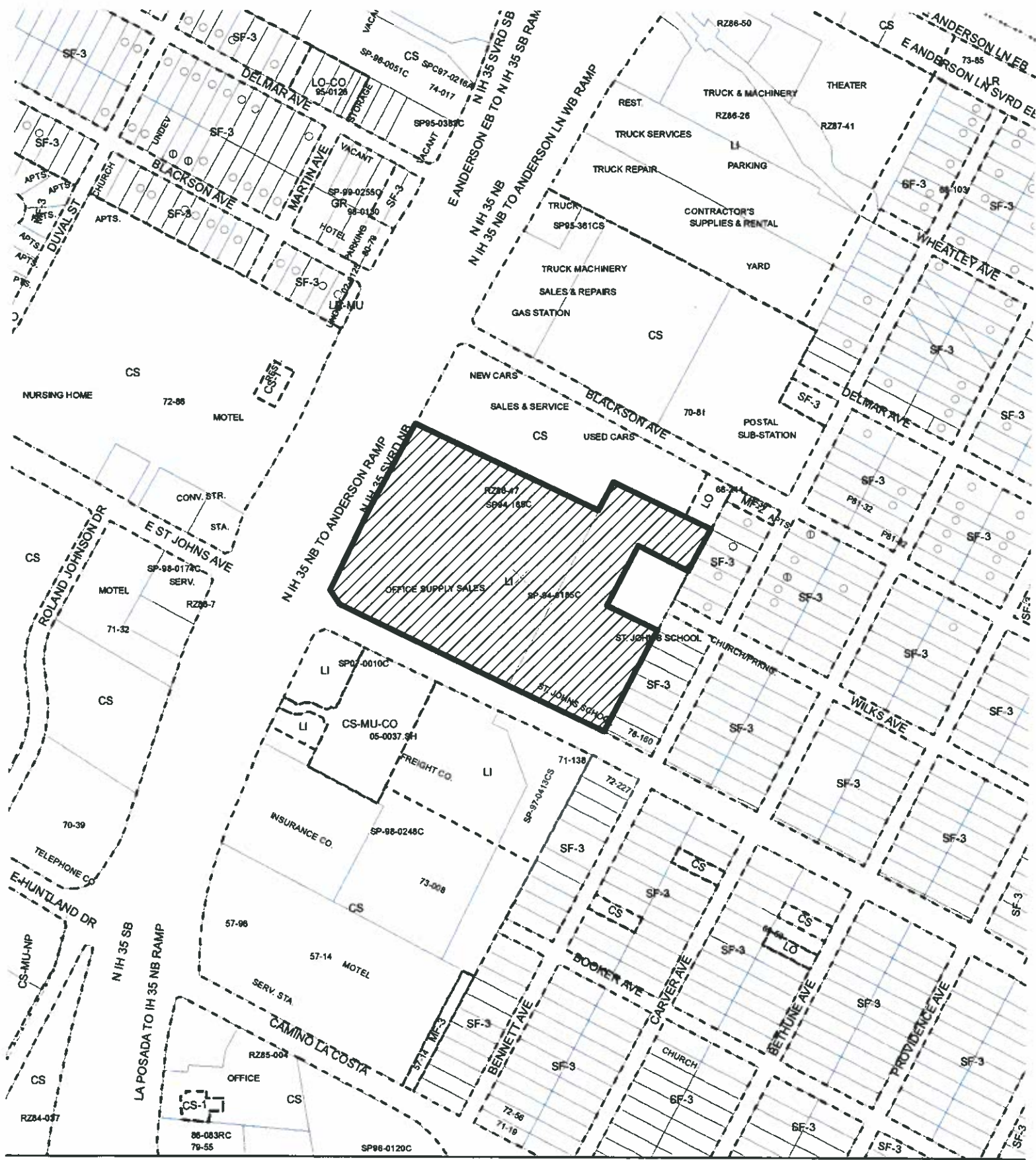
ORDINANCE READINGS: 1st 2nd 3rd




ORDINANCE NUMBER:

CASE MANAGER: Joi Harden

PHONE: 974-2212

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



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

OPERATOR: S. MEEKS

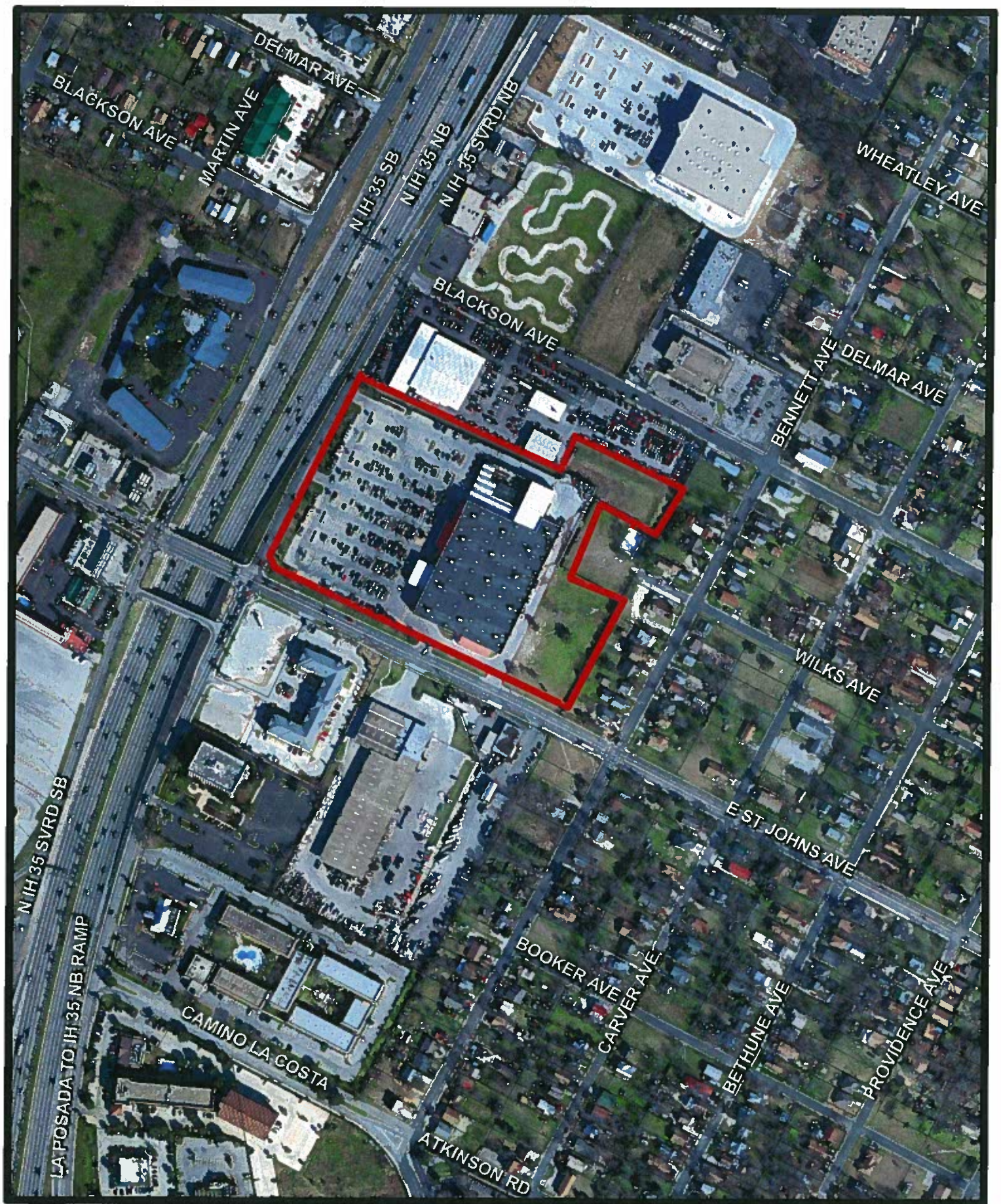
ZONING

ZONING CASE#: C14-2009-0002
ADDRESS: 7211 N IH 35 SVRD NB
SUBJECT AREA: 13.8078 ACRES
GRID: L27 & L28
MANAGER: J. HARDEN



1" = 400'

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.



C14-2009-0002 7211 N IH 35 SVRD NB
From Limited Industrial Services (LI)
to Public (P) District Zoning



SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change from LI (Limited Industrial Services) district zoning to P (Public) zoning district.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

P- Public district is the designation for a governmental, civic, public service, or public institution use. A P zoning district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. The proposed Municipal Court and Northeast Police Substation are consistent with this purpose statement. The proposed structures fall under the safety services land use which is a Civic classification. The City of Austin is requesting the change to comply with City regulations that require civic uses to have Public zoning. The proposed zoning change will allow for the remodel of an existing structure for public use and public safety.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

The proposed rezoning will allow for reasonable use of the site while maintaining the character of the surrounding area. Staff recommends rezoning based on its compatibility with the character of the surrounding area.

EXISTING CONDITIONS

Site Characteristics

The site is currently developed with a one story structure formerly occupied by Home Depot.

Impervious Cover

The maximum impervious cover allowed by the P zoning district is established by a conditional use site plan. The maximum impervious cover allowed by the LI zoning district is 80%.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Buttermilk Branch Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

Transportation

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

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

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 Review

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

The site is subject to compatibility standards. Along the east property line, the following standards apply for any new development:

- 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.