

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0249

Z.A.P. DATE: February 17, 2009

ADDRESS: 11300 Jollyville Road

OWNER/APPLICANT: Compu Signs (Shahram Mohajeri)

ZONING FROM: LO

TO: GO

AREA: 0.201 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GO-CO, General Office-Conditional Overlay District, zoning. The conditional overlay would limit the site to 'LO', Limited Office District, site development regulations and to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION:

2/17/09: Approved staff recommendation of GO-CO zoning by consent (6-0, R. Evans-absent);
C. Hammond-1st, K. Jackson-2nd.

DEPARTMENT COMMENTS:

The property in question is currently developed with an office structure that contains sign production business. The applicant is requesting to rezone the property to the GO, General Office District, to develop a Personal Services (hair salon or esthetician) use on the site.

The staff recommends GO-CO zoning for this tract of land because the site contains an existing office use that is surrounded by office uses/zoning to the north, south, east, and west. The property fronts and takes access to an arterial roadway, Jollyville Road.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	General Retail Sales-Convenience (Compu Signs/Banner Shop)
<i>North</i>	LO	Undeveloped, Multi-family (Canyon Creek Apartments)
<i>South</i>	LO-CO	Office (Canyon Hills Office Center)
<i>East</i>	LO	Multi-family (Oakwood Condominiums)
<i>West</i>	LO	Office (Canyon Hills Office Center)

AREA STUDY: U.S 183/Jollyville Road Area Study

TIA: Waived

The U.S. 183 Study was approved by the City Council in November of 1978. The Area Study recommended that a 120-foot deep strip of land along Jollyville Road be zoned "O" Office zoning (which was converted to LO, Limited Office, in 1985) and that a 200 foot strip of land along the west side of Jollyville Road be zoned "A" Residence (which was converted to SF-3, Family Residence, in 1985). The policy of a 120-foot strip buffer of LO zoning along the east side of Jollyville Road has

been consistently applied to date. The policy of SF-3 on the west side of Jollyville Road was never approved or implemented, and today the west side of Jollyville Road is primarily zoned office and multi-family, with the majority of office zoning being LO zoning. The recommendation for a 120-foot strip of LO zoning along the eastern portion of Jollyville Road was incorporated into the Jollyville Road Study, which was adopted in 1984).

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0182	SF-2 to CS	11/15/05: Approved staff's recommendation for CS-CO zoning with additional conditions prohibiting Pawn Shop Services and Adult Oriented Businesses (7-0, J. Martinez, J. Gohil-absent); K. Jackson-1 st , M. Hawthorne-2 nd .	12/15/05: Approved GR-CO zoning by consent (7-0); all 3 readings
C14-01-0127	LO-CO to GR	10/30/01: Approved LR-CO zoning with the condition of a 30-foot setback for structures from the property line along Jollyville Road (7-1, D. Castaneda-Nay, N. Spelman-Absent)	11/29/01: Approved LR-CO with conditions on 1 st reading (7-0) 11/29/02: Case Expired

RELATED CASES: C14-83-101 (Previous Zoning Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Jollyville Rd	94'	60'	Arterial	No	Priority 1 Bike Rt.	Yes

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

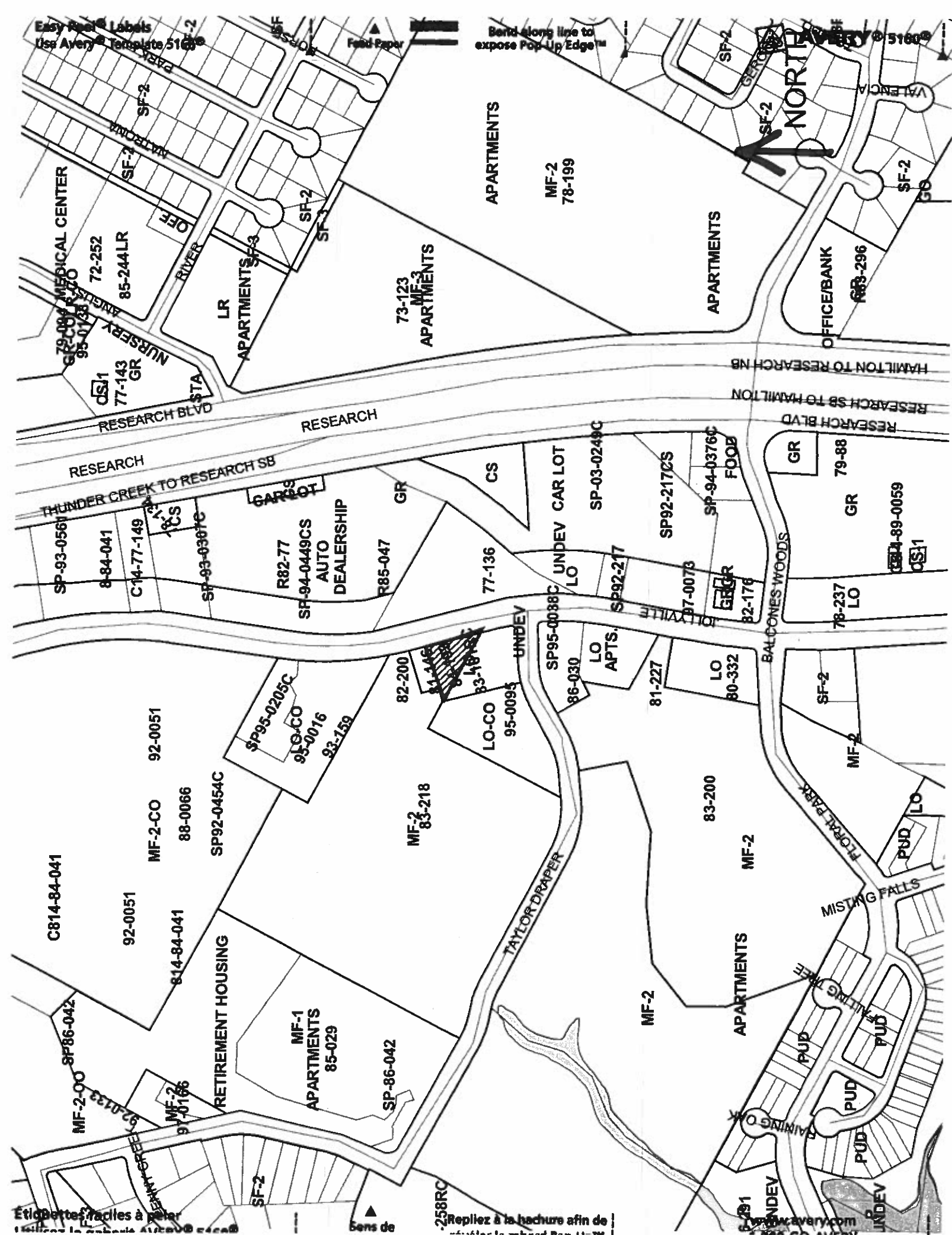
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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





STAFF RECOMMENDATION

The staff's recommendation is to grant GO-CO, General Office-Conditional Overlay District, zoning. The conditional overlay would limit the site to 'LO', Limited Office District, site development regulations and to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

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

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed GO-CO zoning would be compatible and consistent with the adjacent uses because this tract of land is surrounded by office uses/zoning to the north, south, east, and west. The property fronts and takes access to an arterial roadway, Jollyville Road.

3. *The proposed zoning should allow for a reasonable use of the property.*

The GO-CO zoning district would allow for a fair and reasonable use of the site. GO-CO zoning is appropriate for this location because of the office and commercial and character of the area.

EXISTING CONDITIONS

Site Characteristics

The site is currently developed with a sign production business.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull 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.

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

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

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

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.

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.

Impervious Cover

The maximum impervious cover allowed by the GO zoning district would be 80%. However, because the Watershed impervious cover is more restrictive than the GO zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under the 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>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Site Plan / Compatibility Standards

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

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Jollyville Rd	94'	60'	Arterial	No	Priority 1 Bike Rt.	Yes

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]

Water and Wastewater

City wastewater service is not currently to this site. If the landowner wishes to obtain service a Service Extension Request must be submitted and approved.

The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.