

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0009 / Capital Metropolitan Transportation Authority, NE Maintenance & Svc. Facility

P.C. DATE: March 24, 2009

ADDRESS: 5316 Ed Bluestein Boulevard

OWNER: Capital Metropolitan Transportation Authority (Robert Okamoto) 512-389-7428

AGENT: MWM Design Group (Amelia Lopez-Phelps) 512-453-0767

ZONING FROM: GR-NP

TO: CS-CO-NP

SITE AREA: 1.19 acres (51,836.4 sq. ft.)

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change from GR-NP (Community Commercial – Neighborhood Plan) district zoning to CS-CO-NP (Commercial Services – Conditional Overlay – Neighborhood Plan) district zoning. The Conditional Overlay limits the vehicle trips to less than 2000 per day.

SUMMARY PLANNING COMMISSION RECOMMENDATION: On March 24, 2009, Planning Commission *APPROVED* staff's recommendation of CS-CO-NP district zoning; was approved on the Consent Agenda by Commissioner Mandy Dealey, Commissioner Saundra Kirk second the motion on a vote of 7-0-2; Commissioners Dave Anderson and Gerardo Castillo abstained from the motion.

DEPARTMENT COMMENTS: The 1.19-acre site is currently zoned GR-NP (Community Commercial – Neighborhood Plan) district zoning and is located on the southwest corner of East 51st Street and Ed Bluestein Boulevard Service Road Southbound. The property lies within the East MLK Combined Neighborhood Plan and is surrounded by a Super 8 Motel to the north, YMCA to the east (across Ed Bluestein), Capital Metro to the south and an undeveloped tract to the west.

The subject property is currently undeveloped. The adjacent site to the south is occupied with an existing 11,250 square foot bus maintenance facility which currently operates 60 buses and has an employee parking lot of 46 spaces. The applicant wishes to rezone the tract to CS-CO-NP to expand the employee parking lot. Capital Metro is currently processing a site plan development permit for an additional 60 space employee parking lot to be located on the subject property. The Applicant's proposed conditional overlay is a 2,000 daily vehicle trip limit

The staff recommendation is to approve the requested zoning change because CS zoning is an appropriate zoning classification on the corner of two major arterials. The CS zoning is also compatible to the zoning of the CS tract which it abuts to the west and the LI tract adjacent to the south.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-NP	Undeveloped
<i>North</i>	GR-NP	Hotel-Motel (Super 8)

<i>South</i>	LI-CO-NP	Transportation Terminal (Capital Metro)
<i>East</i>	CS-MU-CO-NP	Indoor/Outdoor Sports and Recreation (YMCA)
<i>West</i>	GR-CO-NP	Undeveloped

NEIGHBORHOOD PLAN AREA: This site falls within the East MLK Combined Neighborhood Plan.

TIA: 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]

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Home Builders Association of Greater Austin
Austin Neighborhoods Council
Mueller Neighborhoods Coalition
Homeless Neighborhood Organization
Austin Parks Foundation
PODER People Organized in Defense of Earth & Her Resources
League of Bicycling Voters
East MLK Neighborhood Plan Contact Team
Pecan Springs - Springdale Neighborhood Assn.

RELATED CASE:

The East MLK Combined Neighborhood Plan rezonings were approved by Council on November 7, 2002 (C14-02-0142).

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0132 4901 - 5425 BLOCK OF E 51ST ST - ORIENS PARK	From SF-6-NP and CS- MU-CO-NP to SF-4A- NP	9/14/2004 APVD STAFF REC OF SF- 4A-NP (8-0)	10/28/2004 APVD SF- 4A-NP; ALL 3 RDGS
C14-04-0131 4901 - 5425 BLOCK OF E 51ST ST - ORIENS PARK	From SF-6-NP to SF- 4A-NP	9/14/2004 APVD SF- 4A-NP BY CONSENT (6-0)	10/28/2004 APVD SF- 4A-NP; ALL 3 RDGS
C14-04-0130 4901 - 5425 BLOCK OF E 51ST ST - ORIENS PARK	From SF-6-NP to SF- 4A-NP	9/14/2004 APVD SF- 4A-NP BY CONSENT (6-0)	10/28/2004 APVD SF- 4A-NP; ALL 3 RDGS
C14-89-0057 5236 - 5316 BLOCK OF ED BLUESTEIN BLVD - TMTA SUBDIVISION	From GR to LI-CO		12/14/1989 APVD LI- CO (6-0); 2ND/3RD RDGS

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Ed Bluestein Blvd	410'	MAD 4	Arterial	No	No	No
E. 51st Street	85'	MAD 4	Arterial	No	No	No

CITY COUNCIL DATE: April 23, 2009

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

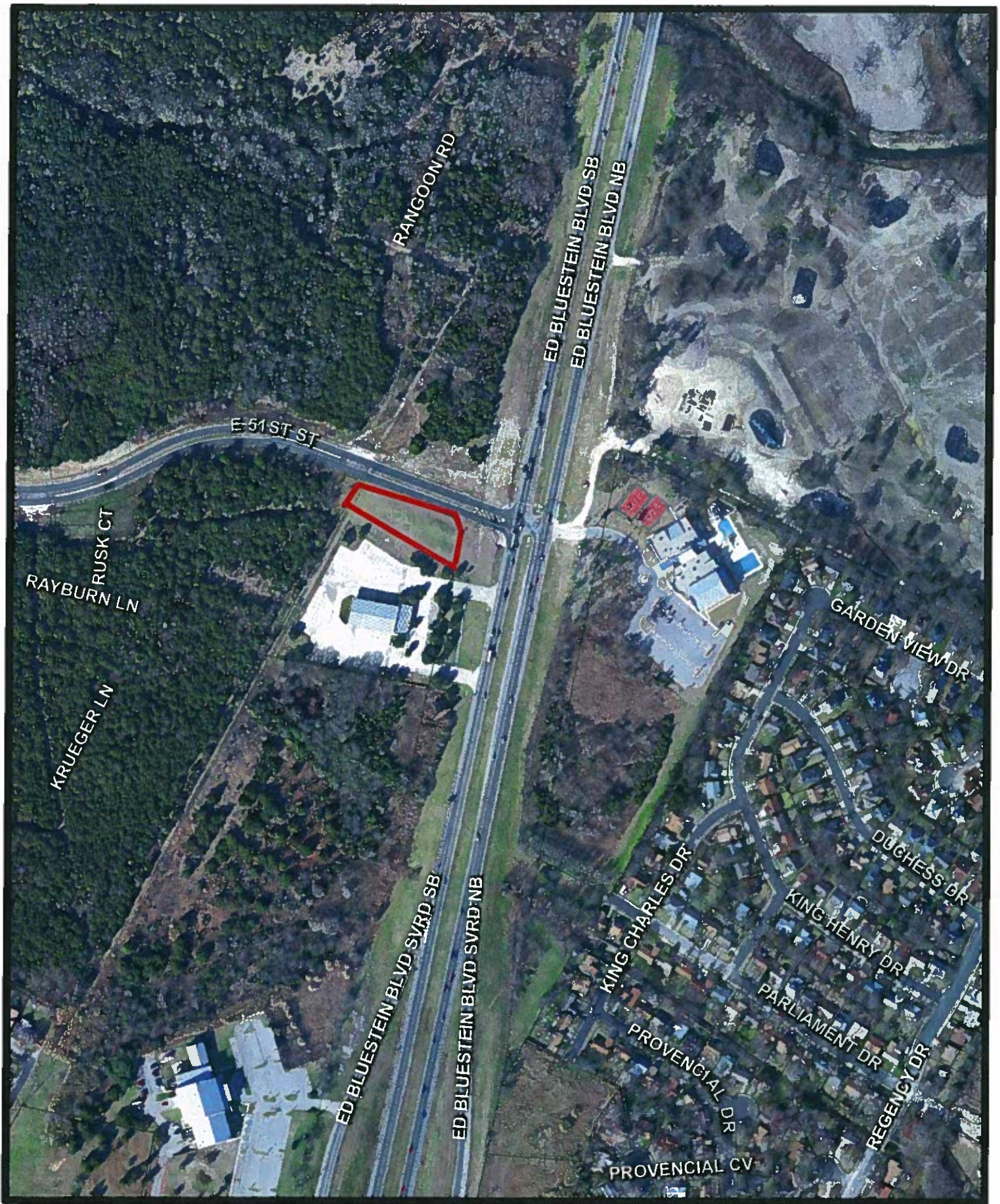
ORDINANCE NUMBER:

CASE MANAGER: Joi Harden

PHONE: 974-2122

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





C14-2009-0009 5316 Ed Bluestein Blvd.

**From Community Commercial - Neighborhood Plan (GR-NP) to
General Commercial Services - Neighborhood Plan (CS-NP) District Zoning**



SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change from GR-NP (Community Commercial – Neighborhood Plan) district zoning to CS-CO-NP (Commercial Services – Conditional Overlay – Neighborhood Plan) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. Zoning should allow for reasonable use of the property.*

The staff recommendation is to approve the requested zoning change because CS zoning is an appropriate zoning classification on the corner of two major arterials. The CS zoning is also compatible to the zoning of the CS tract which it abuts to the west and the LI tract adjacent to the south.

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

The proposed rezoning will allow site development standards more similar to the LI regulations in place on the adjacent tract.

EXISTING CONDITIONS

Site Characteristics

The site is currently undeveloped. The land has a slight slope and is lightly vegetated.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district is 80%, which is based on the more restrictive watershed regulations.

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 Walnut 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 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.

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 the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

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].

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 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.

Compatibility Standards/ Site Plan Standards

This site is subject to Commercial Design Standards, Subchapter E, the Land Development Code, 25-2 zoning chapter. It will be reviewed as an Urban Roadway, with 51st Street as the Principal Street.

40% of the net frontage length along 51st Street must consist of continuous building frontage. All other Commercial Design Standards requirements for Urban Roadway will also apply to this site.

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.



March 16, 2009

Planning Commission
City of Austin
Watershed Protection and Development
505 Barton Springs Rd., Suite 500
Austin, Texas 78701

NE Operation & Maintenance Facility
C14-2009-0009 - 5314 Ed Bluestein Blvd.
Zoning Case for Lot 1
March 16, 2009

Property owned by Capital Metro
Lots 1, 2, & 3 TMTA Subdivision
(Lot 1, 1.187 acres, Lot 2, 3.633 acres, Lot 3, 2.534 acres)
Total acreage: 7.354 acres

Lot 1 is currently zoned GR, General Retail

Cap Metro is requesting this corner lot be rezoned CS-CO to be compatible with the public use as a transit maintenance facility. Lots 2 & 3 are already zoned LI-CO.

Current facility - Existing 11,250 s.f. building and site improvements.

Our current facility is located on Lot 2 is a bus maintenance facility which currently operates 60 buses and has an employee parking lot of 46 spaces. We are seeking this rezoning to allow us to expand our current employee parking lot area on this adjacent tract. We are currently processing our site plan development permit for an additional 60 space employee parking lot to be located on Lot 1.

Capital Metro has operated this bus maintenance facility since 2003 at its current location on Lot 2. This is a 24/7 operation to service and maintain buses. Currently, our subcontractor, Veolia Transportation actually operates the facility, which is owned by Capital Metro.

Please feel free to contact us should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Amelia Lopez-Phelps", with a long, sweeping horizontal line extending to the right.

Amelia Lopez-Phelps
Principal
MWM DesignGroup, Inc.