

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0069 Cap'n Scrubby's Carwash **Z. P. C. DATE:** 09-01-2009

ADDRESS: 11007 FM 2222

AREA: 1.62 acres

APPLICANT: William F. Schwartz Enterprises, Inc. (William F. Schwartz)

AGENT: LOC Consultants, Inc. (Sergio Lozano)

NEIGHBORHOOD PLAN AREA: N/A

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: Yes

WATERSHEDS: West Bull Creek/Panther Hollow

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: SF-2 Single Family Residential, Standard Lot

ZONING TO: GR Community Commercial

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of GR-CO, Community Commercial, Conditional Overlay zoning. The Conditional Overlay would limit the number of daily vehicle trips to 2,000. If the requested zoning is granted, then 57 feet of right-of-way should be dedicated and from the existing centerline of FM 2222 in accordance with the Transportation Plan.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for GR-CO district zoning; was approved on the Consent Agenda by Commissioner Sandra Baldrige's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

DEPARTMENT COMMENTS:

This segment of FM 2222, between FM 620 and Riverplace Drive, has undergone a ten year transformation to predominantly Community Commercial (GR) zoning. This trend to move to Community Commercial zoning dates back to 1998 and there have been approximately thirteen zone change requests that have all been granted Community Commercial (GR) zoning by the Planning Commission and the City Council.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2	Pool Maintenance Shop
North	GR-CO	Undeveloped
South	R&D-PDA	Research Campus
East	SF-2	Automotive Repair
West	R&D-PDA	Research Campus

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-98-0027	From I-SF-2 to GR	Approved staff's recommendation for GR. (7-0)	Approved staff's recommendation for GR. (7-0) All 3 readings.
C14-01-0057	From SF-2 to GR-CO	Approved staff's recommendation for GR-CO. (6-2)	Approved staff's recommendation for GR-CO. (6-0) All 3 readings.
C14-98-0268	From I-RR to GR-CO	Approved staff's recommendation for GR-CO. (6-1-1)	Approved staff's recommendation for GR-CO. (7-0) All 3 readings.

BASIS FOR RECOMMENDATION:

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

Granting GR zoning for the subject tract will be compatible with adjacent uses and adjacent zoning in the area.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assoc.
- Austin Neighborhoods Council
- Super Duper Neigh. Obj. & App. Org.
- Glenlake HOA
- Long Canyon HOA
- 2222 Coalition of Neigh. Assoc.
- Courtyard HOA
- River Place Comm. Assoc.
- Middle Bull Creek HOA
- Steiner Ranch HOA
- Long Canyon II HOA
- Canyon Creek HOA

SCHOOLS:

- Grand View Hills Elementary School
- Canyon Ridge Middle School
- Leander High School

SITE PLAN:

SP 1. This site is within a Moderate Intensity area of the FM 2222 Hill Country Roadway Corridor and therefore site plan approval requires Commission review. For Hill Country site development regulations, refer to Sections 25-2-1101 through 25-2-1129, 25-2-1021, also Environmental Criteria Manual 2.7.0.

The site may be developed with the following maximum floor-to-area ratio (FAR):

Slope:	Maximum FAR:
0-15%	.25
15-25%	.10
25-35%	.05

Except for clearing necessary to provide utilities or site access, a 100/50 foot vegetative buffer will be required along FM 2222. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. For allowed Building Height, please review Section 25-2-1124.

SP 2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

ENVIRONMENTAL:

1. This site lies on, or very close to, the divide between the Bull Creek Watershed and the Panther Hollow Watershed of the Colorado River Basin which are classified as Water Supply Suburban and Water Supply Rural Watersheds, respectively, by Chapter 25-8 of the City's Land Development Code. A geological and / or topographical analysis of the site may be needed to determine the exact boundaries of the aforementioned watersheds. The site is located over the North Edwards Aquifer Recharge Zone and is in the Drinking Water Protection Zone.
2. According to flood plain maps, there is no flood plain in or within close proximity of the project location.
3. 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.
4. Numerous 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.

5. 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.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
7. 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.

Following are the comments for each watershed classification:

Water Supply Rural

Development or redevelopment on this site will be subject to the following impervious cover limits:

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.

Development Classification	% of Net Site Area	% NSA with Transfers	Allowable Density
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Water Supply Suburban

Development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% NSA with Transfers
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

TRANSPORTATION:

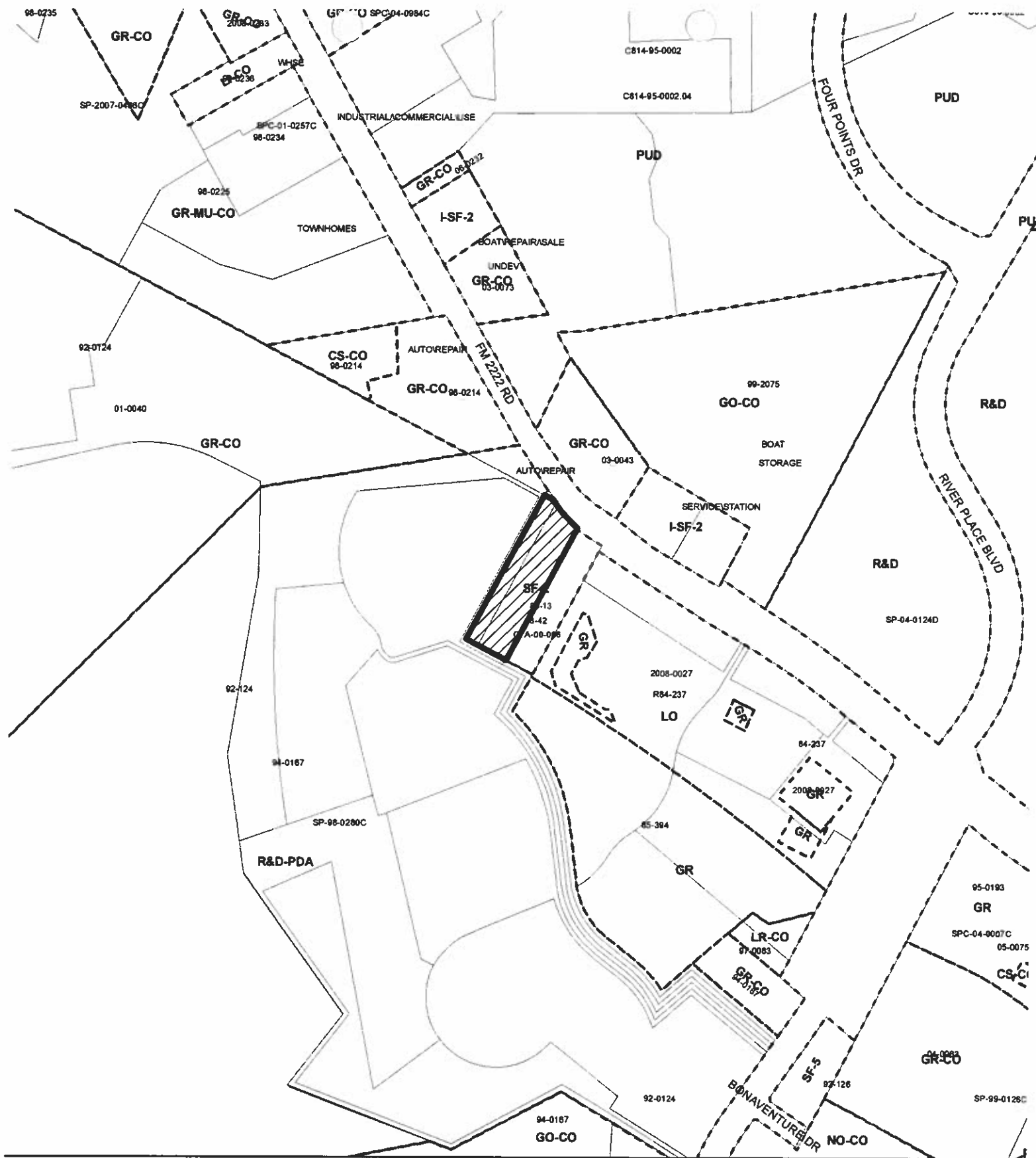
TR1. The Austin Metropolitan Area Transportation Plan calls for a total of 114 feet of right-of-way for FM 2222. If the requested zoning is granted, then 57 feet of right-of-way should be dedicated and from the existing centerline of FM 2222 in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55). FYI: Currently, there is approximately 39 feet of right-of-way available from the centerline of FM 2222.

TR2. 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]

TR3. Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
FM 2222	78'	MAU 4	Arterial	No	No	No

CITY COUNCIL DATE: October 1st, 2009**ACTION:****ORDINANCE READINGS:** 1ST 2ND 3RD **ORDINANCE NUMBER:****CASE MANAGER:** Clark Patterson Clark.patterson@ci.austin.tx.us **PHONE:** 974-7691



N



1" = 400'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2009-0069
ADDRESS: 11007 FM 2222 RD
SUBJECT AREA: 1.62 ACRES
GRID: D33
MANAGER: C. PATTERSON



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