

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2012-0038  
(Rezoning of 11012 Georgian Drive)

**P.C. DATE:** May 22, 2012

**ADDRESS:** 11010 Georgian Drive

**OWNER/APPLICANT:** The Perry Company (Ryan Perry)

**AGENT:** Stansberry Engineering Co. (Blayne E. Stansberry)

**ZONING FROM:** LO-NP

**TO:** CS-NP

**AREA:** 1.0829 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff recommends CS-CO-NP, General Commercial-Conditional Overlay District-Neighborhood Plan Combining District, zoning. The conditional overlay would limit the development intensity for the site to less than 500 vehicle trips per day.

### **PLANNING COMMISSION RECOMMENDATION:**

5/22/12: Approved staff recommendation for CS-CO-NP zoning on consent, with the following additional conditions agreed to by the applicant and the neighborhood: 1) Upon redevelopment/any new improvements on the site the applicant will provide a dense 5-foot vegetative screen/buffer along the western property line. 2) Prohibit the following uses on the site: Adult-Oriented Business, Automotive Sales, Automotive Rentals, Automotive Washing, Commercial Blood Plasma Center, Kennels, Outdoor Sports and Recreation, Service Station, Campground, Exterminating Services, Hotel-Motel, Laundry Services, Outdoor Entertainment, Off-Site Accessory Parking, Drop-Off Recycling Collection Facility, Scrap and Salvage Storage, Restaurant (all types), Pawn Shop Services, Theater. 3) Prohibit drive-in service as an accessory use to commercial uses of the property. Vote: (8-0, D. Anderson-off dais); J. Stevens-1<sup>st</sup>, S. Kirk-2<sup>nd</sup>.

### **DEPARTMENT COMMENTS:**

The property in question is currently developed with a two large warehouse structures. It appears that there is an automotive repair use (Snap Transmissions) and two religious assembly uses (Iglesia Cristiana Monte Zion and Iglesia Apostolica de la Fe en Cristo Jesus) on the site. The applicant is requesting CS-NP, General Commercial Services-Neighborhood Plan District, zoning to expand the type of uses permitted within the existing development on the property.

The staff is recommending CS-CO-NP, General Commercial-Conditional Overlay-Neighborhood Plan Combining District, zoning because the site is located in an area with many intensive commercial uses. The tract of land to the north is developed with what appears to be a sign manufacturing use. There is a limited warehousing and distribution use on the lot to the south. In addition, the properties to east contain an undeveloped lot, a single family residence and another limited warehousing and distribution use (Unicorn Moving and Storage). To the west there is a water quality pond and a detention pond that were constructed as part of the Chinatown Center commercial development that fronts onto North Lamar Boulevard. There is CS-CO-NP zoning to the north and CS-NP zoning to the east of the requested rezoning site. The proposed zoning is consistent with the Commercial land use designation on the future land use map for the North Lamar Combined Neighborhood Planning Area (Please see North Lamar NP FLUM – Attachment A).

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LO-NP	Warehouse Structures (Automotive Repair: Snap Transmissions, Religious Assembly uses: Iglesia Cristiana Monte Zion, Iglesia Apostolica de la Fe en Cristo Jesus)
<i>North</i>	CS-CO-NP	Office/Warehouse – Sign Manufacturing use?
<i>South</i>	CS-NP	Limited Warehousing and Distribution (Mars of North Austin, Golfsmith)
<i>East</i>	CS-NP	Undeveloped Lot, Limited Warehousing and Distribution (Unicorn Moving)
<i>West</i>	LO-V-NP	Water Quality Pond, Detention Pond Facility

**AREA STUDY:** North Lamar Area Study  
North Lamar Planning Area

**TIA:** Waived

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
Austin Independent School District  
Austin Monorail Project  
Austin Neighborhoods Council  
Austin Northwest Association  
Home Builders Association of Greater Austin  
Homeless Neighborhood Association  
League of Bicycling Voters  
Mockingbird Hill Neighborhood Association  
North Growth Corridor Alliance  
North Lamar Combined Neighborhood Plan  
SELTEXAS  
Sierra Club, Austin Regional Group  
Super Duper Neighborhood Objectors and Appeals Organization  
The Real Estate Council of Austin, Inc.

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2008-0017 (T and K: 11108 Georgian Drive)	LO to CS	3/25/08: To approve the staff's recommendation of CS-CO zoning, with a CO to limit the development intensity for the site to less than 2,000 vehicle trips per day and with an additional condition that upon	4/24/08: Approved CS-CO zoning by consent (7-0); all 3 readings

		redevelopment/any new improvements on the site the applicant will provide a dense 5-foot vegetative screen/buffer along the western property line (9-0)	
C14-2007-0269 (11112 Georgian Drive)	LO to CS	3/25/08: To approve the staff's recommendation of CS-CO zoning, with a CO to limit the development intensity for the site to less than 2,000 vehicle trips per day and with an additional condition that upon redevelopment/any new improvements on the site the applicant will provide a dense 5-foot vegetative screen/buffer along the western property line (9-0)	4/24/08: Approved CS-CO zoning by consent (7-0); all 3 readings
C14-06-0128	GR-CO to GR-CO	8/15/2006: Approved GR-CO (7-1, C. Hammond-no), with conditions: 1) 2,000 vehicle trip per day limit; 2) Prohibit the following uses: Automotive Sales, Automotive Rentals, Automotive Washing, Restaurant (General), Bed & Breakfast (Group 1), Bed & Breakfast (Group 2), Commercial Off-Street Parking, Congregate Living, Consumer Convenience Services, Consumer Repair Services, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, General Retail Sales (General), Guidance Services, Hotel-Motel, Indoor Entertainment. Off-Site Accessory Parking, Outdoor Entertainment, Pawn Shop Services, Personal Improvement Services, Residential Treatment, Theater	10/05/06: Approved GR-CO (7-0); all 3 readings
C14-06-0120	LO to LR	9/05/06: Approved staff rec. to deny LR zoning (7-0)  11/07/06: Approved LR-CO by consent (9-0); with conditions: 1) Prohibit the following uses: Service Station, Food Sales, Guidance Services, Business or Trade Schools, Off-Site Accessory Parking, Consumer Convenience	10/19/06: Sent case back to ZAP for additional review  12/14/06: Approved LR-CO (6-); all 3 readings

		Services, Restaurant (Limited); 2) Limited access to one driveway cut on the property	
C14-01-0176	SF-3 to LO	1/22/02: Approved staff rec. of NO zoning by consent (8-0)	2/28/02: Approved NO zoning (6-0); 1 <sup>st</sup> reading  3/21/02: Approved NO zoning (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-01-0116	LO to CS	1/22/02: Approved staff rec. of CS-CO (8-0); with following conditions: 1) Site will be subject to TIA conditions 2) Prohibit the following uses: Automotive Washing, Commercial Off-Street Parking, Convenience Storage, Equipment Sales, Funeral Services, Kennels, Outdoor Sports and Recreation, Residential Treatment, Local Utility Services, Service Station, Campground, Construction Sales and Services, Equipment Repair Services, Exterminating Services, Hotel-Motel, Laundry Services, Outdoor Entertainment, Vehicle Storage, Community Recreation (Public), Community Recreation (Private), Off-Site Accessory Parking, Drop-Off Recycling Collection Facility 3) Prohibit drive-in service as an accessory uses to commercial uses within the area generally described as being 1,150 feet west and parallel to the east property line.	2/28/02: Approved CS-CO (6-0); all 3 readings
C14-00-2162	LO to LR	11/14/00: Approved LR-CO (8-0); with the following conditions: Consumer Repair use as only LR use with all other LO uses and LO site development standards	12/14/00: Approved LR-CO zoning (7-0), with rollback to LO is current use ceases for more than 90 days; 1 <sup>st</sup> reading only  2/08/01: Approved LR zoning with conditions (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-99-0021	CS to CS-MU	3/16/99: Approved staff rec. of CS-MU-CO by consent (7-0); with conditions: 1) 2,000 vehicle trip per day limit.	4/15/99: Approved PC rec. of CS-MU-CO (7-0); all 3 readings
C14-93-0105	GR to CS	8/29/95: Approved CS-CO (5-0); with the conditions: 1) Prohibit the following uses:	9/25/95: Approved CS-CO (5-0); all 3 readings

		Restaurant (Drive-in, fast food), Restaurant (Limited), Restaurant (General), Food Sales; 2) Restrict Limited Warehousing and Distribution use to a max of 450,560 sq. ft. of gross floor area. 3) Restrict General Retail Sales (General) and General Retail Sales (Convenience) uses to a max of 13, 269 sq. ft. of gross floor area. 4) Restrict Medical Office use to a max of 58,560 sq. ft. of gross floor area.	
C14-89-0041	LO to CS	8/22/89: Approved CS zoning	10/05/89: Approved CS zoning (5-0); all 3 readings

**RELATED CASES:** N/A

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Georgian Drive	50'	20'	Local	N/A

**CITY COUNCIL DATE:** June 28, 2012

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

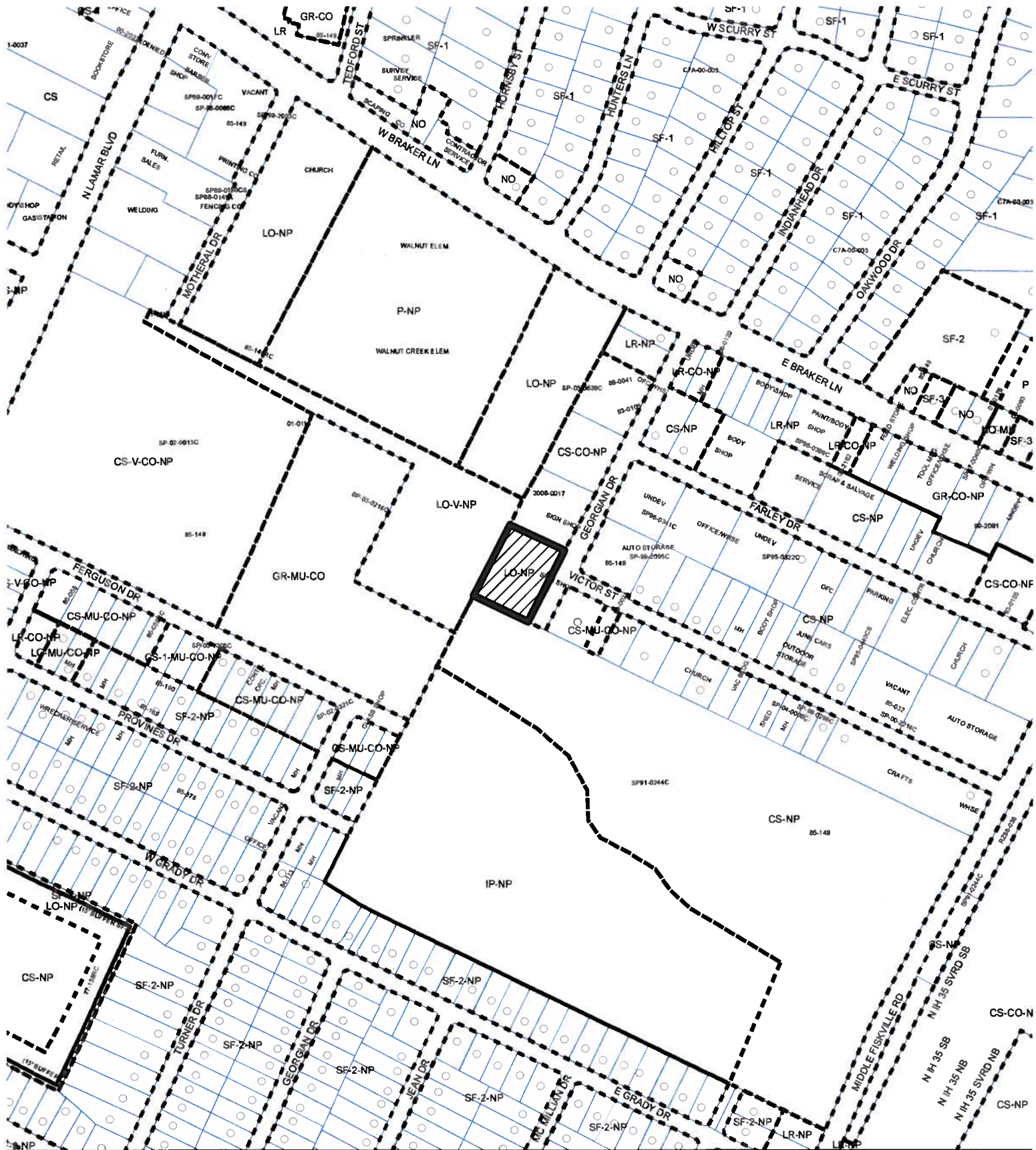
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis




**PHONE:** 974-3057

sherri.sirwaitis@ci.austin.tx.us



# ZONING

ZONING CASE#: C14-2012-0038

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



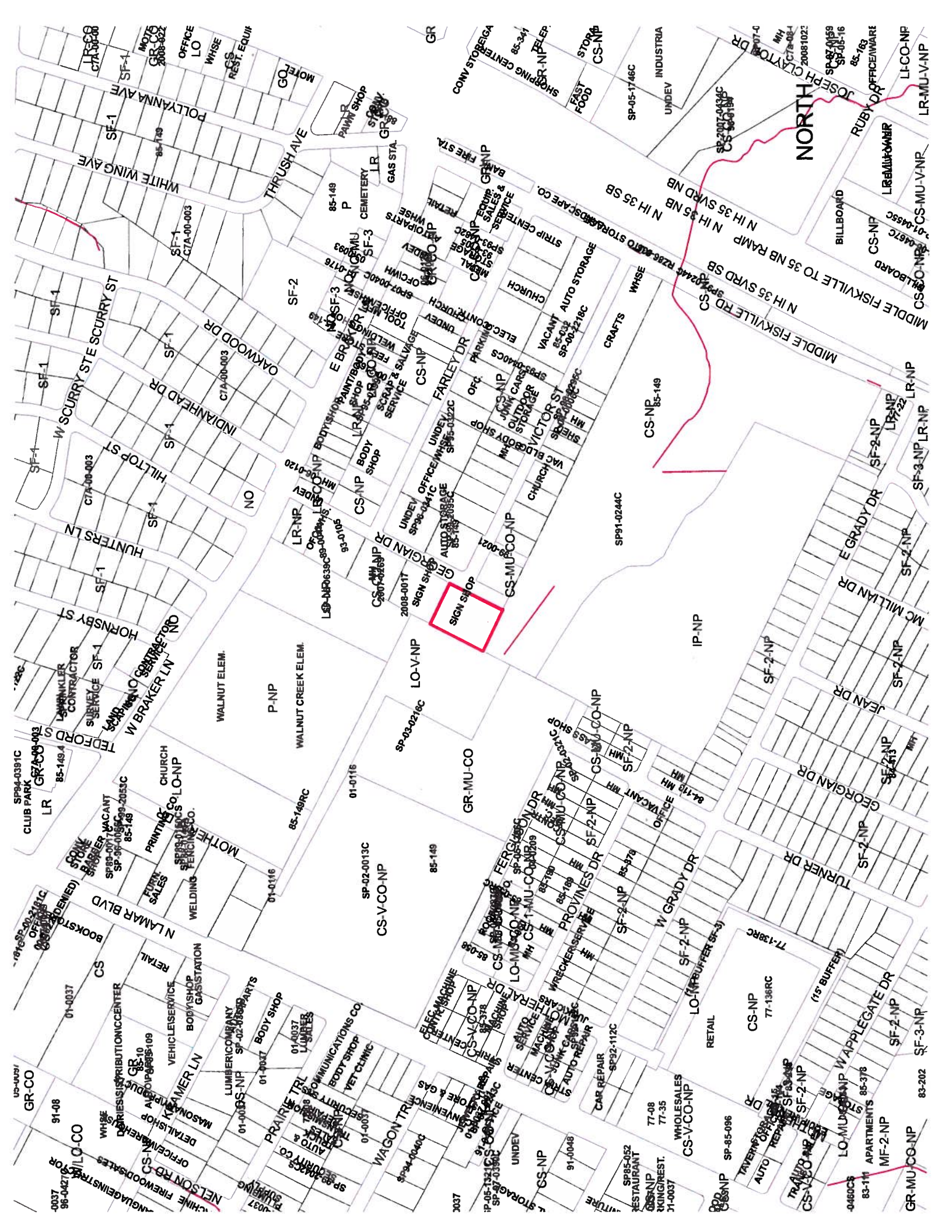
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.













## **STAFF RECOMMENDATION**

The staff recommends CS-CO-NP, General Commercial-Conditional Overlay District-Neighborhood Plan Combining District, zoning. The conditional overlay would limit the development intensity for the site to less than 500 vehicle trips per day.

## **BASIS FOR RECOMMENDATION**

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

The CS zoning district is intended for commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

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

The property in question is adjacent to existing commercial and industrial uses to the north, south, and east. There is currently CS-CO-NP zoning to the north and CS-NP zoning to the east of the site.

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

The CS zoning district would allow for a fair and reasonable use of the site. The proposed zoning would bring the current use automotive repair use into compliance with the City of Austin Land Development Code regulations.

CS zoning is appropriate for this location because of the commercial and industrial character of the area.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site under consideration is currently developed with two large warehouse structures that are being used for two religious assembly uses and an automotive repair use. The property to the north is developed with a manufactured home and warehouse structure that appear to be used for a sign manufacturing use. To the south there is a limited warehousing and distribution use. The properties to east contain an undeveloped lot, a single family residence and another limited warehousing and distribution use (Unicorn Moving and Storage). The tract of land to the west is developed with a water quality pond and a detention pond that were constructed as part of the Chinatown Center commercial development that fronts onto North Lamar Boulevard.

### **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.

According to flood plain maps there is no flood plain 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.

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**

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%

Note: The most restrictive impervious cover limit applies.

### **Site Plan Comments**

If adjacent properties are used as residential, compatibility requirements may kick in.

Parking is adequate for warehouse use. Any later change of use may increase the need for parking.

### **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**

No additional right-of-way is required.



A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. As a condition of zoning, it is recommended that development be limited through a conditional overlay to less than 500 vehicle trips per day. [LDC, 25-6-117].

Georgian Drive is not classified in the Bicycle Plan.

Capital Metro bus service is not available along Georgian Drive.

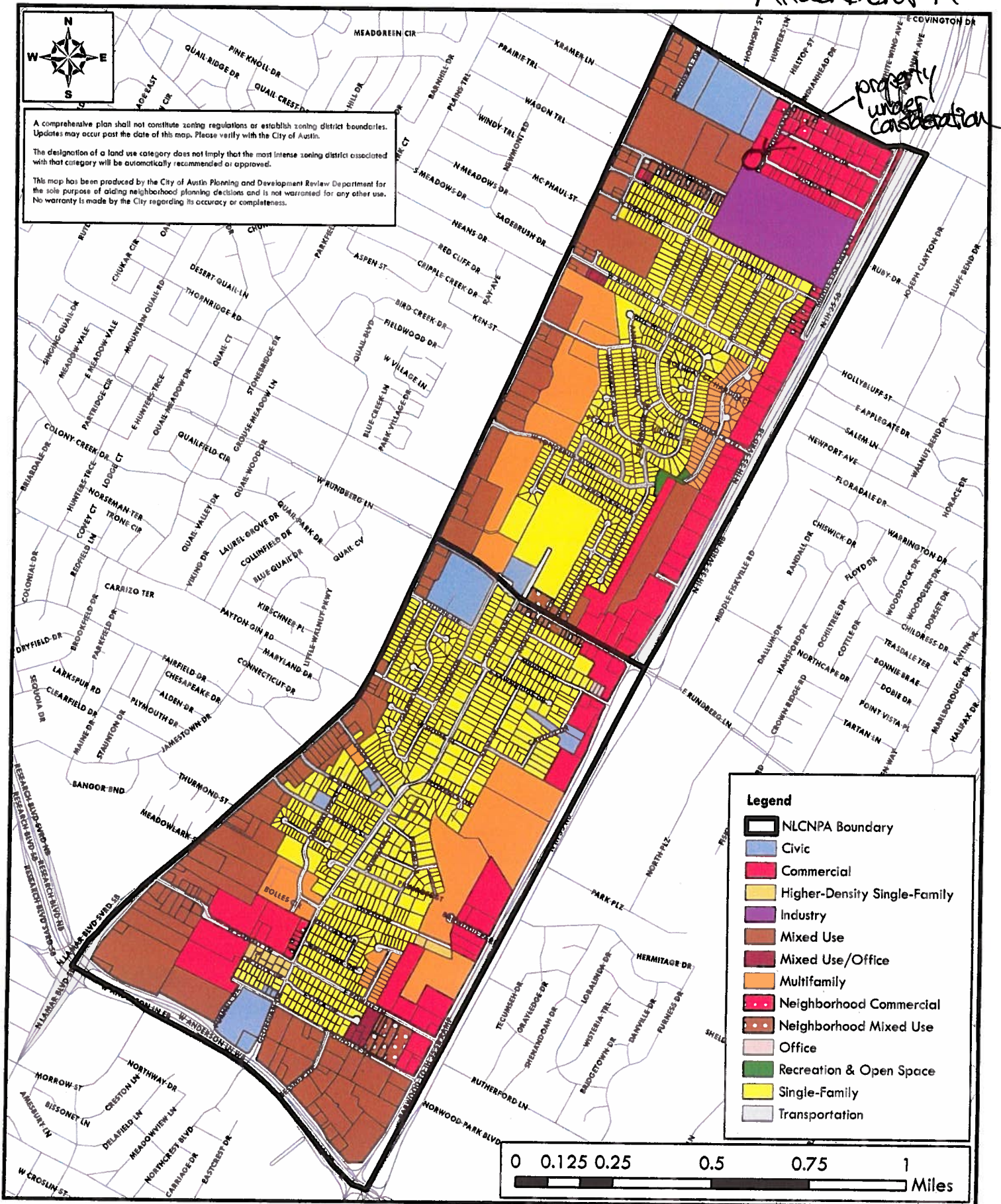
There are no existing sidewalks along Georgian Drive.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Georgian Drive	60'	20'	Collector	N/A

**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 by the land use. 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.



## North Lamar Combined Neighborhood Planning Area Future Land Use Map

Adopted: August 26, 2010