ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0174 – Thomas Cook Roofing **Z.A.P. DATE:** December 2, 2014
January 6, 2015

ADDRESS: 502 Thompson Lane

DISTRICT AREA: 3

OWNER: Joi Chevalier **AGENT:** Enable Design
(DeVon Wood)

ZONING FROM: I-SF-2 **TO:** CS **AREA:** 0.234 acres
(10,193.04 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay prohibits the following uses: equipment repair services, equipment sales, kennels, laundry services, vehicle storage and transportation terminal.

If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of Thompson Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

December 2, 2014: *CONTINUED THE PUBLIC HEARING TO JANUARY 6, 2015; MEETING TO BE HELD AT THE ONE TEXAS CENTER – 3RD FLOOR*
[P. SEEGER; C. BANKS – 2ND] (6-0) G. ROJAS – ABSENT

January 6, 2015: *APPROVED CS-CO DISTRICT ZONING WITH CONDITIONS OF RIGHT-OF-WAY DEDICATION AS STAFF RECOMMENDED, AND ADDING ADULT-ORIENTED BUSINESSES AS A PROHIBITED USE*
[S. COMPTON; R. MCDANIEL – 2ND] (5-0) P. SEEGER; J. GOODMAN – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property is located on Thompson Lane and is zoned interim – single family residence-standard lot (I-SF-2) district. It contains a 1,632 square foot office, a 2,000 square foot shop area at the rear of the property as well as driveway and walkways. The property

previously operated as a roofing and sheet metal company (a construction sales and services use) that began operating in 1989. The property was annexed into the full-purpose City limits in September 2001. There are a few residences, manufactured homes, and construction sales and services uses to the north (I-SF-2, RR, CS-CO); manufactured home parks, office-warehouse uses and a Capital Metro service yard to the east and south across Thompson Lane (CS-CO, I-RR, P- CO); and an agricultural sales and services use and a few single family residences on Thompson Lane to the west (CS; I-SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial).

The property also lies within Airport Overlay Zone – 3 (also known as the ½ mile buffer zone) which does not allow for new residential development to occur outside of recorded final plats, municipal utility district boundaries or neighborhood plan combining district boundaries. Commercial and industrial uses are permitted in the AO-3 Zone.

The Applicant has requested a zoning change to the general commercial services (CS) district in order to convert the property to a commercial kitchen (a food preparation use). Thompson Lane is a collector street that carries a significant amount of truck traffic traveling to and from several active mining operations in proximity to the Colorado River to the north. There are several other CS zoned properties developed with intensive commercial uses along both sides of Thompson Lane. Staff recommends CS zoning with a Conditional Overlay to prohibit the more intensive commercial uses and those with significant truck generation:

equipment repair services equipment sales kennels laundry services
vehicle storage transportation terminal

The site is in close proximity to a major freeway, Bastrop Highway / U.S. Highway 183 and it is compatible with the surrounding commercial properties, general land use character, and uses permitted within Airport Overlay Zone–3.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-SF-2	Construction sales and services
North	I-RR	A few residences; Manufactured home park
South	I-RR	A few residences; Farm supply company
East	I-RR	Office/warehouses; Capital Metro service yard; Manufactured home parks
West	RR	Undeveloped

AREA STUDY: N/A

TIA: This property is located within the Airport Overlay which prohibits single family development and therefore a neighborhood traffic analysis is not required

WATERSHED: Carson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council
774 – Del Valle Independent School District
1075 – Bike Austin
1195 – Imperial Valley Neighborhood Association
1228 – Sierra Club, Austin Regional Group
1236 – The Real Estate Council of Austin, Inc.
1258 – Del Valle Community Coalition
1340 – Austin Heritage Tree Foundation
1363 – SEL Texas
1447 – Friends of the Emma Barrientos MACC

SCHOOLS:

The subject property is within the Del Valle Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2009-0093 – Upgrade Electrical Service – 513 Thompson Ln	I-RR to CS	To Grant CS-CO w/CO limited to 2,000 trips/day	Apvd CS-CO as Commission recommended (04-30-2009).
C14-05-0089 – Crist Land Addition – 420 Thompson Ln	RR; SF-2 to SF-3	To Grant SF-1-CO w/CO limiting development to 2 single family residences	Apvd SF-1-CO as Commission recommended (07-28-2005).
C14-04-0084 – Hoskins 10 – 414 Thompson Ln	RR to CS	To Grant CS-CO	Apvd CS-CO with the CO prohibiting several uses and establishing 2,000 trips per day, as Commission recommended (09-02-2004).
C14-02-0144 – Bull's Ally Motorcycle Accessories – 519 Thompson Ln	I-RR to CS	To Grant CS	Apvd CS (10-24-2002).
C14-00-2004 – Fitzpatrick Zoning (City-initiated) – Hergotz Ln; 275, 403, 413 and 445 Bastrop Hwy and 414, 422, 426 and 434 Thompson Ln	I-RR to RR; DR and CS	To Grant RR; DR and CS	Apvd RR; DR and CS (02-08-2001).

C14-99-0096 – Special Transit Services Facility – 509 Thompson Ln	I-RR to P	To Grant P-CO, w/the CO limited to 1,000 vehicle trips per day.	Apvd P-CO, as PC recommended (08/19/1999).
C14-97-0095 – Rodriguez Zoning Change – 523 Thompson Ln	LI to CS-1	To Grant CS-1-CO w/ the CO prohibiting adult-oriented uses and limiting vehicle trips to 2,000 per day.	Granted CS-1-CO as recommended by PC (10-16-1997).

RELATED CASES:

The subject property was determined to be a legal tract on January 23, 1996 (C8I-96-0504 – Thomas Lynn & Jana Marie Cook).

The subject property was annexed into the full-purpose City limits on September 6, 2001 by Ordinance Number 010830-64 and zoned I-RR (C7a-01-002).

A site plan exemption for the construction sales and services use was approved on September 22, 2005 (SPX-05-1754 – Tom Cook Co. Inc.).

An amnesty certificate of occupancy for Cook Roofing was approved on January 7, 2014 (2014-001362 PR – 502 Thompson Lane).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Thompson Lane	60 feet	24 feet	Collector	No	No	No

CITY COUNCIL DATE: December 11, 2014

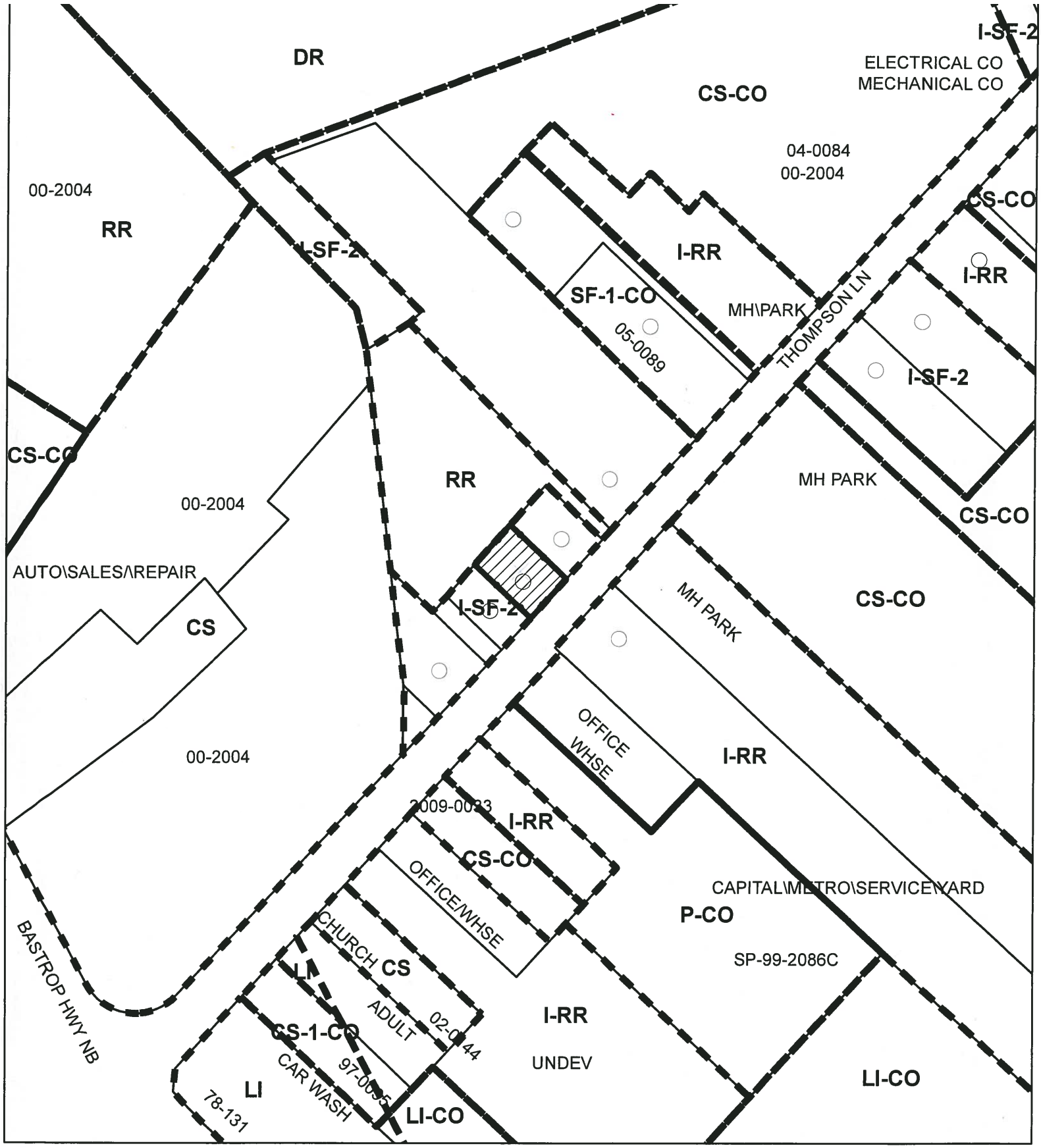
ACTION: Approved a Postponement request by Staff to February 12, 2015 (7-0).

February 12, 2015

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 512-974-7719
e-mail: wendy.rhoades@austintexas.gov



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

ZONING CASE

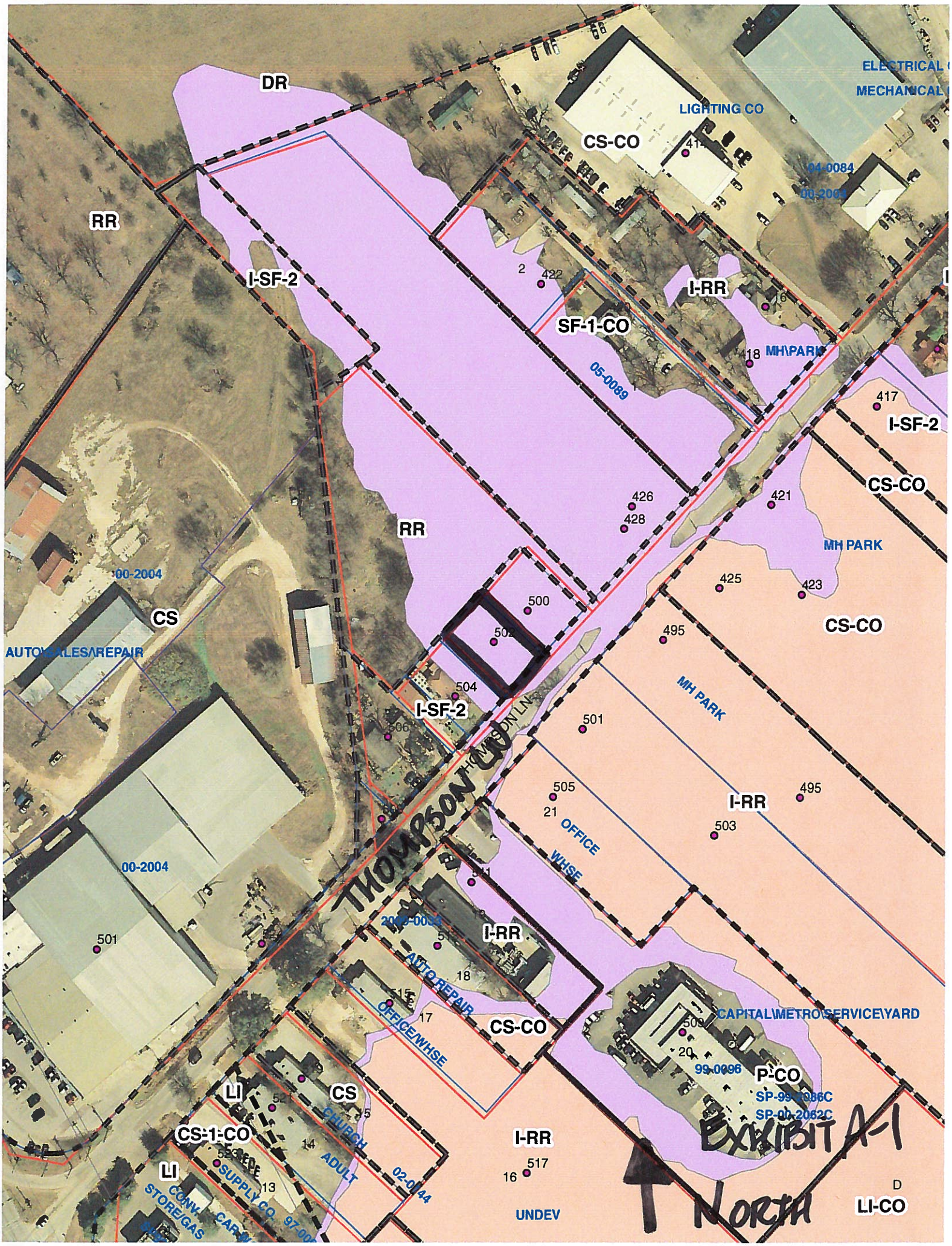
C14-2014-0174

EXHIBIT A

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.

CITY OF AUSTIN FOUNDED 1839


DR
RR
I-SF-2
CS-CO
LIGHTING CO
ELECTRICAL
MECHANICAL
04-0084
00-2004
I-RR
SF-1-CO
05-0089
MH\PARK
I-SF-2
CS-CO
MH PARK
CS-CO
RR
00-2004
CS
AUTO\SALES\REPAIR
I-SF-2
THOMPSON LN
MH PARK
I-RR
OFFICE
WHSE
00-2004
I-RR
AUTO REPAIR
OFFICE/WHSE
CS-CO
CAPITAL\METRO\SERVICE\YARD
99-0096
P-CO
SP-99-0086C
SP-00-2062C
LI
CS
CS-1-CO
CHURCH
ADULT
02-0044
I-RR
LI
SUPPLY CO.
CONV.
STORE/GAS
UNDEV
LI-CO
EXHIBIT A-1
NORTH

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay prohibits the following uses: equipment repair services, equipment sales, kennels, laundry services, vehicle storage and transportation terminal.

If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of Thompson Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities.

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

Thompson Lane is a collector street that carries a significant amount of truck traffic traveling to and from several active mining operations in proximity to the Colorado River to the north. There are several other CS zoned properties developed with intensive commercial uses along both sides of Thompson Lane. Staff recommends CS zoning with a Conditional Overlay to prohibit the more intensive commercial uses and those with significant truck generation:

equipment repair services equipment sales kennels laundry services
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EXISTING CONDITIONS

Site Characteristics

The subject property is undeveloped and slopes to the east, towards the fully developed 100-year flood plain that extends in a north-south direction, close to the east property line.

Comprehensive Planning

This zoning case is located on the north side of Thompson Lane, on a 0.234 acre property that contains a small house. This case is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north, a construction business to the south, and single family houses to the east and west. The proposed use is commercial.

Imagine Austin

The comparative scale of the site relative to a commercial use located across the street, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Impervious Cover

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

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson 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. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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 floodplain maps, there is a floodplain within the entire project location. In addition, COA GIS indicates a Critical Water Quality Zone is located across the majority of the property, including the ROW frontage. Development is extremely limited in the Critical Water Quality Zone per LDC 25-8-261 and 262.

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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Transportation

If the requested zoning is recommended for this site, 35' feet of right-of-way should be dedicated from the centerline of Thompson Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site [LDC, 25-6-55; TCM, Tables 1-7, 1-12].

Please contact Nadia Barrera, Urban Trails, Public Works Department regarding pedestrian connectivity per the Council Resolution.

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 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 and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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 and Compatibility Standards

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.

The site is subject to compatibility standards. Along the west, south, and east property line, the following standards apply:

- 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.
- A landscape area at least 25 feet wide is required along 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.

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

This property is within the Airport Overlay Zone, AO-3 Zone, also known as the ½ mile buffer zone that permits commercial and industrial uses. The AO-3 Zone does not allow for new residential development to occur outside of recorded final plats, municipal utility district boundaries or neighborhood plan combining district boundaries. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new structures. For more information, contact Joe Medici, Noise Abatement Officer at 512-530-6652.