ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0041 (Sam's Auto Shop) **Z.A.P. DATE:** June 6, 2017

ADDRESS: 11815 Buckner Road

DISTRICT AREA: 6

APPLICANT: Siavash Samar

AGENT: Shaw Hamilton Consultants (Shaw Hamilton)

ZONING FROM: SF-2 **TO:** GR **AREA:** 0.88 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR, Community Commercial District zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

6/06/17: Approved staff's recommendation of GR zoning on consent (10-0, D. Breithaupt-absent); A. Aguirre-1st, S. Lavani-2nd.

DEPARTMENT COMMENTS:

The property in question contains a vacant manufactured trailer from the previous Construction Sales and Services use (former American Drywall System, Inc. site). The tract of land to the north is zoned GR-MU-CO and is undeveloped. The properties to the south, in the county, are developed with an automotive repair use (MC Tires and Auto Repair) and a general retail sales use (Court Builders of Austin Sport Court). To the east is another automotive repair use (Rivera RPM Auto Repair, Dearing Auto Repair and a General Retail Sales use (Yesimports). The tract to the west contains a single family residence with a warehouse structure. The applicant is requesting GR zoning to develop an automotive repair use on the site.

The staff recommends the applicant's request for GR zoning as the proposed zoning meets the intent of the Community Commercial District. The proposed GR zoning will permit office and commercial uses adjacent to other like businesses that will serve the public. The staff has recommended Community Commercial zoning along the FM 620 Road corridor to a similar depth to allow for commercial services along this major arterial roadway, FM 620 Road, within the city.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2	Vacant Manufactured Trailer (former Construction Sales and Services use - American Drywall System, Inc.)
North	GR-MU-CO	Undeveloped Tract
South	County	Automotive repair use (MC Tires and Auto Repair), General Retail Sales use (Court Builders of Austin Sport Court)
East	SF-2	Automotive Repair (Rivera RPM Auto Repair, Dearing Auto Repair, General Retail Sales (Yesimports)
West	SF-2	Single-Family Residence with Warehouse Structure (currently for sale)

AREA STUDY: N/A

TIA: Deferred

WATERSHED: Lake Travis

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Bike Austin
Bull Creek Foundation
Canyon Creek H.O.A.
Canyon Creek Homeowners Association
Friends of Austin Neighborhoods
Leander ISD Population and Survey Analysts
Long Canyon Homeowners Association
Long Canyon Phase II & LLL Homeowners Association, Inc.
Mountain Neighborhood Association (MNA)
Northwest Austin Coalition
SELTEXAS
Sierra Club, Austin Regional Group
TNR BCP – Travis County Natural Resources
The Parke HOA
2222 Coalition of Neighborhood Associations
Volente Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0082 (Stokes Ranch: 11900 Buckner Road)	Tract 1: SF-2 to GR-MU and Tract 2: DR to SF-6	7/15/14: Approved staff's recommendation of GR-MU-CO zoning for Tract 1 and SF-6-CO zoning for Tract 2, with a CO to limit the entire site to less than 2,000 vehicle trips per day and a street deed to dedicate 25 feet of right-of-way from the existing centerline of Buckner Road,	8/07/14: Approved CS-CO zoning by consent on 1st reading only (7-0); B. Spelman-1st, M. Martinez-2nd. 10/16/14: Approved GR-MU-CO zoning for Tract 1 and SF-6-CO zoning for Tract 2 on consent on Mayor Pro Tem Cole's motion,

		by consent (5-0, C. Banks & S. Compton-absent); P. Seeger-1st, R. McDaniel-2nd.	Council Member Morrison's second on a 7-0 vote.
C14-2010-0152 M&S Project #2: 10601 N. FM 620 Road)	LR-CO to CS-1	10/05/10: Approved the CS-1-CO zoning with the following conditions: 1) Limit the property to 2,000 vehicle trips per day per Ordinance No. 010125-14; 2) Prohibit Cocktail Lounge, Exterminating Services, Pawn Shop Services, Hotel-Motel, Indoor Sports and Recreation, and Auto Related Uses and 3) Limit the site to all other GR permitted uses (7-0); S. Baldridge-1st, P. Seeger-2nd.	10/28/10: Approved CS-l-CO zoning on consent on 2nd/3rd readings (7-0); B. Spelman-1st, L. Morrison-2nd.
C14-2008-0199 (Time Warner 620 HUB: 11827 Buckner Road)	DR to LO-CO	10/31/08: Approved staff rec. of LO-CO zoning by consent (4-0)	12/02/08: Approved LO-CO zoning (6-0); all 3 readings
C14-04-0207 (ECO Resources: 9511 North FM 620 Road)	I-RR to Tract 1: P and Tract 2: GO	2/01/05: Approved staff's recommendation on consent for P-CO for Tract 1, GO-CO for Tract 2, with additional conditions to: 1) Prohibit access to Savannah Ridge Drive (other than for emergency vehicles), 2) Create a Tract 3 designated as RR-CO district zoning for a distance of 300-feet from the eastern most property line that is adjacent to SF-2 zoning, Vote: (9-0); J. Martinez-1st, J. Gohil-2nd.	3/03/05: Approved P-CO for Tract 1, GO- CO for Tract 2, and RR-CO for Tract 3(7-0); all 3 readings
C14-04-0197 (Buckner: 11833 Buckner Road)	DR to CS* * Amended request to SF-3 on 1/03/05	3/29/05: Approved staff rec. of SF-3 zoning by consent (7-0)	5/12/05: Approved SF-3 zoning (7-0); 1st reading 6/23/05: Approved SF-3 zoning; 2nd/3rd readings
C14-04-0183 (Escalon at Canyon Creek Apartments: 9715 North FM 620 Road)	I-RR to MF-3	12/21/04: Approved MF-2-CO, with staff condition to limit development to less than 2,000 vehicle trips per day beyond the existing development and additional condition for a 568 unit limit for the site (9-0)	1/27/05: Approved MF-2-CO (6-0, Dunkerley-absent); 1st reading 3/03/05: Approved MF-2-CO on consent (7-0); 2nd/3rd readings
C14-04-0137 (Estates at Canyon Creek: 9501 North FM 620 Road)	I-RR to MF-1	9/21/04: Approved staff's recommendation of MF-1-CO zoning by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	10/21/04: Approved ZAP recommendation of MF-1-CO by consent (7-0); 1st reading 11/4/04: Approved MF-1-CO (7-0); 2nd/3rd readings

C14-04-0035 (Eppright 12-Acre Tract: 9300-9800 Block of North FM 620 Road)	I-RR to SF-6	5/18/04: Approved staff's rec. for SF-6-CO zoning, with the addition of the conditions listed in the Letter of Agreement between the applicant and the neighborhood, by consent (8-0)	8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)
C14-04-0003 (Canyon Creek West Section Three: 9800-9920 Block of Savannah Ridge Drive)	I-RR, I-SF-2 to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-04-0002 (Canyon Creek West Section One: 10012-10129 Brabrook Drive)	I-SF-2, I-RR to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-02-0154 (McDougal 620 Property: Windy Ridge Road at North FM 620 Road	SF-2, DR to CS-CO	1/28/03: Approved W/LO-CO zoning with conditions of: . • Limiting trips to 2,000 per day; • 50' vegetative buffer along the western property line; • 20' buffer along the southern property line; • Prohibit access on the western property line, with the exception of emergency access; • Only 2 access points on the southern property line; • Restrict semi-trucks, 3 axles or more to Windy Ridge entrance. Vote: (7-1, J.P.-Nay, J.D.-absent); K.J.-1st, M. W.-2nd.	3/20/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 1st reading only 3/25/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 2nd reading 1/27/05: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 3rd reading
C14-00-2122 (M & S Corner: North FM 620 Road)	RR to CS-1-CO for Tract 1 and LR-CO for Tracts 2 & 3	9/12/00: Approved LR-CO zoning for Tracts 1, 2, &3 with following conditions: 1) Limit vehicle trips to 2,000 per day for Tracts 1&2; 2) Limit vehicle trips to 3,223 per day for Tract 3; 3) Property owner shall have a 10-foot setback with a vegetative buffer and hooded lights; 4) Garbage pickup shall be from 6-10 p.m.; 5) Construct an 8 foot fence (7-0, B.B. & S.A.-absent); S.L.-1st, B.H.-2nd.	10/12/00: Approved Planning Commission rec. of LR-CO, with conditions (7-0); 1st reading 11/30/00: Approved LR-CO for Tracts 1&2, and CS-1-CO for Tract 3, prohibiting cocktail lounge use (7-0); 2nd reading 1/25/01: Approved LR-CO for Tracts 1&2, and CS-1-CO for Tract 3, with the following conditions: 1) A 10-foot building setback along the east property line; 2) Limit vehicle trips to 2,000 per day for Tracts 1&2;

			3) Limit vehicle trips to 3,223 per day for Tract 3; 4) Prohibit the following uses on Tract 1: Adult Businesses, Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing, Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Business or Trade School, Business Support Services, Campground, Cocktail Lounge, Commercial Blood Plasma Center, Commercial Off-Street Parking, Communication Services, Construction Sales and Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, General Retail Sales, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Kennels, Laundry Services, Monument Retail Sales, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Research Services, Restaurant (General), Theater, Vehicle Storage, Veterinary Services, Custom Manufacturing, Limited Warehousing and Distribution, Maintenance and Service Facilities (7-0); 3rd reading
C14-99-2083	GO to MF-1	11/16/99: Approved staff rec. of MF-1 by consent (7-0)	12/16/99: Approved PC rec. of MF-1-CO (7-0); all 3 readings
C14-99-0022	DR to SF-2	3/9/99: Approved staff rec. of SF-2 by consent (6-0)	4/8/99: Approved PC rec. of SF-2 (5-0); all 3 readings
C14-98-0050	LR, SF-6 to MF-2	5/26/98: Approved staff's alternate rec. of MF-2-CO (TR1), GO-CO (TR-2) by consent (8-0)	7/23/98: Approved MF-2 and GO (7-0); all 3 readings
C14-92-0058	SF-6 to NO, LR	9/1/92: Approved NO-CO	10/22/92: Approved NO-CO (6-0)

RELATED CASES: N/A

ABUTTING STREETS:

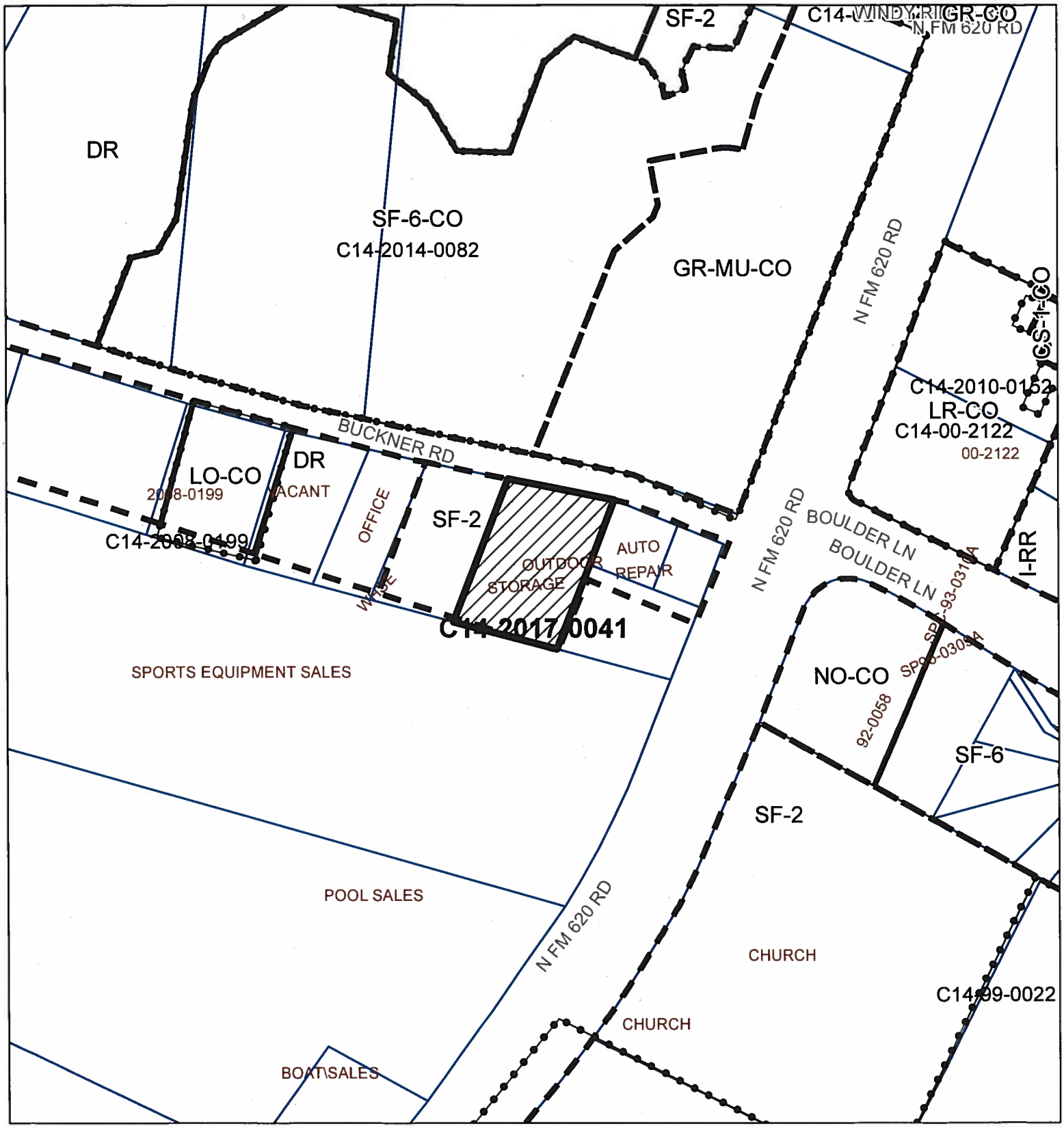
Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Buckner Road	46'	21'	Local	No	No	No

CITY COUNCIL DATE: August 3, 2017 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis **PHONE:** 512-974-3057, sherri.sirwaitis@austintexas.gov



ZONING

Case#: C14-2017-0041

N

Subject Tract

Pending Case

Zoning Boundary

Railroads

Feet

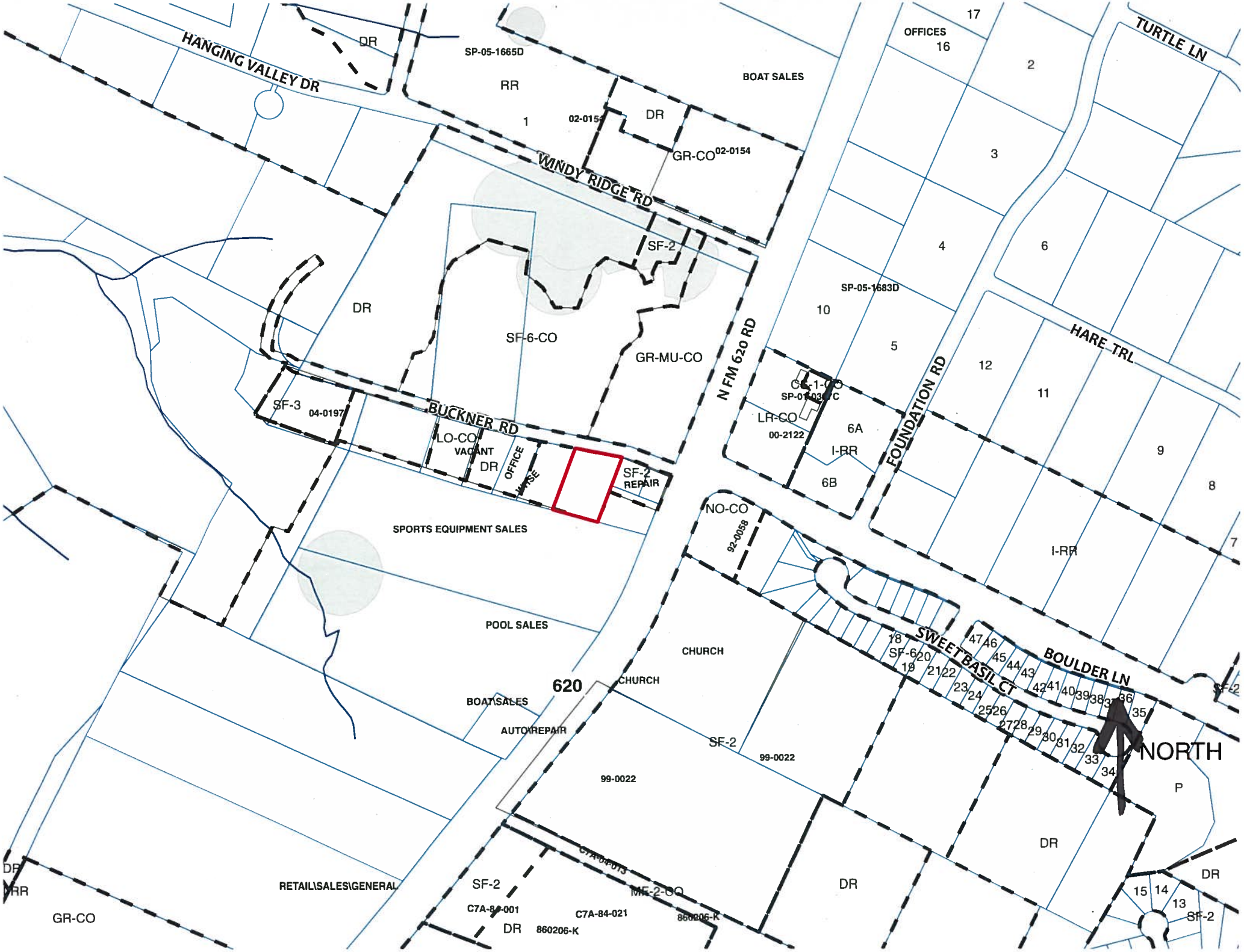
0 200

1 " = 200 '

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 4/17/2017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WINDY RIDGE RD
BUCKNER RD
N FM 620 RD
FOUNDATION RD
HARE TRL
TURTLE LN
SWEET BASIL CT
BOULDER LN
620
NORTH
SP-05-1665D
RR
DR
BOAT SALES
02-0154
GR-CO
SF-2
SF-6-CO
GR-MU-CO
SP-05-1683D
OFFICES
LR-CO
00-2122
I-RR
SF-3
04-0197
LO-CO
VACANT
OFFICE
HOUSE
REPAIR
SPORTS EQUIPMENT SALES
NO-CO
92-0058
POOL SALES
CHURCH
BOATSALES
AUTO\REPAIR
99-0022
SF-6
RETAIL\SALES\GENERAL
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FOUNDATION RD
BOULDER LN
SWEET BASIL CT
N FM 620 RD
BUCKNER RD
620
SPORTS EQUIPMENT SALES
POOL SALES
SF-2
SF-3
GR-MU-CO
I-RR
6B
DR

STAFF RECOMMENDATION

The staff's recommendation is to grant GR, Community Commercial District zoning.

BASIS FOR RECOMMENDATION

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

   The Community Commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

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

   The proposed rezoning will permit the development of commercial uses on the site to serve the public along a major arterial roadway, North FM 620 Road, within the city.

EXISTING CONDITIONS

Site Characteristics

The property in question contains a vacant manufactured trailer from the previous Construction Sales and Services use (former American Drywall System, Inc. site). The tract of land to the north is zoned GR-MU-CO and is undeveloped. The properties to the south, in the county, are developed with an automotive repair use (MC Tires and Auto Repair) and a general retail sales use (Court Builders of Austin Sport Court). To the east is another automotive repair use (Rivera RPM Auto Repair, Dearing Auto Repair and a General Retail Sales use (Yesimports). The tract to the west contains a single family residence with a warehouse structure.

Comprehensive Planning

SF-2 to GR

This zoning case is located on a .88 acres parcel that contains a manufactured trailer, situated on the south side of Buckner Road, 300 feet off FM 620. The subject property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the south; auto sales to the south and west; and an auto repair/motorcycle sales shop to the east. The proposed use is auto sales and/or service.

Connectivity: There are no public sidewalks located along this portion of Buckner Road; or any CapMetro transit stops within walking distance to this site. The Walkscore for this property 2/100, meaning all errands are dependent on a car.

Imagine Austin
Based on the comparative scale of this site relative to other adjoining commercial uses along this portion of Buckner Road, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning. Staff recommends the developer install a sidewalk along the frontage road.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Lake Travis Watershed of the Colorado River Basin, which is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

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.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

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.

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.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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

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

Note: The most restrictive impervious cover limit applies.

Site Plan

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.

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

Compatibility Standards

The site is subject to compatibility standards. Along the north, east, and west property lines, 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.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted

FYI – This site is located within the Hill Country Roadways Overlay. Additional comments may be generated during the site plan review process.

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

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Buckner Road	45'	23'	Local	No	No	No

Water and Wastewater

The tract is currently not served with Austin Water water and wastewater utilities.

The water service provider is unknown to this reviewer, and is assumed to be a private well.

The wastewater service is assumed to be an On-Site Sewage Facility approved by Travis County. Travis County will need to approve the OSSF change of use.

If City water and wastewater service is desired, Service Extension Requests will be required. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor, phone 512-972-0211. Austin Water reserves the right to make additional comments and to establish other requirements with the Service Extension Request review.