



**Zoning**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-5**  
**AGENDA DATE: Thu 09/02/2004**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0085 - Hoskins 20 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 411 Thompson Lane (Carson Creek Watershed) from interim-rural residence (I-RR) district zoning to general commercial services (CS) district zoning. Zoning and Platting Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Applicant: Fred W. Hoskins. Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Walsh, 974-7719.

**REQUESTING**      Neighborhood Planning  
**DEPARTMENT:**      and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0085

**Z.P.C. DATE:** July 20, 2004  
August 3, 2004

**ADDRESS:** 411 Thompson Lane

**OWNER AND APPLICANT:** Fred W. Hoskins

**AGENT:** Jim Bennett Consulting  
(Jim Bennett)

**ZONING FROM:** I-RR

**TO:** CS

**AREA:** 20.591 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay: 1) prohibits the following uses: equipment repair services; equipment sales; kennels; laundry services; vehicle storage; transportation terminal and adult-oriented businesses; and 2) limits development of the property to less than 2,000 motor vehicle trips per day.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

July 20, 2004: *POSTPONED TO 08/3/04 DUE TO NOTIFICATION ERROR (STAFF)*  
*[J.M; J.G 2<sup>ND</sup>] (8-0) J.P – ABSENT*

August 3, 2004: *APPROVED STAFF'S RECOMMENDATION OF CS-CO DISTRICT ZONING, BY CONSENT; PROHIBIT ADULT ORIENTED BUSINESSES.*  
*[K.J; M.W 2<sup>ND</sup>] (8-0) J.P – ABSENT*

### **ISSUES:**

The applicant is in agreement the alternate staff recommendation.

### **DEPARTMENT COMMENTS:**

The subject property consists of one unplatted tract that contains a pallet storage company (a construction sales and service use). The tract is zoned interim – rural residence (RR) district and access is taken to Thompson Lane, a collector street. Thompson Lane extends between U.S. Highway 183 and Hergotz Lane and has a varied land use character with agriculture at its intersection with Hergotz and a mixture of single family residences, manufactured home parks, office / warehouses, and commercial service uses proceeding southwest towards 183 (zoned I-RR; DR; I-SF-2; P-CO; CS and CS-1-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The property is also located within the Airport Overlay Zone (AO-3) 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. The tract is located outside of the Carson Creek fully-developed 25 and 100-year floodplains which is being studied by the Watershed Protection and Development Review Department.

The applicant proposes to rezone the property to the commercial services (CS) district to accommodate the existing use of the property and provide additional area for commercial and warehouse development to occur. Staff recommends commercial uses that support the Austin Bergstrom International Airport, and also proposes a Conditional Overlay to prohibit the more intensive commercial uses and those with significant truck-generation. Staff recommends prohibiting the following uses:

Equipment Repair Services      Equipment Sales      Kennels      Laundry Services  
Vehicle Storage      Transportation Terminal      Adult-oriented businesses

Staff supports CS-CO zoning in the context of its proximity to a highway and location within the Airport Overlay Zone, with the prohibition of intensive and truck-generating commercial uses.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Pallet storage; Undeveloped
<i>North</i>	(County)	Agricultural
<i>South</i>	I-RR; P-CO	Manufactured home park; Single family residences; Office; Capital Metro Service Yard; Undeveloped; Office-warehouses
<i>East</i>	IP-CO; SF-3; AG; (County)	Equipment Rental; Undeveloped; Single family residence; Agricultural
<i>West</i>	DR; I-SF-2; RR	Agricultural; Single family residences; Electrical company; Mechanical company; Lighting company; Manufactured home park

**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

**SCHOOLS:**

Allison Elementary School

Martin Junior High School

Johnston High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-04-0084	RR to CS	Scheduled concurrently with C14-04-0084	Pending
C14-02-0174	I-RR to LI for Tract 1; CS-1 for	To Grant IP-CO for both tracts with CO for 2,000	Approved LI-CO for Tract 1; CS-1-CO for

	Tract 2	trip limit	Tract 2 with the CO across both tracts limited to 2,000 trips (11-20-03)
C14-02-0144	I-RR to CS	To Grant CS	Approved CS (10-24-02)
C14-02-0122	I-RR to IP-CO	To Grant IP-CO, with Conditional Overlay for 50' wide buffer setback along southeast property line; prohibit access to Lourie and Earl Streets; 2,000 trips per day	Approved IP-CO, as recommended by ZAP (7-31-03)
C14-00-2004	I-RR to RR; DR and CS	To Grant RR; DR and CS	Approved RR; DR and CS (2-8-01).
C14-99-0096	I-RR to P	To Grant P-CO, with Conditional Overlay limited to 1,000 vehicle trips per day.	Approved P-CO, as recommended by PC (8/19/99).
C14-97-0095	LI to CS-1	To Grant CS-1-CO with conditions to prohibit adult-oriented uses and limited to 2,000 vehicle trips per day.	Granted CS-1-CO as recommended by PC (10-16-97).

**RELATED CASES:**

The tract was annexed on September 6, 2001. There are no related subdivision or site plan cases on the subject property.

**ABUTTING STREETS:**

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
Thompson Lane	64 feet	23 feet	Collector	2,428

- There are no existing sidewalks along Thompson Lane.
- Thompson Lane is not classified in the Bicycle Plan as a Priority bike route.
- Capital Metro bus service is not available within 1/4 mile of this property.

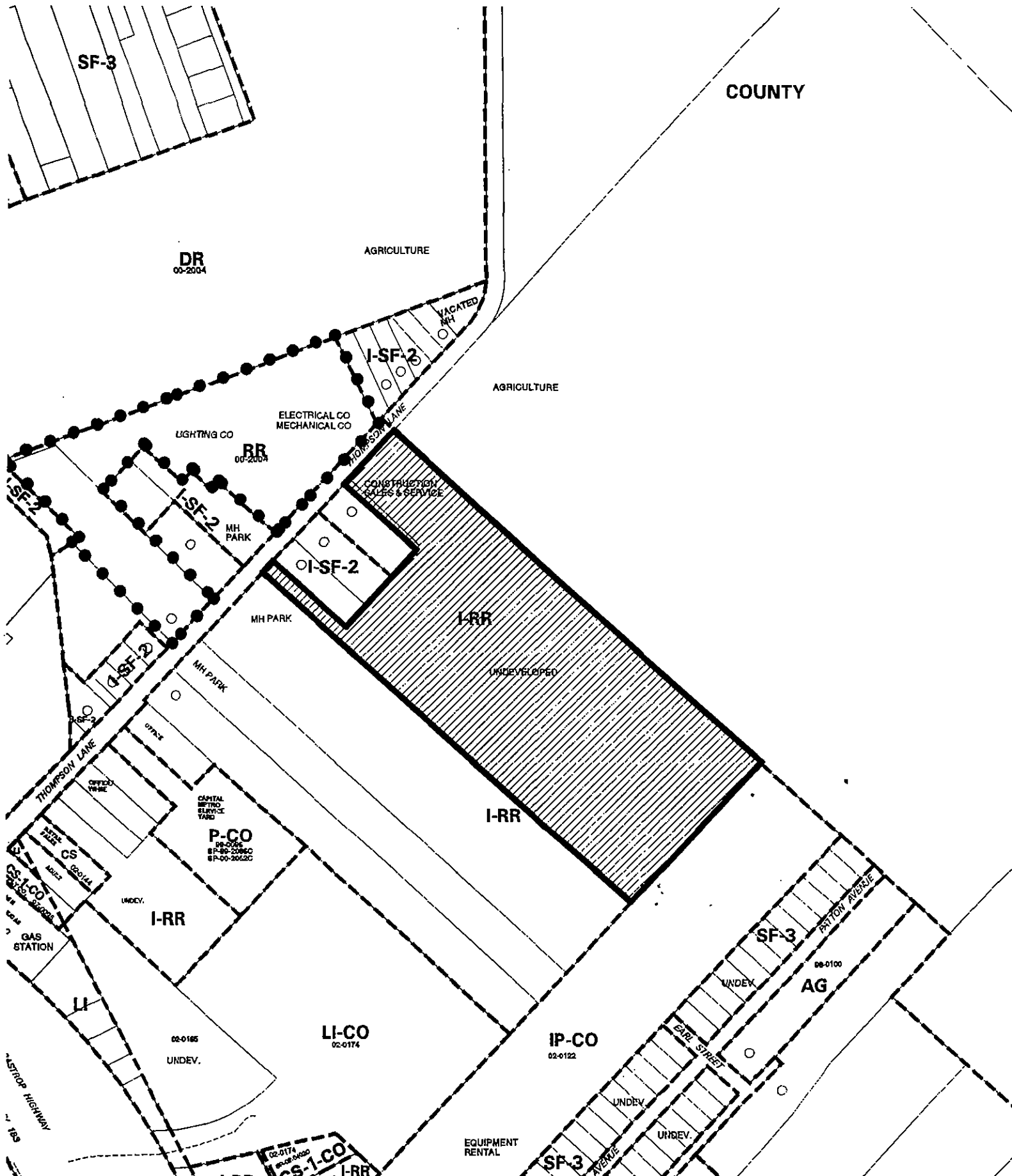
**CITY COUNCIL DATE:** September 2, 2004      **ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Walsh  
e-mail: wendy.walsh@ci.austin.tx.us

**PHONE: 974-7719**



COUNTY

DR  
00-2504

AGRICULTURE

AGRICULTURE

I-SF-2

ELECTRICAL CO  
MECHANICAL CO

LIGHTING CO

RR  
00-2004

CONSTRUCTION  
SALES & SERVICE

MH PARK

I-SF-2

MH PARK

I-RR

UNDEVELOPED

I-RR

P-CO  
00-0000  
SP-00-2006C  
SP-00-2006C

I-RR

LI-CO  
02-0174

IP-CO  
02-0122

SF-3

AG

00-0100

BURL STREET

UNDEV.

UNDEV.

SF-3

EQUIPMENT  
RENTAL

CASE #: C14-04-0085

ADDRESS: 411 THOMPSON LANE

SUBJECT AREA (acres): 20.591

ZONING

Exhibit A

DATE: 04-06

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

M19-20

SUBJECT TRACT

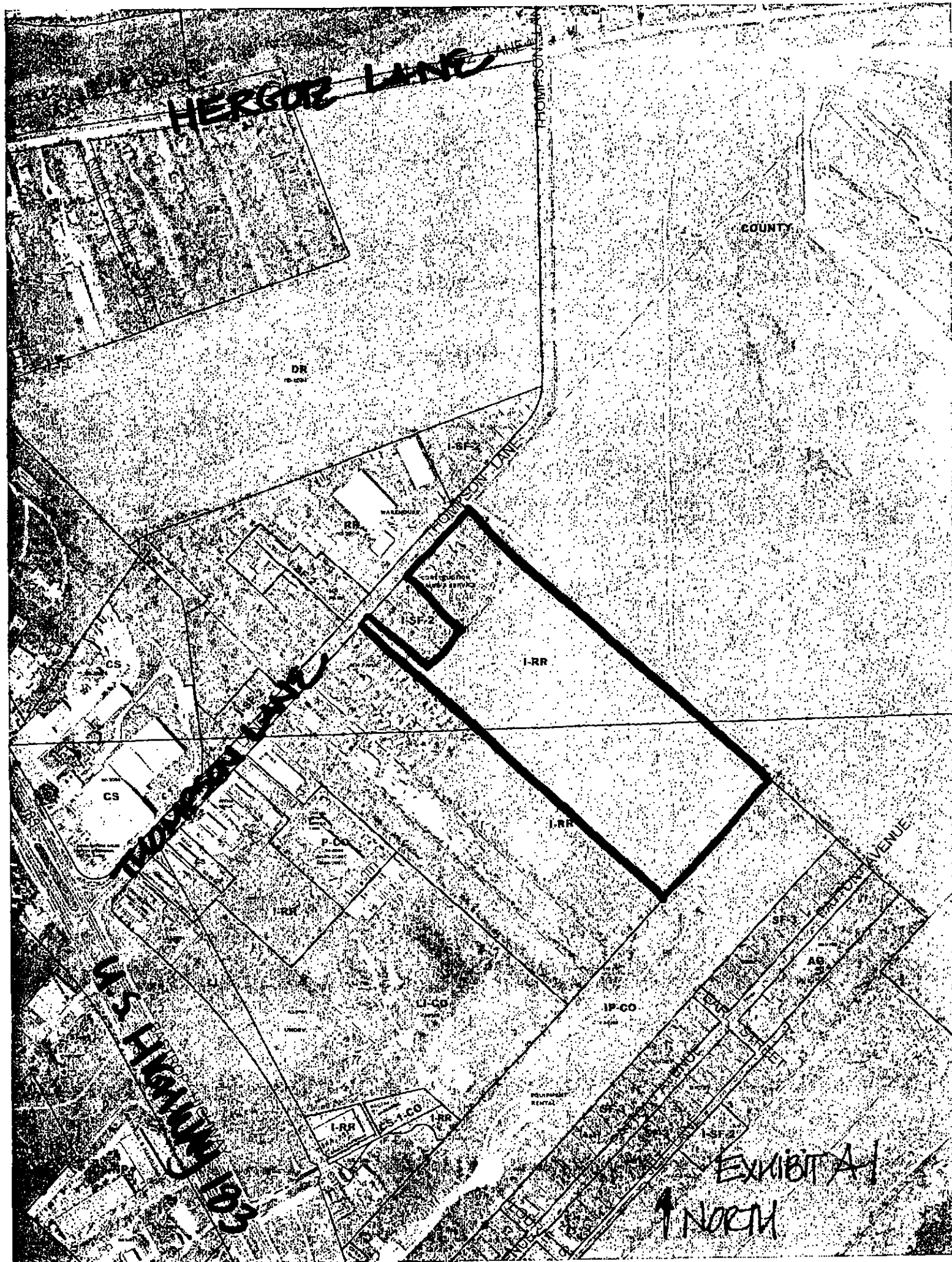
PENDING CASE

ZONING BOUNDARY

CASE MGR: W. WALSH



1"=400'



### **SUMMARY STAFF RECOMMENDATION:**

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### **BACKGROUND**

The subject property consists of one unplatted tract that contains a pallet storage company (a construction sales and service use). The tract is zoned interim – rural residence (RR) district and access is taken to Thompson Lane, a collector street. Thompson Lane extends between U.S. Highway 183 and Hergotz Lane and has a varied land use character with agriculture at its intersection with Hergotz and a mixture of single family residences, manufactured home parks, office / warehouses, and commercial service uses proceeding southwest towards 183 (zoned I-RR; DR; I-SF-2; P-CO; CS and CS-1-CO).

The property is also located within the Airport Overlay Zone (AO-3) 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. The tract is located outside of the Carson Creek fully-developed 25 and 100-year floodplains which is being studied by the Watershed Protection and Development Review Department.

The applicant proposes to rezone the property to the commercial services (CS) district to accommodate the existing use of the property and provide additional area for commercial and warehouse development to occur. Staff recommends commercial uses that support the Austin Bergstrom International Airport, and also proposes a Conditional Overlay to prohibit the more intensive commercial uses and those with significant truck-generation. Staff recommends prohibiting the following uses:

Equipment Repair Services	Equipment Sales	Kennels	Laundry Services
Vehicle Storage	Transportation Terminal	Adult-oriented businesses	

Staff supports CS-CO zoning in the context of its proximity to a highway and location within the Airport Overlay Zone, with the prohibition of intensive and truck-generating commercial uses.

### **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

CS, Commercial Services, zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The property is located in close proximity to Bastrop Highway / U.S. Highway 183, a major freeway.

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

Staff supports CS-CO zoning in the context of its proximity to a highway and location within the Airport Overlay Zone, with the prohibition of intensive and truck-generating commercial uses. In

addition, establishing a maximum number of daily vehicle trips will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is developed with a pallet company. There appear to be no significant topographical constraints on the site.

### **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 Edward's 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. 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%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is no flood plain in, or within close proximity of, 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.

At this time, site specific information is unavailable regarding existing trees and 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 which preempt current water quality or Code requirements.



**TPSD Right-of-Way**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

**Transportation**

The trip generation under the requested zoning is estimated to be 27,424 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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 water and wastewater utilities. If water or wastewater utility improvements, or offsite main extensions, or system upgrades, or utility adjustment, or utility relocation are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City utility design criteria and specifications.

**Compatibility Standards**

This tract is already developed and the proposed zoning change is a footprint within the existing development. A change of use within the existing structure would not trigger compatibility development regulations. However, any new construction on this site would be subject to compatibility development regulations due to the existing I-SF-2 zoned property to the west, and would be subject to the following requirements:

The site is subject to compatibility standards. Along the west of the 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.
- 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.

This property is within the Airport Overlay Zone AO-3. 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.



City of Austin, Neighborhood Planning & Zoning Department  
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

## NOTICE OF ZONING & PLATTING COMMISSION PUBLIC HEARING FOR A PROPOSED ZONING CHANGE

Este aviso es para informarles de una junta pública tocante a un cambio en el uso de la propiedad indicada así abajo. Si quiere una copia de este aviso en español, hable al teléfono (512) 974-2680.

Mailing Date of this Notice: July 23, 2004

File Number: C14-04-0085

ADDRESS AND/OR LEGAL DESCRIPTION OF PROPOSED ZONING CHANGE (See Map) 411 Thompson Lane

### PROPOSED ZONING CHANGE:

FROM: RR--Rural Residence district is intended as an area for very low density residential use, with a minimum lot size of one acre. This district is appropriate for selected locations where rural characteristics are desired, or where terrain or public service capacities necessitate very low densities.

TO: CS--General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

OWNER: Fred W. Hoskins

PHONE: (512) 385-8831

AGENT: Jim Bennett Consulting (Jim Bennett)

PHONE: (512) 784-4961

ZONING & PLATTING COMMISSION HEARING DATE: August 3, 2004

TIME: 6:00 PM

LOCATION: 505 Barton Springs Road, One Texas Center 3<sup>rd</sup> Floor, Training Room #325, Austin

If you have any questions concerning this notice, please contact Wendy Walsh at the City of Austin, Neighborhood Planning & Zoning Department, (512) 974-7719. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call. See enclosed sheet for more information on public hearings.

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0085 WW

Zoning & Platting Commission Hearing Date: August 3, 2004

Name (please print)

BESS HARDIN

Address

1204 DeLoney St.

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

ZONING PLATTING

7-27-04

TRACKS - C 14-04-0084

.. C 14-04-0085

DATED FOR HEARING AUGUST 3 2004

TIME 6 p.m.

INCLOSED - TOPS SHEETS (2) FOR C.S. AT THOMPSON LA.

1. NEEDS OVERLAY ECT. TO WIDE OPEN, TO CLOSE TO RESIDENTIAL'S PARK, HOMES ~~AN~~ AT 310, 312, 314.
2. ROAD TO NARROW, NEED STUDY DONE, PEOPLE ON HERGOTZ LANE FROM 183<sup>TO</sup> 71<sup>TO</sup> BEND, WHERE THOMPSON LA.1 THEY HAVE TO USE THOMPSON LA. OR GO CROSS BRIDGE, THEN TURN AROUND AND CROSS BRIDGE. TO TAKE CHILDREN TO SCHOOL.
3. THOMPSON LA IS A TRUCK ROUTE, AND THEY COME AROUND THE BEND BY THE THREE HOUSES ON THE RIGHT SIDE OF THOMPSON ALL DAY LONG. SOMETIME FIVE OR SIX IN A ROW.
4. WHEN THEY HAD A FIRE, THEY HAVE TO CLOSE THOMPSON... LEAVING MANY PEOPLES, TRYING TO GET HOME.
5. AN OVERLAY WOULD KEEP SOME BUSINESS NOT SUITED TO HOMES, OUT. LIGHT IND. WOULD...

6. BUSINESS That Dont Bring TO  
MANY CARS PER DAY.

7. Schools BUSES HAVE TO STOP ON  
PAVEMENT DUE TO DITCHES.

THANK YOU.  
