

# ZONING CHANGE REVIEW SHEET

**CASE:** C14-2018-0119 – 3005 E State Hwy 71      **Z.A.P. DATE:** December 18, 2018

**ADDRESS:** 3005 East State Highway 71 Westbound

**DISTRICT AREA: 2**

**OWNER/APPLICANT:** Dimension Properties, Inc. **AGENT:** Lenworth Consulting, LLC  
(Michael J. Kuhn; Mark J. Salmanson) (Nash Gonzales)

**ZONING FROM:** I-SF-2    **TO:** CS-CO    **AREA:** 0.8402 acres (36,599.11 square feet)

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay prohibits the following uses: adult-oriented businesses, campground, commercial blood plasma center, funeral services, indoor entertainment, indoor sports and recreation, outdoor entertainment, outdoor sports and recreation, pawn shop services, theater, and vehicle storage.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

December 18, 2018: *APPROVED CS-CO DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT*

[D. KING; A. AGUIRRE – 2<sup>ND</sup>] (6-0) N. BARRERA-RAMIREZ – ABSTAIN, D. BREITHAUPT, B. GREENBERG, S. LAVANI, A. TATKOW – ABSENT

### ISSUES:

None at this time.

**DEPARTMENT COMMENTS:**

The subject corner lot contains a non-conforming automotive repair business located at the east corner of East SH 71 and Terry Lane. Driveway access is taken to East SH 71 and Terry Lane. The property has interim – single family residence-standard lot (SF-2) district zoning assigned upon annexation into the City limits in 2001. There are residential uses on Terry Lane and Meldrum Road to the north (I-SF-2); undeveloped land and commercial buildings on SH 71 to the east (I-SF-2; CS-CO), and undeveloped land and apartments to the west (CS-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

TXDOT has acquired area along the SH 71 frontage and has recently made highway improvements, and the Applicant requests general commercial services – conditional overlay (CS-CO) district zoning on the property in order to reconstruct the auto repair use. The Applicant’s proposed Conditional Overlay is for a set of prohibited uses that are consistent

with those of several properties on this block of East SH 71 that were approved for CS-CO zoning by in 2002.

This lot is similarly situated and therefore, Staff recommends CS-CO zoning based on its location on SH 71, an arterial roadway which lends itself to more intense zoning. However, due to the adjacent residential area to the north and east, Staff also recommends applying a similar set of prohibited uses, as requested by the Applicant. There are commercial uses and zonings along the SH 71 frontage to the east and west, and the existing residential zoning assigned at the time of annexation in 2001 is no longer desirable due to highway noise and flight path activities.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-SF-2	Auto repair business
<i>North</i>	I-SF-2	Residential
<i>South</i>	East SH 71	Westbound frontage road and main lanes
<i>East</i>	CS-CO; I-SF-2	Undeveloped; Telecommunications tower; Commercial
<i>West</i>	CS-CO; I-SF-2	Undeveloped; Apartments; A few residences

**AREA STUDY:** Not Applicable

**TIA:** Is not required

**WATERSHED:** Colorado River – Suburban

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** Yes

**NEIGHBORHOOD ORGANIZATIONS:**

511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 774 – Del Valle Independent School District      1005 – Elroy Neighborhood Association  
 1195 – Imperial Valley Neighborhood Association  
 1228 – Sierra Club, Austin Regional Group      1258 – Del Valle Community Coalition  
 1363 – SEL Texas      1528 – Bike Austin  
 1530 – Friends of Austin Neighborhoods      1550 – Homeless Neighborhood Association  
 1616 – Neighborhood Empowerment Foundation

**SCHOOLS:**

Hillcrest Elementary School      Dailey Middle School      Del Valle High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2017-0111 – 3059 Hwy 71 East	SF-2 to CS	To Grant CS-CO w/CO for a 15' vegetative buffer along Meldrum Rd; 2) prohibits access to Meldrum Rd and 3) prohibits the following uses: adult-oriented businesses, campground, commercial blood plasma center, custom manufacturing, funeral services, indoor entertainment, indoor sports and recreation, outdoor entertainment, outdoor sports and recreation, pawn shop services, theater, and vehicle storage.	Apvd CS-CO as Commission recommended (11-9-2017).
C14-05-0017 – Highway 71 – 3103 E SH 71 WB	I-SF-2 to GR-CO	To Grant GR-CO	Apvd GR-CO w/CO for 2,000 trips (4-7-2005).
C14-01-0186 – State Highway 71 East 3039 – 3039-3101 E SH 71 WB	I-SF-2; RR to LI	To Grant CS-CO with added conditions	Apvd CS-CO w/CO for 15' vegetative buffer along Meldrum Rd., prohibit adult businesses, B & B residential (Groups 1&2); campground, cocktail lounge, commercial blood plasma center, custom mfg, funeral services, hotel-motel, indoor/outdoor entertainment, indoor / outdoor sports and recreation, marina, pawn shops, scrap & salvage, special use historic, stables, theater, vehicle storage

			(5-16-2002).
C14-99-2105 – 3059 State Hwy 71 E (City- Initiated)	I-RR to RR	To Grant RR	Apvd (4-20-2000).

**RELATED CASES:**

The property was annexed into the Full-purpose City limits on September 6, 2001 (C7a-01-002).

The rezoning area is platted as Lot 24-A of the Resubdivision of Lots 24 & 25 Glenbrook Addition Section One recorded in March 1983 (C8s-83-012). There are no site plans in process.

**EXISTING STREET CHARACTERISTICS:**

Name	ROW	Pavement	Classification	Sidewalks (along property frontage)	Bicycle Route	Capital Metro (within ¼ mile)
SH 71	275 feet	130 feet	Highway	Yes	Yes, wide shoulder	Yes
Terry Lane	50 feet	22 feet	Local	No	No	Yes

**CITY COUNCIL DATE:** January 31, 2019

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay prohibits the following uses: adult-oriented businesses, campground, commercial blood plasma center, funeral services, indoor entertainment, indoor sports and recreation, outdoor entertainment, outdoor sports and recreation, pawn shop services, theater, and vehicle storage.

**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.

*The property has direct access to the westbound frontage road of East State Highway 71.*

*2. Granting the request should result in equal treatment of similarly situated property and result in compatible land uses.*

*3. A change in conditions has occurred within the area indicating that there is a basis for changing the originally established zoning.*

This lot is similarly situated and therefore, Staff recommends CS-CO zoning based on its location on SH 71, an arterial roadway which lends itself to more intense zoning.

However, due to the adjacent residential area to the north and east, Staff also recommends applying a similar set of prohibited uses, as requested by the Applicant.

There are commercial uses and zonings along the SH 71 frontage to the east and west, and the existing residential zoning assigned at the time of annexation in 2001 is no longer desirable due to highway noise and flight path activities.

**EXISTING CONDITIONS****Site Characteristics**

The site is flat and there appear to be no significant topographical constraints on the site.

**Impervious Cover**

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

### **Comprehensive Planning**

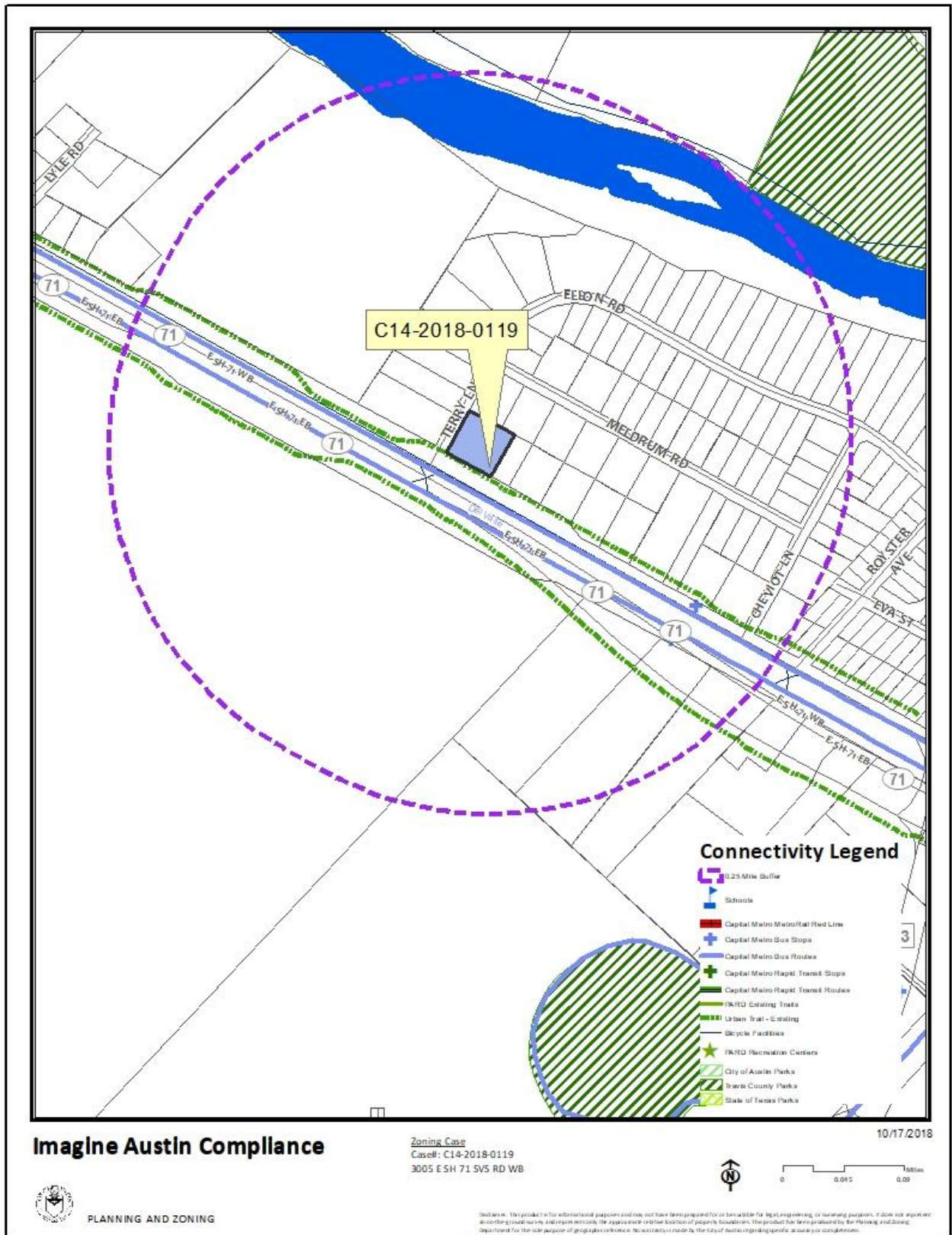
This rezoning case is located on the northeast corner of Bastrop Highway/SH 71 frontage road and Terry Lane, on property that contains an existing auto repair shop. The property is approximately 0.82 acres in size, and is not located within the boundaries of an area with an adopted neighborhood plan. Surrounding land uses include single family housing and undeveloped land to the north; the Austin-Bergstrom International Airport, a softball field and the Travis County Jail to the south; to the east is a tire shop, a trunk rental business and commercial / light industrial businesses; and to the west is undeveloped land, a small apartment building, a couple of single family residences and commercial airport parking facility. The proposal is to acknowledge the existing use on the site, which is auto repair shop by obtaining commercial zoning for the property.

### **Connectivity**

The Walkscore for this site is **14/100, Car Dependent**, meaning almost all errand require a car. A new public sidewalk/urban trails is currently being installed along this portion of the highway. There are no transit stops in this area. The mobility options have improved with the installation of the urban trail, which offers another option besides driving in the area.

### **Imagine Austin**

Based on the existing and comparably sized auto-centric uses in the area (auto repair, tire sales, truck rental, airport parking facility) and light industrial uses located along this portion of Hwy 71, 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.



### **Drainage**

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Colorado River 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:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area 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%

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.

Several 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.

### **Site Plan**

Site plans will be required for any new development other than single-family or duplex residential.



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

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.

### **Compatibility Standards**

The site is subject to compatibility standards. Along the north and east 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.

### **Airport Overlay**

This site is located within the Austin-Bergstrom Airport Controlled Compatible Land Use Area Overlay. No use will be allowed that can create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Additional comments may be generated during the site plan review process.

### **Scenic Roadways**

This site is within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations. Contact Viktor Auzenne at 512-974-2941 for more information.

## **Transportation**

TxDOT has already reviewed and approved this site for access, and it is assumed no proposed change in the current driveway locations will result based on this rezoning.

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

The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for SH 71. With the approval of the Texas Department of Transportation, 200 feet of right-of-way should be dedicated and/or reserved from the existing centerline at the time of the subdivision and/or site plan application, whichever comes first [LDC 25-6-51 and 25-6-55].

Additional right-of-way may be required at the time of subdivision and/or site plan.

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

The Urban Trails Master Plan recommends a tier II urban trail along SH 71. Please review the [Urban Trails Master Plan](#) for more information. Janae Spence, Urban Trails, Public Works Department may provide additional comments and requirements for right-of-way dedication and trail construction in accordance with LDC 25-6-55 and LDC 25-6-101.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for SH 71. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the [Bicycle Master Plan](#) for more information.

FYI – It is recommended that the applicant provide joint access to the eastern lot to Terry Lane to reduce the number of driveways to SH 71. Access to SH 71 shall be reviewed and approved by the Texas Department of Transportation. The existing driveway may be required to be removed and/or reconstructed at the time of the site plan application.

FYI – The existing driveways and sidewalks along SH 71 and Terry Lane may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code, Transportation Criteria Manual, and Texas Department of Transportation requirements.

## **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 Austin Water 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.

There are no records to indicate that the site is currently served by City of Austin wastewater, and per the AW TAPS office, the site is not billed for wastewater service. The owner must connect the site to city wastewater service through the cutover process. For more information pertaining to the wastewater cutover process, contact Reyna Holmes at 512-972-0202. The cutover process may also initiate a required review by the Industrial Waste Division and/or the Cross Connection Division depending on building usage.

FYI – The change of use will require the City wastewater connection.

H2007-0244

CONCRETE

READY MIX

COMPANY

(VACANT) C14H-2007-0244

CS-CO

CS-H

I-RR

DR

UNDEV

CS-CO

I-SF-2

APTS

I-SF-2

ELLON RD

I-SF-2

AUTO  
REPAIR

MELDRUM RD

E SH 71 SVRD WB  
E SH 71 WB  
E SH 71 EB

TERRY LN

I-SF-2  
AUTO REPAIR

AUTO BODYSHOP  
CONSTRUCTION

AUTOJUNK

CS-CO

C14-01-0186

01-0186

TOWING CO.

AUTO SALES

99-2105

C14-2017-0111

C14-05-0017

AV

93-165

E SH 71 SVRDEB

CS-CO

C14-2008-0053

UNDEV



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

Zoning Case

C14-2018-0119

EXHIBIT A

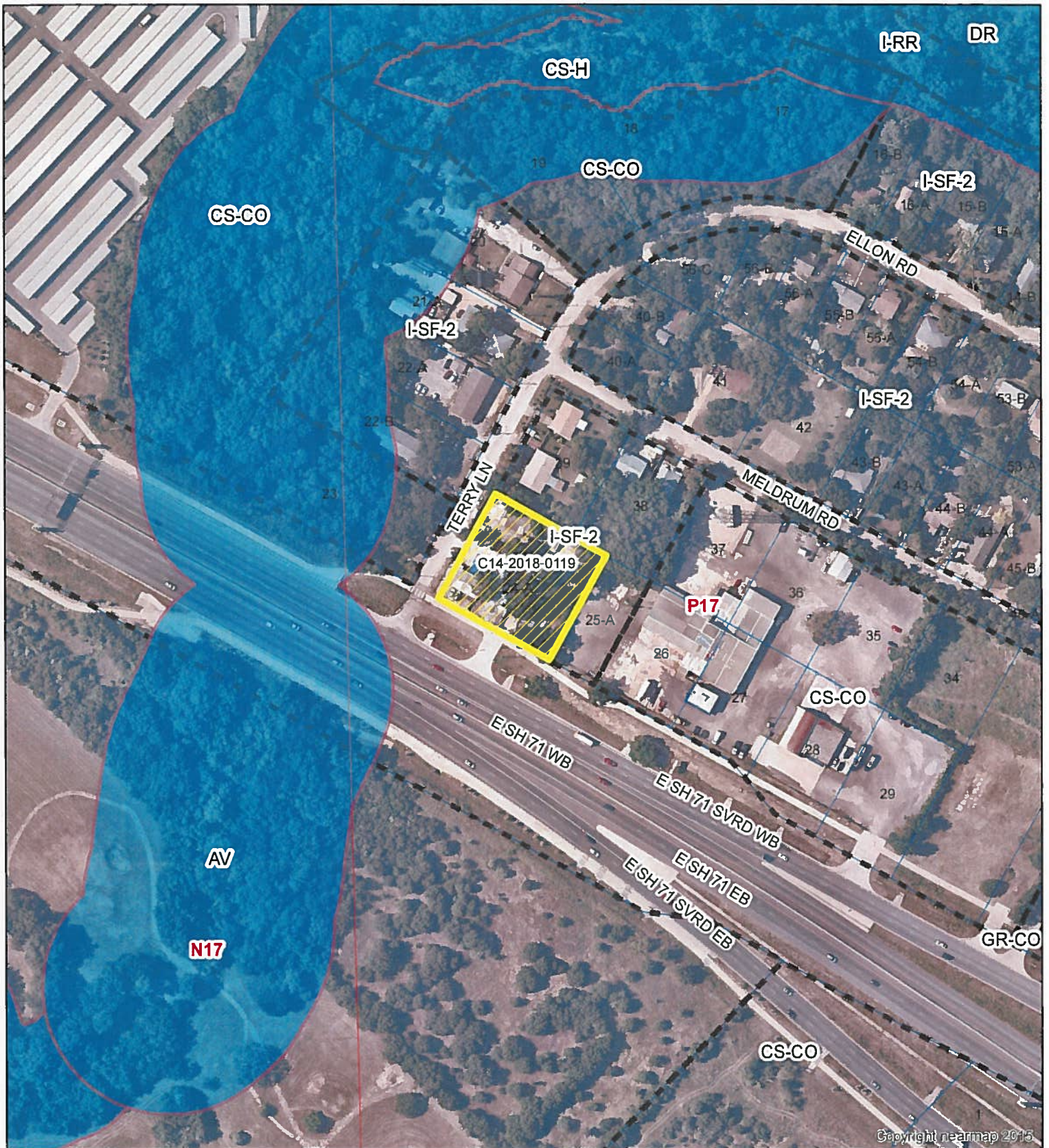


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

1" = 200'





1" = 200

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY
- CREEK BUFFER

**3005 E. STATE HIGHWAY 71**  
**ZONING CASE#: C14-2018-0119**  
**LOCATION: 3005 E. STATE HIGHWAY 71 SERVICE ROAD WB**  
**SUBJECT AREA: .8402 ACRES**  
**GRID: P17**  
**MANAGER: WENDY RHOADES**

*EXHIBIT A-1*



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# RESUBDIVISION OF LOTS 24 & 25 GLENBROOK ADDITION SECTION ONE

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOWN TO ALL MEN BY THESE PRESENTS:

I, John Loughlin, owner of the herein designated lots, being Lots 24 & 25 (1.189 Ac.) of the GLENBROOK ADDITION SECTION ONE according to the plat of said subdivision recorded in Volume 5, Page 30 of the plat records of Travis County, Texas, being a part of the same lots conveyed to me by Deed recorded in Volume 5092, Page 1094 of the Deed Records of Travis County, Texas, said Lots 24 & 25 being permitted to use for commercial purposes by Deed recorded in Volume 1073, Page 211 of the Deed Records of Travis County, Texas, do hereby resubdivide said lots in accordance with the foregoing plat and do hereby adopt this plat as my subdivision to be known as the RESUBDIVISION OF LOTS 24 & 25 GLENBROOK ADDITION SECTION ONE, and do hereby dedicate all streets and easements shown hereon as far as my interest may appear.

Witness my hand this 11<sup>th</sup> day of March A.D. 1983

*John Loughlin*  
John Loughlin

3005 BASTROP HIGHWAY  
DEL WILLE, TEXAS  
78617

STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared John Loughlin, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE this  
the 11<sup>th</sup> day of March A.D. 1983.

*Betty Baker*  
Notary Public in and for Travis County, Texas  
My commission expires 10-26-87

APPROVED FOR ACCEPTANCE:

*Richard Little*  
Richard Little  
Director of Planning

MARCH 22, 1983  
Date

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the  
City of Austin, Texas, this the 22<sup>nd</sup> day of March, 1983 A.D.

*Bilbert Martinez*  
Chairman  
BILBERT H. MARTINEZ

*Mary E. Lee*  
Secretary  
MARY E. LEE

COMMISSIONERS COURT CERTIFICATE

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 20<sup>th</sup> day of March, A.D. 1983, the Commissioners Court of Travis County Texas passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of the said court in Book 3 Page 444.

WITNESS MY HAND AND SEAL OF THE COURT of said County this 20<sup>th</sup> day of March A.D. 1983  
Doris Shropshire, Clerk County Court, Travis County, Texas.

By *William E. Dick*  
Deputy  
WILLIAM E. DICK  
DORIS SHROPSHIRE  
Travis County Clerk

FILED FOR RECORD, this the 20<sup>th</sup> day of March, 1983 A.D. 11:00 o'clock A.M.

Doris Shropshire, Clerk County Court, Travis County, Texas

By *L. Jones*  
L. JONES  
Doris Shropshire

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County Court of Travis County Texas, within and for the County and State aforesaid do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 11<sup>th</sup> day of March, 1983 A.D., at 11:00 o'clock A.M. and duly recorded on the 20<sup>th</sup> day of March, 1983 A.D. in book 3 page 444 of the Travis County Plat Records.

WITNESS MY HAND AND SEAL OF THE COURT of said County, the date last written above.

Doris Shropshire, Clerk County Court, Travis County, Texas

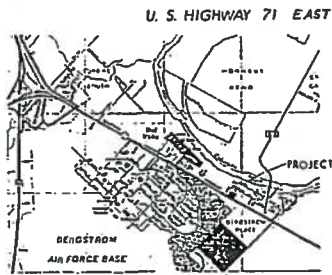
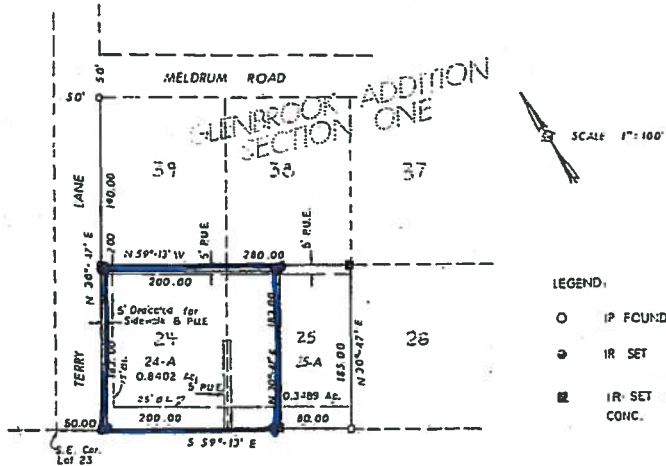
By *L. Jones*  
L. JONES  
Doris Shropshire

EXHIBIT B  
RECORDED PLAT  
CE5-83-012

Turner Collier & Braden Inc.  
Austin  
Dallas  
Houston  
Fort Worth  
Consulting Engineers

JOS. NO. 41-07285-001 11 JAN 1983

APPROXIMATE LIMITS 100 YEAR  
FLOOD PLAIN AS PER TRAVIS COUNTY  
FLOOD PLAIN MAP NO. 481026-0130B



## COUNTY STATEMENT OF STREETS AND ROADS:

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges or other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land conveyed by the plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith, and be resolved by the Commissioners Court of Travis County, Texas, that the acceptance for maintaining Subdivisions does not obligate the County to install street marking signs, as this is considered to be a part of the Developers construction; but that erecting signs for traffic control, such as for speed limits and STOP and YIELD signs, shall remain the responsibility of the County.

FILED FOR RECORD on the 11<sup>th</sup> day of March A.D. 1983 at 11:00 o'clock A.M.  
Doris Shropshire, County Clerk, Travis County, Texas

By \_\_\_\_\_ Deputy

## HEALTH DEPARTMENT RESTRICTIONS:

No structure in this subdivision shall be occupied until connected to a public sewer system or to an individual sewage disposal system which has been approved by the Austin-Travis County Health Department.  
No structure in this subdivision shall be occupied until connected to a potable water supply from an approved public water supply.  
These restrictions are enforceable by the Austin-Travis County Health Department and/or the lot owner or developers.  
This subdivision has been accepted for development for septic tank use by the Austin-Travis County Health Department.

Date 3-14-83  
Tommy F. Green, P.E.  
Health Officer Tommy F. Green

## NOTES

1. An easement of five (5) feet is reserved off the rear of all lots for public utilities.
2. N 59° 13' W. 200.0' x 2.0' is a reserved strip for the purpose of water service assignment to lot 25A.
3. Prior to construction on lots 24A and 25A, drainage plans will be submitted for review. Rainfall runoff shall be held to the amount existing at undeveloped status by use of ponding or other approved methods.
4. No part of this tract is within the boundaries of the 100 year flood plain: Based upon information obtained from the Travis County Engineer's Office, Travis County Flood Plain Map No. 481026-0130B.

I, William H. Smith Jr., am authorized under the laws of the State of Texas to practice the profession of Surveying, and hereby certify that this plat complies with surveying related portions of Chapter 159 of the Austin City Code and correctly represents a survey made on the ground under my supervision January, 1983.

*William H. Smith Jr.*  
William H. Smith Jr.  
Texas Registration No. 3982  
Date 10 March 1983



Vol. 83 Page 928  
Mar 28 83 REC'D  
7635 420.00

83 5620

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However, due to the adjacent residential area to the north and east, Staff also recommends applying a similar set of prohibited uses, as requested by the Applicant.

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**Impervious Cover**

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

**Comprehensive Planning**

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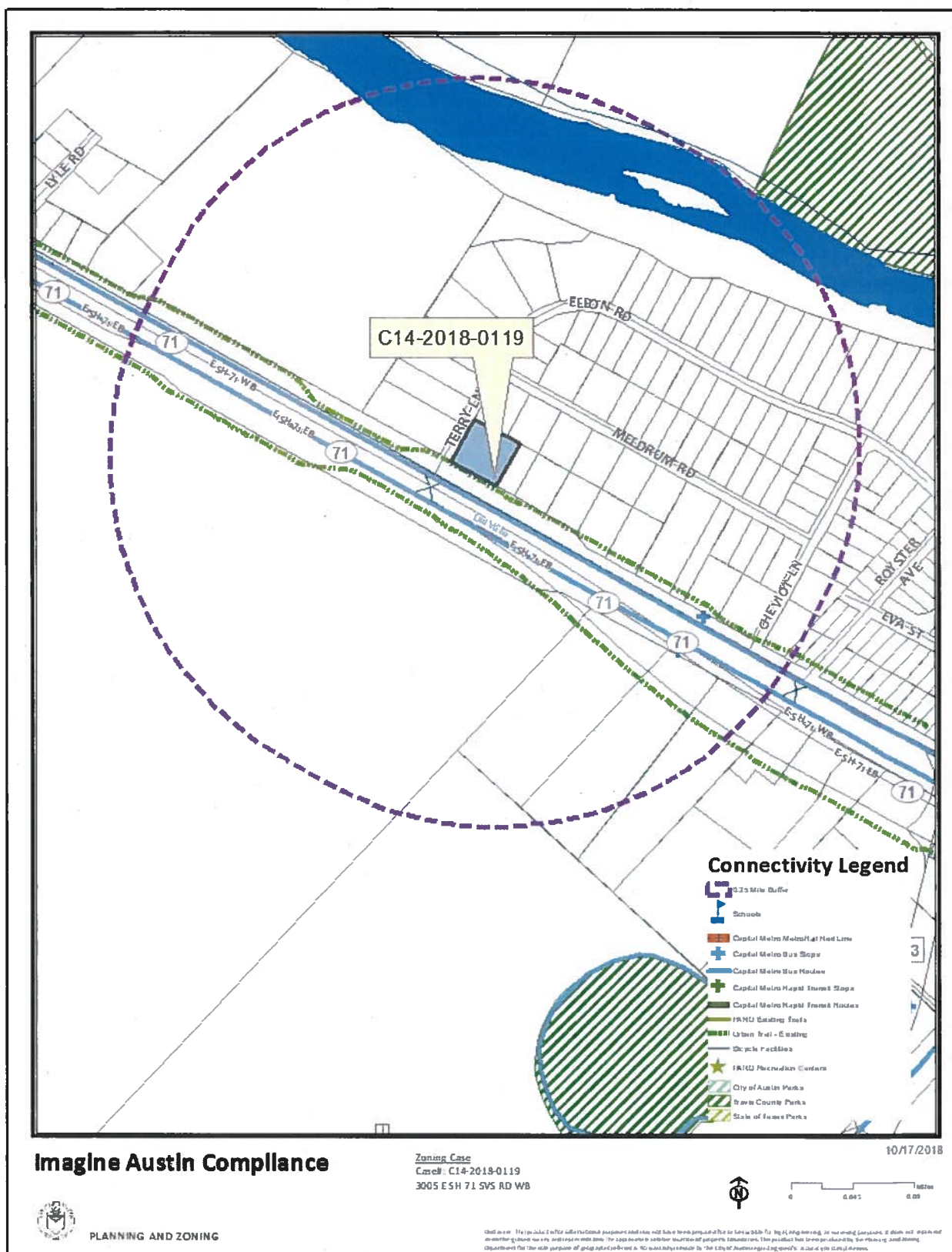
**Connectivity**

The Walkscore for this site is **14/100, Car Dependent**, meaning almost all errand require a car. A new public sidewalk/urban trails is currently being installed along this portion of the highway. There are no transit stops in this area. The mobility options have improved with the installation of the urban trail, which offers another option besides driving in the area.

**Imagine Austin**

Based on the existing and comparably sized auto-centric uses in the area (auto repair, tire sales, truck rental, airport parking facility) and light industrial uses located along this portion of Hwy 71, 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.





**Drainage**

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Colorado River 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:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area 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%

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.

Several 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.

**Site Plan**

Site plans will be required for any new development other than single-family or duplex residential.

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

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.

### **Compatibility Standards**

The site is subject to compatibility standards. Along the north and east 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.

### **Airport Overlay**

This site is located within the Austin-Bergstrom Airport Controlled Compatible Land Use Area Overlay. No use will be allowed that can create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Additional comments may be generated during the site plan review process.

### **Scenic Roadways**

This site is within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations. Contact Viktor Auzenne at 512-974-2941 for more information.

### **Transportation**

TxDOT has already reviewed and approved this site for access, and it is assumed no proposed change in the current driveway locations will result based on this rezoning.

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

The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for SH 71. With the approval of the Texas Department of Transportation, 200 feet of right-of-way should be dedicated and/or reserved from the existing centerline at the time of the subdivision and/or site plan application, whichever comes first [LDC 25-6-51 and 25-6-55].

Additional right-of-way may be required at the time of subdivision and/or site plan.

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

The Urban Trails Master Plan recommends a tier II urban trail along SH 71. Please review the [Urban Trails Master Plan](#) for more information. Janae Spence, Urban Trails, Public Works Department may provide additional comments and requirements for right-of-way dedication and trail construction in accordance with LDC 25-6-55 and LDC 25-6-101.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for SH 71. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the [Bicycle Master Plan](#) for more information.

FYI – It is recommended that the applicant provide joint access to the eastern lot to Terry Lane to reduce the number of driveways to SH 71. Access to SH 71 shall be reviewed and approved by the Texas Department of Transportation. The existing driveway may be required to be removed and/or reconstructed at the time of the site plan application.

FYI – The existing driveways and sidewalks along SH 71 and Terry Lane may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code, Transportation Criteria Manual, and Texas Department of Transportation requirements.

### **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 Austin Water 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.

There are no records to indicate that the site is currently served by City of Austin wastewater, and per the AW TAPS office, the site is not billed for wastewater service. The owner must connect the site to city wastewater service through the cutover process. For more information pertaining to the wastewater cutover process, contact Reyna Holmes at 512-972-0202. The cutover process may also initiate a required review by the Industrial Waste Division and/or the Cross Connection Division depending on building usage.

FYI – The change of use will require the City wastewater connection.