



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-7
AGENDA DATE: Thu 01/15/2004
PAGE: 1 of 1

SUBJECT: C14-03-0169 - 12228 Roxie Drive - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 12228 Roxie Drive (Lake Creek Watershed) from interim-single family residence standard lot (I-SF-2) district zoning to general commercial services-conditional overlay (CS-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Applicant: Maverick Drilling Company, Inc. (Don D. Henrich). Agent: Lenworth Consulting (Nash Gonzales). City Staff: Sherri Gager, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-03-0169

Z.A.P. DATE: December 16, 2003

ADDRESS: 12228 Roxie Drive

OWNER/APPLICANT: Maverick Drilling Company, Inc. (Don D. Henrich)

AGENT: Lenworth Consulting (Nash Gonzales)

ZONING FROM: I-SF-2

TO: CS-CO

AREA: 0.68 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant CS-CO (General Commercial Services-Conditional Overlay) zoning district. The conditional overlay would limit the development intensity to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

12/16/03: Approved staff's recommendation for CS-CO by consent (8-0, C. Hammond-absent);
J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The applicant is utilizing the property in question as a contractor service for an oil drilling business. The property contains outdoor storage for industrial equipment and heavy equipment repair services. There are currently two garages and an office space, with approximately three employees, located on the site. The applicant is requesting CS-CO zoning for this property to bring the current uses into conformance with the City of Austin Land Development Code.

The staff is recommending the applicant's request for CS-CO zoning because the proposed request is consistent with the purpose statement for the CS, General Commercial Services, zoning district. The property is adjacent to an industrial park and is surrounded by existing commercial and industrial uses.

The applicant agrees with the Zoning & Platting Commission's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Outdoor Storage, Equipment Repair Services, Office
<i>North</i>	I-RR	Retail, Vet Clinic
<i>South</i>	CS-CO	Contractor's offices, Plumbing Supply Sales, Warehouse
<i>East</i>	I-SF-2, I-RR	Office, Industrial Uses, Warehouses
<i>West</i>	I-RR	Equipment Rental

AREA STUDY: N/A

TIA: Waived

WATERSHED: Lake Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS: None

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0163	I-RR to CS-CO	12/11/01: Approved staff's recommendation of CS-CO zoning, adding a condition prohibiting vehicle storage (6-0, A. Adams, V. Aldridge-Left Early)	1/17/02: Approved CS-CO on 3 readings (6-0, Wynn out of room)
C14-01-0111	I-RR, SF-2 to GR	11/27/01: Approved staff rec. of GR by consent (8-0)	1/10/02: Postponed to 1/31/02 at the request of the applicant (7-0) 1/31/02: Approved GR on all 3 readings (6-0, Goodman-off dias)
C14-01-0074	I-RR to LI	6/19/01: Approved staff rec. of CS-CO, w/ 2,000 vehicle trips per day limit, by consent (7-1, R.C.-Nay)	7/19/01: Approved CS-CO (6-0); all 3 readings
C14-00-2037	SF-2 to CS	4/4/00: Approved GR-CO, prohibiting Auto Repair, Auto Sales, Auto Rentals; limiting site to 2,000 vehicle trips per day (5-1, R.C.-Nay)	5/11/00: Approved PC rec. of GR-CO on 1 st reading (7-0) 8/3/00: Approved GR-CO (7-0); 2 nd /3 rd readings
C14-99-0036	TR1: GR-CO to MF-2 TR2: I-RR to GR-MU TR3: GR-CO to GR-MU	6/22/99: Approved staff alternate recommendation of MF-2 (TR1), GR-MU (TR2&3) (5-0)	7/22/99: Approved PC rec. of MF-2 (TR1) and GR-MU (TR 2&3) with conditions (7-0); 1 st reading 10/28/99: Approved 2 nd /3 rd readings (5-0, W.L./ J.G.- absent)
C14-98-0273	I-RR to LR	2/23/99: Approved LR-CO, restrict to LO regulations; allow only NO uses and limiting site to 2,000 vehicle trips per day (6-0)	3/25/99: Approved PC rec. of LR-CO w/ conditions (7-0); 1 st reading 5/6/99: Approved LR-CO w/ conditions (7-0); 2 nd / 3 rd readings
C14-98-0201	I-SF-2 to LI	12/8/98: Approved LI by consent (8-0)	1/7/99: Approved LI-CO w/ condition of 2,000 vehicle trips per day limit, (7-0); all 3 readings
C14-98-0167	I-SF-2 to CS	11/17/98: Approved staff alternate rec. of CS-CO, w/ 2,000 vehicle trips per day limit, by consent (9-0)	1/21/99: Approved CS-CO w/ conditions (7-0); all 3 readings
C14-98-0152	I-SF-2 to CS	11/10/98: Approved staff alternate rec. of CS-CO, w/ 2,000 vehicle trips per day limit, by consent (9-0)	12/10/98: Approved PC rec. of CS-CO w/ conditions (7-0); 1st reading 2/25/99: Approved CS-CO (7-0); 2 nd /3 rd readings

C14-98-0099	I-RR to CS	8/18/98: Approved CS-CO, w/ 2,000 vehicle trips per day limit, by consent (7-0)	10/8/98: Approved PC rec. of CS-CO w/ conditions (6-0); 1 st reading 12/10/98: Approved CS-CO w/ conditions (7-0); 2 nd / 3 rd readings
C14-98-0097	I-RR to CS	8/18/98: Approved CS-CO, w/ conditions (7-0)	10/8/98: Approved PC rec. of CS-CO w/ 35 feet of deferred ROW dedication and 2,000 vehicle trips per day limit by consent (6-0); 1 st reading 12/10/98: Approved CS-CO with conditions (7-0); 2 nd / 3 rd readings
C14-98-0096	I-SF-2 to LI-CO	8/18/98: Approved CS-CO w/ conditions (7-0)	10/8/98: Approved PC rec. of CS-CO w/ 35 feet of deferred ROW dedication and 2,000 vehicle trips per day limit by consent (6-0); 1 st reading 12/10/98: Approved CS-CO w/ conditions (7-0); 2 nd / 3 rd readings
C14-98-0036	I-SF-2 to LI-CO	4/14/98: Approved LI-CO w/ conditions of 2,000 vehicle trips per day limit, prohibiting Agricultural Sales and Service, Automotive Repair Services, Construction Sales and Services, Equipment Sales, Equipment Repair Services, Scrap and Salvage, Vehicle Storage, Basic Industry, Recycling Center, Resource Extraction, and Railroad Facilities (8-0)	5/14/98: Approved PC rec. of LI-CO w/ conditions (5-0); 1 st reading 1/21/99: Approved LI-CO w/ conditions (7-0); 2 nd / 3 rd readings

RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Roxie Drive (1992)	70'	Varies	Collector	1,980

CITY COUNCIL DATE: January 15, 2004

ACTION:

ORDINANCE READINGS: 1st

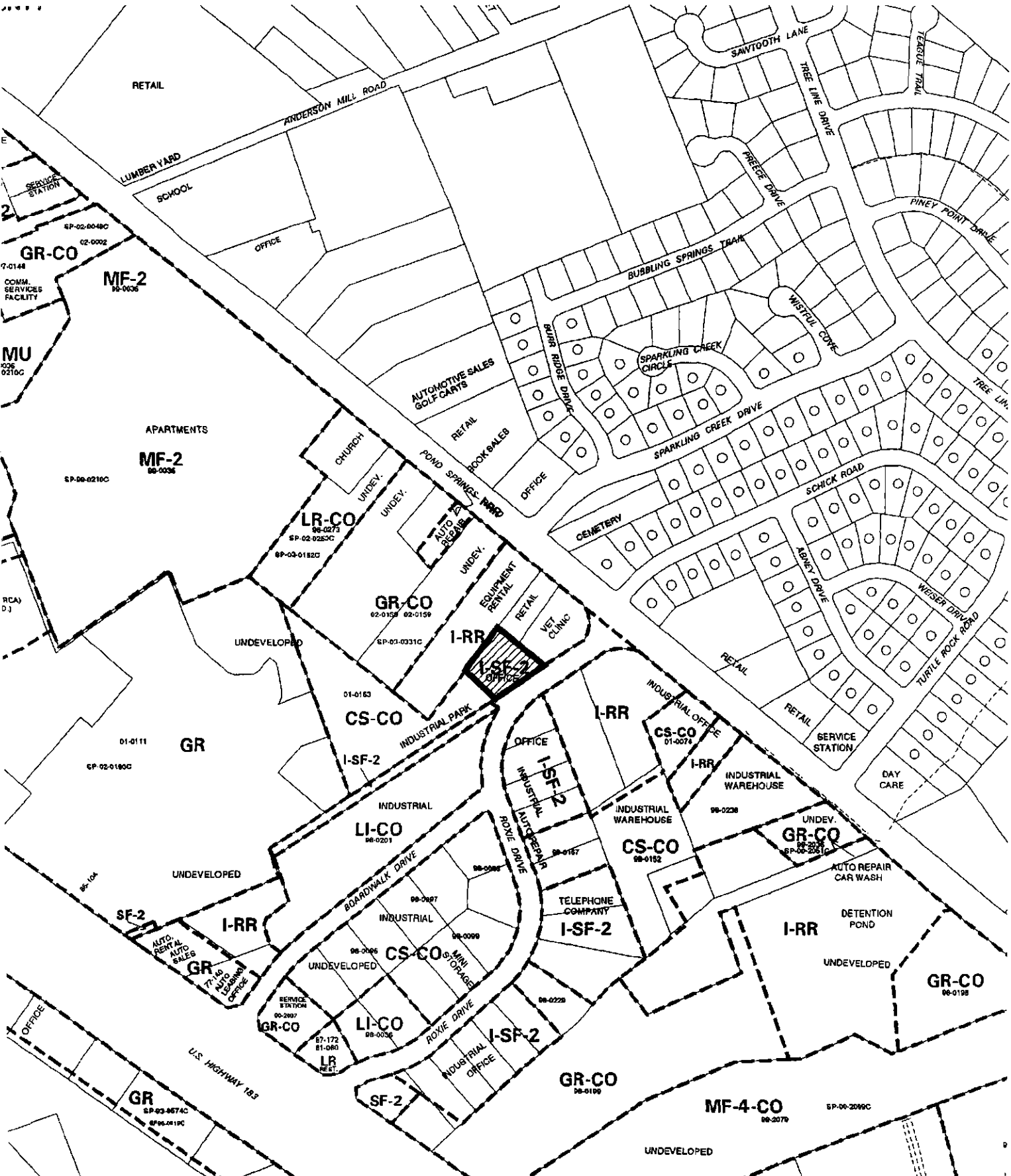
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3rd

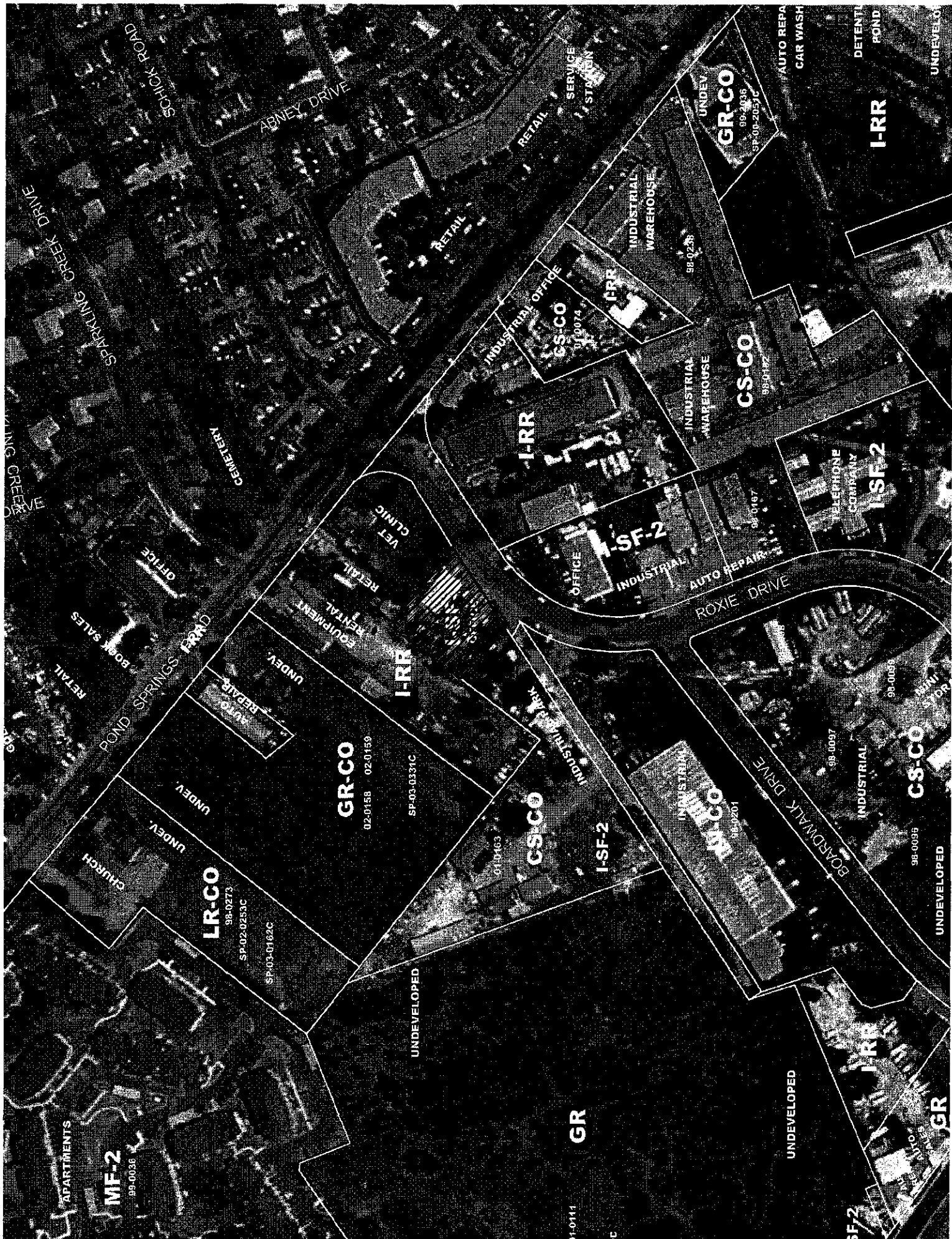
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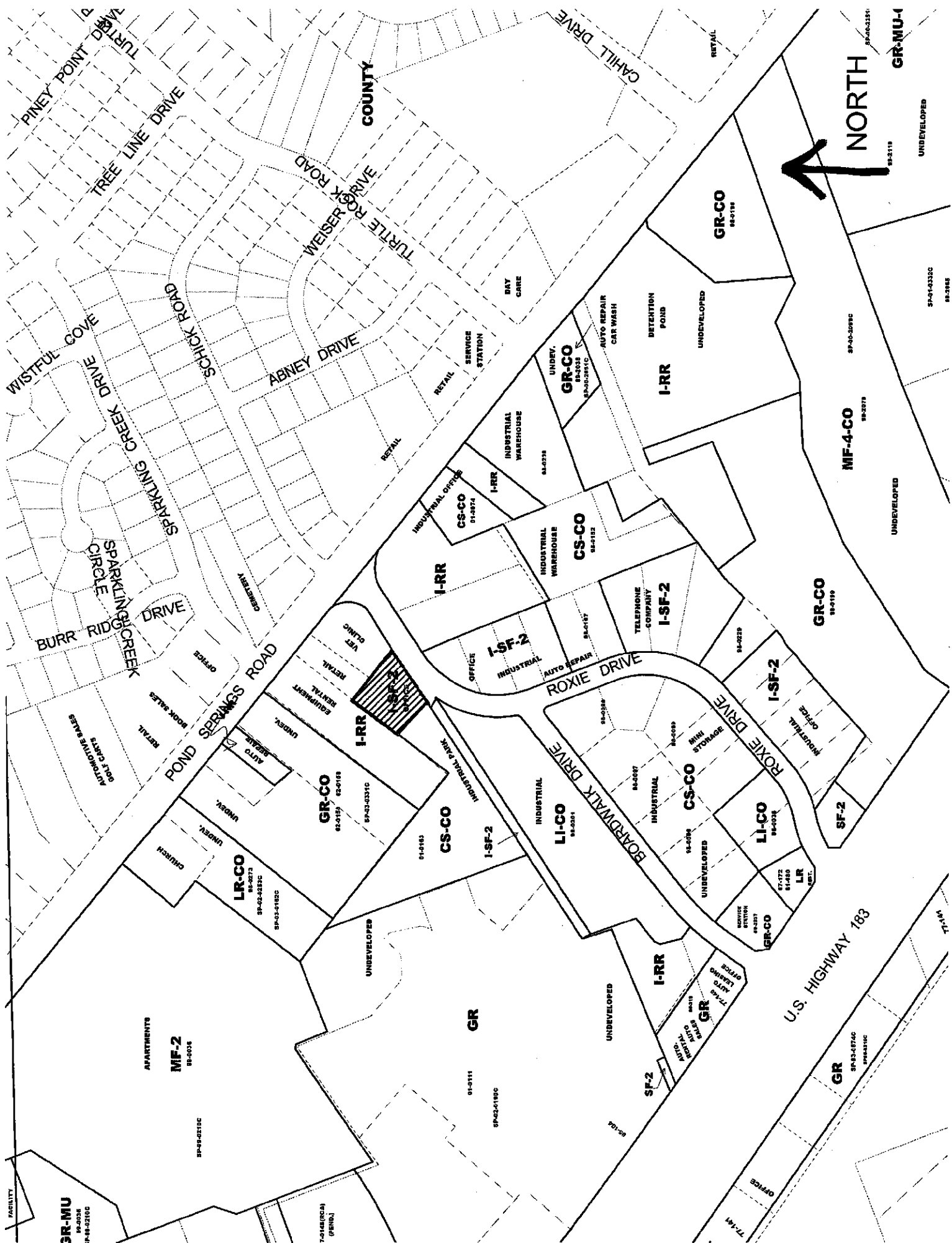
CASE MANAGER: Sherri Gager

PHONE: 974-3057,
sherri.gager@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. GAGER	  	ZONING CASE #: C14-03-0169 ADDRESS: 12228 ROXIE DR SUBJECT AREA (acres): 0.680	DATE: 03-11 INTLS: SM	CITY GRID REFERENCE NUMBER G37
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STAFF RECOMMENDATION

The staff's recommendation is to grant CS-CO (General Commercial Services-Conditional Overlay) zoning district. The conditional overlay would limit the development intensity to less than 2,000 vehicle trips per day.

BACKGROUND

The applicant is utilizing the property in question as a contractor service for an oil drilling business. The property contains outdoor storage for industrial equipment and heavy equipment repair services. There are currently two garages and an office space, with approximately three employees, located on the site. The applicant is requesting CS-CO zoning for this property to bring the current uses into conformance with the City of Austin Land Development Code.

The staff is recommending the applicant's request for CS-CO zoning because the proposed request is consistent with the purpose statement for the CS, General Commercial Services, zoning district. The property is adjacent to an industrial park and is surrounded by existing commercial and industrial uses.

The applicant agrees with the staff recommendation.

BASIS FOR RECOMMENDATION

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

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

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

The CS-CO zoning district would be compatible and consistent with the surrounding uses because there is CS-CO (General Commercial Services-Conditional Overlay) zoning located to the south. There are commercial and industrial uses surrounding the property to the north, south, east (across Roxie Drive), and west.

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

The CS-CO zoning district would allow for a fair and reasonable use of the site. CS-CO zoning is appropriate for this location because of the commercial and industrial character of the area. The surrounding properties are developed as part of an industrial park.

EXISTING CONDITIONS

Site Characteristics

The site is developed with two garage/warehouses, an office space, and an outdoor equipment storage area.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 95 %. 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 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%.

Note: The most restrictive impervious cover limit applies.

Environmental

The site is located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Lake Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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

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 that preempt current water quality or Code requirements.

Transportation

The trip generation under the requested zoning is estimated to be 4,868 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]

There are no sidewalks along Roxie Drive.

There are no bike routes on Roxie Drive per the Bicycle Plan.

Capital Metro bus service is available within ¼ mile of this site along US Hwy 183 (Route #71).

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Roxie Drive (1992)	70'	Varies	Collector	1,980

Right of Way

No comments received.

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 extension, or system upgrades, or utility adjustment, or 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's utility design criteria.

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.

Compatibility Standards

This site is not subject to compatibility development regulations.

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 12228 ROXIE DRIVE AND CHANGING THE
3 ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD
4 LOT (I-SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-
5 CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim single family residence standard lot (I-SF-2) district
11 to general commercial services-conditional overlay (CS-CO) combining district on the
12 property described in Zoning Case No.C14-03-0169, on file at the Neighborhood Planning
13 and Zoning Department, as follows:
14

15 Lot 1, Henrich Subdivision, a subdivision in the City of Austin, Williamson
16 County, Texas, according to the map or plat of record in Cabinet D, Slide 241,
17 Official Public Records of Williamson County, Texas, (the "Property")
18

19 locally known as 12228 Roxie Drive, in the City of Austin, Williamson County, Texas, and
20 generally identified in the map attached as Exhibit "A".
21

22 PART 2. The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

25 A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively with
27 all existing or previously authorized development and uses, generate traffic that exceeds
28 2,000 trips per day.
29

30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the general commercial services
32 (CS) base district and other applicable requirements of the City Code.
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1 **PART 3.** This ordinance takes effect on _____, 2004.

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4 **PASSED AND APPROVED**

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8 _____, 2004

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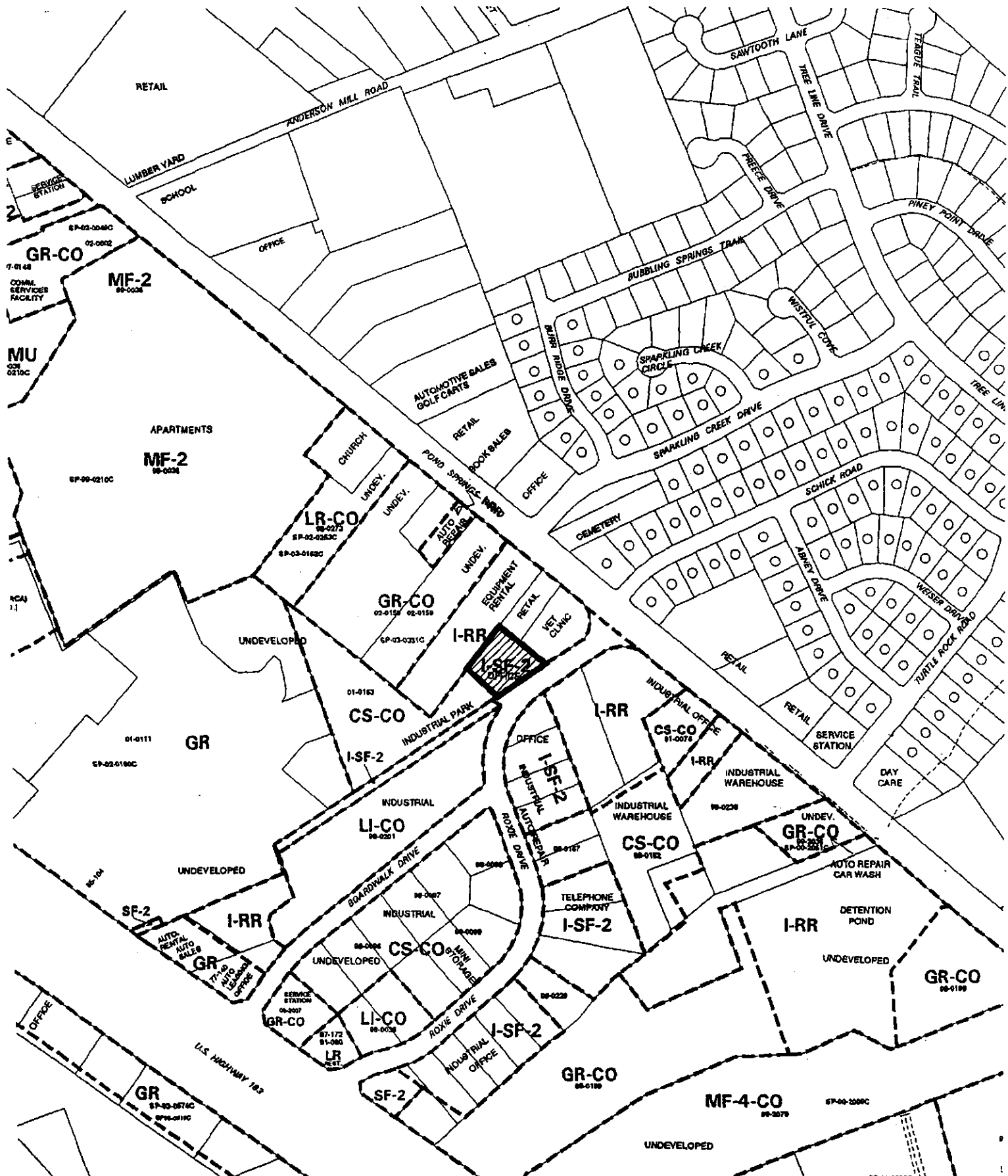
9 Will Wynn
10 Mayor

11
12
13 **APPROVED:** _____

14 David Allan Smith
15 City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk



	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: S. GAGER</p>	<p>ZONING EXHIBIT A</p> <p>CASE #: C14-03-0169</p> <p>ADDRESS: 12228 ROXIE DR</p> <p>SUBJECT AREA (acres): 0.680</p> <p>DATE: 03-11</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>G37</p>
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