

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



**AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 01/29/2004
PAGE: 1 of 1**

SUBJECT: C14-03-0170 - Bell 209 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 7008 RR 620 North (Lake Travis Watershed) from interim-single family residence standard lot (I-SF-2) district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Applicant: Hal Bell. Agent: Crocker Consultants (Sarah Crocker). City Staff: Glenn Rhoades, 974-2775.

REQUESTING	Neighborhood Planning	DIRECTOR'S
DEPARTMENT:	and Zoning	AUTHORIZATION: <u>Greg Guernsey</u>

ZONING CHANGE REVIEW SHEET

CASE: C14-03-0170

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

ADDRESS: 7008 RR 620 North

C.C. DATE: January 29, 2004

OWNER/APPLICANT: Hal H. Bell

AGENT: Crocker Consultants
(Sarah Crocker)

ZONING FROM: I-SF-2

TO: GR

AREA: .972 acres

SUMMARY STAFF RECOMMENDATION:

Staff's alternate recommendation is GR-CO, Community Commercial-Conditional Overlay district zoning. The conditional overlay will limit the site to 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

December 16, 2003 – Approved staff recommendation by consent (Vote: 8-0, C. Hammond – absent).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Restaurant, Gas Station
<i>North</i>	I-SF-2	Gas Station
<i>South</i>	LR-CO	Commercial
<i>East</i>	GR-CO	Cleaners
<i>West</i>	County	Undeveloped

AREA STUDY: N/A

TIA: N/A

WATERSHED: Lake Travis

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

- #439 – Concerned Citizens for the P&B of FM 2222
- #448 – Canyon Creek Homeowners Association
- #475 – Bull Creek Foundation
- #654 – The Parke HOA
- #965 – Old Spicewood Springs Rd. Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-98-0225	DR to GR-MU-CO	Sent to Council without recommendation. 2/2/99.	Approved GR-MU-CO. The CO limits trips to 2,000 per day (Vote: 6-1). 7/22/99.
C14-98-0233	DR to GR-MU-CO	Sent to Council without recommendation. 2/29/99	Approved GR-MU-CO. The CO prohibits the following uses: Restaurant (fast food, drive-in), food sales, service station, automotive washing, auto sales, auto rentals, auto repair. Also, limited to 1,000 vehicle trips per day (Vote: 6-0). 7/22/99.
C14-98-0236	SF-2 to LI	Approved LI-CO. The CO prohibits the following uses: Agricultural sales and services, campground, drop-off recycling, kennels, scrap and salvage, resource extraction, employee recreation, auto sales, pawn shops, transportation terminal, railroad facilities, recycling center, transitional housing. Also, a 2,000 vehicle trip limit (Vote: 8-0). 4/6/99.	Approved LI-CO (Vote: 4-2). 7/15/99.
C14-98-0234	I-RR and SF-2 to GR-MU-CO	Sent to Council without a recommendation. 2/2/99	Approved GR-MU-CO. The CO limits trips to 2,000 per day (Vote: 6-1). 7/22/99.
C14-00-2076	I-RR to GR-CO	Approved GR-CO. The CO prohibits the following uses: Auto sales, auto washing, auto rentals, auto repair, pawn shops, service stations, drive-in services. Also, a trip limit of 1,586 trips per day (Vote: 8-0).	Approved GR-CO (Vote: 7-0). 6/22/00.
C14-00-2086	I-SF-2 to LR-CO	Approved LR-CO. The CO prohibits drive-in services and service stations. Also limited to 2,029 trips (Vote: 9-0). 6/6/00.	Approved LR-CO (Vote: 7-0). 8/30/00.
C14-01-0056	SF-2 to GR	Approved GR-CO. The CO prohibits: Auto sales, auto rentals, auto repair and auto washing. Also, a 2,000 trip limit (Vote: 8-0). 5/8/01	Approved GR-CO (Vote: 6-0). 7/19/01.
C14-01-0057	SF-2 to GR	Approved GR-CO. The CO prohibits: Auto sales, auto rentals, auto repair and auto washing. Also, a 2,000 trip limit (Vote: 8-0). 5/8/01	Approved GR-CO (Vote: 6-0). 7/19/01.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Bullick Hollow Road	62'	21'	Minor Arterial	N/A
RR 620 North	177'	80'	Major Arterial	32,000

CITY COUNCIL DATE: January 29, 2004

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Glenn Rhoades

PHONE: 974-2775

BULLICK HOLLOW ROAD

FILE P220

STAFF RECOMMENDATION

Staff's alternate recommendation is GR-CO, Community Commercial-Conditional Overlay district zoning. The conditional overlay will limit the site to 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

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

GR – Community Commercial district zoning is intended for office or commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

The proposed zoning meets the purpose statement set forth in the Land Development Code. It is an existing commercial use on the corner of a major and minor arterial roadway.

The proposed zoning should promote consistency, and orderly planning.

The GR-CO zoning district would be compatible and consistent with the surrounding uses because there are existing commercial uses to the south, north and east along FM 620.

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

The GR-CO zoning district would allow for a fair and reasonable use of the site. GR-CO zoning is appropriate for this site because the location of the property and the commercial character of the area.

Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.

The property in question is located on and will take access to FM 620 and Bullick Hollow.

EXISTING CONDITIONS

Site Characteristics

The site is currently occupied with a restaurant and gas station/convenience store.

Transportation

The Texas Department of Transportation (TxDOT) has been consulted and no right-of-way for RM 620 is required at this time.

The trip generation under the requested zoning is estimated to be 3,917 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 Bullick Hollow Road or FM 620.

RM 2222 to the east of the subject tract is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is not available within 1/4 mile of this property.

Impervious Cover

The site is located over the North Edward's Aquifer Recharge Zone. The site is in the Lake Travis Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. Under the 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>% NSA with Transfers</i>	<i>Allowable Density</i>
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

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, and must have a minimum lot size of 2 acres.

Environmental

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 providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

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 subdivision, site plan, or 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.

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 relocation, or adjustment 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

There is a site plan currently under review for this property (SPC-03-0320CS) which provides for 23,291 square feet of gas station/convenience store uses, along with associated parking and other improvements. This site plan is to expand the existing facility gas pumps from two to eight.

The site is located within 1,000 feet of RM 620 and within a Hill Country Roadway Corridor. The site is located within the high intensity zone of the Hill Country Roadway. Additional regulations will be enforced at site plan.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning and Platting Commission

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7008 RR 620 NORTH AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim single family residence standard lot (I-SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-03-0170 on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.972 acre tract of land, more or less, out of the Alex Dunlap Survey No. 805, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 7008 RR 620 North, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

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

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2004.

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4 **PASSED AND APPROVED**

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6
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8 _____, 2004

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§
§

9
10 **Will Wynn**
Mayor

11
12
13 **APPROVED:** _____

ATTEST: _____

14 **David Allan Smith**
City Attorney

15 **Shirley A. Brown**
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**0.972 ACRE
ZONING EXHIBIT**

A DESCRIPTION OF 0.972 ACRES IN ALEX DUNLAP SURVEY NO. 805, TRAVIS COUNTY, TEXAS, BEING ALL OF A 0.96 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO HAL H. BELL, DATED MAY 10, 1962, OF RECORD IN VOLUME 2457, PAGE 522 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.972 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDOT Type II Disk found in the west right-of-way line of R.M. 620 (right-of-way width varies), 83.87 feet right of and at right angles to Engineer's Centerline Station 2+30.02 of said R.M. 620, for the southernmost corner of said 0.972 acre tract and the easternmost corner of a 0.4843 acre tract of land described in Document No. 2002105067 of the Official Public Records of Travis County, Texas, from which a TxDOT Type II Disk found 73.32 feet right of and at right angles to Engineer's Centerline Station 3+37.32 of R.M. 620, for the southernmost corner of said 0.4843 acre tract and the easternmost corner of a 0.478 acre tract described in Volume 12203, Page 1595 of the Real Property Records of Travis County bears South 23°32'53" West, a distance of 104.97 feet;

THENCE North 48°39'48" West, with the southwest line of the 0.972 acre tract and the northeast line of the 0.4843 acre tract, a distance of 211.34 feet to a ¾" rebar found for the westernmost corner of the 0.972 acre tract, the northernmost corner of the 0.4843 acre tract, the northeast corner of a 0.088 acre tract of land described in said Volume 12203, Page 1595 and also being in the east line of a 34.690 acre tract described in Document No. 2000130093 of the Official Public Records of Travis County, Texas;

THENCE North 23°13'51" East, with the northwest line of the 0.972 acre tract and an east line of said 34.690 acre tract, a distance of 211.83 feet to a calculated point in the south right-of-way line of Bullick Hollow Road (right-of-way width varies) for the northernmost corner of the 0.972 acre tract;

THENCE South 48°19'06" East, with the south right-of-way line of said Bullick Hollow Road and the northeast line of the 0.972 acre tract, a distance of 210.80 feet to a calculated point in the west right-of-way line of said R.M. 620 for the easternmost corner of the 0.972 acre tract;

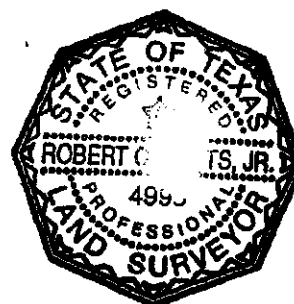
THENCE South 22°58'54" West, with the west right-of-way line of R.M. 620 and the southeast line of the 0.972 acre tract, passing at a distance of 16.45 feet, a TxDOT

Type II Disk found 94.89 feet right of and at right angles to Engineer's Centerline Station 0+29.67 of R.M. 620 and continuing for a total distance of 210.80 feet to the **POINT OF BEGINNING**, containing 0.972 acres of land, more or less.

Surveyed on the ground November 3, 2003. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 024-020-EX1.

Robert C. Watts, Jr.

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



11-14-03

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.972 ACRES IN THE ALEX DUNLAP SURVEY NO. 805, TRAVIS COUNTY, TEXAS, BEING ALL OF A 0.96 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO HAL H. BELL, DATED MAY 10, 1962, OF RECORD IN VOLUME 2457, PAGE 522 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

