



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 01/13/2005
PAGE: 1 of 1

SUBJECT: C14-04-0177 - Home Builders Association Parking - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2301 Centre Plaza (Walnut Creek Watershed) from family residence (SF-3) district zoning to limited industrial services-conditional overlay (LI-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant limited industrial services-conditional overlay (LI-CO) combining district zoning. Applicant: Bill Brinkley & Vicki Pruett. Agent: HBA Greater Austin (Harry Savio). City Staff: Sherri Gager, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0177

Z.A.P. DATE: December 7, 2004

ADDRESS: 2301 Centre Plaza (Exchange Drive at Centre Plaza)

OWNER/APPLICANT: Bill Brinkley & Vicki Pruett

AGENT: HBA Greater Austin (Harry Savio)

ZONING FROM: SF-3

TO: LI

AREA: 1.90 acres

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is for LI-CO, Limited Industrial Services-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity for the site to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

12/7/04: Approved staff's alternate recommendation of LI-CO (7-1, B. Baker-Nay, C. Hammond-incapable to vote); K. Jackson-1st, J. Martinez-2nd.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. The agent stated that the applicant recently brought this land locked tract of land to develop it as additional parking to service a proposed office building to the northeast (Attachment A: SP-04-0190C). The office building, which shall be constructed at the southwest corner of Centre Plaza and Exchange Drive, will be used as an administrative office for the Home Builders Association of Greater Austin.

The staff recommends LI-CO zoning for this property because the proposed zoning is consistent with the industrial zoning to the north, south, and east. LI-CO zoning is appropriate for this site because the location of the property and the commercial and industrial character of the area. The surrounding properties to the northeast and southeast of this site are developed as part of an industrial/business park. The staff is not recommending a buffer adjacent to the multi-family to the south and west because the code requires the LI district to have a minimum interior yard and rear yard setback of 25 feet if the adjacent property is zoned or used for a use permitted in an MF-1, MF-2, MF-3, MF-4, MF-5, MF-6, or MH district [LDC-Section 25-2-601 (B)(2)]. The existing apartment complex to the south of the site under consideration has a parking area that borders this tract of land. The site is also subject to compatibility standards adjacent to the remaining SF-3 zoned tract to the north.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Undeveloped
<i>North</i>	SF-3, LI	Undeveloped
<i>South</i>	MF-3	Multi-family (Apartments)

<i>East</i>	LI	Office/Business Park
<i>West</i>	IP	Multi-family (Apartments)

AREA STUDY: N/A

TIA: Waived

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

114 – North Growth Corridor Alliance
342 – Edward Joseph Developments, Ltd
511 – Austin Neighborhoods Council
643 – North East Action Group
973 – Taking Action, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-0071	IP to GR	9/21/99: Approved staff rec. of GR & include prohibited uses (8-0)	10/28/99: Approved GR with conditions as rec. by PC (5-0, WL/JG-absent); 1 st reading 12/2/99: Approved (6-0, WL-absent); 2 nd /3 rd readings

RELATED CASES: N/A

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Exchange Drive	80'	50'	Collector	-

CITY COUNCIL DATE: January 13, 2005

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Gager

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



STAFF RECOMMENDATION

The staff's alternate recommendation is for LI-CO, Limited Industrial Services-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity for the site to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

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

The Limited Industrial Services district (LI) is the designation is for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

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

The LI-CO zoning district would be compatible and consistent with the surrounding uses because the property is located adjacent to existing LI district zoning to the north, south, and east and IP district zoning to the west.

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

The LI-CO zoning district would allow for a fair and reasonable use of the site. The property in question meets the minimum site development requirements in the LI zoning district.

LI-CO zoning is appropriate for this site because the location of the property and the commercial and industrial character of the area. The area to the north and east of this site is developed as part of an industrial/business park.

EXISTING CONDITIONS

Site Characteristics

The site is currently undeveloped and sparsely vegetated. This tract currently does not have frontage on a city roadway and will have to take access through other properties to the north or east.

Impervious Cover

The maximum impervious cover allowed by the LI zoning district would be 80 %. 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. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

Environmental

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s. f. cumulative is exceeded, and detention for the

two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals, which would preempt current water quality or Code requirements. According to flood plain maps, there is no flood plain within the project area.

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.

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

Transportation

No additional right-of-way is required.

The trip generation under the requested zoning is estimated to be 6,005 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]

Capital Metro bus service is available along Exchange Drive.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Exchange Drive	80'	50'	Collector

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, at own expense, 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 design criteria and specifications.

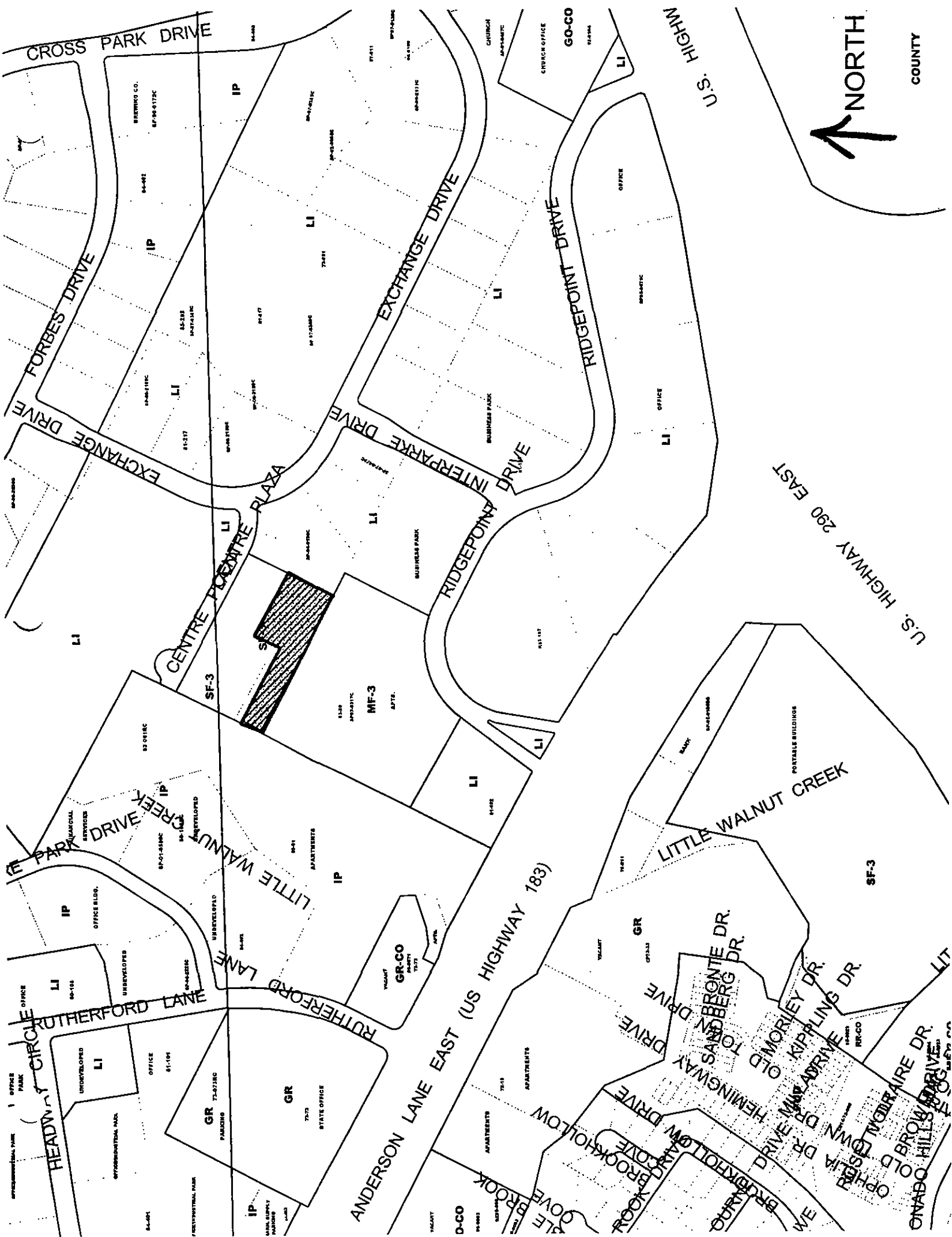
Stormwater Detention

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

The site is subject to compatibility standards due to the abutting SF-3 zoned tracts to the north. Along the northern 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.



COUNTY



7. **Rezoning:** C14-04-0182 - O Wier Hills Drive
Location: O Weir Hills Drive, Williamson Creek Watershed
Owner/Applicant: Southwest Travis County Road District #1 (Gregory Chico)
Agent: Brown-McCarroll, L.L.P. (Annick Beaudet)
Request: GO to SF-6
Staff Rec.: **GO to SF-6**
Staff: Robert Heil, 974-2330, Robert.Heil@ci.austin.tx.us
Neighborhood Planning and Zoning Department

***APPROVED STAFF'S RECOMMENDATION OF SF-6 ZONING; BY CONSENT.
[J.M; J.G 2ND] (8-0) C.H – INELIGIBLE TO VOTE***

8. **Rezoning:** C14-85-288.102(RCT) - Hilltop Homes
Location: 7800 - 8200 Southwest Parkway, Williamson Creek Watershed
Owner/Applicant: Southwest Travis County Road District #1 (Gregory Chico)
Agent: Brown-McCarroll, L.L.P. (Annick Beaudet)
Request: Terminate Restrictive Covenant
Staff Rec.: **Terminate Restrictive Covenant**
Staff: Robert Heil, 974-2330, Robert.Heil@ci.austin.tx.us
Neighborhood Planning and Zoning Department

***APPROVED STAFF'S RECOMMENDATION TO TERMINATE THE
RESTRICTIVE COVENANT; BY CONSENT.
[J.M; J.G 2ND] (8-0) C.H – INELIGIBLE TO VOTE***

9. **Rezoning:** C14-04-0177 - Home Builders Association Parking
Location: 2301 Centre Plaza, Walnut Creek Watershed
Owner/Applicant: Bill Brinkley & Vicki Pruett
Agent: HBA Greater Austin (Harry Savio)
Request: SF-3 to LI
Staff Rec.: **Alternate Rec: LI-CO**
Staff: Sherri Gager, 974-3057, sherri.gager@ci.austin.tx.us
Neighborhood Planning and Zoning Department

***APPROVED STAFF'S RECOMMENDATION OF LI-CO ZONING.
[K.J; J.M 2ND] (7-1) B.B – NAY; C.H – INELIGIBLE TO VOTE***



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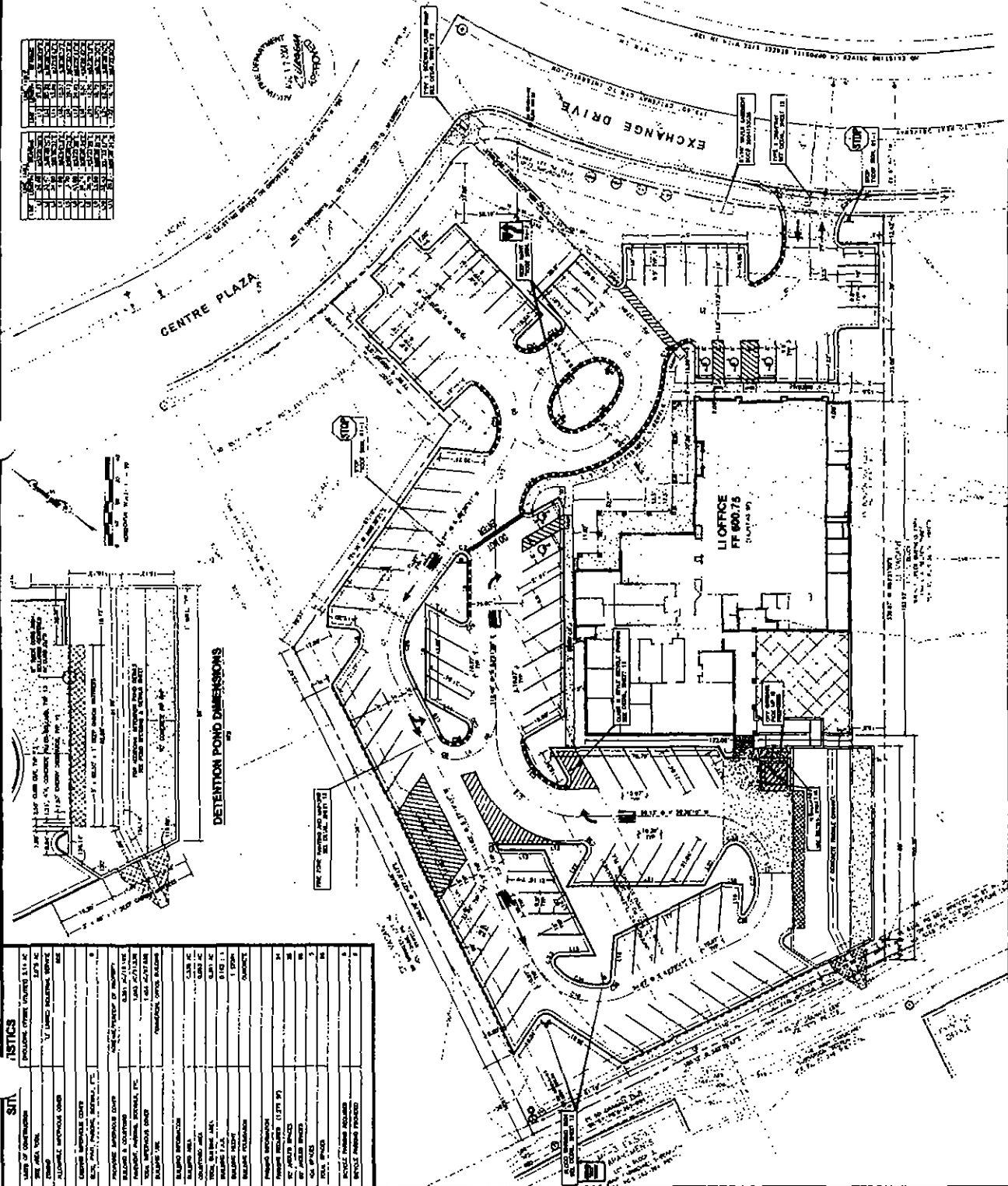
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BENCHMARKS AND CURVE DATA

NOTES

1. JOHNSON, R. EXTENSIVE STUDIES IN "THE HOUSE OF THE DEAD" BY ALFRED DOUGLASS. In: *THE HOUSE OF THE DEAD*, ed. by J. JOHNSON, pp. 1-10. University of Illinois Press, Urbana, 1964.
2. *THE HOUSE OF THE DEAD*, ed. by J. JOHNSON, pp. 1-10. University of Illinois Press, Urbana, 1964.
3. *THE HOUSE OF THE DEAD*, ed. by J. JOHNSON, pp. 1-10. University of Illinois Press, Urbana, 1964.
4. *THE HOUSE OF THE DEAD*, ed. by J. JOHNSON, pp. 1-10. University of Illinois Press, Urbana, 1964.
5. *THE HOUSE OF THE DEAD*, ed. by J. JOHNSON, pp. 1-10. University of Illinois Press, Urbana, 1964.
6. *THE HOUSE OF THE DEAD*, ed. by J. JOHNSON, pp. 1-10. University of Illinois Press, Urbana, 1964.
7. *THE HOUSE OF THE DEAD*, ed. by J. JOHNSON, pp. 1-10. University of Illinois Press, Urbana, 1964.
8. *THE HOUSE OF THE DEAD*, ed. by J. JOHNSON, pp. 1-10. University of Illinois Press, Urbana, 1964.
9. *THE HOUSE OF THE DEAD*, ed. by J. JOHNSON, pp. 1-10. University of Illinois Press, Urbana, 1964.
10. *THE HOUSE OF THE DEAD*, ed. by J. JOHNSON, pp. 1-10. University of Illinois Press, Urbana, 1964.

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ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2301 CENTRE PLAZA FROM FAMILY RESIDENCE**
3 **(SF-3) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL**
4 **OVERLAY (LI-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from family residence (SF-3) district to limited industrial services-
10 conditional overlay (LI-CO) combining district on the property described in Zoning Case
11 No. C14-04-0177, on file at the Neighborhood Planning and Zoning Department, as
12 follows:

13
14 A 1.90 acre tract of land, more or less, out of the John Applegate Survey No. 58,
15 Travis County, the tract of land being more particularly described by metes and
16 bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

17 locally known as 2301 Centre Plaza, in the City of Austin, Travis County, Texas, and
18 generally identified in the map attached as Exhibit "B".

19
20
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:

23
24 A site plan or building permit for the Property may not be approved, released, or
25 issued, if the completed development or uses of the Property, considered cumulatively with
26 all existing or previously authorized development and uses, generate traffic that exceeds
27 2,000 trips per day.

28
29 Except as specifically restricted under this ordinance, the Property may be developed and
30 used in accordance with the regulations established for the limited industrial services (LI)
31 base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

_____, 2005

§
§
§

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk

PROPERTY DESCRIPTION

DESCRIPTION of a 1.90 acre tract of land located in the John Applegate Survey No. 58 and being comprised of a called 1.27 acre tract as described in a deed to Bill R. Brinkley recorded in Volume 10488, Page 773 of the Real Property Records of Travis County, Texas, and a called 0.63 acre tract described as Tracts 1 & 2 in a deed to Roy E. & Alma Ross recorded in Volume 3144, Page 1071, of the Deed Records of Travis County, Texas, said 1.90 acre tract being more fully described by metes and bounds as follows with attached sketch, with all bearings referenced to said 1.27 acre tract:

BEGINNING at a point at the southeast corner of said 1.27 acre tract, also being at the southwest corner of Lot 3A, Block F, "Resub of Lot 3, Block F, Walnut Creek Business Park, Phase A, Section 3", a subdivision recorded in Book 94, Page 253 of the Plat Records of Travis County, Texas, said point also being on the northerly line of "Jimmy Carmichael, Section 3", a subdivision recorded in Book 83, Page 132D of said Plat Records;

THENCE N 59°51'00" W with said northerly line also being the southerly lines of said 1.27 acre tract and said 0.63 acre tract, at 275.36 feet passing the southwest corner of said 1.27 acre tract and the southeast corner of said 0.63 acre tract for a total distance of 595.36 feet to a point on the easterly line of "Headway 8-A", a subdivision recorded in Book 83, Page 158C of said Plat Records for the southwest corner of the herein described tract;

THENCE N 29°14'00" E with the west line of said 0.63 acre tract and the east line of said "Headway 8-A", for a distance of 85.00 feet to a point at the northwest corner of said 0.63 acre tract, also being at the southwest corner of a called 3.17 acre tract described in a deed to L.R. Wolf, recorded in Volume 5408, Page 754 of said Deed Records for the northwest corner of the herein described tract;

THENCE S 59°51'00" E with the northerly line of said 0.63 acre tract and a southerly line of said 3.17 acre tract, for a distance of 320.00 feet to a point on the westerly line of said 1.27 acre tract at the northeast corner of said 0.63 acre tract, also being at an exterior ell corner of said 3.17 acre tract, for an interior ell corner of the herein described tract;

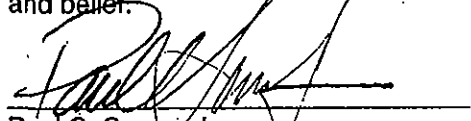
THENCE N 29°14'00" E with the westerly line of said 1.27 acre tract and an easterly line of said 3.17 acre tract, for a distance of 115.00 feet to a point at the northwest corner of said 1.27 acre tract, also being at an interior ell corner of said 3.17 acre tract, for an exterior ell corner of the herein described tract;

THENCE S 59°51'00" E with the northerly line of said 1.27 acre tract and a southerly line of said 3.17 acre tract, for a distance of 278.51 feet to a point on the westerly line of said Lot 3A, also being at the northeast corner of said 1.27 acre tract, for the northeast corner of the herein described tract;

EXHIBIT A

THENCE S 30°03'00" W with the east line of said 1.27 acre tract and the westerly line of said Lot 3A for a distance of 199.99 feet to the **POINT OF BEGINNING** and containing 1.90 acres (82605 square feet) of land, more or less.

That I, Paul C. Sauve, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is made from public record, and is true and correct to the best of my knowledge and belief.



Paul C. Sauve, Jr.

Registered Professional Land Surveyor No. 2518

