



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

**AGENDA ITEM NO.: Z-3**  
**AGENDA DATE: Thu 02/10/2005**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0189 - Superior Service Company - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2020 West Howard Lane (Walnut Creek Watershed) from community commercial (GR) district zoning to limited industrial services (LI) district zoning. Zoning and Platting Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Applicant: Superior Service Company (Robert Dale Steenrod). Agent: Holt Planners (David B. Holt, Jr.). City Staff: Sherri Gager, 974-3057.

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

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

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0189

**ZAP DATE:** December 21, 2004

**ADDRESS:** 2020 West Howard Lane

**OWNER/APPLICANT:** Superior Service Company  
(Robert Dale Steenrod)

**AGENT:** Holt Planners  
(David B. Holt, Jr.)

**ZONING FROM:** GR

**TO:** LI

**AREA:** 0.690 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant LI-CO (Limited Industrial Services-Conditional Overlay) zoning district. The conditional overlay would limit the site to less than 2,000 trips per day.

In addition, the staff recommends that the applicant dedicate 35-feet of right-of-way from the centerline of West Howard Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site [LDC, 25-6-55; TCM, Tables 1-7, 1-12].\*

\* On January 10, 2005, the Transportation reviewer for this case stated that the applicant had provided the staff with a copy of a street deed for this property that shows that the property owner had already dedicated the required amount of right-of-way. Therefore, additional right-of-way is no longer required for this zoning case.

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

12/21/04: Approved CS-CO, with staff conditions to limit the site to less than 2,000 vehicle trips per day and that the applicant dedicate 35-feet of ROW from the centerline of West Howard Lane (9-0); J. Martinez-1<sup>st</sup>, J. Gohil-2<sup>nd</sup>.

### **ISSUES:**

The agent for this case, Mr. David Holt, would like to address the City Council to reiterate his need for LI, Limited Industrial District, zoning for this site. Mr. Holt had agreed to CS, General Commercial Services District, zoning as proposed by chairperson of the Zoning and Platting Commission on December 21, 2004. However, prior to the public hearing for this case at City Council, Mr. Holt discovered that the existing structure on the property will not meet the setback requirements designated by the CS zoning district. Therefore, the applicant agrees with the staff's recommendation of LI-CO zoning for this site.

### **DEPARTMENT COMMENTS:**

The property in question is currently being used for a refrigeration service business. The property owner recently received a red tag for constructing a parking addition on this site. The applicant is requesting LI, Limited Industrial District, zoning to bring the existing Construction Sales and Services use into conformance with Land Development Code requirements.

The staff recommends LI-CO zoning for this property because the site is located in an area that is developed with intense commercial and industrial uses. The properties in this area along the north side of Avenue N and Howard Lane are utilized for office/warehouse uses, a COA water pumping station, automotive repair uses, oil storage tanks, machine shops, construction sales and service uses, generator and air-conditioning service businesses, a moving company, etc. The tracts of land surrounding the site to the north and west are zoned LI and a large tract to the southeast is zoned LI-CO (for a Federal Express Shipping business). The site under consideration is located at the intersection of two collector roadways. There are plans to widen West Howard Lane to accommodate traffic generated by the industrial and commercial development in this area.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR	Contractor Service (Refrigeration Business)
<i>North</i>	LI, CS-CO	Office/Warehouse
<i>South</i>	SF-6	Townhouses (under development)
<i>East</i>	CS-CO, CS	Vacant Tracts, Storage Tanks, Office, and an Outdoor Equipment Storage Area, Office
<i>West</i>	LI	Office/Warehouse

**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:**

64 - River Oaks Lakes Estates Neighborhood  
 114 - North Growth Corridor Alliance  
 669 - Scofield Ridge Condominiums

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-01-0093	GR to CS-CO	7/10/01: To approve the staff's recommendation of CS-CO district zoning, adding the conditions to prohibit adult oriented uses and to require on-site detention (7-0, Cravey-off dias, Heimsath-absent)	8/9/01: Approved Planning Commission rec. of CS-CO (7-0); 1 <sup>st</sup> reading only  9/27/01: Approved CS-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-01-0049	LI-CO to SF-6	5/01/01: To approve staff's recommendation for SF-6 zoning by consent (7-0, Ortiz & Robertson-absent)	7/19/01: Approved SF-6 on all 3 readings (6-0)
C14-00-2206	RR, P to SF-6-CO	11/14/00: Approved staff rec. of SF-6-CO by consent (8-0)	11/30/00: Approved SF-6-CO w/conditions (7-0); all 3 readings

C14-99-2128	GR, CS to P	1/25/00: Approved 'P' zoning by consent (8-0)	3/2/00: Approved PC rec. of 'P' zoning (7-0); 1 <sup>st</sup> reading  3/30/00: Approved 2 <sup>nd</sup> /3 <sup>rd</sup> readings (6-0)
C14-97-0094	CS to CS-MU	8/26/97: Approved CS-MU (9-0)	9/4/97: Approved CS-MU (5-0); all 3 readings
C14-95-0182	TR1: R&D, GO to LI TR2: GO to GR TR3: LO, GR to SF-6	6/4/96: Approved LI, GR, & SF-6 (8-0)	7/11/96: Approved LI-CO (TR1), GR (TR2), SF-6 (TR3) w/conditions (7-0), 1 <sup>st</sup> reading 8/1/96: Approved LI-CO (TR1), GR (TR2), SF-6 (TR3) w/conditions (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

**RELATED CASES:** C14-84-437 (Previous zoning case)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
Avenue N	70'	25'	Collector	No	No	No
W. Howard Lane	50'	30'	Collector	No	No	No

**CITY COUNCIL DATE:** January 27, 2005

**ACTION:** Postponed to 2/10/05 at the request of the applicant (7-0)

February 10, 2005

**ACTION:**

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

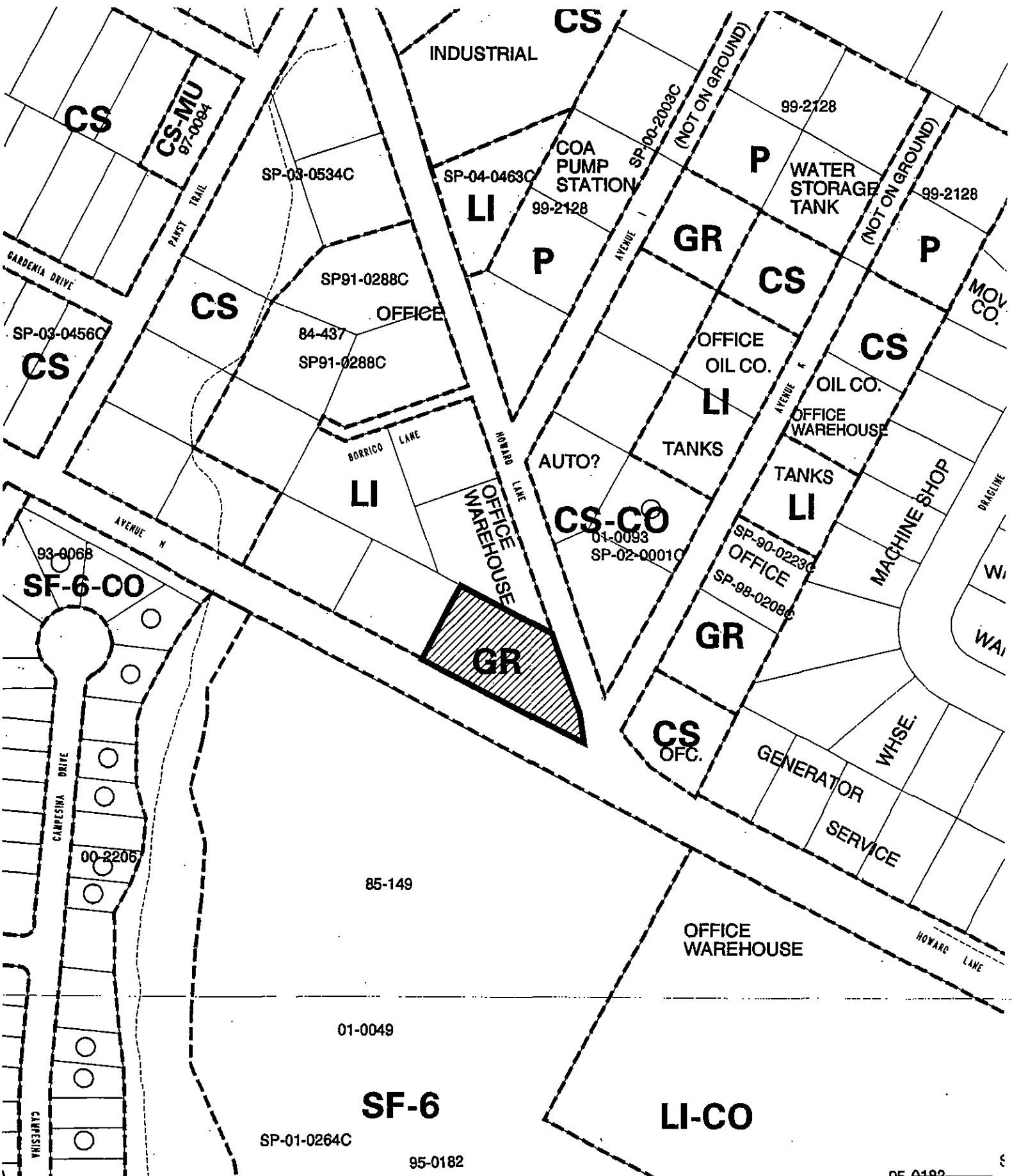
2<sup>nd</sup>





3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Gager

**PHONE:** 974-3057,  
[sherri.gager@ci.austin.tx.us](mailto:sherri.gager@ci.austin.tx.us)



 1" = 200'	SUBJECT TRACT 	<b>ZONING</b>  CASE #: C14-04-0189 ADDRESS: 2020 W.HOWARD LA. SUBJECT AREA (acres): 0.690	DATE: 04-11  INTLS: TRC	CITY GRID REFERENCE NUMBER M36
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: SGAGER			



## **STAFF RECOMMENDATION**

The staff's recommendation is to grant LI-CO (Limited Industrial Services-Conditional Overlay) zoning district. The conditional overlay would limit the site to less than 2,000 trips per day.

In addition, the staff recommends that the applicant dedicate 35-feet of right-of-way from the centerline of West Howard Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site [LDC, 25-6-55; TCM, Tables 1-7, 1-12].\*

\* On January 10, 2005, the Transportation reviewer for this case stated that the applicant had provided the staff with a copy of a street deed for this property that shows that the property owner had already dedicated the required amount of right-of-way. Therefore, additional right-of-way is no longer required for this zoning case.

## **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 zoning district would be compatible and consistent with the surrounding uses because there is existing LI (Limited Industrial Services) zoning to the north and west. There is a mixture of CS, GR, LI, and LI-CO zoning to the north and east and southeast.

The area to the north and east of this site is developed with intense commercial and industrial uses.

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

The LI zoning district would allow for a fair and reasonable use of the site. LI zoning is appropriate for this location because of the commercial and industrial character of the area.

The site is located at the intersection of two collector roadways, West Howard Lane and Avenue N. There are plans to widen West Howard Lane to accommodate traffic generated by the industrial and commercial development in this area.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject tract is currently developed with a 2,400 square foot office/warehouse structure that is utilized for a refrigeration service business.

### **Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.

### **Impervious Cover**

The maximum impervious cover allowed by the LI zoning district would be 80%. However, if the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

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%

Note: The most restrictive impervious cover limit applies.

### **Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut 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**

If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of West Howard Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

No additional right-of-way for Avenue N is needed at this time.



The trip generation under the requested zoning is estimated to be 3,109 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]

**Existing Street Characteristics:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Bus Route</b>
Avenue N	70'	25'	Collector	No	No	No
W. Howard Lane	50'	30'	Collector	No	No	No

**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 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. The utility construction must be inspected by the City. The landowner must pay the associated City plan review and inspection fees.

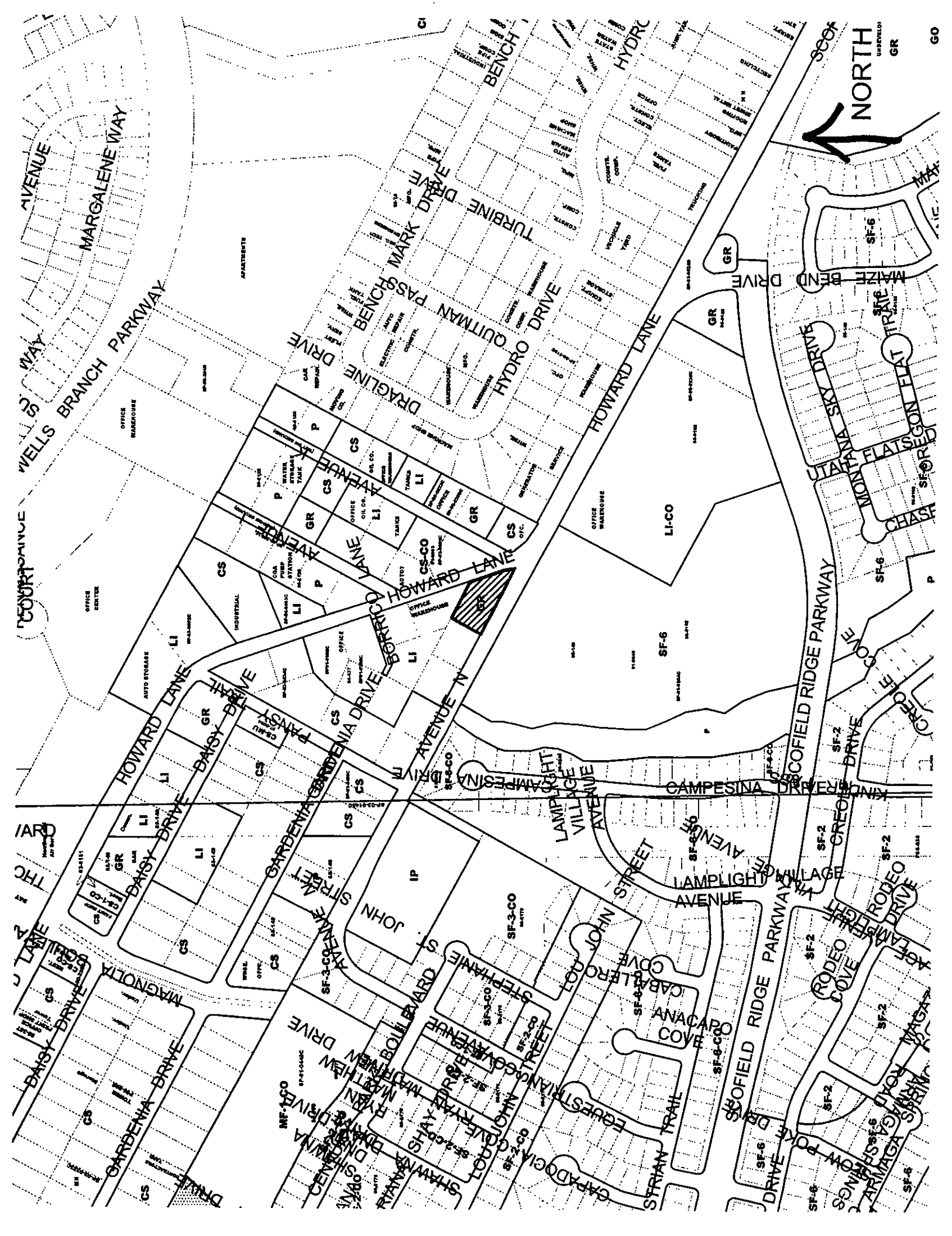
The landowner must pay the tap and impact fee once the landowner makes an application for a City water and wastewater utility tap permit.

**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 storm water runoff will be mitigated through on-site storm water 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.



**Gager, Sherri**

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**From:** David B. Holt, Jr [holtplan@io.com]  
**Sent:** Thursday, January 27, 2005 12:10 PM  
**To:** Gager, Sherri  
**Subject:** Superior Service Rezoning - C14-04-0189

**Importance:** High

January 27, 2005

Ms. Sherri Gager  
City of Austin  
Neighborhood Planning & Zoning Department  
505 Barton Springs Road  
Austin, TX. 78704

REF: Superior Service Company  
2020 West Howard Lane  
C14-04-0189  
Rezoning Application  
Postponment Request

Dear Ms. Gager,

I would like to request a postment, by the Austin City Council, of rezoning request application C14-04-0189 for Superior Service Company, located at 2020 West Howard Lane to Thursday, February 10, 2005. The rezoning request is scheduled to be heard today Thursday, January 27, 2005 at 4 PM by the Austin City CouncilP.

I need additional time to prepare my presentation to the Austin City Council for the Superior Service rezoning request. The intially requested LI zoning and staff recommended LI zoning is more appropriate for my client because of existing site conditions than what I was not aware of at the Zoning and Platting Commission hearing on Dec. 21, 2004. I unfortunately agreed to the CS zoning as proposed by the Chairman at the Zoning and Platting Commission, on Dec. 21 which will not fit the setbacks for the existing building on my client's property.

Thanks very kindly for your time and cooperation.

Sincerely,  
David B. Holt, Jr.  
HOLT PLANNERS  
1715 Capital of Texas Hwy. S.  
Suite 108  
Austin, TX. 78746  
512-327-4660