



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 04/07/2005
PAGE: 1 of 1

SUBJECT: C14-05-0017 - Highway 71 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 3103 East State Highway 71 (Onion Creek 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: G.T. Land, L.P. (Pedro E. Landa). Agent: LOC Consultants (Sergio Lozano-Sanchez). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0017

Z.P.C. DATE: March 1, 2005

ADDRESS: 3103 East State Highway 71

OWNER: GT Land, L.P. (Pedro E. Landa)

AGENT: LOC Consultants
(Sergio Lozano – Sanchez)

ZONING FROM: I-SF-2

TO: GR-CO

AREA: 0.751 acres (32,713.56 square feet)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay limits development of the property to 2,000 motor vehicles per day.

ZONING & PLATTING COMMISSION RECOMMENDATION:

March 1, 2005: *APPROVED STAFF RECOMMENDATION OF GR-CO DISTRICT ZONING; BY CONSENT.*

[J. MARTINEZ; J. GOHIL 2ND] (8-0) K. JACKSON – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property consists of a vacant automotive repair business and carries interim – single family residence (I-SF-2) district zoning. The property has access to the westbound lanes of East State Highway 71, a major arterial, and is adjacent to a fast food restaurant to the east and automotive uses to the west (zoned I-SF-2; CS-CO). Glenbrook Addition, a single family residential neighborhood, is situated to the north along Meldrum and Ellon Roads (I-SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The applicant proposes to zone the property to the community commercial – conditional overlay (GR-CO) combining district so that it has the opportunity to be converted to an automotive sales use. The Conditional Overlay limits development of the site to uses that generate no more than 2,000 vehicle trips per day. Staff recommends the applicant's request based upon the following considerations of the property: 1) it is compatible with the adjacent commercial zoning and uses along East S.H. 71 between Cheviot and Terry Lanes; 2) its frontage on a major arterial roadway and proximity to FM 973 allows for good vehicular access without disturbing existing residential areas to the north; 3) the rezoning area is in close proximity to the Austin Bergstrom International Airport, and commercial zoning and uses are compatible with airport activities; and 4) an established maximum number of daily vehicle trips that will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Vacant automotive repair business
<i>North</i>	I-SF-2	Single family residences; Undeveloped
<i>South</i>	N/A; AV; I-RR; CS-CO; GR; GR-CO	State Highway 71; Austin Bergstrom International Airport; Undeveloped; Service station with food sales (2); Automotive washing; Used manufactured home sales
<i>East</i>	I-SF-2	Fast food restaurant; Undeveloped; Single family residences
<i>West</i>	I-SF-2; CS-CO	Outdoor storage; Towing company; Automotive repair businesses

AREA STUDY: N / A**TIA:** Is not required**WATERSHED:** Onion Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

SCHOOLS:

This property is located within Del Valle Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0186	I-SF-2; RR to LI	Recommended CS-CO with additional conditions	Approved CS-CO, the CO is for a 15' vegetative buffer along Meldrum Road and prohibits adult-oriented uses; bed and breakfast (groups 1 & 2); campground; cocktail lounge; commercial blood plasma center; custom manufacturing; funeral services; hotel-motel; indoor entertainment; indoor sports and recreation; marina; outdoor entertainment; outdoor sports and recreation;

			pawn shop services; scrap & salvage; special use historicables; theater; and vehicle storage (5-27-02).
C14-01-0027	I-SF-2 to GR	Recommended GR-CO	Approved GR-CO; the CO limits development of the site to uses that generate no more than 2,000 vehicle trips per day (4-19-01).
C14-99-2105	I-RR to RR	Recommended RR	Approved RR (4-20-00).
C14-99-2096	I-RR to RR	Recommended RR	Approved RR (1-13-00).
C14-99-0085	I-RR to CS	Recommended CS-CO	Approved CS-CO; the CO prohibits adult-oriented uses; automotive rentals; automotive repair services; equipment repair services; equipment sales; pawn shop services and vehicle storage; and limits development of the site to uses that generate no more than 2,000 vehicle trips per day (1/27/00).

RELATED CASES:

The subject property was annexed as interim – single family residence on September 6, 2001. The property is platted as Lot 30 of Glenbrook Addition. There are no site plan cases on the subject property.

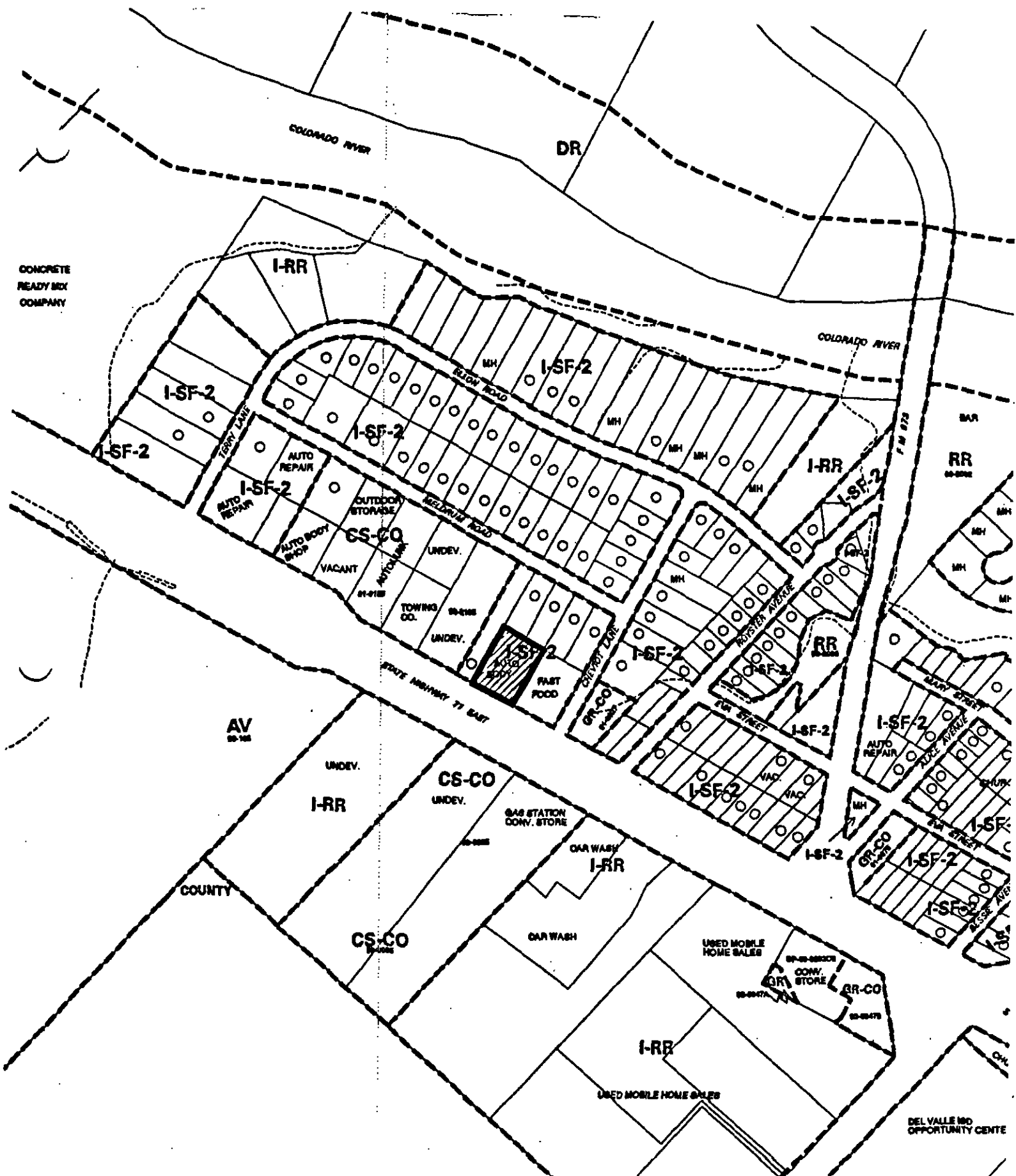
ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
SH 71 East	200 feet	2 @ 36 feet	Major Arterial	No	Route # 45	No

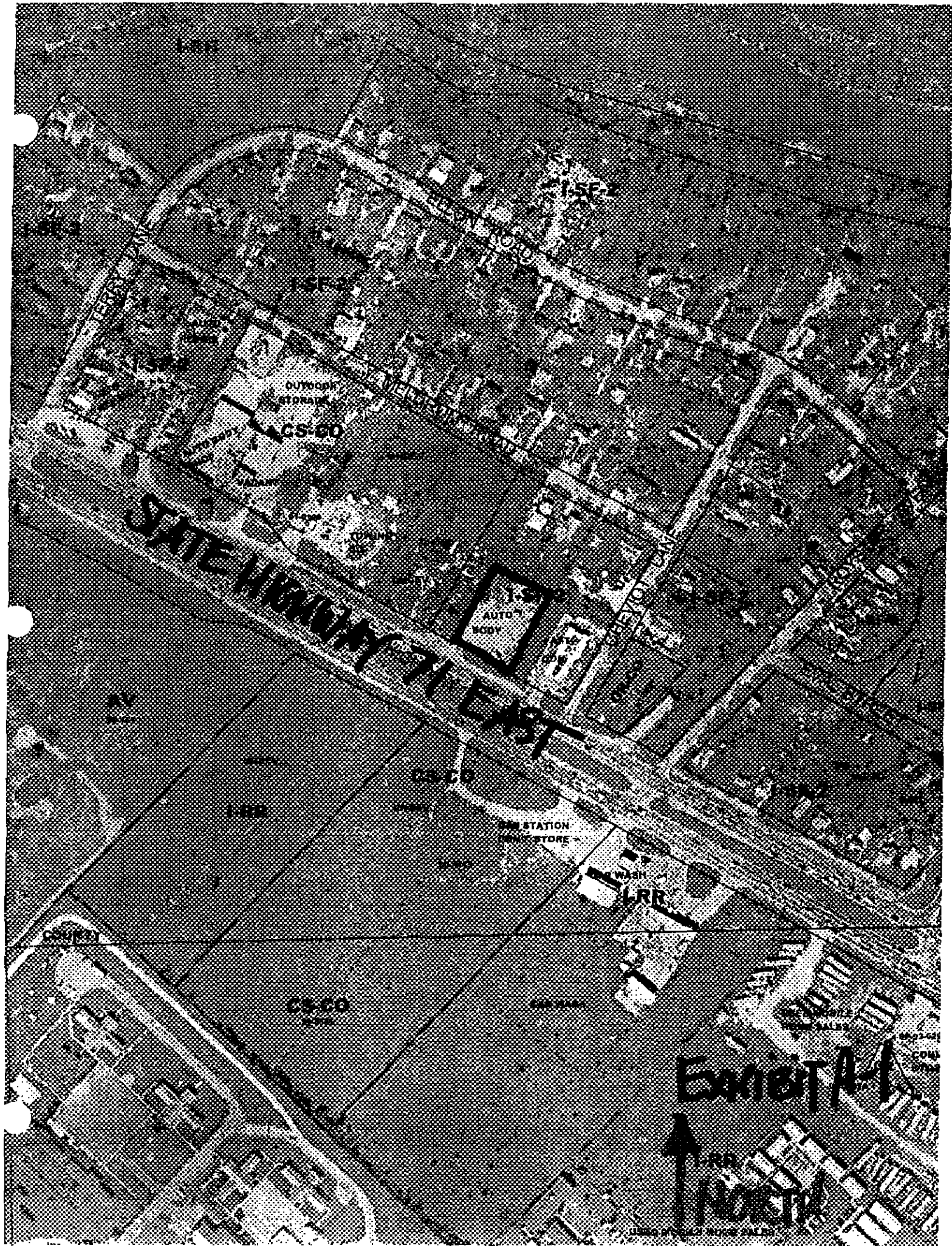
CITY COUNCIL DATE: April 7, 2005**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER P17
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0017	DATE: 05-02	
	CASE MGR: W. WALSH	ADDRESS: 3103 E STATE HWY 71	INTLS: SM	
	SUBJECT AREA (acres): 0.751			



SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay limits development of the property to 2,000 motor vehicles per day.

BACKGROUND

The subject property consists of a vacant automotive repair business and carries interim – single family residence (I-SF-2) district zoning. The property has access to the westbound lanes of East State Highway 71, a major arterial, and is adjacent to a fast food restaurant to the east and automotive uses to the west (zoned I-SF-2; CS-CO). Glenbrook Addition, a single family residential neighborhood, is situated to the north along Meldrum and Ellon Roads (I-SF-2).

The applicant proposes to zone the property to the community commercial – conditional overlay (GR-CO) combining district so that it has the opportunity to be converted to an automotive sales use. The Conditional Overlay limits development of the site to uses that generate no more than 2,000 vehicle trips per day. Staff recommends the applicant's request based upon the following considerations of the property: 1) it is compatible with the adjacent commercial zoning and uses along East S.H. 71 between Cheviot and Terry Lanes; 2) its frontage on a major arterial roadway and proximity to FM 973 allows for good vehicular access without disturbing existing residential areas to the north; 3) the rezoning area is in close proximity to the Austin Bergstrom International Airport, and commercial zoning and uses are compatible with airport activities; and 4) an established maximum number of daily vehicle trips that will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The purpose statement per the City of Austin Land Development Code states: "The proposed GR, Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways."

The property has frontage on the westbound lanes of East State Highway 71.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends the applicant's request based upon the following considerations of the property: 1) it is compatible with the adjacent commercial zoning and uses along East S.H. 71 between Cheviot and Terry Lanes; 2) its frontage on a major arterial roadway and proximity to FM 973 allows for good vehicular access without disturbing existing residential areas to the north; 3) the rezoning area is in close proximity to the Austin Bergstrom International Airport, and commercial zoning and uses are compatible with airport activities; and 4) an established maximum number of daily vehicle trips that will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING CONDITIONS

Site Characteristics

The property is undeveloped. The site slopes upwards to the west and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the GR-CO zoning district would be 80%, which is based on the more restrictive watershed regulations described below.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Onion 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. 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%.

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 the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

TPSD 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 City of Austin Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) projects. A comment from this reviewer that no right-of-way is needed applies only to needs for these categories, and does not preclude the

need to dedicate right-of-way to satisfy requirements by others. There are separate right-of-way dedication and reservation requirements enforced by other City Departments and other governmental jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan that may not yet be funded, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

No aspect of the proposed project is being considered or approved as part of this review other than the need for right-of-way for City-funded projects. If the configuration of the site/subdivision/plan will require any variances to Transportation Criteria Manual standards, the variance request(s) must be submitted separately through the assigned City of Austin case manager.

We have reviewed the proposed 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.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for SH 71 East. Reservation of additional right-of-way may be required during the subdivision or site plan process in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]

The trip generation under the requested zoning is estimated to be 3,285 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]

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, system upgrades, or utility relocation, or utility 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 design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

This tract is already undeveloped. However, any new construction on this site would be subject to compatibility development regulations due to the existing I-SF-2 zoned property to the north, and would be subject to the following requirements:

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

This property is within the Airport Overlay Zone AO-3. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new structures. For more information, contact Shane M. Harbinson, Noise Abatement Officer at (512) 530-6652.

The property lies on a Scenic Roadway. As a result, the subject tract will be limited to one freestanding sign not to exceed 12 feet in height and the lesser of 64 square feet or 0.4 square feet for each linear foot of street frontage.

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 3103 EAST STATE HIGHWAY 71 AND CHANGING
3 THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE
4 STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-
5 CONDITIONAL OVERLAY (GR-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 community commercial-conditional overlay (GR-CO) combining district on the property
12 described in Zoning Case No. C14-05-0017 on file at the Neighborhood Planning and
13 Zoning Department, as follows:
14

15 Lot 30, Glenbrook Addition Section 1 Subdivision, a subdivision in the City of
16 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
17 5, Page 36, of the Plat Records of Travis County, Texas (the "Property"),

18 locally known as 3103 East State Highway 71, in the City of Austin, Travis County, Texas,
19 and generally identified in the map attached as Exhibit "A".
20

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 community commercial (GR)
32 base district and other applicable requirements of the City Code.
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36

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

3
4 **PASSED AND APPROVED**

5
6
7
8
9 _____, 2005

§
§
§

Will Wynn
Mayor

10
11
12
13 **APPROVED:** _____

ATTEST: _____

14 David Allan Smith
15 City Attorney
16

Shirley A. Brown
City Clerk

DRAFT

