

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



**AGENDA ITEM NO.: Z-7  
AGENDA DATE: Thu 07/28/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0079 - Bluff Springs - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6625 Bluff Springs Road (Williamson Creek Watershed) from neighborhood commercial (LR) district zoning to community commercial (GR) district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Applicant & Agent: R & K investments (Russel Moore). City Staff: Wendy Walsh, 9747719.

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

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

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0079

**Z.P.C. DATE:** July 5, 2005

**ADDRESS:** 6625 Bluff Springs Road

**OWNER:** R & K Investments (Russel Moore)

**ZONING FROM:** LR

**TO:** GR

**AREA:** 1.277 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning for Tract One and neighborhood commercial – conditional overlay (LR-CO) combining district zoning for Tract Two. The Conditional Overlay limits the development of the property to 2,000 trips per day.

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

July 5, 2005: *APPROVED GR-CO DISTRICT ZONING; WITH THE CO FOR A 2,000 DAILY VEHICLE TRIP LIMIT.*

*[J. MARTINEZ; K. JACKSON – 2<sup>ND</sup>] (8-0) M. WHALEY-HAWTHORNE – ABSENT*

### **ISSUES:**

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

### **DEPARTMENT COMMENTS:**

The subject rezoning area represents two platted lots, is undeveloped and zoned neighborhood commercial (LR) district. The rezoning area accesses Bluff Springs Road and is surrounded to the north by pawn shop services and a service station with convenience store (GR, LR), to the east by restaurants, auto washing, service station with convenience store and convenience storage (GR, CS-CO), and to the south by a manufactured home community (MH). Across Bluff Springs Road to the west, there is a shopping center anchored by grocery store (this use faces the IH-35 frontage road), a historic structure of a single family residence and an electric substation (GR, SF-3-H). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The applicant proposes to rezone the property to the community commercial (GR) district. The Applicant has not proposed any specific uses at this time, but is contemplating restaurant (general), personal improvement services and retail sales (general) uses which are first allowed in the GR district. The Applicant's conceptual development plans are provided as Exhibit C.

The Staff recommends GR zoning as requested with the exception of maintaining LR zoning for the south 50 feet of the property adjacent to the manufactured home park. The Applicant's request for GR zoning would be consistent and compatible zoning with that established along William Cannon Drive (west, north and east), and is also appropriate along an arterial roadway. Maintaining LR zoning and uses for the south 50 feet of the property would provide greater compatibility to the adjacent manufactured homes fronting Bitter Creek Drive. A comparison of GR and LR uses, and development standards is provided as Exhibit D.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LR	Undeveloped
<i>North</i>	GR; LR	Pawn shop services; Service station with food sales
<i>South</i>	MH; I-SF-3; CS-CO	Manufactured home community; Single family residence; Undeveloped
<i>East</i>	GR; CS-CO; MH	Restaurants; Auto washing; Service station with food sales; Convenience storage; Financial services; Auto parts store
<i>West</i>	GR; SF-3-H; SF-3	Shopping center with food sales; Historic structure of a single family residence; Electric substation; Telecommunications tower

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Williamson Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

27 – Franklin Park Neighborhood Association  
 96 – Southeast Corner Alliance of Neighborhoods  
 300 – Terrell Lane Interceptor Association  
 428 – Barton Springs / Edwards Aquifer Conservation District  
 511 – Austin Neighborhoods Council  
 627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District  
 743 – Southeast Austin Trails & Greenbelt Alliance

**SCHOOLS:**

Langford Elementary School Paredes Middle School

Charles Akins High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0157H	SF-3-H to CS-1	To Grant GR-MU-CO-H for Tract One; LR-CO for Tract Two; GR-CO for Tract Three	Approved ZAP recommendations on 1 <sup>st</sup> Reading (7-31-03). Case subsequently expired because additional readings did not occur within the one year time frame.
C14-99-2089	CS-CO to CS-CO	To Grant CS-CO with conditions to add 2 previously prohibited uses: Auto washing and General retail sales (general) and RC to limit hours of operation	Approved CS-CO as recommended by PC with RC modified for hours of operation (5-18-00).
C14-97-0072	GR to CS	To Grant CS-CO with conditions	Approved CS-CO with CO for prohibited uses and 2,000 trips per day (9-11-97).

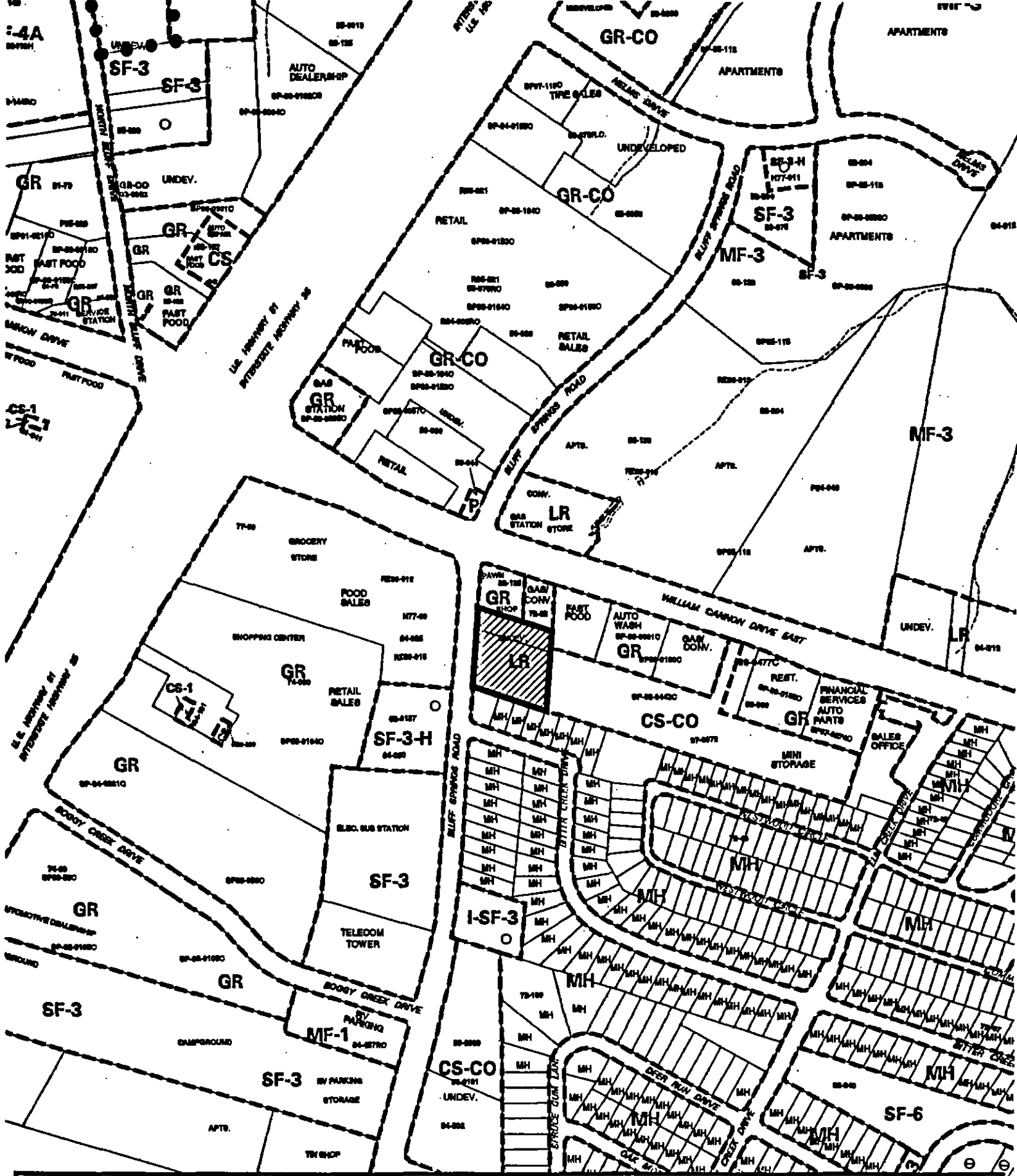
**RELATED CASES:**





The subject rezoning area consists of two platted lots: the north portion is platted as Lot 1-C of the Resubdivision of Lot 1, South Creek Section 3, and the remainder is platted as Lot 2 of South Creek Section 3 (C8s-72-146 and C8s-71-151, respectively). There are no site plan applications on the subject property.

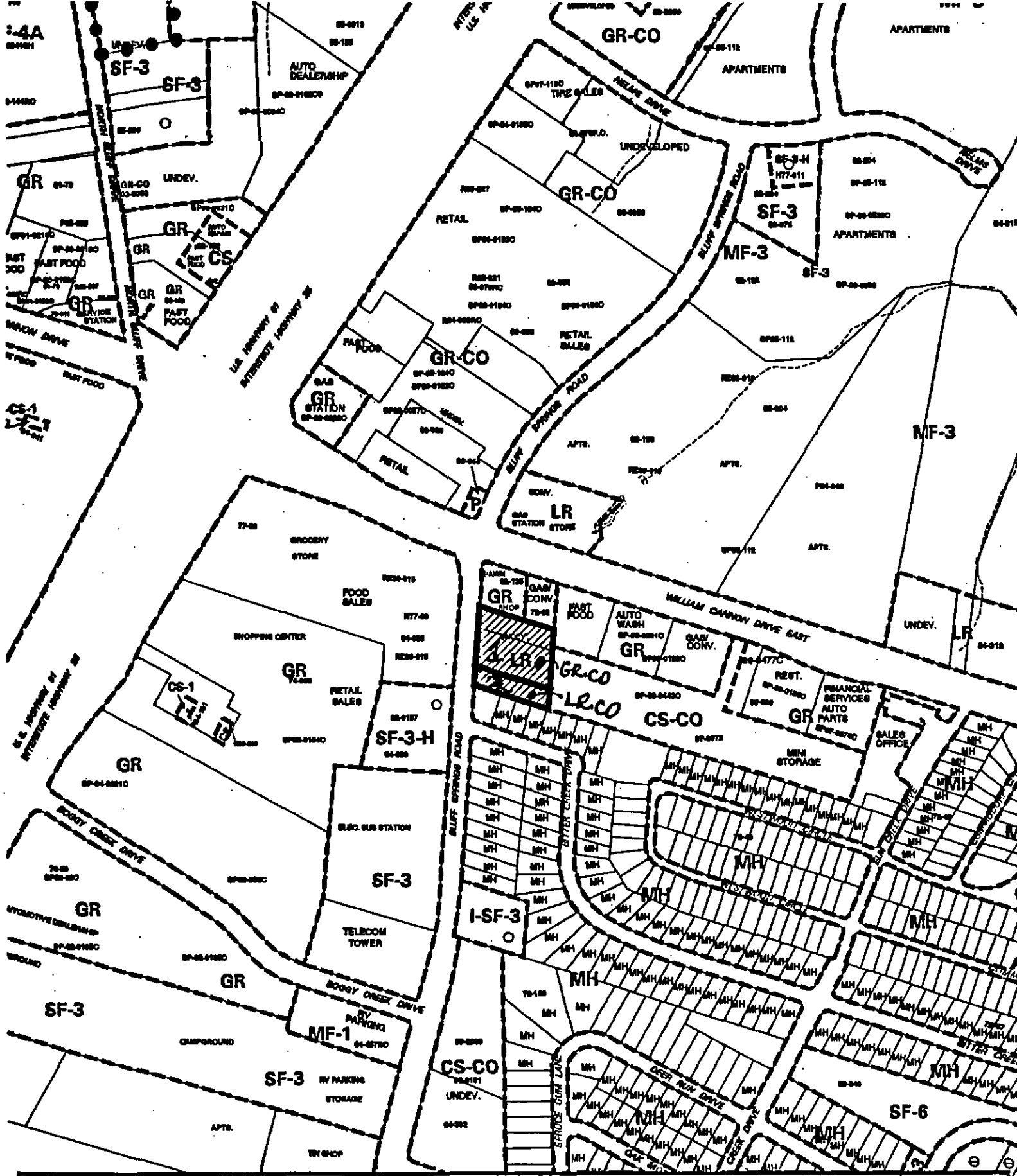
**ABUTTING STREETS:**





Name	ROW	Pavement	Classification	Sidewalks	Bus Route
Bluff Springs Road	70 feet	55 feet	Arterial	Yes	Yes, Capital Metro bus service

**CITY COUNCIL DATE:** July 28, 2005**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Walsh  
e-mail: wendy.walsh@ci.austin.tx.us**PHONE:** 974-7719



 1" = 400'	SUBJECT TRACT		<b>ZONING EXHIBIT A</b>  CASE #: C14-05-0079 ADDRESS: 8625 BLUFF SPRINGS RD SUBJECT AREA (acres): 1.277	DATE: 05-08  INTLS: SM	CITY GRID REFERENCE NUMBER  H15
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W. WALSH				



 1" = 400'	SUBJECT TRACT 	<b>ZONING STAFF RECOMMENDATION</b>		CITY GRID REFERENCE NUMBER H15
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0079	DATE: 05-08	
	CASE MGR: W. WALSH	ADDRESS: 6625 BLUFF SPRINGS RD	INTLS: SM	

SUBJECT AREA (acres): 1.277



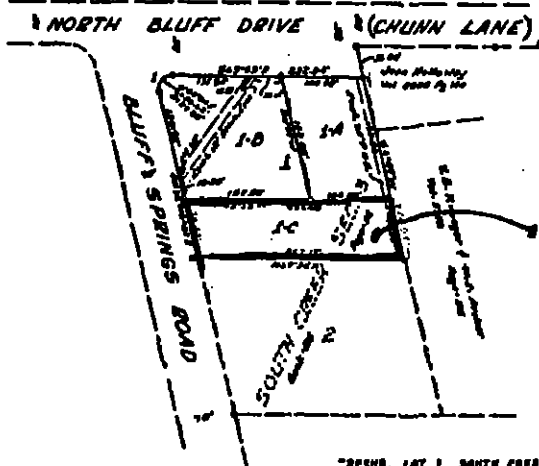
RESTRICTION LOT 10 VOL. 1349 PAGE 14 - 15 OF A.E. 24.3

Curve Data

1 104.00'  
2 15.00'  
3 10.00'  
4 22.00'  
5 27.00'

LEGEND

• I.R. Found  
• J.A. Dot  
Scale: 1"=100'



"RESUB. LOT 1, SOUTH CREEK SEC. 3"

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS That Clara Creek Properties Inc., a corporation organized and existing under the laws of the State of Texas and having its principal place of business in Austin, Travis County, Texas, acting herein by and through its Vice President, Carl Nozaki, owner of a portion of Lot 1, South Creek Sec. 3, a subdivision of a portion of the Santiago del Norte Grant in Travis County, Texas, according to a plat of record in Book 33 at Page 12 of the Plat Records of Travis County, Texas, conveyed to it by deed of record in Volume 4019 at Page 112 of the Deed Records of Travis County, Texas, and 1, Jean Holloway owner of the remaining portion of said Lot 1 of said subdivision, conveyed to me by deeds of record in Volume 4060 at Pages 6 and Volume 4710 at Page 10 of the Deed Records of Travis County, Texas, do hereby redivide said lot in accordance with the attached plat, said redivision to be known as "RESUB. LOT 1, SOUTH CREEK SEC. 3" and do hereby dedicate to the public the streets and easements shown hereon.

WITNESS THE SEAL OF SAID CORPORATION AND THE HAND OF ITS VICE PRESIDENT THIS 10th DAY OF May, A.D. 1972.

WITNESS MY HAND AND SEAL OF OFFICE this 10th day of May, A.D. 1972.

Carl Nozaki  
VICE PRESIDENT  
Clara Creek Properties Inc.

STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Carl Nozaki, Vice President of Clara Creek Properties Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation, for the purposes and considerations therein expressed, and in the presence thereof attested.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of May, A.D. 1972.

John Holloway  
Notary Public in and for Travis County, Texas

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Jean Holloway, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this 10th day of May, A.D. 1972.

John Holloway  
Notary Public in and for Travis County, Texas

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STATE OF TEXAS  
COUNTY OF TRAVIS

I, Donita Shropshire, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 10th day of May, A.D. 1972 at 11:15 o'clock A.M. and duly recorded on the 10th day of May, A.D. 1972 at 11:15 o'clock A.M. in the Plat Records of said County in Book 33 at Page 12.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY, the date last written above.

Donita Shropshire, Clerk County Court, Travis County, Texas.

Donita Shropshire  
Clerk

STATE OF TEXAS

COUNTY OF TRAVIS

I, Donita Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 10th day of May, A.D. 1972, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 33 at Page 12.

WITNESS MY HAND AND SEAL OF OFFICE this 10th day of May, A.D. 1972.

Donita Shropshire, County Clerk, Travis County, Texas.

Donita Shropshire  
Clerk

APPROVED FOR ACCEPTANCE:

Richard L. Liles  
Richard L. Liles, Director of Planning

FILED FOR RECORD

This 10th day of May, A.D. 1972, at 11:15 o'clock A.M.  
Donita Shropshire, Clerk County Court, Travis County, Texas.

Donita Shropshire  
Clerk

ACCEPTED AND AUTHORIZED FOR RECORD

By the Planning Commission of the City of Austin on the day of May, A.D. 1972.

W.R. Brinson for W.H. Guether  
Secretary

Notary

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares delineated and shown on this plat, and all bridges and structures necessary to be constructed or placed in such streets, roads, or other public thoroughfares, or in connection therewith shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat, or to construct any bridges or structures in connection therewith."

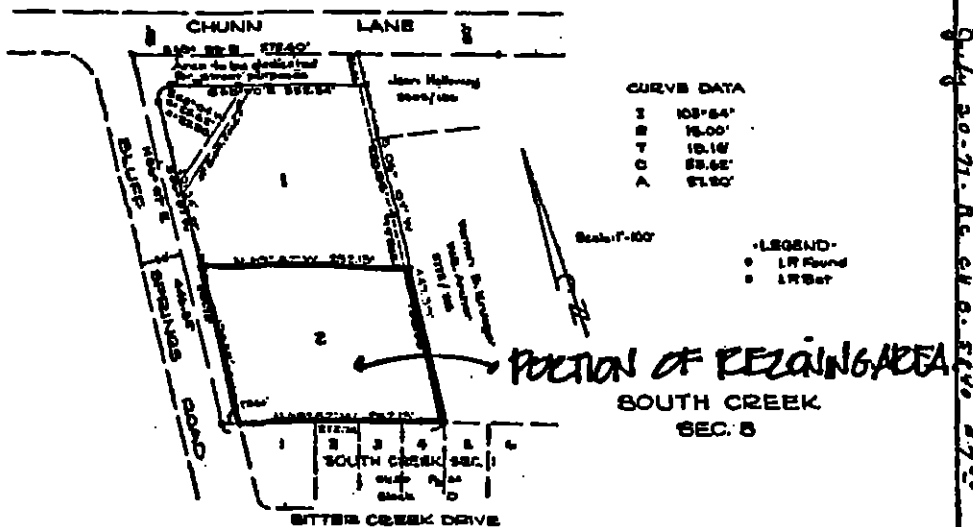
NOTE:

No lot in this subdivision shall be occupied until water satisfactory for human consumption is available from a source on the land, a community source, or a public utility source, in adequate supply for family use, and operation of a septic tank. Said septic tank system to have a capacity of not less than 750 gallons with a drain field of not less than 300 square feet, and shall be installed in accordance with the regulations of the City-County Health Officer, and shall be inspected and approved by such officer. This restriction is imposed by the City of Austin-Travis County Health Unit and on the subdivision.

EXHIBIT B  
RECORDED PLAT

CS-72-146





STATE OF TEXAS  
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS  
That we, Vernon B. Kroeber and W. E. Archer, doing business as Kroeber Company, and J. Jean Holloway, owners of that certain 2.76 acre tract of land out of the Santiago del Valle Grant in Travis County, Texas, conveyed to us by deeds of record in Volume 1503 at Page 185; Volume 1920 at Page 7; Volume 3772 at Page 215 and Volume 1910 at Page 10, all of the Book Records of Travis County, Texas, do hereby subdivide said tract in accordance with the attached plat, said subdivision to be known as "SOUTH CREEK SECTION 8", and we do hereby dedicate to the public the streets and easements shown herein.

WITNESS OUR HANDS, this the 16th day of July, AD 1971.

*Vernon B. Kroeber*  
Vernon B. Kroeber  
*W. E. Archer*  
W. E. Archer  
*J. Jean Holloway*  
J. Jean Holloway

STATE OF TEXAS  
COUNTY OF TRAVIS  
Before me, the undersigned authority, on this day personally appeared Vernon B. Kroeber and W. E. Archer, both known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 16th day of July, AD 1971.

*J. Jean Holloway*  
Notary Public in and for Travis County, Texas  
STATE OF TEXAS  
COUNTY OF TRAVIS  
Before me, the undersigned authority, on this day personally appeared Jean Holloway, known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 16th day of July, AD 1971.

*J. Jean Holloway*  
Notary Public in and for Travis County, Texas  
"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares, or in connection therewith shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith."

SURVEYED BY *B. F. Priest* DATE 6-11-71  
B. F. Priest, Reg. Public Surveyor

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, Doris Shropshire, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 16th day of July, AD 1971 at 11:50 o'clock A.M. and duly recorded on the 16th day of July, AD 1971 at 11:55 o'clock A.M. in the Plat Records of said County in Book 55 at Page 12.

WITNESS MY HAND AND SEAL OF THE COURT of said County, the date last written above.

Doris Shropshire, Clerk County Court, Travis County, Texas.

*Barbara Fink*  
Deputy

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 19th day of July, AD 1971, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3 at Page 382.

WITNESS MY HAND AND SEAL OF OFFICE this the 19th day of July, AD 1971.

Doris Shropshire, County Clerk, Travis County, Texas.

*Raymond Frank*  
Deputy

APPROVED FOR ACCEPTANCE:  
*Richard A. Lillo* DATE 7-12-71  
Richard A. Lillo, Director of Planning

FILED FOR RECORD  
this the 16th day of July, AD 1971, at 11:50 o'clock A.M.  
Doris Shropshire, Clerk County Court, Travis County, Texas.

*Barbara Fink*  
Deputy

ACCEPTED AND AUTHORIZED FOR RECORD  
By the Planning Commission of the City of Austin on the 16th day of July, AD 1971.

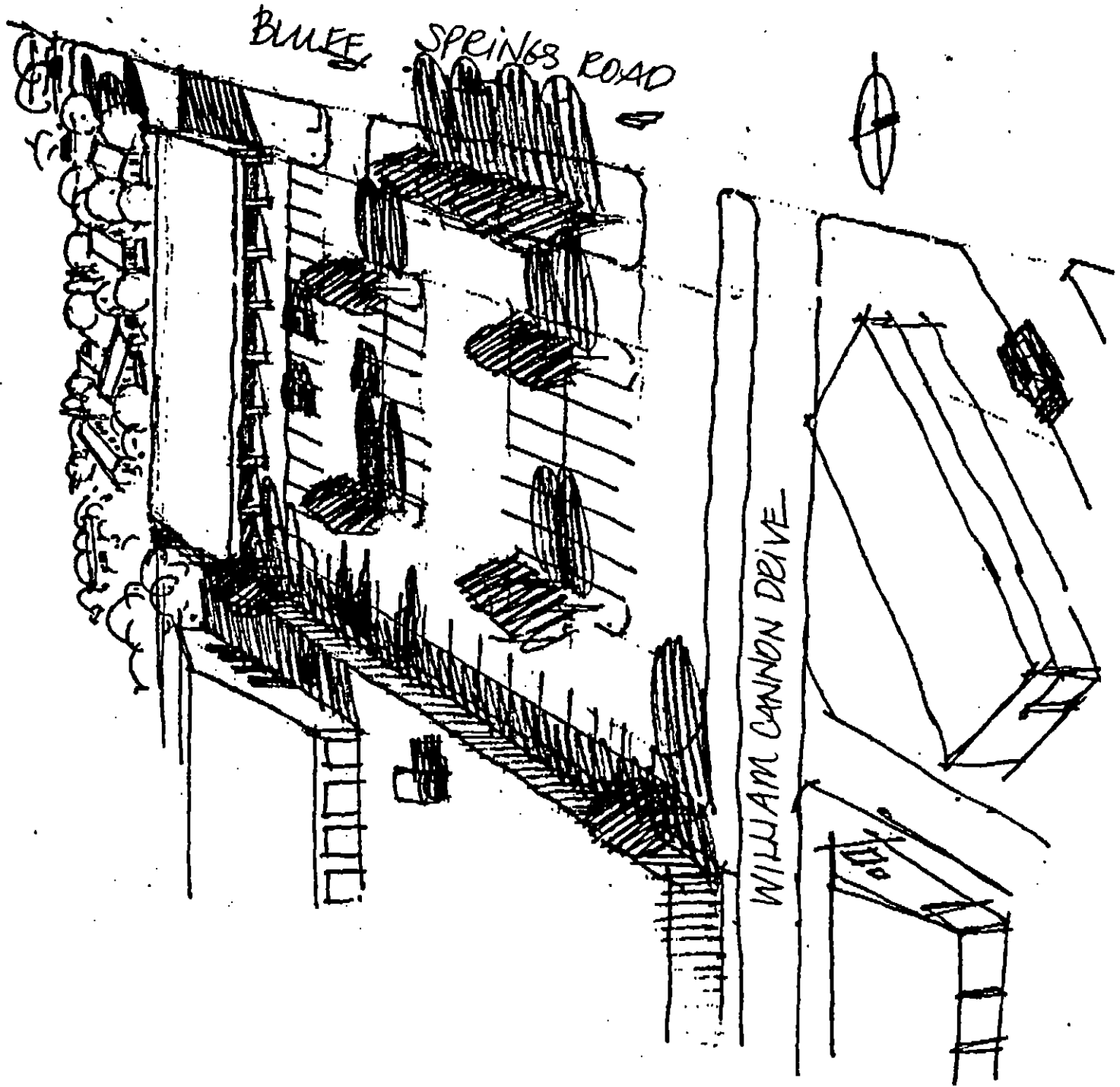
*A. L. Pinner* *C. L. Pinner*  
Chairman Secretary

NOTE:  
No lot in this subdivision shall be occupied until water satisfactory for human consumption is available from a source on the land, a community source, or a public utility source, in adequate supply for family use, and operation of a septic tank. Said septic tank system to have a capacity of not less than 750 gallons with a drain field of not less than 300 square feet, and shall be installed in accordance with the regulations of the City-County Health Officer and shall be inspected and approved by such officer. This restriction is enforced by the City of Austin-Travis County Health Unit and/or the subdivider.



EXHIBIT B-1  
RECORDED PLAT

CS-71-151



HIGH RISE STILL

EXHIBIT C  
APPLICANT'S CONCEPTUAL  
PLAN

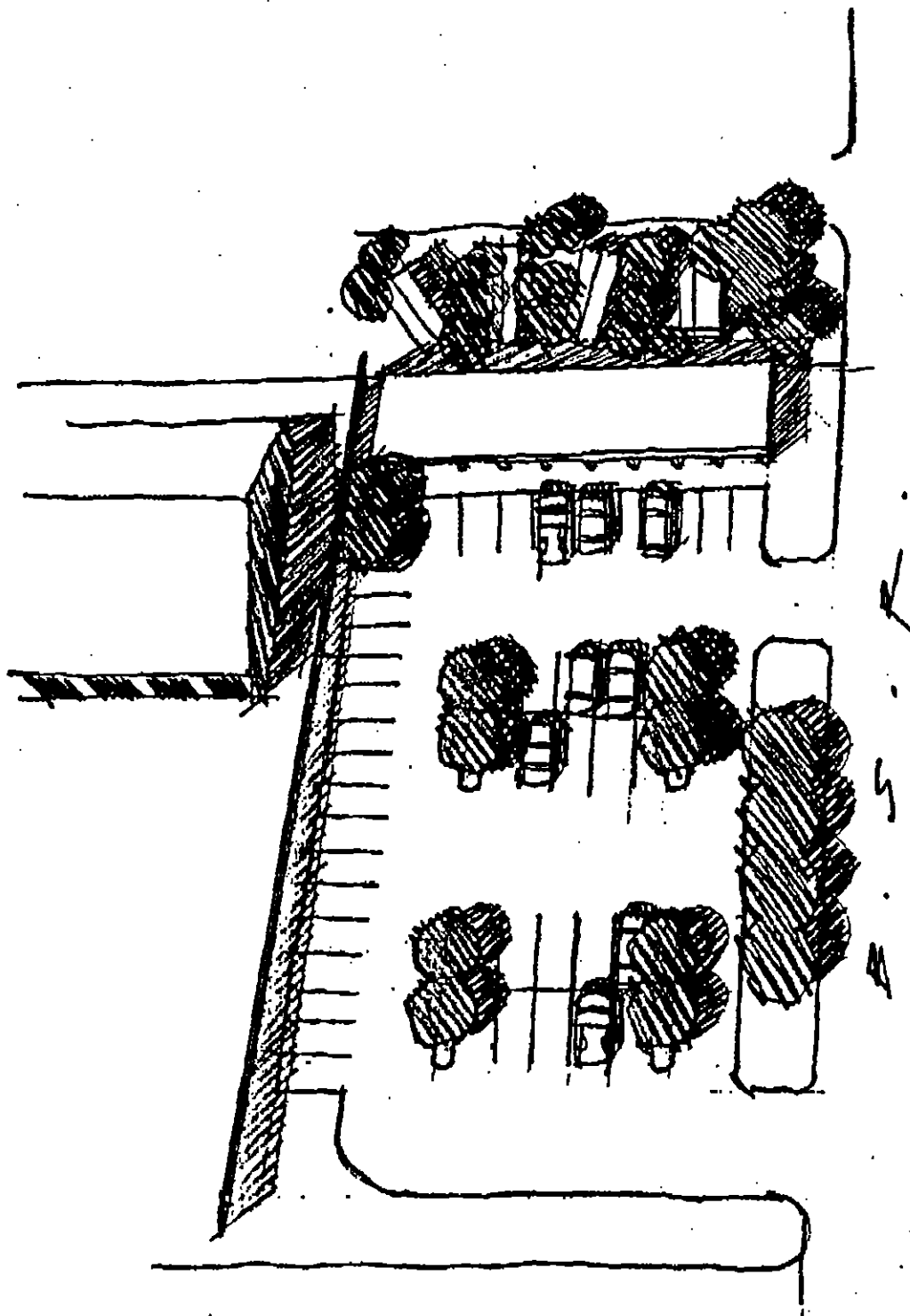


EXHIBIT C  
APPLICANT'S CONCEPTUAL  
PLAN

	<b>LR, NEIGHBORHOOD COMMERCIAL DISTRICT ZONING</b>	<b>GR, COMMUNITY COMMERCIAL DISTRICT ZONING</b>
<b>DEVELOPMENT STANDARDS</b>		
<b>Minimum lot size</b>	5,750 square feet	5,750 square feet
<b>Minimum lot width</b>	50 feet	50 feet
<b>Maximum F.A.R.</b>	0.5 : 1	1 : 1
<b>Maximum building coverage</b>	50%	75%
<b>Maximum impervious cover</b>	80%	90%
<b>Maximum height</b>	40 feet or 3 stories	60 feet
<b>Minimum setbacks</b>	<u>Street front:</u> 25 feet <u>Street side:</u> 15 <u>Interior side:</u> 0 feet <u>Rear:</u> 0 feet	<u>Street front:</u> 10 feet <u>Street side:</u> 10 feet <u>Interior side:</u> 0 feet <u>Rear:</u> 0 feet

#### **Uses Allowed in GR, but not in LR**

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Business or trade school
Commercial off-street parking	Communications services
Drop-off recycling collection facility	Exterminating services
Food preparation (this is a Conditional use)	Funeral services
General retail sales (general)	
Hospital services (general – a conditional use)	
Hotel – motel	Indoor entertainment
Indoor sports and recreation	Outdoor entertainment (a conditional use)
Outdoor sports and recreation	Pawn shop services
Personal improvement services	Research services
Restaurant (general)	Theater

**Exhibit D**

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning for Tract One and neighborhood commercial – conditional overlay (LR-CO) combining district zoning for Tract Two. The Conditional Overlay limits the development of the property to 2,000 trips per day.

**BACKGROUND**

The subject rezoning area represents two platted lots, is undeveloped and zoned neighborhood commercial (LR) district. The rezoning area accesses Bluff Springs Road and is surrounded to the north by pawn shop services and a service station with convenience store (GR, LR), to the east by restaurants, auto washing, service station with convenience store and convenience storage (GR, CS-CO), and to the south by a manufactured home community (MH). Across Bluff Springs Road to the west, there is a shopping center anchored by grocery store (this use faces the IH-35 frontage road), a historic structure of a single family residence and an electric substation (GR, SF-3-H).

The applicant proposes to rezone the property to the community commercial (GR) district. The Applicant has not proposed any specific uses at this time, but is contemplating restaurant (general), personal improvement services and retail sales (general) uses which are first allowed in the GR district.

The Staff recommends GR zoning as requested with the exception of maintaining LR zoning for the south 50 feet of the property adjacent to the manufactured home park. The Applicant's request for GR zoning would be consistent and compatible zoning with that established along William Cannon Drive (west, north and east), and is also appropriate along an arterial roadway. Maintaining LR zoning and uses for the south 50 feet of the property would provide greater compatibility to the adjacent manufactured homes fronting Bitter Creek Drive. A comparison of GR and LR uses, and development standards is provided.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

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 LR, Neighborhood Commercial district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin *Land Development Code* states: "The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development

regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.”

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

The Staff recommends GR zoning as requested with the exception of maintaining LR zoning for the south 50 feet of the property adjacent to the manufactured home park. This would be consistent and compatible zoning with that established along William Cannon Drive (west, north and east), and is also appropriate along an arterial roadway. Maintaining LR zoning and uses for the south 50 feet of the property would provide greater compatibility to the adjacent manufactured homes fronting Bitter Creek Drive. A comparison of GR and LR uses, and development standards is provided.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The rezoning area is undeveloped. The site is relatively flat and there appear to be no significant topographical constraints on the site.

### **Impervious Cover**

The maximum impervious cover allowed by the GR zoning district would be 80%, which is based on the more restrictive watershed regulations. The maximum impervious cover allowed by the LR zoning district would be 80%, which is a consistent figure between the zoning and watershed regulations.

### **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 Williamson 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%

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.

### **Transportation**

Additional right-of-way will be required at the time of subdivision and/or site plan for Bluff Springs Road in accordance with the roadway plan.

The trip generation under the requested zoning is estimated to be 4,638 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 of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and utility adjustment to serve each lot and land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated City fees.

### **Compatibility Standards**

The manufactured home use is not subject to compatibility standards. However, due to the historic structure in proximity to the southwestern property line, the following standards apply:

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the adjacent SF 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.



ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 6625 BLUFF SPRINGS ROAD FROM**  
3 **NEIGHBORHOOD COMMUNITY (LR) DISTRICT TO COMMUNITY**  
4 **COMMERCIAL-CONDITIONAL OVERLAY (GR-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 neighborhood commercial (LR) district to community  
10 commercial-conditional overlay (GR-CO) combining district on the property described in  
11 Zoning Case No. C14-05-0079, on file at the Neighborhood Planning and Zoning  
12 Department, as follows:

13  
14 Lot 1-C, Resubdivision of Lot 1, South Creek Section 3 Subdivision, and Lot 2,  
15 South Creek Section 3 Subdivision, subdivisions in the City of Austin, Travis  
16 County, Texas, according to the maps or plats of record, respectively, in Plat Book  
17 59, Page 45, and Plat Book 55, Page 22, of the Plat Records of Travis County,  
18 Texas (the "Property"),  
19

20 locally known as 6625 Bluff Springs Road, in the City of Austin, Travis County, Texas,  
21 and generally identified in the map attached as Exhibit "A".  
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:  
25

26 A site plan or building permit for the Property may not be approved, released, or  
27 issued, if the completed development or uses of the Property, considered cumulatively with  
28 all existing or previously authorized development and uses, generate traffic that exceeds  
29 2,000 trips per day.  
30

31 Except as specifically restricted under this ordinance, the Property may be developed and  
32 used in accordance with the regulations established for the community commercial (GR)  
33 base district and other applicable requirements of the City Code.  
34  
35  
36  
37

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.  
2  
3

4 **PASSED AND APPROVED**  
5

6  
7  
8 \_\_\_\_\_, 2005

§  
§  
§

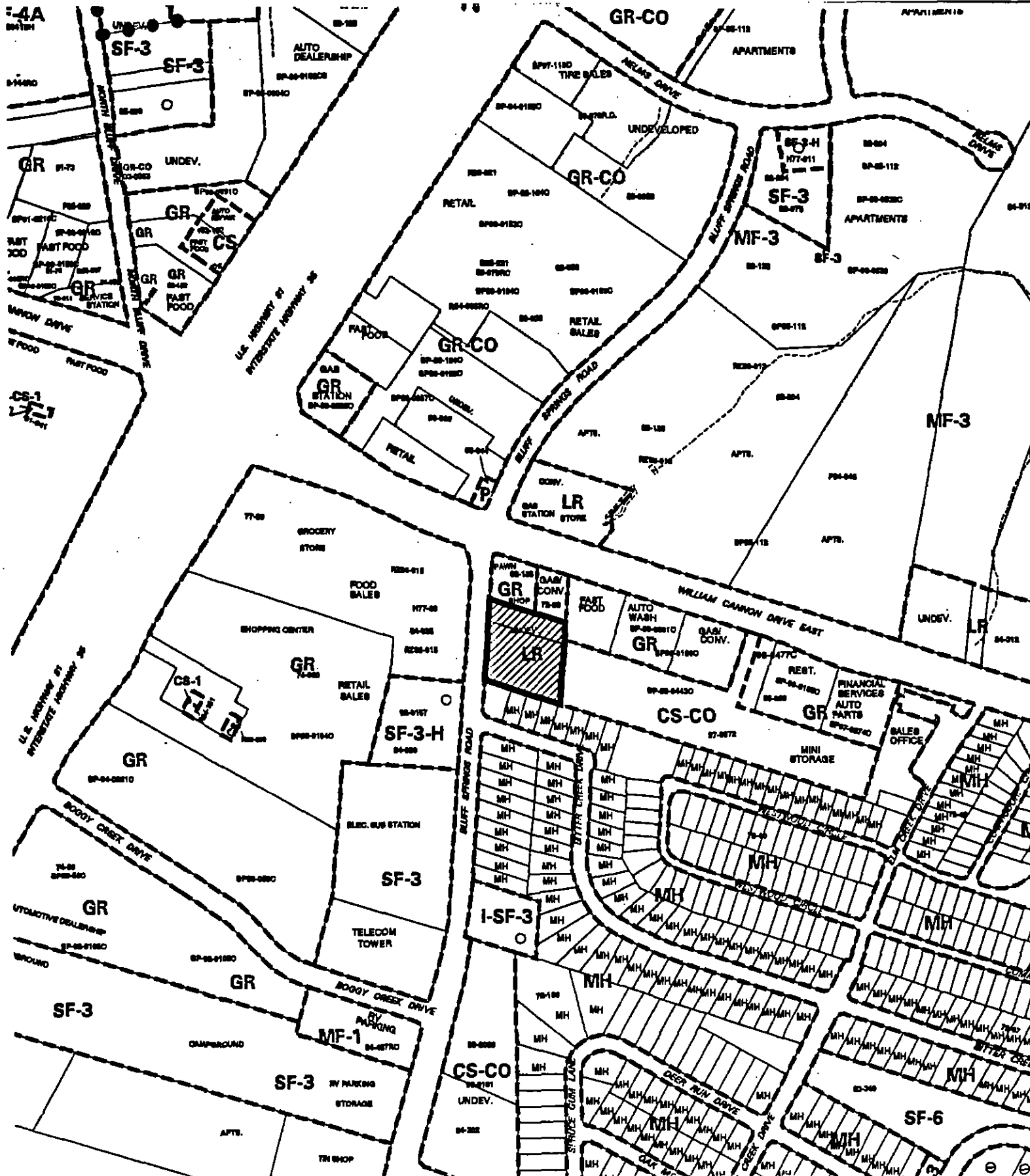
Will Wynn  
Mayor





9  
10  
11  
12  
13 **APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

14 David Allan Smith  
15 City Attorney

Shirley A. Brown  
City Clerk



 1" = 400'	SUBJECT TRACT 	<b>ZONING EXHIBIT A</b>		CITY GRID REFERENCE NUMBER H15
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0079 ADDRESS: 0025 BLUFF SPRINGS RD SUBJECT AREA (acres): 1.277	DATE: 05-06 INTLS: SM	
	CASE MGR: W. WALSH			