

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: 53
AGENDA DATE: Thu 06/10/2004
PAGE: 1 of 1

SUBJECT: C14-04-0038 - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6001 Mountain Shadows Drive (Williamson Creek Watershed-Barton Springs Zone) from rural residence district (RR) zoning to warehouse-limited office-conditional overlay (W/LO-CO) combining district zoning. First reading on May 6, 2004. Vote: 7-0. Conditions met as follows: Conditional Overlay and Restrictive Covenant incorporates the conditions imposed or accepted by City Council at first ordinance reading. Applicant: Stacy Shakelford. Agent: Jim Bennett. City Staff: Annick Beaudet, 974-2975.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guemsey

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-04-0038

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code rezoning the property locally known as 6001 Mountain Shadows Drive from rural residence district (RR) zoning to warehouse/limited office-conditional overlay combining district (W/LO-CO) zoning.

DEPARTMENT COMMENTS:

The conditions imposed by City Council on 1st reading have been incorporated into the ordinance, street deed and restrictive covenant.

OWNER/APPLICANT: Stacy Shakelford.

AGENT: Jim Bennett

DATE OF FIRST READING: May 6, 2004.

CITY COUNCIL ACTION:

Granted W/LO-CO on 1st reading, subject to grow green standards. Vote: (7-0)

CITY COUNCIL HEARING DATE: June 10, 2004

ASSIGNED STAFF: Annick Beaudet, 974-2975

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 6001 MOUNTAIN SHADOWS DRIVE FROM RURAL**
3 **RESIDENCE (RR) DISTRICT TO WAREHOUSE LIMITED OFFICE-**
4 **CONDITIONAL OVERLAY (W/LO-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 rural residence (RR) district to warehouse limited office-
10 conditional overlay (W/LO-CO) combining district on the property described in Zoning
11 Case No.C14-04-0038, on file at the Neighborhood Planning and Zoning Department, as
12 follows:

13
14 Lot F, Mountain Shadows Subdivision, a subdivision in the City of Austin, Travis
15 County, Texas, according to the map or plat of record in Plat Book 25, Page 2, of
16 the Plat Records of Travis County, Texas, (the "Property")

17
18 locally known as 6001 Mountain Shadows Drive, in the City of Austin, Travis County,
19 Texas, and generally identified in the map attached as Exhibit "A".

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 1. 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
26 with all existing or previously authorized development and uses, generate traffic that
27 exceeds 2,000 trips per day.
28
29 2. Vehicular access from the Property to Mountain Crest Drive is prohibited. All
30 vehicular access to the Property shall be from other adjacent public streets or through
31 other adjacent property.
32

33 Except as specifically restricted under this ordinance, the Property may be developed and
34 used in accordance with the regulations established for the warehouse limited office
35 (W/LO) base district and other applicable requirements of the City Code.
36
37

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

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2004

§
§
§

9 Will Wynn
10 Mayor

11
12
13 **APPROVED:**

14 David Allan Smith
15 City Attorney

ATTEST:

Shirley A. Brown
City Clerk

STREET DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

§

COUNTY OF TRAVIS

§

That Stacey Shackelford, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 0.02 acre (699 square foot) tract of land, more or less, out of Lot F, Mountain Shadows Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantors, whether one or more, do hereby bind themselves, their executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the _____ day of _____, 2004.

GRANTORS:

By: _____
Stacey Shackelford

THE STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on this the ____ day of _____,
2004, by Stacey Shackelford.

Notary Public, State of Texas

Address of Grantors:

6501 Harrogate Drive
Austin, TX 78759

AFTER RECORDING RETURN TO:

City of Austin
Law Department
P.O. Box 1546
Austin, Texas 78767-1546
Attn: Diana Minter, Paralegal

EHIBIT "A"

C14-04-0038
For Street Deed

LEGAL DESCRIPTION

BEING A 0.02 OF AN ACRE (699 SQUARE FOOT) PARCEL OF LAND OUT OF AND PART OF THE A.F. BELL SURVEY, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT F (CALLED 0.77 OF AN ACRE) OF MOUNTAIN SHADOWS, A SUBDIVISION AS DEPICTED BY THE INSTRUMENT RECORDED IN VOLUME 25, PAGE 2 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS;

COMMENCING at an iron rod found for the original corner of Lot J of the aforementioned Mountain Shadows and in the original northerly right-of-way line of Mountain Crest Drive;

THENCE, North 30 degrees 51 minutes 03 seconds East, along the easterly line of the aforementioned Lot F and the westerly line of the aforementioned Lot J, passing an iron rod found for reference at a distance of 245.47 feet and continuing for a total distance of 250.85 feet to an iron rod set for the POINT OF BEGINNING of the herein described parcel:

THENCE, North 71 degrees 53 minutes 01 seconds West, parallel to and five (5) feet from the existing southerly right-of-way line of Old Bee Caves Road, a distance of 143.38 feet to an iron rod set in the westerly line of the aforementioned Lot F and in the easterly right-of-way of Mountain Shadows Drive;

THENCE, North 30 degrees 47 minutes 58 seconds East, along the westerly line of the aforementioned Lot F and along the easterly right-of-way of Mountain Shadows Drive, a distance of 5.00 feet to an iron rod set in the southerly right-of-way of the aforementioned Old Bee Caves Road and for the northwesterly corner of said Lot F;

THENCE, South 71 degrees 53 minutes 00 East, along the southerly right-of-way of the aforementioned Old Bee Caves Road and along northerly line of aforementioned Lot F, a distance of 143.39 feet to an iron rod set for the northeasterly corner of the said Lot F and for the original northwesterly corner of the aforementioned Lot J;

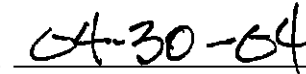
THENCE, South 30 degrees 51 minutes 03 seconds West, along the easterly line of the aforementioned Lot F and the westerly line of the aforementioned Lot J, a distance of 5.00 feet to the POINT OF BEGINNING of the herein described parcel and containing a calculated area of 0.02 of an acre (699 square feet) of land, more or less.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

This legal description was prepared from an on the ground survey, performed under my supervision, and is true and correct to the best of my knowledge.



J. McCormack
Tx. R.P.L.S. No. 5237

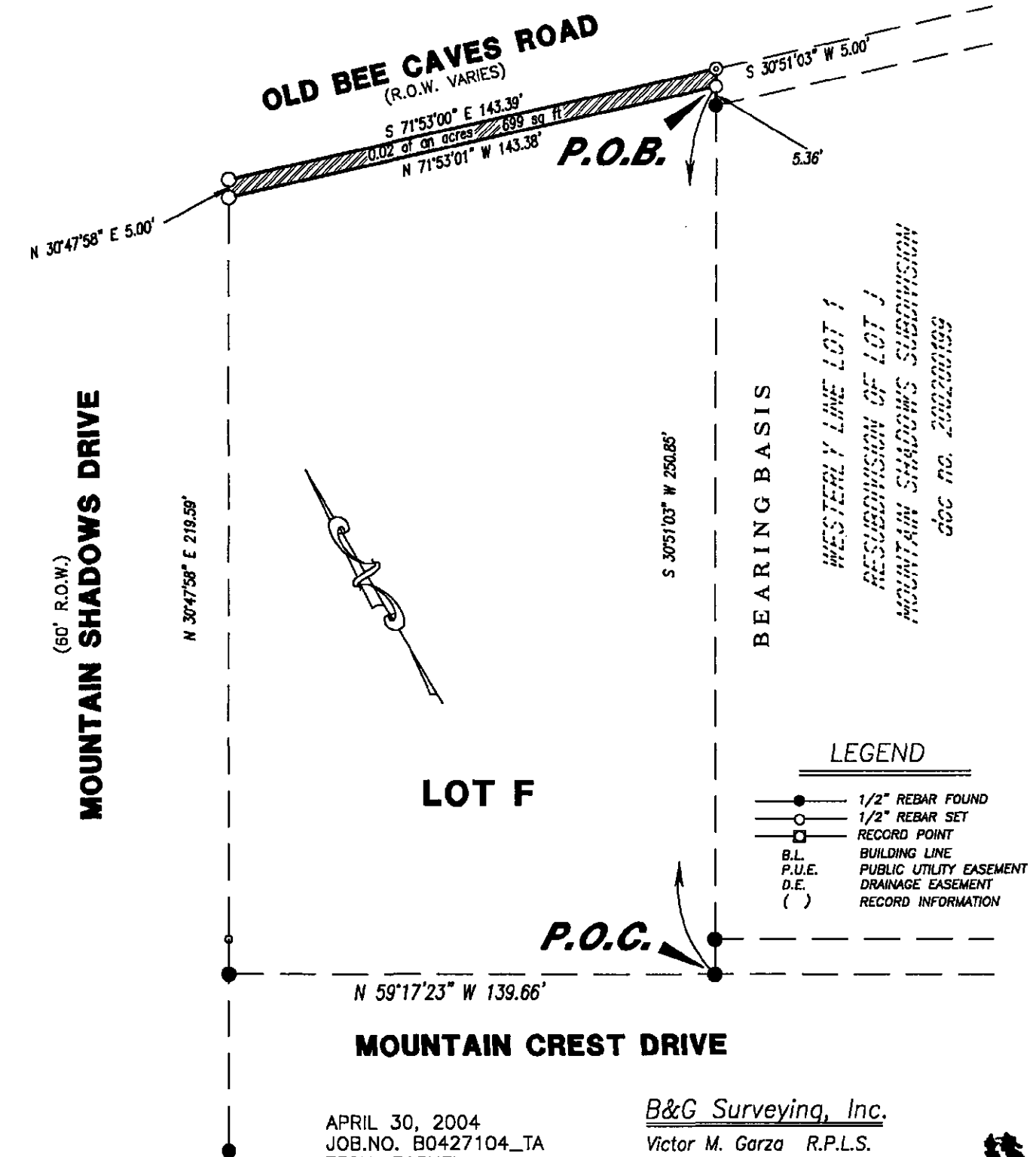


Date

Job No. B0427104



**SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION OF A
5' PORTION OF LOT F,
MOUNTAIN SHADOWS
FOR PROPOSED R.O.W. DEDICATION**



APRIL 30, 2004
JOB.NO. B0427104_TA
TECH. RACHEL

B&G Surveying, Inc.

Victor M. Garza R.P.L.S.

Office 512*458-6969
Fax 512*458-9845

1404 West North Loop Blvd.
Austin, Texas 78756



40 0 40 80 120 Feet

RESTRICTIVE COVENANT

OWNER: Stacey Shackelford

ADDRESS: 6501 Harrogate Drive, Austin, Texas 78759

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: Lot F, Mountain Shadows Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 25, Page 2, of the Plat Records of Travis County, Texas.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval.
2. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this covenant.
3. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a landscape plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. Ninety percent of the total plant material used, exclusive of turf, shall be native to Central Texas, or, on the Grow Green Native and Adapted Landscape Plants list attached as Exhibit "A". Plants on the Invasive Species/Problem Plants list, attached as Exhibit "B", may not be included.
4. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
5. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
6. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

7. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the _____ day of _____, 2004.

OWNER:

Stacey Shackelford

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2004, by Stacey Shackelford.

Notary Public, State of Texas

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767
Attention: Diana Minter, Legal Assistant

EXHIBIT B

Grow Green Native and Adapted Landscape Plants

Trees

Ash, Texas <i>Fraxinus texensis</i>	Oak, Escarpment Live <i>Quercus fusiformis</i>
Arizona Cypress <i>Cupressus arizonica</i>	Oak, Lacey <i>Quercus glaucoides</i>
Big Tooth Maple <i>Acer grandidentatum</i>	Oak, Monterey (Mexican White) <i>Quercus polymorpha</i>
Cypress, Bald <i>Taxodium distichum</i>	Oak, Shumard <i>Quercus shumardii</i>
Cypress, Montezuma <i>Taxodium mucronatum</i>	Oak, Texas Red <i>Quercus texana</i> (<i>Quercus buckleyi</i>)
Elm, Cedar <i>Ulmus crassifolia</i>	Pecan <i>Carya illinoensis</i>
Elm, Lacebark <i>Ulmus parvifolia</i>	Soapberry <i>Sapindus drummondii</i>
Honey Mesquite <i>Prosopis glandulosa</i>	
Oak, Bur <i>Quercus macrocarpa</i>	
Oak, Chinquapin <i>Quercus muhlenbergii</i>	
Oak, Southern Live <i>Quercus virginiana</i>	

Small Trees/Large Shrubs

Anacacho Orchit Tree <i>Bauhinia congesta</i>	Persimmon, Texas <i>Diospyros texana</i>
Buckeye, Mexican <i>Ungnadia speciosa</i>	Pistachio, Texas <i>Pistacia texana</i>
Buckeye, Rec <i>Aesculus pavia</i>	Plum, Mexican <i>Prunus mexicana</i>
Caolina Buckthorn <i>Rhamnus caroliniana</i>	Pomegranate <i>Punica granatum</i>
Cherry Laurel <i>Prunus caroliniana</i>	Redbud, Mexican <i>Cercis canadensis</i> 'mexicana'
Crape Myrtle <i>Lagerstroemia indica</i>	Redbud, Texas <i>Cercis canadensis</i> var. 'texensis'
Desert Willow <i>Chilopsis linearis</i>	Retama Jerusalem Thorn <i>Parkinsonia aculeata</i>
Dogwood, Roughleaf <i>Cornus drummondii</i>	Senna, Flowering <i>Cassia corymbosa</i>
Escarpment Black Cherry <i>Prunus serotina</i> var. <i>eximia</i>	Smoke Tree, American <i>Cotinus obovatus</i>
Eve's Necklace <i>Sophora affinis</i>	Sumac, Flameleaf <i>Rhus lanceolata</i>
Goldenball Leadtree <i>Leucaena retusa</i>	Viburnum, Rusty Blackhaw <i>Viburnum rufidulum</i>
Holly, Possumhaw <i>Ilex decidua</i>	Viburnum, Sandankwa <i>Viburnum suspensum</i>
Holly, Yaupon <i>Ilex vomitoria</i>	
Mountain Laurel, Texas <i>Sophora secundiflora</i>	

Shrubs

Abelia, Glossy <i>Abelia grandiflora</i>	Nandina <i>Nandina domestica</i> 'Compacta nana' 'Gulf Stream'
Agarita <i>Berberis trifoliata</i>	Oleander <i>Nerium oleander</i>
Agave (Century Plant) <i>Agave</i> sp.	Palmetto <i>Sabal minor</i>
American Beautyberry <i>Callicarpa americana</i>	Prickly Pear <i>Opuntia engelmannii</i> var. <i>lindheimeri</i>
Artemisia <i>Artemisia</i> 'Powis Castle'	Rose, Belinda's Dream <i>Rosa</i> 'Belinda's Dream'
Barbados Cherry <i>Malpighia glabra</i>	Rose, Lamarne <i>Rosa</i> 'Lamarne'
Barberry, Japanese <i>Berberis thunbergii</i> 'Atropurpurea'	Rose, Livin' Easy <i>Rosa</i> 'Livin' Easy'
Basket Grass (Sacahuista) <i>Nolina texana</i>	Rose, Marie Pavie <i>Rosa</i> 'Marie Pavie'
Black Dalea <i>Dalea frutescens</i>	Rose, Martha Gonzales <i>Rosa</i> 'Martha Gonzales'
Bush Germander <i>Teucrium fruticans</i>	Rose, Mutabilis <i>Rosa</i> 'Mutabilis'
Butterfly Bush <i>Buddleja davidii</i>	Rose, Nearly Wild <i>Rosa</i> 'Nearly Wild'
Butterfly Bush, Woolly <i>Buddleja marrubifolia</i>	Rose, Old Blush <i>Rosa</i> 'Old Blush'
Coralberry <i>Symphoricarpos orbiculatus</i>	Rose, Perle d'or <i>Rosa</i> 'Perle d'or'
Cotoneaster <i>Cotoneaster</i> sp.	Rock Rose <i>Pavonia lasiopetala</i>
Eleagnus <i>Eleagnus pungens</i>	Rosemary <i>Rosmarinus officinalis</i>
Esperanza/Yellow Bells <i>Tecoma stans</i>	Sage, Mountain <i>Salvia regia</i>
Flame Acanthus <i>Anisacanthus quadrifidus</i> var. <i>wrightii</i>	Sage, Texas (Cenizo) <i>Leucophyllum frutescens</i>
Fragrant Mimosa <i>Mimosa borealis</i>	Senna, Lindheimer <i>Cassia lindheimeriana</i>
Holly, Burford <i>Ilex cornuta</i> 'Burfordii'	Southern Wax Myrtle <i>Myrica cerifera</i>
Holly, Dwarf Chinese <i>Ilex cornuta</i> 'Rotunda nana'	Sumac, Evergreen <i>Rhus virens</i>
Holly, Dwarf Yaupon <i>Ilex vomitoria</i> 'Nana'	Sumac, Fragrant (Aromatic) <i>Rhus aromatica</i>
Jasmine, Primrose <i>Jasminum mesnyi</i>	Texas Sotol <i>Dasylirion texanum</i>
Kidneywood <i>Eysenhardtia texana</i>	Turk's Cap <i>Malvaviscus arboreus</i>
Lantana, Native <i>Lantana horrida</i>	Yucca, Paleleaf <i>Yucca pallida</i>
Mistflower, Blue (Blue Boneset) <i>Eupatorium coelestinum</i>	Yucca, Red <i>Hesperaloe parviflora</i>
Mistflower, White (Shrubby White Boneset) <i>Ageratina havanense</i>	Yucca, softleaf <i>Yucca recurvifolia</i>
Mock Orange <i>Philadelphus coronarius</i>	Yucca, Twistleaf <i>Yucca rupicola</i>

Perennials

Black-eyed Susan <i>Rudbeckia hirta</i>	Lantana, Trailing <i>Lantana montevidensis</i>
Bulbine <i>B. frutescens</i> or <i>caulescens</i>	Marigold, Mexican Mint <i>Tagetes lucida</i>
Bush Morning Glory <i>Ipomoea fistulosa</i>	Obedient Plant, Fall <i>Physostegia virginiana</i>
Butterfly Weed <i>Asclepias tuberosa</i>	Oregano, Mexican <i>Poliomintha longiflora</i>
Butterfly Weed 'Mexican' <i>Asclepias curassivica</i>	Penstemon <i>Penstemon</i> sp.
Cast Iron Plant <i>Aspidistra elatior</i>	Phlox, Fragrant <i>Phlox pilosa</i>
Chile Pequin <i>Capsicum annuum</i>	Pink Skullcap <i>Scutellaria suffrutescens</i>
Cigar Plant <i>Cuphea micropetala</i>	Plumbago <i>Plumbago auriculata</i>
Columbine, Red <i>Aquilegia canadensis</i>	Poinciana, Red Bird of Paradise, Pride of Barbados
Columbine, Yellow <i>Aquilegia chrysantha</i> 'Texas Gold'	<i>Caesalpinia pulcherrima</i>
Coreopsis <i>Coreopsis lanceolata</i>	Primrose, Missouri <i>Oenothera macrocarpa</i>
Daisy, Blackfoot <i>Melampodium leucanthum</i>	Purple Coneflower <i>Echinacea purpurea</i>
Daisy, Copper Canyon <i>Tagetes lemmonii</i>	Ruellia <i>Ruellia brittoniana</i>
Damiantia <i>Crysactina mexicana</i>	Sage, Cedar <i>Salvia roemeriana</i>
Fall Aster <i>Aster oblongifolius</i>	Sage, Jerusalem <i>Phlomis fruticosa</i>
Fern, River <i>Thelypteris kunthii</i>	Sage, Majestic <i>Salvia guaranitica</i>
Firebush <i>Hamelia patens</i>	Sage, Mealy Blue <i>Salvia farinacea</i>
Gaura <i>Gaura lindeheimeri</i>	Sage, Mexican Bush <i>Salvia leucantha</i>
Gayfeather <i>Liatris mucronata</i>	Sage, Penstemon, Big Red Sage <i>Salvia penstemonoides</i>
Gregg Dalea <i>Dalea greggii</i>	Sage, Russian <i>Perovaskia atricplifolia</i>
Hibiscus, Perennial <i>Hibiscus moscheutos</i> , <i>Hibiscus coccineus</i>	Sage, Scarlet or 'Tropical' <i>Salvia coccinea</i>
Honeysuckle, Mexican <i>Justicia spicigera</i>	Salvia, Gregg (Cherry Sage) <i>Salvia greggii</i>
Hymenoxys (Four Nerve Daisy) <i>Tetranneuris scaposa</i>	Shrimp Plant <i>Justicia brandegeana</i>
Indigo Spires <i>Salvia 'Indigo Spires'</i>	Texas Betony <i>Stachys coccinea</i>
Iris, Bearded <i>Iris albicans</i>	Verbena, Prairie <i>Verbena bipinnatifida</i>
Iris, Butterfly/Bicolor (African) <i>Dietes</i> sp.	Yarrow <i>Achillea millefolium</i>
Lamb's Ear <i>Stachys byzantina</i>	Zexmenia <i>Wedelia texana</i>
Lantana <i>Lantana x hybrida</i> (many varieties)	

EXHIBIT C

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near

Parks/Preserves/Greenbelts

(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0038

ZPC DATE: April 6, 2004
April 20, 2004

ADDRESS: 6001 Mountain Shadows Drive

OWNER/APPLICANT: Stacy Shackelford

AGENT: Jim Bennett

ZONING FROM: RR

TO: CS

AREA: .78 acres

SUMMARY STAFF RECOMMENDATION:

Staff's alternate recommendation is community commercial-conditional overlay (GR-CO) district zoning. The CO would limit motor vehicle trips to 2,000 per day, prohibit all GR uses except for personal improvement services and allow all other LR uses, require LR development regulations and require 5 feet of right-of-way be dedicated from future centerline of Bee Cave Road. The following uses would be prohibited: Automotive Rentals, Automotive Repair, Automotive Sales, Automotive Washing, Business or Trade School, Business Support Services, Commercial Off-Street Parking, Drop Off Recycling Collection Facility, Exterminating Services, Funeral Services, General Retail Sales (general), Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Medical Offices (exceeding 5,000 sq.ft.), Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Research Services, Restaurant (Drive-in, Fast Food), Restaurant (General), and Theater.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

April 6, 2004: Approved staff's recommendation of GR-CO zoning.
[B.B.; J.P. 2ND] (6-1) M.W. – NAY; K.J. – ABSENT

April 20, 2004: Rescind and reconsider action of April 6, 2004. Vote 7-0.
Recommend W/LO-CO- 2,000 trip limit, no access to Mountain Crest.

ISSUES:

Upon the rescind and reconsider motion made by the Zoning and Platting Commission, the requirement of the dedication of 5 feet of right way from the centerline of Old Bee Caves Road was inadvertently left out (the requirement was included in their original recommendation). However, the applicant does agree to the requirement and will provide field notes in order to dedicate the land via a street deed prior to 3rd ordinance reading.

The conditional overlay (CO) for the adjacent property to the east is the following:

- 2,000 per day motor vehicle trip limit
- Prohibit vehicular access to Mountain Crest Drive
- Require 6-foot high fence along south property line
- 25 foot height limit

The applicant would not be opposed to the requirement of an IPM/Grow Green restrictive covenant requiring the use of an Integrated Pest Management Plan and the use of native plants on the site.

The applicant disagrees with the staff's alternate recommendation but does agree with the 5 foot ROW dedication requirement

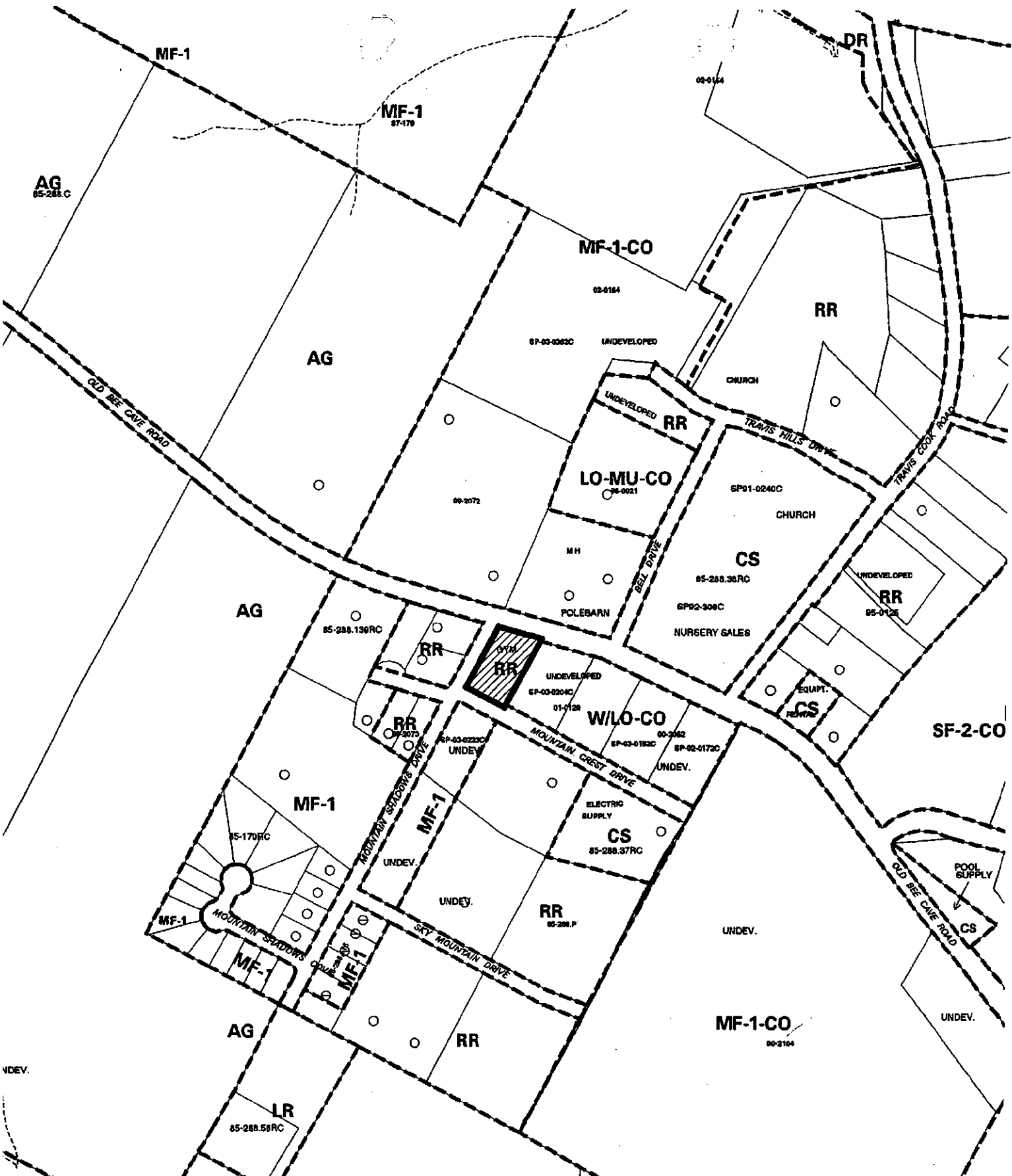
Daily Traffic





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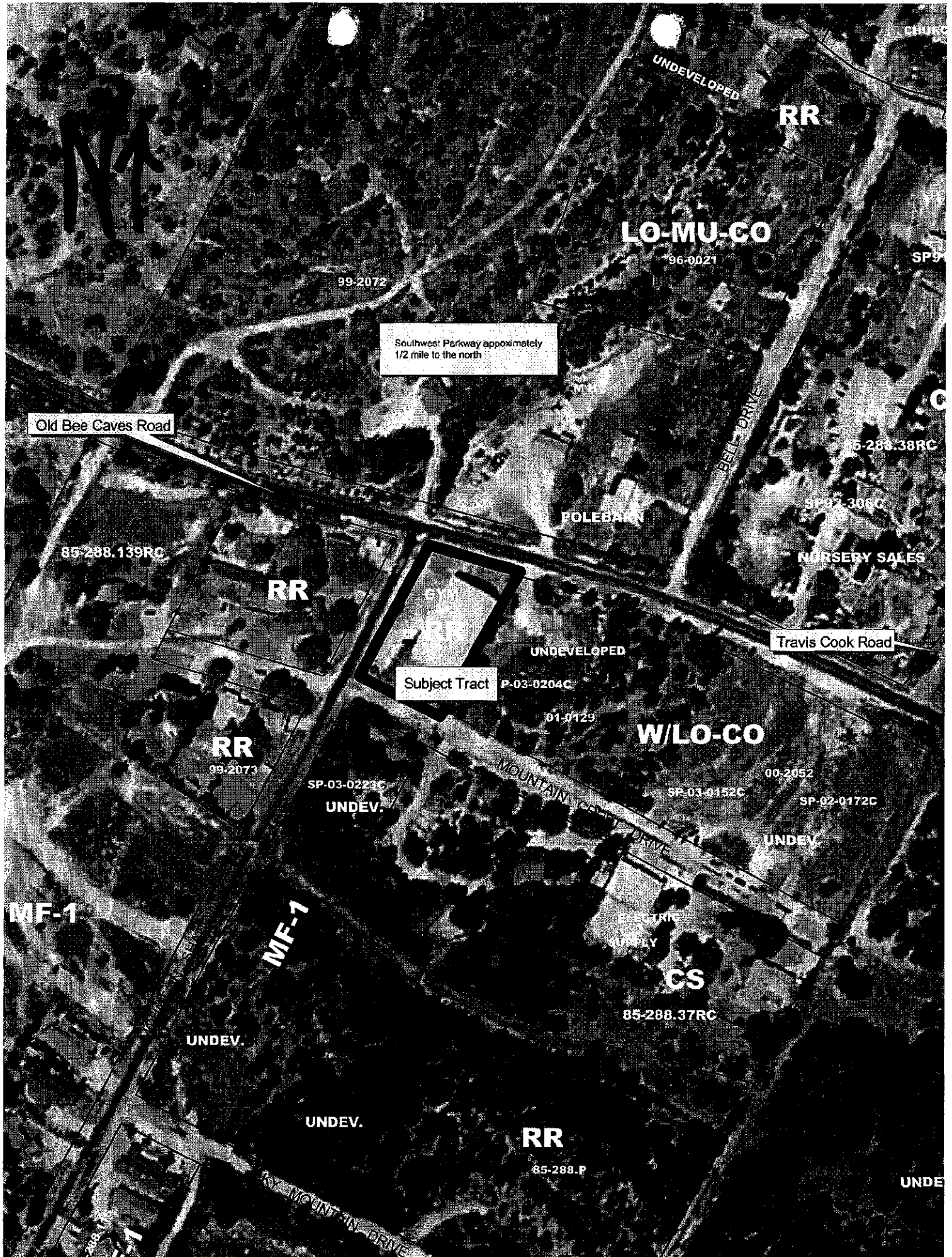
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grow

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 1" = 400'	SUBJECT TRACT		ZONING		CITY GRID REFERENCE NUMBER B21
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0038	DATE: 04-02	
	CASE MGR: A. BEAUDET	ADDRESS: 6001 MOUNTAIN SHADOWS	INTLS: SM		
		SUBJECT AREA (acres): 0.780			



STAFF RECOMMENDATION

C14-04-0038

Staff's alternate recommendation is community commercial-conditional overlay (GR-CO) district zoning. The CO would limit motor vehicle trips to 2,000 per day, prohibit all GR uses except for personal improvement services and allow all other LR uses, require LR development regulations and require 5 feet of right-of-way be dedicated from future centerline of Bee Cave Road. The following uses would be prohibited: Automotive Rentals, Automotive Repair, Automotive Sales, Automotive Washing, Business or Trade School, Business Support Services, Commercial Off-Street Parking, Drop Off Recycling Collection Facility, Exterminating Services, Funeral Services, General Retail Sales (general), Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Medical Offices (exceeding 5, 000 sq.ft.), Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Research Services, Restaurant (Drive-in, Fast Food), Restaurant (General), and Theater.

BASIS FOR RECOMMENDATION

1. The requested rezoning is not consistent with the Oak Hill Area Study, which recommends retail zoning for this area. The staff recommendation does conform to the 1985 area study.
2. The site is situated at the corner of a local street and a residential collector street making the site ideal for providing neighborhood retail services. In addition, this neighborhood does not have basic retail nearby. The staff recommendation would not only support the existing use on the site but also provide for the future development of neighborhood services in a manner that would be compatible with the predominantly residential feel of the immediate neighborhood.
3. The requested CS zoning does not meet the purpose statement of the district sought nor is it compatible with existing uses and zoning categories. The majority of adjacent zoning and uses are single family and low density multifamily with the exception of the property to the east being zoning W/LO-CO and under construction to provide a convenience storage use. The purpose statement of the W/LO zoning district state that it can be compatible with residential environments. The W/LO district provides for low intensity development via a low *Floor to Area Ratio* requirement as well as development regulations similar to or more restrictive than that of a LR (neighborhood commercial) district. The CO placed on the adjacent W/LO zoning prohibits access to Mountain Crest Drive (residential collector), further solidifying the existence of a residential neighborhood where intense commercial zoning would not be appropriate.
4. The staff recommendation is reasonable in that it recognizes that the existing RR zoning is no longer appropriate given the recent rezonings in the area to allow for some increased density, while making the existing use a conforming one. Also, there is a significant amount of low density multifamily in the area further supporting the need for compatible neighborhood commercial services in the area.
5. Recently approved rezonings in the area (1996 to present) are all for low intensity commercial, low density multifamily, and down zonings of commercial/higher density residential to single family. The requested CS zoning is not consistent with this trend and therefore not consistent with the treatment of similarly situated properties.

EXISTING CONDITIONS

Site Characteristics

The site is currently developed with a commercial structure (approximately 11,000 square feet) that is used for gymnastics instruction and training.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 95%. 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.

This site is not located over the southern Edward's Aquifer Recharge Zone. The site is located over the southern Edward's Aquifer Contributing Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. Project applications at the time of this report are subject to the SOS Ordinance which allows 25% impervious cover in the contributing zone.

Environmental

According to flood plain maps, there is no flood plain within 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. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 114 feet of right-of-way for Old Bee Cave Road. If the requested zoning is granted, then 5 feet of right-of-way should be dedicated future centerline of Bee Cave Road in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55).

Additional right-of-way for Mountain Crest Drive will be required at time of subdivision and or site plan application.

The trip generation under the requested zoning is estimated to be 5,317 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:

Name	ROW	Pavement	Classification	Daily Traffic
Old Bee Cave	60'	25'	Arterial	N/A
Mountain Shadows	50'	18'	Residential	N/A
Mountain Crest Dr.	60'	37'	Collector	N/A

There are no existing sidewalks along Old Bee Cave Road, Mountain Shadows, or Mountain Crest.

Old Bee Cave Road is classified in the Bicycle Plan as a Priority B bike route.

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

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

This site is located in the Drinking Water Quality Zone and the Barton Springs Zone.

Any expansion or new construction to the site will trigger compatibility standards to apply.

DEPARTMENT COMMENTS

There is an existing gymnasium (personal improvement services) on the site. This is currently a legal non-conforming use and a legal non-complying structure. The structure was permitted and built in 1985, prior to the land being annexed on December 19, 1985. The structure is approximately 11,000 square feet. The staff recommendation would make the use a conforming use. Staff is unable to determine whether the structure would be complying under LR development regulations as proposed by staff. However, the structure appears to meet LR site development requirements and would therefore become a conforming and complying use under the staff recommendation of GR-CO.

MEMORANDUM

TO: Betty Baker, Chair and Members of the Zoning and Platting Commission

FROM: Dora Anguiano, Zoning and Platting Commission Coordinator
Neighborhood Planning and Zoning Department

DATE: April 28, 2004

SUBJECT: Zoning and Platting Commission Summary

Attached is a Zoning and Platting Commission summary, which will be forwarded to the City Council.

CASE # C14-04-0038

17. C14-04-0038 – STACEY SHACKELFORD, By: Jim Bennett Consulting (Jim Bennett), 6001 Mountain Shadows Drive. (Williamson Creek). **FROM RR TO CS. ALTERNATE RECOMMENDATION: GR-CO. City Staff: Annick Beaudet, 974-2975.**

SUMMARY

Annick Beaudet, staff – “This is a zoning request from RR to CS, staff has an alternate recommendation of GR-CO; the CO would limit this site to 2000 trips and prohibit all GR uses, except for personal improvement services; and allow all other LR uses. Also require LR development regulations and require 5-feet of right-of-way to be dedicated from the future centerline of Old Bee Caves Road. There’s an existing gymnasium, which is a personal improvement service on this site. It’s a current, legal, non-conforming use and a legal non-complying structure. The structure was permitted and built in 1985, prior to the land being annexed by the City of Austin on December 19, 1985. The staff recommendation would make the use a conforming use. Staff is unable to determine whether the structure would be complying under the LR development regulations as proposed, but it appears to meet the LR site development regulations; therefore, it would become a conforming and complying use under the staff recommendation of GR-CO. The basis of the staff recommendation is that the staff recommendation is consistent with the Oak Hill Area Study done in 1985 that proposed retail for this area. The site is situated at the corner of a local street and a residential collector, making this site ideal for providing neighborhood services. The neighborhood does not have basic retail nearby, so the staff recommendation will not only support the existing use on the site, but provide for a future development of neighborhood services in a manner compatible with the neighborhood in the area. The majority of adjacent zoning in the area is single-family on large lots; and low-density multi-family. With the exception of the adjacent lot, which is zoned W/LO-CO, it allows for convenient storage but all other LR uses. The purpose statement for W/LO says that it is compatible with residential environments; it has really low FAR requirements and development regulations that are more restrictive than those in LR. The CO placed on the W/LO, prohibits access to Mountain Crest Drive, further solidifying the existence of residential neighborhood and try to protect detriment to those properties. There is also a significant amount of low density multi-family in the area, further supporting the need for retail services in the area and there has been a trend in this area recently from 1996 to present, to down zone more intense zoning, to less intense multi-family zoning and even small lot single-family; and to lower density multi-family. So this request is not in sync with that trend and with what staff has been recommending and Council’s been recommending since 1996. The property directly to the north was recently rezoned to MF-1 with some conditions, so you are seeing some allowance of some density to create neighborhood there, but very carefully. There’s anywhere in the area where you could go and just get milk or a gallon of gas. I’d like to say that the use there, that gymnasium has been there for a very long time and does serve the residence in the area and staff was sensitive to that and the recommendation allows them to be a conforming use”.

Jim Bennett, applicant – “This property was developed in 1985 with an approved site plan, a site development permit, which was required. It has approximately 80%

impervious cover. There are 15 parking spaces on this site with 11,000 square feet of building with a detention pond to the south portion of the property adjacent to the street to the south, which is Mountain Crest Drive. The adjacent property was zoned W/LO, that is currently developed with warehouse type office uses. This property is developed with a metal building. It is about 24-feet in height for a gymnasium; when the gymnasium goes away, we can't see this property being redeveloped to apartments with that kind of building on it. We're requesting the CS zoning because we think that the appropriate use of a building constructed like this and with the parking that's on this site, will probably most likely be limited warehouse and distribution. If you look at your zoning map, there is CS zoning across the street; W/LO adjacent to the property; CS to the south and the other side of Mountain Crest Drive. There is a lot of MF-1 zoning on it, as you go down Mountain Shadows Drive, to Mountain Shadows Cove, all that MF-1 zoning is older zoning and it's not developed with apartments. There are large sites in these lots; this lot itself is about .38 of an acre. It is fully developed, the other lots in the area are 1 acre or larger. We have support letters from the adjacent property owners. The property owners on the far side of Mountain Crest Drive and the nursery sales are in support. We have not received any opposition to this zoning change. We think to limit it to LR or GR or one of the retails, I don't think anyone is going to go here to buy shoes or shirts or even milk; those facilities are located on highway 71, which parallels to Old Bee Caves Road. It does not appear from the uses that are there, that retail would be a viable use for this piece of property in the future. We think that because of the fully developed site, that CS is appropriate. If commission would consider CS with a conditional overlay that if the property is redeveloped, that it be redeveloped to the W/LO. Right now with the facility as it is built, does not appear that we meet the W/LO standards, the FAR's the impervious cover or any other requirements of the W/LO. We don't expect that the building will anywhere in the near future would be torn down; because it is a substantial building".

Commissioner Baker – "You commented that you felt that if the property changed hands, it would probably develop W/LO?"

Mr. Bennett – "The building that's there, I think it's probably going to be used for limited warehousing and distribution".

Commissioner Baker – "Why didn't you request W/LO?"

Mr. Bennett – "The W/LO will not allow limited warehousing and distribution".

Commissioner Baker – "But warehouse and limited office would be permitted and that's the rest of the block".

Mr. Bennett – "The site is not developed to W/LO standards".

Commissioner Baker – "I know, I realize that, but..."

Mr. Bennett – “That’s the reason I suggested the CS with a conditional overlay to rollback the W/LO should it be redeveloped. Then it can be developed to the W/LO standards”.

Commissioner Baker – “Mr. Bennett you’ve been here longer than I and you never seen a rollback either”.

Mr. Bennett – “Yes mame, you might see one on South Lamar”.

[Laughter]

Commissioner Baker – “But so far you haven’t”.

Mr. Bennett – “Basically, the building is a building”

Commissioner Baker – “I understand, to me it’s there, your use is there and it’s going to continue for an indefinite period”.

Mr. Bennett – “The lease is about to expire on the use that’s there”.

Commissioner Baker – “But it can be extended”.

Mr. Bennett – “I don’t think it is”.

Commissioner Baker – “I can’t see putting GR up there at that location, there’s CS across the street, you’re referencing is a nursery, which is almost an agricultural use”.

Mr. Bennett – “It’s a nursery and landscape company and the CS to the south is also a electrical contractor and distribution”.

Commissioner Baker – “I understand”.

FAVOR

No Speakers.

OPPOSITION

No Speakers.

Commissioners Martinez and Whaley moved to close the public hearing.

Commissioner Baker – “Is there a motion?”

Silence.

Commissioner Baker – “Mr. Martinez if you’ll take the chair, I’ll make a motion”.

Commissioner Martinez – “Is there a motion?”

Commissioner Baker – “My motion is going to be for staff recommendation”.

Commissioner Pinnelli – “I’ll second”.

Commissioner Baker – “I’m frustrated, I would like to see a restrictive covenant with the neighborhood association, if there is one. That the existing GR use would be the only permitted GR use as the conditional overlay states. But that it be entered into a restrictive covenant with the neighborhood association; and permitted LR uses as recommended by staff”.

Commissioner Pinnelli – “As long as the conditional overlays are on there, I don’t want to see GR on there either. We have to do something”.

Commissioner Whaley – “I think W/LO is more appropriate and I will probably be the minority”.

Motion carried.

**COMMISSION ACTION:
MOTION:**

AYES:

NAY:

ABSENT:

**BAKER, PINNELLI
APPROVED STAFF’S
RECOMMENDATION OF GR-CO
ZONING.
PINNELLI, GOHIL, MARTINEZ,
BAKER, DONISI, HAMMOND.
WHALEY
JACKSON**

MOTION CARRIED WITH VOTE: 6-1.

MEMORANDUM

TO: Betty Baker, Chair and Members of the Zoning and Platting Commission

FROM: Dora Anguiano, Zoning and Platting Commission Coordinator
Neighborhood Planning and Zoning Department

DATE: April 28, 2004

SUBJECT: Zoning and Platting Commission Summary

Attached is a Zoning and Platting Commission summary, which will be forwarded to the City Council.

CASE # C14-04-0038

17. C14-04-0038 – STACEY SHACKELFORD, By: Jim Bennett Consulting (Jim Bennett), 6001 Mountain Shadows Drive. (Williamson Creek). **FROM RR TO CS. ALTERNATE RECOMMENDATION: GR-CO. City Staff: Annick Beaudet, 974-2975.**

SUMMARY

Annick Beaudet, staff – “This is a zoning request from RR to CS, staff has an alternate recommendation of GR-CO; the CO would limit this site to 2000 trips and prohibit all GR uses, except for personal improvement services; and allow all other LR uses. Also require LR development regulations and require 5-feet of right-of-way to be dedicated from the future centerline of Old Bee Caves Road. There’s an existing gymnasium, which is a personal improvement service on this site. It’s a current, legal, non-conforming use and a legal non-complying structure. The structure was permitted and built in 1985, prior to the land being annexed by the City of Austin on December 19, 1985. The staff recommendation would make the use a conforming use. Staff is unable to determine whether the structure would be complying under the LR development regulations as proposed, but it appears to meet the LR site development regulations; therefore, it would become a conforming and complying use under the staff recommendation of GR-CO. The basis of the staff recommendation is that the staff recommendation is consistent with the Oak Hill Area Study done in 1985 that proposed retail for this area. The site is situated at the corner of a local street and a residential collector, making this site ideal for providing neighborhood services. The neighborhood does not have basic retail nearby, so the staff recommendation will not only support the existing use on the site, but provide for a future development of neighborhood services in a manner compatible with the neighborhood in the area. The majority of adjacent zoning in the area is single-family on large lots; and low-density multi-family. With the exception of the adjacent lot, which is zoned W/LO-CO, it allows for convenient storage but all other LR uses. The purpose statement for W/LO says that it is compatible with residential environments; it has really low FAR requirements and development regulations that are more restrictive than those in LR. The CO placed on the W/LO, prohibits access to Mountain Crest Drive, further solidifying the existence of residential neighborhood and try to protect detriment to those properties. There is also a significant amount of low density multi-family in the area, further supporting the need for retail services in the area and there has been a trend in this area recently from 1996 to present, to down zone more intense zoning, to less intense multi-family zoning and even small lot single-family; and to lower density multi-family. So this request is not in sync with that trend and with what staff has been recommending and Council’s been recommending since 1996. The property directly to the north was recently rezoned to MF-1 with some conditions, so you are seeing some allowance of some density to create neighborhood there, but very carefully. There’s anywhere in the area where you could go and just get milk or a gallon of gas. I’d like to say that the use there, that gymnasium has been there for a very long time and does serve the residence in the area and staff was sensitive to that and the recommendation allows them to be a conforming use”.

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impervious cover. There are 15 parking spaces on this site with 11,000 square feet of building with a detention pond to the south portion of the property adjacent to the street to the south, which is Mountain Crest Drive. The adjacent property was zoned W/LO, that is currently developed with warehouse type office uses. This property is developed with a metal building. It is about 24-feet in height for a gymnasium; when the gymnasium goes away, we can't see this property being redeveloped to apartments with that kind of building on it. We're requesting the CS zoning because we think that the appropriate use of a building constructed like this and with the parking that's on this site, will probably most likely be limited warehouse and distribution. If you look at your zoning map, there is CS zoning across the street; W/LO adjacent to the property; CS to the south and the other side of Mountain Crest Drive. There is a lot of MF-1 zoning on it, as you go down Mountain Shadows Drive, to Mountain Shadows Cove, all that MF-1 zoning is older zoning and it's not developed with apartments. There are large sites in these lots; this lot itself is about .38 of an acre. It is fully developed, the other lots in the area are 1 acre or larger. We have support letters from the adjacent property owners. The property owners on the far side of Mountain Crest Drive and the nursery sales are in support. We have not received any opposition to this zoning change. We think to limit it to LR or GR or one of the retails, I don't think anyone is going to go here to buy shoes or shirts or even milk; those facilities are located on highway 71, which parallels to Old Bee Caves Road. It does not appear from the uses that are there, that retail would be a viable use for this piece of property in the future. We think that because of the fully developed site, that CS is appropriate. If commission would consider CS with a conditional overlay that if the property is redeveloped, that it be redeveloped to the W/LO. Right now with the facility as it is built, does not appear that we meet the W/LO standards, the FAR's the impervious cover or any other requirements of the W/LO. We don't expect that the building will anywhere in the near future would be torn down; because it is a substantial building".

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FAVOR

No Speakers.

OPPOSITION

No Speakers.

Commissioners Martinez and Whaley moved to close the public hearing.

Commissioner Baker – “Is there a motion?”

Silence.

Commissioner Baker – “Mr. Martinez if you’ll take the chair, I’ll make a motion”.

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Commissioner Whaley – “I think W/LO is more appropriate and I will probably be the minority”.

Motion carried.

**COMMISSION ACTION:
MOTION:**

AYES:

NAY:

ABSENT:

**BAKER, PINNELLI
APPROVED STAFF’S
RECOMMENDATION OF GR-CO
ZONING.
PINNELLI, GOHIL, MARTINEZ,
BAKER, DONISI, HAMMOND.
WHALEY
JACKSON**

MOTION CARRIED WITH VOTE: 6-1.

MEMORANDUM

TO: Betty Baker, Chair and Members of the Zoning and Platting Commission

FROM: Dora Anguiano, Zoning and Platting Commission Coordinator
Neighborhood Planning and Zoning Department

DATE: April 29, 2004

SUBJECT: Zoning and Platting Commission Summary

Attached is a Zoning and Platting Commission summary, which will be forwarded to the City Council.

CASE # C14-04-0038 RESCIND & RECONSIDER

3. C14-04-0038 – STACEY SHACKELFORD, By: Jim Bennett Consulting (Jim Bennett), 6001 Mountain Shadows Drive. (Williamson Creek). **FROM RR TO CS. ALTERNATE RECOMMENDATION: GR-CO. City Staff: Annick Beaudet, 974-2975.**

SUMMARY

Annick Beaudet, staff – “This is a rescind and reconsider case, located at 6001 Mountain Shadows Drive. The commission passed a motion on this on April 6, 2004, to approve the staff recommendation of GR-CO. The applicant is here to speak to the reason for his request for rescinding and reconsidering. If you’d like a recount on the merits of the case, I’d be happy to do that quickly”.

Commissioner Whaley – “The reason that this is back on the agenda is because Commissioner Baker and myself put it back on the agenda. We looked at the tract and it is adjacent to a W/LO tract. We had discussed the merits of giving it W/LO and I don’t think the applicant was very open to that thought at the time because he wanted CS because of the development that was currently there. In looking at it as a GR corner, redevelopment would be better off with the merits of the area as W/LO. I think he became a little more open minded to W/LO”.

Commissioner Jackson – “Thank you”.

Jim Bennett, applicant – “Thank you for reconsidering the action that you took at your last meeting. As indicated, staff recommended GR, we were not in favor of GR and basically because this area is just not conducive to any retail uses that you could think of. Additionally, there is an approved site plan for this site, it’s developed with an 11,000 square foot building. There are 20 parking spaces on this site, if the site were to be zoned GR, at 1 parking space for every 200 square feet, that would be a required total for retail parking of 55 spaces; that’s 35 spaces short of what’s on the existing site now. Due to the fact that it is in an S.O.S area, which you can’t get a waiver from, I don’t think you could come up with 35 more parking spaces for uneconomically viable retail use. If you said we could have an office building instead of retail, an office you at that location would require an additional 17 space. Once again, due to the existing site plan being fully developed with conditions and not being able to get variances from S.O.S, you can’t come up with another 17 parking spaces on this site. The building is a tall building, it appears to be a warehouse looking building. It has a 20-foot roof height; it is an unfinished building on this inside. We haven’t received any negative responses from any neighborhood associations and after reconsideration, we think in looking at the W/LO classifications, that perhaps there are some uses in there that would make this a viable economical use, versus a GR use. I would appreciate the commission considering the W/LO and making a recommendation to that”.

Commissioner Whaley – “On the adjacent W/LO-CO, is that only vehicle trips?”

Ms. Beaudet – “No, I’ll read out the conditions on the adjacent property. For the adjacent property it is W/LO-CO. The conditions are 2000 trip limit, vehicular access to