



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-10
AGENDA DATE: Thu 10/07/2004
PAGE: 1 of 1

SUBJECT: C14-04-0128 - 7501 Conn - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 7501 South IH-35 Service Road Northbound (South Boggy Creek Watershed) from interim-rural residence (I-RR) 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: George D. Conn. Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0128

Z.P.C. DATE: September 7, 2004

ADDRESS: 7501 South IH-35 Service Road Northbound

OWNER AND APPLICANT: Austin I-35 South, LLC. **AGENT:** Jim Bennett Consulting
(George D. Conn) (Jim Bennett)

ZONING FROM: I-RR

TO: GR

AREA: 0.882 acres (38,419.92 square feet)

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay: 1) prohibits building openings for access purposes other than emergency access from facing the east property line; and, 2) limits development of the property to less than 2,000 motor vehicle trips per day.

ZONING & PLATTING COMMISSION RECOMMENDATION:

September 7, 2004: *APPROVED GR-CO DISTRICT ZONING AS STAFF RECOMMENDED; BY CONSENT.*

[J.G: T.R 2ND] (8-0) J.M – ABSENT

ISSUES:

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

DEPARTMENT COMMENTS:

The subject zoning area consists of a portion of a platted, undeveloped lot and takes its access through the remainder of the same lot located on the northbound IH-35 frontage road. The zoning area carries interim-rural residence (I-RR) district zoning since its annexation into the City limits on December 31, 2001. This segment of the northbound IH-35 frontage road between William Cannon Drive and Slaughter Lane consists of undeveloped land (zoned GO; SF-2; GR; GR-CO), recently constructed multi-family residences (GR; I-RR) and two adult-oriented uses (I-RR and CS-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The applicant proposes to zone the area to community commercial (GR) district to accommodate the development of an automotive repair business that would be developed in conjunction with the adjacent GR-CO and GR zoned properties to the west. The adjacent zoning areas to the west were zoned GR in 1988 and GR-CO in 1989. The Conditional Overlay as proposed by the staff: 1) prohibits building openings for access purposes from facing the east property line other than emergency access, and 2) limits the development of the property to 2,000 motor vehicle trips per day. The purpose of the access limitations is to address noise concerns associated with the proposed automotive repair use that would be in close proximity to the multi-family residences. The apartment buildings are located approximately 40 feet from the common property line.

Community commercial (GR) zoning is appropriate and consistent with that already along this segment of IH-35 and would allow for the proposed development to occur and also be compatible with a residential use in close proximity. The conditional overlay also establishes a 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-RR	Undeveloped
<i>North</i>	GR; CS-CO; GR	Undeveloped; Adult-oriented business; Campground
<i>South</i>	GR; I-RR; SF-2	Undeveloped; Apartments; Adult-oriented business (in County)
<i>East</i>	I-RR	Apartments; Undeveloped
<i>West</i>	West of IH-35: LI; SF-2; SF-3; GR	Class ring company; Cemetery; Undeveloped

AREA STUDY: N / A

TIA: Is not required

WATERSHED: South Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

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
 954 – East Slaughter Lane Neighborhood Association

SCHOOLS:

Langford Elementary School

Mendez Middle School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-93-0086	SF-2 to LI	To Grant CS-CO	Approved CS-CO with CO restricting general retail sales (general) to 20,200 square feet; and prohibiting restaurant (general) (limited) and (fast food); food sales and financial services (9-2-93)
C14-88-0082 (adjacent, on IH-35 frontage road to the west)	SF-2 to GR	To Grant GR with conditions	Approved GR-CO with CO restricting the gross floor area of administrative and business office; automobile sales; general retail sales (general);

			professional offices; restaurant (general & fast food); service station; and food sales. Hotel-motel use is restricted to 190 rooms. (1-26-89)
C14-88-0081 (adjacent, on IH-35 frontage road to the south)	SF-2 to GR	To Grant GR	Approved GR (9-29-88)
C14-87-108	SF-2 to GO	To Grant GO	Approved GO (3-17-88)

RELATED CASES:

The zoning area represents a portion of Lot 1 of The Waters at Bluff Springs subdivision that was recorded in February 2001 and is provided as Exhibit B (C8-00-2198.0A). The remainder of Lot 1 is located directly on the northbound IH-35 frontage road. Lot 2 is developed with multi-family residences.

ABUTTING STREETS:

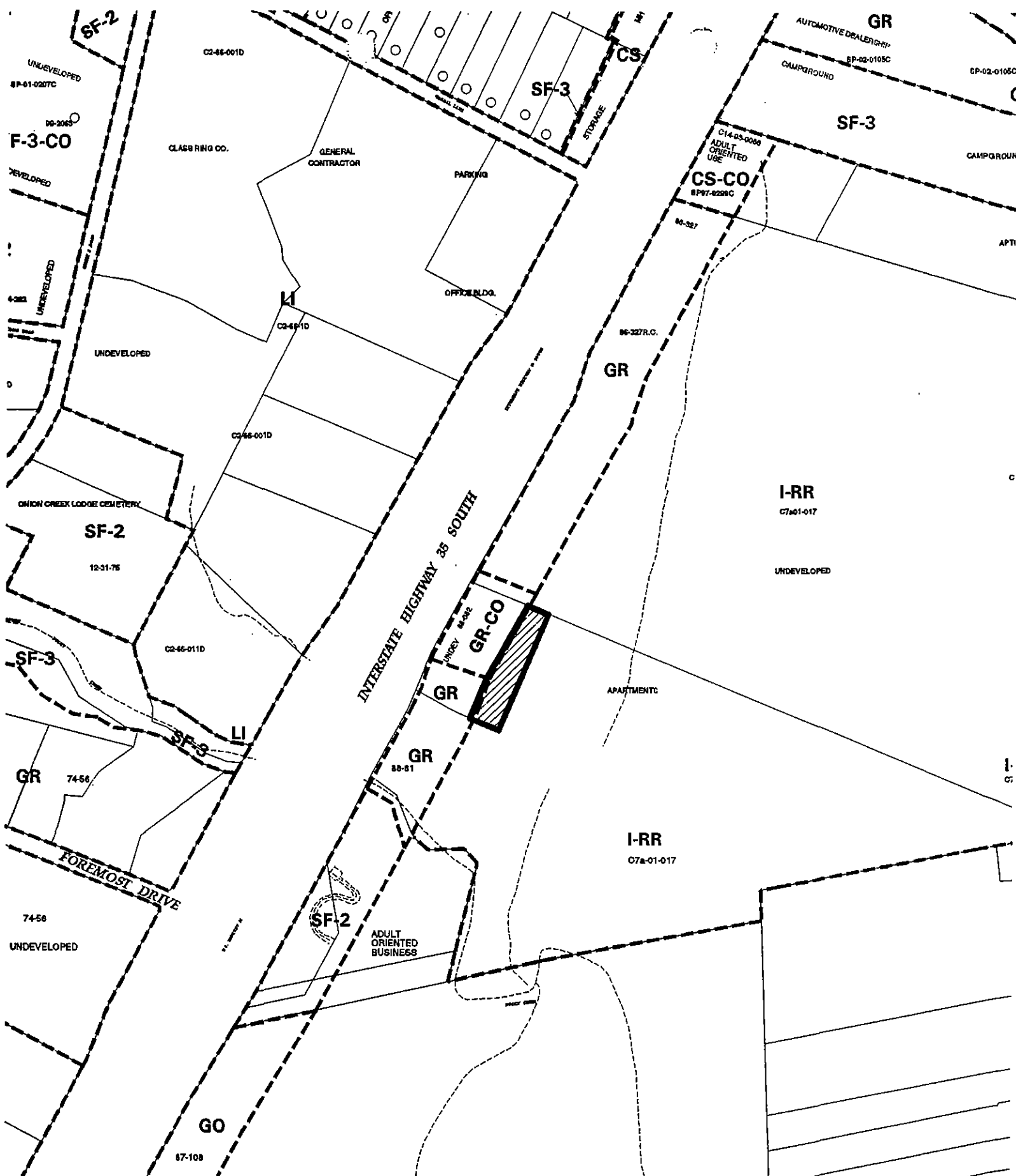
STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION
IH-35 South	500 feet	3 lanes, divided	Freeway





- There are no existing sidewalks along IH-35 South.
- IH-35 South is classified in the Bicycle Plan as a Barrier to Travel bike route.
- There are no bike routes in this area.

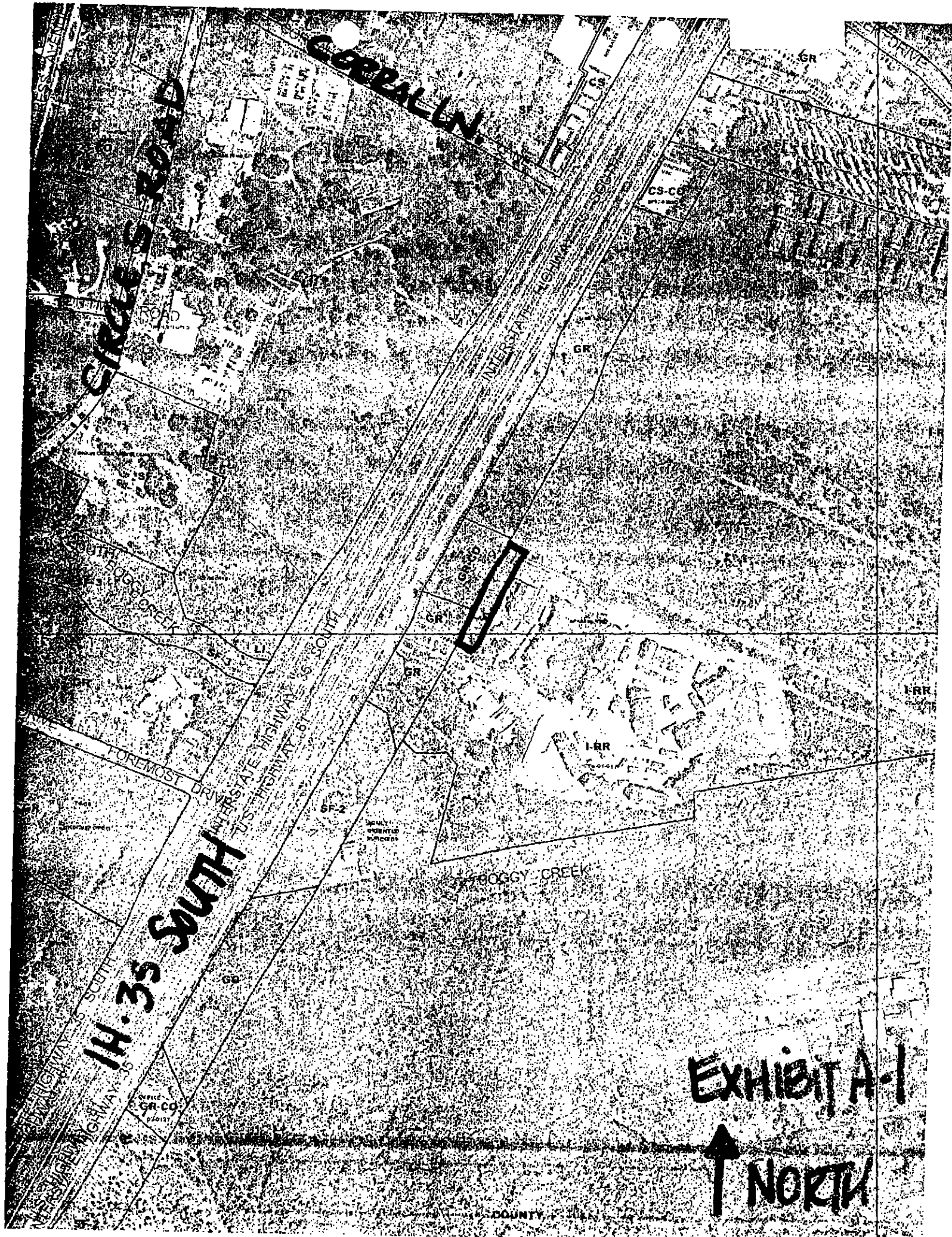
CITY COUNCIL DATE: October 7, 2004**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

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

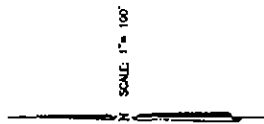
PHONE: 974-7719



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A CASE #: C14-04-0128 ADDRESS: 7501 S IH 35 SERVICE RD SUBJECT AREA (acres): 0.882	CITY GRID REFERENCE NUMBER G15
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: W. WALSH			
			DATE: 04-08 INTLS: SM	

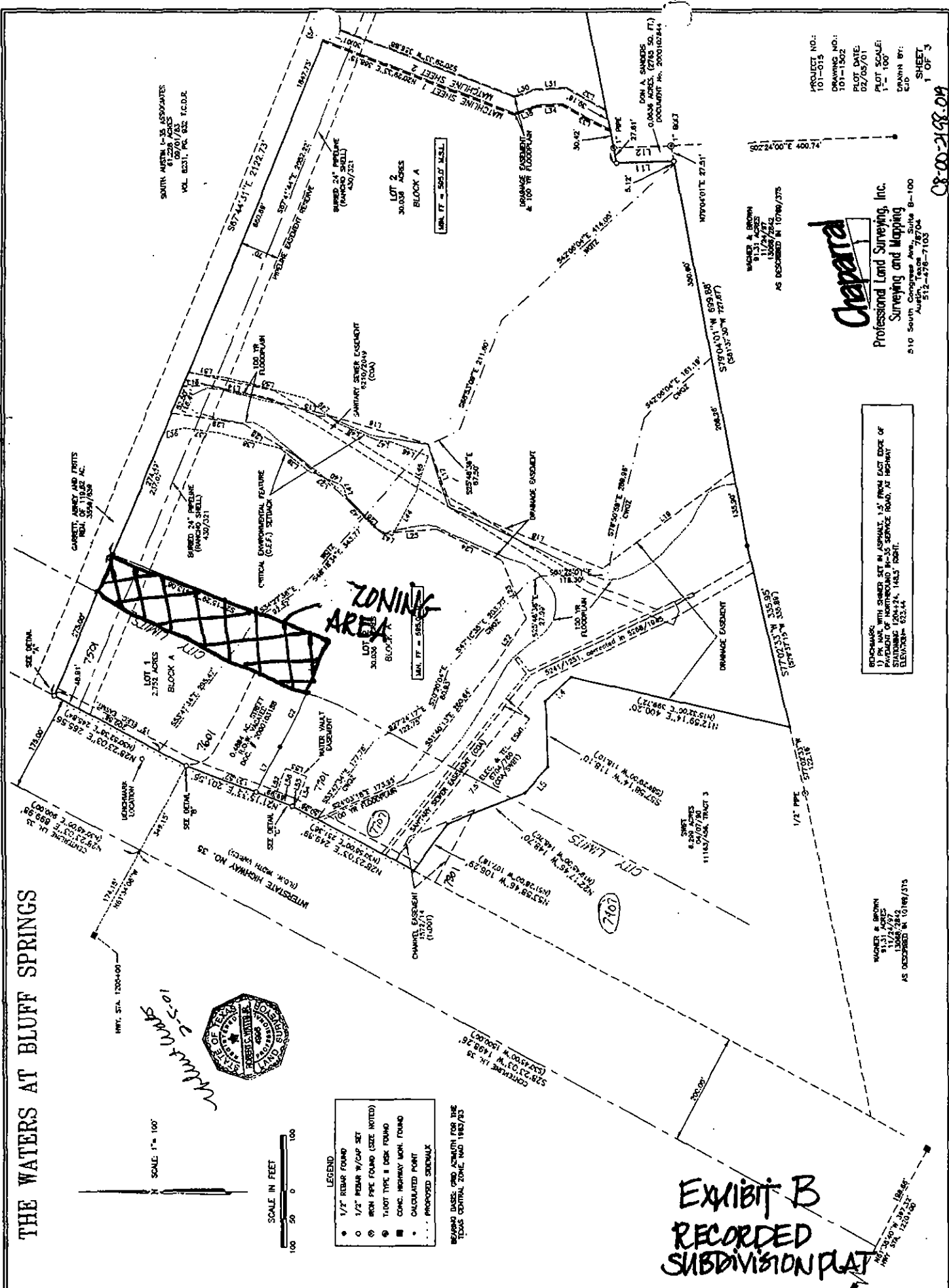


THE WATERS AT BLUFF SPRINGS



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR W/ CAP SET
 - ⊙ IRON PIPE FOUND (SIZE NOTED)
 - ⊙ 1/4" TYPE II DISK FOUND
 - CONC. REINFORC. FOUND
 - CALCULATED POINT
 - ... PROPOSED SIDEWALK

BEARING BASE: GRID AZIMUTH FOR THE TOWNSHIP ZONE TWO 1983/83



**EXHIBIT B
RECORDED
SUBDIVISION PLAT**

PROJECT NO.: 101-015
DRAWING NO.: 101-1302
PLOT DATE: 02/03/01
PLOT SCALE: 1" = 100'
SHEET: 1 OF 3

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
510 South Congress Ave., Suite 8-100
Austin, Texas 78704
512-478-7103

REMARKS:
WITH SHOWN SET IN EXHIBIT 1.5' FROM EAST EDGE OF
PLOT 1. 1.5' FROM SERVICE ROAD, 74' FROM
STATIONING 100+124. 144.5' FROM
ELEVATION 623.44

WALKER & BROWN
81.31 ACRES
11/22/99
11/22/99
AS DESCRIBED IN 101/08/375

WALKER & BROWN
81.31 ACRES
11/22/99
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200100047

SUMMARY STAFF RECOMMENDATION:

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BACKGROUND

The subject zoning area consists of a portion of a platted, undeveloped lot and takes its access through the remainder of the same lot located on the northbound IH-35 frontage road. The zoning area carries interim-rural residence (I-RR) district zoning since its annexation into the City limits on December 31, 2001. This segment of the northbound IH-35 frontage road between William Cannon Drive and Slaughter Lane consists of undeveloped land (zoned GO; SF-2; GR; GR-CO), recently constructed multi-family residences (GR; I-RR) and two adult-oriented uses (I-RR and CS-CO).

The applicant proposes to zone the area to community commercial (GR) district to accommodate the development of an automotive repair business that would be developed in conjunction with the adjacent GR-CO and GR zoned properties to the west. The adjacent zoning areas to the west were zoned GR in 1988 and GR-CO in 1989. The Conditional Overlay as proposed by the staff: 1) prohibits building openings for access purposes from facing the east property line other than emergency access, and 2) limits the development of the property to 2,000 motor vehicle trips per day. The purpose of the access limitations is to address noise concerns associated with the proposed automotive repair use that would be in close proximity to the multi-family residences. The apartment buildings are located approximately 40 feet from the common property line.

Community commercial (GR) zoning is appropriate and consistent with that already along this segment of IH-35 and would allow for the proposed development to occur and also be compatible with a residential use in close proximity. The conditional overlay also establishes a 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 northbound IH-35 frontage road.

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

Community commercial (GR) zoning is appropriate and consistent with that already along this segment of IH-35 and would allow for the proposed development to occur and also be compatible with a residential use in close proximity. The conditional overlay also establishes a 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 site is undeveloped 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 described below.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the South Boggy 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 flood plain in, or within close proximity of, the project location. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 30%.

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

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

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

At this time, no information has been provided as to whether this property has any pre-existing approvals which preempt current water quality or Code requirements.

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 Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed 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

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

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]

The trip generation under the requested zoning is estimated to be 3,684 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).

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 utility design criteria and specifications.

Compatibility Standards

A small portion of this site may be subject to the Hazardous Pipeline Ordinance. Development in a restricted pipeline area is regulated by Section 25-2-516 of the Land Development Code. The site plan must show proposed structures within 100 feet of a hazardous pipeline easement and review by the Fire Department will be required.

The site is subject to compatibility standards. Along the south 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 property line. For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- 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.