

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



**AGENDA ITEM NO.: Z-11
AGENDA DATE: Thu 12/16/2004
PAGE: 1 of 1**

SUBJECT: C14-04-0147 - J.D.'s Conoco - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as the Southeast corner of Decker Lane and Decker Lake Road (Elm Creek Watershed) from community commercial-conditional overlay (GR-CO) combining district zoning to community commercial-conditional overlay (GR-CO) combining district zoning in order to change a condition of zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning with conditions. Applicant: J.D.'s Conoco A.M. Petroleum Inc. Agent: Land Answers (Jim Whitliff). City Staff: Tom Bolt, 974-2755.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0147

Z.A.P. DATE: November 16, 2004

COUNCIL DATE December 16, 2004

ADDRESS: Southeast corner of Decker Lane and Decker Lake Rd.

OWNER/APPLICANT: J. D's, Conoco, A.M. Petroleum Inc.

AGENT: Land Answers (Jim Witliff)

ZONING FROM: GR-CO

TO: GR-CO

AREA: 5.819 Acres

SUMMARY STAFF RECOMMENDATION: Alternate recommendation: To approve the requested rezoning from GR-CO to GR-CO (to remove the trip limitation only, imposed in the original Conditional Overlay) subject to an application to rezone the remaining 2.945 acres of this property to be considered with this case, prior to Third Reading of an ordinance by the City of Austin City Council.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

APPROVED STAFF'S RECOMMENDATION OF GR-CO ZONING WITH CONDITION FOR FILING OF ADDITIONAL CASE FOR REMAINDER OF SITE; BY CONSENT. [J.M; J.G 2ND] (9-0)

DEPARTMENT COMMENTS: The original zoning included was for an 8.745-acre tract of land out of the Phillip McElroy League in Travis County. Associated with the zoning on this property in 1999 a Conditional Overlay limiting vehicle trips and Pawn Shop Service use was imposed. The application for zoning in 1999 did not include a Traffic Impact Analysis therefore a trip limitation was imposed. The proposed rezoning is for a 5.819 acre portion of the original 8.745 acre parcel designated GR-CO in 1999. The site currently contains a commercial operation comprising a convenience store and a gas station. The proposed addition to the site would add 19,800 square feet of general retail uses and a self-service car wash with five bays. The Traffic Impact Analysis has been submitted and reviewed by City of Austin Transportation Planners and a recommendation has been made to approve the requested zoning, eliminating the vehicle trip limits associated with the Conditional Overlay. A separate application has to be filed to address vehicle trips on the remaining 2.945 acres of this property. NOTE: The applicant does not intend for the original prohibition of Pawn Shop services to be removed.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO	Service Station and Convenience Store
<i>North</i>	GR & MF-3-CO	Undeveloped Smart Housing Zoning – MF-3-CO
<i>South</i>	County	Undeveloped
<i>East</i>	GR-CO	Undeveloped
<i>West</i>	GR	Undeveloped

AREA STUDY: N/A

TIA: Required

WATERSHED: Elm Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

#116 Colony Park Neighborhood Association
#511 Austin Neighborhoods Council
#643 North East Action Group

SCHOOLS:

Jordan Elementary School
Johnson High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-03-0071	MF-3 to GR	Apvd. Staff alt. GR-CO 7-0	Apvd. GR-CO 3 Readings 6-0
C14-02-0124SH	GR to MF-3	Apvd staff alt MF-3-CO 7-0	Apvd. MF-3-CO with conditions of 400-foot setback to pipelines.

RELATED CASES:

C14-99-0139 - Rezoning of 8.745 acres from Limited Office (LO) to Community Commercial district – Conditional Overlay combining district (GR-CO) limiting vehicle trips to 2000 per day and prohibiting Pawn Shop Service use.

SP-00-2110C – Site Plan for Convenience Store (3600 sq. Ft.) with Fuel Sales (12 fueling positions)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	Capital Metro	Bicycle Plan	Sidewalks
Decker Lake Road/Loyola Lane	120'	Varies	Arterial	Yes	Yes	No
Decker Lane	120'	70'	Arterial	Yes	No	No

CITY COUNCIL DATE: December 16, 2004

ACTION:

ORDINANCE READINGS: 1st

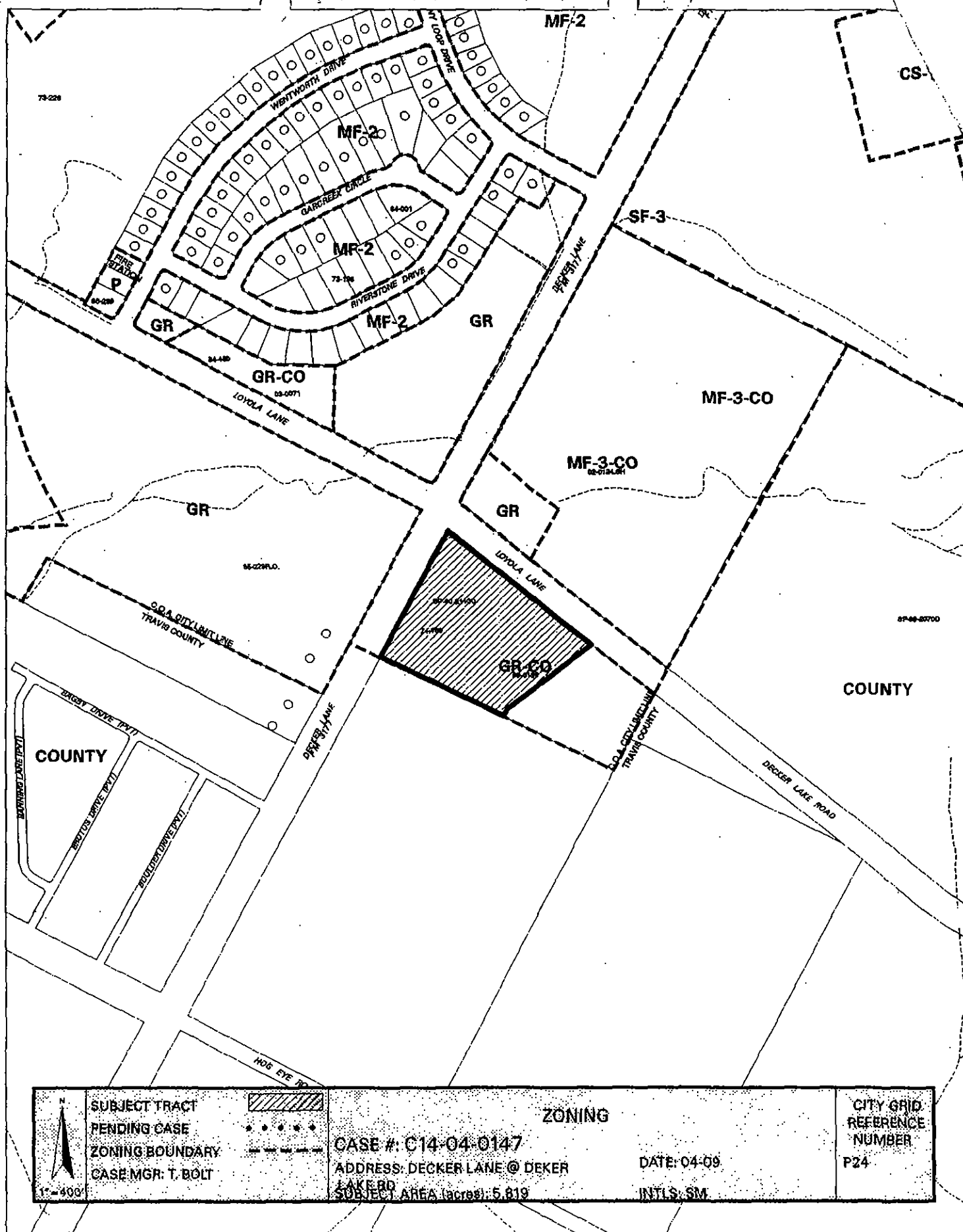
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Thomas Bolt
Thomas.bolt@ci.austin.tx.us

PHONE: 512 974-2755





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NORTH
↑

SP-99-20701

COUNTY

MF-3-CO

02-0124.SH

PIPELINE RESTRICTED AREA

GR-CO

COUNTY

GR

MF-2

GR-CO

83-0071

GR-CO

74-169

SP-00-2110C

99-0139

SP-04-0604C

85-229R.C.

GR

COA CITY LIMIT LINE
TRAVIS COUNTY

C TR

STAFF RECOMMENDATION

Alternate recommendation: To approve the requested rezoning from GR-CO to GR-CO (to remove the trip limitation only, imposed in the original Conditional Overlay) subject to receipt and Land Use Commission action on the remaining 2.945 acres of this property prior to Third Reading of an ordinance by the City of Austin City Council.

BACKGROUND

The original zoning included was for an 8.745 acre tract of land out of the Phillip McElroy League in Travis County. Associated with the zoning on this property in 1999 a Conditional Overlay limiting vehicle trips and Pawn Shop Service use was imposed. The application for zoning in 1999 did not include a Traffic Impact Analysis therefore a trip limitation was imposed. The proposed rezoning is for a 5.819 acre portion of the original 8.745 acre parcel designated GR-CO in 1999. The site currently contains a commercial operation comprising a convenience store and a gas station. The proposed addition to the site would add 19,800 square feet of general retail uses and a self-service car wash with five bays. The Traffic Impact Analysis has been submitted and reviewed by City of Austin Transportation Planners and a recommendation has been made to approve the requested zoning, eliminating the vehicle trip limits associated with the original Conditional Overlay.

BASIS FOR RECOMMENDATION

Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.

Decker Lake Rd and Decker Lane are both classified as Arterials. More intense zonings are generally designated at intersections of two arterials. Trip limitations were assigned with the original application when no Traffic Impact Analysis had been provided for review. Traffic Impact information has been submitted with this application.

EXISTING CONDITIONS

Site Characteristics

The site is currently developed with a convenience store and fuel sales.

Impervious Cover

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 Elm 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%

Environmental

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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

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

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

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

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

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 subdivision, site plan, or 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.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. The landowner, at own expense, will be responsible for providing the necessary water and wastewater utility improvements, system upgrades, and offsite extension to serve the site and land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City. The landowner must pay all required City plan review fees, inspection fees, water and wastewater utility tap permit fees, and impact fees.

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

Not Applicable



Date: November 10, 2004
To: Tom Bolt, Case Manager
CC: Robert Halls, Robert J. Halls and Associates
Reference: J.D. Conoco, C14-04-0147

The Transportation Review Section has reviewed the Traffic Impact Analysis for J.D. Conoco, dated October 11, 2004, prepared by Robert Halls, Robert J. Halls and Associates, and offers the following comments:

TRIP GENERATION

J.D. Conoco is a 5.819-acre development located in east Austin at the southeast corner of Decker Lake and Decker Lane.

The property is currently developed with a gas station and zoned Community Commercial with a Conditional Overlay (GR-CO). The applicant has requested a zoning change to Community Commercial with a Conditional Overlay (GR-CO). The estimated completion of the project is expected in the year 2005.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 5,607 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Convenience Store/Gas Station (existing)	12vfp	1,369	46	43	58	49
Car Wash	7 bays	378	10	10	10	10
Retail	12,900sf	861	11	7	23	25
Office	2,600sf	80	9	1	14	68
High Turnover Restaurant	4,000sf	290	14	13	15	10
Total		2,978	90	74	120	162

VFP= Vehicle Fueling Positions

ASSUMPTIONS

1. Traffic growth rates provided by the City of Austin were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	%
Decker Lane North	20%
Decker Lane South	10%
Loyola Lane	3%
Decker Lake Road	3%

2. In addition to these growth rates, background traffic volumes for 2003 included estimated traffic volumes for the following projects:

Wildhorse PUD

C814-00-2063.01

3. Reductions were taken for pass-by for the following uses:

Table 3. Summary of Pass-By and Internal Capture Reductions		
Land Use	Pass-By Reductions %	
	AM	PM
<i>Convenience Store/Gas Station (existing)</i>	49	49
Retail	60	70
High Turnover Restaurant	43	43

4. A 50% reduction was taken for internal capture for the car wash.
5. No reductions were taken for transit use.

EXISTING AND PLANNED ROADWAYS

Decker Lane (FM 3177) – This roadway is classified as an undivided four lane arterial roadway and is included in the Austin Metropolitan Area Transportation Plan (AMATP) for 2025 to be widened to a four lane divided arterial roadway. Decker Lane is in the Bicycle Plan.

Loyola Lane – This roadway is classified as a four lane divided arterial roadway. Loyola Lane is included in the Bicycle Plan.

Decker Lake Road – This roadway is the extension of Loyola Lane east of Decker Lane and is classified as an arterial roadway currently built as a two lane rural road. The AMATP 2025 plan calls for this facility to be upgraded to a four lane divided roadway.

TRAFFIC ANALYSIS

The impact of site development traffic on the existing area roadways was analyzed. Two time periods and travel conditions were evaluated:

- 2004 Existing Conditions
- 2005 Build-Out Conditions

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 4 intersections, 1 of which are or would be signalized.

Table 4. Level of Service				
Intersection	2004		2005	
	AM	PM	AM	PM
Decker Lane and Loyola Lane/Decker Lake Road*	C	C	C	C
Driveway 1 and Decker Lane	A	A	A	B
Driveway 2 and Decker Lake	A	A	A	A
Driveway 3 and Decker Lake			A	A

* = SIGNALIZED

RECOMMENDATIONS

- 1) Additional right-of-way dedication and/or reservation may be required at the time of subdivision and/or site plan in accordance with the roadway plan.
- 2) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2788.



Emily M. Barron
Sr. Planner - Transportation Review Staff
Watershed Protection and Development Review