

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



**AGENDA ITEM NO.: Z-5
AGENDA DATE: Thu 08/18/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0084 - Manor Commercial - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 7700 Old Manor Road (Walnut Creek Watershed) from interim-rural residence (I-RR) district zoning to limited industrial services-conditional overlay (LI-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant industrial park-conditional overlay (IP-CO) combining district zoning. Applicant: Daniel W. Herd. Agent: Bury & Pittman (Jim Gallegos). City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0084

ZAP Date: July 19, 2005
August 2, 2005

ADDRESS: 7700 Old Manor Road.

OWNER/APPLICANT: Daniel W. Herd

AGENT: Bury & Pittman
(Jim Gallegos)

ZONING FROM: I-RR

TO: LI-CO

AREA: 3.020 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of Limited Industrial Services- Conditional Overlay (LI-CO) combining district zoning. The Conditional Overlay would limit the vehicle trips to less than 2000 per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

July 19, 2005: *CONTINUED TO 08/02/05 (ZAP) [M.W, T.R 2ND] (7-0) J.M, J.P – ABSENT*

August 2, 2005: *APPROVED I-P-CO ZONING WITH 2000 VEHICLE TRIP LIMIT. [J.D, K.J 2ND] (8-0) J.M – ABSENT*

DEPARTMENT COMMENTS:

The site is zoned Interim Rural Residence, undeveloped, and relatively flat. Much of the surrounding property lies outside the Austin city limits and is unzoned. There are no physical constraints would make development of the site for light industrial uses either difficult or inappropriate.

Immediately to the north along Springdale road, there is a large tract of vacant land. North from the subject tract on Springdale road towards US Highway 290 East, there are several large vacant tracts, and tracts developed with various industrial or intense commercial uses including, a ice plant, a commercial plumbing supply business (including a large yard storing PVC and concrete pipe), a Federal Express depot, a paint wholesaler, and a research and development site. At the intersection of Springdale Road and US Highway 290 East there are two convenience stores.

Branching off Springdale Road toward the northwest are Andtree Blvd. and Daike Road. These two streets run through an unzoned industrial park housing multiple businesses including heavy equipment rental, welding services, bottled gas storage and sales, electrical supply contractors, three auto body shops, three air conditioner and heating contractors, a mattress manufacturer, an auction house, a gunsmith and two print shops. There are also undeveloped sites along these roads.

To the north along Old Manor road is a large vacant tract. Further to northeast is a Starflight helicopter pad, and a concrete plant. Much of the land along Old Manor Road is undeveloped.

Along Commercial Park Drive there are multiple industrial and intense commercial uses on Interim Family Residence (I-SF-2) zone land. These include a welding shop, a cable contractor, a self storage facility, two sign manufacturers and printers, a custom manufacturing facility and a semi-conductor manufacturing operation. There are also several undeveloped tracts along Commercial Park Drive.

To the south, approaching Ed Bluestein Blvd (US Hwy 183) there are undeveloped tracts and a large AISD facility, the Delco Events Center.

The only residential uses near the site are further to the east along Pecan Brook drive, where a residential neighborhood surrounds LBJ High School.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-RR	Undeveloped
<i>South</i>	Unzoned (County) & LO	Undeveloped
<i>East</i>	Unzoned (County)	Undeveloped
<i>West</i>	Unzoned (County)	Undeveloped & Industrial Park (North West)

AREA STUDY: The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

TIA: N/A

WATERSHED: Walnut Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- LBJ Neighborhood Association
- North East Action Group
- Taking Action Inc.
- Austin Neighborhoods Council
- Austin Independent School District

SCHOOLS: (AISD)

Winn Elementary School

Dobie Middle School

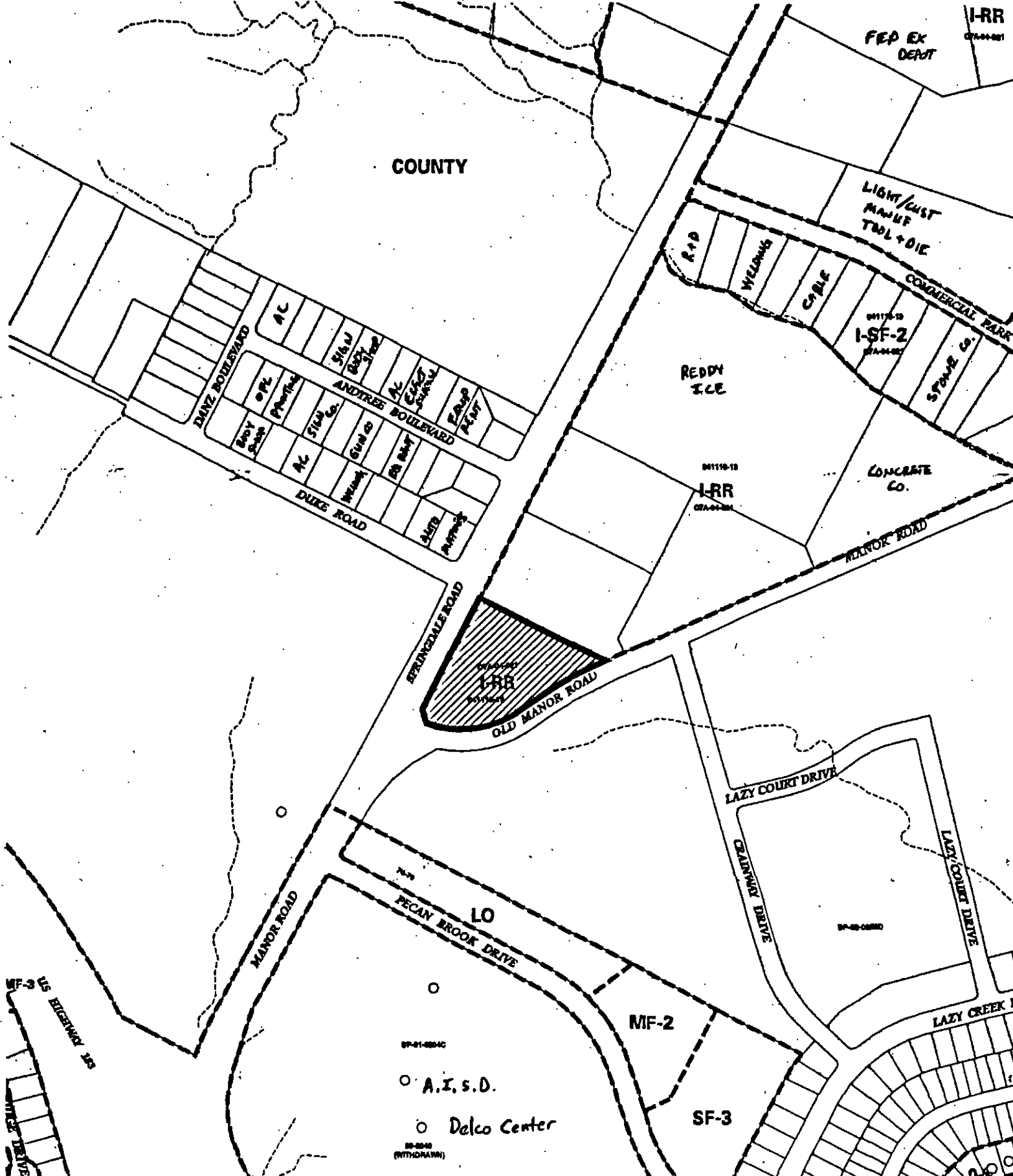
LBJ High School




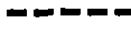
ABUTTING STREETS:

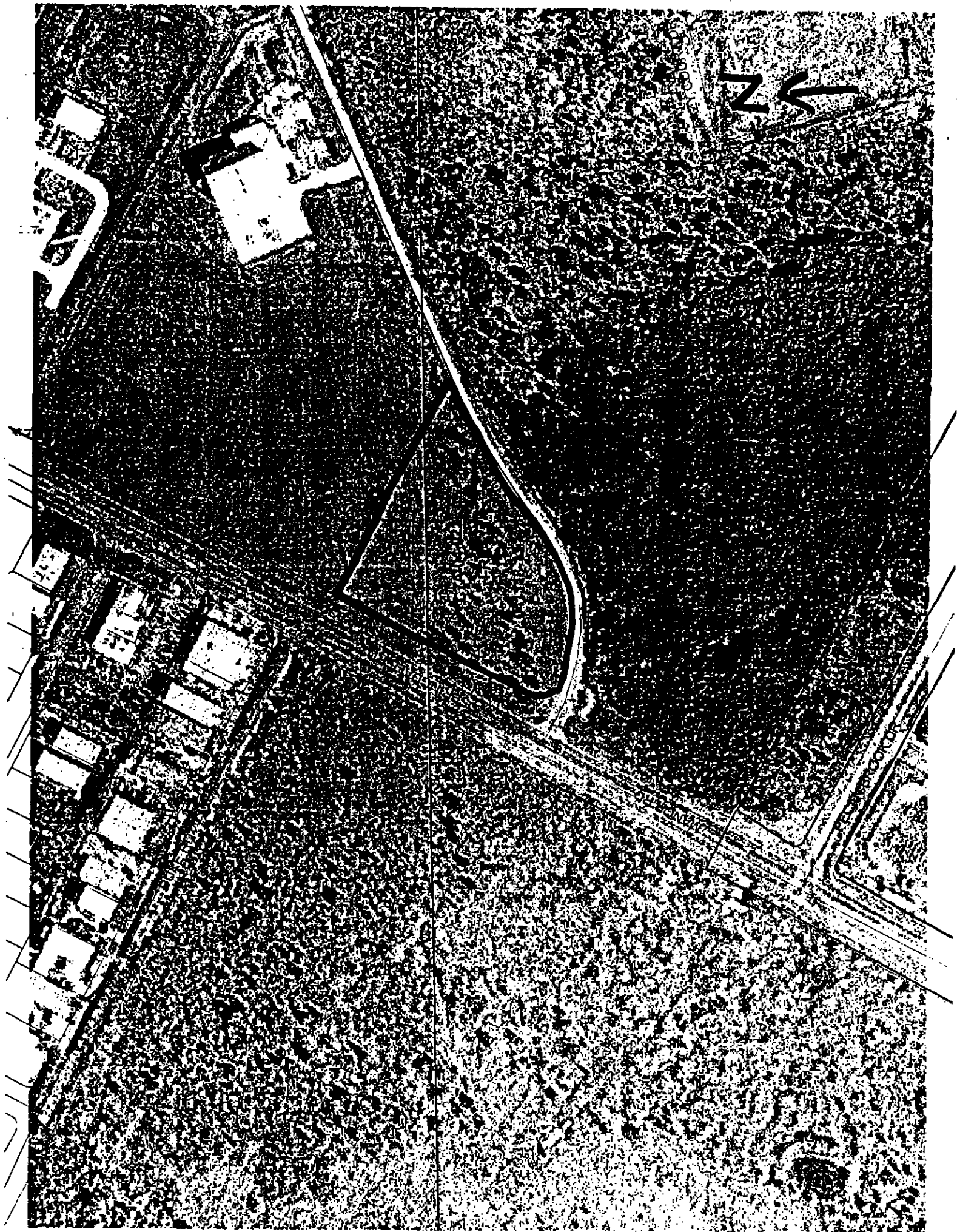
NAME	ROW	PAVEMENT	CLASSIFICATION
Springdale Road	114'	70'	Arterial
Old Manor Road	70'	30'	Collector

CITY COUNCIL DATE: July 28, 2005**ACTION:****ORDINANCE READINGS:**2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Robert Heil**PHONE:** 974-2330

e-mail address: robert.heil@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT		ZONING CASE #: C14-05-0084 ADDRESS: 7700 OLD MANOR RD. SUBJECT AREA (acres): 3.020	DATE: 05-06 INTLS: TRC	CITY GRID REFERENCE NUMBER N20,27
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: R.HEIL				



SUMMARY STAFF RECOMMENDATION

C14-05-0084

Staff recommends approval of Limited Industrial Service- Conditional Overlay (LI-CO) combining district zoning. The Conditional Overlay would limit the vehicle trips to less than 2000 per day.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Both Springdale and Manor Roads are being developed with light industrial and intense commercial uses. Large truck traffic is common, especially along Springdale roads which links US 183 and US 290. Industrial use on the tract is appropriate.

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

Limited Industrial Service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

EXISTING CONDITIONS

The site is zoned Interim Rural Residence, undeveloped, and relatively flat. Much of the surrounding property lies outside the Austin city limits and is unzoned. There are no physical constraints would make development of the site for light industrial uses either difficult or inappropriate.

Immediately to the north along Springdale road, there is a large tract of vacant land. North from the subject tract on Springdale road towards US Highway 290 East, there are several large vacant tracts, and tracts developed with various industrial or intense commercial uses including, a ice plant, a commercial plumbing supply business (including a large yard storing PVC and concrete pipe), a Federal Express depot, a paint wholesaler, and a research and development site. At the intersection of Springdale Road and US Highway 290 East there are two convenience stores.

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To the south, approaching Ed Bluestein Blvd (US Hwy 183) there are undeveloped tracts and a large AISD facility, the Delco Events Center.

The only residential uses near the site are further to the east along Pecan Brook drive, where a residential neighborhood surrounds LBJ High School.

Transportation

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

The trip generation under the requested zoning is estimated to be 8,116 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]

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

Springdale Road is classified in the Bicycle Plan as a Priority 1 bike route.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Springdale Road	114'	70'	Arterial
Old Manor Road	70'	30'	Collector

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. Offsite main extension and system upgrades are required. In order to obtain City utility service, the landowner must obtain City approval of a Service Extension Request. For more information pertaining to the process and submittal requirements, contact

Phillip Jaeger, Austin Water Utility, 625 East 10th Street, 5th Floor Waller Creek Center. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request.

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 the site 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 utility construction must be inspected by the City. The landowner must pay the associated City fees.

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 Walnut 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.

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.