

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



**AGENDA ITEM NO.: Z-11
AGENDA DATE: Thu 09/01/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0096 - Trimbuilt - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 12800 North Lamar Boulevard (Walnut Creek Watershed) from development reserve (DR) district zoning to warehouse limited office (W/LO) district zoning. Zoning and Platting Commission Recommendation: To grant warehouse limited office-conditional overlay (W/LO-CO) combining district zoning. Applicant and Agent: Trimbuilt Construction (B. Scott and Lisa Trimm). City Staff: Sherri Sirwaitis, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0096

Z.A.P. DATE: August 2, 2005

ADDRESS: 12800 North Lamar Boulevard

OWNER/APPLICANT: Trimbuilt Construction (B. Scott and Lisa Trimm)

ZONING FROM: DR

TO: W/LO

AREA: 2.904 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant W/LO-CO, Warehouse/Limited Office-Conditional Overlay district, zoning. The conditional overlay will limit the development intensity for the entire site to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION:

8/02/05: Approved staff's recommendation of W/LO-CO zoning (7-0-1, M. Whaley-Hawthorne-abstained, J. Martinez-absent); K. Jackson-1st, Donisi-2nd.

DEPARTMENT COMMENTS:

The property in question is developed with an office/warehouse use that was built in 1971. This tract of land was originally limited purpose annexed by the City of Austin on November 15, 1984. In 1989, the property was de-annexed due to provisions of State Bill 962. On December 31, 1991, the site was again re-annexed by the City of Austin as full purpose.

The applicant is requesting W/LO zoning to bring the existing office/warehouse use into conformance with the City of Austin Land Development Code regulations. The staff recommends the applicant's request for W/LO-CO district zoning because the site fronts North Lamar Boulevard, a major arterial roadway and it is located across from a large retail center that is zoned CS-CO and GR-CO. There are multifamily uses (MF-3-CO) to the north and a large undeveloped tract zoned for multifamily (MF-2-CO) to the south. The North Lamar Area Study calls for this tract of land to be zoned for office use. The proposed W/LO zoning complies with the recommendations for future land use in the area study.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Office/Warehouse
<i>North</i>	MF-3-CO	Apartments
<i>South</i>	MF-2-CO, GR	Undeveloped, Exxon Service Station
<i>East</i>	GR-CO	Single-Family Residence, Retail Center (Walmart Supercenter)

<i>West</i>	RR-CO, MF-2-CO, PUD	Undeveloped, Floodplain (Walnut Creek), Parmer/Walnut Creek PUD (Regional Detention Facility for Walnut Creek under construction)
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AREA STUDY: North Lamar Area Study **TIA:** N/A

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

64 -- River Oaks Lakes Estates Neighborhood
114- North Growth Corridor Alliance

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0064	GR-CO to CS-1-CO	7/05/05:	8/04/05:
C14-03-0050	CS, IP to CH-CO	5/13/03: Approved staff's recommendation of CH-CO zoning, with height limit of 120-feet, by consent (9-0)	6/12/03: Approved CH-CO zoning (5-1, Garcia-off dias, Goodman-Nay); all 3 readings
C14-01-0168	IP & CS-CO to CS	2/5/02: Approved staff's alternate rec. of CS-CO w/ conditions by consent (8-0)	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings
C14-01-0118	GR to CS-1	9/18/01: Approved staff's rec. of CS-1 by consent (9-0)	10/25/01: Approved CS-1 (7-0); all 3 readings
C14-01-0085	GO to GR	6/26/01: Approved staff's recommendation for GR-CO zoning by consent (7-0, Garza-recused himself, Cravey-absent)	8/2/01: Approved PC recommendation of GR-CO by consent on 3 readings (6-0, D. Thomas-absent)
C14-01-0077	DR to CS	2/26/02: Approved GR-CO zoning as agreed to by the applicant, by consent (7-0, K. Jackson-absent, A. Adams-off dias)	4/18/02: Approved GR-CO on 3 readings (5-0, D. Slusher/ D. Thomas-absent)
C814-01-0038.02	GR, PUD to PUD	3/01/05: Approved staff's recommendation of PUD zoning by consent (8-0, K. Jackson-absent)	4/7/05: Postponed to June 9, 2005 at the Applicant's request (7-0)

C814-01-0038.01	PUD to PUD	8/3/04: Approved staff's recommendation of PUD zoning; with conditions that apply from the agreement between applicant & neighborhood by consent (8-0, J.P. – Absent)	8/26/04: Granted PUD amendment on 1 st reading (7-0) 11/4/04: Granted PUD amendment (7-0); 2 nd /3 rd readings
C814-01-0038	SF-6, RR, LO to PUD	10/30/01: Approved staff's rec. of PUD zoning with conditions of: 1. No structures within 100' of the west property line; 2. No access from Dapplegrey Lane, except for emergency vehicles when needed; 3. Impervious cover of 53% for Tract 1 (Lot 1) 4. Include Environmental Board's Recommendation, with the exception of impervious cover for Tract 1 (8-0, N. Spelman- absent)	11/29/01: Approved PUD zoning with clarification that parking and carports are allowed within the 100' buffer along the west property line (7-0), 1 st reading. 8/8/02: Approved 2 nd reading with the following modified conditions (7-0): 1) One-story carport and/or garages shall be allowed within 100-feet, but not closer than 50 feet, from the western property line of Tract 1. Architectural guidelines contained within the Scofield Farms Neighborhood Homeowners Association shall apply to the construction of garages. 2) The deletion of the Environmental Board's requirement that a certificate of occupancy not be issued for Tract 1 until construction of the flood/erosion control pond is completed. 3) The proposal by the applicant to allow SF-6, Townhouse & Condominium Residence, zoning district uses to the permitted uses for Tract 1, with a unit limit of 80 townhomes/or single-family detached. 4) An increased trip limit of 2,500 vehicle trips for the

			<p>entire Parmer/Walnut Creek PUD to satisfy current requirements for Tracts 2, 3, and 4 and to account for the inclusion of the SF-6; townhouse/or single-family detached uses on Tract 1, without the requirement of a Traffic Impact Analysis (TIA).</p> <p>5) To redefine the transfer process for the dedication of Tract 2 to the City of Austin so that the entire dedication of this portion of land does not need to be made with the PUD approval at third reading. The timing of the conveyance of Tract 2 of the PUD should be as follows:</p> <p>a) To dedicate the dam area of Tract 2 at the approval of zoning (before third reading of the PUD ordinance); b) The dedication of a drainage easement for the remaining portion of Tract 2 at the approval of zoning (before third reading of the PUD ordinance); c) Fee simple dedication of the drainage easement on the Perry property, at the eastern side of Tract 2, before subdivision (final plat) approval; d) Fee simple dedication of the drainage easement on the Schofield/Chilek property, at the northwestern side of Tract 2, before site plan approval.</p> <p>4/24/03: Approved (6-0-1, Garcia-absent); 3rd reading</p>
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C14-99-2138	I-RR to CH	11/14/99: Approved staff rec. of CS-CO by consent (7-0-1, S. Garza-abstain)	2/1/01: Approved CS-CO, with conditions(6-0), all 3 readings
C14-99-2137	I-RR to MF-3	5/9/00: Approved staff rec. of MF-3-CO, limited to 458 units, by consent (8-0)	6/8/00: Approved MF-3-CO (TR1) and RR (TR2) as rec. by PC on 1 st reading (7-0) 6/29/00: Approved 2 nd /3 rd readings (7-0)
C14-96-0122	LR to GR	11/19/96: Approved GR-CO with prohibited uses (9-0)	12/12/96: Approved PC rec. of GR subject to conditions (7-0); 1 st reading 1/30/97: Approved GR-CO w/conditions (7-0); 2 nd /3 rd readings
C14-96-0008	DR to RR, MF-2-CO	3/5/96: Approved MF-2-CO, RR; subject to engineering study	3/28/96: Approved MF-2-CO (TR1), RR (TR2-floodplain area); (5-0); all 3 readings
C14-91-0086	LR, GR, P to GR, LR SF-6 to SF-2, P MF-3 to MF-1	11/26/91: Approved GR, LR, SF-6, MF-1, LO, MF-3, MF-1, SF-2, P	12/19/91: Approved GR, LR, SF-6, MF-1, LO, SF-6, MF-3, SF-2, P; all 3 readings

RELATED CASES: N/A

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Lamar Boulevard	120'	45'	Arterial

CITY COUNCIL DATE: September 1, 2005

ACTION:

ORDINANCE READINGS: 1st

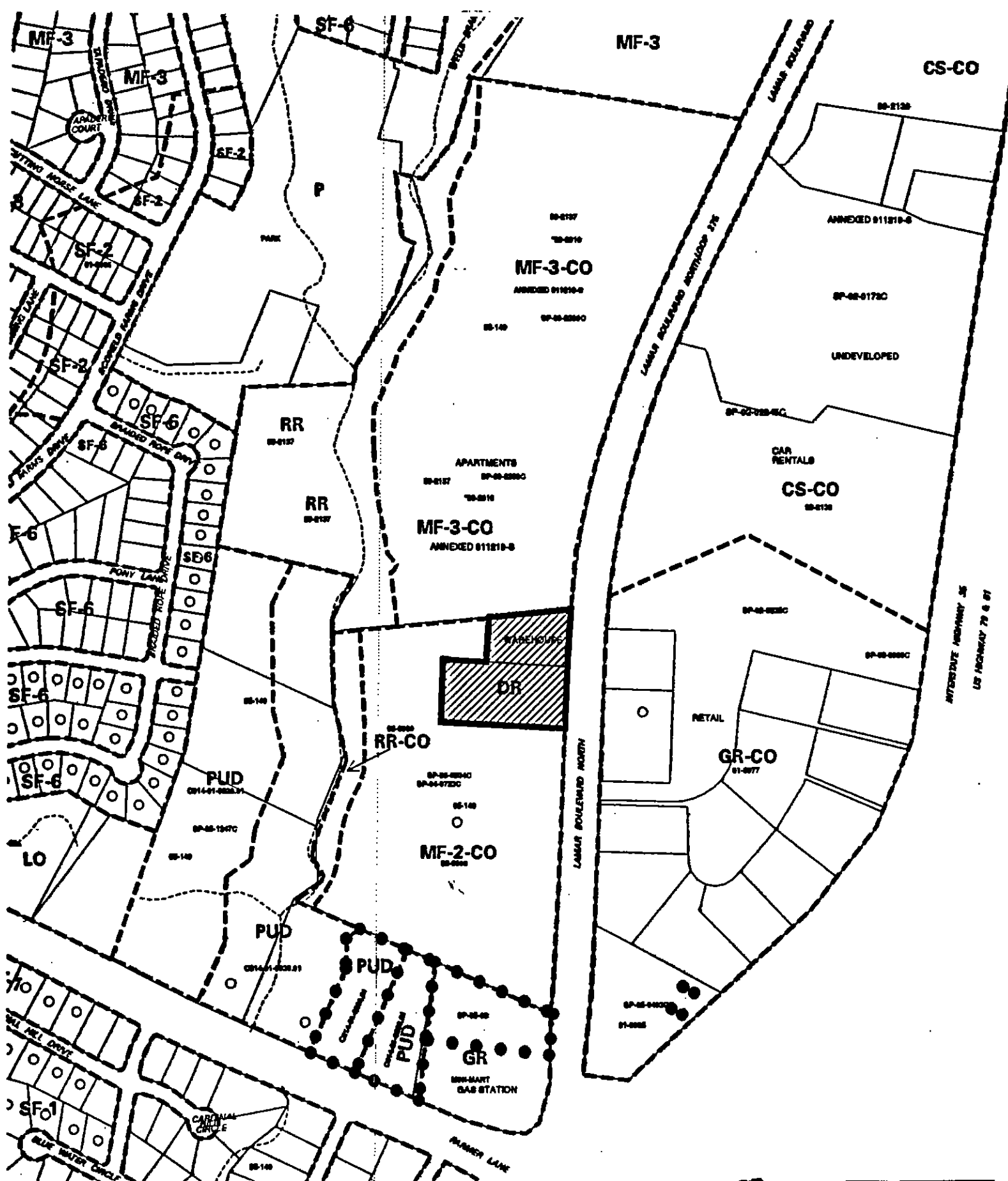
2nd





3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT 	ZONING CASE #: C14-05-0096 ADDRESS: 12800 N LAMAR BLVD SUBJECT AREA (acres): 2.904		CITY GRID REFERENCE NUMBER M34
	PENDING CASE 			
	ZONING BOUNDARY 	INTLS: SM		
	CASE MGR: S.SIRWAITIS			

STAFF RECOMMENDATION

The staff's recommendation is to grant W/LO-CO, Warehouse/Limited Office-Conditional Overlay district, zoning. The conditional overlay will limit the development intensity for the entire site to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

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

Warehouse/limited office (W/LO) district is the designation for an office or warehouse use for a building trade or other business that does not require a highly visible location or generate substantial volumes of heavy truck traffic, that generates low or moderate vehicular trips, and that requires less access than a retail use. A W/LO district use may require special measures to be compatible with adjacent uses. A W/LO district use may be located on a site that is adjacent to or near an arterial or major nonresidential collector street, adjacent to a rail line, or near existing or proposed employment uses. A W/LO district use may also be located on a site that functions as a transition between commercial and industrial uses. A W/LO district use may be located adjacent to a residential use only if the density of the residential development is higher than a typical single-family density or if the physical conditions of the site allow for buffering and project design to mitigate potential adverse effects.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning promotes consistency and orderly planning because the property in question fronts North Lamar Boulevard, a major arterial roadway and it is located across from a large retail center zoned CS-CO and GR-CO.

The proposed W/LO zoning complies with office recommendation for this tract on the future land use map in the North Lamar Area Study.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed W/LO district zoning will allow the applicant to bring the existing office/warehouse use into conformance with the City of Austin Land Development Code regulations.

EXISTING CONDITIONS

Site Characteristics

The subject tract is developed with an office/warehouse building. There is a large apartment complex developed to the north, an undeveloped tract to the south, and a commercial retail center to the east. A portion to the property to the south of this tract is currently being used

for access by the city for the development of the regional detention center for Walnut Creek, to the east.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the W/LO zoning district would be 70 %. However, if the Watershed impervious cover is more restrictive than the GR zoning district's allowable impervious cover, the impervious cover on this site could be limited by the watershed ordinance. 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%.

Note: The most restrictive impervious cover limit applies.

Environmental

The site is not located over the Edward's Aquifer Recharge 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%

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.

Transportation

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

The trip generation under the requested zoning is estimated to be 3,406 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.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Lamar Boulevard	120'	45'	Arterial

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and utility adjustment to serve 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.

Stormwater Detention

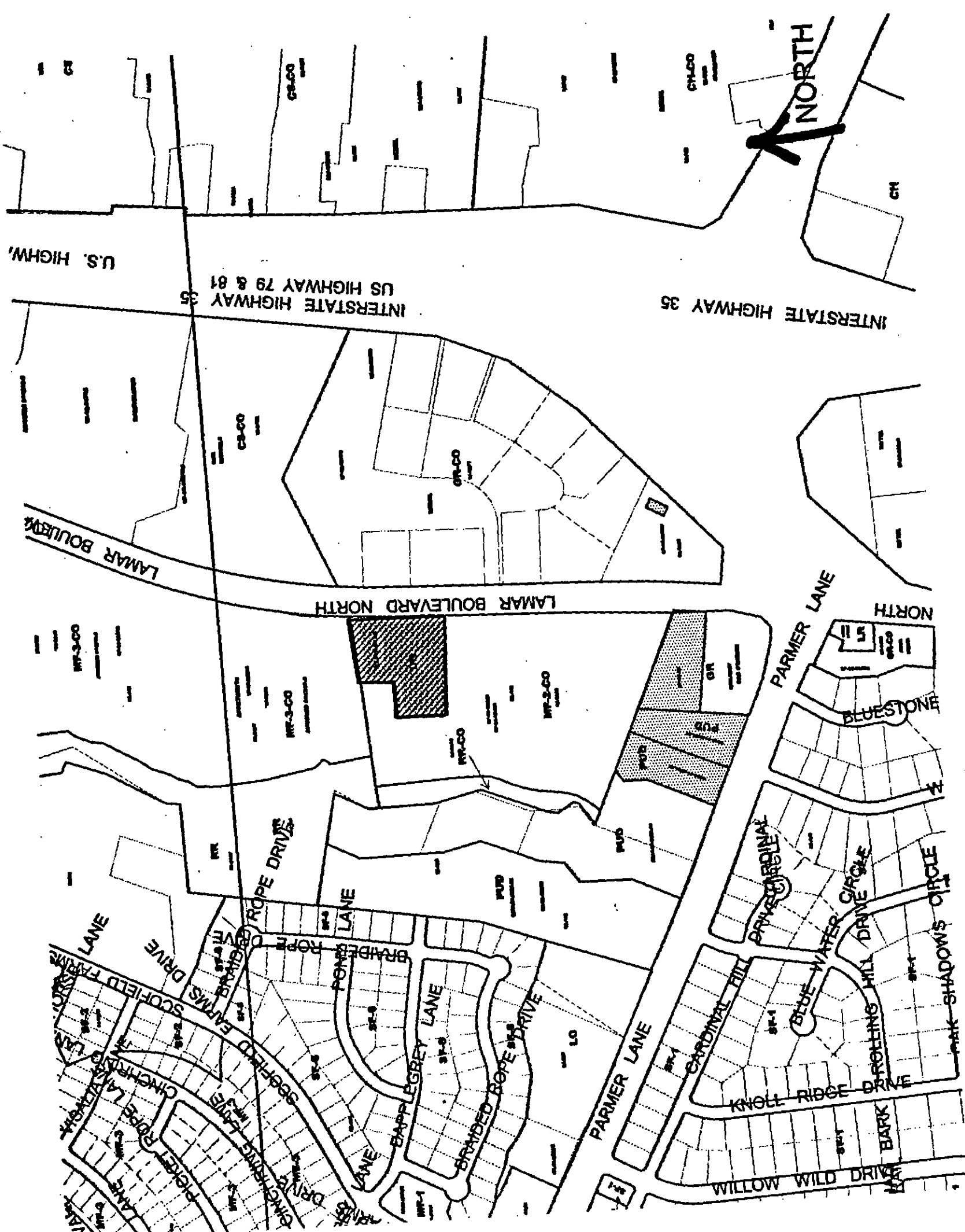
At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Compatibility Standards

The site is subject to compatibility standards. Along the east property line, the following standards apply:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

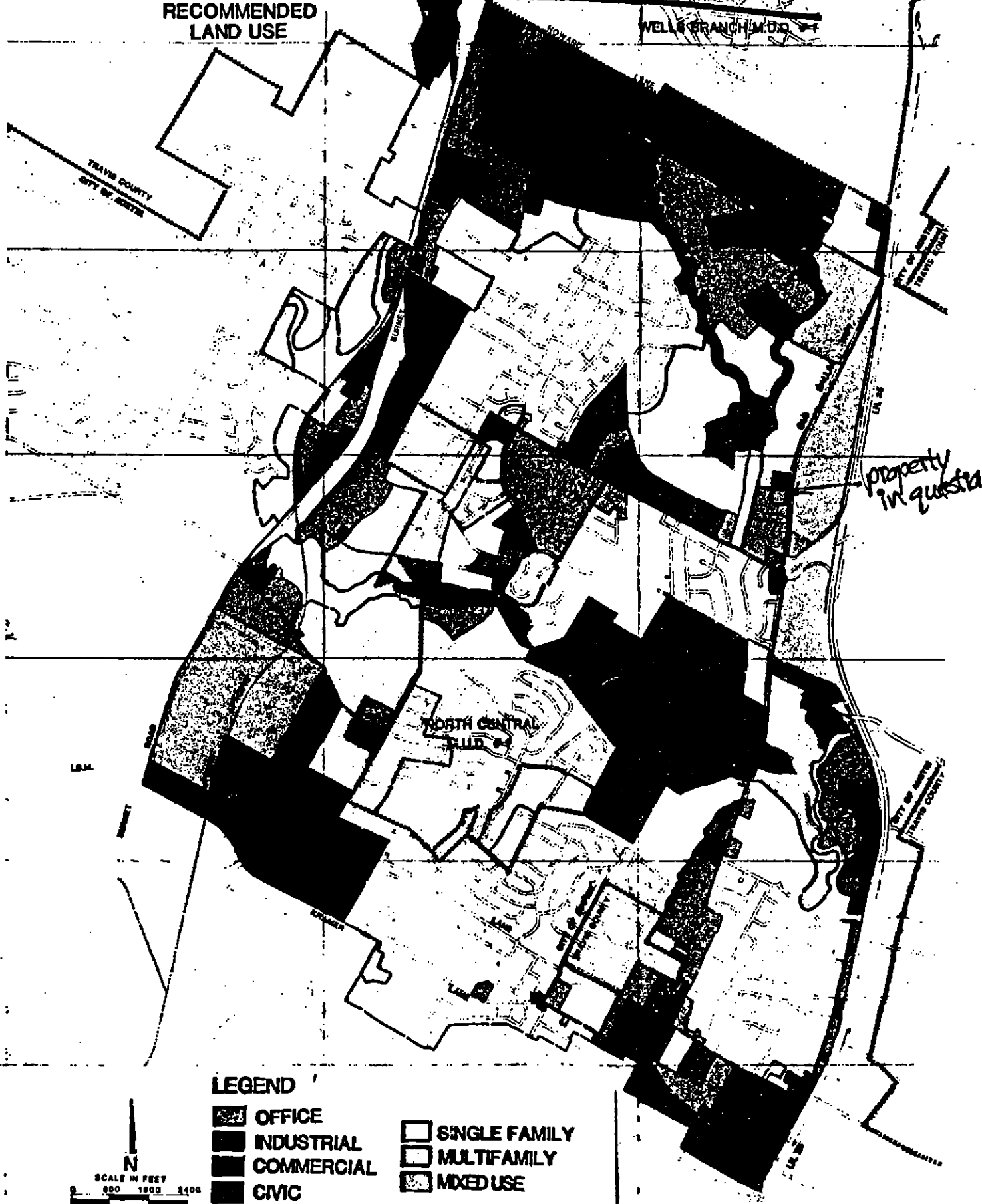
Additional design regulations will be enforced at the time a site plan is submitted.





North Lamar Area Study - Approved Recommended Land Use

MAP 4
SCENARIO 2:
RECOMMENDED
LAND USE



6:00 P.M.

PUBLIC HEARING

A. REGULAR AGENDA

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Zoning & Platting Commission may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATION:

1. The first four (4) speakers signed up to speak will each be allowed a three-minute allotment to address their concerns regarding items *not* posted on the agenda.

NO SPEAKERS.

APPROVAL OF MINUTES

2. Approval of minutes from July 19, 2005.

APPROVED MINUTES BY CONSENT.

[M.H; T.R 2ND] (7-0-1) J.P – ABSTAINED; J.M – ABSENT

DISCUSSION AND ACTION ON ZONING CASES

3. Rezoning: C14-05-0096 - Trimbuilt
Location: 12800 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Trimbuilt Construction (B. Scott and Lisa Trimm)
Request: DR to W/LO
Staff Rec.: RECOMMENDATION FOR W/LO-CO
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Neighborhood Planning and Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR W/LO-CO WITH 2000 VEHICLE TRIPS PER DAY.

[K.J; J.G 2ND] (7-0-1) M.H – ABSTAINED; J.M – ABSENT