

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



**AGENDA ITEM NO.: Z-8
AGENDA DATE: Thu 09/01/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0071 - Tetco #77 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3324 Northland Drive (Shoal Creek Watershed) from neighborhood commercial (LR) district zoning to community commercial (GR) district zoning. Zoning and Platting Commission Recommendation: To grant community commercial (GR) district zoning. Applicant: Tetco Inc. (Shawn Brooke). Agent: Site Specifics (John Hussey). City Staff: Jorge Rousselin, 974-2975.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0071

Z.A.P DATE: August 2, 2005

ADDRESS: 3324 Northland Drive

OWNER/APPLICANT: Tetco Inc.
(Shawn Brooke)

AGENT: Site Specifics
(John Hussey)

ZONING FROM: LR

TO: GR

AREA: 1907 sq. ft.

SUMMARY STAFF RECOMMENDATION:

Approve rezoning from neighborhood commercial (LR) district zoning to community commercial (GR) district zoning for a 1907 square foot area.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

***APPROVED STAFF'S RECOMMENDATION FOR GR ZONING; BY CONSENT.
[M.H, T.R 2ND] (8-0) J.M - ABSENT***

ISSUES:

The original application for rezoning on this property included the entire tract. As a result of negotiations with neighborhood groups the applicant has agreed to reduce the amount of area that is proposed to be rezoned to 1907 square feet. This 1907 square feet will be situated next to another pad site zoned GR where a car wash was to be located. The existing GR pad site has not been developed.

DEPARTMENT COMMENTS:

The applicant is seeking a zoning classification that is appropriate for a property located near the intersection of an arterial and expressway. There is an application for rezoning of the property to the north from SF-3 to GR-CO. The adjacent property has fronts on both Balconies Dr. and the frontage road for Mopac.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR	Convenience store and gas station
<i>North</i>	LO-CO	Undeveloped strip for buffer
<i>South</i>	CS	Various shops strip plaza
<i>East</i>	GR	Convenience Store
<i>West</i>	NO	Office

AREA STUDY: N/A

TIA: N/A

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

#003 Allandale Neighborhood Association
#053 Northwest Austin Civic Association
#105 Highland Park West Balcones Area Neighborhood
#283 North Austin Neighborhood Alliance
\$511 Austin Neighborhoods Council
#742 Austin Independent School District

SCHOOLS:

Highland Park Elementary School
Lamar Middle School
McCallum High School

CASE HISTORIES:

C14-05-0108	PENDING	SF-3 TO GR	NOT REVIEWED BY STAFF
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RELATED CASES: N/A

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Northland Drive	130'	90'	Arterial
Balcones Drive	80'	50'	Collector

CITY COUNCIL DATE: September 1, 2005

ACTION:

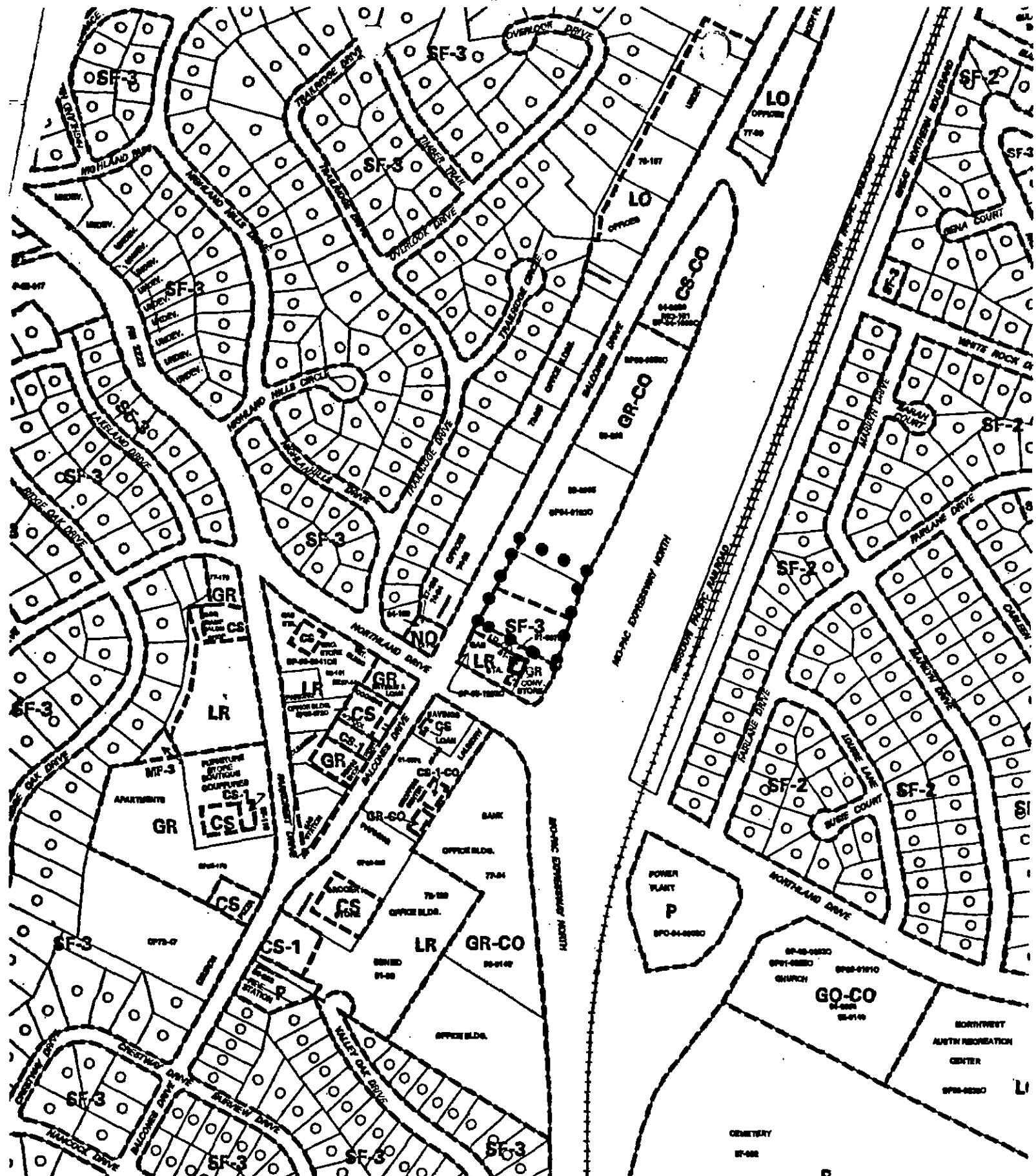
ORDINANCE READINGS: 1st 2nd 3rd





ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin, NPZD





PHONE: 974-2975

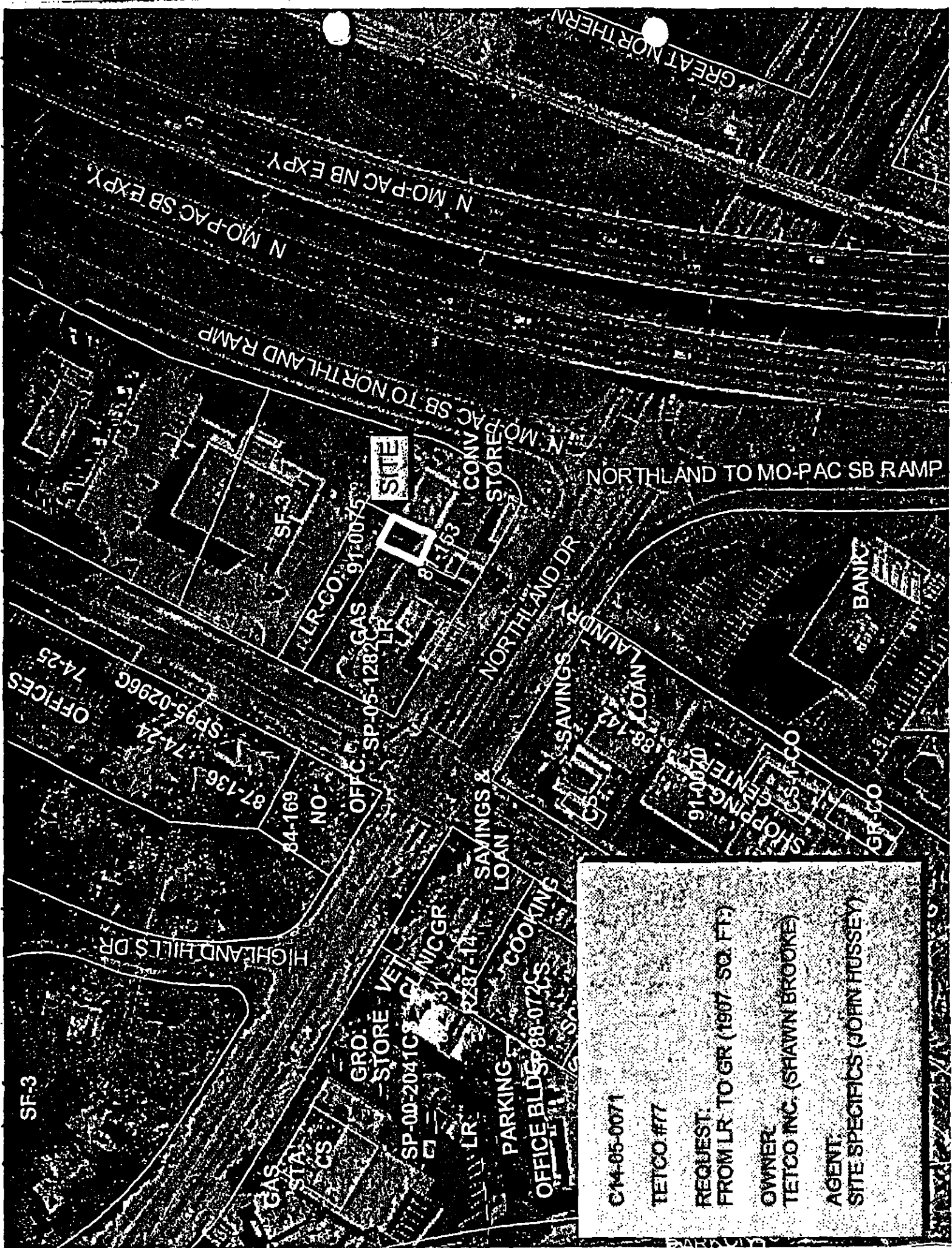
E-MAIL: jorge.rousselin@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT 	ZONING		CITY GRID REFERENCE NUMBER H28
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0071		
	CASE MGR: S. SIRWAITIS	ADDRESS: 3324 NORTHLAND DR SUBJECT AREA (acres): 0.044		
		DATE: 05-07 INTLS: SM		



 1" = 200'	SUBJECT TRACT		ZONING CASE #: C14-05-0071 ADDRESS: 3324 NORTHLAND DR SUBJECT AREA (acres): 0.044	DATE: 05-07 INTLS: SM	CITY GRID REFERENCE NUMBER H28
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S. SIRWAITIS				



C14-05-0071

TETCO #77

REQUEST:
FROM LR TO GR (1997 SQ. FT.)

OWNER:
TETCO INC. (SHAWN BROOKE)

AGENT:
SITE SPECIFICS (JOHN HUSSEY)

STAFF RECOMMENDATION

Approve rezoning from neighborhood commercial (LR) district zoning to community commercial (GR) district zoning for a 1907 square foot area.

BACKGROUND

The subject tract was originally zoned with a site plan. The site plan was deleted through the City of Austin site plan deletion process. The property was not rezoned. There is a small portion of GR (footprint) that was to be developed with a car wash. That development has not occurred. The gas station and convenience store have been remodeled in recent years. The LO zoning on this same parcel was put in place as a buffer area.

BASIS FOR RECOMMENDATION

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

Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.

The properties to the east and south have zoning that is similar or more intense by designation than what is proposed for this 1907 square foot area. There is NO and LO district zoning to the west between the subject property and the closest residential neighbors. The SF-3 district located to the north has a pending application for rezoning to GR which staff will recommend because of it's location in proximity to Northland Dr. (FM 2222) and Mopac. The SF-3 property to the north was developed by the State of Texas and has an existing office building and associated parking already developed.

EXISTING CONDITIONS

Site Characteristics

The site is relatively flat and developed with a gas station and convenience store.

Hill Country Roadway N/A

Impervious Cover

The site is located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Impervious cover is not limited in this

watershed class. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

Environmental

According to flood plain maps, there is no flood plain within the project area.

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.

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

Water Quality Control Requirements

At this time, no information has been provided as to whether this property has any pre-existing approvals, which would 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 3,088 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 available along Northland Drive and Balcones Drive.

Water and Wastewater

The site is served with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the 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.

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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Compatibility Standards

The site is subject to compatibility standards. However there is an application to rezone the property to the north from SF-3 to GR, which will be recommended by staff. The SF-3 property was developed by the state. The SF-3 property is developed with an office building and associated parking.

EXHIBIT TO ACCOMPANY FIELD NOTES FOR 1907 SQUARE FEET OF LAND

State of Texas - Vol. 11017, Pg. 1

BALCONES DRIVE

Lot 1
Northland/Balcones
Subdivision
Doc. No. 200000353

Lot A
NCS Subdivision No. 1

SCALE 1" = 30'

930°33'19"W
33.40'

P.O.B.

930°33'19"W - 3.81'

959°54'49"E

38.16'

50.00' 1907 SQ. FT.

38.13'

N59°54'49"W

46.19' 930°05'11"W

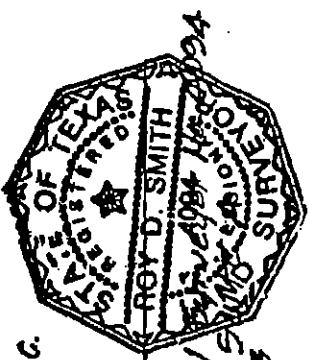
N30°05'11"E

NORTHLAND DRIVE

SURVEYED BY
ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith

ROY D. SMITH
Registered Professional
1214 West 5th Street
Austin, Texas 78703
Ph. (512) 478-9821
June 14, 2005



LEGEND

- Brass Disc Found in Conc.
- "X" Found Cut in Conc.