

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



**AGENDA ITEM NO.: Z-5  
AGENDA DATE: Thu 11/17/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0156 - 4909 Commercial Park Drive - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 4909 Commercial Park Drive (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 limited industrial services-conditional overlay (LI-CO) combining district zoning Applicant and Agent: Travis County Shoe Hospital (Carroll Kelly) City Staff Robert Heil, 974-2330

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0156

**ZAP Date:** October 4, 2005

**ADDRESS:** 4909 Commercial Park Drive

**OWNER/APPLICANT:** Wolfe Commonwealth III Ltd (Jack Wolfe)

**AGENT:** Travis County Shoe Hospital (Carroll Kelly)

**ZONING FROM:** I-SF-2

**TO:** LI-CO

**AREA:** 0.689 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:**

**October 4, 2005: Approved LI-CO on consent.**

**DEPARTMENT COMMENTS:**

The site is zoned Interim Single Family Standard Lot (I-SF-2) and is currently vacant. 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.

The intent is to locate a shoe repair business that will repair shoes from several locations around Austin, but will not receive customers directly.

Case C14-05-0084 is located to the south of this site, at the intersection of Springdale and Manor Roads.

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 north along Springdale road, there is a large tract of vacant land. North from Commercial Park Drive 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.

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

Further 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:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-SF-2	Vacant
<i>North</i>	I-RR	Warehouses and Industrial Uses
<i>South</i>	I-RR	Undeveloped & Industrial Uses
<i>East</i>	I-SF-2	Vacant & Industrial Uses
<i>West</i>	I-SF-2	Vacant & Industrial Uses

**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
Commercial Park Drive	60'	40'	Collector

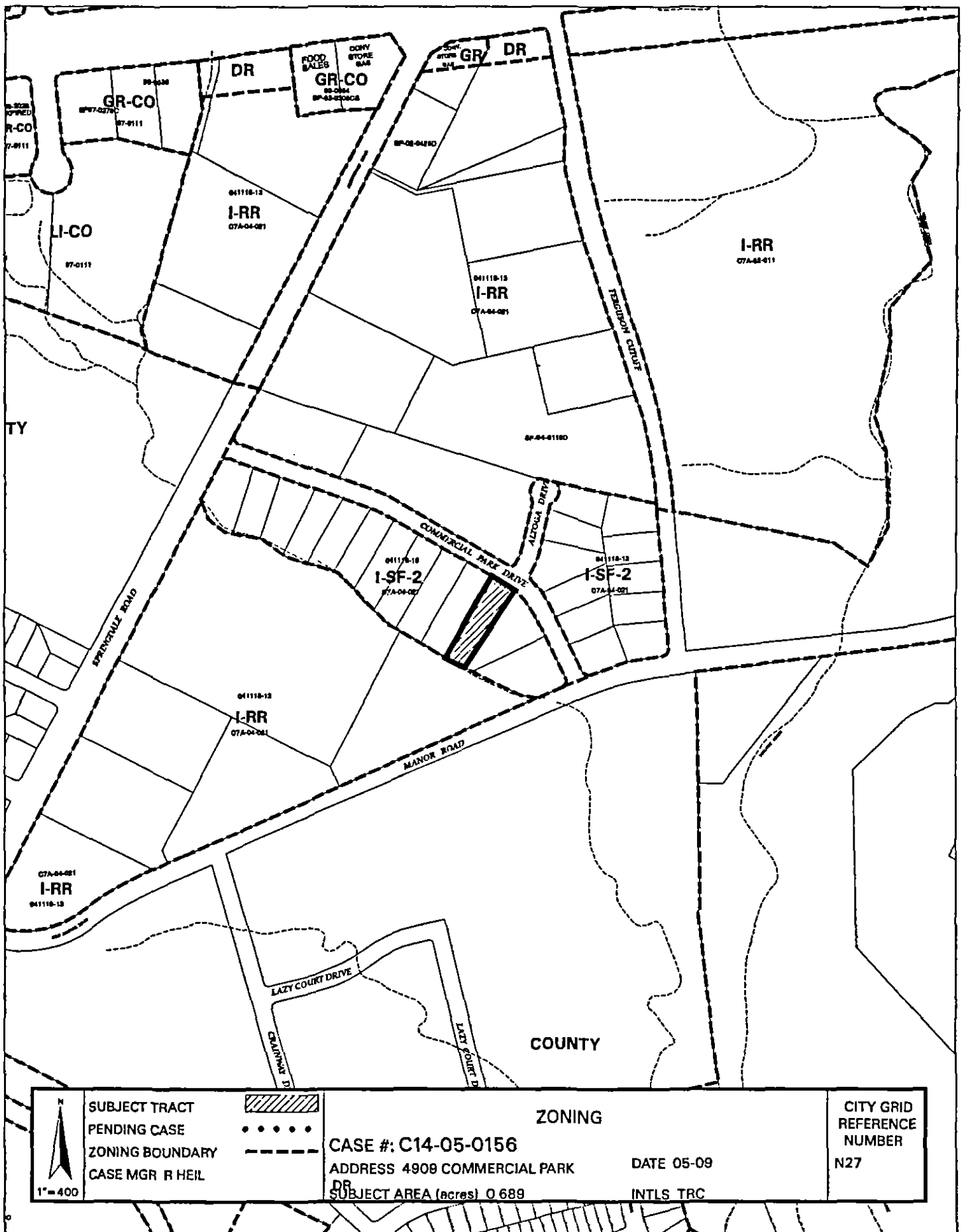
**CITY COUNCIL DATE:** 11/17/05      **ACTION:**



**ORDINANCE READINGS:**                      2<sup>nd</sup>                      3<sup>rd</sup>

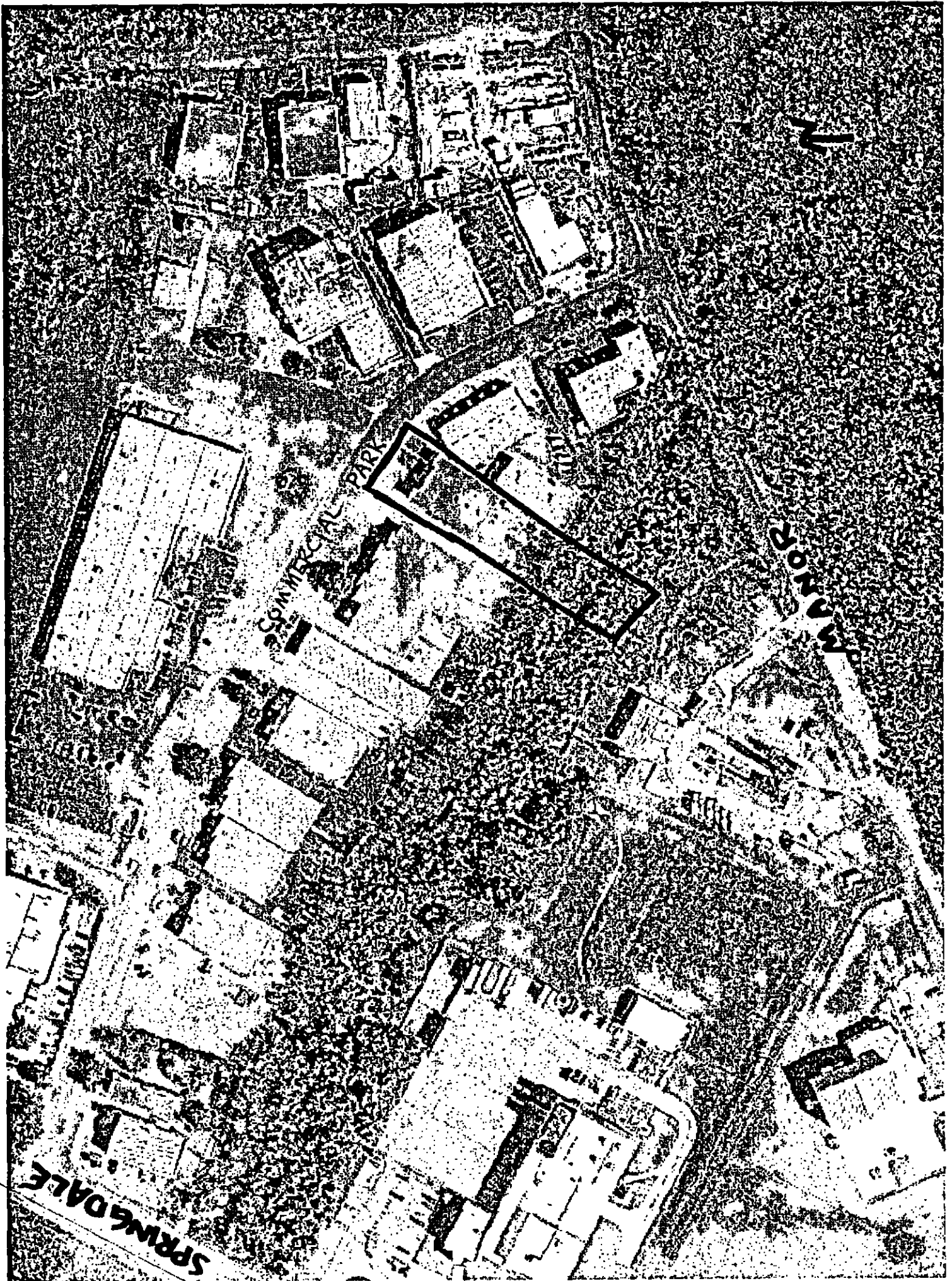
**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address robert.heil@ci.austin.tx.us

**PHONE:** 974-2330



 1"=400'	SUBJECT TRACT		ZONING		CITY GRID REFERENCE NUMBER N27	
	PENDING CASE	• • • • •	CASE #: C14-05-0156			
	ZONING BOUNDARY	-----	ADDRESS 4909 COMMERCIAL PARK			DATE 05-09
	CASE MGR R HEIL		DR			
			SUBJECT AREA (acres) 0.689			INTLS TRC



**SUMMARY STAFF RECOMMENDATION**

C14-05-0156

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***

Commercial Park Drive, 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 Single Family Standard Lot (I-SF-2) and is currently 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.

The intent is to locate a shoe repair business that will repair shoes from several locations around Austin, but will not receive customers directly.

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 north along Springdale road, there is a large tract of vacant land. North from Commercial Park Drive 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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### **Transportation**

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

The trip generation under the requested zoning is estimated to be 3,106 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 beyond the existing trips [LDC, 25-6-117]

Capital Metro bus service is not available within ¼ mile of this project

### **Existing Street Characteristics:**

NAME	ROW	PAVEMENT	CLASSIFICATION
Commercial Park Drive	60'	40'	Collector

### **Site Plan**

Although the surrounding property is zoned Interim SF or RR, it appears compatibility is not triggered by any residential use

### **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. 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 and applicable 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 a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

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.