

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



**AGENDA ITEM NO.: Z-13
AGENDA DATE: Thu 12/01/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0118 - Pflugerville West Shopping Center - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 15400, 15417, 15420, and 15424 Pecan Street (F.M. 1825 Road) (Harris Branch, Walnut Creek Watersheds) 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 in order to change a condition of zoning. Applicant: Retail Pflugerville Partners, L.P. (Casey Beasley), HI-LO Auto Parts Stores, L.P. (James R. Batten, PBA Holdings, L.L.P. (Keri Chorba), Pricino VIII, L.P. (David Little). Agent: L.M. Holder III, FAIA (Mac Holder/Philip Southwick). City Staff: Sherri Sirwaitis, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0118

Z.A.P. DATE: November 1, 2005

ADDRESS: 15400, 15417, 15420 and 15424 Pecan Street (F M 1825 Road)

OWNER/APPLICANT: Retail Pflugerville Parnters, LP (Casey Beasley), HI-LO Auto Parts Stores LP (James R. Batten), PBA Holdings LLP (Keri Chorba), Pricino VIII, LP (David Little)

AGENT: L.M. Holder III, FAIA (Mac Holder/Philip Southwick)

ZONING FROM: GR-CO

TO: GR-CO

AREA: 25.672 acres

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is to grant GR-CO (Community Commercial-Conditional Overlay) zoning district. The conditional overlay would limit development to no more than 2 story buildings for a depth of 100' from Pecan Street (F.M. 1825).

The staff's recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis Recommendations provided in Attachment A.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

11/01/05: Approved staff recommendation of GR-CO by consent (9-0); J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The property in question is currently developed with a furniture sales business, a movie theater, and a large parking area. The applicant is requesting to rezone the property from GR-CO to GR-CO to remove the existing trip limit for the site. The applicant has completed a Traffic Impact Analysis (TIA) the property and the Transportation staff has issued a memorandum with recommendations concerning the site (TIA Memo - Attachment A).

Staff supports the requested rezoning because the property is located between and has frontage onto two major arterial roadways, Interstate Highway-35 North and F.M. 1825. The site is located adjacent to commercial and industrial uses to the north and south. The proposed rezoning of the site will allow the applicant to provide additional retail and restaurant services within the existing site.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO	Vacant Building, Movie Theater, Parking Area
<i>North</i>	County, SF-2, LI-CO	Undeveloped Lot, Homes Sales, Sheet Metal Shop, Tractor Trailer Storage, Pallet Storage, Junkyard
<i>South</i>	CS-CO, I-RR	Offices, Retail Services, Public Scales, Warehouses
<i>East</i>	County	Retail Services, Single-Family Homes
<i>West</i>	County	Interstate Highway 35

AREA STUDY: N/A

TIA: Waived

WATERSHED: Harris Branch, Walnut Creek

DESIRED DEVELOPMENT ZONE: Ye

CAPITOL VIEW CORRIDOR: N/A
NEIGHBORHOOD ORGANIZATIONS:

HILL COUNTRY ROADWAY: N/A

353 – Northtown Neighborhood Association
431 – Wells Branch Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0148	I-SF-2 to CS	11/2/04: Approved staff's recommendation of CS-CO zoning, with additional condition prohibiting Adult Oriented Businesses (9-0)	12/2/04: Approved CS-CO (7-0); all 3 readings
C14-03-0101	I-RR to CS	8/12/03: Approved staff's alternate recommendation of CS-CO zoning, with condition of no Adult Oriented Businesses (8-0, J. Cortez-left early);	10/23/04: Granted CS-CO (6-0, Dunkerly-absent); all 3 readings
C14-03-0083	I-RR to CS	6/24/03: Approved staff's rec. of CS-CO zoning; by consent (7-0, J. Cortez-Not yet arrived, J. Donisi-absent)	7/31/03: Approved CS-CO (7-0); all 3 readings
C14-01-0132	I-RR to GR	11/13/01: To approve staff's recommendation of GR-CO zoning with a condition to limit development to no more than 2 story buildings for a depth of 100' from Pecan Street (F.M. 1825). (8-0, J. Martinez- absent)	12/13/01: Approved GR-CO on consent (7-0). 1/17/02: Approved (7-0); 2 nd /3 rd readings
C14-00-2226	SF-2 to LI	12/19/00: Approved staff alternate rec. of LI-CO by consent (6-0)	1/8/01: Approved LI-CO w/conditions (6-0); 1 st reading 7/19/01: Approved LI-CO with conditions (6-0); 2 nd / 3 rd readings
C14-00-2185	SF-2 to LI	10/24/00: Approved staff alternate rec. of LI-CO (9-0) w/ conditions- prohibiting pawn shops/ adult oriented businesses	11/30/00: Approved LI-CO (7-0); 1 st reading 5/24/01: Approved LI-CO (6-0); 2 nd /3 rd readings
C14-99-0084	SF-2 to CS-CO	6/22/99: Approved staff alternate rec. of LI-CO (6-0)	7/22/99: Approved PC rec. of LI-CO w/ conditions (7-0); 1 st reading

			4/20/00: Approved LI-CO (7-0); 2 nd /3 rd readings
C14-99-0054	LI to CS-CO	5/25/99: Denied CS-CO (6-0-1, RR-abstain)	7/29/99: Approved staff recommendation of CS-CO w/ conditions (7-0); 1 st reading 11/18/99: Denied CS-CO (5-2, BG/WL-Nay); valid petition filed, lack of super majority
C14-99-0031	SF-2 to LI	3/23/99: Approved staff alternate rec. of LI-CO (9-0)	5/6/99: Approved P/C recommendation of LI-CO (9-0); all 3 readings

RELATED CASES: SP-96-0359D

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
IH-35	300'	Varies	Arterial	N/A
FM 1825	120'	Varies	Arterial	N/A

CITY COUNCIL DATE: December 1, 2005

ACTION:

ORDINANCE READINGS: 1st

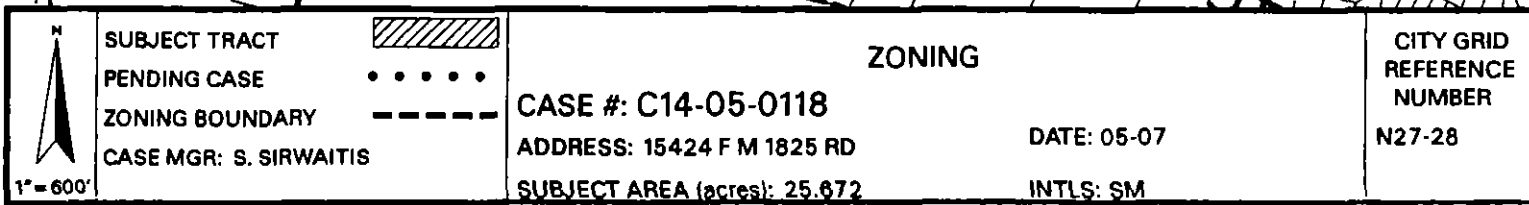
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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



STAFF RECOMMENDATION

The staff's alternate recommendation is to grant GR-CO (Community Commercial-Conditional Overlay) zoning district. The conditional overlay would limit development to no more than 2 story buildings for a depth of 100' from Pecan Street (F.M. 1825).

The staff's recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis Recommendations provided in Attachment A.

BASIS FOR RECOMMENDATION

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

The 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.

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

The property in question has frontage onto two major arterial roadways, Interstate Highway-35 North and F.M. 1825. The site is located adjacent to commercial and industrial uses to the north and south.

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

The GR zoning district would allow for a fair and reasonable use of the site. GR zoning is appropriate for this location because of the commercial character of the area.

The proposed rezoning of the site will allow the applicant to provide additional retail and restaurant services within the existing commercial site.

EXISTING CONDITIONS

Site Characteristics

The site in question is currently developed with a vacant building, a movie theater, and a large parking area.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

The site is in the Harris Branch and Walnut Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds 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:

Development Classification	% of Net Site Area	% with Transfers
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 Desired Development Zone. The site is in the Harris Branch and Walnut Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code.

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

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.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo (Attachment A).

There are no sidewalks on IH-35 or FM 1825.

The Austin Bicycle Plan recommends a Priority 2 bicycle route for FM 1825 and IH 35.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
IH-35	300'	Varies	Arterial	N/A
FM 1825	120'	Varies	Arterial	N/A

Right of Way

The scope of this review is limited to identification of right-of-way needs pertaining to 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. There are separate requirements enforced by other Departments and other jurisdictions to dedicate and reserve 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 of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, 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.

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

This site is currently developed with a movie theater and retail sales. The site would not be subject to compatibility development regulations.

There is a site plan proposed revision for this property (SP-96-0359D) which provides for an additional 29,470 square feet of retail and restaurant uses.



Date: October 6, 2005
To: Sherri Sirwaitis, Case Manager
CC: Scott Feldman, P.E., Alliance Transportation Group
Reference: Pflugerville West Shopping Center, C14-05-0118

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Pflugerville West Shopping Center, dated September 2005, prepared by Scott Feldman, P.E., Alliance Transportation Group, and offers the following comments:

TRIP GENERATION

The Pflugerville West Shopping Center is located on a 23.904-acre parcel located north of Wells Branch Parkway along the IH 35 northbound frontage road.

The property is currently zoned Community Commercial (GR) and is developed with a movie theater, furniture store and auto parts store. The applicant is requesting to remove a condition of the existing zoning ordinance that limits the tract to 5,000 vehicle trips per day in order to further expand the site. The estimated completion of the site expansion is expected in the year 2005.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development currently generates 3,656 vehicle trips per day. The proposed expansion will generate approximately 4,930 vehicle trips per day (vpd) for a total of 8,586 unadjusted average daily trips (ADT) for the site.

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

Table 1. Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Shopping Center	20,860sf	2,300	37	24	69	78
High Turnover Restaurant	8,000sf	942	48	44	34	15
Shopping Center (Lot 3)	9,400sf	1,372	23	15	41	46
Total		4,614	108	83	144	139

ASSUMPTIONS

1. In addition to these growth rates, background traffic volumes for 2005 included estimated traffic volumes for the following projects:

Iron Mountain Office Warehouse	SP-04-0210C
O'Reillys	SP-04-0119C
Cheddars	SP-01-0447C
Snappy Snacks	SP-04-0671C
Rafael Montes de Oca	C14-05-0007

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

Table 2. Summary of Pass-By and Internal Capture Reductions		
Land Use	Pass-By Reductions %	
	AM	PM
Shopping Center	0%	34%
High Turnover Restaurant	0%	43%

3. No reductions were taken for internal capture or transit use.

EXISTING AND PLANNED ROADWAYS

IH 35 East Frontage Road – IH 35 is classified as a six-lane freeway. The traffic volumes for year 2003 on IH 35 south of FM 1825 were 181,000vpd. The frontage road adjacent to the site currently consists of 2 lanes. The driveway serving the development is located north of the exit ramp and south of the entrance ramp onto the main lanes of IH 35.

FM 1825 (Pecan Street) – This roadway is classified as a major arterial and consists of 5 lanes. In 2003, traffic volumes on this roadway were 26,000 vpd. By 2025, this roadway is planned to be a six-lane divided major arterial.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 2 intersections, none of which are or will be signalized. Existing and projected levels of service are as follows:

Table 3. Level of Service				
Intersection	2005 Existing		2005 Site + Forecasted	
	AM	PM	AM	PM
FM 1825 and Site Driveway 1	A	A	A	A
Site Driveway 2 and IH 35 EFR	A	A	A	A

RECOMMENDATIONS

1) 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. Total trip generation for this site shall not exceed 8,586 vpd.

If you have any questions or require additional information, please contact me at 974-2628.



Amy Link
Sr. Planner - Transportation Review Staff
Watershed Protection and Development Review