

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, May 4, 2006

Back

Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL ACTION

#38

Subject: C14-06-0028 - 1700 Smith Road - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1700 Smith Road (Boggy Creek Watershed) from Industrial park-neighborhood plan (IP-NP) combining district zoning to limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning. Planning Commission Recommendation: To grant limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning. Applicant: GPMP Land Company, L.L.C. (George Pyson). Agent: Thrower Designs (Ron Thrower). City Staff: Robert Heil, 974-2330.

Additional Backup Material

(click to open)

☐ Staff Report

For More Information: Robert Heil, 974-2330

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0028

PC. DATE: April 11, 2006

ADDRESS: 1700 Smith Road

OWNER/APPLICANT: George Pyson

AGENT: Thrower Design (Ron Thower)

ZONING FROM: IP-NP

TO: LI-CO-NP

AREA: 2.37 Acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends LI-CO-NP for the front of the property only. The conditional overlay would limit the daily vehicle trips to less than 2000 trips per day, and require IP site development standards.

PLANNING COMMISSION RECOMMENDATION:

April 11, 2006: Approved staff's recommendation of LI-CO on consent (8-0).

DEPARTMENT COMMENTS:

The site is a 2.37 acre property developed with a vacant warehouse. The current zoning is industrial-park-neighborhood plan (IP-NP) on the bulk of the site, and family residence-neighborhood plan (SF-3-NP) on the drainage easement on the back of the tract.

The request is to rezone the property to limited industrial-conditional overlay (LI-CO) combining district zoning to allow for equipment sales and rental. Staff recommends LI-CO-NP for the front of the property only. The conditional overlay would limit the daily vehicle trips to less than 2000 trips per day, and require IP site development standards.

This site lies with the Johnston Terrace neighborhood plan. The future land use calls for industrial uses on the site, and no plan amendment is needed.

Staff is generally reluctant to approve industrial zoning adjacent to single family zoning. However, the presence of the large drainage easement provides a significant buffer to the homes to the west. Additionally, this issue was discussed during the neighborhood plan when industrial zoning was approved for the site. A conditional overlay requiring IP site development standards would be consistent with the goals of the neighborhood plan.

The entire site lies within the 500 year flood plain.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	IP-NP & SF-3-NP	Vacant warehouse and drainage easement
North	IP-NP	Industrial uses
South	P-NP	County offices
East	LI-CO-NP	Industrial uses
West	SF-3	Single family homes and Johnston High School

AREA STUDY: The site falls within the Johnston Terrace neighborhood plan, approved in March 2003.

TIA: Not Required

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

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

REGISTERED COMMUNITY ORGANIZATIONS:

- South River City Citizens' Association
- Southeast Austin Neighborhood Alliance
- Baron Springs/Edwards Aquifer Conservation District
- South Central Coalition
- PODER - People Organized to Defend Earth and her Resources
- Austin Neighborhoods Council

SCHOOLS:

- Allan Elementary School
- Martin Middle School
- Johnston High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	SIDEWALKS
Smith Road	90'	50'	Collector	No	No

CITY COUNCIL DATE: **ACTION:**

May 4, 2006:

ORDINANCE READINGS:

1st:

2nd

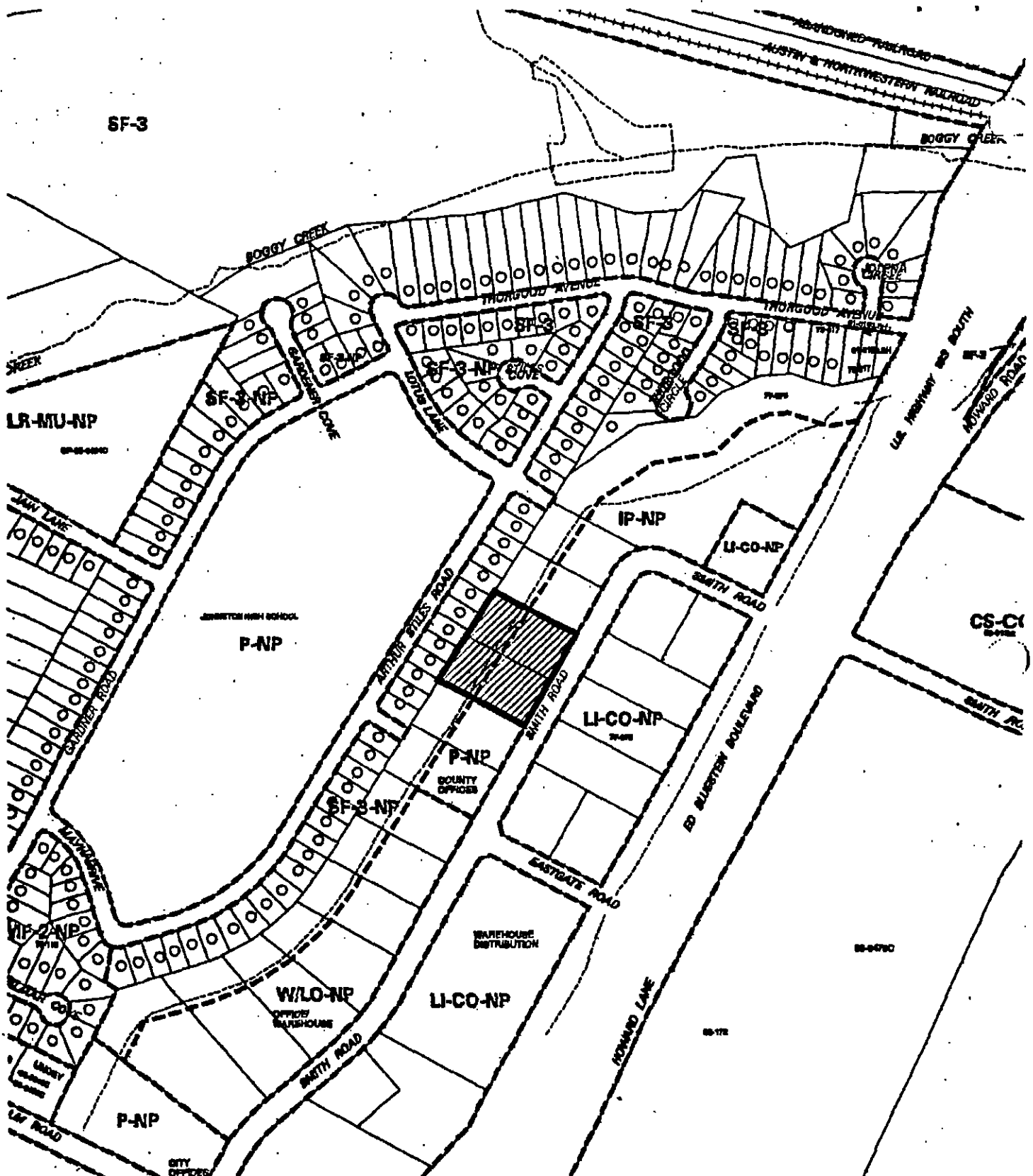
3rd

ORDINANCE NUMBER:

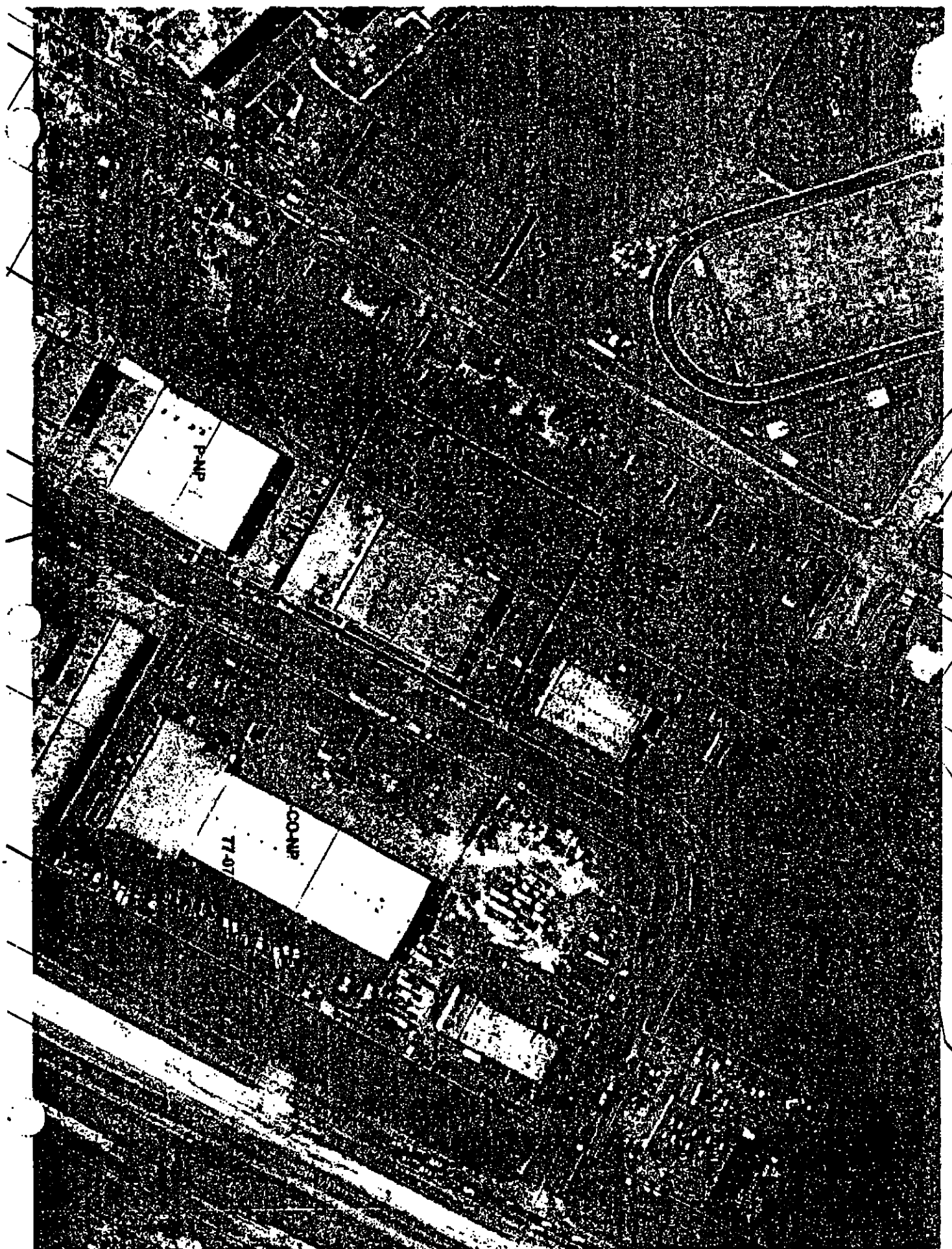
C14-06-0028

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

PHONE: 974-2330



	<p>SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: RHEIL</p>	<p>ZONING</p> <p>CASE #: C14-06-0028 ADDRESS: 1700 SMITH RD SUBJECT AREA (acres): 2.370</p> <p>DATE: 06-03 NTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER M21</p>
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SUMMARY STAFF RECOMMENDATION

Staff recommends LI-CO-NP for the front of the property only. The conditional overlay would limit the daily vehicle trips to less than 2000 trips per day, and require IP site development standards.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

LI zoning is compatible with the other uses along Smith Road. It is only compatible with the residential uses to the west because of the presence of a large drainage easement serving as a buffer.

2. *Zoning changes be consistent with existing neighborhood plans.*

This site lies with the Johnston Terrace neighborhood plan. The future land use calls for industrial uses on the site, and no plan amendment is needed.

EXISTING CONDITIONS

Site Characteristics

The site is a 2.37 acre property developed with a vacant warehouse. The current zoning is industrial-park-neighborhood plan (IP-NP) on the bulk of the site, and family residence-neighborhood plan (SF-3-NP) on the drainage easement on the back of the tract.

The entire site lies within the 500 year flood plain.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy 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. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. 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. 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.

4. According to flood plain maps, there is flood plain within the project area.
5. 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.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

This site is within the Controlled Compatible Land Use Area of Austin-Bergstrom International Airport, but outside the Airport Overlay Zones. This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Airport Planner, 530-6563.

This site is currently developed, if a new site plan is submitted, it will need to show compliance with compatibility standards on the west property line.

Transportation

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

The trip generation under the requested zoning is estimated to be 6,933 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 US Highway 183.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	SIDEWALKS
Smith	90'	50'	Collector	No	No

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 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.

Site Plan**Compatibility Standards**

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

- No structure may be built within 25 feet of the property line.
 - 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.
 - No parking or driveways are allowed within 25 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.

FYI - This site is located in the Johnston-Terrace Neighborhood Plan. Recommended design guidelines will be reviewed during site plan stage.

~~ITEM 8~~



RIVER BLUFF NEIGHBORHOOD ASSOCIATION

4907 Red Bluff Road, Austin, Texas 78702-5121

April 7, 2006

Dear Mr. Kane,

Thank you for your presentation before the Govalle/Johnston Terrace Neighborhood Planning Team's Review Committee, held on March 22, 2006, on your proposed project at 1700 Smith Rd.

After review & discussion, and with your agreement to adhere to the conditions mentioned herein, the Review Committee agrees to support your proposed zoning change at 1700 Smith Rd. from IP-NP to LI-CO-NP with the following conditions:

1. A zoning change on the front half of 1700 Smith Road from IP-NP to LI-CO-NP to allow the Land Development Code Zoning permitted use: "Equipment Repair Services and Equipment Sales.
2. The rear portion of the property will continue to be zoned SF-3-NP as a drainage easement / buffer area. This part of the property will not be developed and Mr. Kane agrees clean up and maintain the creek area, and to install a privacy fence at the rear of the rezoned area to further visually enhance it as a buffer between Mr. Kane's property and adjacent residences on the other side of the creek.
3. If upon resale of this property, it is agreed by Mr. Kane & the Neighborhood that the rezoned area (front half) of the property at 1700 Smith Rd. will revert back to IP-NP, while the rear portion will maintain its the SF-3-NP zoning.

Additionally, Mr. Kane is willing to continue to adhere to the development standards of IP-NP after rezoning in order to minimize deviation from the current plan.

We hereby support your project on condition that you honor and maintain these herein expressed conditions.

Thank you again for your desire to work with your neighbors in order to make Austin a better place for all of us to live in.

Daniel Llanes, coordinator
Neighborhood Review Committee,
Govalle/Johnston Terrace Neighborhood Planning Team