

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



**AGENDA ITEM NO.: Z-12
AGENDA DATE: Thu 03/04/2004
PAGE: 1 of 1**

SUBJECT: C14-03-0182 - Asian Market - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 901 West Braker Lane (Walnut Creek Watershed) from general office (GO) district zoning to general commercial services (CS) district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Applicant: Hill Country Dairies (Dan McMahon). Agent: Vision Design Group (Andrew Guzman). City Staff: Glenn Rhoades, 974-2775

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-03-0182

Z.A.P. DATE: February 3, 2004

ADDRESS: 901 West Braker Lane

C.C. DATE: March 4, 2,004

OWNER: Hill Country Dairies
(Dan McMahon)

AGENT: Vision Design Group
(Andrew Guzman)

ZONING FROM: GO

TO: CS

AREA: 2 acres

SUMMARY STAFF RECOMMENDATION:

Staff's alternate recommendation is GR-CO, Community Commercial-Conditional Overlay district zoning. The conditional overlay would limit vehicle trips to 2,000 per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

February 3, 2004 – Approved staff's recommendation of GR-CO, Community Commercial-Conditional Overlay district zoning by consent (Vote: 9-0).

ISSUES:

After the Commission hearing the applicant agreed to a list of several prohibited uses proposed by the Austin Independent School District. They are:

Automotive Washing
Drop-Off Recycling
Pawn Shop Services
Service Station
Residential Treatment

Commercial Off-Street Parking
Exterminating Services
Drive-Through Services (as accessory use)
Congregate Living

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO	Undeveloped
<i>North</i>	GR	Office, Pharmacy
<i>South</i>	GR	Catering, Auto Services
<i>East</i>	CS	Office, Bookstore
<i>West</i>	GO-CO	Elementary School

AREA STUDY: N/A

TIA: N/A

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

#064 – River Oaks Lakes Estates
#114 – North Growth Corridor Alliance
#197 – North Park Estates Homeowners Association
#511 – Austin Neighborhoods Council

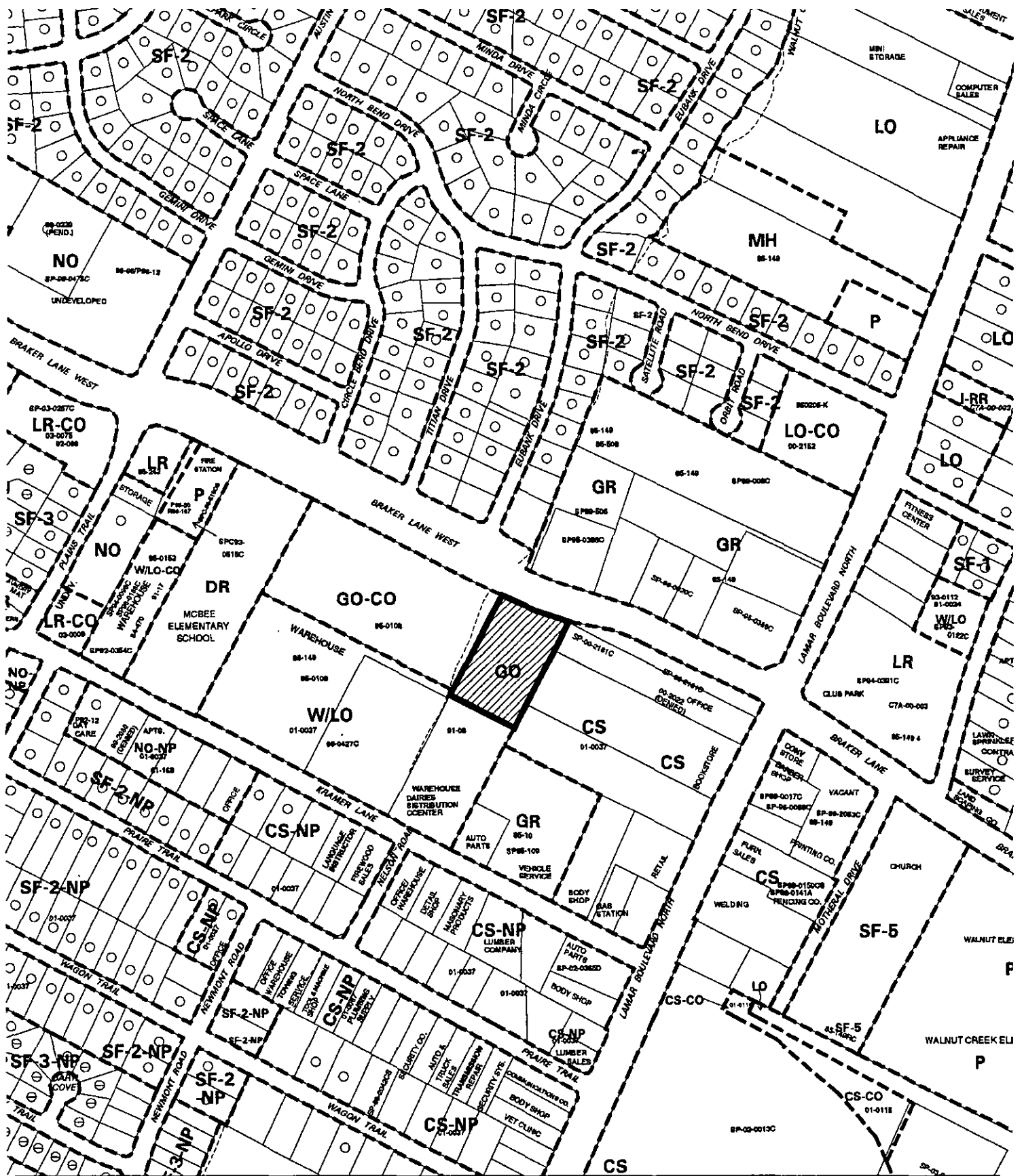
CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-00-2022	CS to CS-1	Approved CS-1 (Vote: 5-1). 4/18/00	Denied PC recommendation (Vote: 6-1). 5/11/00
C14-00-2152	DR to LO-CO	Approved LO-CO. The CO limits vehicle trips to 2,000 per day (Vote: 5-0) 8/22/00	Approved PC recommendation (Vote: 7-0). 10/05/00
C14-03-0009	NO to LR-CO	Approved LR-CO. The CO limits vehicle trips to 2,000 per day (8-0). 3/25/03	Approved PC recommendation (Vote: 7-0). 6/12/03
C14-03-0075	LR-CO to LR- CO	Approved LR-CO. The applicant's request was add back 2 previously prohibited uses, financial services and administrative and business office (Vote: 7-0). 5/20/03	Approved ZAP recommendation (Vote: 7-0). 7/31/03

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Braker Lane	Varies	2@30'	Major Arterial	N/A

CITY COUNCIL DATE: 3/3/04**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Glenn Rhoades**PHONE:** 974-2775



 1" = 400'	SUBJECT TRACT	 	ZONING		CITY GRID REFERENCE NUMBER L32
	PENDING CASE		CASE #: C14-03-0182		
	ZONING BOUNDARY		ADDRESS: 901 W BRAKER LANE		
	CASE MGR: G. RHOADES		DATE: 04-02		
SUBJECT AREA (acres): 2			INTLS: SM		



STAFF RECOMMENDATION

Staff's alternate recommendation is GR-CO, Community Commercial-Conditional Overlay district zoning. The conditional overlay would limit vehicle trips to 2,000 per day.

BASIS FOR RECOMMENDATION

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

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

The applicant's request meets the purpose statement for GR district zoning set forth in the Land Development Code. It is located on and will take access to Braker Lane, a major arterial roadway. In addition, it is located on the periphery of a residential neighborhood and will potentially provide services to the nearby residents.

The proposed zoning should promote consistency, and orderly planning.

The proposed change is consistent and compatible with the GR zoning to the north. Also, the proposed change will provide a transition between the CS zoning to the east and the GO-CO zoning to the west. After reviewing the zoning map, it appears that the western property line of the GR property to the north would match the western property line of the subject tract.

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

The GR-CO zoning district would allow for a fair and reasonable use of the site. The GR-CO zoning is appropriate for this site because of the location of the property and the commercial character of Braker lane.

EXISTING CONDITIONS

Site Characteristics

The property is currently undeveloped.

Transportation

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

The trip generation under the requested zoning is estimated to be 9,742 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). The proposed 4,950sf of retail and 14,250sf of warehouse will generate approximately 1,390 trips per day.

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 Lamar Boulevard (Route #45) just east of this site.

Braker Lane is classified in the Bicycle Plan as a Priority One bike route. (Route #10)

There are existing sidewalks along Braker Lane.

Impervious Cover

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%

Environmental

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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.

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for 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. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure 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 water and wastewater utilities. Water and wastewater utility improvements and system upgrades are required. The landowner will be responsible for all costs and providing. 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's utility design criteria.

Compatibility Standards

The site is subject to compatibility standards due to the existing single-family development less than 540-ft from the site on the north side of Braker Lane.

The following compatibility regulations will apply:

- For a structure less than 300 feet from the single-family property, a structure may attain a height of 40 feet plus one foot for each 10 feet if distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from the property line, a structure may attain a height of 60 feet plus one foot for each four feet if distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

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