

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

AGENDA


Thursday, October 19, 2006

 + [Back](#)  [Print](#)**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No 65**

Subject C14-06-0078 - South IH-35 Transit Facility - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 7902-7926 South IH-35 Service Road Southbound (South Boggy Creek Watershed) from community commercial (GR) district zoning to limited industrial service-planned development area (LI-PDA) combining district zoning Staff Recommendation limited industrial service-planned development area (LI-PDA) combining district zoning Zoning and Platting Commission Recommendation To be reviewed on November 7, 2006 Applicant Rock Realty, Inc (John McCormack), Capital Metropolitan Transit Authority (Fred Gilliam) Agent Doucet & Associates (Carol M Stewart) City Staff Wendy Walsh, 974-7719

Additional Backup Material

(click to open)

 [Staff_Report](#)**For More Information** Wendy Walsh, 974-7719

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0078

Z.P.C. DATE October 3, 2006
November 7, 2006

ADDRESS: 7902 – 7926 South IH-35 Service Road Southbound

OWNER: Rock Realty, Inc (John McCormack) **APPLICANT:** Capital Metropolitan
Transit Authority
(Fred Gilliam)

AGENT Doucet & Associates, Inc (Carol M Stewart)

ZONING FROM GR **TO.** LI-PDA **AREA:** 14 604 acres

The Applicant has requested

1) limited industrial services (LI) uses, as well as the following uses, to be **permitted**

Residential

Multifamily residential
Condominium residential
Townhouse residential
Retirement housing (large)
Retirement housing (small)

Civic

Administrative services
Transportation terminal

2) A residential use is permitted above the first floor of a commercial building

3) The Applicant has requested to **prohibit** the following uses under a Planned Development Area

Agricultural sales and services
Automotive repair services
Automotive washing
Building maintenance services
Commercial off-street parking
Convenience storage
Electronic prototype assembly
Equipment repair services
Laundry services
Resource extraction
Vehicle storage

Automotive rentals
Automotive sales
Basic industry
Campground
Construction sales and services
Drive-in services as an accessory use
Electronic testing
Equipment sales
Recycling center
Scrap and salvage

4) The Applicant is proposing that Section 25-2-766 13 (Transit Oriented Development District Initial Site Development Regulations) and Section 25-2-766 14 (Transit Oriented Development District Initial Parking Regulations) apply to uses other than the transportation terminal

- 5) Section 25-8-42(B)(5) to remove cut and fill limitations or administrative variance requirements for detention and water quality ponds
- 6) Section 25-8-42(B)(6) to allow fill up to eight (8) feet in the Desired Development Zone without an administrative variance
- 7) Section 25-8-342 to allow fill between eight (8) and 13 feet without a variance
- 8) Section 25-8-301 to allow all driveways, and bus access and circulation areas to cross slopes greater than 15%
- 9) Section 5 3 1 K of the Transportation Criteria Manual to allow driveways to be offset less than 80 feet from an opposing driveway, based on the following moving the driveway further away causes sight distance issues due to a vertical curve on Foremost Drive, the driveway is to be used for buses only and the opposing driveway services a church and therefore has a different peak time than the transit facility

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial service – planned development area (LI-PDA) district zoning as requested by the Applicant and outlined above with conditions #1, #2 and #3 of the Environmental Board as shown in Exhibit D

ZONING & PLATTING COMMISSION RECOMMENDATION

October 3, 2006 *APPROVED A REQUEST FOR POSTPONEMENT REQUEST BY APPLICANT AND NEIGHBORHOOD TO 11-7-06*

[J MARTINEZ, S HALE 2ND] (7-0) K JACKSON, J PINNELLI – ABSENT

November 7, 2006

ISSUES.

The Circle S Ridge Neighborhood and the Applicant met on Thursday, September 29th at the Pleasant Hill Library to discuss the rezoning case

DEPARTMENT COMMENTS.

The subject rezoning area is undeveloped and consists of a platted lot and an unplatted, vacated portion of the South Congress Avenue right-of-way. The property has frontage along South Congress Avenue, Foremost Drive and the southbound IH-35 service road, and is zoned community commercial (GR). A proposed Transit Oriented Development (TOD) district encompasses this property as well as the surrounding area. The intent of a TOD district is to create a development that is compatible with and supportive of public transit and pedestrian-oriented environment. The TOD district is scheduled for consideration by the

City Council on October 5, 2006 with development standards to be crafted during the subsequent station area plan process. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat)

The Applicant proposes to develop the property with a transportation terminal (also known as a park and ride facility) in accordance with Capital Metro's "All Systems Go!" Plan. This location will serve as the southern terminus of the rapid bus route that begins at the North IH 35 Transit facility, in operation at IH-35 and Parmer Lane. A conceptual site plan provided as Exhibit C shows vehicular access along Foremost Drive and separate driveways for buses to Foremost Drive and South Congress Avenue. The Applicant has requested limited industrial service – planned development area (LI-PDA) zoning and modifications which will allow for additional permitted land uses, prohibited land uses, parking and access regulations, and environmental regulations. More specifically, the Applicant has made the following requests: 1) that a transportation terminal use be permitted in the LI zoning district, 2) that certain residential uses be permitted, 3) that intensive commercial and industrial land uses that are incompatible with the activities of a transportation terminal and higher density residential development be prohibited, and 4) that environmental and transportation modifications address the property's physical characteristics and will allow for pedestrian and vehicular access from South Congress Avenue and Foremost Drive.

The Staff recommends the Applicant's request as described above for LI-PDA district zoning given its location within a commercial corridor, a proposed transit oriented development (TOD) district, and ability to enhance the public transit facilities available to South Austin, along with the following conditions established by the Environmental Board: 1) attenuation of the parking lot heat island effect and providing new landscaping for maximum shading of pavement, 2) the use of drought-tolerant and/or low water requirement plantings, and 3) the preparation of an Integrated Pest Management (IPM) Plan. The Environmental Board also made the following recommendations, to be implemented during the site plan process: 4) the use of concrete paving and a concrete bus lane, 5) consultation with the City Arborist regarding preservation of existing tree to the extent practicable and 6) the use of mulch from existing trees required to be removed to enhance areas of existing vegetation for use as a vegetative filter strip on the east side of the parking area, reduce transpiration of water from the soil, reduce temperatures, and minimize compaction from equipment and foot traffic. The Staff memo prepared for the Environmental Board is provided as Exhibit D.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	GR	Undeveloped
<i>North</i>	CS, GR, SF-3, SF-2, LI	Undeveloped, Church and parking area, Offices, South Boggy Creek, Cemetery
<i>South</i>	LI-CO	Undeveloped, Water quality pond, Food bank, Auto salvage
<i>East</i>	N/A	Southbound frontage road for IH-35
<i>West</i>	GR-CO, LI-CO, RR-CO, DR, SF-2	AC / Heating company, Auto salvage, Three residences, RV and boat storage, Warehouse

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** South Boggy Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association
 262 – Beaconridge Neighborhood Association
 300 – Terrell Lane Interceptor Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 646 – Circle S Ridge Neighborhood Association
 742 – Austin Independent School District
 948 – South by Southeast Neighborhood Organization

SCHOOLS:

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0086 – Bill's Auto Parts	DR, SF-2 to LI	To Grant RR-CO, LI-CO with the CO for 2,000 trips, prohibit exterminating services and pawn shops	Approved LI-CO as ZAP recommended (8-10-06)
C14-00-2018 – Wattinger Acres	DR to LI	To Grant LI-CO	Approved LI-CO with CO for 2,000 trips, no access to Hubach Lane, prohibited uses of scrap & salvage, pawn shops, service station, adult-oriented uses, auto sales and vehicle storage (05-11-00)
C14-95-0048 – NFP Partnership Zoning Change	DR SF-2 to LI	To Grant	Approved LI-CO with conditions including performance standards (6-22-95)
C14-91-0047 –	DR SF-2 to LI	To Grant LI	Approved LI-CO with

Dave Transportation Services, Inc			CO to prohibit general retail sales (general and convenience), PDA performance standards and no structure within 25' of the front yard (7-11-91)
C14-89-0077 – F G Spillman, et al	DR, SF-2 to LI	To Grant LI-CO with conditions	Approved LI-CO with CO for PDA performance standards, and no structure within 25' of the front yard (7-12-90)

RELATED CASES.

The property is platted as Lot 2 of Centennial Park, a subdivision recorded in 1972 as well as unplatted acreage that corresponds with vacated right-of-way of South Congress Avenue. Please refer to Exhibit B.

ABUTTING STREETS:

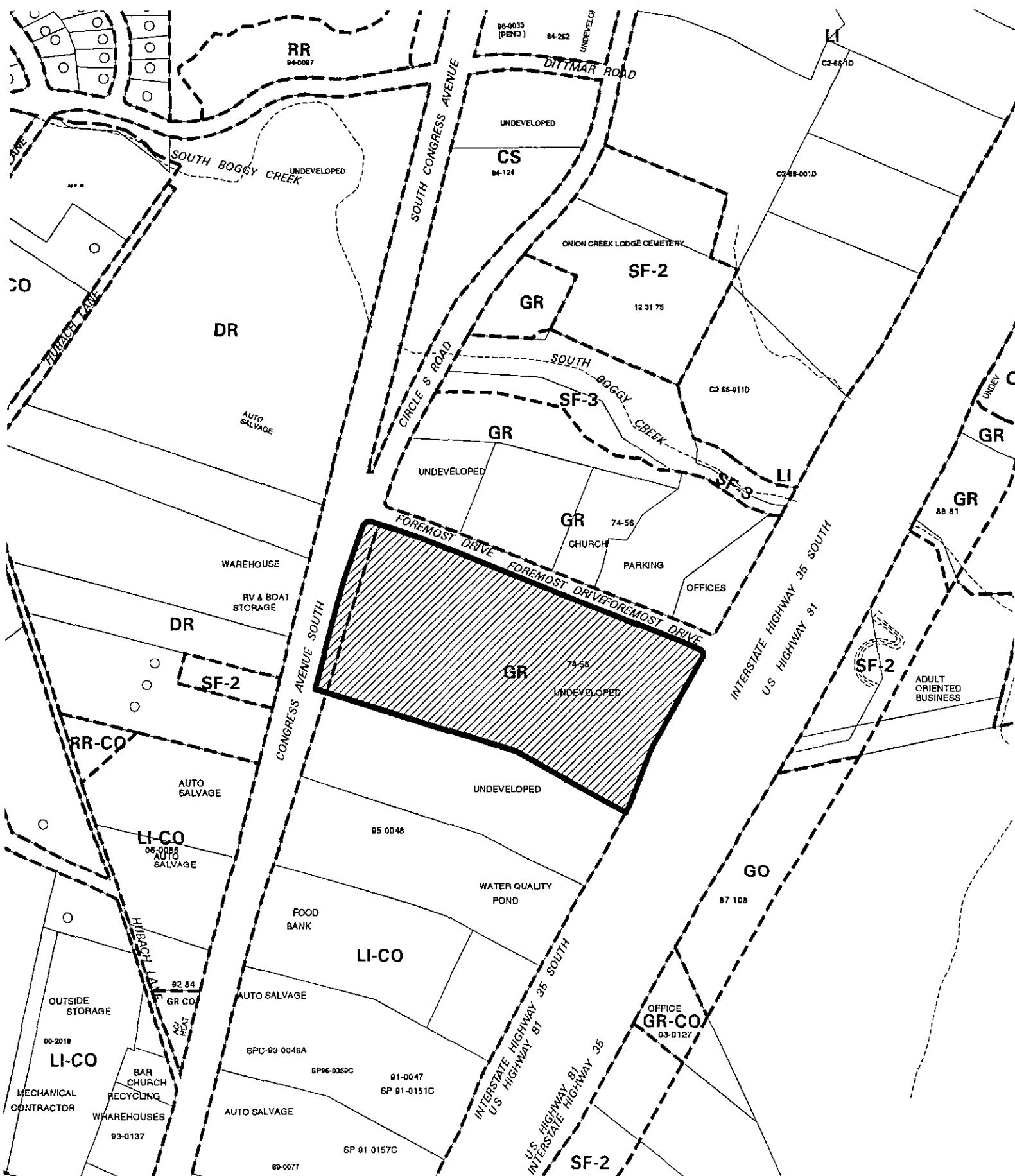
NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
IH 35 Frontage road	Varies	Varies	Arterial	TBD	No	No
Foremost Drive	64 feet	Varies	Collector	TBD	No	No
South Congress Avenue	Varies	Varies	Arterial	TBD	Yes	No
Circle S Road	Varies	Varies	Collector	TBD	No	No

CITY COUNCIL DATE October 19, 2006 **ACTION.**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER.

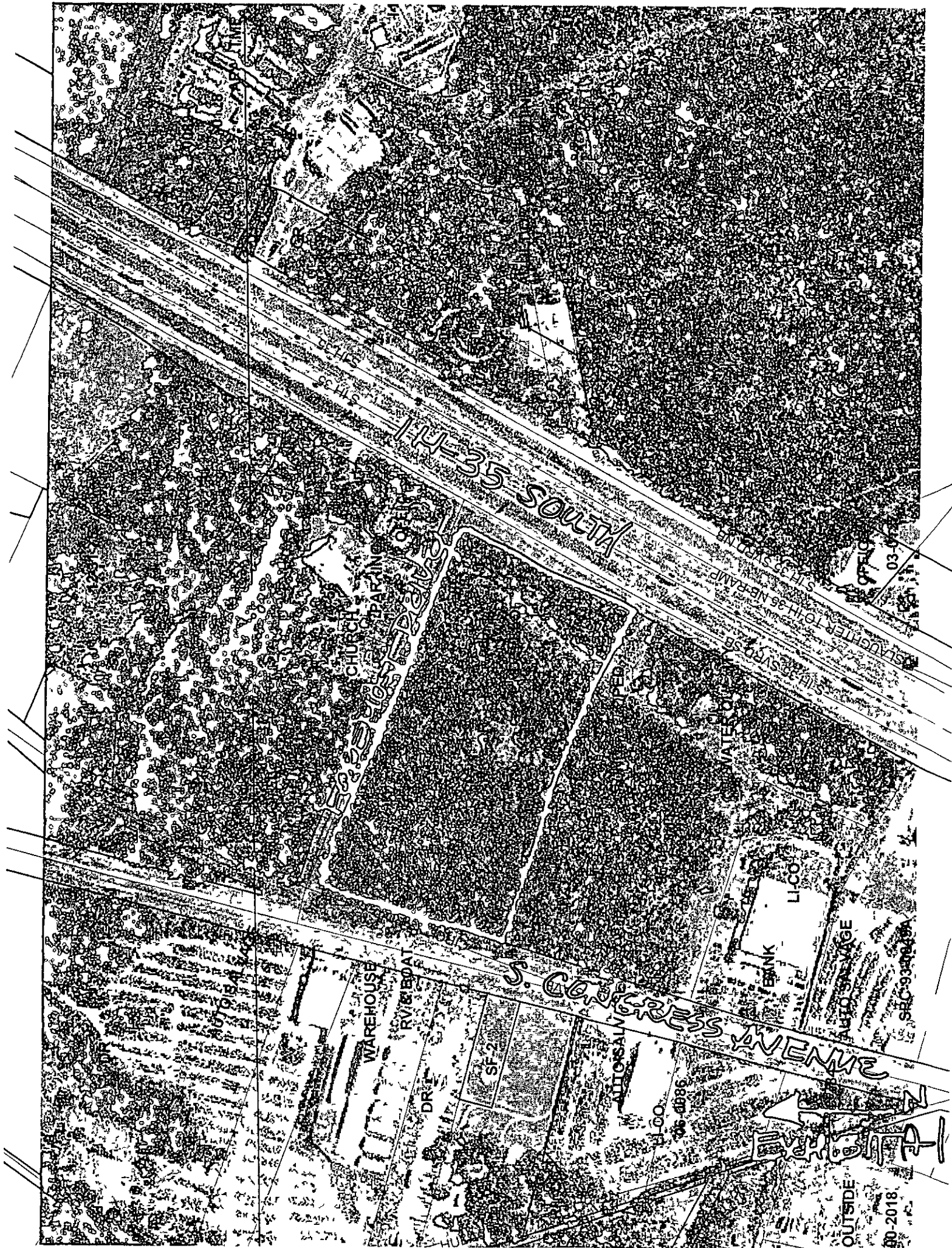
CASE MANAGER Wendy Walsh
e-mail wendy.walsh@ci.austin.tx.us



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR W WALSH

ZONING **EXHIBIT A**
 CASE # C14-06-0078
 ADDRESS 7902-7926 S IH 35 SB
 SUBJECT AREA (acres) 14.604
 DATE 06-09
 INTLS SM

CITY GRID
 REFERENCE
 NUMBER
 G14



EXHIBIT

00-2018

OUTSIDE

SEC 933-0018A

AUTO SALVAGE

BANK

LICO

WATER

LI CO

06-4886

SF-2

DR

RIVER

WAREHOUSE

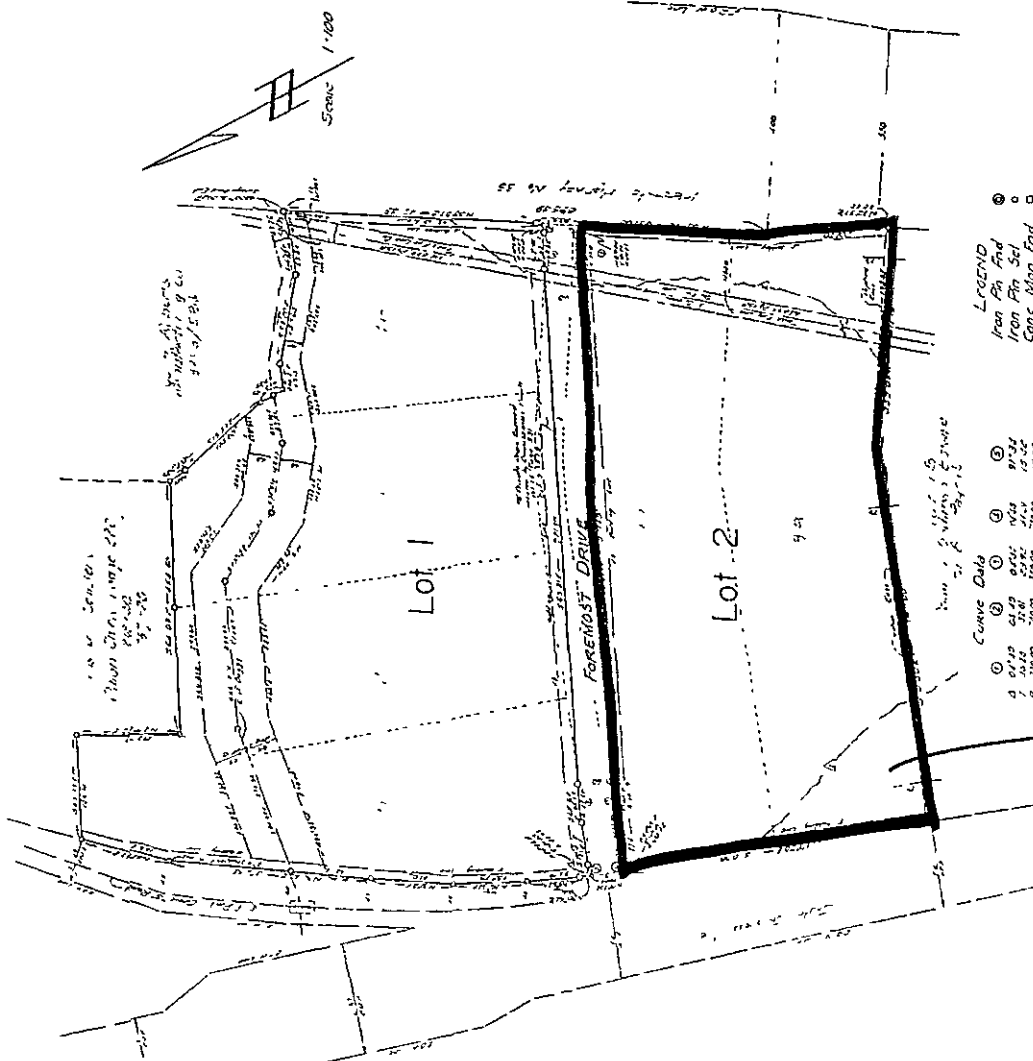
CHURCH

I-4-35 SOUTH

SLAUGHTER TO I-4-35 NB RAMP
S. CONGRESS
S. CONGRESS

03-07

CENTENNIAL PARK



STATE OF TEXAS
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:
That we, CIB Investment Co., a partnership of Travis County, Texas, owner of lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

WITNESS THE HAND OF Milfred D. Chrisher and Harvey C. Broussard
this the 28th day of November, 1972

ATTEST: W. C. Broussard

CIB Investment Co.

Milfred D. Chrisher
Milfred D. Chrisher, partner

Harvey C. Broussard
Harvey C. Broussard, partner

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME THE UNDERSIGNED AUTHORITY, a Notary Public in and for the said county and state, on this day personally appeared Milfred D. Chrisher known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

WHEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of November, A.D. 1972

Notary Public in and for Travis County, Texas

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME THE UNDERSIGNED AUTHORITY, a Notary Public in and for the said county and state, on this day personally appeared Harvey C. Broussard known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

WHEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of November, A.D. 1972

Notary Public in and for Travis County, Texas

APPROVED FOR ACCEPTANCE
This the 28th day of November, 1972

ACCEPTED AND AUTHORIZED FOR RECORD
By the Planning Commission of the City of Austin, Texas,
this the 28th day of November, 1972

Richard R. Little
Richard R. Little, Director of Planning

W. C. Broussard
W. C. Broussard, Secretary

STATE OF TEXAS
COUNTY OF TRAVIS

FILED FOR RECORD on the 28th day of November, 1972, at
Travis County, Texas By W. C. Broussard
Deputy

I, Doris Shropshire, clerk of the County Court within and for the County of Travis, Texas, do hereby certify that the within and foregoing instrument, with its certificate of authentication was filed for record in my office on the 28th day of November, 1972, at 10:10 A.M. and was placed in Book 11, Page 22 of the Plat Records of Travis County, Texas.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of Travis County, Texas the last date written above
this the 28th day of November, 1972
Doris Shropshire, Clerk County Court, Travis County, Texas

By W. C. Broussard
Deputy

This is to certify that I have complied
with Chapter 25-27 of the 1951 Civil
Code of Austin, Texas.

ENGINEERING & SURVEYING BY
W. C. Broussard
Registered Professional Engineer
Austin, Texas

100. Partial Undeveloped 1/4 section of Lot 1, Sec 10, T12S, R13E, S10W

EXHIBIT B
RECORDED
PLAT

REZONING
AREA



ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING
DATE REQUESTED: September 20, 2006

NAME AND NUMBER OF PROJECT: South IH 35 Transit Facility
C14-06-0078

NAME OF APPLICANT OR ORGANIZATION: Doucet & Associates
Carol Stewart (583) 2600

LOCATION: 7902-7926 South IH-35 Service Road Southbound

PROJECT FILING DATE: April 7, 2006

WPDR/ENVIRONMENTAL STAFF: Betty Lambright, 974-2696
betty.lambright@ci.austin.tx.us

WPDR/ CASE MANAGER Wendy Walsh, 974-7719
wendy.walsh@ci.austin.tx.us

WATERSHED: South Boggy Creek (Suburban Watershed/Desired Development Zone)

ORDINANCE: Planned Development Area (PDA)

REQUESTED EXCEPTIONS: (1) No cut/fill limitations or administrative variance requirement for detention and water quality ponds {25-8-42(B)(5)}
(2) Fill up to 8' in the Desired Development Zone without an administrative variance {25-8-42(B)(6)}
(3) To allow fill between 8-18' {25-8-342}

STAFF RECOMMENDATION: Recommended with conditions.

EXHIBIT D



MEMORANDUM

TO: Betty Baker, Chairperson
Members of the Zoning and Platting Commission

FROM: Betty Lambright, Environmental Review Specialist Sr.
Watershed Protection and Development Review Department

Wendy Walsh, Senior Planner
Neighborhood Planning and Zoning Department

DATE: September 20, 2006

SUBJECT: South IH 35 Transit Facility/C14-06-0078
7902-7926 South IH-35 Service Road Southbound

Description of Project

Staff received a rezoning application for the above-mentioned case that proposes limited industrial service – planned development area (LI-PDA) zoning to accommodate the construction of a transportation terminal. The transportation terminal is in accordance with the voter-approved "All Systems Go" Plan and will be the southern terminus for the rapid bus route from the North IH-35 Transit Facility. As shown in the attachment, the terminal will be accessible from both South Congress Avenue and Foremost Drive. The rezoning application is scheduled for consideration by the Zoning and Platting Commission on October 3, 2006.

Description of Property

The proposed site is located west of the southbound service road of IH 35, south of Foremost Drive and east of South Congress Avenue. It is located in the South Boggy Creek Watershed (Suburban Watershed) and is in the Desired Development Zone. The site is not located over the Edwards Aquifer Recharge Zone.

Topography/Soils/Vegetation

The site is dominated by a central plateau of over 6 acres of 0-15% slopes. The east and west side of the hill have steeper gradients, as per the attached slope map. Runoff is conveyed toward the IH-35 service road and South Congress via several internal dry drainage channels. There are no classified waterways, Critical Water Quality Zone or Water Quality Transition Zone on the site.

The soils are comprised of mainly deep, gently sloping Blackland Prairie soils. The Austin-Eddy association consists of moderately deep and shallow, calcareous, clayey and loamy soils overlying chalk.

The vegetation is dominated by mature Ashe juniper with a scattering of live oak, Texas red oak, mountain laurel and other native understory plants. The undergrowth is much sparser on the undisturbed central portion of the property.

Critical Environmental Features/Endangered Species

There are no Critical Environmental Features located on or within 150' of the site.

Requested Exceptions to Current Code

The Applicant is requesting LI-PDA zoning with the following adjustments to current environmental regulations:

- (1) No cut and fill limitation or administrative variance requirement for detention and water quality ponds {25-8-42(B)(5)};
- (2) Fill up to 8' in the Desired Development Zone without an administrative variance {25-8-42(B)(6)}; and
- (3) Fill between 8-18' is permitted without a variance {25-8-342}.

Recommendations

Staff supports the requests for adjustments because the Applicant has sufficiently addressed the environmental issues surrounding the proposed facility.

Conditions

The Applicant has agreed to the following conditions/enhancements:

- (1) Attenuation of the parking lot heat island effect (see attached Landscape exhibit);
- (2) Drought-tolerant and/or low water requirement plantings;
- (3) Implementation of an IPM plan,
- (4) Concrete parking and concrete bus lane;

- (5) Consultation with the City Arborist to maximize the health of the existing trees; and
- (6) Utilizing the mulch from the removed trees as a vegetative filter strip on the east side of the parking lot.

If you have any questions or need additional information, please feel free to contact us.

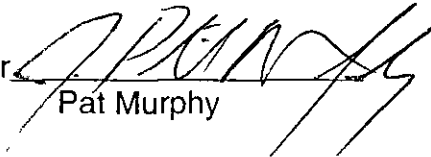


Wendy Walsh, Senior Planner (974-7719)
Neighborhood Planning and Zoning Department



Betty Lambright, Environmental Review Specialist Sr. (974-2696)
Watershed Protection and Development Review

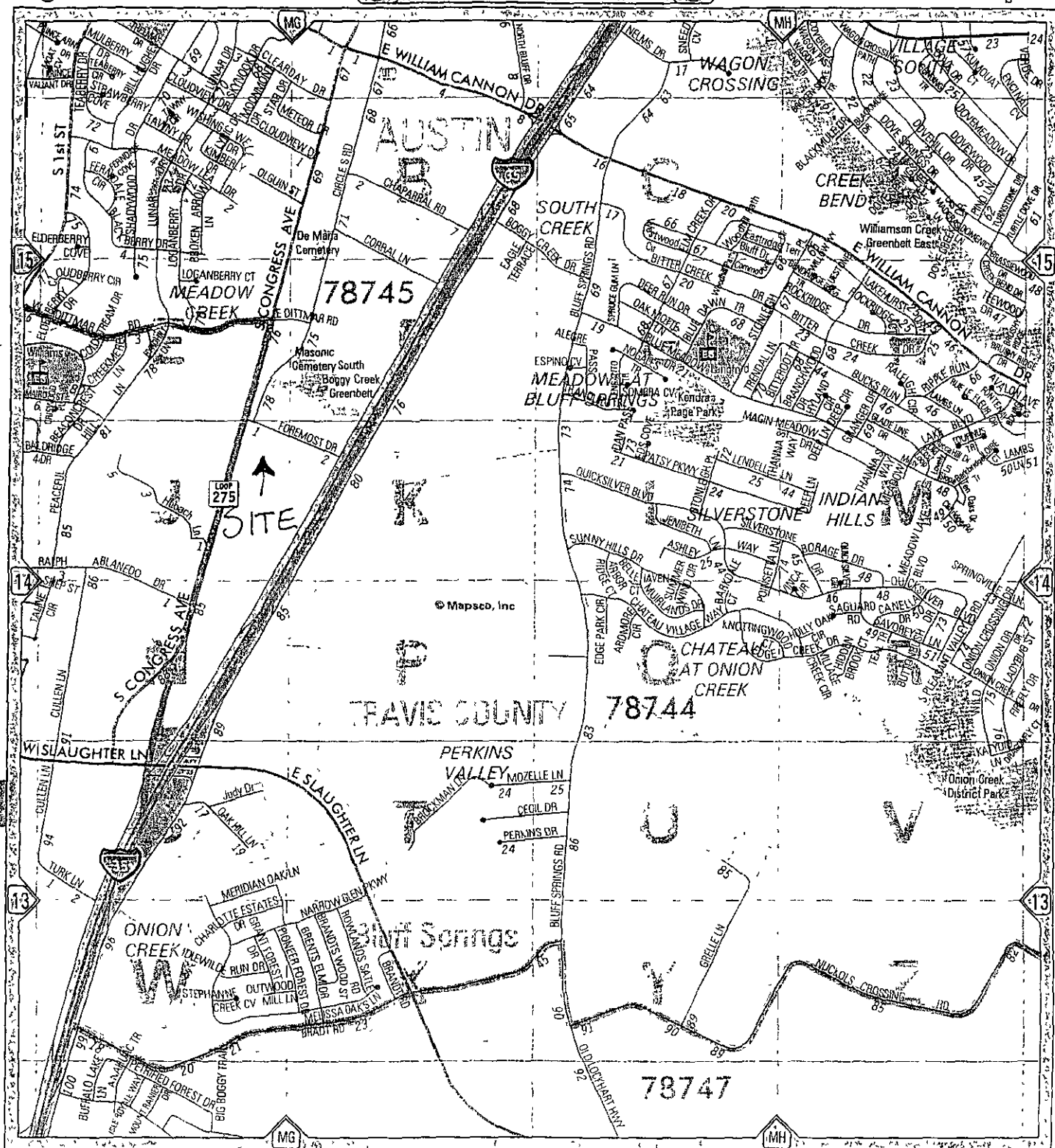
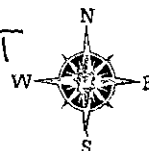
EV Officer


Pat Murphy

TAKE THE IH-35 SOUTHBOUND FEEDER ROAD AT
WILLIAM CANNON. TURN RIGHT ON FOREMOST
DRIVE.

674

CONTINUED ON MAP 644



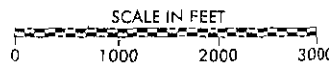
CONTINUED ON MAP 673

CONTINUED ON MAP 704

CONTINUED ON MAP 675



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SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial service – planned development area (LI-PDA) district zoning as requested by the Applicant and outlined above with conditions #1, #2 and #3 of the Environmental Board as shown in Exhibit D.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The LI district designation is for a commercial service use or limited manufacturing use generally located on a moderately sized site. The PDA combining district designation provides for industrial and commercial uses in certain commercial and industrial base districts.

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

The Staff recommends the Applicant's request as described above for LI-PDA district zoning given its location within a commercial corridor, a proposed transit oriented development (TOD) district, and ability to enhance the public transit facilities available to South Austin, along with the following conditions established by the Environmental Board. 1) attenuation of the parking lot heat island effect and providing new landscaping for maximum shading of pavement; 2) the use of drought-tolerant and/or low water requirement plantings, and 3) the preparation of an Integrated Pest Management (IPM) Plan.

EXISTING CONDITIONS**Site Characteristics**

The site is undeveloped and heavily vegetated that is dominated by a central hill and slopes over 15% on the east side. Site characteristics are further described in the Staff memo prepared for the Environmental Board, provided as Exhibit B.

Impervious Cover

The maximum impervious cover allowed by the LI-PDA zoning district would be 80% based on the more restrictive watershed regulations.

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 South Boggy 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 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

The applicant has requested variances from environmental code regulations as part of this application. At this time insufficient information has been provided to evaluate these code adjustments. Specific site and proposed development information must be provided for review in order to begin discussion on these issues.

Transportation

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

The trip generation under the requested zoning is estimated to be 22,607 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 transportation terminal will generate approximately 1,127 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]

Water and Wastewater

The landowner intends serve the site with City of Austin water and wastewater utilities. The landowner, at own his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments and relocation. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin design criteria. The utility construction must be inspected by the City. The landowner must pay the applicable and associated City fees.

Site Plan and 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.

Walsh, Wendy

From: Carol Stewart [Carol Stewart@doucet-austin.com]
Sent: Tuesday, October 03, 2006 3:52 PM
To: Walsh, Wendy
Cc: willywerks@sbcglobal.net; chammond1@austin.rr.com; steve roudebush@capmetro.org, rkleeman@munsch.com; robert.okamoto@capmetro.org; JuliaH@mwminc.com
Subject: C14-06-0078 - South IH 35 Transit Facility Postponement request
Importance: High

Hi Wendy -

Cap Metro, The Circle S Ridge NA, and the Far South Austin Community Association have agreed to a joint postponement request on the above referenced case until the November 7 ZAPCO meeting. The postponement will give us the opportunity to further investigate issues that have been raised and allow time for another meeting between the parties.

Additionally, we would like to update our schedule for 1st reading at City Council to November 16.

Call me if you have any questions.

Thanks,
Carol

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10/3/2006