



Thursday, November 02, 2006

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**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 48

Subject: C14-06-0170 - Joy Moves - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2501 Capital of Texas Highway South (Barton Creek Watershed-Barton Springs Zone) from limited office (LO) district zoning to general office-conditional overlay (GO-CO) combining district zoning. Staff Recommendation: To grant general office-conditional overlay (GO-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general office-conditional overlay (GO-CO) combining district zoning. Applicant: Uplifting Properties, L P (Steve Goldstein) Agent Site Specifics (John Hussey). City Staff: Robert Heil, 974-2330

Additional Backup Material

(click to open)

- ☐ Staff Report
- ☐ Ordinance

For More Information: Robert Heil, 974-2330

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0170 Joy Moves

ZAP Date: October 3, 2006

ADDRESS: 2501 S. Capital of Texas Highway

AREA: 0.600 acres

OWNER/APPLICANT: Uplifting Properties, L.P. (Steve Goldstein)

AGENT: Site Specifics (John Hussey)

ZONING FROM: LO **TO:** GO-CO

STAFF RECOMMENDATION:

Staff recommends approval of GO-CO. The conditional overlay would limit daily vehicle trips to no more than 2000 per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 3, 2006: Approved GO-CO, on consent; no more than 2000 trips, the following uses prohibited: Business or Trade School, Business Support Services and Guidance Services.

DEPARTMENT COMMENTS:

The site is 0.6 acre site on Loop 360 (Capital of Texas Highway), currently zoned limited office (LO). The request is to rezone the property to general office (GO) permit the personal services and allow for the continued operation of a fitness and health studio and spa already operating on the site.

Personal improvement services is not currently allowed in GO zoning, and the applicant originally applied for community retail (GR). However, the City is in the process of amending the land development code to allow personal improvement services in the GO district. This amendment is anticipated to be completed in the next few months. Staff was more supportive of GO on the site than GR, and after discussions with the applicant, the request was amended to GO, with the understanding that this will soon allow the desired use of personal improvement services.

Staff supports the request for GO-CO, with a conditional overlay to limit daily vehicle trips to no more than 2000 per day

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Fitness studio and spa
<i>North</i>	LO and unzoned (County)	Office, restaurant (Rudy's) and gas station
<i>South</i>	LO-CO and GR-CO	Office and Undeveloped
<i>East</i>	LO and SF-2-CO	Undeveloped, Office and Single Family Homes
<i>West</i>	P-CO	Undeveloped

AREA STUDY: The property is within the proposed East Oak Hill Neighborhood Planning Area.

TIA: 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]

WATERSHED: Barton Creek (Barton Springs Zone)

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- Stoneridge Neighborhood Association
- Austin Neighborhood Council
- Save Barton Creek Association
- Edwards Aquifer / Barton Springs Conservation District

SCHOOLS: Eanes ISD

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	BICYCLE PLAN	CAPITAL METRO
Capital of TX Hwy	230'	2@40'	Arterial	No	Yes	No

CITY COUNCIL DATE:

ACTION:

November 2, 2006

ORDINANCE READINGS:

1st

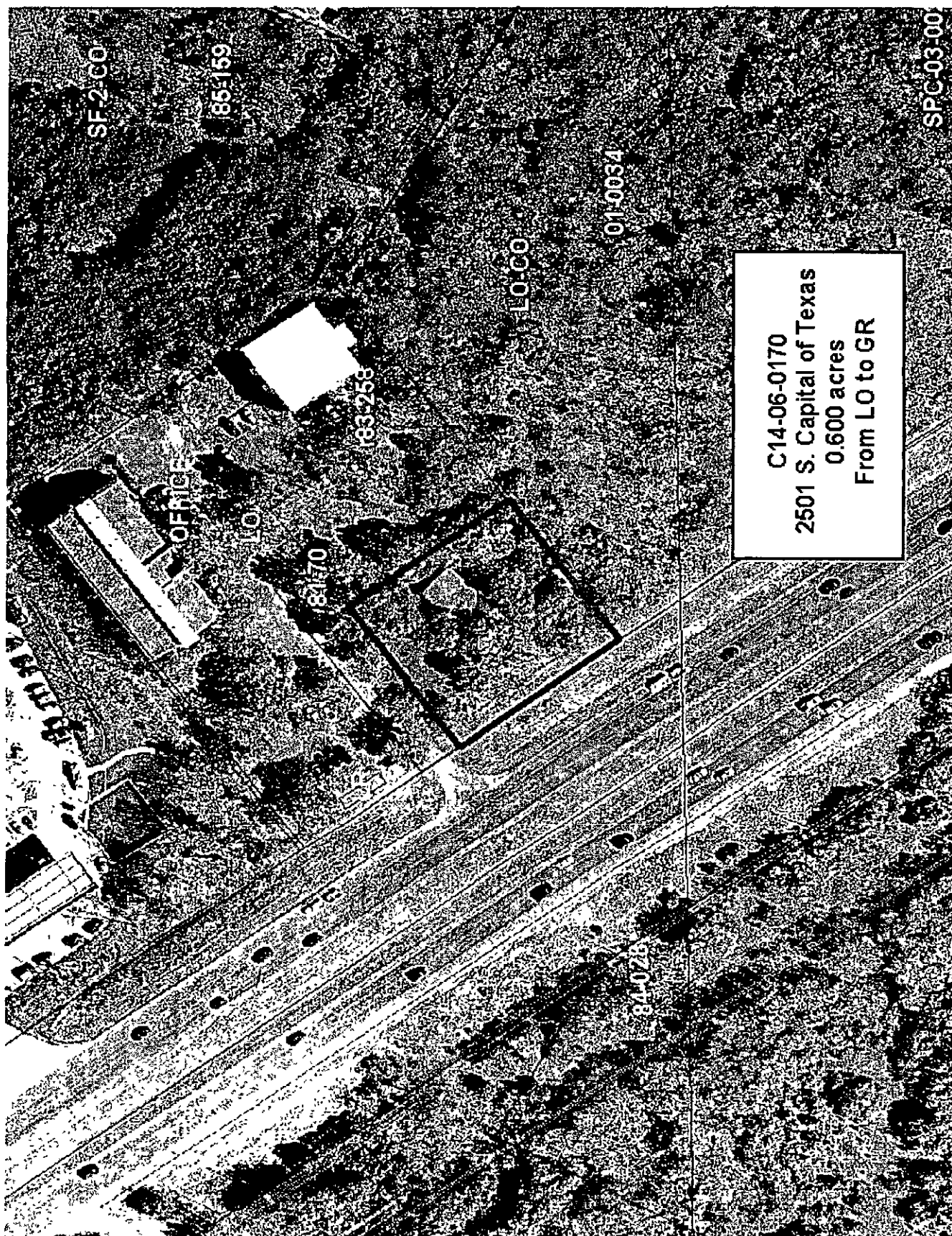
2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 974-2330



SUMMARY STAFF RECOMMENDATION

Staff supports the request for GO-CO, with a conditional overlay to limit daily vehicle trips to no more than 2000 per day.

Personal improvement services is not currently allowed in GO zoning, and the applicant originally applied for community retail (GR). However, the City is in the process of amending the land development code to allow personal improvement services in the GO district. This amendment is anticipated to be completed in the next few months. Staff was more supportive of GO on the site than GR, and after discussions with the applicant, the request was amended to GO, with the understanding that this will soon allow the desired use of personal improvement services.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

General Office (GO) is the designation for an office or commercial use that serves community or city-wide needs .

- 2 *Zoning changes should promote compatibility with adjacent and nearby uses.*

General office (GO) would be compatible with the adjacent office zoning. The GR-CO zoning to the south has numerous prohibited uses, including all automobile related uses.

Transportation

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

The trip generation under the requested zoning is estimated to be 2,839 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]

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	BICYCLE PLAN	CAPITAL METRO
Capital of Texas Hwy	230'	2@40'	Arterial	No	Yes	No

Environmental

This site is located over the Edward's Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone. This tract lies in the recharge zone.

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

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 providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

Water and Wastewater

There is no City of Austin water and wastewater main at the site. It is assumed that the landowner intends to serve the sit with a well and onsite septic system. The landowner must provide written evidence that the site has an approved water supply and means of wastewater disposal sufficient for the land use. Also, the landowner should provide written evidence that the site has an approved fire protection plan that satisfies the requirements to the responding fire department that serves the subject tract.

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2501 SOUTH CAPITAL OF TEXAS HIGHWAY**
3 **FROM LIMITED OFFICE (LO) DISTRICT TO GENERAL OFFICE-**
4 **CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from limited office (LO) district to general office-conditional
10 overlay (GO-CO) combining district on the property described in Zoning Case No. C14-
11 06-0170, on file at the Neighborhood Planning and Zoning Department, as follows:

12
13 Lot 3A of Amended Plat of Lots 1, 2, and 3, Sandbird Section Two Subdivision, a
14 subdivision in the City of Austin, Travis County, Texas, according to the map or
15 plat of record in Plat Book 99, Page 322, of the Plat Records of Travis County,
16 Texas (the "Property"),

17
18 locally known as 2501 South Capital of Texas Highway, in the City of Austin, Travis
19 County, Texas, and generally identified in the map attached as Exhibit "A".
20

21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:
23

24 1. A site plan or building permit for the Property may not be approved, released, or
25 issued, if the completed development or uses of the Property, considered cumulatively
26 with all existing or previously authorized development and uses, generate traffic that
27 exceeds 2,000 trips per day.

28
29 2. The following uses are prohibited uses of the Property:

30
31 Business or trade school
32 Business support services
33 Guidance services
34

35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the (GO) base district and other
37 applicable requirements of the City Code.

1
2 **PART 3.** This ordinance takes effect on _____, 2006.
3

4
5 **PASSED AND APPROVED**
6

7 §
8 §
9 _____, 2006 § _____
10

11 Will Wynn
12 Mayor
13

14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Gentry
16 City Attorney City Clerk

