

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

AGENDA



Thursday, December 07, 2006

+ Back Print

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

ITEM No. 35

Subject: C14-06-0198 - Laurelwood Commercial Section Four - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 9507 Manchaca Road (Slaughter Creek Watershed) from community commercial-conditional overlay (GR-CO) combining district zoning, and general commercial services (CS-CO) combining district zoning to general commercial services (CS) district zoning Staff Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning Zoning and Platting Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning Applicant: Laurelwood Business Park Joint Venture (Russel Moore). Agent: Laurelwood Business Park Joint Venture (Shannon Gilmore) City Staff: Wendy Walsh, 974-7719

**Additional Backup
Material**

(click to open)

- ☐ Staff_Report
- ☐ Ordinance

For More Information: Wendy Walsh, 974-7719

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0198

Z.A.P. DATE: November 7, 2006

ADDRESS: 9507 Manchaca Road

OWNER: Laurelwood Business Park
Joint Venture (Russel Moore)

AGENT: Laurelwood Business Park
Joint Venture (Shannon Gilmore)

ZONING FROM: GR-CO; CS-CO

TO: CS

AREA: 4.637 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay: 1) limits height to 35 feet or two stories and 2) limits the number of daily vehicle trips to 2,000.

ZONING & PLATTING COMMISSION RECOMMENDATION:

November 7, 2006: *APPROVED CS-CO DISTRICT ZONING AS RECOMMENDED BY STAFF; BY CONSENT.*

[J. MARTINEZ; S. HALE – 2ND] (8-1) B BAKER – NAY

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission

DEPARTMENT COMMENTS:

The subject lot is undeveloped and has two commercial zoning district designations: community commercial – conditional overlay (GR-CO) combining district zoning is along the western portion of the property and extending behind a fast food restaurant, and general commercial services – conditional overlay (CS-CO) combining district along the eastern portion of the property and encompassing the 100-year floodplain. The property is accessed by way of a 15-foot wide driveway from Manchaca Road, an arterial roadway. The Missouri – Pacific railroad forms the eastern boundary line. The lot is surrounded by commercial businesses, including fast food restaurants, auto parts stores and a movie rental store along Manchaca Road (GR-CO), and apartments further north (MF-2-CO). There is undeveloped property to the northeast and adjacent to the railroad northeast with a site plan in process for a 35,100 square foot indoor recreation use (CS-CO), and a detention pond to the south (GR-CO). There is undeveloped multi-family residential property to the east (MF-2-CO). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant proposes general commercial services (CS) district zoning for warehouse / office space or convenience storage. Staff recommends CS-CO district zoning given its access to a major arterial and adjacent railroad, and surrounding zoning and land uses that are

consistent and compatible. The Conditional Overlay limits development to 35 feet or two stories in height (consistent with the 1985 case that established commercial zonings on this lot) and a daily vehicle trip limit of 2,000.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO; CS-CO	Undeveloped
<i>North</i>	GR-CO, MF-2-CO	Retail sales of auto parts, Apartments
<i>South</i>	GR-CO	Fast food restaurants (3), Movie rental; Pharmacy, Undeveloped
<i>East</i>	N/A; MF-2-CO	Missouri-Pacific Railroad tracks; Undeveloped
<i>West</i>	LR-CO; LO-CO, SF-1; SF-2	Convenience store, Retail sales; Four-plexes, Duplexes; Single family residences

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
 217 – Tanglewood Forest Neighborhood Association
 242 – Slaughter Lane Neighborhood Association
 300 – Terrell Lane Interceptor Association
 384 – Save Barton Creek Association
 385 – Barton Springs Coalition
 428 – Barton Springs / Edwards Aquifer Conservation District
 465 – Cherry Creek on Brodie Neighborhood Association
 487 – Jackson Estates Neighborhood Association
 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 658 – Texas Oaks North Neighborhood Association
 742 – Austin Independent School District
 918 – Davis Hills Estate HOA
 943 – Save Our Springs Alliance
 948 – South by Southeast Neighborhood Organization
 997 – Tanglewood Oaks Owners Association

SCHOOLS:

Casey Elementary School Paredes Middle School Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0115 (Slaughter Lane Commercial Development)	GR to LI	To Grant CS-CO with CO for uses allowed in the W/LO and LR districts and 2,000. trips.	Withdrawn by the Applicant.
C14-00-2192 (Fain Rezoning)	GR-CO to GR- CO to allow a wording change from "structure" to "building" for 0.0548 acres to allow a telecommunicati on tower up to 120 feet tall.	To Grant GR-CO with a requirement for cobra arm – style mounting	Approved GR-CO with CO for 35 feet in height (2-8-01).
C14-00-2111 (Solera)	DR to MF-2	To Grant MF-2-CO	Approved MF-2-CO with CO for 12.18 u p.a and conditions of the TIA (10-26-00).
C14-94-0129 (Slaughter Lane Development)	DR; SF-2 to LI	To Grant CS-CO	Approved CS-CO with CO prohibiting vehicle storage on Tract 2, and the following uses on Tracts 1 and 2: adult oriented uses; all restaurant uses; financial services; food sales; general retail sales (convenience) and medical offices, 2,000 trips per day (12-15-94)
C14-85-022 (Franklin Federal Bancorp)	I-RR to SF, MF, Office and Commercial districts	To Grant LR (Tracts 1 and 3); MF-2 (Tracts 2 and 6), SF-3 (Tract 4); LO (Tract 5)	Approved LR-CO (Tract 1); MF-2-CO (Tracts 2 and 5); SF-3- CO (Tract 3); LO-CO (Tract 4); GR-CO (Tract 6) and CS-CO (Tract 7) (11-18-93)

RELATED CASES:

The property is platted as Block A, Lot 3 of the Laurelwood Commercial Section Four Subdivision, recorded in April 2001 (C8-95-0231 02 1A). Please refer to Exhibit B

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Slaughter Lane	120 feet	2 @ 38 feet	Major Arterial	Yes	Yes	Priority 2

CITY COUNCIL DATE: December 7, 2006 **ACTION:**

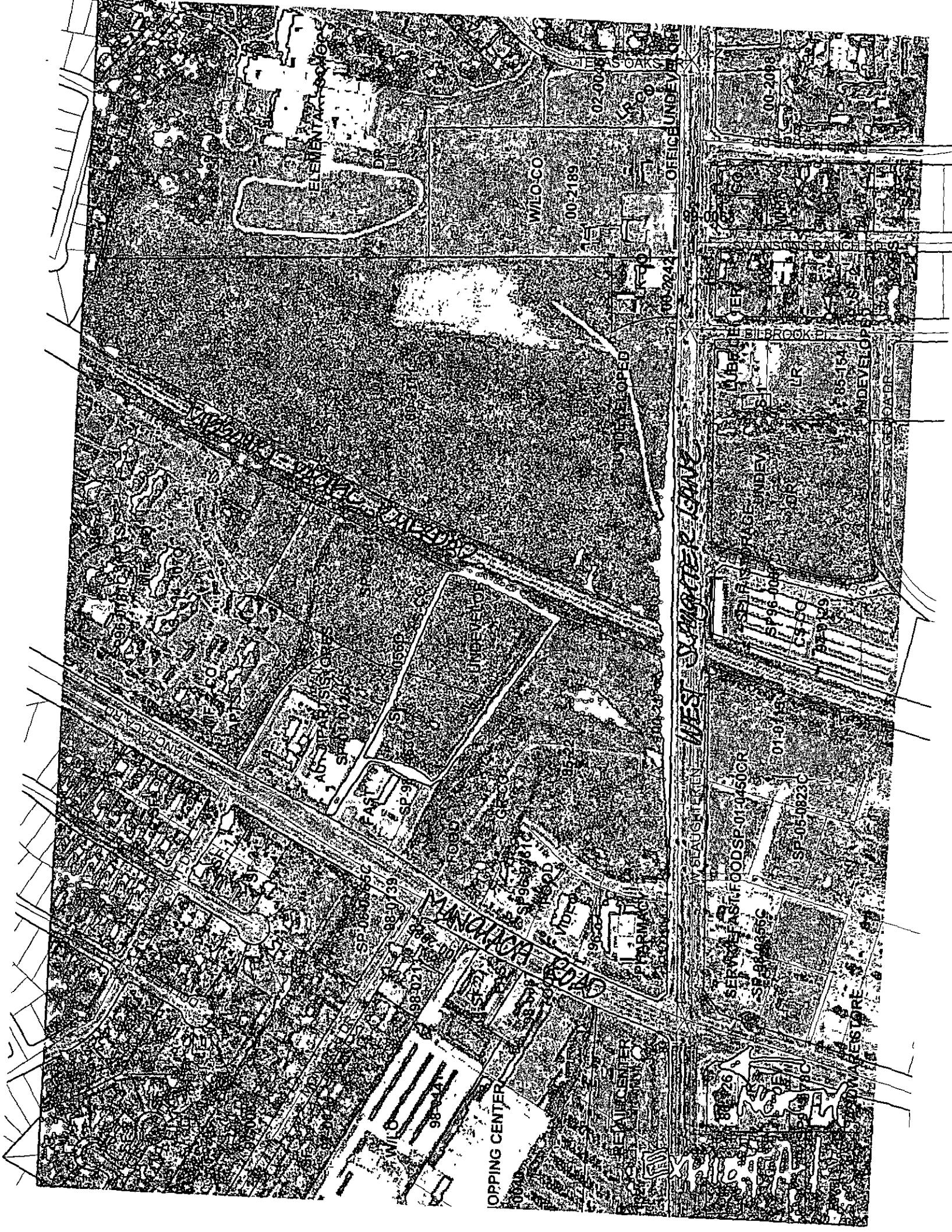
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

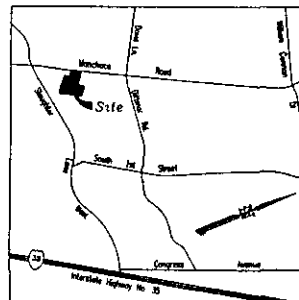
CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719

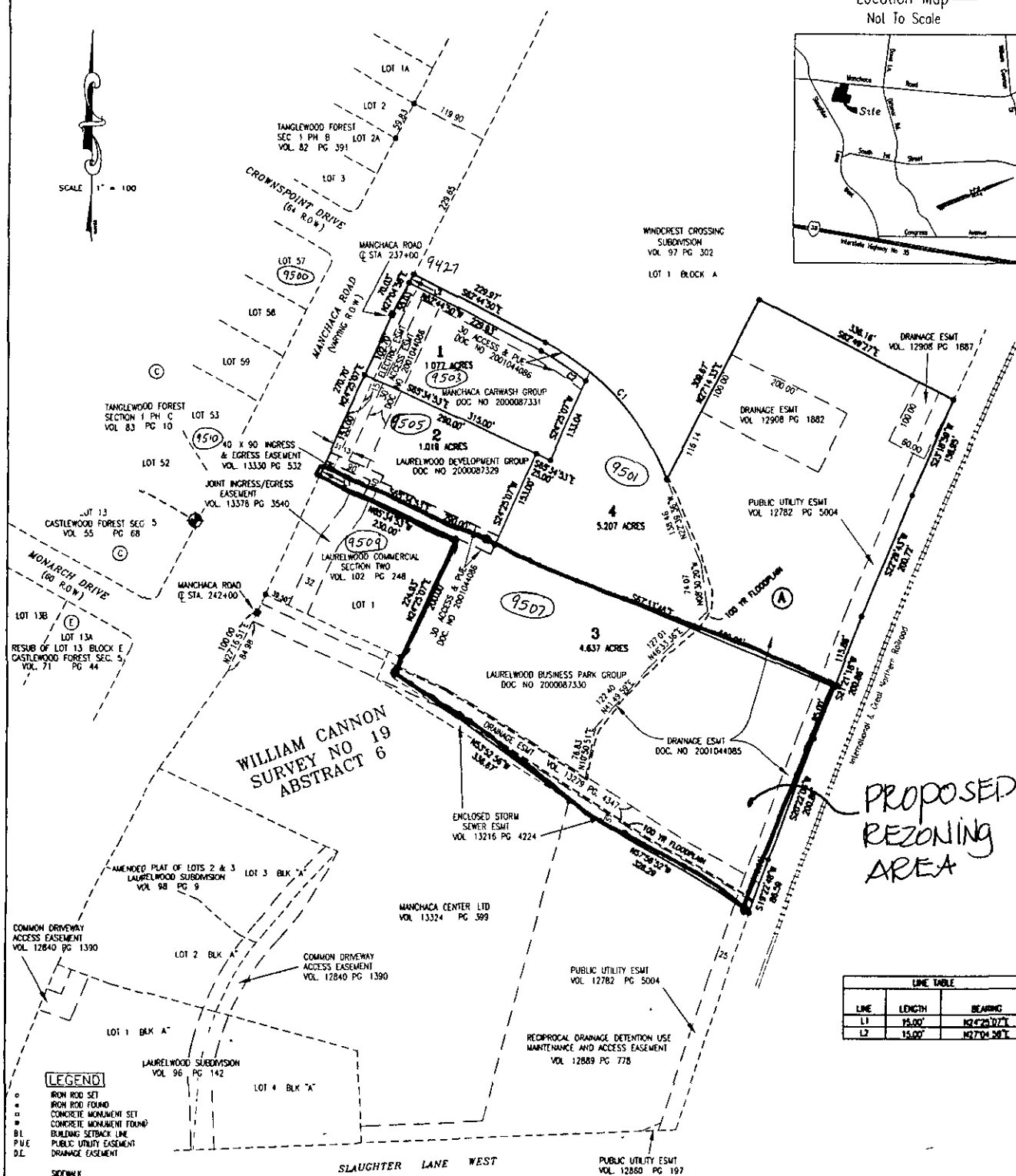




—Location Map—
Not To Scale



WINDCREST CROSSING
SUBDIVISION
VOL 97 PG 302
LOT 1 BLOCK A



PROPOSED
REZONING
AREA

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N24°25'07"E
L2	15.00'	N27°04'38"E

LEGEND

- o IRON ROD SET
- o IRON ROD FOUND
- o CONCRETE MONUMENT SET
- o CONCRETE MONUMENT FOUND
- BL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT

OWNER: SIOUXWALK
WANCHAMICA CARI WASH GROUP
LAURELWOOD BUSINESS PARK GROUP
LAURELWOOD DEVELOPMENT GROUP

ACREAGE SURVEY: 11.940 ACRES
WILLIAM CANNON SURVEY NO 19 ABSTRACT 6
NO OF LOTS: 4
NO OF BLOCKS: 1
F.E.M.A. MAP NO 44ASJC-0206E DATED 06-16-93
TRANS COUNTY TEXAS

19 LOT NUMBER
BLOCK NUMBER

DATE: NOVEMBER 27 2000

BENCHMARK: DISPERSED 'x' IN CONCRETE SPALL
ELEVATION = 715.27' msl

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	400.00'	288.37'	150.77'	202.16'	S47°04'48"E	41°18'19"
C2	385.00'	84.02'	42.18'	83.85	N56°28'31"W	12°30'14"

SHEET 1 OF 2



Carlson, Brigrance & Doering, Inc.
Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
PH (512) 280-5160 • FAX (512) 280-5185

C8-95-0231021A

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning The Conditional Overlay. 1) limits height to 35 feet or two stories and 2) limits the number of daily vehicle trips to 2,000.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities.

The lot takes access from Manchaca Road, an arterial roadway.

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

Staff recommends CS-CO district zoning given its access to a major arterial and adjacent railroad, and surrounding zoning and land uses that are consistent and compatible. The Conditional Overlay limits development to 35 feet or two stories in height (consistent with the 1985 case that established commercial zonings on this lot) and a daily vehicle trip limit of 2,000.

EXISTING CONDITIONS**Site Characteristics**

The site is undeveloped and slopes to the east. The recorded plat shows the 100-year floodplain encompasses the eastern portion of this property, generally coinciding with the existing CS-CO zoning boundaries.

Impervious Cover

The maximum impervious cover allowed by the CS 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 Slaughter 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%

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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

The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for Manchaca Road. Dedication of additional right-of-way may be required during the subdivision or site plan process. (LDC, Sec. 25-6-51 and 25-6-55)

The trip generation under the requested zoning is estimated to be 16,829 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]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and adjustments. 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 of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable 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.

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9507 MANCHACA ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district and general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-06-0198, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 3, Block A, Laurelwood Commercial Section Four Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100120, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 9507 Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. The maximum height of a building or structure is 35 feet from ground level.
3. The maximum height of a building or structure is two stories.

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the general commercial services
3 (CS) base district and other applicable requirements of the City Code.
4

5 **PART 3.** This ordinance takes effect on _____, 2006.
6

7
8 **PASSED AND APPROVED**
9

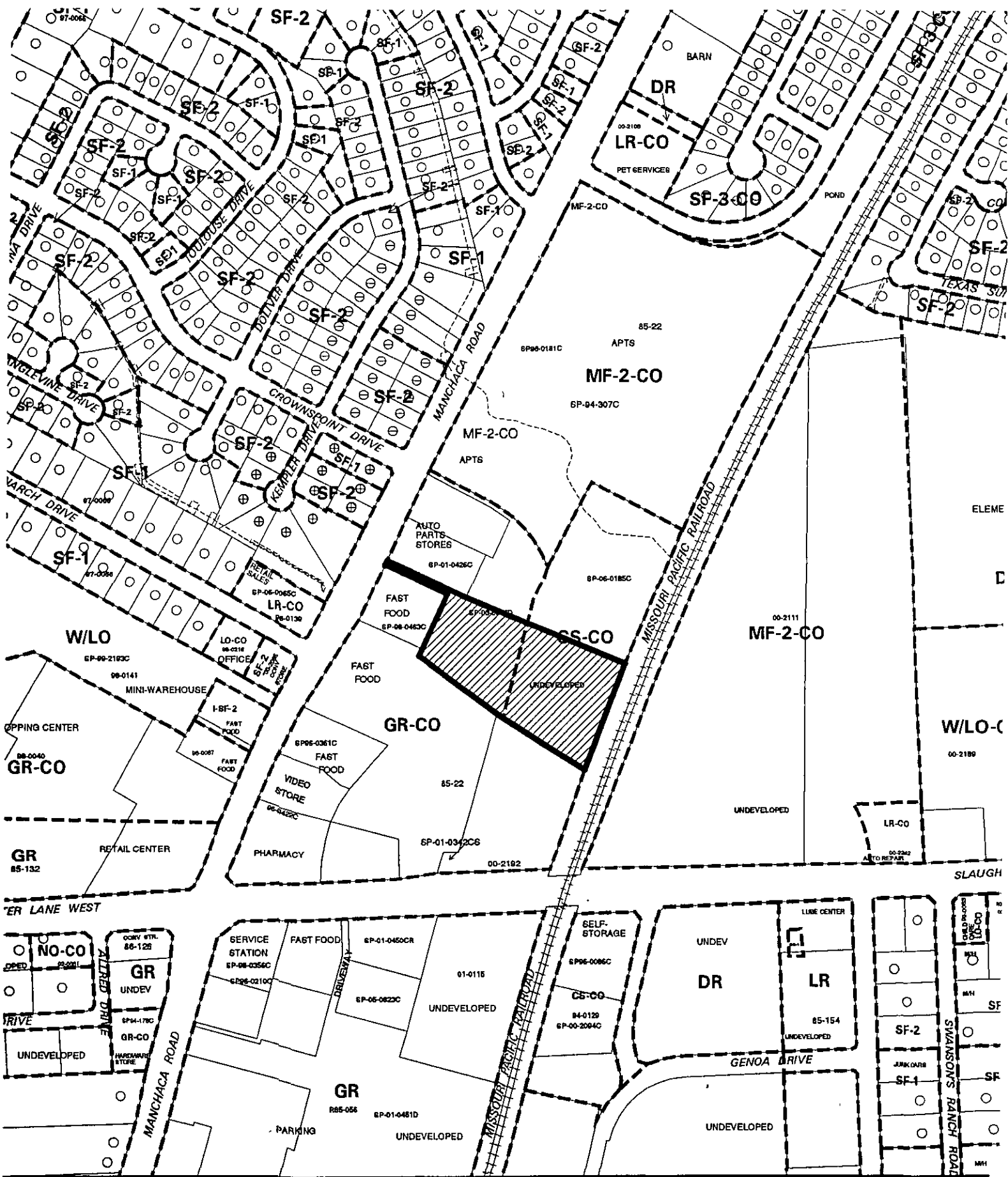
10 _____, 2006 §
11 §
12 §
13

Will Wynn
Mayor

14
15
16
17 **APPROVED:** _____ **ATTEST:** _____
18

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



 1" = 400'	SUBJECT TRACT	 	ZONING		CITY GRID REFERENCE NUMBER E14
	PENDING CASE		CASE #: C14-06-0198		
	ZONING BOUNDARY		ADDRESS: 9507 MANCHACA RD		
	CASE MGR: W.WALSH		SUBJECT AREA (acres): 4.637		
			DATE: 06-10		
			INTLS: SM		