

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0144 / 8011 B Cameron Road

ZAP DATE: September 21, 2010

ADDRESS: 8011 B Cameron Road

OWNER: Buttross Group (David Buttross) 512-320-0888

AGENT: Southwest Key Programs, Inc. (Elizabeth Nielson) 512-462-2181

ZONING FROM: IP

TO: CS

SITE AREA: 0.230 acres (9,936 square feet)

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change from IP (Industrial Park) zoning district to CS (General Commercial Services) zoning district.

SUMMARY ZONING AND PLATTING COMMISSION RECOMMENDATION:

September 21, 2010: Zoning and Platting Commission *APPROVED* staff's recommendation of CS district zoning; by Consent.

[P. SEEGER, T. RABAGO 2ND] (7-0)

DEPARTMENT COMMENTS: The 0.230-acre site is currently zoned IP (Industrial Park) district and is located on the east side of Cameron Road, south of its intersection with Rutherford Lane. The site is bordered by IP zoning and industrial and office uses to the north, south and east, and LI zoning and light manufacturing and office uses to the west.

The subject property is currently developed with a two story office building with the first floor occupied by Southwest Key Programs. The Southwest Key's Day Enrichment Program has been located at this site since February of 2008. They offer a combination of academic programming and counseling services to adolescents who have substance abuse issues. The applicant requests to change the zoning to CS to allow for the continued use of guidance services and to bring the property in compliance with City Code.

The staff recommends the requested zoning change of CS, as CS zoning allows fairly intensive uses that are compatible with IP zoning. IP zoning and uses surround the subject tract. The guidance services use however, is not allowed in IP, but in this case is appropriate due to the street network and general land use pattern in the vicinity. There is good traffic circulation and several other civic uses within a few blocks of the site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	IP	Office; Guidance Services
<i>North</i>	IP	Office
<i>South</i>	IP	Office
<i>East</i>	IP	Office / Warehouses
<i>West</i>	LI	Office / Light Manufacturing

AREA STUDY: The property does not lie within a designated neighborhood planning area.

TIA: Is not required.

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
North Growth Corridor Alliance
Edward Joseph Developments, LTD
Home Builders Association of Greater Austin
League of Bicycling Voters
Austin Parks Foundation
Homeless Neighborhood Organization
Austin Monorail Project
Super Duper Neighborhood Objectors and Appealers
The Real Estate Council of Austin, Inc.
Sierra Club, Austin Regional Group

RELATED CASES ON THE PROPERTY:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-97-0165 1608 BLOCK OF E ANDERSON LA (TPA EXPANSION)	SF-3 to GR	1/13/1998: APVD STAFF ALT REC OF GR-CO BY CONSENT (9-0)	2/12/1998: APVD PC REC OF GR-CO W/CONDS (7-0) 3 RDGS
C14-93-0092 1624 ANDERSON (TEXAS PHARMACEUTICAL ASSOCIATION ADDITION)	SF-3 to LO	8/17/1993: APVD LO (5-0)	10/7/1993: APVD LO (7-0); 2ND/3RD RDGS
C14-84-402 8200 - 8336 BLOCK OF CROSS PARK DR (CFC/HARDIN JOINT VENTURE)	SF-3 to IP	1/8/1995: APVD DL, 1ST H&A (7-0)	4/25/1985: APVD IP; 3RD RDG, EMERG. PASS.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Cameron Road	114 ft.	2 @ 30 ft.	Major Arterial	Yes	Proposed	Yes

CITY COUNCIL DATE:

October 14, 2010

ACTION:

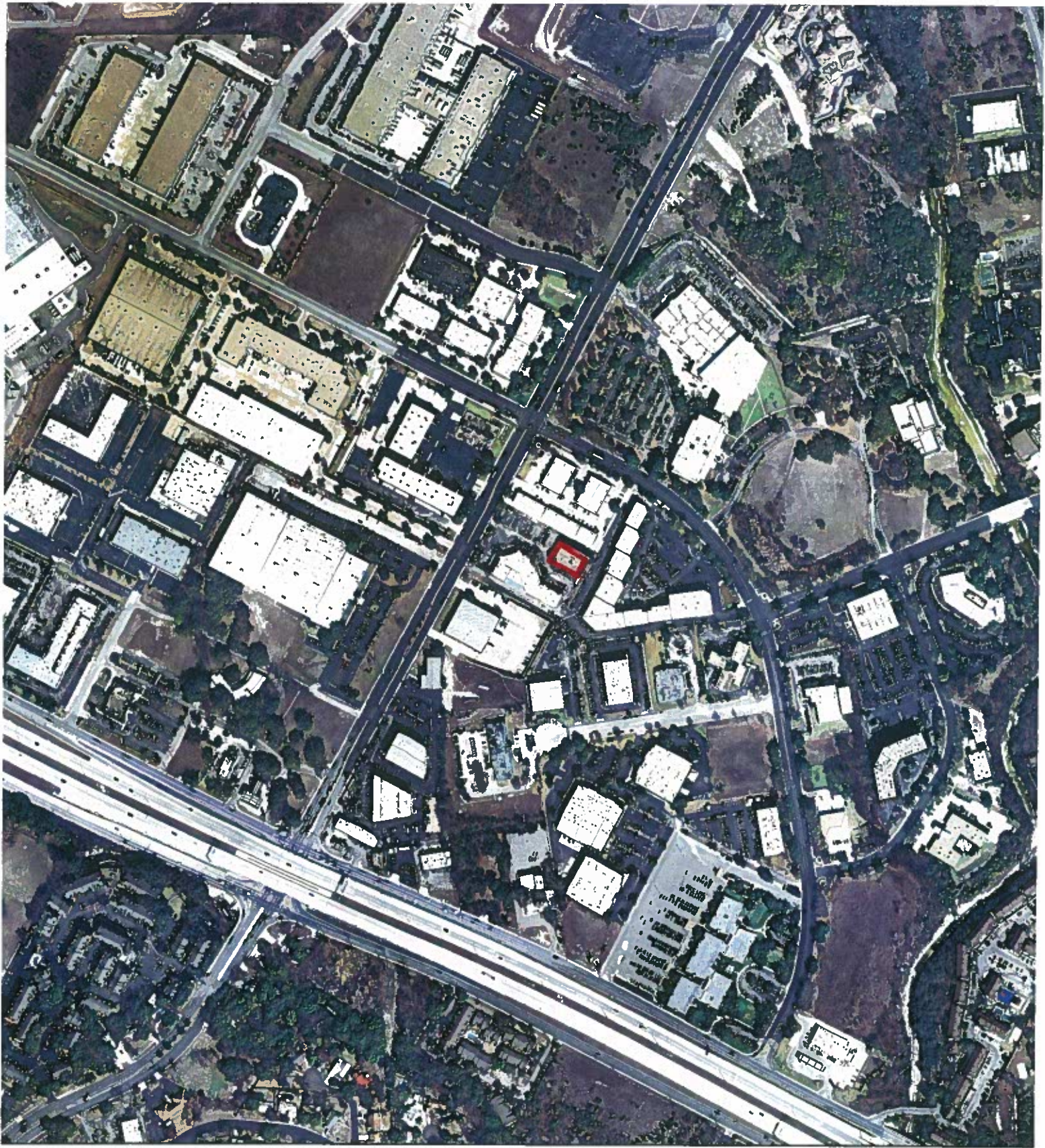
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Joi Harden

PHONE: 974-2122

E-MAIL: joi.harden@ci.austin.tx.us;



C14-2010-0144 - 8011 B Cameron Road
From IP to CS district zoning



SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change from IP (Industrial Park) zoning district to CS (General Commercial Services) zoning district.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The applicant's request of CS, General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

The staff recommends the requested zoning change of CS, as CS zoning allows fairly intensive uses that are compatible with IP zoning. IP zoning and uses surround the subject tract. The guidance services use however, is not allowed in IP, but in this case is appropriate due to the street network and general land use pattern in the vicinity. There is good traffic circulation and several other civic uses within a few blocks of the site.

EXISTING CONDITIONS

Site Characteristics

The subject property is currently developed with a two-story office building with the first floor occupied by Southwest Key Programs which is a guidance services use. The site has no significant slopes or topographical features. There is sparse vegetation and ground cover. There are no apparent critical environmental features.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district is 95%.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut 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.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

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.

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

No trees are located on this property. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

Transportation

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

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Capital Metro bus service is available along Cameron Rd. adjacent to this property.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan Review

This development may be required to comply with Subchapter E, Commercial Design Guidelines if new construction is proposed. Additional comments will be generated with the site plan application.