

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0050 - Airport Commerce II Rezoning

P.C. DATE: June 13, 2017
July 11, 2017
August 8, 2017
August 22, 2017
September 12, 2017
September 26, 2017
October 24, 2017
November 28, 2017
January 9, 2017

ADDRESS: 1501 Airport Commerce Drive

DISTRICT AREA: 3

OWNER/APPLICANT: W2Hill ACP II LP

AGENT: Thrower Designs/Ron Thrower

ZONING FROM: CS-CO-NP **TO:** CS-CO-NP, to change a condition of zoning

AREA: 13.42 acres

SUMMARY STAFF RECOMMENDATION:

Recommend CS-CO-NP with a removal of the Floor to Area restriction.

PLANNING COMMISSION RECOMMENDATION:

JULY 11, 2017 – APPROVED POSTPONEMENT REQUEST BY STAFF TO AUGUST 8, 2017.

VOTE 13-0 [J. SCHISLER 1ST, P. SEEGER 2ND].

AUGUST 8, 2017- APPROVED POSTPONEMENT REQUEST BY STAFF TO AUGUST 22, 2017.

VOTE 10-0 [N. ZARAGOZA 1ST, P. SEEGER 2ND, ABSENT – K. MCGRAW, T. WHITE, J. VELA].

AUGUST 22, 2017- APPROVED POSTPONEMENT REQUEST BY STAFF TO SEPTEMBER 12,

2017. VOTE 11-0 [J. SCHISLER 1ST, K. MCGRAW 2ND, ABSENT – T. NUCKOLS, P. SEEGER].

SEPTEMBER 12, 2017 - APPROVED POSTPONEMENT REQUEST BY STAFF TO SEPTEMBER

26, 2017 ON CONSENT, VOTE 13-0 [P. SEEGER 1ST, J. SHIEH 2ND].

SEPTEMBER 26, 2017 - APPROVED POSTPONEMENT REQUEST BY THE APPLICANT TO

OCTOBER 24, 2017 ON CONSENT, VOTE 10-0 [J. SCHISLER 1ST, J. SHIEH 2ND ABSENT F.

KAZI, K. MCGRAW, T. WHITE].

OCTOBER 24, 2017- APPROVED POSTPONEMENT REQUEST BY THE APPLICANT TO

NOVEMBER 28, 2017 ON CONSENT, VOTE 12-0 [N. ZARAGOZA 1ST, P. SEEGER 2ND, ABSENT –

G. ANDERSON].

NOVEMBER 28, 2017 – APPROVED POSTPONEMENT REQUEST BY THE APPLICANT TO

JANUARY 9, 2017 ON CONSENT, VOTE 11-0 [P. SEEGER 1ST, N. ZARAGOZA 2ND, ABSENT – K.

MCGRAW, J. VELA].

JANUARY 9, 2017 – APPROVED CS-CO-NP TO CHANGE A CONDITION OF ZONING ON

CONSENT, VOTE 11-0 [P. SEEGER 1ST, A. DE HOYOS HART 2ND, ABSENT – F. KAZI, T.

NUCKOLS].

DEPARTMENT COMMENTS: The property is located on the Ben White Boulevard access road just west of the intersection of Bastrop Highway/US Highway 183 South and US HWY 71 East within the Montopolis Neighborhood Planning Area. The request is to remove a conditional overlay provision which restricts the site to a floor-to-area ratio (FAR) of .3 to 1. Staff supports removing the restriction. The unrestricted FAR for commercial services is 2 to 1. This property is part of a platted lot which was originally zoned commercial services-conditional overlay (CS-CO) in 1992. The property can take access to Airport Commerce Drive in addition to E. Ben White Boulevard. It is also located within Airport Overlay Zone 3 which permits commercial and industrial uses and prohibits new residential development to occur.

The development on Airport Commerce Drive consists of hotels and a business park. The two properties adjacent to the west have also had the FAR restriction removed within the past 3 years. The East Riverside Corridor area stops at John Glenn Way. Across Highway 71 to the south are hotels, restaurants, a service station and a mobile home park (LI-NP, CS-NP), hotels are to the west (CS-CO-NP & ERC) and to the north, across Airport Commerce (business park/warehouse) are CS-CO-NP. ERC-corridor mixed use has a 2 to 1 FAR without density bonuses so the requested change would be consistent with the adjacent properties which previously had the same FAR restrictions from the 1992 zoning case.

ISSUES: Future site plans for this development will need to track vehicle trips as stipulated in restrictive covenant C14-86-316.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO-NP	Undeveloped
<i>North</i>	CS-CO-NP	Business park/warehouse
<i>East</i>	ROW	US 71 & US 183
<i>South</i>	CS-NP, LI-NP	Restaurants, Service Station, Mobile Home Park
<i>West</i>	CS-CO-NP	Hotel and undeveloped

NEIGHBORHOOD PLANNING AREA: Montopolis

TIA or NTA:

WATERSHED: Carson Creek Watershed (Suburban).

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- Airport Commerce Park Owners Association/Chandler Association
- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Neighborhood Council
- Carson Ridge Neighborhood Association
- Del Valle Community Coalition
- Del Valle Independent School District
- Dove Springs Neighborhood Association
- Dove Springs Proud
- East Austin Conservancy
- El Concilio Mexican-American Neighborhoods

Friends of Austin Neighborhoods
 GO! AUSTIN/VAMOS! AUSTIN – Dove Springs
 Homeless Neighborhood Association
 Montopolis Area Neighborhood Alliance
 Montopolis Community Alliance
 Montopolis Neighborhood Association
 Montopolis Neighborhood Plan Contact Team
 Montopolis Tributary Trail Association
 Onion Creek Homeowners Association
 Pleasant Valley
 Preservation Austin
 Sierra Club Austin Regional Group
 Southeast Austin Neighborhood Alliance
 Southeast Combined Neighborhood Plan Contact Team
 Southeast Corner Alliance of Neighbors
 Southpark Neighbors

SCHOOLS: Del Valle HS, Ojeda MS, Smith Elementary.

CASE HISTORIES FOR THIS PROPERTY

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-01-0060 1501 Airport Commerce Dr.	Montopolis Neighborhood Plan CS-CO to CS-CO-NP	To Grant CS-CO-NP	Approved (9-27-01)
C14-86-316 1501 Airport Commerce Dr.	SF-2 to CS-CO	To Grant CS-CO	Approved (2-13-1992)

CASE HISTORIES FOR SURROUNDING PROPERTIES

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2015-0162	CS-CO-NP to CS-CO-NP to remove the FAR restriction.	Recommended CS-CO-NP	Approved CS-CO-NP (5-12-2016)
C14-2014-0093, 1507 Airport Commerce	CS-CO-NP to CS-CO-NP change a condition	To Grant – CS-CO-NP	Approved (8-28-2014)
C14-2012-0112, 1611 Airport Commerce	CS-CO-NP to ERC	To Grant – ERC	Approved (5-9-2013)
C14-2007-0126 1611 Airport Commerce	CS-CO-NP to CS-CO-NP, to remove the FAR limit within the conditional overlay	To Grant	Approved (10-11-2007)

Objective 3: Focus the highest intense commercial and industrial activities along Ben White Drive and U.S. Hwy 183. Airport-related businesses and services should be located at Austin-Bergstrom International Airport or along Ben White or U.S. 183. (p 14)

Action 11: Zone the properties along 183 and Ben White to allow commercial or limited industrial uses along these major corridors.

The MNP FLUM and policies above appear to support commercial businesses in this portion of the planning area.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this project as being by the boundaries of a Town Center. Town Centers are less urban than a regional center, but more dense than a neighborhood center and are intended to have a variety of housing types; a range of employers with regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas.

The following Imagine Austin policies are relevant to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

Based upon: (1) the property being located by a Town Center as identified on the Growth Concept Map, which supports commercial and office land uses; (2) existing commercial and light industrial land uses that abut the subject property; and (3) the Imagine Austin policies referenced above that supports a mix of land uses, including commercial, this proposed project appears to be supported by the Imagine Austin Comprehensive Plan.

NPZ Environmental Review – Atha Phillips 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson 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. The site is in the Desired Development Zone.
2. 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 Gross Site Area</i>	<i>% of Gross Site Area 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%
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1. According to floodplain maps there is no floodplain within or adjacent to the project location.
2. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
3. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. 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.
4. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
5. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

DSD Transportation Review - Natalia Rodriguez - 512-974-3099

- TR1. Per the Austin Transportation Department and Texas Department of Transportation, the traffic impact analysis completed with zoning case C14R-86-316 shall be revised with this proposed zoning application. Please contact Scott James (Scott.James@austintexas.gov) to discuss the TIA scope of study and submittal requirements. The zoning application is not complete until the revised TIA has been received. This delay in the submittal of the TIA may result in a delay in the scheduling of this zoning change request on a Land Use Commission agenda. [LDC, 25-6-113]
- TR2. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.
- TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR4. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR5. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for SH 71 and US 290.
- TR6. FYI – The existing sidewalks along US 290/SH 71 shall be reconstructed to City of Austin standards unless approved by the Texas Department of Transportation.
- TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼

						mile)
Airport Commerce Drive	90 ft.	24 ft. divided	Collector	Yes, one side	No	No
US 290/SH 71	450 ft.	20 ft. (frontage road)	Arterial	Yes	Yes, wide shoulder	No

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. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

NPZ Site Plan Review – Lynda Courtney 512-974-2810

SITE PLAN REVIEW OF ZONING CASES

SP 1 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. Airport Commerce Drive is an Urban Roadway.

SP 2 This property is within the Airport Overlay Zone AO-3. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new structures. For more information, contact Kane Carpenter, Noise Abatement Officer at (512) 530-6621.