

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-1
AGENDA DATE: Thu 01/27/2005
PAGE: 1 of 1**

SUBJECT: C14-04-0208 - 2222 Business Park - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 10700 RM 2222 (West Bull Creek Watershed) from general office-conditional overlay (GO-CO) combining district zoning to community commercial (GR-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Applicant: International Bank of Commerce (Dennis Nixon). Agent: Neighborhood Planning and Zoning Department. City Staff: Glenn Rhoades, 975-2775.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0208

Z.A.P. DATE: January 18, 2005

C.C. DATE: January 27, 2005

ADDRESS: 10700 RM 2222

OWNERS: International Bank of Commerce
(Dennis Nixon)

AGENT: Urban Design
(Laura Touns)

ZONING FROM: GO-CO

TO: GR-CO

AREA: 7.980 acres

SUMMARY STAFF RECOMMENDATION:

Staff's alternate recommendation is community commercial-conditional overlay (GR-CO) combining district zoning. The conditional overlay will prohibit automotive rentals, automotive sales, automotive repair and automotive washing (of any type).

The reason for the conditional overlay is because this property is associated with a recently approved zoning case (C14-04-0063), which was approved by Commission on November 2, 2004 and Council on December 16, 2004 for GR-CO, with the same conditions listed above. Please see exhibit A. The subject tract will be a part of a unified office/retail center as outlined in exhibit A.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 18, 2005 – Approved community commercial-conditional overlay (GR-CO) combining district zoning by consent (Vote: 7-0, J. Martinez and M. Whaley-Hawthorn – absent).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO	Undeveloped
<i>North</i>	R&D GR	3M Undeveloped
<i>South</i>	GO MF-2-CO	Undeveloped Multifamily
<i>East</i>	MF-2-CO	Multifamily
<i>West</i>	GR GO	Undeveloped Undeveloped

AREA STUDY: Bull Creek Study

TIA: Required

WATERSHED: West Bull Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

#194 – 2222 Property Association

#426 – River Place Residential Community Association
 #434 – Lake Austin Business Owners
 #439 – Concerned Citizens for the P&B of FM 2222
 #475 – Bull Creek Foundation
 #965 – Old Spicewood Springs Road Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-95-0193	SF-2 to GR (Tr 1), SF-2 to GR(Tr 2) SF-2 to GO-CO(Tr 3) SF-2 and RR to MF-2-CO(Tr 4)	Approved GR, GO-CO and MF-2-CO. The CO for tracts 1, 2 and 3 are that no structure beyond 1,000 feet of 2222 for office or retail are to be no more than 40 feet. The CO for tract 4 is a limit of 14 units per acre (Vote: 8-1). 4/16/96	Approved PC recommendation (Vote: 6-1). 8/15/96.
C14-97-0083	DR to LR-CO	Approved LR-CO. The CO prohibits service stations (Vote: 8-1). 9/30/97.	Approved PC recommendation (Vote: 6-1). 4/19/98.
C14-99-0128	DR to NO-CO	Approved NO-CO. The CO limited trips to 2,000 per day (Vote: 7-0). 8/31/99.	Approved NO-CO. The CO limited trips to 500 per day (Vote: 6-1). 9/30/99.
C14-99-2130	DR to NO-CO	Approved NO-CO. The CO limited trips to 2,000 per day (Vote: 9-0). 9/26/00	Approved PC recommendation (Vote: 7-0). 10/26/00
C14-00-2144	SF-5 to NO-CO	Approved NO-CO. The CO limited trips to 500 per day (Vote: 8-0). 8/22/00	Approved PC recommendation (Vote: 7-0). 9/28/00.
C14-01-0121	DR to NO-CO	Denied NO-CO (Vote: 9-0). 9/25/01	Approved NO-CO. The CO limited vehicle trips to 2,000 per day (Vote: 7-0). 12/6/01
C14-02-0156	SF-5 to SF-6	Approved SF-6 (Vote: 6-0). 12/3/02	Approved PC recommendation (Vote: 7-0). 1/9/03.
C14-03-0040	I-RR to GR-CO	Approved GR-CO. The CO limits the trips to 2,000 per day (Vote: 8-0). 3/4/03	Approved PC recommendation (Vote: 6-0). 8/28/03

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
FM 2222	170'	64'	Major Arterial
Sitio del Rio	90'	2 @ 26'	Collector

CITY COUNCIL DATE: January 27, 2005

ORDINANCE READINGS: 1st 12/2/04 2nd

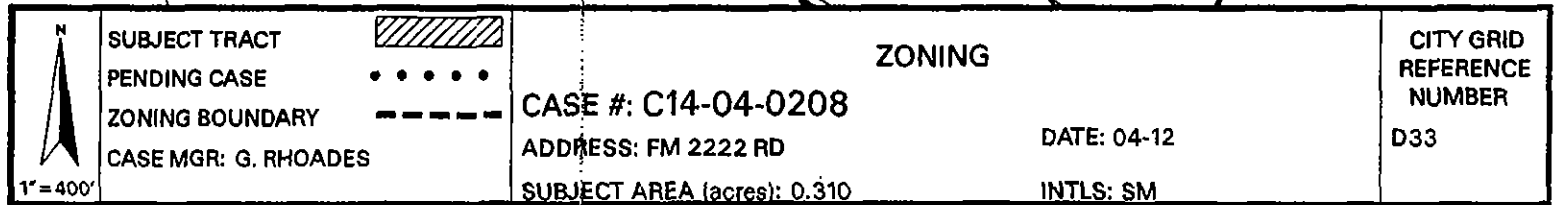
ACTION:

3rd

ORDINANCE NUMBER:

CASE MANAGER: Glenn Rhoades

PHONE: 974-2775

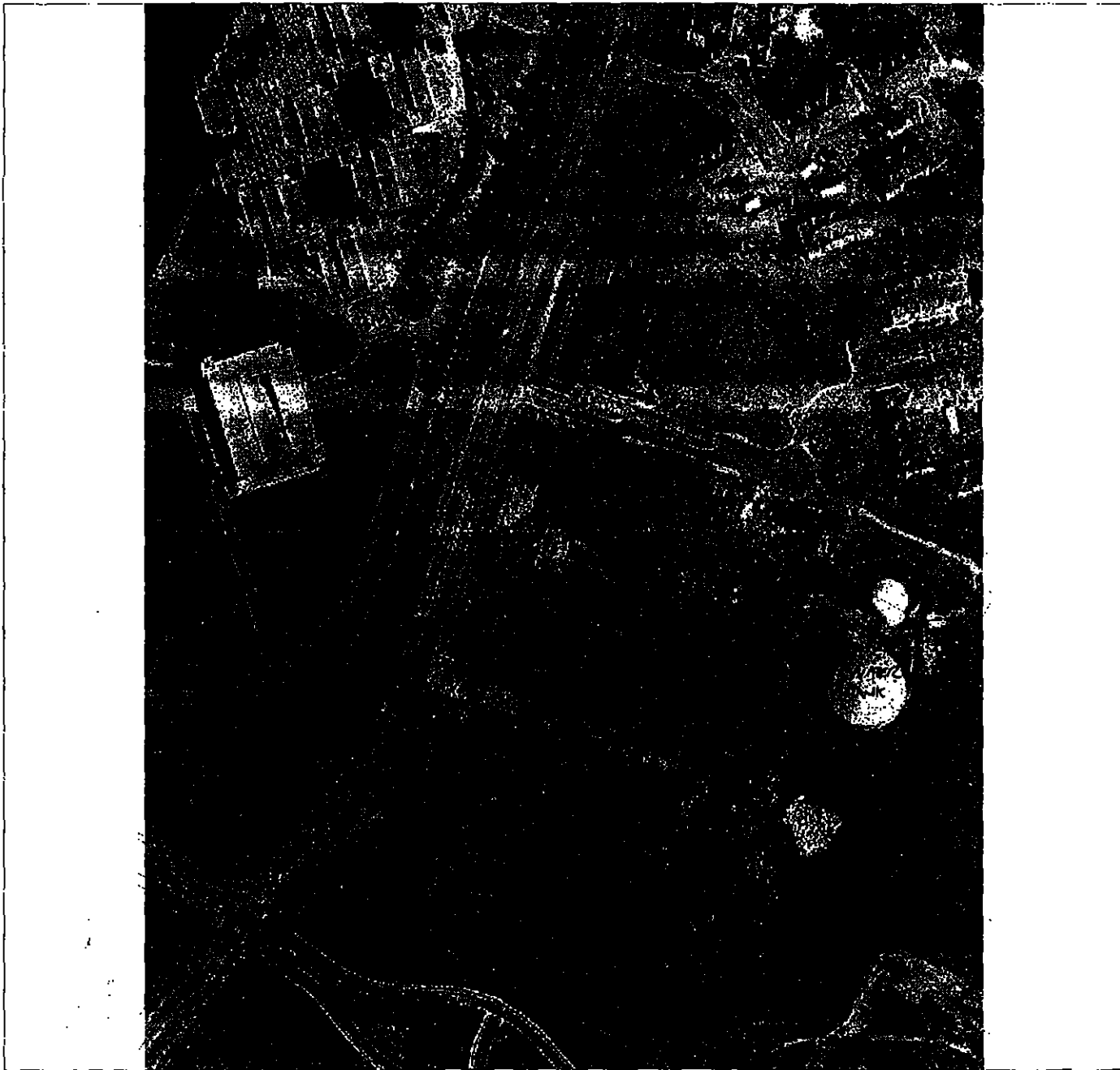


Map Details:

- Subject Tract:** C14-04-0063 (highlighted with a thick black border)
- Zoning Districts:** R&D, GR, GO, MF-2-CO, LO, DR, NO-CO, P
- Streets:** FM 2222 ROAD, ACE BOULEVARD
- Water Features:** BULL CREEK
- Case Information:**
 - Case #: C14-04-0208
 - Address: FM 2222 RD
 - Subject Area (acres): 0.310
 - Date: 04-12
 - City Grid Reference: D33



City of Austin



Base
Center Line



This map has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness. Reproduction is not permitted without prior written permission from Watershed Protection & Development Review, City of Austin.

STAFF RECOMMENDATION

Staff's alternate recommendation is community commercial-conditional overlay (GR-CO) combining district zoning. The conditional overlay will prohibit automotive rentals, automotive sales, automotive sales and automotive washing (of any type).

BASIS FOR RECOMMENDATION

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

GR – Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

Staff believes the proposed change meets the purpose statement set forth in the Land Development Code. Further to the southwest is the River Place neighborhood, and the proposed uses will potentially serve an area in need of services. In addition it will have access to River Place Blvd. and RM 2222, classified as a major arterial roadway.

The proposed zoning should promote consistency, and orderly planning.

The proposed change is consistent with what exists in the immediate vicinity. According to the zoning map GR zoning already extends to the same depth along River Place Blvd as the subject tract. The property will also have access to the presently zoned GR tract to the north.

The proposed zoning should allow for a reasonable use of the property.

Given the similarly zoned tracts in the area, the request is a fair and reasonable use of the site.

EXISTING CONDITIONS

Site Characteristics

The site is currently undeveloped.

Transportation

A traffic impact analysis addendum is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo (T.I.A. requirements were addressed with case C14-04-0063).

Impervious Cover

The site is located over the Northern Edward's Aquifer Recharge Zone. The site is in the Lake Austin Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone. Under the 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>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Environmental

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

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.

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. Water and wastewater utility improvements are necessary to serve the site and land use. The landowner will be responsible for all costs and providing.

The water and wastewater utility system must be in accordance with the City's utility design criteria and specifications. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City. The landowner must pay all associated City inspection and plan review fees.

The landowner must pay the tap and impact fee once the landowner makes an application for a City water and wastewater utility tap permit.

Compatibility Standards

There is a site plan currently under review for this property (SP-99-0126D) which provides for 10,280 square feet or 23.6 acres of retail uses, along with associated parking and drainage facilities.

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.

HILL COUNTRY ROADWAY ORDINANCE:

The site/A portion of the site is located within 1,000 feet of RM 2222 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of RM 2222. The site may be developed with the following maximum floor-to-area ratio (FAR):

<u>Slope</u>	<u>Maximum FAR</u>
0-15%	.25:1
15-25%	.10:1
25-35%	.05:1

Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along Riverplace Blvd. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of Riverplace Blvd. the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission