

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



**AGENDA ITEM NO.: Z-6  
AGENDA DATE: Thu 09/01/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0101 - Onion Creek Commercial - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 11111 South IH-35 Service Road Northbound (Onion Creek Watershed) from interim-single family residence - standard lot (I-SF-2) district zoning to community commercial (GR) district zoning. Zoning and Platting Commission Recommendation: To grant neighborhood commercial-conditional overlay (LR-CO) combining district zoning. Applicant: Onion Creek LC 1992 (Robert W. McDonald, III). Agent: Vigil & Associates (Herman Vigil). City Staff: Wendy Walsh, 974-7719.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0101

**Z.P.C. DATE:** August 2, 2005

**ADDRESS:** 11111 South IH-35 Service Road Northbound

**OWNER:** Onion Creek LC 1992  
(Robert W. McDonald, III)

**AGENT:** Vigil & Associates  
(Hermann Vigil)

**ZONING FROM:** I-SF-2

**TO:** GR

**AREA:** 0.860 acres (37,461.60 sq. ft.)

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant community commercial – conditional overlay (GR-CO) district zoning. The Conditional Overlay limits the development of the property to 2,000 trips per day.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

August 2, 2005: *APPROVED LR-CO DISTRICT ZONING WITH 2000 VEHICLE TRIP LIMIT; BY CONSENT.*

*[M.W. HAWTHORNE; T. RABAGO - 2<sup>ND</sup>] (8-0) J. MARTINEZ – ABSENT*

### **ISSUES:**

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

### **DEPARTMENT COMMENTS:**

The subject property is developed with a professional office and a dry cleaners, zoned interim – single family residence standard lot (I-SF-2, upon its annexation into the City limits) and takes access to the northbound IH-35 frontage road. The property borders on a service station to the north (I-SF-2), offices and a day spa with fitness center to the east (LR-CO), and financial services to the south (under consideration for LR-CO). Residential uses are located further east. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the lot to the community commercial (GR) district to be consistent with the existing uses. Commercial zoning is appropriate along the IH-35 northbound frontage road, and is compatible and consistent with the land uses that have been established north of Onion Creek Parkway. Furthermore, commercial zoning will establish a transition between IH-35 and the residential component of Onion Creek subdivision. The Conditional Overlay calls for a maximum number of daily vehicle trips that will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	<b>I-SF-2</b>	<b>Professional office; Dry cleaners</b>
<i>North</i>	<b>I-SF-2</b>	<b>Service station with food sales; Dry cleaners; Undeveloped (under consideration for GR-CO zoning – Cella 2); Automotive sales and repair – motorcycle use</b>
<i>South</i>	<b>I-SF-2; LR-CO</b>	<b>Bank; Service station with food sales; Undeveloped; Duplexes</b>
<i>East</i>	<b>I-SF-2; CR-CO</b>	<b>Day spa with fitness center; Townhouses; Duplexes</b>
<i>West</i>	<b>N / A</b>	<b>Frontage road and main lanes of IH-35</b>

**AREA STUDY:** N / A**TIA:** Is not required**WATERSHED:** Onion Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association  
 300 – Terrell Lane Interceptor Association  
 428 – Barton Springs / Edwards Aquifer Conservation District  
 499 – Park Ridge Owners Association  
 627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District  
 948 – South by Southeast Neighborhood Organization

**SCHOOLS:**

Graham Elementary School

Dobie Middle School

Reagan High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
<b>C14-05-0102 – Terrace at Onion Creek</b>	<b>I-SF-2 to LR</b>	<b>Scheduled for August 2, 2005.</b>	<b>Pending.</b>
<b>C14-05-0044 – Cella 2</b>	<b>I-RR to GR</b>	<b>To Grant GR-CO with CO for building setback; size of building footprint; height limit; impervious cover limit; list of prohibited uses; 2,000 trips per day.</b>	<b>Scheduled for July 28, 2005.</b>

		Restrictive Covenant to address limitations on auto repair and auto sales to motorcycles.	
C14-04-0114 (Keesee Tract)	I-RR; MF-2-CO to GR-MU-CO for Tract One; CS-MU-CO for Tract Two	To Grant GR-MU-CO for Tract One; CS-MU-CO for Tract Two with added conditional uses of auto repair, sales and washing; and the conditions of the TIA	Scheduled for July 28, 2005.
C14-04-0178	I-SF-2 to LR	To Grant LR-CO	Approved LR-CO (12-9-04).
C14-04-0044 (Onion Creek Golf Course)	I-RR to CR	To Grant CR-CO with CO for list of prohibited uses	Approved CR-CO as recommended by ZAP (5-6-04).
C14-04-0020 (Double Creek Village)	I-RR (Upon Annexation) to CS-MU for Tract 1; MF-3 for Tract 2	To Grant CS-MU-CO with conditions of the TIA for Tract 1. The CO is a list of prohibited uses; MF-2 with conditions of the TIA for Tract 2.	Approved CS-MU-CO with Restrictive Covenant for the TIA as recommended by ZAP (5-6-04).
C14-04-0019 (Double Creek Village)	I-RR (Upon Annexation) to CS	To grant CS-CO with conditions of the TIA and the CO is for list of prohibited uses	Approved CS-CO with Restrictive Covenant for the TIA as recommended by ZAP (5-6-04).
C14-03-0053 (Double Creek Village)	I-RR to CS	To Grant CS-CO for Tract 1; GR-CO for Tract 2, with conditions of the TIA. CO is for list of prohibited uses; and prohibit access to Old San Antonio Road. Restrictive Covenant for the TIA.	Approved CS-CO for Tract 1 and GR-CO for Tract 2 with Restrictive Covenant for the TIA as recommended by ZAP (12-11-03).
C14-00-2181 (Keesee Tract)	I-RR to MF-2	To Grant MF-2-CO with CO for 25' setback along the south and southeast property lines adjacent to residential properties and conditions of the TIA; RR for the flood plain	Approved MF-2-CO as recommended by PC (2-8-01).

**RELATED CASES:**

**As shown in Exhibit B, the rezoning area is platted as Lot 2, Onion Creek Section 4D, recorded in December 1982.**

**Lot 2 was annexed into the Full-Purpose Jurisdiction on December 31, 2003 along with other portions of the Onion Creek development.**

**ABUTTING STREETS:**

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
IH-35	Varies; 300-400 feet	Varies	6 lane Freeway	115,000 (2000)

- IH-35 is classified in the Bicycle Plan as a Priority 2 bike route.
- Capital Metro bus service is not available within 1/4 mile of this property.

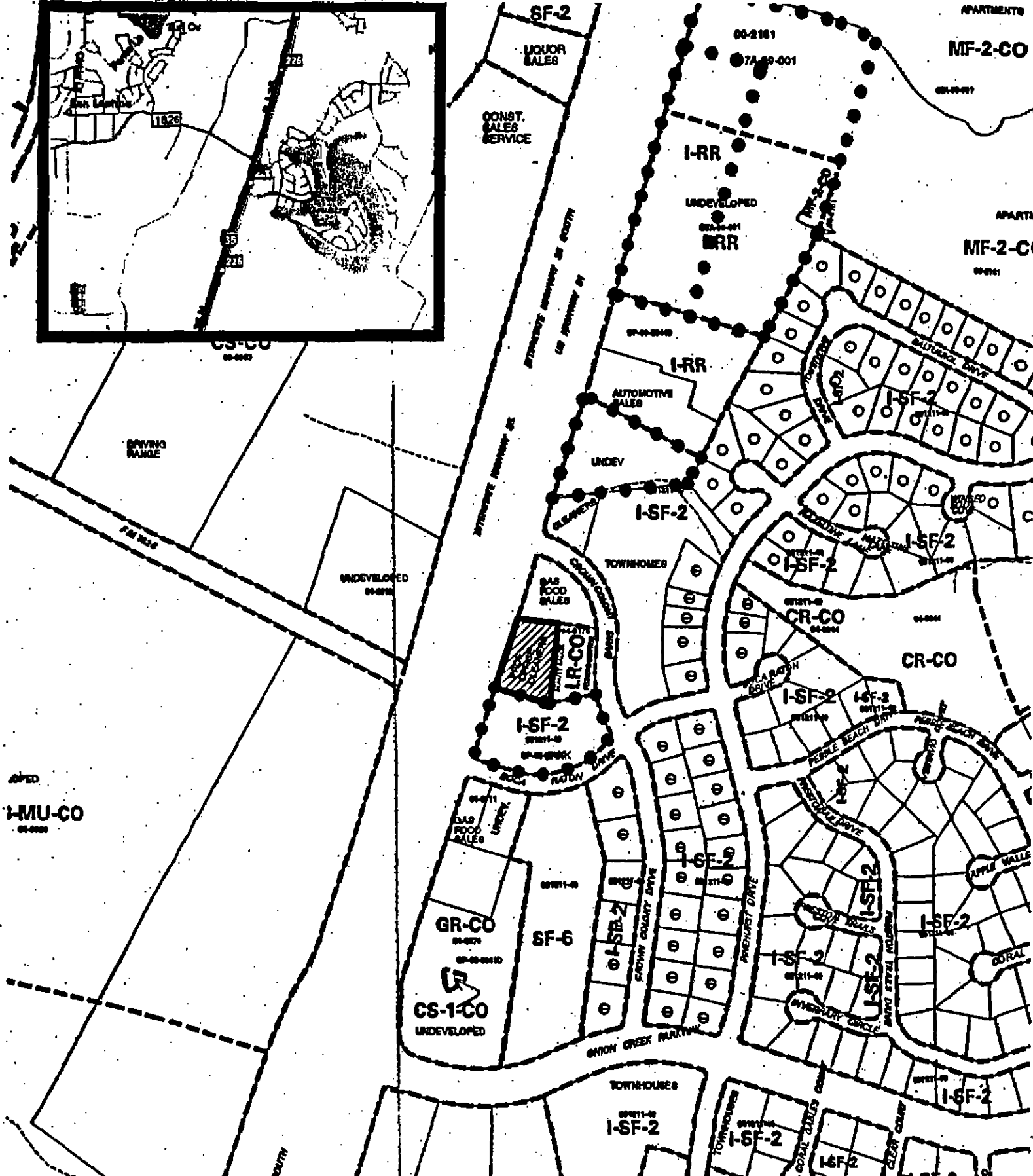
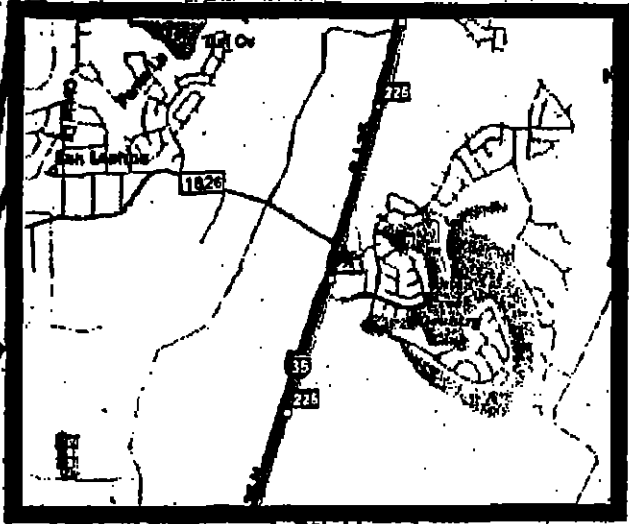
**CITY COUNCIL DATE:** September 1, 2005      **ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

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

**PHONE: 974-7719**



 1"=400'	SUBJECT TRACT	  	<b>ZONING EXHIBIT A</b>		CITY GRID REFERENCE NUMBER <b>F11</b>
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-05-0101 ADDRESS: 11111 6135 SVC RD NB SUBJECT AREA (acres): 0.860	DATE: 08-07 INTLS: SM CR-CO	
	CASE MGR: W. WALSH				

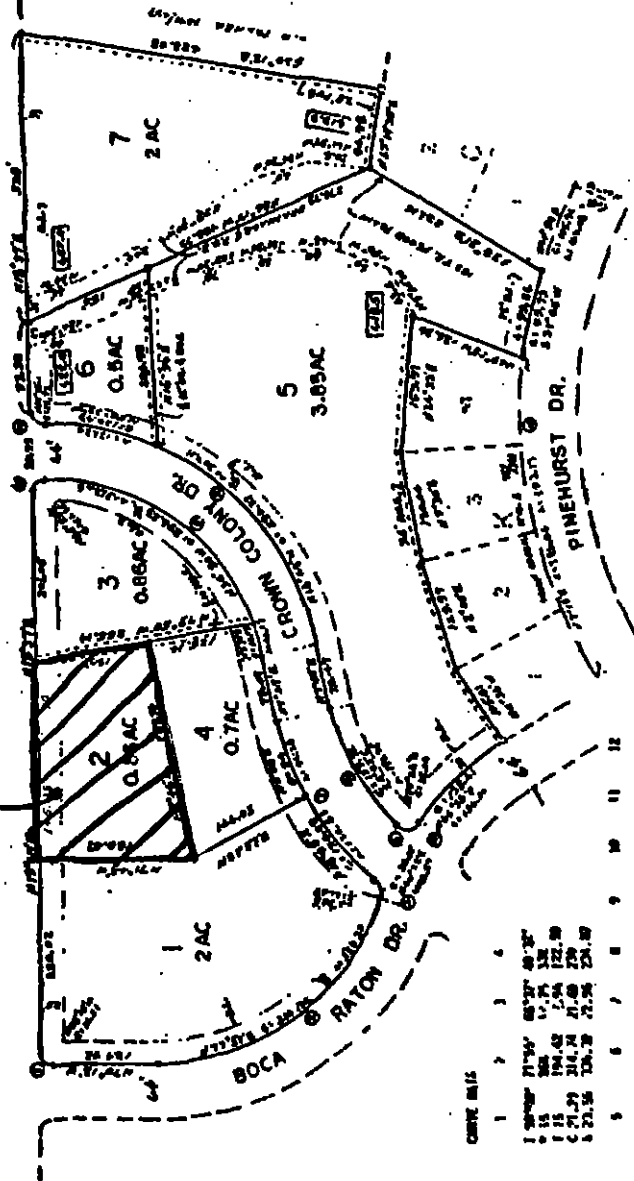


# ONION CREEK SECTION 4D

83 1129

REZONING  
AREA

L.H. 35



CORNER DATA

1	2	3	4	5	6	7	8	9	10	11	12
1 100.00'	71.74'	67.27'	48.27'	100.00'	71.74'	67.27'	48.27'	100.00'	71.74'	67.27'	48.27'
2 15	15	15	15	15	15	15	15	15	15	15	15
3 15	15	15	15	15	15	15	15	15	15	15	15
4 15	15	15	15	15	15	15	15	15	15	15	15
5 15	15	15	15	15	15	15	15	15	15	15	15
6 15	15	15	15	15	15	15	15	15	15	15	15
7 15	15	15	15	15	15	15	15	15	15	15	15
8 15	15	15	15	15	15	15	15	15	15	15	15
9 15	15	15	15	15	15	15	15	15	15	15	15
10 15	15	15	15	15	15	15	15	15	15	15	15
11 15	15	15	15	15	15	15	15	15	15	15	15
12 15	15	15	15	15	15	15	15	15	15	15	15

SCALE: 1" = 100'  
1" = 100'  
1" = 100'  
1" = 100'

1" = 100'



EXHIBIT B  
RECORDED PAT

THE ABOVE PROPERTY IS BEING SUBMITTED FOR REZONING TO THE CITY OF BOCA RATON FOR THE PURPOSE OF CONSIDERING THE PROPOSED REZONING FOR THE ABOVE PROPERTY.



I, James T. Blanton, as authorized under the laws of the State of Florida to practice the profession of Surveying and Mapping, certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Florida.

James T. Blanton  
Surveyor  
Date: 4/16/82



- 1. Submittal shall be made to the City of Boca Raton, Florida, for review and approval.
- 2. The lot to which subdivision shall be applied shall be shown in a subdivision map and shall be approved by the City of Boca Raton.
- 3. Prior to construction of any lot in this subdivision, construction plans shall be submitted to the City of Boca Raton for review. Submittal shall be made in accordance with the rules and regulations of the City of Boca Raton.



**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant community commercial – conditional overlay (GR-CO) district zoning. The Conditional Overlay limits the development of the property to 2,000 trips per day.

**BACKGROUND**

The subject property is developed with a professional office and a dry cleaners, zoned interim – single family residence standard lot (I-SF-2, upon its annexation into the City limits) and takes access to the northbound IH-35 frontage road. The property borders on a service station to the north (I-SF-2), offices and a day spa with fitness center to the east (LR-CO), and financial services to the south (under consideration for LR-CO). Residential uses are located further east.

The Applicant proposes to rezone the lot to the community commercial (GR) district to be consistent with the existing uses. Commercial zoning is appropriate along the IH-35 northbound frontage road, and is compatible and consistent with the land uses that have been established north of Onion Creek Parkway. Furthermore, commercial zoning will establish a transition between IH-35 and the residential component of Onion Creek subdivision. The Conditional Overlay calls for a maximum number of daily vehicle trips that will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. 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 trafficways.

The property takes direct access to the northbound frontage road of I-35.

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

The Applicant proposes to rezone the lot to the community commercial (GR) district to be consistent with the existing uses. Commercial zoning is appropriate along the IH-35 northbound frontage road, and is compatible and consistent with the land uses that have been established north of Onion Creek Parkway. Furthermore, commercial zoning will establish a transition between IH-35 and the residential component of Onion Creek subdivision. The Conditional Overlay calls for a maximum number of daily vehicle trips

that will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject property is developed with a professional office and a dry cleaners. The site is relatively flat and there appear to be no significant topographical constraints on the site.

### **Impervious Cover**

The maximum impervious cover allowed by the GR-CO zoning district would be 80%, which is 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 Onion 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%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

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

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 the following water quality control requirements:

**Structural controls:** Sedimentation and filtration basins with increased capture volume and 2 year detention.

### **Transportation**

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

The trip generation under the requested zoning is estimated to be 3,587 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 own expense will be responsible for providing the water and wastewater utility improvements and system upgrades. The water and wastewater utility plan must be reviewed and approved by the Austin Water and Wastewater Utility. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

### **Compatibility Standards**

This tract is already developed. A change of use within the existing structure would not trigger compatibility development regulations. However, any new construction on this site would be subject to compatibility development regulations due to the existing I-SF-2 zoned property to the east, and would be subject to the following requirements:

- 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 ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11111 SOUTH IH-35 SERVICE ROAD NORTHBOUND, AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 interim single family residence standard lot (I-SF-2) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-05-0101, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Onion Creek Section 4D Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 83, Page 55C and 55D, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11111 South IH-35 Service Road Northbound, 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:

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.

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

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.  
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4 **PASSED AND APPROVED**  
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7 \_\_\_\_\_, 2005  
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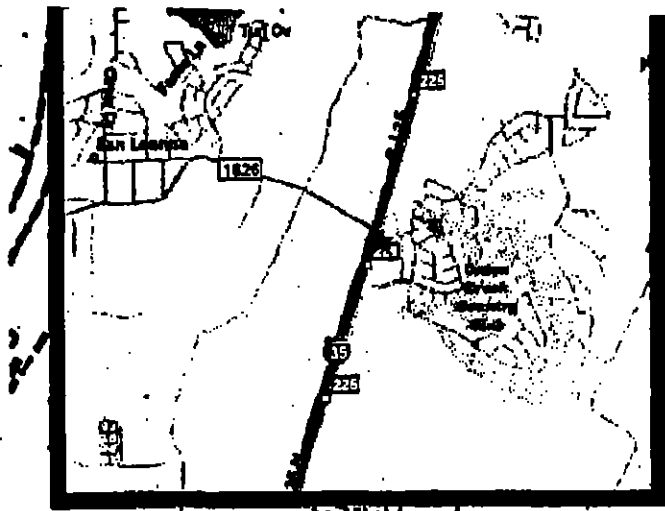
Will Wynn  
Mayor

10  
11  
12 **APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

13 David Allan Smith  
14 City Attorney  
15

Shirley A. Brown  
City Clerk



	<p><b>SUBJECT TRACT</b> </p> <p><b>PENDING CASE</b> </p> <p><b>ZONING BOUNDARY</b> </p> <p><b>CASE MGR: W. WALSH</b></p>	<p align="center"><b>ZONING EXHIBIT A</b></p> <p><b>CASE #: C14-05-0101</b></p> <p><b>ADDRESS: 11111 S 135 SVC RD NB</b></p> <p><b>SUBJECT AREA (acres): 0.860</b></p>	<p><b>DATE: 05-07</b></p> <p><b>INTLS: SM</b></p> <p><b>CR-CO</b></p>	<p><b>CITY GRID REFERENCE NUMBER</b></p> <p align="center"><b>F11</b></p>
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