

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



**AGENDA ITEM NO.: Z-7
AGENDA DATE: Thu 09/29/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0107.01 - East Congress Neighborhood Plan Rezoning, Tract A - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 700 Industrial Boulevard; 908-932 East St. Elmo Road; 4100-4336 Santiago Street, from limited industrial services-neighborhood plan (LI-NP) combining district zoning; general commercial services-neighborhood plan (CS-NP) combining district zoning to limited industrial services-planned development agreement-neighborhood plan (LI-PDA-NP) combining district zoning. Planning Commission Recommendation: To grant limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0107.01

P.C. DATE: September 13, 2005

ADDRESS: 700 Industrial Boulevard; 908 – 932 East St. Elmo Road; 4100 – 4336 Santiago Street

APPLICANT: City of Austin
(Kathleen Welder)

AGENT: Neighborhood Planning &
Zoning Department
(Wendy Walsh)

ZONING FROM: LI-NP; CS-NP **TO:** LI-PDA-NP **AREA:** 17.526 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

September 13, 2005: *APPROVED LI-PDA-NP DISTRICT ZONING AS STAFF RECOMMENDED; BY CONSENT.*

[J. M. CORTEZ; D. SULLIVAN – 2ND] (9-0)

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area consists of an auto salvage use, auto sales and office / warehouses, and is zoned general commercial services – neighborhood plan (CS-NP) district and limited industrial services – neighborhood plan (LI-NP) district. The property has access to Terry-O Lane, Industrial Boulevard, East St. Elmo Road and Santiago Street. The property is surrounded by commercial and industrial uses and industrial base district zoning (LI-NP; LI-PDA-NP). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), A-2 (Boundaries of the East Congress Neighborhood Planning Area), A-3 (Future Land Use Map of the East Congress Neighborhood Planning Area), and B and B-1 (Recorded Plats).

A representative for the property owners approached Planning Commission and expressed an interest in LI-PDA-NP district zoning similar to that recommended by Staff for properties directly north and east. The Commission and Council directed Staff to initiate a rezoning application on the subject property to LI-PDA-NP with a height limit of 90 feet, and to designate the property as Mixed Use on the Future Land Use Map (FLUM). LI-PDA-NP zoning is consistent with the goal of locating mixed – use development and commercial uses along major commercial corridors, and a corresponding objective of preserving and

enhancing the St. Elmo Industrial District where appropriate, in addition to recognizing the property's proximity to the interchange of two freeways. For these reasons, Staff recommends LI-PDA-NP district zoning.

The PDA requirements are as follows:

Site Standards

Minimum lot size	5,750 square feet
Minimum lot width	50 feet
Minimum height	90 feet
Minimum front setbacks	25 feet
Minimum street side setback	25 feet
Minimum interior side setback	0 feet
Minimum rear yard setback	15 feet
Maximum building cover	85 %
Maximum impervious cover	85 %
Maximum floor-to-area ratio	Not applicable

Additional Permitted Uses

Residential

Bed and Breakfast (Group 1)

Condominiums Group residential

Bed and Breakfast (Group 2)

Multi-family Townhouses

Civic

Cultural Services

Communication Service Facilities

Community Recreation – Private

Congregate Living

Day Care Services (Commercial)

Day Care Services (Limited)

Group Home Class I – General

Group Home Class II

Hospital Services - Limited

Maintenance and Service Facilities

Private Secondary Educational Facilities

Public Secondary Educational Facilities

Residential Treatment

College and University Facilities

Community Events

Community Recreation – Public

Counseling Services

Day Care Services (General)

Family Home

Group Home Class I – Limited

Guidance Services

Local Utility Services

Private Primary Educational Facilities

Public Primary Educational Facilities

Religious Assembly

Safety Services

Commercial

Administrative and Business Offices

Art Gallery

Automotive Rentals

Automotive Sales

Bail Bond Services

Business or Trade School

Agricultural Sales and Services

Art Workshop

Automotive Repair Services

Automotive Washing (of any type)

Building Maintenance Services

Business Support Services

Campground
 Consumer Convenience Services
 Convenience Storage
 Commercial Off-Street Parking
 Drop-off Recycling Collection Facility
 Electronic Testing
 Equipment Repair Services
 Exterminating Services
 Food Preparation
 Funeral Services
 General Retail Sales – General
 Indoor Entertainment
 Kennels
 Liquor Sales
 Medical Offices (not exceeding 5,000 sq. ft. of gross floor space)
 Medical Offices (exceeding 5,000 sq. ft. of gross floor space)
 Monument Retail Sales
 Outdoor Sports and Recreation
 Personal Improvement Services
 Pet Services
 Printing and Publishing Services
 Research Services
 Restaurant (General)
 Software Development
 Vehicle Storage

Construction Sales and Services
 Consumer Repair Services
 Commercial Blood Plasma Center
 Communications Services
 Electronic Prototype Assembly
 Employee Recreation
 Equipment Sales
 Financial Services
 Food Sales
 General Retail Sales – Convenience
 Hotel – Motel
 Indoor Sports and Recreation
 Laundry Services
 Off-Site Accessory Parking
 Pawn Shop Services
 Personal Services
 Plant Nursery
 Professional Office
 Restaurant (Limited)
 Service Station
 Theater
 Veterinary Services

Industrial

Custom manufacturing

Limited Warehousing and Distribution

Conditional Uses

Club or Lodge
 Hospital Services – General
 Transitional Housing

Cocktail Lounge
 Outdoor Entertainment
 Transitional Housing

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-NP	Auto salvage; Auto sales; Office / warehouses
<i>North</i>	LI-PDA-NP	Commercial uses, including restaurants
<i>South</i>	LI-NP; LI-CO-NP	Concrete plant; Lithographics company
<i>East</i>	LI-PDA-NP	Auto sales; Hotel; Cafeteria
<i>West</i>	LI-NP; CS-1; LI-CO-NP	Warehouses; Cocktail lounge; Adult entertainment; Supply company; Auto salvage; Pipe company

NEIGHBORHOOD PLANNING AREA:

South Congress Combined Neighborhood Planning Area
(East Congress)

TIA: Is not required**WATERSHED:** Blunn Creek;
Williamson Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association
 74 – South River City Citizens Association
 96 – Southeast Corner Alliance of Neighborhoods (SCAN)
 300 – Terrell Lane Interceptor Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 498 – South Central Coalition 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 995 – South Austin Commercial Alliance

SCHOOLS:

Galindo Elementary School

Porter Middle School

Travis High School

CASE HISTORIES:

Please refer to Related Cases below.

RELATED CASES:




The South Congress Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 18, 2005 (C14-05-0107).

As shown in Exhibit B and B-1, the rezoning area consists of Lot 2A of the Interstate 35 Industrial Park III subdivision, recorded in September 1981, Lot 1A of the Interstate 35 Industrial Park III (Amended) subdivision, recorded in December 1989, as well as unplatted acreage on the west side.

ABUTTING STREETS:

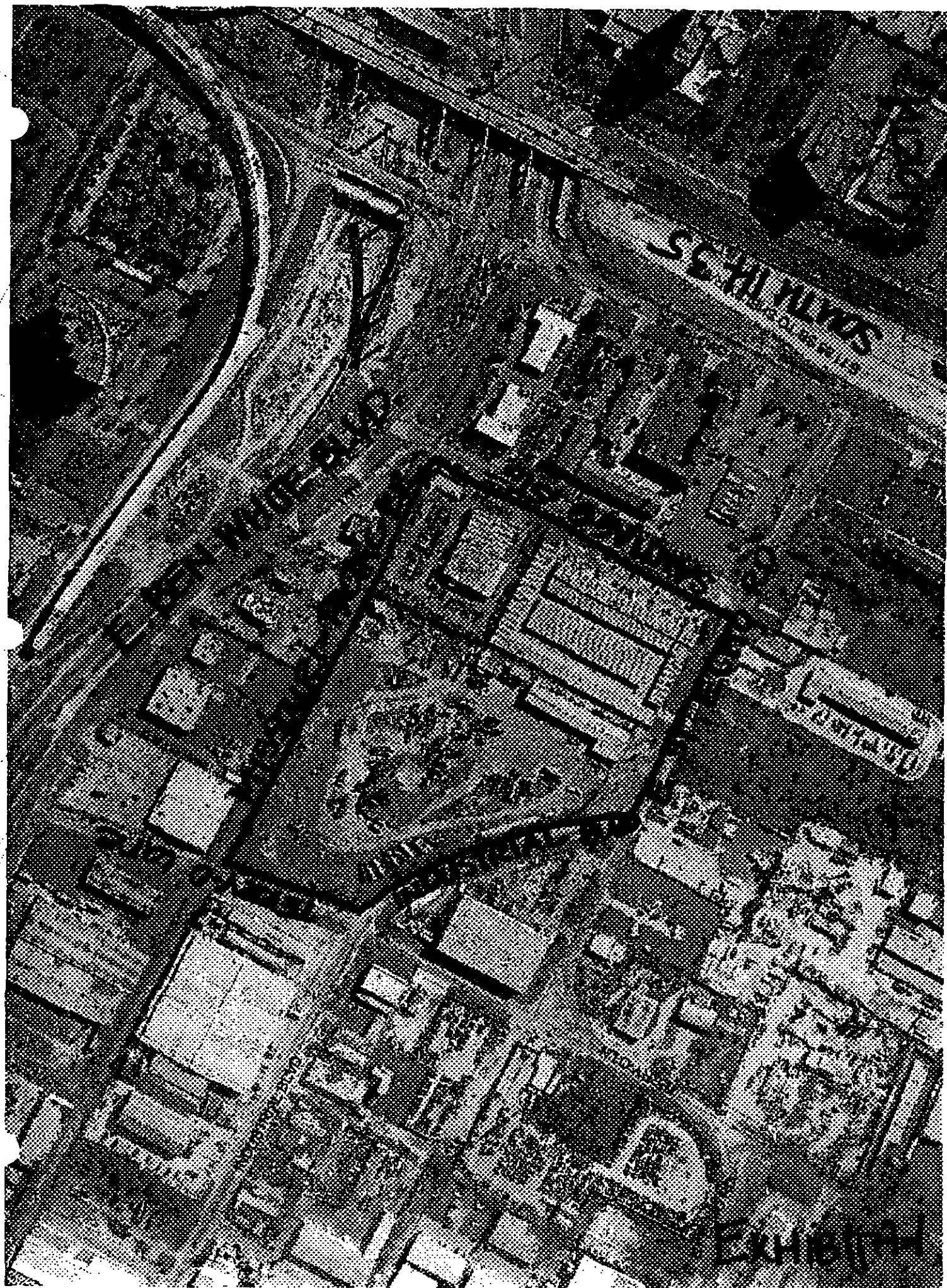
Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Stassney Lane	Varies	Varies	Arterial	Yes	No	Route #76
IH-35	400 feet	Varies	Arterial	No	No	No

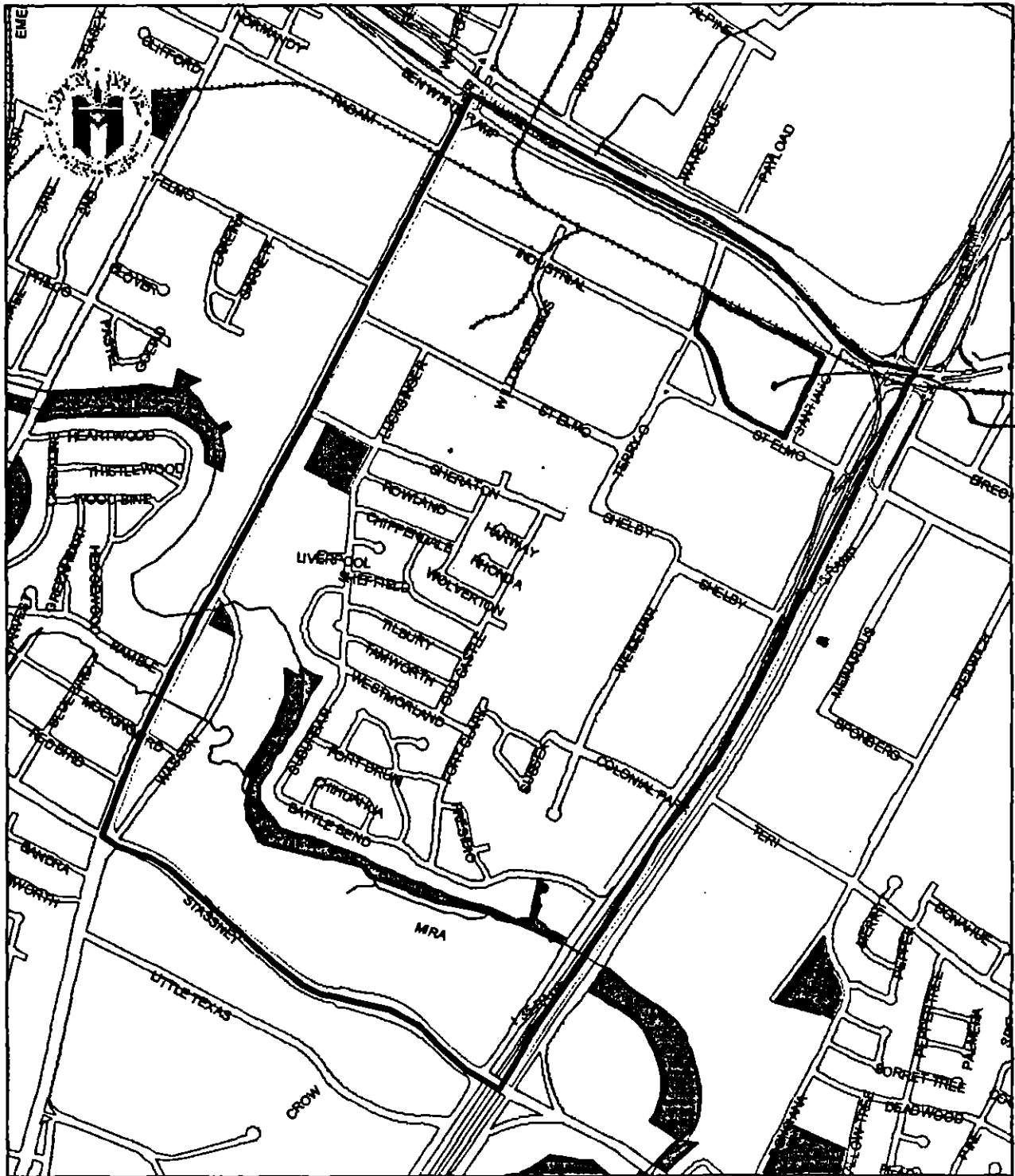


SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: W.WALSH

ZONING EXHIBIT A
 CASE #: C14-05-0107.01
 ADDRESS: 700 Industrial Blvd; 908-932 E. St. Elmo Rd. Date: 05-08
 4100-4336 Santiago St.
 SUBJECT AREA (acres): 17.520
 INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 H17



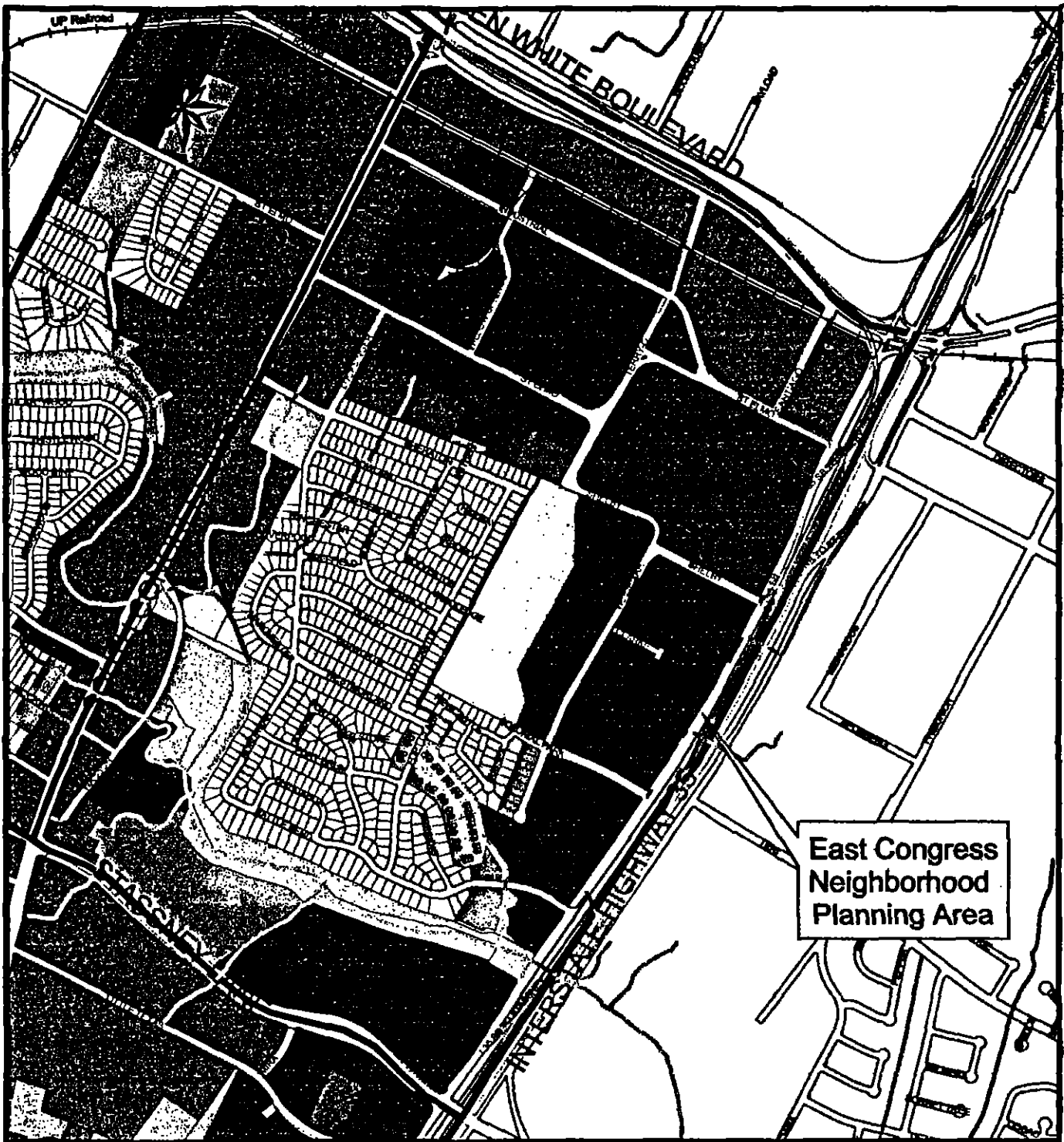


REZONING
AREA

East Congress Neighborhood Planning Area

0.5 0 0.5 Miles

EXHIBIT A-2



0 1,000 2,000 Feet



East Congress Neighborhood Planning Area: Future Land Use Map

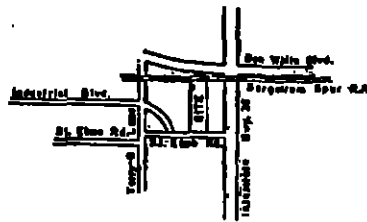
Produced by the City of Austin
Neighborhood Planning and Zoning Department
August 18, 2005

This map has been prepared by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of adding neighborhood planning boundaries and is not intended for any other use. No warranty is made by the City regarding its accuracy or completeness.

Single-family	Mixed Use/Office
Higher-Density Single Family	Industry
Mobile Homes	Club
Mixed Residential	Open Space
Multi-family	670 Upland
Commercial	UP Railroad
Mixed Use	Creek
Warehouse/Industrial Office	boundary_line layer
Office	

EXHIBIT A-3

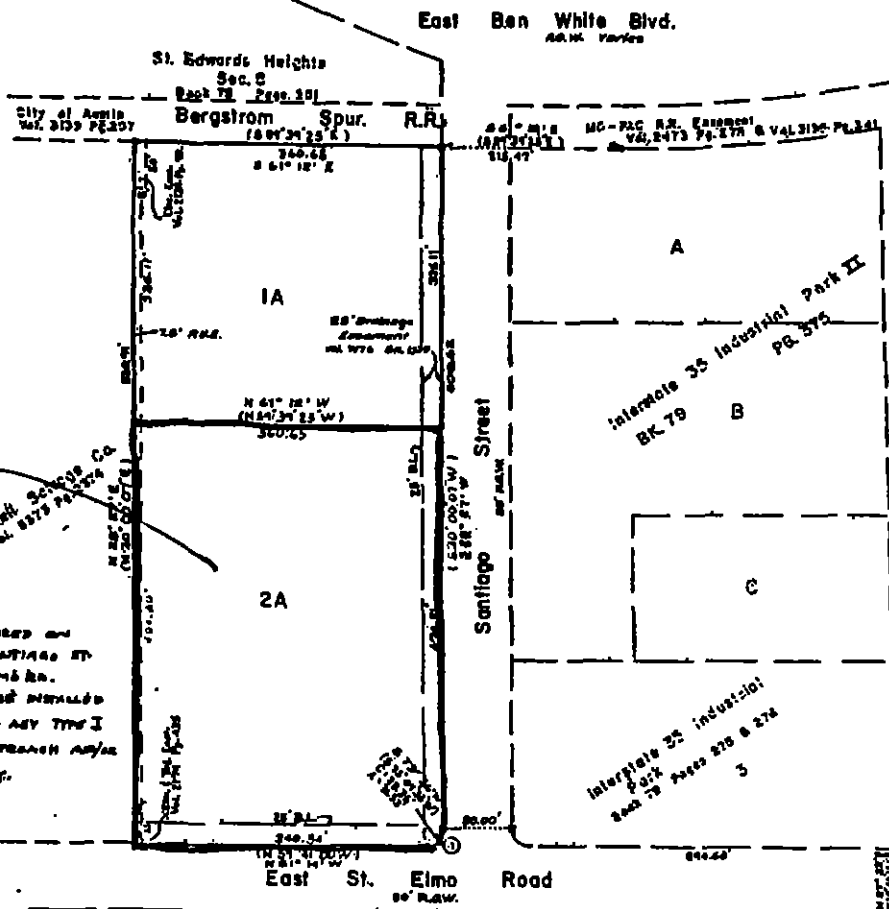
Interstate 35 Industrial Park III



Location Map
No scale

**REZONING
AREA**

SIDEWALK NOTE:
SIDEWALKS ARE REQUIRED ON THE WEST SIDE OF SANTIAGO ST. & NORTH SIDE OF ELMO RD. SUCH SIDEWALKS WILL BE INSTALLED PRIOR TO ACQUISITION OF ANY TYPE I OR TYPE II PENWAY APPROACH ADJACENT TO OR OCCUPANCY.



Interstate Hwy. No. 35
2000' ALONG

SCALE: 1"=100'

Legend

- Iron Pin Set
- Iron Pin Found
- C.M. Set
- C.M. Found

Curve Data

- ①
- I = 90° 18' 53"
- R = 20.00'
- T = 20.11'
- C = 28.36'
- A = 31.53'

STATE OF TEXAS
COUNTY OF TRAVIS, KNOW ALL MEN BY THESE PRESENTS

THAT J & T, 31, A TEXAS GENERAL PARTNERSHIP, ACTING HEREIN BY AND THROUGH THOMAS P. FRANCIS, MANAGING GENERAL PARTNER, OWNER OF 6.376 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLES TRACT IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, MAKING BEING LOT 1, INTERSTATE 35 INDUSTRIAL PARK, RECORDED IN BOOK 79 AT PAGES 875 AND 876 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT HAVING BEEN VACATED BY INSTRUMENT OF RECORD IN VOL. 79, 363 AT PAGE 915 OF THE DEED RECORDS OF SAID COUNTY, SAID PROPERTY HAVING BEEN CONVEYED TO IT, WITH OTHER PROPERTY, BY DEED OF RECORD IN VOL. 6886 AT PAGE 3119 OF THE SAID DEED RECORDS DOES HEREBY SUBDIVIDE SAID PROPERTY IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS INTERSTATE 35 INDUSTRIAL PARK III, AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS THE HAND AND SEAL OF SAID MANAGING GENERAL PARTNER THIS THE DAY OF A.D. 1981.

Thomas P. Francis
THOMAS P. FRANCIS
MANAGING GENERAL PARTNER

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, THOMAS P. FRANCIS, MANAGING GENERAL PARTNER OF J & T 31, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21 DAY OF JULY A.D. 1981.

Kathy Halbert
KATHY HALBERT
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES 10-31-84

"I, CHASE BARNARD, JR., A REGISTERED PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 41 OF THE AUSTIN CITY CODES; IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HADE UNDER MY SUPERVISION OF THE GROUND."

Chase Barnard, Jr.
CHASE BARNARD, JR.
REGISTERED PUBLIC SURVEYOR



APPROVED FOR ACCEPTANCE

Richard L. Lillie
RICHARD L. LILLIE, DIRECTOR OF PLANNING DATE SEPT. 1, 1981

FILED FOR RECORD, THIS THE 3rd DAY OF Sept A.D. 1981 AT 8:00 O'CLOCK A.M. DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS.

BY *L. Jones*
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 3rd DAY OF Sept A.D. 1981 AT 8:00 O'CLOCK A.M. AND BEING RECORDED ON THE 3rd DAY OF Sept A.D. 1981 AT 8:00 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY IN BOOK 81 AT PAGE 172.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY, THE 3rd DAY OF Sept A.D. 1981.

BY *L. Jones*
DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE 17th DAY OF SEPT A.D. 1981.

David G. B. Ziman CHAIRMAN *Orliss T.M. Martin* SECRETARY

NOTE: PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION DRAINAGE PLANS WILL BE SUBMITTED TO THE ENGINEERING DEPARTMENT OF THE CITY OF AUSTIN FOR APPROVAL. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

NOTE: THE PROPERTY IN THIS SUBDIVISION IS NOT IN A SPECIAL "FLOOD HAZARD AREA" ACCORDING TO MAP OR SHEET 6-7 OF THE URS FOREST AND COTTON FLOOD AREA STUDY MAP. NOTE: LOTS IN THIS SUBDIVISION ARE HEREBY RESERVED FOR USE OTHER THAN SINGLE FAMILY OR TWO FAMILY DWELLINGS.

RECEIVED
JUL 23 1981
CITY PLANNING
CITY OF AUSTIN

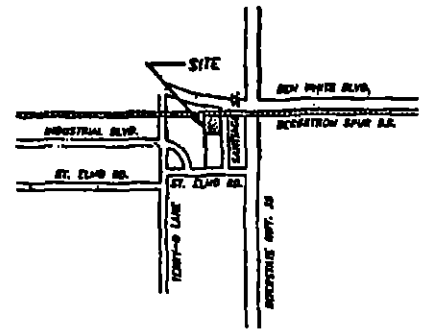
EXHIBIT B

CEB-81-141
0776-81

Lot 1A Interstate 35 Industrial Park III (Amended)

OCTOBER 31, 1989

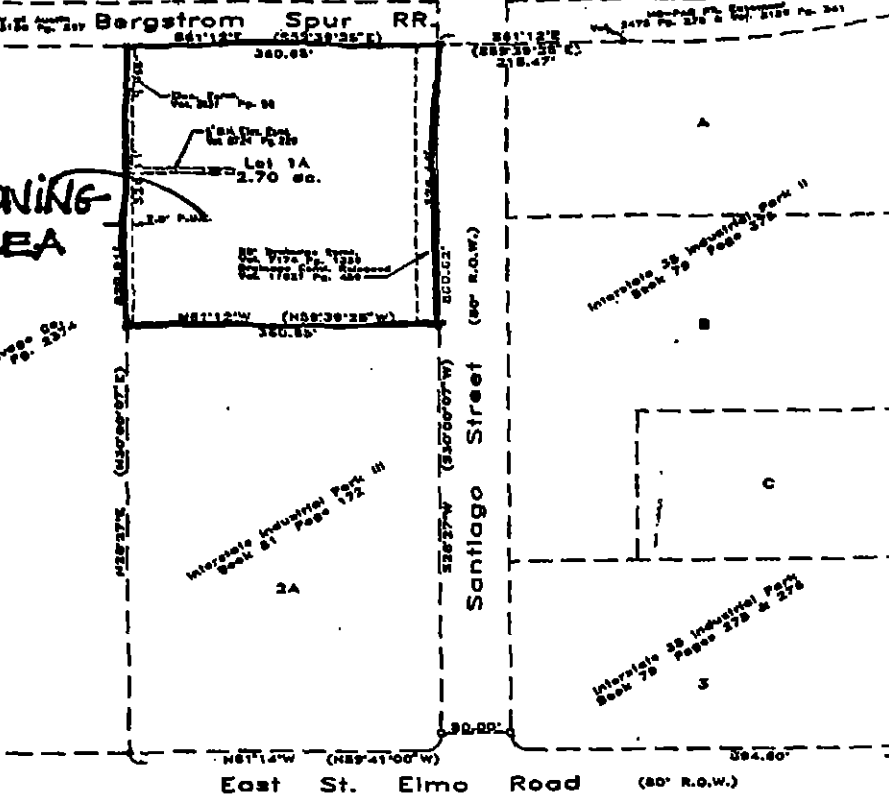
East Ben White Blvd.
(R.O.W. Varies)



Location Map
N.T.S.

REZONING
AREA

Home Site: 001
Vol. 2575 Pg. 234



Interstate Highway 35
(600' R.O.W.)

1" = 100'

- Legend**
- o Iron Pin Set
 - Iron Pin Found
 - o C.M. Set
 - C.M. Found
 - () Record Info.

SIGNAL NOTE:
SIDEWALKS ARE REQUIRED ON THE WEST SIDE OF SANTIAGO STREET AND THE NORTH SIDE OF ST. ELMO ROAD. SUCH SIDEWALKS WILL BE INSTALLED PRIOR TO ACCEPTANCE OF ANY TYPE I OR TYPE II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY.

STATE OF TEXAS X
COUNTY OF TRAVIS X
FROM ALL MEN BY THEIR PRESENTS:

THAT CHARLES MAUND AND C.J. GATTON, A PARTNERSHIP, ACTING HEREIN BY AND THROUGH CHARLES MAUND, MANAGING PARTNER, OWNER OF LOT 1A, INTERSTATE 35 INDUSTRIAL PARK III, RECORDED IN BOOK 81 AT PAGE 172 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT CONTAINING 2.70 ACRES OF LAND, HAVING SAID PROPERTY CONVEYED TO IT BY DEED OF RECORD IN VOL. 1943 AT PAGE 362 OF THE TRAVIS COUNTY DEED RECORDS TO HERETOFOR SAID SUBDIVISION FOR THE SOLE PURPOSE OF CONNECTING A DRIVEWAY EGRESS, PURSUANT TO SECTION 212.016 OF THE LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED PLAT TO BE SHOWN AS LOT 1A, INTERSTATE 35 INDUSTRIAL PARK III (AMENDED), AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF, CHARLES MAUND, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 30th DAY OF NOVEMBER, 1989, A.D.

Charles Maund
CHARLES MAUND
MANAGING PARTNER
6110 SANTIAGO STREET
AUSTIN, TEXAS 78744
STATE OF TEXAS X
COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF November, 1989, A.D., BY CHARLES MAUND, MANAGING PARTNER, ON BEHALF OF CHARLES MAUND AND C.J. GATTON, A PARTNERSHIP.

Don Hillemann
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

Don Hillemann MY COMMISSION EXPIRES 11-26-92
PRINT NAME

"I, CHASE BARNARD, JR., A REGISTERED PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH TITLE 13 OF THE AUSTIN CITY CODE; IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND IN JULY, 1981."

Chase Barnard, Jr.
CHASE BARNARD, JR.
REGISTERED PUBLIC SURVEYOR NO. 2137
2138 GOODRICH AVE.
AUSTIN, TEXAS 78704
10/21/89

APPROVED FOR ACCEPTANCE:

[Signature] DATE 12-6-89

JIM SMITH, DIRECTOR
DEPARTMENT OF PLANNING & DEVELOPMENT

FILED FOR RECORD, THIS 13th DAY OF DECEMBER, 1989, A.D. AT 3:30 O'CLOCK P.M.
DANA BERENBAUM, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

B. Ruthward
DEPUTY
AUSTIN, TEXAS

STATE OF TEXAS X
COUNTY OF TRAVIS X

I, DANA BERENBAUM, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS 13th DAY OF DECEMBER, 1989, A.D. AT 3:30 O'CLOCK P.M. AND WAS RECORDED ON THIS 13th DAY OF DECEMBER, 1989, A.D. AT 3:30 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN BOOK 88 AT PAGE 339.

IN WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 13th DAY OF DECEMBER, 1989, A.D.

DANA BERENBAUM, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

B. Ruthward
DEPUTY
AUSTIN, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE 13th DAY OF DECEMBER, 1989, A.D.

[Signature]
CHAIRPERSON
K. SCOTT ROBERTS

[Signature]
SECRETARY
DR. CAROLYN PARKER

NOTE: PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION DRAINAGE PLANS WILL BE SUBMITTED TO THE ENGINEERING DEPARTMENT OF THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY FLOODING OR OTHER APPROVED METHODS.

NOTE: THE PROPERTY IN THIS SUBDIVISION IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP OR SHEET 6-7 OF THE U.S. FOREST AND CITY FLOOD AREA STUDY MAP.

NOTE: LOTS IN THIS SUBDIVISION ARE HEREBY RESERVED FOR USE OTHER THAN SINGLE FAMILY OR TWO FAMILY DWELLINGS.

NOTE: BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

NOTE: THIS SITE IS IN THE NON-ADJUTER WILLIAMSON CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN AND IS EXEMPT PURSUANT TO ILDC 6/1/CR SECTION 13-2-002(b & f) DUE TO HAVING A ZONING SITE PLAN-APPROVED PRIOR TO MAY 18, 1984.

EXHIBIT B-1

CB-89-0103.0A

0484 12-13-89 3:35pm

00008930913

HSC FILED COPY

NOT RECORDED, TRAVIS COUNTY, TEXAS

Vol. 88 Page 333

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning.

BACKGROUND

The subject rezoning area consists of an auto salvage use, auto sales and office / warehouses, and is zoned general commercial services – neighborhood plan (CS-NP) district and limited industrial services – neighborhood plan (LI-NP) district. The property has access to Terry-O Lane, Industrial Boulevard, East St. Elmo Road and Santiago Street. The property is surrounded by commercial and industrial uses and industrial base district zoning (LI-NP; LI-PDA-NP).

A representative for the property owners approached Planning Commission and expressed an interest in LI-PDA-NP district zoning similar to that recommended by Staff for properties directly north and east. The Commission and Council directed Staff to initiate a rezoning application on the subject property to LI-PDA-NP with a height limit of 90 feet, and to designate the property as Mixed Use on the Future Land Use Map (FLUM). LI-PDA-NP zoning is consistent with the goal of locating mixed – use development and commercial uses along major commercial corridors, and a corresponding objective of preserving and enhancing the St. Elmo Industrial District where appropriate, in addition to recognizing the property's proximity to the interchange of two freeways. For these reasons, Staff recommends LI-PDA-NP district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The LI district designation is for a commercial service use or limited manufacturing use generally located on a moderately sized site. The PDA combining district designation provides for industrial and commercial uses in certain commercial and industrial base districts.

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

The Staff's basis for recommendation is derived from rezonings approved for similarly situated properties to the north and east, recognizing the property's proximity to the interchange of two freeways, and the goals and objectives for land use as described in the South Congress Combined Neighborhood Plan:

GOAL THREE

Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.

Objective 3.12

The St. Elmo Industrial District should be preserved and enhanced where appropriate.

EXISTING CONDITIONS**Site Characteristics**

The subject property consists of an auto salvage use, auto sales; and office / warehouses. The site is relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

Within the Williamson Creek watershed, the maximum impervious cover allowed by the LI-PDA-NP zoning district would be 80%, which is a consistent figure between the watershed and zoning regulations. Within the Blunn Creek watershed, the maximum impervious cover allowed would be 80%, which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in both the Williamson Creek and Blunn Creek Watersheds of the Colorado River Basin. Williamson Creek 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 the portion of the site that is within the Williamson Creek Watershed 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.

The portion of the site that is located within the Blunn Creek Watershed is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Impervious cover is not limited in this watershed class. This urban watershed portion of the 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.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the applicable and associated City fees.

Compatibility Standards

The proposed LI-PDA-NP district zoning does not trigger the application of compatibility standards.