SUBJECT: C14-05-0107.01 - East Congress Neighborhood Plan Rezonings, Tract A - Approve second/third readings of 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 and 4100-4336 Santiago Street (Blunn Creek Watershed; Williamson Creek Watershed) from limited industrial services-neighborhood plan (LI-NP) combining district zoning and general commercial services-neighborhood plan (CS-NP) combining district zoning to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. First reading approved on September 29, 2005. Vote: 7-0. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Wendy Walsh, 974-7719.

REQUESTING DEPARTMENT: Neighborhood Planning and Zoning

DIRECTOR'S AUTHORIZATION: Greg Guernsey
SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0107.01

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known 700 Industrial Boulevard; 908 – 932 East St. Elmo Road and 4100 – 4336 Santiago Street (Blunn Creek Watershed; Williamson Creek Watershed) from limited industrial services-neighborhood plan (LI-NP) combining district zoning and general commercial services-neighborhood plan (CS-NP) combining district zoning to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning.

DEPARTMENT COMMENTS:

The rezoning ordinance reflects the action taken by the City Council at First Reading.

APPLICANT: City of Austin

AGENT: Neighborhood Planning and Zoning Department (Kathleen Welder)

DATE OF FIRST READING: September 29, 2005, approved LI-PDA-NP combining district zoning on First Reading (7-0).

CITY COUNCIL HEARING DATE: October 20, 2005

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us
ORDINANCE NO.  

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED IN THE EAST CONGRESS NEIGHBORHOOD PLAN AREA AT 700 INDUSTRIAL BOULEVARD, 908-932 EAST ST. ELMO ROAD, AND 4100-4336 SANTIAGO STREET FROM LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-10 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-05-0107.01, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From limited industrial services-neighborhood plan (LI-NP) to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district.

An unplatted 10.78 acre tract of land, more or less, out of the Isaac Decker League, Survey 200, Abstract 8, Travis County, and Lot 2A, Interstate 35 Industrial Park III Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 81, Page 172, of the Plat Records of Travis County, Texas; and,

Tract Two: From general commercial services-neighborhood plan (CS-NP) to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district.

Lot 1A, Interstate 35 Industrial Park III Amended Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 81, Page 172, of the Plat Records of Travis County, Texas (the "Property"), locally known as 700 Industrial Boulevard, 908-932 East St. Elmo Road, and 4100-4336 Santiago Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".
PART 2. Except as specifically provided in Part 3 and Part 4, the property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

PART 3. Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part.

1. Development of the Property shall comply with Section 25-2-648 (Planned Development Area Performance Standards) of the City Code.

2. Except as provided in Sections 3 and 4, all permitted and conditional limited industrial services (LI) uses are permitted and conditional uses of the Property.

3. The following uses are additional permitted uses of the Property:

   - Bed and breakfast residential (Group 1)
   - Bed and breakfast residential (Group 2)
   - Condominium residential
   - Group residential
   - Multifamily residential
   - Townhouse residential
   - Hospital services (limited)
   - Community events
   - Family home
   - Guidance services
   - Private primary educational facilities
   - Private secondary educational facilities
   - Public primary educational facilities
   - Public secondary educational facilities
   - Commercial blood plasma center
   - Liquor sales
   - Pet services
   - Consumer repair services

4. The following uses are conditional uses of the Property:

   - Hospital services (general)
   - Cocktail lounge

5. The following site development standards apply to the Property.

   1. The minimum lot size is 5,750 square feet.
   2. The minimum lot width is 50 feet.
   3. The maximum height is 90 feet.
   4. The minimum front yard setback is 25 feet.
5. The minimum street side yard setback is 25 feet.
6. The minimum interior side setback is 0 feet.
7. The minimum rear yard setback is 15 feet.
8. The maximum building coverage is 85 percent.
9. The maximum impervious cover is 85 percent.

PART 4. The Property is subject to Ordinance No. 20050815-2005 that established the East Congress neighborhood plan combining districts.

PART 5. This ordinance takes effect on _________, 2005.

PASSED AND APPROVED

______________________
Will Wynn
Mayor

APPROVED:______________________ ATTEST:______________________
David Allen Smith
City Attorney
Shirley A. Brown
City Clerk
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**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>5,750 square feet</td>
</tr>
<tr>
<td>Minimum lot width</td>
<td>50 feet</td>
</tr>
<tr>
<td>Maximum height</td>
<td>90 feet</td>
</tr>
<tr>
<td>Minimum front setbacks</td>
<td>25 feet</td>
</tr>
<tr>
<td>Minimum street side setback</td>
<td>25 feet</td>
</tr>
<tr>
<td>Minimum interior side setback</td>
<td>0 feet</td>
</tr>
<tr>
<td>Minimum rear yard setback</td>
<td>15 feet</td>
</tr>
<tr>
<td>Maximum building cover</td>
<td>85 %</td>
</tr>
<tr>
<td>Maximum impervious cover</td>
<td>85 %</td>
</tr>
<tr>
<td>Maximum floor-to-area ratio</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>

**Additional Permitted Uses**

**Residential**
- Bed and Breakfast (Group 1)
- Condominiums
- 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

**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
- 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
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

Industrial
Custom manufacturing

Limited Warehousing and Distribution

Conditional Uses
Club or Lodge
Hospital Services – General
Transitional Housing

EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>LI-PDA-NP</td>
<td>Commercial uses, including restaurants</td>
</tr>
<tr>
<td>South</td>
<td>LI-NP; LI-CO-NP</td>
<td>Concrete plant; Lithographics company</td>
</tr>
<tr>
<td>East</td>
<td>LI-PDA-NP</td>
<td>Auto sales; Hotel; Cafeteria</td>
</tr>
<tr>
<td>West</td>
<td>LI-NP; CS-1; LI-CO-NP</td>
<td>Warehouses; Cocktail lounge; Adult entertainment; Supply company; Auto salvage; Pipe company</td>
</tr>
</tbody>
</table>
NEIGHBORHOOD PLANNING AREA: TIA: Is not required
South Congress Combined Neighborhood Planning Area (East Congress)

WATERSHED: Blunn Creek; Williamson Creek

CAPITOL VIEW CORRIDOR: No

DESIRED DEVELOPMENT ZONE: Yes

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
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:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bus Route</th>
<th>Bike Route</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stassney Lane</td>
<td>Varies</td>
<td>Varies</td>
<td>Arterial</td>
<td>Yes</td>
<td>No</td>
<td>Route #76</td>
</tr>
<tr>
<td>IH-35</td>
<td>400 feet</td>
<td>Varies</td>
<td>Arterial</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>
CITY COUNCIL DATE: September 29, 2005  ACTION: Approved LI-PDA-NP
district zoning on First Reading (7-0).

October 20, 2005

ORDINANCE READINGS: 1st September 29, 2005 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh                      PHONE: 974-7719
e-mail: wendy.walsh@ci.austin.tx.us
East Congress Neighborhood Planning Area

EXHIBIT A-2
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:

<table>
<thead>
<tr>
<th>Development Classification</th>
<th>% of Net Site Area</th>
<th>% with Transfers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family (minimum lot size 5750 sq. ft.)</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>Other Single-Family or Duplex</td>
<td>55%</td>
<td>60%</td>
</tr>
<tr>
<td>Multifamily</td>
<td>60%</td>
<td>70%</td>
</tr>
<tr>
<td>Commercial</td>
<td>80%</td>
<td>90%</td>
</tr>
</tbody>
</table>

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.