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ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0129

Z.A.P. DATE: September 7, 2010

ADDRESS: 1705 Century Street

OWNER/APPLICANT: Guy G. Mathews and Barbara P. Mathews

AGENT: Graves, Dougherty, Hearon & Moody, P.C. (Peter J. Cesaro)

ZONING FROM: SF-2 **TO:** CS **AREA:** 1.2310 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant CS-CO, General Commercial Services-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity on the site to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently developed with a sheet metal business. To the north and east of the site, there are other construction sales and services uses (Southern Shingles and Austin Pallet Company). The property to the south is developed with a retail center that contains office uses (an Army Career Center, Edward Jones Insurance), a general retail sales use (Ashley Furniture), restaurant-limited uses (Austin Pizza, Which-Which Sandwich Shop), and an indoor entertainment use (Tinseltown USA Movie Theater). To the west of the site, there are automotive repair businesses (G&G Auto Body, Austin Car Protection and Window Tint) and a construction sales and services use (Pflugerville Propane Rental). In this case, the applicant is requesting CS, General Commercial Services District, zoning to bring the existing use into conformance with the City of Austin zoning regulations.

Staff supports the requested rezoning because the property is located adjacent to existing commercial and industrial uses to the north, east and west. There is LI-CO zoning to the north and east, CS-CO zoning to the west and GR-CO zoning to the south of the site under consideration. The proposed rezoning of the site will allow the applicant to continue the existing use or develop new commercial uses at this location.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Construction Sales and Services (Sheet Metal Sales)
<i>North</i>	LI-CO, LI	Construction Sales and Services (Southern Shingles), Warehouse and Distribution (Snappy Snacks Mobile Catering)
<i>South</i>	GR-CO	Office (Army Career Center, Edward Jones), General Retail Sales (Ashley Furniture), (Personal Services (Enzo Nails), Restaurant-Limited (Austin Pizza, Which Which Sandwiches), Indoor Entertainment (Tinseltown USA Movie Theater)

CS/2

<i>East</i>	SF-2, LI-CO	Radio Tower, Construction Sales and Services (Austin Pallet Company)
<i>West</i>	SF-2, CS-CO	Construction Sales and Services (Pflugerville Propane Rental), Automotive Repair (G&G Auto Body, Austin Car Protection and Window Tint)

AREA STUDY: N/A

TIA: Waived

WATERSHED: Gilleland Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

- Austin Monorail Project
- Austin Parks Foundation
- Home Builders Association of Greater Austin
- Homeless Neighborhood Association
- League of Bicycling Voters
- Pflugerville Independent School District
- Sierra Club, Austin Regional Group
- The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0118 (15400, 15417, 15420 and 15424 Pecan Street (F M 1825 Road))	GR-CO to GR-CO	11/01/05: Approved staff recommendation of GR-CO, with conditions to limit development to no more than 2 story buildings for a depth of 100' from Pecan Street (F.M. 1825) and incorporating TIA recommendations, by consent (9-0); J. Martinez-1 st , J. Gohil-2 nd .	12/01/05: Approved GR-CO with conditions by consent (6-0, McCracken-absent); 1 st reading 1/12/06: Approved GR- CO zoning with conditions (6-0, D. Thomas- absent); 2 nd /3 rd readings
C14-05-0008 (15601 N. Interstate-35 Service Road North Bound)	SF-2 to CS-CO	2/15/05: Approved staff's rec. of CS-CO, with conditions to 1) limit the site to less than 2,000 vehicle trips per day; 2) prohibit Adult Oriented uses and Pawn Shop Services; and 3) reserve 200-foot of right-of-way from the existing centerline of IH 35 (8-0, K. Jackson-absent); J. Martinez-1 st , J. Gohil-2 nd .	3/10/05: Approved CS-CO on all 3 readings
C14-04-0148	I-SF-2 to CS	11/2/04: Approved staff's recommendation of CS-CO	12/2/04: Approved CS-CO (7-0); all 3 readings

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		zoning, with additional condition prohibiting Adult Oriented Businesses (9-0)	
C14-03-0101	I-RR to CS	8/12/03: Approved staff's alternate recommendation of CS-CO zoning, with condition of no Adult Oriented Businesses (8-0, J. Cortez-left early);	10/23/04: Granted CS-CO (6-0, Dunkerly-absent); all 3 readings
C14-03-0083	I-RR to CS	6/24/03: Approved staff's rec. of CS-CO zoning; by consent (7-0, J. Cortez-Not yet arrived, J. Donisi-absent)	7/31/03: Approved CS-CO (7-0); all 3 readings
C14-01-0132	I-RR to GR	11/13/01: To approve staff's recommendation of GR-CO zoning with a condition to limit development to no more than 2 story buildings for a depth of 100' from Pecan Street (F.M. 1825). (8-0, J. Martinez- absent)	12/13/01: Approved GR-CO on consent (7-0). 1/17/02: Approved (7-0); 2 nd /3 rd readings
C14-00-2226	SF-2 to LI	12/19/00: Approved staff alternate rec. of LI-CO by consent (6-0)	1/8/01: Approved LI-CO w/conditions (6-0); 1 st reading 7/19/01: Approved LI-CO with conditions (6-0); 2 nd / 3 rd readings
C14-00-2185	SF-2 to LI	10/24/00: Approved staff alternate rec. of LI-CO (9-0) w/ conditions- prohibiting pawn shops/ adult oriented businesses	11/30/00: Approved LI-CO (7-0); 1 st reading 5/24/01: Approved LI-CO (6-0); 2 nd /3 rd readings
C14-99-0084	SF-2 to CS-CO	6/22/99: Approved staff alternate rec. of LI-CO (6-0)	7/22/99: Approved PC rec. of LI-CO w/ conditions (7-0); 1 st reading 4/20/00: Approved LI-CO (7-0); 2 nd /3 rd readings
C14-99-0054	LI to CS-CO	5/25/99: Denied CS-CO (6-0-1, RR-abstain)	7/29/99: Approved staff recommendation of CS-CO w/ conditions (7-0); 1 st reading 11/18/99: Denied CS-CO (5-2, BG/WL-Nay); valid petition filed, lack of super majority
C14-99-0031	SF-2 to LI	3/23/99: Approved staff alternate rec. of LI-CO (9-0)	5/6/99: Approved P/C recommendation of LI-CO (9-0); all 3 readings

RELATED CASES: N/A

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ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
IH-35	300'	Varies	Arterial	N/A
FM 1825	120'	Varies	Arterial	N/A

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:





CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



ZONING

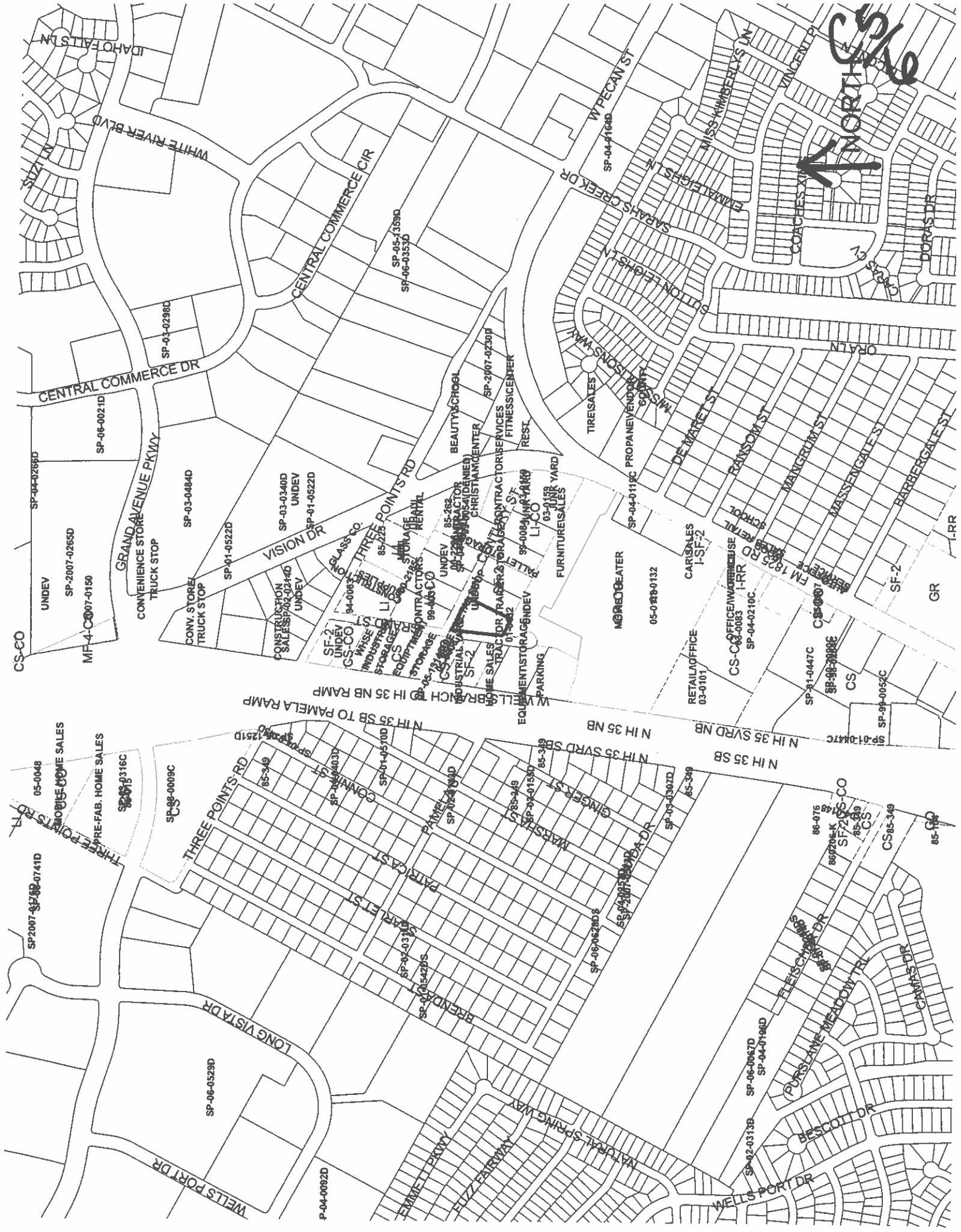
ZONING CASE#: C14-2010-0129
 LOCATION: 1705 CENTURY ST
 SUBJECT AREA: 1.2310
 GRID: N38
 MANAGER: SHERRI SIRWAITIS

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





IDAHO FALLS LN

WHITE RIVER BLVD

SUZY LN

CENTRAL COMMERCE CIR

SP-05-7359D
SP-06-0353D

SP-03-0298D

CENTRAL COMMERCE DR

SP-06-0021D

UNDEV
SP-2007-0265D
MF-4-C-2007-0150

GRAND AVENUE PKWY

CONVENIENCE STORE
TRUCK STOP

SP-03-0484D

CONV. STORE
TRUCK STOP

SP-01-0522D

VISION DR

SP-03-0340D
UNDEV
SP-01-0522D

CONSTRUCTION
SALES

SP-03-02140D
UNDEV

SF-2
UNDEV
CS-CO

WELLBROOK

THREE POINTS RD

UNDEV
SP-85-282

BEAUTY SCHOOL
UNDEV
SP-2007-0230D

CONTRACTOR
UNDEV
SP-03-0340D

CHRISTIAN CENTER
UNDEV
SP-01-0522D

CONTRACTOR SERVICES
UNDEV
SP-03-0340D

FITNESS CENTER
UNDEV
SP-01-0522D

REST.
UNDEV
SP-03-0340D

LI-CO
UNDEV
SP-03-0340D

FURNITURE SALES
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SP-03-0340D

MGR/REBEATER
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CAR SALES
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WPECAN ST

SARAH'S CREEK DR

EMMALEIGHS LN

MISS WIMBERLYS LN

VINCENT PL

DORAS DR

ORLIN

BARBERGATE ST

RR

DE MARCEL ST

RAINSON ST

MANGRUM ST

MASSENGATE ST

FM 1825 RD

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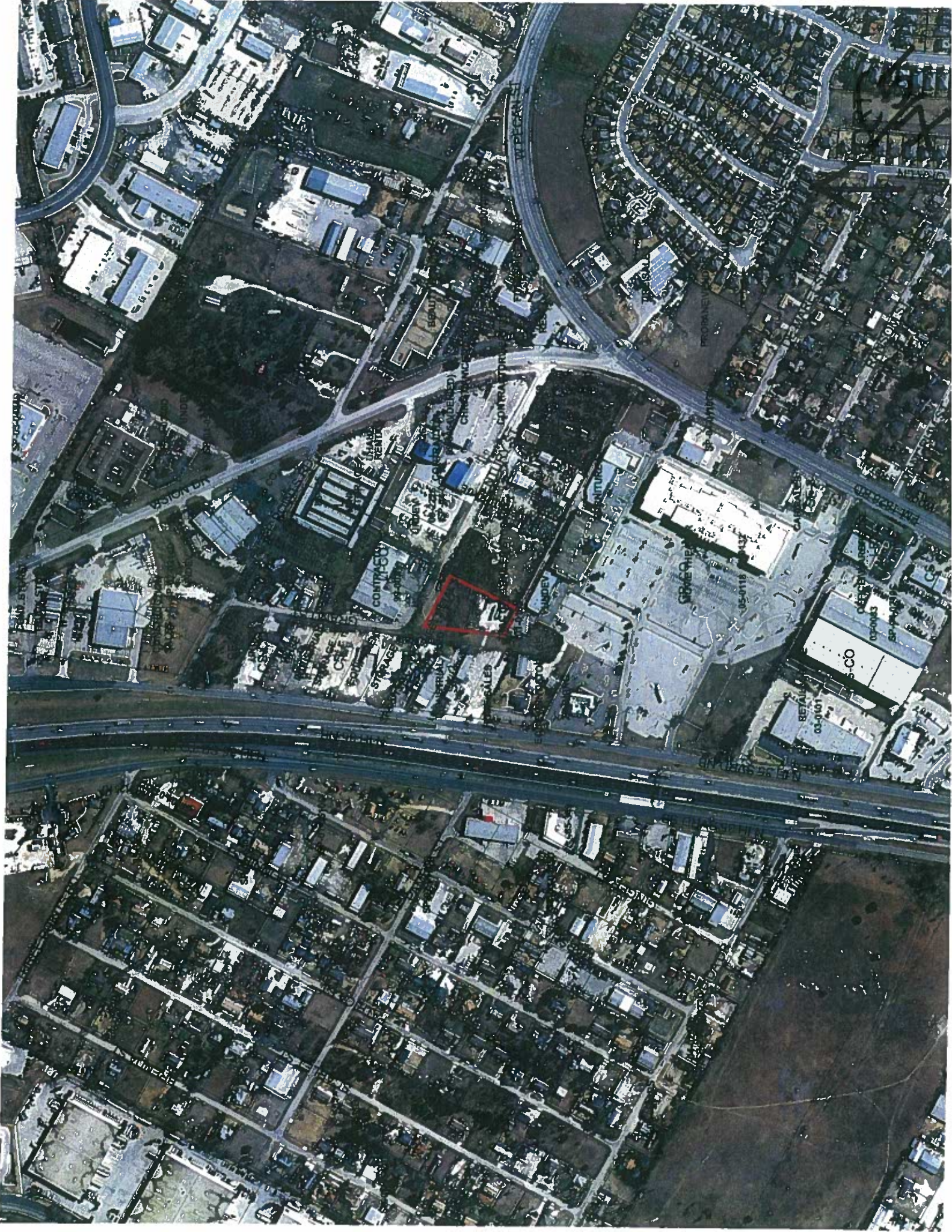
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CS/CO

STAFF RECOMMENDATION

The staff's recommendation is to grant CS-CO, General Commercial Services-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity on the site to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

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

The Community Commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

2. *The proposed zoning should promote consistency and orderly planning.*

The property in question is located adjacent to existing commercial and industrial uses to the north, east and west. There is LI-CO zoning to the north and east, CS-CO zoning to the west and GR-CO zoning to the south of the site under consideration.

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

The CS-CO zoning district would allow for a fair and reasonable use of the site. CS-CO zoning is appropriate for this location because of the commercial/industrial character of the area.

The proposed rezoning of the site will allow the applicant to bring the existing Construction Sales and Services use into conformance with City of Austin zoning use regulations.

EXISTING CONDITIONS

Site Characteristics

The site in question is currently developed with a sheet metal business. The property is heavily wooded and screened. This tract of land does not have access to Grand Street, as the right of way for Grand Street has never been completed beyond Century Street to the south.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Gilleland 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. According to flood plain maps there is no floodplain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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 974-1876. At this time, site specific information is unavailable regarding other

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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.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 95%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations. The site is in the Gilleland 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%

Note: The most restrictive impervious cover limit applies.

Site Plan/Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

- The site is subject to compatibility standards. Along the East and North property lines, 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.

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- e. No parking or driveways are allowed within 25 feet of the property line.
- f. A landscape area at least 25 feet wide is required along 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.
- g. for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- h. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- i. Additional design regulations will be enforced at the time a site plan is submitted.

Stormwater 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 stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

Additional right-of-way may be required at the time of subdivision or site plan application.

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Century Street	50'	Unpaved	Local	No	No	No
Grand Street	50'	Unpaved	Local	No	No	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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.