

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2011-0148 (620 JMJ Zoning)

**Z.A.P. DATE:** December 6, 2011  
December 20, 2011  
January 17, 2012

**ADDRESS:** 14926 North FM 620 Road

**OWNER/APPLICANT:** 620 JMJ Ltd. (John Barizza)

**AGENT:** Cunningham-Allen, Inc. (Jana Rice)

**ZONING FROM:** DR

**TO:** CS

**AREA:** 1.454 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant CS-CO, General Commercial Services-Conditional Overlay Combining District, zoning. The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

12/06/11: Postponed to December 20, 2011 at the applicant's request (7-0); P. Seeger-1<sup>st</sup>, G. Bourgeois-2<sup>nd</sup>.

12/20/11: Postponed to January 17, 2012 at the applicant's request (5-0, C. Banks & J. Meeker-absent); P. Seeger-1<sup>st</sup>, G. Rojas-2<sup>nd</sup>.

### **DEPARTMENT COMMENTS:**

The property in question is currently developed with an office/warehouse building that houses a Construction Sales and Services business (Lakeline Fab, LLC Portable Welding). The applicant is requesting "CS" district zoning for this site to bring the existing use into conformance with City of Austin Land Development Code regulations.

The staff recommends CS-CO zoning at this location because this site meets the intent of the General Commercial Services district. The proposed zoning will provide uses that serve community and city-wide needs and are accessible from major traffic ways while not being located near residential environments. The proposed zoning will promote consistency and orderly planning because this site is located adjacent to CS-CO zoned property to the east and GR-CO zoned property to the west that also front onto North FM 620/SH 45 Road.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR	Construction Sales and Services (Lakeline Fab, LLC Portable Welding)
<i>North</i>	I-MF-2, County	Undeveloped
<i>South</i>	DR	Lakeline Fab, LLC Portable Welding
<i>East</i>	County	D&B Tree Co., Inc., Davis Signs, B-Remembered Monument Sales
<i>West</i>	GR-CO, County	Undeveloped

**AREA STUDY:** N/A**TIA:** Waived**WATERSHED:** Lake Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Monorail Project  
 Austin Northwest Association  
 Austin Parks Foundation  
 Davis Spring HOA  
 Davis Springs President  
 Homeless Neighborhood Association  
 League of Bicycling Voters  
 Sierra Club, Austin Regional Group  
 The Real Estate Council of Austin, Inc.

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2011-0097 (Round Rock ISD West Transportation Facility: 15000 North FM 620 Road)	DR to GR	10/04/11: Approved the staff's recommendation for GR-CO zoning, with a 2,000 vehicle trip limit per day, on consent (6-0), G. Bourgeois-1 <sup>st</sup> , P. Baldrige-2 <sup>nd</sup> .	11/03/11: Approved GR-CO on consent on all 3 readings (7-0)
C14-2008-0192 (Pearson Place South: 14608 N. FM 620 Road)	DR to GR	11/04/08: Approved staff's rec. of GR-CO zoning on consent, with a CO for a 2,000 vehicle trip limit per day (5-0, C. Hammond, R. Evans-absent)	12/11/08: Approved GR-CO zoning on consent (7-0); all 3 readings
C14-2008-0045 (St. Dominic de Savio: 9400)	Unzoned to GO-CO	4/01/08: Approved the staff's recommendation of GO-CO district zoning,	5/22/08: Approved the Zoning and Platting Commission's

Neenah Avenue)		with an additional condition that the site plan will come back to the Zoning and Platting Commission for approval (This condition would make Private Secondary Educational Facility a conditional use on the site, thereby, requiring a conditional use site plan on this property for this use to go before the Zoning and Platting Commission for approval.). Vote: (6-0, T. Rabago, J. Martinez-absent); K. Jackson-1 <sup>st</sup> , C. Hammond-2 <sup>nd</sup> .	recommendation, with the additional condition from Transportation that specifies a bicycle-pedestrian path that connects to the abutting subdivision to the north (7-0); 1 <sup>st</sup> reading  6/18/08: Approved GO-CO zoning by consent with an effective date of July 7, 2008 (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C814-04-0066 (Robinson Property: West Parmer Lane and North FM 620 Road)	Unzoned to PUD	6/15/04: Approved staff rec. for PUD zoning with conditions, including EV Board rec. (9-0)	6/17/11: Approved PUD zoning with conditions (7-0); all 3 readings
C814-99-0001.05 (Avery Ranch PUD Amendment #5)	To amend the PUD to rezone 14.694 acres of land from I-RR to PUD to be incorporated into Tracts III-G and III-H of the Avery Ranch Planned Unit Development (PUD) and to amend the Avery Ranch PUD Land Use Table to permit Village Center Residential (VCR) uses, Service Station use, Liquor Sales use (not to exceed 6,000 square feet and prohibiting Cocktail Lounge), and Mobile Home Residential use on Tract II-E of the PUD.	4/04/06: Approved staff's recommendation for PUD amendment by consent (7-0, T. Rabago, J. Pinnelli-absent); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	5/18/06: Approved PUD amendment by consent(7-0); all 3 readings

C814-99-0001.04 (Avery Ranch PUD Amendment #4)	PUD to PUD	9/06/05: Approved staff's recommendation of PUD zoning by consent (9-0)	
C814-99-0001.03 (Avery Ranch PUD Amendment #3)	PUD to PUD	9/21/04: Approved staff's recommendation of PUD amendment by consent (7- 0, K. Jackson-off dias, J. Gohil-absent)	5/12/05: Postponed indefinitely by the applicant (7-0)
C814-99-0001.02 (Avery Ranch PUD Amendment #2)	PUD to PUD	1/28/03: Approved staff's recommendation of PUD zoning (6-0, J. Martinez, K. Jackson-off dias)	2/27/03: Granted PUD zoning as rec. by the ZAP Commission on 1 <sup>st</sup> reading (6-0, Goodman- off dias)  4/24/03: Approved PUD (6-0, Garcia-off dias); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C814-99-0001.01 (Avery Ranch PUD Amendment #1)	PUD to PUD	6/18/02: Posponed to 7/16/02 by the applicant (8-0, A. Adams-absent)  7/16/02: Postponed to 7/30/02 by the staff for re-notification purposes (6-0, M. Casias/ D. Castaneda/ K. Jackson- absent)  7/30/02: Postponed to 9/10/02 by the applicant and neighborhood (6-0, V. Aldridge-absent)  9/10/02: Approved staff's recommendation for PUD zoning; by consent (6-0, D. Castaneda-absent)	10/10/02: Granted PUD on 1st reading (7-0)  1/30/03: Approved PUD amendment (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

**RELATED CASES:** C8-02-0350**ABUTTING STREETS:**

<u>Name</u>	<u>ROW</u>	<u>Pavement</u>	<u>Classification</u>	<u>ADT</u>
RM 620	Varies	2 @ 24'	Major Arterial	40,000

**CITY COUNCIL DATE:** January 12, 2012

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

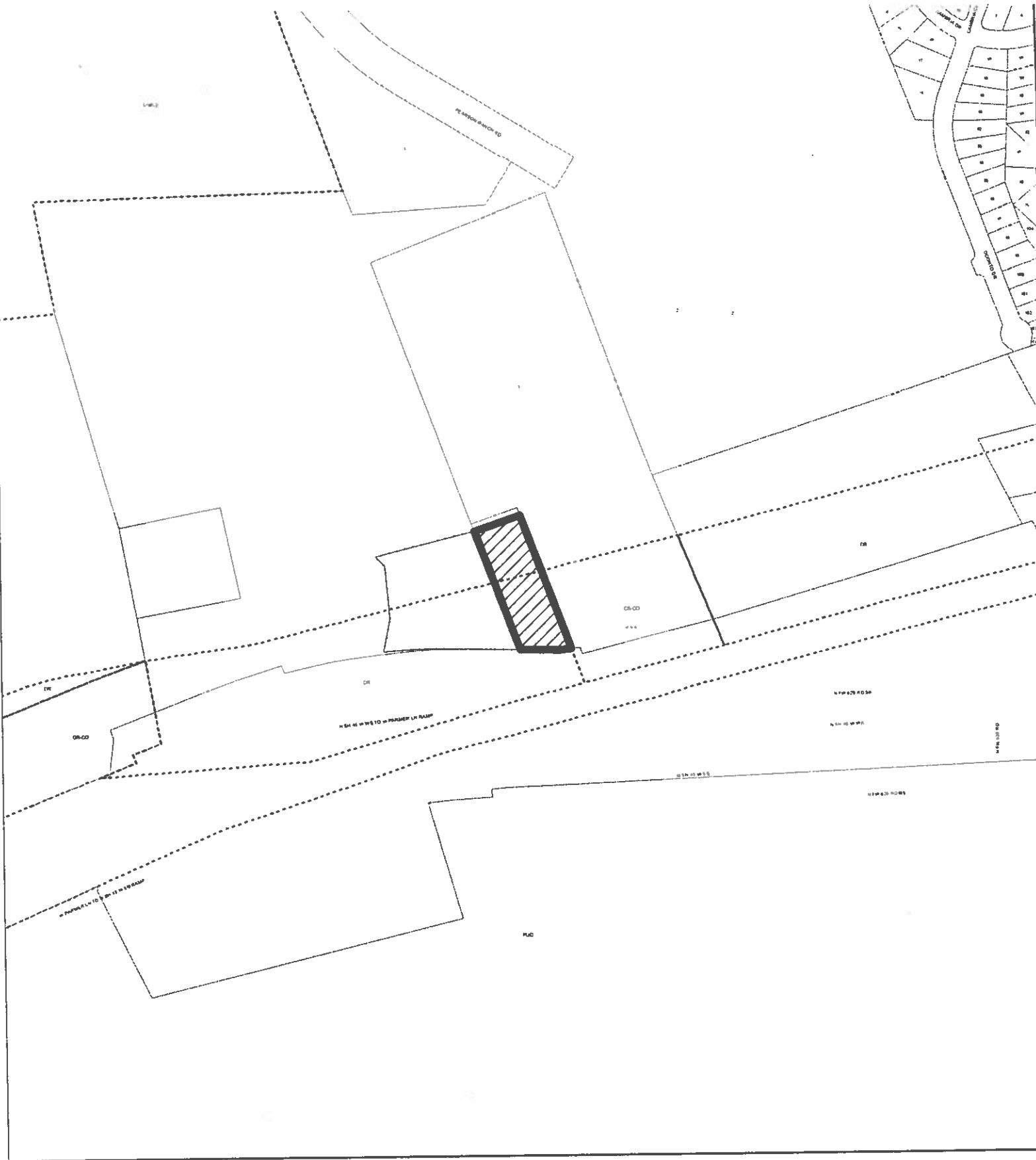
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

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



# ZONING

ZONING CASE#: C14-2011-0148



SUBJECT TRACT



PENDING CASE

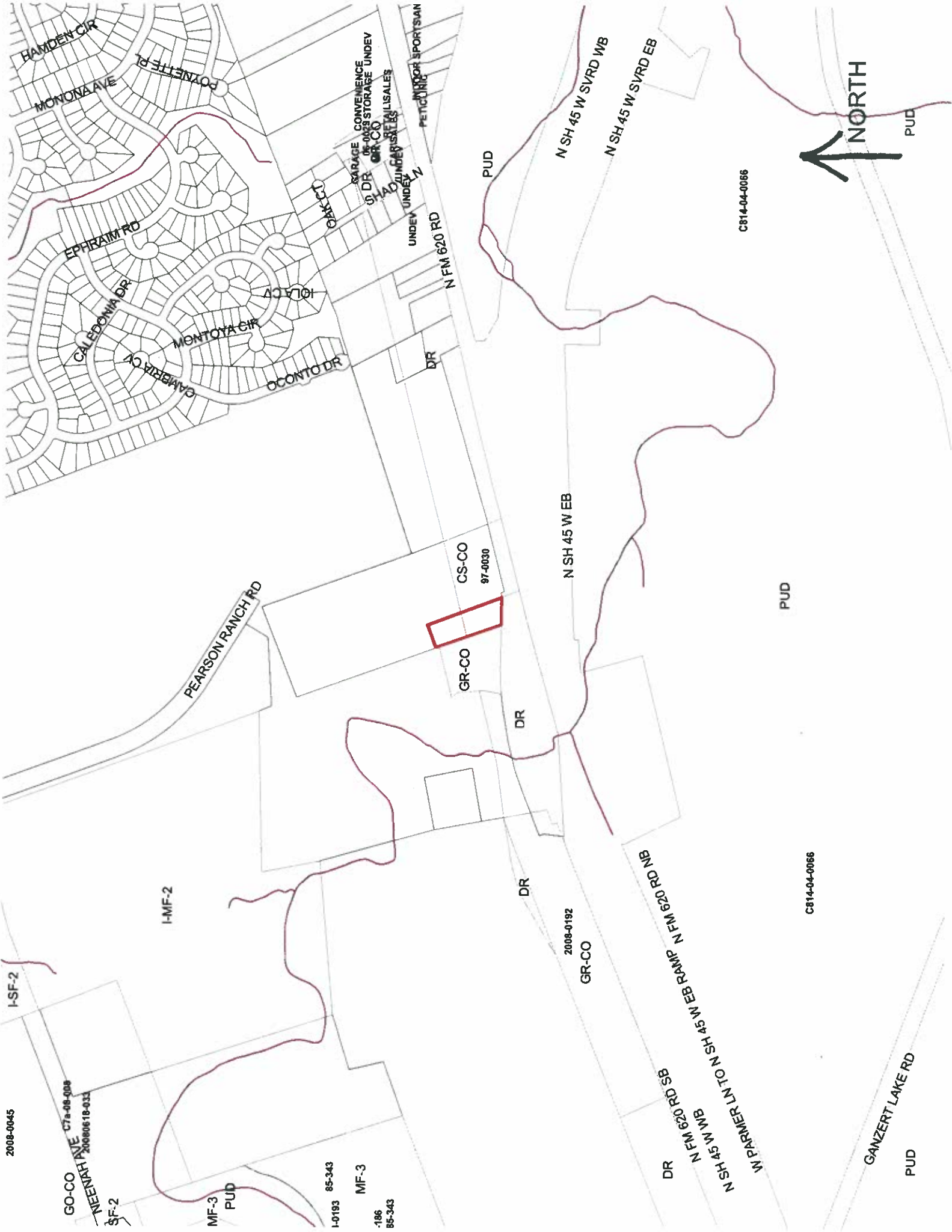


ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





2008-0045

I-SF-2

GO-CO  
NEENAH AVE C7a-08-008  
20080618-033

SF-2

I-MF-2

MF-3  
PUD

85-343  
I-0193

MF-3

-186  
85-343

GR-CO  
CS-CO  
97-0030

DR

DR

2008-0192  
GR-CO

N SH 45 W EB

PUD

N SH 45 W SVRD WB  
N SH 45 W SVRD EB

C814-04-0066

PUD

C814-04-0066

DR  
N FM 620 RD SB  
N FM 620 RD NB  
W PARKER LN TO N SH 45 W EB RAMP

N SH 45 W WB



PUD

GANZERT LAKE RD







## STAFF RECOMMENDATION

The staff's recommendation is to grant CS-CO, General Commercial Services-Conditional Overlay Combining District, zoning. The conditional overlay would limit the site to uses that generate no more 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.*

General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

The proposed change meets the purpose statement set forth in the Land Development Code. The property is located on and takes access to a major arterial roadway, North FM 620/SH 45 Road.

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

The proposed zoning will be consistent with the current zoning trends in the area as there is CS-CO zoned property to the east and GR-CO zoned property to the west that also front onto North FM 620/SH45. The Robinson Ranch PUD, located to the south across FM 620, also allows for commercial uses.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration is currently developed with an office/warehouse structure that contains a construction sales and services use (Lakeline Fab, LLC Portable Welding). The tracts of land to the north, south, and west are undeveloped. To the east, there is a plant nursery (D&B Tree Co., Inc.), a general retail sales-convenience use (Davis Signs), and a monument retail sales use (Remembered Monuments).

### 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.

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>% NSA with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

Note: The most restrictive impervious cover limit applies.

### **Environmental**

The site is located over the North Edwards Aquifer Recharge Zone. It is in the Desired Development Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to floodplain maps, there is a floodplain within or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

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 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.

### **Site Plan**

Any new development is subject to Subchapter E. Design Standards and Mixed Use.

Additional comments will be made when the 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**

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for RM 620. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for RM 620 according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].\*

\*The Transportation reviewer sent the zoning staff an e-mail on December 1, 2011, stating that he was revising his comments in light of new information provided by the applicant. Therefore, no additional right-of-way is needed at this time.

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 over the current land use [LDC, 25-6-117].

RM 620 is classified in the Bicycle Plan as Bike Route No. 401.

There is no Capital Metro bus service available along RM 620.

There are no existing sidewalks along RM 620.

Existing Street Characteristics:

<u>Name</u>	<u>ROW</u>	<u>Pavement</u>	<u>Classification</u>	<u>ADT</u>
RM 620	Varies	2 @ 24'	Major Arterial	40,000

**Water Quality**

The site currently does not have City of Austin water and wastewater utilities available to serve the lot, and it is assumed that a private well and On-Site Sewage Facility currently serve the site. 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. The water and wastewater utility plan 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.

Based on current public infrastructure configurations, it appears that service extension requests will be required to provide City of Austin water and wastewater service to this lot if a private well and On-Site Sewage Facility are not utilized. For more information pertaining to the Service Extension Request process and submittal requirements contact James Grabbs with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7<sup>th</sup> floor. Ph: 512-972-0207.