

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0158
Decker Lane West

Z.A.P. DATE: March 5, 2013

ADDRESS: 7311 Decker Lane

OWNER: SAFA Trading Establishment, Inc. (Adam Ahmad)

AGENT: Land Strategies, Inc. (Paul W. Linehan)

ZONING FROM: MF-3-CO, GR **TO:** CS **AREA:** 26.55 Acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant general commercial services-conditional overlay (CS-CO) combining district zoning. Staff recommends the property be limited to community commercial (GR) land uses, with the exception that the following CS land uses still be permitted: Agricultural Sales and Services, Campground, Convenience Storage, Equipment Repair Services, Food Preparation (not to exceed 5,000 square feet), Limited Warehousing and Distribution, Maintenance and Service Facilities, and Veterinary Services. Staff also recommends that vehicular trips be limited less than 2,000 per day.

ZONING & PLATTING COMMISSION RECOMMENDATION:

March 5, 2013: *RECOMMENDED TO GRANT CS-CO ZONING AS RECOMMENDED BY STAFF, WITH THE ADDITIONAL PROHIBITED LAND USE OF ADULT ORIENTED BUSINESS. (5-0-2) [ROJAS, MEEKER 2ND] SEEGER, COMPTON ABSENT.*

DEPARTMENT COMMENTS:

The subject property is located at the northeast corner of Decker Lane and Loyola Lane. The property is comprised of a 5 acre tract zoned community commercial (GR), which is located immediately at the Decker Lane/Loyola Lane intersection. Surrounding the GR tract is the remaining 21.55 tract which is zoned multifamily residence medium density-conditional overlay (MF-3-CO) combining district, for a total of 26.55 acres. The subject property is located near an edge of City of Austin full-purpose jurisdiction. The subject property is surrounded by properties within the City's full-purpose jurisdiction on all sides except to the east and southeast. These properties are in Travis County, and the City of Austin extraterritorial jurisdiction (ETJ).

Immediately north of the subject property is property used for the Travis County Exposition Center. The Center is located on a large tract that is zoned SF-3 over the majority of the area, with CS-1 zoning on the footprints for the Expo Center buildings. Immediately to the east is an unzoned (ETJ) as well as a P zoned tract further east. These two tracts are used for the Star of Texas Fair and Rodeo. Across Decker Lane to the southeast is an unzoned (ETJ) tract that is undeveloped, and due south is a Tract zoned GR-CO and CS-1-CO. The property is used as a convenience store and cocktail lounge, and the CS-1 zoning is located only on the cocktail lounge building. Across Loyola Lane and Decker Lane, to the southwest and west, are undeveloped properties that are zoned GR. Across Loyola Lane to the west and northwest, beyond a portion of the undeveloped GR land, are two areas zoned MF-2, developed with a mix of housing types. Please refer to Exhibits A (Zoning Map), and A-1 (Aerial View).

The Applicant proposes using the subject property as an accessory tract to the Star of Texas Fair and Rodeo. The Applicant is requesting general commercial services (CS) zoning for the subject property

because CS is the most restrictive zoning category that allows the land uses that would allow the Rodeo meet their future needs: Agricultural Sales and Services, Campground, Convenience Storage, Equipment Repair Services, Food Preparation (not to exceed 5,000 square feet), Limited Warehousing and Distribution, Maintenance and Service Facilities, and Veterinary Services. The Applicant is willing to prohibit other CS land uses beyond what is typically permitted in GR zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-3-CO, GR	Undeveloped
<i>North</i>	SF-3, CS-1	Civic (Travis County Exposition Center)
<i>South</i>	GR-CO, CS-1, County	Convenience Store, Cocktail Lounge, Undeveloped
<i>East</i>	County, P	Civic (Star of Texas Fair and Rodeo)
<i>West</i>	GR, GR-CO, MF-2	Undeveloped, Residential

AREA STUDY: N / A

TIA: N/A

WATERSHED: Elm Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Bluebonnet Hills Association
Imperial Valley Neighborhood Association
FRS Property Owners Association
Colony Park Neighborhood Association
Manor ISD Population and Survey Analysts
Austin Independent School District

SCHOOLS: *Manor ISD*

Oak Meadow Elementary School

Decker Middle School

Manor High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0124.SH	GR to MF-3	9-17-02: ZAP approved Staff rec. of MF-3-CO (7-0)- conditions included screening on north property line, <2,000 v.p.d. trip generation	10-10-02: Approved MF-3-CO (7-0); All 3 readings, subject to 400' pipeline setback
C14-03-0071	MF-3 to GR	5-13-03: ZAP approved Staff rec. of GR-CO (9-0)- conditions included no auto related uses, <2,000 v.p.d. trip generation	6-12-03: Approved GR-CO (6-0); All 3 readings
C14-04-0147	GR-CO to GR-CO (to add T.I.A)	11-16-04: ZAP approved Staff rec. of GR-CO (9-0)- condition include prohibition of Pawn shop services	12-16-04: Approved GR-CO (7-0); All 3 readings
C14-05-0153	GR-CO to CS-1	11-1-05: ZAP approved Staff rec. of GR-CO (9-0)- condition include prohibition	2-2-06: Approved CS-1-CO on consent (6-0)

		of Pawn shop services, <2,000 v.p.d. trip generation	
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RELATED CASES: The C14-02-0124.SH zoning case listed above (From GR to MF-3-CO) is located on the subject property. The conditional overlay regarding the pipeline setback is no longer necessary, due to changes in the LDC.

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Decker Lane	120	MAU 4	Arterial	No	Yes	Yes
Loyola Lane	120	MNR 2	Arterial	No	No	Yes

CITY COUNCIL DATE: March 21, 2013:

ACTION:

ORDINANCE READINGS:

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 974-2122

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant general commercial services-conditional overlay (CS-CO) combining district zoning. Staff recommends the property be limited to community commercial (GR) land uses, with the exception that the following CS land uses still be permitted: Agricultural Sales and Services, Campground, Convenience Storage, Equipment Repair Services, Food Preparation (not to exceed 5,000 square feet), Limited Warehousing and Distribution, Maintenance and Service Facilities, and Veterinary Services. Staff also recommends that vehicular trips be limited less than 2,000 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Staff's recommendation will allow the Star of Texas Fair and Rodeo to use the property in the future as an accessory area for uses associated with their events.

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

By limiting the broader range of CS land uses to a range much closer to GR, the subject tract will be a transition from the Rodeo and Exposition Center to the GR zoning and land uses in the area. The intersection of Decker Lane and Loyola Lane is surrounded on all four corners with GR, GR-CO, and CS-1-CO zoning, and the proposed conditional overlay will bring the subject property into alignment with these similar properties.

EXISTING CONDITIONS**Site Characteristics**

The subject property is currently undeveloped, and generally flat and featureless.

Impervious Cover

For this property, watershed regulations supersede zoning regulation regarding impervious cover. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Elm 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. See above for impervious cover information.

2. According to floodplain maps there is no floodplain within or adjacent to the project boundary.

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

4. 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.
5. 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.
6. 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.

Transportation

TR1. No additional right-of-way is needed at this time.

TR2. 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].

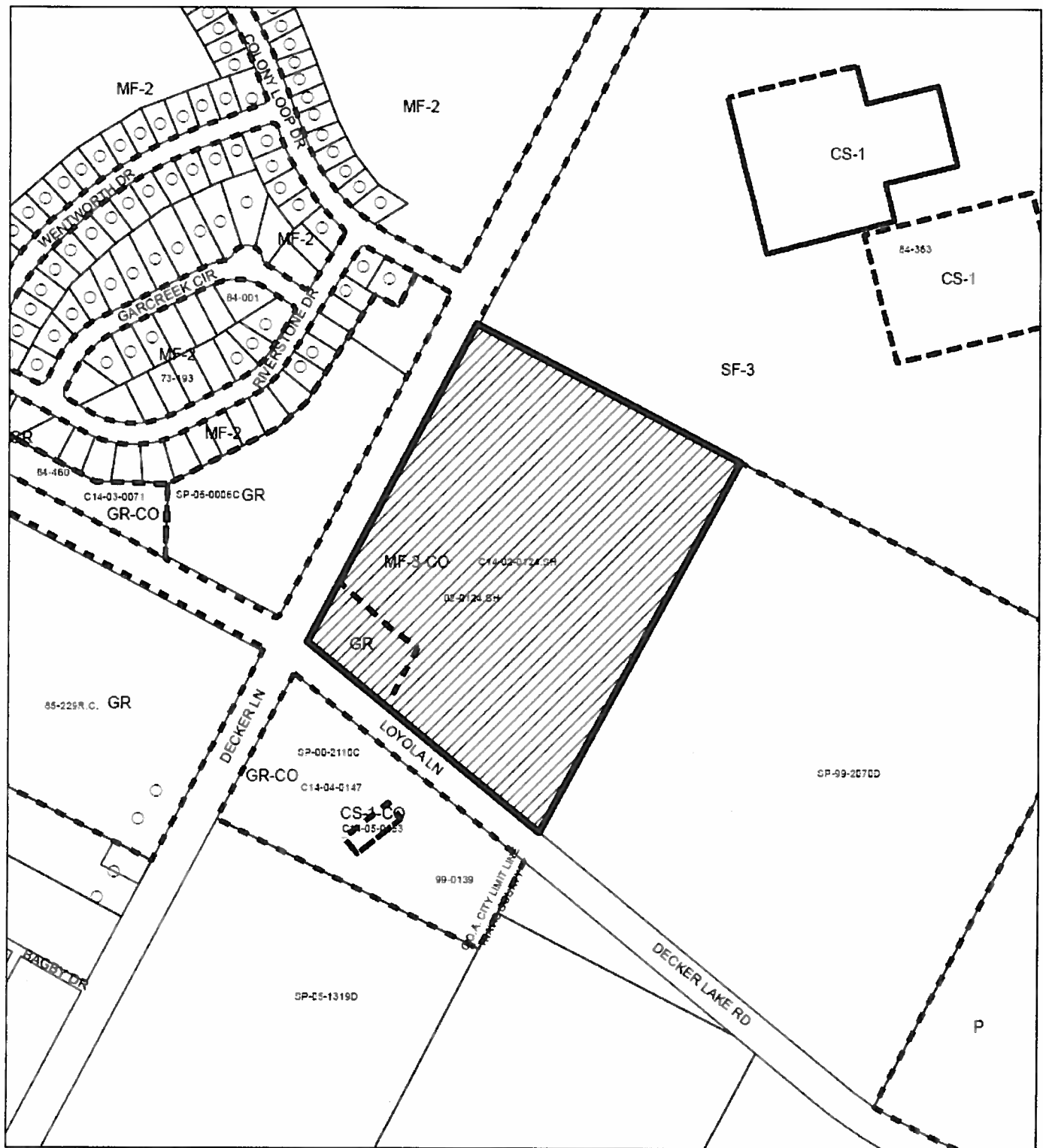
Comprehensive Planning

The Imagine Austin Comprehensive Plan (IACP) Growth Concept Map designates this portion of Decker Lane as 'Current Open Space'. The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses commercial development:

- LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
 - LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
 - LUT P22 Protect Austin's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space."
- Based on the property being located adjacent to an existing commercial and multi-family land uses, including the Travis County Expo Center; and the Imagine Austin policies referenced above, staff believes that the proposed commercial/office use is partially supported by the Imagine Austin Comprehensive Plan.

Water and Wastewater

FYI: The property is currently served with City of Austin water and wastewater utilities. If the property is redeveloped 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 proposed 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.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2012-0158

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.

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