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## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2013-0115 – 2415 SH 71 East  
Rezoning

**Z.A.P. DATE:** October 15, 2013

**ADDRESS:** 2415 East SH 71 Westbound

**OWNER:** Brydson Ramsey Ltd.  
(Tim Ramsey)

**AGENT:** Thrower Design (Ron Thrower)

**ZONING FROM:** I-RR    **TO:** CS    **AREA:** 1.377 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant general commercial services (CS-CO) combining district zoning. The Conditional Overlay limits development to 2,000 vehicle trips per day.

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

October 15, 2013:

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject platted lot has frontage on the westbound SH 71 service road, and contains a restaurant (limited), vacant commercial space and an automotive rentals use. It was annexed into the City in 2001 and zoned interim – rural residence (I-RR) district at that time. The property is within the Airport Overlay Zone – 2 which consists of the portions of the controlled compatible land use area that have a yearly day-night average sound level of at least 65 DNL decibels and not more than 70 DNL decibels. There is a convenience storage use and undeveloped property to the north (I-RR), a cocktail lounge, surface parking area, hotel-motel and office use to the east (CS-1-CO, GR-CO, GR-MU-CO, I-SF-2), and convenience storage, automotive repair and cocktail lounge to the west (I-RR). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant proposes to zone the property to the general commercial services (CS) district so that it may be redeveloped with commercial uses.

Staff recommends CS-CO district zoning with the CO limiting development to 2,000 vehicle trips per day. The property is no longer suited for residential uses, is located within the AO-2 zone, and commercial zoning is consistent with uses and zoning on properties that are adjacent to the SH 71 right-of-way.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	I-RR	Restaurant (limited); Vacant commercial space; Auto rentals
North	I-RR; CS-CO	Convenience storage; Undeveloped
South	East SH 71	Westbound service road and main lanes
East	CS-1-CO; GR-CO; GR-MU-CO; I-SF-2	Cocktail lounge; Surface parking area; Hotel-motel; Office
West	I-RR	Convenience storage; Auto repair; Cocktail lounge

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Colorado River

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** Yes

**NEIGHBORHOOD ORGANIZATIONS:**

- 511 – Austin Neighborhoods Council
- 774 – Del Valle Independent School District
- 1037 – Homeless Neighborhood Organization
- 1195 – Imperial Valley Neighborhood Association
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1228 – Sierra Club, Austin Regional Group
- 1236 – The Real Estate Council of Austin, Inc.
- 1340 – Austin Heritage Tree Foundation
- 627 – Onion Creek Homeowners Association
- 1005 – Elroy Neighborhood Association
- 1075 – Bike Austin
- 1224 – Austin Monorail Project
- 1258 – Del Valle Community Coalition
- 1363 – SEL Texas

**SCHOOLS:**

- Hillcrest Elementary School
- Dailey Middle School
- Del Valle High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0114 – 2439 SH 71 East Rezoning	I-SF-2 to CS	To be reviewed on October 15, 2013	Scheduled for November 7, 2013.
C14-02-0072 – 2463 SH 71 E	I-SF-2 to GR, CS-1	To Grant CS-CO for Tract 1, GR-CO for Tract 2, w/CO for 2,000 trips per day	Apvd. as Commission recommended (09-26-2002).
C14-00-2176 – Silverstone Inn Project – 2525 E SH 71	I-SF-2 to GR, as amended	To Grant CS-CO for Tract 1, GR-CO w/CO prohibiting pawn shops and adult-oriented uses, and	Apvd. GR-CO w/CO as Commission recommended (01-18-2001).

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		2,000 trips per day	
C14-00-2125 – “Club 71” Zoning – 2429-2433 E SH 71	I-SF-2 to CS for Tract 1 and CS-MU for Tract 2	To Grant CS-1-CO for footprint only and GR-CO for Tract 1 and GR-MU-CO for Tract 2, w/CO for 2,000 trips per day	Apvd. CS-1-CO and GR-CO for Tract 1 and GR-MU-CO as Commission recommended (10-26-2000).
C14-98-0252 – Bergstrom Center – 2031 E SH 71	I-RR to CS	To Grant CS-CO	Apvd. CS-CO w/CO prohibiting adult-oriented uses, construction sales and services, and pawn shops, and limit to 2,000 trips (03-11-1999).

**RELATED CASES:**

The property was annexed into the full-purpose City limits on September 6, 2001 (C7a-01-002 – Ordinance No. 010830-64).

The zoning area is platted as Lot 1 of the Ramsey-Reed Addition, recorded in July 1974 (C8s-74-134). Please refer to Exhibit B.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Daily Traffic
State Highway 71	285 feet	134 feet	Freeway 6-Lanes (FWY 6)	81,000 (2011)

There are no sidewalks along State Highway 71.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows: State Highway 71 serves route no. 361 with an existing Shared Lane and recommended Wide Curb. The Plan also recommends an off-road multi-use path that will run near the State Highway 71 alignment and extend from Riverside Drive to Ross Road.

Eric Dusza in the Neighborhood Connectivity Division may have additional comments regarding multi-modal mobility enhancements and facilities.

Capital Metro bus service (route nos. 271 and 350) is available along State Highway 71.

**CITY COUNCIL DATE:** November 7, 2013      **ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

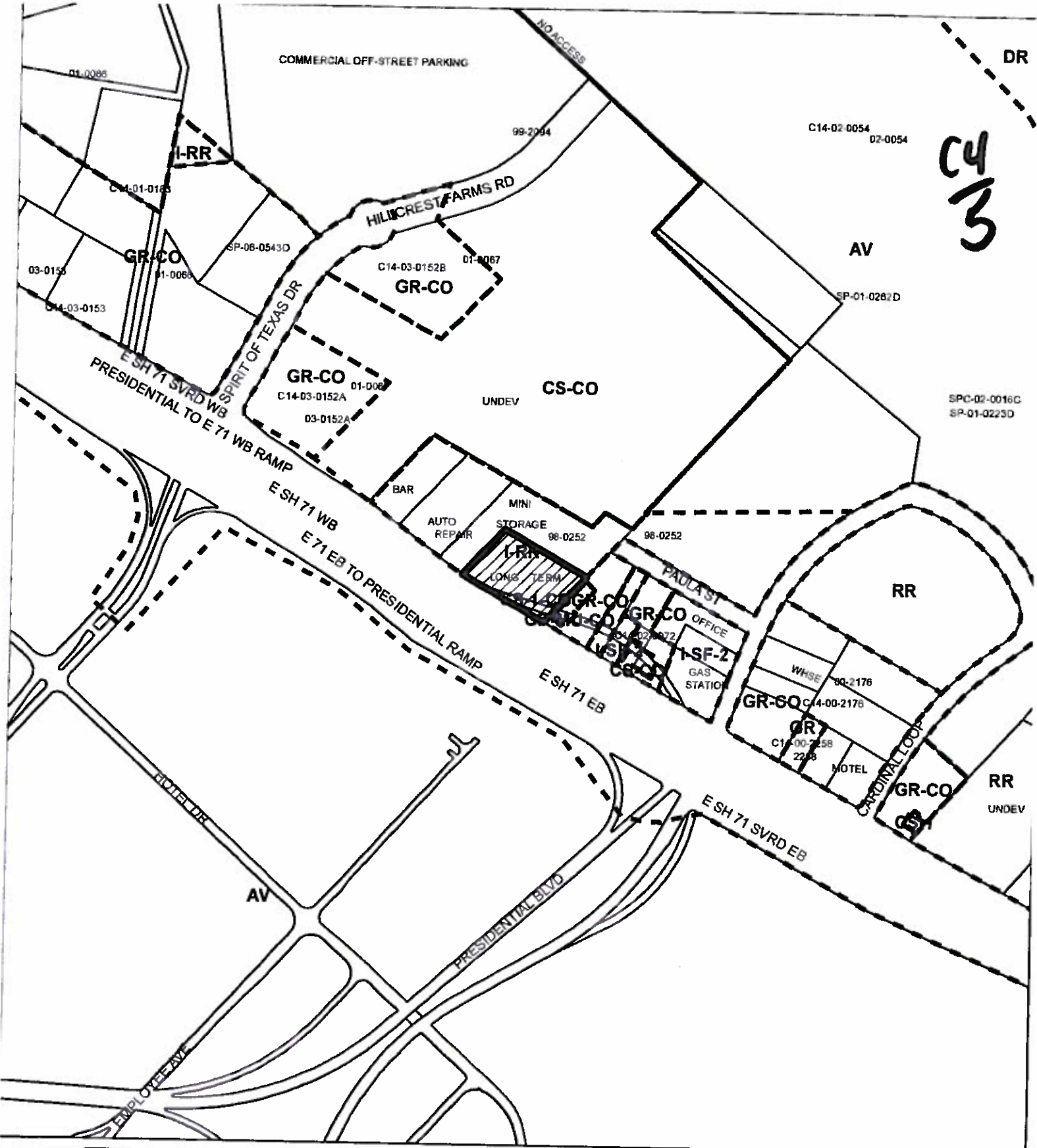
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

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 974-7719

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
CASE#: C14-2013-0115

*EXHIBIT A*

1" = 400'

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.



GR-CO

GR-CO

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UNDEV

CS-CO

AV

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2355

2363

2381

2381

2401

2415

2403

98-0252

98-0252

I-RP

STORAGE

AUTO

REPAIR

LONG

TERM

PARKING

GR-CO

PAULA ST

GR-MU-CO

GR-CO

CS-1-CO

I-SF-2

I-SF-2

CS-CO

E 71 EB TO  
PRESIDENTIAL  
RAMP

PRESIDENTIAL  
TO E 71

E SH 71 WB

E SH 71 WB

E SH 71 EB

E SH 71 SVRD EB

AV

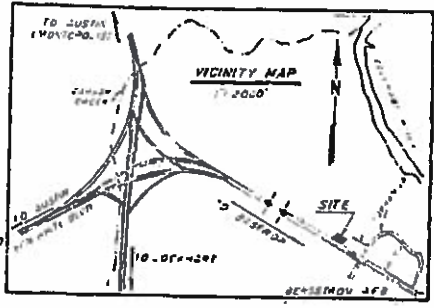
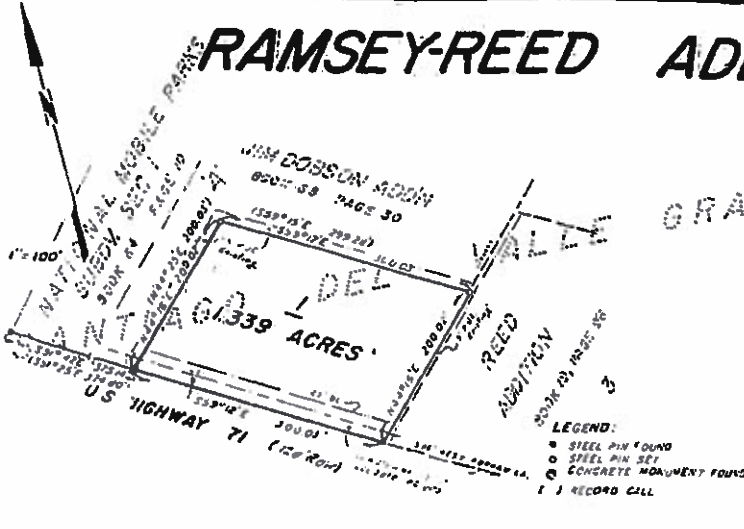
EXHIBIT A

↑ NORTH



# RAMSEY-REED ADDITION

CY/A



THE STATE OF TEXAS )  
 COUNTY OF TRAVIS )  
 KNOW ALL MEN BY THESE PRESENTS: That I, F. M. Reed, owner of one-half (1/2) undivided interest in a certain tract of land out of the Santa Fe and Miller Tracts, Patent # 1, Vol. # 29, Abstract # 29 all in Travis County, Texas, being the same tract of land conveyed to me by Henry L. Peterson by deed recorded in Vol. 280 at Page 403 of the deed records of Travis County, Texas and that I, Raymond Ramsey, Jr., owner of the remaining one-half (1/2) undivided interest in said 1/2 tract conveyed to me by F. M. Reed by deed recorded in Vol. 280 at Page 409 of the deed records of Travis County, Texas do hereby adopt this plat as our subdivision to be known as RAMSEY - REED ADDITION subject to any covenants or restrictions heretofore granted and do hereby dedicate to the public, use of the streets and easements shown hereon.

WITNESS OUR HANDS this 21st day of June, A. D. 1974  
 F. M. Reed  
 Raymond Ramsey, Jr.

THE STATE OF TEXAS )  
 COUNTY OF TRAVIS )  
 Before me, the undersigned authority on this day personally appeared F. M. Reed and Raymond Ramsey, Jr., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE this 21st day of June, A. D. 1974  
 Notary Public in and for Travis County, Texas

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares or in connection therewith shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas and the Commissioners Court assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat or of constructing bridges and culverts in connection therewith.

BE IT RESOLVED by the Commissioners Court of Travis County, Texas: That the acceptance for maintenance by Travis County, Texas of the roads or streets in real-estate subdivisions does not obligate the County to install street marking signs, as this is considered to be a part of the developer's construction but that existing signs for traffic control, such as for speed limits and Stop and Yield signs, shall remain the responsibility of the County.

APPROVED FOR ACCEPTANCE on the 25th day of June, A. D. 1974  
 By: Richard B. Lillie, Director of Planning  
 ACCEPTED AND AUTHORIZED FOR FILING BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS on the 25th day of JUNE, A. D. 1974

Jean Allan Mather  
 Secretary  
 C. W. Keithup  
 Chairman

FILED FOR RECORD on the 3rd day of July, A. D. 1974, at 11:15 a.m.  
 DORIS SHROPSHIRE, COUNTY CLERK, TRAVIS COUNTY, TEXAS  
 By: Mike Kilgore, Deputy

THE STATE OF TEXAS )  
 COUNTY OF TRAVIS )  
 I, Doris Shropshire, County Clerk, Travis County, Texas, do hereby certify that on the 3rd day of July, A. D. 1974 the Commissioners Court of Travis County, Texas passed an order authorizing the filing for record of this plat, and that said order was duly entered in the minutes of said court in Book 2, Page 400.  
 WITNESS MY HAND AND SEAL OF OFFICE this 3rd day of July, A. D. 1974  
 DORIS SHROPSHIRE, COUNTY CLERK, TRAVIS COUNTY, TEXAS  
 By: Mike Kilgore, Deputy

THE 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 foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the 3rd day of July, A. D. 1974 at 11:15 a.m. in the Plat Records of said County in Book 69, Page 69 and recorded at 11:15 a.m. in the Plat Records of said County in Book 69, Page 69.  
 DORIS SHROPSHIRE, COUNTY CLERK, TRAVIS COUNTY, TEXAS  
 By: Mike Kilgore, Deputy  
 This is to certify that Austin City Code Chapter 23, 27 of 1964 has been complied with.  
 Searched by: Charles Raines  
 Char. Raines, Jr., Registered Professional Engineer  
 Date: 05-14-1974

EXHIBIT B  
 RECORDED  
 PLAT

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1/8**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant general commercial services (CS-CO) combining district zoning. The Conditional Overlay limits development to 2,000 vehicle trips per day.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

CS, General Commercial Services, zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments.

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

Staff recommends CS-CO district zoning with the CO limiting development to 2,000 vehicle trips per day. The property is no longer suited for residential uses, is located within the AO-2 zone, and commercial zoning is consistent with uses and zoning on properties that are adjacent to the SH 71 right-of-way.

**EXISTING CONDITIONS****Site Characteristics**

The subject property is developed with a restaurant and automotive repair business. The site is flat and there appear to be no significant topographical constraints on the site.

**Impervious Cover**

The maximum impervious cover allowed by the CS zoning district is 80%, based on the more restrictive *watershed* regulations.

**Comprehensive Planning**

This zoning case is located on the north side of Bastrop Highway/SH 71. The property is approximately 0.15 acres in size and contains a small office building, which is not located within the boundaries of an area with an adopted neighborhood plan. Surrounding land uses includes a small motel to the north and west, a Mexican restaurant and pawn shop to the east, and Bastrop Hwy/SH 71 to the south, and is located close to the Austin Bergstrom International Airport. The proposed use is general commercial.

As this case is small in scope, it is not at a level of review that can be considered by Imagine Austin which is broad in scope. Thus, when looking through the lens of Imagine Austin, this case is neutral.



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/ 9**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 Colorado River 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%

According to floodplain 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.

No trees are located on this property. 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.

**Transportation**

For information: the Texas Department of Transportation has indicated a long-term need for up to 400 feet of right-of-way for State Highway 71 [AMATP].

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].

**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. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

#### **Site Plan and Compatibility Standards**

This site is within the Airport Overlay Zone AO- 2. Limits of this overlay will need to be shown on the site plan. A note will also be required on a site plan.

"This property is within the Airport Overlay Zone AO-2. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new structures." For more information, contact Joe Medici, Airport Planner, 512-530-6563. Provide approval from ABIA.

The site is located on a Scenic Roadway, Highway 71, and will be required to comply with sign regulations [LDC 25-10-6].

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.