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## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2014-0027 (ACE Discount Glass)

**Z.A.P. DATE:** May 6, 2014

**ADDRESS:** 6308 Spicewood Springs Road

**APPLICANT/OWNER:** ACE Discount Glass, Inc., ACE Auto Salvage (Roy Cavanaugh)

**AGENT:** Garrett-Ihnen Civil Engineers (Steve Ihnen)

**ZONING FROM:** 1-RR

**TO:** Tract 1: CS-MU

Tract 2: CR

**AREA:** 2.5189 acres (109,724 sq. ft.)

2.5574 acres (111,402 sq. ft.)

Total: 5.0764 acres (221,126 sq. ft.)

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant SF-6-CO, Townhouse & Condominium Residence-Conditional Overlay District, zoning. The conditional overlay will limit development on the site to less than 2,000 vehicle trips per day.

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

### **DEPARTMENT COMMENTS:**

The property in question is an automotive salvage yard/vehicle storage business that is located along Spicewood Springs Road at Yaupon Drive. These tracts of land were annexed by the City of Austin on December 12, 2013 through case C7a-2013-0001. Prior to annexation, the applicant received a Site Plan Permit-Drinking Water Protection Zone for this property that permits a convenience storage use and a kennel use on the site. The site plan permit case number is SP-2012-0238D and it expires on June 26, 2016 (Please see Attachment A). In this rezoning request, the applicant is asking for CS-MU, General Commercial-Mixed Use Combining District, zoning for Tract 1 and CR, Community Recreation District, zoning for Tract 2. The agent for this case has stated that the applicant is requesting CR zoning because he would like to have a recreational vehicle and boat storage use on Tract 2.

The staff is recommending SF-6-CO, Townhouse & Condominium Residence-Conditional Overlay District, zoning for this property because this tract of land is surrounded by residential uses/residential zoning to the north, south, east and west. This site is environmentally sensitive due to its proximity to Bull Creek, which runs along the western boundary of the property, and would be difficult to redevelop under current watershed regulations (Please see Aerial showing floodplain area). The proposed SF-6 zoning will permit the applicant to redevelop this property with high density single-family residential uses while providing for a transition in density from Spicewood Springs Road to the existing single-family residential homes to the north. The Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family uses in areas that have topographical developmental constraints.

The applicant does not agree with the staff's recommendation for this case.

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**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Auto Salvage Yard (Signs say Ace Discount Glass, Ace Auto Salvage)
<i>North</i>	I-SF-2	Single-Family Residential Houses (The Arbor at Great Hills)
<i>South</i>	RR, DR	Single-Family Residence
<i>East</i>	SF-2, SF-2-CO	Single-Family Residences (The Arbor at Great Hills)
<i>West</i>	I-RR, DR	Bull Creek, Undeveloped Area, Single-Family Residences

**AREA STUDY:** N/A

**TIA:** Waived

**WATERSHED:** Bull Creek

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Independent School District  
 Austin Monorail Project  
 Bike Austin  
 Lakewood Homeowners Association  
 Long Canyon Homeowners Association  
 Long Canyon Phase II & LLL Homeowners Association Inc.  
 North Oaks Neighborhood Association  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 Super Duper Neighborhood Objectors and Appealers Organization  
 2222 Coalition of Neighborhood Associations, Inc.  
 Yaupon Bluffs Community Association

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C814-06-0054 (Prominent Pointe II PUD: 5401, 5405, 5505 Bluffstone Lane; 8310 N. Capital of Texas Highway; Bluffstone at Bluegrass Drive)	I-RR, SF-2-CO, LO, GR, PUD to PUD	6/20/06: Approved staff recommendation of PUD zoning by consent (7-0, S. Hale, J. Gohil-absent); J. Martinez-1 <sup>st</sup> , M. Hawthorne-2 <sup>nd</sup> .	7/27/06: Approved PUD zoning by consent, with the following conditions: 1) Parking requirements are temporarily adjusted to the extent necessary during demolition of the existing surface parking and construction of the parking garage to allow continued occupancy of the existing building; 2) Requirements for construction sequencing are temporarily adjusted to allow construction of the parking

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			<p>garage and utilities to utilize the existing pond and allow construction of the new pond to occur after the garage utilities are completed (7-0); 1<sup>st</sup> reading</p> <p>8/09/06: Approved 2<sup>nd</sup>/3<sup>rd</sup> readings for planned unit development (PUD) district zoning, including the following language in the Restrictive Covenant: Restrictive Covenant Language, Page 2, Number 8 will read, "Requirements for construction sequencing are temporarily modified to allow construction of the building, parking garage and utilities to utilize the existing pond and additional erosion and sedimentation controls to allow the construction of the new pond to occur after the garage and utilities are completed." Vote: (7-0); B. McCracken-1<sup>st</sup>, B. Dunkerley-2<sup>nd</sup>.</p>
C814-01-0096 (Bluffstone PUD: 5401, 5405 and 5505 Bluffstone Drive)	GR, LR to PUD	12/04/01: Approved staff's recommendation of PUD zoning by consent (8-0, M. Casias-absent)	1/17/02: Approved PUD on 3 readings (6-0, Wynn out of room)
C14-97-0100	SF-2 to GR	9/16/97: Approved GR-CO allowing only certain uses (7-0)	<p>10/23/97: Approved GR-CO &amp; RR for floodplain w/conditions (7-0), subject to 25% maximum impervious cover; 1<sup>st</sup> reading</p> <p>1/15/98: Approved GR-CO &amp; RR w/ conditions (7-0); 2<sup>nd</sup>/3<sup>rd</sup> readings</p>
C14-97-0098	SF-6 to SF-2	9/16/97: Approved staff rec. of SF-2 (7-0)	<p>10/23/97: Approved SF-2-CO w/ conditions (7-0), subject to 25% maximum impervious cover; 1<sup>st</sup> reading</p> <p>1/15/98: Approved SF-2-CO w/conditions (7-0); 2<sup>nd</sup>/3<sup>rd</sup> readings</p>

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C14r-86-193	LO to GR	9/23/86: Approved GR zoning subject to conditions (8-0)	10/08/86: Approved GR subject to conditions (6-0); all 3 readings
C14r-86-045	TR1: SF-2, DR to LR TR2: SF-2, DR to GR	7/01/86: Approved LR (TR1) and GR (TR2). subject to conditions (9-0)	8/28/86: Approved LR, GR (6-0); 1 <sup>st</sup> reading  1/15/87: Approved LR and GR; 2 <sup>nd</sup> / 3 <sup>rd</sup> readings
C14r-86-044	SF-2, DR to LO	7/01/86: Approved LO (7-2)	10/30/86: Approved LO

**RELATED CASES:** C7a-2013-0001 (Annexation Case)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Spicewood Springs Road	100'	22'	Collector	No	Yes (route 7)	No

**CITY COUNCIL DATE:** June 12, 2014

**ACTION:**

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

2<sup>nd</sup>

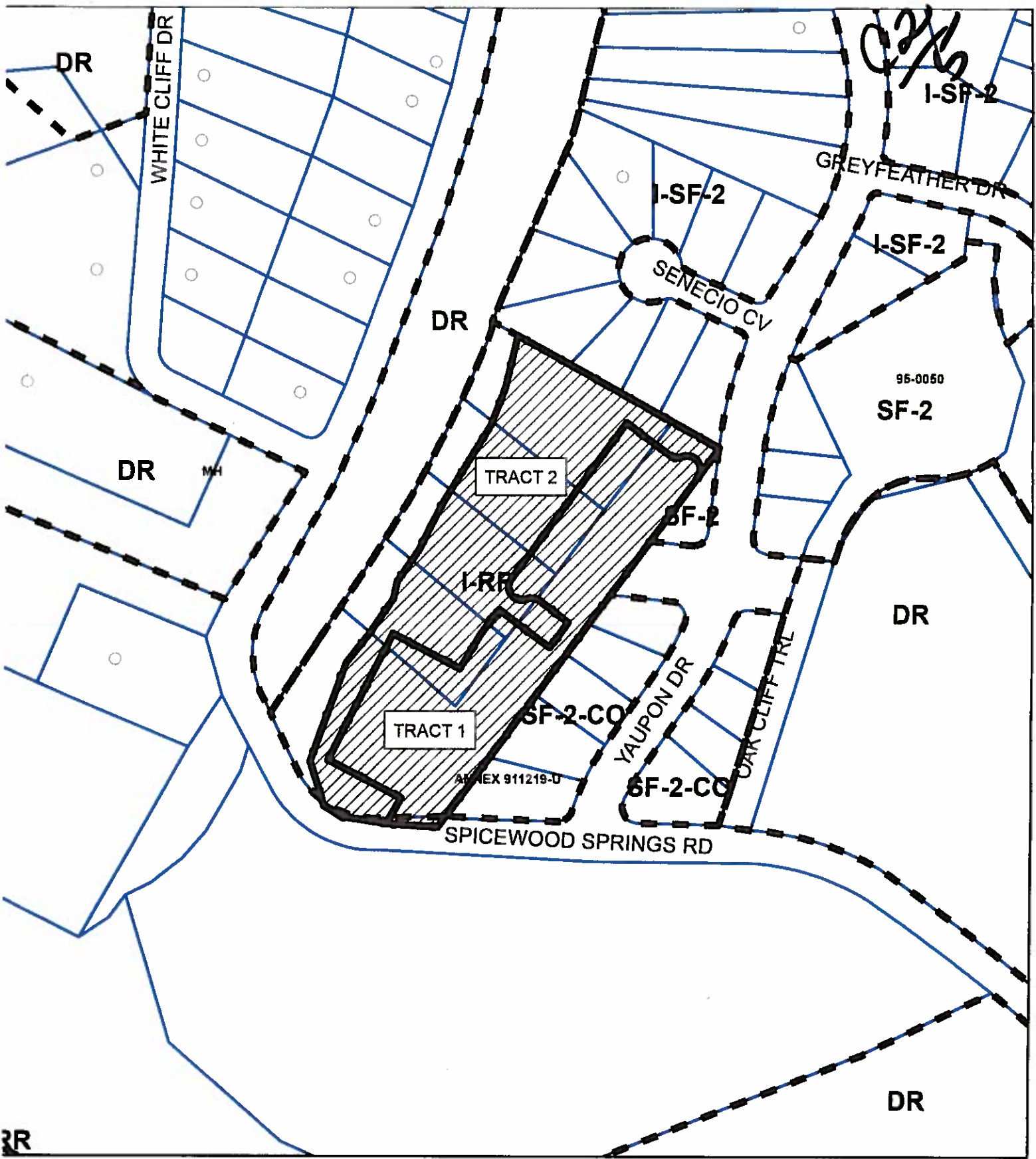
3<sup>rd</sup>


**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis


**PHONE:** 974-3057

[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)







N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

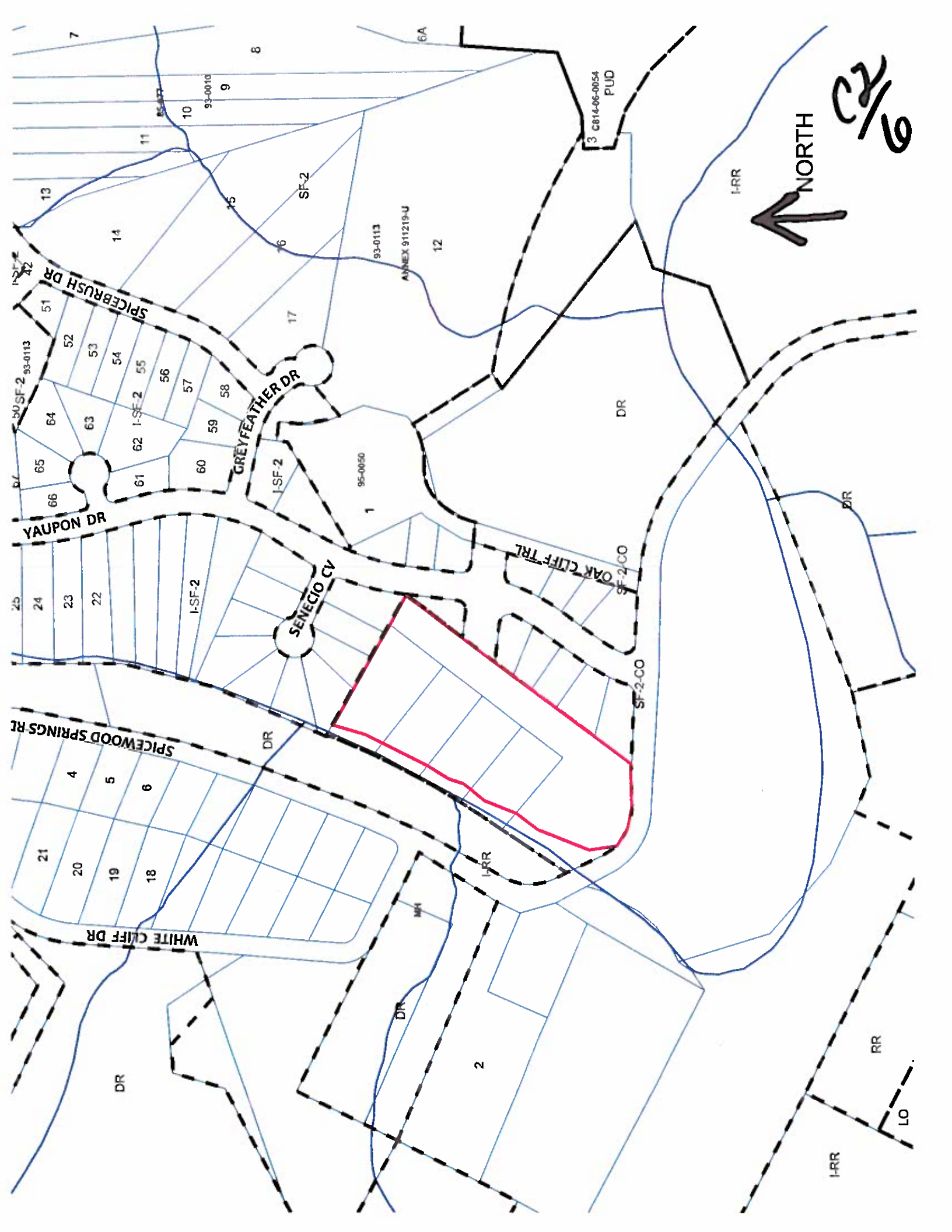
**ZONING**  
CASE#: C14-2014-0027

1" = 200'

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.









NORTH

DR

OAK CLIFF TRL

YAUAPON DR

SP-2-CO

SPICEWOOD SPRINGS RD

WHITE CLIFF DR

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## STAFF RECOMMENDATION

The staff's recommendation is to grant SF-6-CO, Townhouse & Condominium Residence-Conditional Overlay District, zoning. The conditional overlay will limit development on the site to less than 2,000 vehicle trips per day.

## BASIS FOR RECOMMENDATION

- 1) *The recommended zoning should be consistent with the purpose statement of the district sought.*

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

The recommended zoning classification will allow for residential land use diversification while encouraging a transition of land uses to the established neighborhood. The property in question has access to Spicewood Springs Road, a local collector roadway.

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

The proposed zoning is consistent with development in this area as there are other properties in the immediate vicinity that are zoned for residential development at various densities. There are existing single-family residential uses to the north and south of this site and the lots directly to the east of this site, on both sides of Yaupon Drive, are zoned SF-2 or SF-2-CO for residential development.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration consists of an approximately 6 acre area that fronts onto Spicewood Springs Road. The property is currently contains an automotive salvage yard/ vehicle storage use. The lots to the north and south of this site are developed with single-family residential uses.

### Comprehensive Planning

IRR to CS-MU, CR-MU

This zoning case is situated on a 5.07 acre property that contains a glass business, and is located on the north side of Spicewood Springs Road. This case is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes an auto storage yard the north, vacant land to the south, single family houses to the east on Yaupon Drive, and vacant land to the west. The developer wants to zone their property to reflect the existing commercial use on the property.



CP/a

### Imagine Austin

The property is not located along an Activity Corridor or within an Activity Center as per the Imagine Austin Growth Concept Map. As this case is small in scope, it is not at a level of review that can be considered by Imagine Austin. Thus, when looking through the lens of Imagine Austin, this case is neutral.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone; but it is located within 1500 feet of the Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within 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.

Numerous 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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

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

### Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 95% and in the CR zoning district would be 60%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under the 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>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

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### **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.

There is an approved site plan for this property, Spicewood Springs Storage and Dog Kennel, SP-2012-0238D, which provides for the redevelopment of the site into a climate controlled storage facility and dog kennel. Any increase in impervious or land use will require the submittal of a new site plan application.

The site is subject to compatibility standards. Along the east property line, 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.

- No parking or driveways are allowed within 25 feet of 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.

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**

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. [LDC, 25-6-117]

Capital Metro bus service is not available within 1/4 mile of this property.

There are no sidewalks along Spicewood Springs Road.

The 2008 Bicycle Plan Update identifies Spicewood Springs Road serving route no. 7 with an existing Shared Lane and recommended Bike Lane.

Eric Dusza with the Neighborhood Connectivity Division has the following additional comments regarding multi-mobility enhancements and facilities:

Per Land Use and Transportation Policies – LUT P3 and LUT P23 of the Imagine Austin Comprehensive Plan, NCD recommends that at the time of site plan, the applicant

provide access to the proposed Bull Creek Greenway multi-use path, Route 901 of the City of Austin, 2009 Bicycle Plan Update.

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Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Spicewood Springs Road	100'	22'	Collector	No	Yes (route 7)	No

**Water and Wastewater**

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. City wastewater service is not currently to the tract. 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. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.





**CITY OF AUSTIN**  
One Texas Center-505 Barton Springs Road  
Site Plan Permit-Drinking Water Protection Zone

Attachment A  
C2/K2

Application Date: 07/20/2012

Site Plan Expiration Date: 6-26-2016

Permit No.: SP-2012-0238D

Project Name (or description): Spicewood Springs Storage and Dog Kennel

Address or Location Description: 6308 Spicewood Springs Rd

Watershed: Bull Creek

Owner of Property: Ace Discount Glass (Roy Cavanaugh) (512) 345-3105

Address: 6308 Spicewood Springs Rd Austin, TX 78759

Owner's Representative: Garrett-Ihnen Civil Engineers (Steve Ihnen P.E.) (512) 454-2400

Address: 12007 Technology Blvd., Suite 150, Austin, TX 78727

Legal Description: 5.92 Acres of land out of the Joseph Scott Survey, as evidenced in volume 1640, page 20 of the Travis County Deed Records (C8I-05-0058)

**PERMIT IS HEREBY ISSUED FOR:**

The redevelopment of a portion of a salvage yard for the construction of a climate controlled storage facility and dog kennel with associated improvements on 5.92 acres (1.80 acres limits of construction).

The project is located within the Bull Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's 2-Mile Extra Territorial jurisdiction.

**CONDITIONS OF PERMIT**

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

**ENGINEER'S CERTIFICATION:** Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

Signature of Applicant

For

Owner

Date

Permit Approved by City of Austin

Date

SCANNED

Sherri Sirwaitis, Case Manger  
City of Austin  
Watershed Protection  
P.O. Box 810  
Austin, Texas 78705

April 28, 2014

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Re: C14-2014-0027

Dear Sherri,

On behalf of the owner's ACE Discount Glass, Inc., we respectfully request a postponement from the scheduled Zoning and Platting hearing date of May 6<sup>th</sup>. The May dates are in conflict with previously scheduled commitments. Please schedule this case for the June 17, 2014 Zoning and Platting agenda.

Please let me know if you have any questions or need any additional information to process this request. Your time and consideration are greatly appreciated.

Sincerely,



Norma Raven Divine  
Garrett Ihnen Civil Engineers