

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2015-0046 (Route Serv .93 )

**Z.A.P. DATE:** May 19, 2015  
June 2, 2015

**ADDRESS:** 15701 North Interstate-35 Service Road North Bound

**DISTRICT AREA:** 7

**OWNER/APPLICANT:** Route Serv, LLC (Mitchell D. Savrick)

**AGENT:** Jim Bennett Consulting (Jim Bennet)

**ZONING FROM:** SF-2

**TO:** CS

**AREA:** 0.9330 acres

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant CS (General Commercial Services) zoning district.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

5/19/15: Meeting cancelled due to posting error.

6/02/15: Approved staff's recommendation of CS zoning on consent (6-0); G. Rojas-1<sup>st</sup>, S. Compton-2<sup>nd</sup>.

**DEPARTMENT COMMENTS:**

The property in question is an undeveloped lot with a billboard sign at the northwestern corner. The applicant is requesting a rezoning to develop commercial uses on the site. The staff recommends CS, General Commercial Services District, zoning for the property because it is located on a major arterial roadway and meets the purpose statement for the CS district. The site is adjacent to existing commercial and industrial uses to the north and south. There is CS-CO zoning to the south and LI zoning to the east of the property.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2	Undeveloped, Billboard
<i>North</i>	County	Equipment Sales (Equipment Depot)
<i>South</i>	CS	Warehouse/Construction Sales and Services Use (Custom Sheet Metal Inc.)
<i>East</i>	LI	Mobile Homes, Warehouse/Construction Sales and Services Use (IPE Decking Austin)
<i>West</i>	County	Interstate Highway-35, Outdoor Play Equipment (Homeplace Structures), Home Sales (United Built Homes)

**AREA STUDY:** N/A

**TIA:** Not Required

**WATERSHED:** Gilleland Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
Austin Northwest Association  
Pflugerville Independent School District  
Sierra Club, Austin Regional Group  
The Real Estate Council of Austin, Inc.  
Wells Branch Neighborhood Association

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0130 (IH-35 Property: 15527 N. Interstate-35 Service Road North Bound)	SF-2 to CS	9/07/10: Approved the staff's recommendation of CS-CO zoning on consent, with additional conditions to prohibit Adult Oriented Businesses, Pawn Shop Services, and Auto Related Uses (7-0); G. Bourgeois-1 <sup>st</sup> , T. Rabago-2 <sup>nd</sup> .	10/14/10: Approved CS-CO zoning on all 3 readings on consent (7-0); Spelman-1 <sup>st</sup> , Morrison-2 <sup>nd</sup> .
C14-2007-0017 (CSMI: 15639 North IH-35 Service Road Northbound)	SF-2 to CS	5/01/07: Approved CS-CO district zoning with additional conditions to prohibit Adult Oriented Businesses, Pawn Shops and Commercial Blood Plasma Center uses (8-0, J. Martinez-absent); K. Jackson-1 <sup>st</sup> , C. Hammond-2 <sup>nd</sup> .	6/07/07: Approved CS-CO district zoning by consent (7-0); all 3 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-feet of right-of-way from the existing centerline of IH 35 (8-0, K. Jackson-absent); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	3/10/05: Approved CS-CO on all 3 readings
C14-03-0159	SF-2 to LI	11/18/03: Approved the staff's alternate rec. of LI-CO, with an additional condition prohibiting Adult Oriented Businesses (9-0)	1/8/04: Granted LI-CO (7-0); all 3 readings

C14-03-0101	I-RR to CS	8/12/03: Approved staff's alternate recommendation of CS-CO zoning, w/ condition of no Adult Oriented Businesses (8-0, J. Cortez-left early)	10/23/03: Approved CS-CO (6-0); 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 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-00-2226	SF-2 to LI	12/19/00: Approved staff alternate rec. of LI-CO by consent (6-0)- Prohibiting Adult Oriented Businesses, 2,000 vehicle trips per day limit	1/8/01: Approved LI-CO w/conditions (6-0); 1 <sup>st</sup> reading  7/19/01: Approved LI-CO with conditions (6-0); 2 <sup>nd</sup> / 3 <sup>rd</sup> readings
C14-00-2185	SF-2 to LI	10/24/00: Approved staff alternate rec. of LI-CO (9-0) w/ conditions- Prohibiting Pawn Shop Services/ Adult Oriented Businesses	11/30/00: Approved LI-CO (7-0); 1 <sup>st</sup> reading  5/24/01: Approved LI-CO (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-99-0084	SF-2 to CS-CO	6/22/99: Approved staff alternate rec. of LI-CO (6-0)- 2,000 vehicle trips per day limit	7/22/99: Approved PC rec. of LI-CO w/ conditions (7-0); 1 <sup>st</sup> reading  4/20/00: Approved LI-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> 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 <sup>st</sup> 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
C14-94-0063	SF-2 to CS	6/28/94: Approved LI (7-0)	7/28/94: Approved LI, as amended (7-0); all 3 readings

**RELATED CASES:** C7A-83-011 (Annexation September 13, 1984)

**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>ADT</b>
IH 35	Varies	FWY-6	Freeway	150,000
Grand Street	50'	20'	Collector	N/A
Three Points Road	50'	27'	Collector	1,809

**CITY COUNCIL DATE:** June 11, 2015

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis




**PHONE:** 512-974-3057,  
[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)



## ZONING

Zoning Case: C14-2015-0046



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

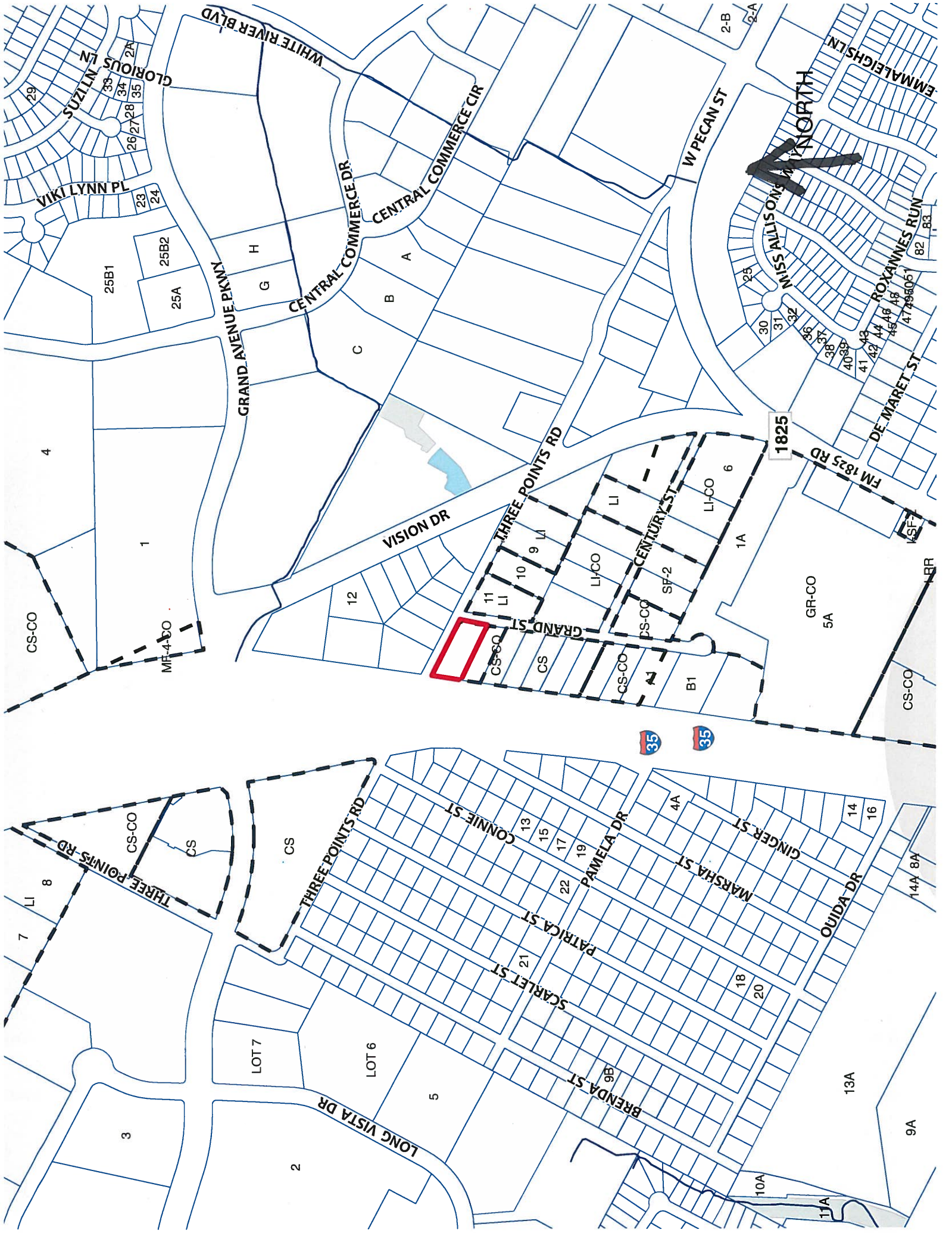
1" = 200'

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## **STAFF RECOMMENDATION**

The staff's recommendation is to grant CS (General Commercial Services) zoning district.

## **BASIS FOR RECOMMENDATION**

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

The CS zoning district is intended for commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

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

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

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

The General Commercial Services zoning district would allow for a fair and reasonable use of the site. CS zoning is appropriate for this location because of the commercial and industrial character of the area. The property in question fronts onto a major arterial roadway, Interstate Highway-35 North.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is an undeveloped tract of land with a billboard sign located in the northwestern corner. The property has frontage on the Northbound Service Road for Interstate Highway-35.

There is an equipment sales business (Equipment Depot) in the County to the north, across Three Points Road. To the south is a construction sales and services use (Custom Sheet Metal, Inc.) that was zoned CS-CO in 2007. The tract of land to the east is zoned LI and currently contains manufactured homes mixed with commercial uses.

### **Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.

### **Comprehensive Planning**

SF-3 to CS

This zoning case is located on southeast corner of the IH-35 Service Road and Three Points Road and concerns a vacant piece of property that is approximately .93 acres in size. The subject property not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a farm equipment company to the north, a sheet metal company to the south, a small mobile home park to the east, and IH-35 to the west. The proposed use is 'commercial.'



**Imagine Austin**

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan, identifies this property as being within the boundaries of a Neighborhood Center. A Neighborhood Center is the smallest and least intense of the three types of activity centers identified on the Growth Concept Map. Neighborhood Centers are intended to have a local focus, including doctors and dentist offices, retail shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses to serve the center and surrounding neighborhoods.

Even though this property is located within the boundaries of a Neighborhood Center, based upon the small scale of the site relative to other larger commercial and industrial uses in the area, this project falls below the scope of Imagine Austin; and consequently the plan is neutral on the proposed rezoning.

**Environmental**

The site is not located over the Edwards Aquifer Recharge 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. The site is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to 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.

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%. 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 Gross Site Area</i>	<i>% of Gross Site Area 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**

There is a Single Family Use (currently zoned LI) on a parcel approximately 53 feet east of the site across Grand Street. 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.
- 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.
- Additional design regulations will be enforced at the time a site plan is submitted.

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.

### **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 a total of 400' of right-of-way for IH 35. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is redeveloped [LDC, Sec. 25-6-51 and 25-6-55].

\*If the requested zoning is recommended for this site, 35' of right-of-way should be dedicated from the centerlines of Grand Street and Three Points Road in accordance with the Transportation Criteria Manual. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

*\*On May 19, 2015 the Transportation review staff stated in an e-mail that, "Based on further review, the Transportation Review Section has determined that additional right-of-way dedication for this case is not needed during the zoning stage. However, it should be noted in the ordinance that additional right-of-way dedication for Grand Street and Three Points Road may be required during the site plan stage."*

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

IH-35 SR is classified in the Bicycle Plan as Bike Route No. 421. Grand Street and Three Points Road are not classified in the Bicycle Plan.

Capital Metro bus service (Route No. 1082) is available along IH-35. Capital Metro bus service is not available along Grand Street and Three Points Road.

There are no existing sidewalks along IH-35, Grand Street and Three Points Road.

### **Existing Street Characteristics:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>ADT</b>
IH 35	Varies	FWY-6	Freeway	150,000
Grand Street	50'	20'	Collector	N/A
Three Points Road	50'	27'	Collector	1,809

## **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 and suitability for operation and maintenance. 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.