

ZONING CHANGE REVIEW SHEET**CASE:** C14-2015-0162 – Airport Commerce II Rezoning**Z.A.P./ P.C. DATE:**

April 12, 2016

ADDRESS: 1501 Airport Commerce Drive**DISTRICT AREA:** 3**OWNER/APPLICANT:** W2Hill ACP II LP**AGENT:** Thrower Designs/Ron Thower**ZONING FROM:** CS-CO-NP**TO:** CS-CO-NP, to change a condition of zoning**AREA:** 2.766 acres**SUMMARY STAFF RECOMMENDATION:**

The staff recommendation is to grant commercial services – conditional overlay – neighborhood plan (CS-CO-NP) combining district zoning to remove the floor-to-area Ratio (FAR) limit. The remainder of the Conditional Overlay, including a list of prohibited and conditional uses, will remain intact and a trip limitation of 2000 trips will be added.

PLANNING COMMISSION RECOMMENDATION:

April 14, 2016

DEPARTMENT COMMENTS: The property is located on the Ben White Boulevard access road just west of the intersection of Bastrop Highway/US Highway 183 South and US HWY 71 East within the Montopolis Neighborhood Planning Area. The applicant is proposing to develop a Hotel on the site. The request is to remove a conditional overlay provision which restricts the site to a floor-to-area ratio (FAR) of .3 to 1. Staff supports removing the restriction. The unrestricted FAR for commercial services is 2 to 1. This property is part of a platted lot which was originally zoned commercial services-conditional overlay (CS-CO) in 1992. The property can take access to two private streets (John Glenn Lane and Discovery Lane) in addition to E. Ben White Boulevard. It is also located with Airport Overlay Zone 3 which permits commercial and industrial uses and prohibits new residential development to occur. There are two existing hotels on Airport Commerce to the west of this site. There is also one under construction to the west and directly to the north. The project to the north had the FAR restriction removed as part of zoning case C14-2014-0093 in 2014. There is undeveloped property to the east (CS-CO-NP), across Highway 71 to the south are hotels, restaurants, a service station and a mobile home park (LI-NP, CS-NP), the hotels to the west are part of the East Riverside Corridor (ERC) and tracts immediately to the north (hotel under construction) and across Airport Commerce (business park/warehouse) are CS-CO-NP. ERC-corridor mixed use has a 2 to 1 FAR without density bonuses so the requested change would be consistent with the adjacent properties which previously had the same FAR restrictions from the 1992 zoning case.

ISSUES:

There are no issues at this time.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO-NP	Undeveloped
<i>North</i>	CS-CO-NP	Hotel under construction and business park/warehouse
<i>East</i>	CS-CO-NP	Undeveloped
<i>South</i>	CS-NP, LI-NP	Restaurants, Service Station, Mobile Home Park
<i>West</i>	ERC	Undeveloped and Hotel

NEIGHBORHOOD PLANNING AREA: Montopolis

TIA or NTA: NA

WATERSHED: Carson Creek Watershed (Suburban).

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Airport Commerce Park Owners Association/Chandler Association
 Austin Heritage Tree Foundation
 Austin Neighborhood Council
 Bike Austin
 Del Valle Community Coalition
 East Austin Conservancy
 El Concilio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 GO! AUSTIN/VAMOS! AUSTIN – Dove Springs
 GO! AUSTIN/VAMOS! AUSTIN – Mendez Family Resource Center
 Montopolis Area Neighborhood Alliance
 Montopolis Community Alliance
 Montopolis Neighborhood Association
 Montopolis Neighborhood Plan Contact Team
 Pleasant Valley
 Preservation Austin
 Southeast Austin Neighborhood Alliance

SCHOOLS: Del Valle HS, Ojeda MS, Smith Elementary.

CASE HISTORIES FOR THIS PROPERTY

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-01-0060	Montopolis Neighborhood Plan	To Grant	Approved (9-27-01)

	CS-CO to CS-CO-NP		
C14-86-316	SF-2 to CS-CO	To Grant CS-CO	Approved (2-13-1992)

CASE HISTORIES FOR SURROUNDING PROPERTIES

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2014-0093, 1507 Airport Commerce	CS-CO-NP to CS-CO-NP change a condition	To Grant – CS-CO-NP	Approved (8-28-2014)
C14-2012-0112, 1611 Airport Commerce	CS-CO-NP to ERC	To Grant – ERC	Approved (5-9-2013)
C14-2007-0126 1611 Airport Commerce	CS-CO-NP to CS-CO-NP, to remove the FAR limit within the conditional overlay	To Grant	Approved (10-11-2007)
C14-2007-0122 Airport Commerce 13 – 7600-7812 E. Ben White; 1707, 1801, 1901 Airport Commerce Dr.	CS-CO-NP to CS-CO-NP, to remove the FAR limit within the conditional overlay	To Grant	Approved (10-11-2007)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
E. Ben White Blvd	1000'	N/A	Highway
John Glenn Lane (Private)	0	26'	Local (private)

CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Andrew Moore**PHONE:** 512-974-7604**EMAIL:** andrew.moore@austintexas.gov

DEVELOPMENT STAFF REVIEW COMMENTS**NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877**

CS-CO-NP to CS-CO-NP

This zoning case is located on the southeast side of Airport Commercial Drive, which connects to E. Ben White Boulevard to the south. This vacant property is approximately 16.1 acres in size, and is located within the boundaries of the Montopolis Neighborhood Plan area. Surrounding land uses include a warehouse/office complex to the north; vacant land to the south and east, and a hotel to the west. The proposal project is to amend the conditional overlay and construct a hotel and unspecified commercial uses.

Montopolis Neighborhood Planning (MNA)

The MNP Future Land Use Map (FLUM) classifies this property as 'Commercial' which is intended for retail sales, services, motels/hotels, and all recreational services that are predominately privately owned and operated for profit. This FLUM category is intended to encourage employment centers, commercial activities, and other non-residential development. The following text, and policies taken from the MNP are applicable to this case:

Goal 1: Improve the Quality of Life in Montopolis through Land Use and Zoning Decisions (p 13)

Objective 3: Focus the highest intense commercial and industrial activities along Ben White Drive and U.S. Hwy 183. Airport-related businesses and services should be located at Austin-Bergstrom International Airport or along Ben White or U.S. 183. (p 14)

Action 11: Zone the properties along 183 and Ben White to allow commercial or limited industrial uses along these major corridors.

The MNP FLUM and policies above appear to support commercial businesses in this portion of the planning area.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this project as being near the boundaries of a Town Center. Town Centers are the mid-sized of the three activity centers outlined in the Growth Concept Map. It is less urban than a regional center, but more dense than a neighborhood center. These centers will have a variety of housing types and a range of employers with regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses mixed use development and promoting a compact and connected city:

- LUT P1. Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- 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 P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

Based upon: (1) the property being located adjacent to Town Center as identified on the Growth Concept Map, which supports commercial land uses, including hotels; (2) similar commercial land uses that abut the subject property; and (3) the Imagine Austin policies referenced above that supports a mix of land uses, including commercial, staff believes that this proposed project is supported by the Imagine Austin Comprehensive Plan. Staff highly recommends the installation of public sidewalks along Airport Commerce Drive to promote further connectivity in this portion of the city.

NPZ Environmental Review - Mike McDougal 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson 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.
2. 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%

1. According to floodplain maps there is no floodplain within or adjacent to the project location.
2. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
3. 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.

4. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
5. 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.

DSD Transportation Review - Amanda Couch - 512-974-2881

- TR1. Additional right-of-way maybe required at the time of subdivision and/or site plan. TxDOT will review and approve ROW for TxDOT roadways.
- TR2. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR3. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for US 183.
- TR4. A Traffic Impact Analysis (TIA) is required but has not been received. A zoning application is not complete until the required TIA has been received. This delay in the submittal of the TIA may result in a delay in the scheduling of this zoning change request on a Land Use Commission agenda. The TIA must be submitted at least 26 calendar days (18 working days) prior to consideration of this case by the Commission. Please contact the assigned transportation reviewer for this case. [LDC, 25-6-113]. *The TIA conducted in 1990 under zoning case C14r-86-316 is no longer applicable.*

TR5. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Bastrop Highway SB to Ben White WB ramp	1000' (highway intersection)	N/A	Highway	No	Yes	No

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.

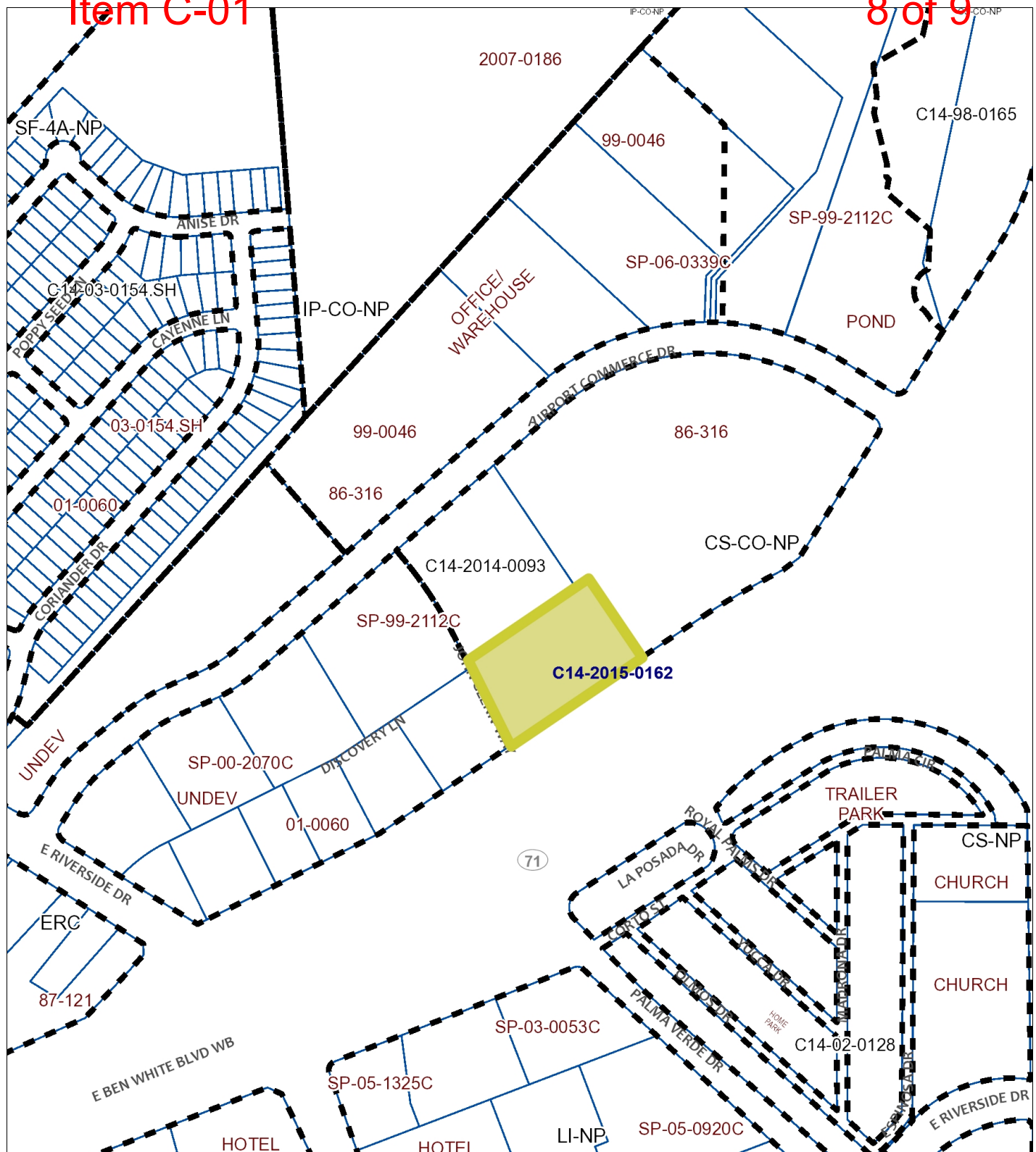
Storm Water Detention

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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

NPZ Site Plan Review - Christine Barton-Holmes 512-974-2788

SITE PLAN REVIEW OF ZONING CASES

- SP 1 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. Airport Commerce Drive is an Urban Roadway.
- SP 2 The site is subject to compatibility standards. Additional design regulations will be enforced at the time a site plan is submitted.
- SP 3 This property is within the Airport Overlay Zone AO-3. 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 Kane Carpenter, Noise Abatement Officer at (512) 530-6621.



Subject Tract

Pending Case

Zoning Boundary

Railroads

200 400 Feet

1" = 400'

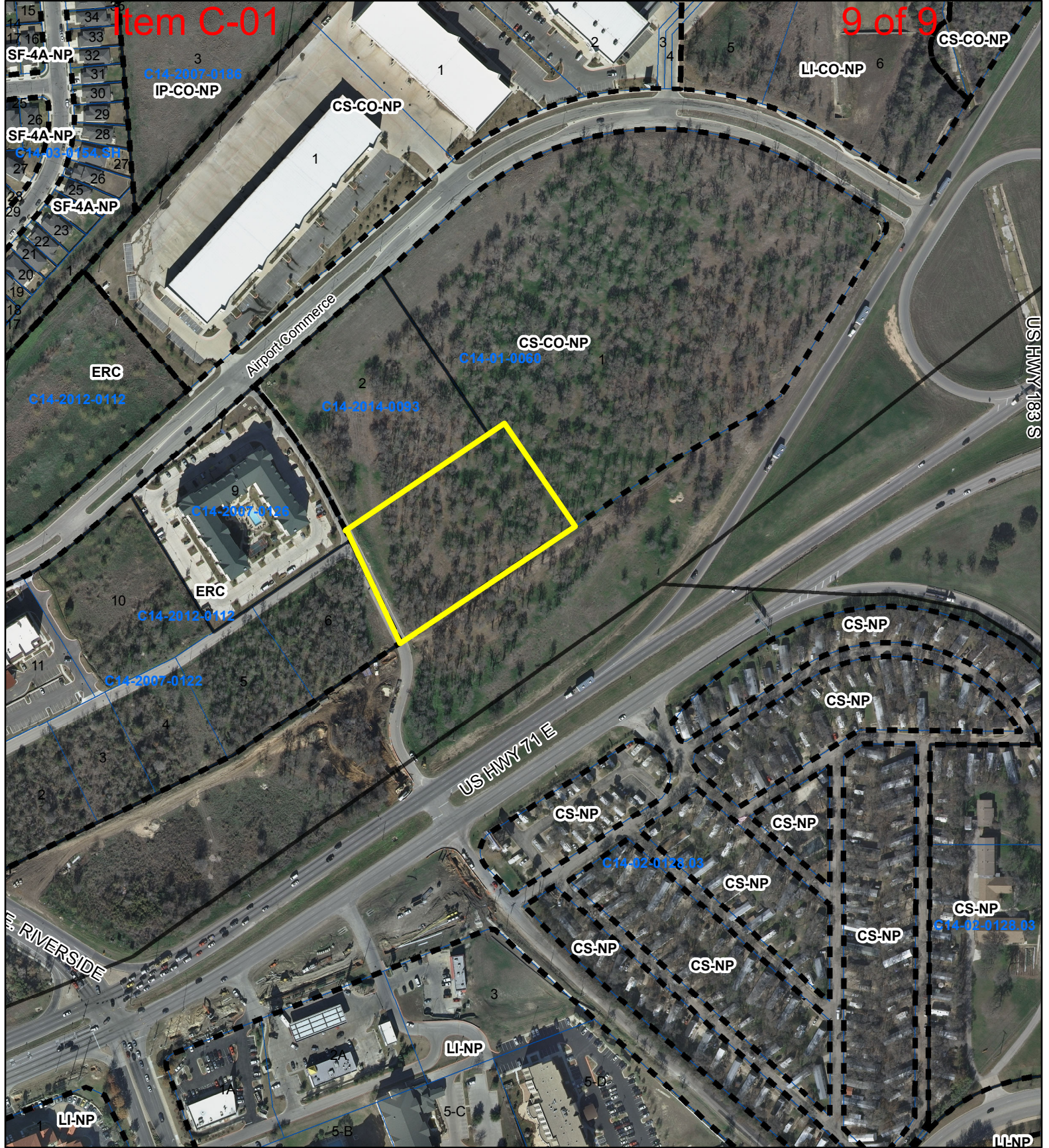
ZONING

ZONING CASE#: C14-2015-0162



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AERIAL AND VICINITY

ZONING CASE#: C14-2015-0162
 LOCATION: 1501 AIRPORT COMMERCE DR
 SUBJECT AREA: 2.76 ACRES
 MANAGER: Andrew Moore



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1' = 400'

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