

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0083 – A Star Signs & Printing

DISTRICT: 1

ZONING FROM: I-SF-2

TO: CS-CO

ADDRESSES: 12311 Dessau Road

SITE AREA: 0.522 acres

PROPERTY OWNER:

A Star Signs & Printing LLC
(Huang Vu)

AGENT:

Lenworth Consulting
(Nash Gonzales)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request for zoning from I-SF-2 to CS-CO. The conditions to be included as a conditional overlay are:

- 1. Site development shall generate less than 2,000 vehicular trips per day.**
- 2. The following land uses shall be prohibited: Equipment repair services, Equipment sales, Construction sales & services, Vehicle storage, Exterminating services, Commercial blood plasma center, Laundry services, Drop-off recycling collection facility, Transportation terminal, Kennels, Limited warehousing and distribution.**
- 3. If warranted, dedication of right-of-way to Dessau Road will be required prior to third reading.**

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

September 18, 2018: *TO GRANT CS-CO COMBINING DISTRICT ZONING, WITH ADDITIONAL PROHIBITED USES, ON CONSENT (9-0). [S. LAVANI- 1ST, B. EVANS- 2ND; D. BREITHAUPT AND B. GREENBERG ABSENT].*

ADDITIONAL PROHIBITED USES: ADULT ORIENTED BUSINESSES, BAIL BOND SERVICES, ALTERNATIVE FINANCIAL SERVICES, AND PAWN SHOP SERVICES.

CITY COUNCIL ACTION:

November 1, 2018:

ORDINANCE NUMBER:

CASE MANAGER COMMENTS:

The zoning tract is located northeast of the intersection of Dessau Road and East Parmer Lane. The site is currently developed with two buildings—one contains an office use, the second is vacant and proposed for custom manufacturing of signage (not billboard). The site is currently zoned I-SF-2. Immediately south of the site is property zoned I-RR that is developed with a fast food restaurant and a gas station. Immediately north of the property is land zoned I-SF-2 that is developed with a veterinary clinic. Further north is property zoned GR-MU that is currently being developed with multifamily. Immediately east of the zoning tract is property zoned CS-CO. This property is currently being developed with convenience self-storage land use. Across Dessau Road to the west are properties zoned GR and MF-3-CO. The GR tracts are developed with a dentist's office, auto parts store, and retail sales uses. The MF-3-CO tract is developed with apartments. *Please see Exhibits A and B—Zoning Map and Aerial Exhibit.*

The CS-CO tract that is immediately east of the zoning tract was zoned in 2014 (City File # C14-2014-0102). The conditional overlay attached to the 2014 zoning case is directly reflected in the CS-CO recommendation for the current zoning case. The limit on vehicle trips per day and list of prohibited uses are the same. While these conditions were recommended by Staff, the Applicant agrees with the recommendation. Staff and the Applicant are working to determine if additional right-of-way (ROW) is needed for Dessau Road; if so, the dedication would need to occur prior to 3rd reading.

Staff supports the request of CS-CO zoning at this location. CS-CO will allow the owner to develop this property with a commercial use and bring the existing uses into compliance. The existing I-SF-2 zoning was never intended to be permanent zoning for the site. The recommended CS-CO will allow development and uses similar to the property immediately to the east.

BASIS OF RECOMMENDATION:

Staff supports the Applicant's request for zoning with the conditions listed on page one of this report.

1. *Granting of the request should result in an equal treatment of similarly situated properties.*

The property located immediately east of the zoning tract was zoned CS-CO in 2014, and is currently in development as convenience self-storage. The recommended conditional overlay is also the same as the adjacent property.

2. *Zoning should allow for reasonable use of the property.*

The subject tract is currently zoned Interim-family residence zoning, which does not permit commercial uses. I-SF2 is intended as a temporary zoning category for land that has been annexed into the City's jurisdiction. The property has contained commercial uses for many years.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-SF-2	Office, Vacant commercial
North	I-SF-2, GR-MU	Veterinary clinic, Multifamily
South	I-RR	Pharmacy, Service station, Convenience self-storage
East	CS-CO	Undeveloped, Construction sales and services
West	GR, MF-3-CO	Dentist office, Retail, Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

TIA: N/A

WATERSHED: Harris Branch (Suburban)

OVERLAYS: N/A

NEIGHBORHOOD ORGANIZATIONS:

Friends of Austin Neighborhoods
Yager Planning Area
Neighborhood Empowerment Foundation
SELTexas
Techridge Neighbors
North Gate Neighborhood Association
Homeless Neighborhood Association
Pflugerville ISD

Austin Neighborhoods Council
Harris Branch Master Association, Inc.
Copperfield Neighborhood Organization
Sierra Club, Austin Regional Group
North Growth Corridor Alliance
Friends of Copperfield Nature Trails
Bike Austin

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0057 1915 E. Parmer Ln, 1819 E. Parmer Ln, 12201 Dessau Rd, 12211 Dessau Rd, and 12209 Dessau Rd.	I-GR to GR-MU	09/04/2018: Approved as rec.	10/04/2018:
C14-2015-0143 12320 & 12400 Dessau Rd, 1600 E. Parmer Ln	GR to MF-3-CO (MF-2 density)	12/01/2015: Approved as rec.	02/11/2016: Approved MF-3-CO as rec. by ZAP, Ord. 20160211-022
C14-2014-0102 1714 E. Parmer Ln.	RR to CS	7/15/2014: Approved CS-CO as rec. by Staff (<2,000 vpd; Prohibit Equip. repair svcs., Equip. sales, Construct. sales & svcs., Vehicle storage, Exterminating svcs., Comm'l blood plasma ctr., Laundry svcs., Drop-off recycling collection facility, Transportation terminal Kennels, Ltd. whsing and distribution	8/7/2014: Approved CS-CO as rec. by ZAP, Ord. 20140807-160

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0134 12401 Dessau Rd	I-RR to GR-MU	05/20/14: To grant GR-MU as rec.	06/12/2014: Approved GR-MU as rec by ZAP, Ord. 20140612-099

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Dessau Rd.	136'	89'	MAD 6	yes	yes	no

OTHER STAFF COMMENTS:

COMPREHENSIVE PLANNING

The zoning case is located on the east side of Dessau Road, on a .052 acre parcel, which has an office building and vacant commercial building. This case is not located within an area with an adopted neighborhood plan. The proposed use is office and custom manufacturing. Connectivity- There are public sidewalks located along both side of Dessau Road. There are no Cap Metro transit stops within a half a mile of this site. The Walkscore for this area is 28/100, Car-Dependent, meaning almost all errands require a car. There are no existing urban trails within walking distance of this site.

Imagine Austin- The Imagine Austin Growth Concept Map also identifies this project as being located along an Activity Corridor (Dessau Road). Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway.

The following Imagine Austin policies are applicable to this case:

☐ 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.

☐ HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

Analysis and conclusions- Based upon other local serving commercial uses along this busy Activity Corridor, but only limited connectivity in the area (there are public sidewalks and other retail uses in the area but no public transit stops or bicycle lanes in the area), this proposed office/commercial project appears to partially support the Imagine Austin Comprehensive Plan.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.
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%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. A few 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

SITE PLAN

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.
- SP 2. 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.
- SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP 4. Additional design regulations will be enforced at the time a site plan is submitted.

TRANSPORTATION

- TR1. The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Dessau Rd. It is recommended that 70 feet of right-of-way from the existing centerline should be dedicated for Dessau Rd. according to the Transportation Plan prior to 3rd reading of City Council. [LDC 25-6-51 and 25-6-55].

- TR2. 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]
- TR3. At the time of submittal of any site plan on the Property, a traffic impact analysis ("TIA") is required if the proposed development or uses on the Property, considered cumulatively with all existing or previously authorized development and uses, generates traffic that exceeds 2,000 trips per day.
- TR4. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Dessau Rd. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.
- TR5. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Dessau Rd.	136'	89'	MAD 6	yes	yes	no

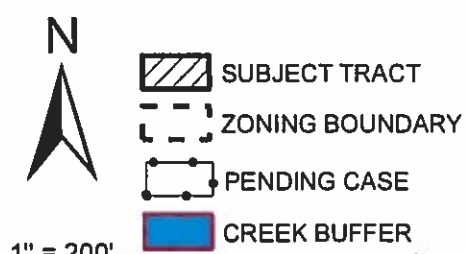
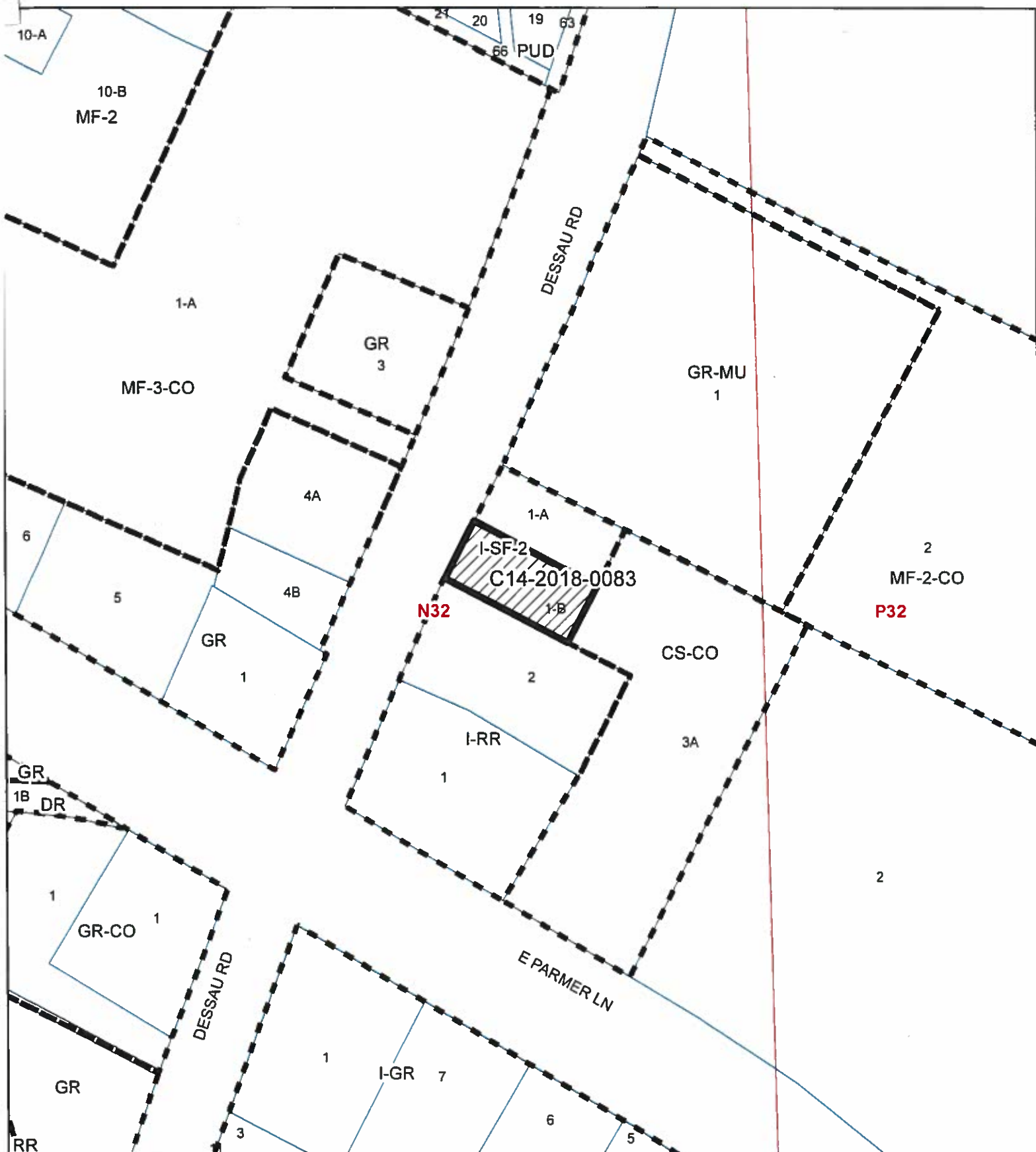
FYI – the existing driveways and sidewalks along Dessau Rd. may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

WATER UTILITY

1. 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. 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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map



A STAR SIGNS & PRINTING LLC
 ZONING CASE#: C14-2018-0083
 LOCATION: 12311 DESSAU RD.
 SUBJECT AREA: 0.5220 ACRES
 GRID: N32
 MANAGER: HEATHER CHAFFIN



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made.



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