ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0062 – Express Auto Spa DISTRICT: 2

ADDRESS: 3152 E. State Highway 71 Service Road Eastbound

ZONING FROM: I-RR TO: CS

SITE AREA: 2.03 acres

PROPERTY OWNER: Quickie Inc., Wassim Agha

AGENT: CWPD (Alan Jacob)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMEDATION:

The Staff recommendation is to grant general commercial services (CS) district zoning.

ZONING & PLATTING COMMISSION ACTION / RECOMMENDATION:

August 6, 2024:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is 2.03 acres located on the eastbound service road of State Highway 71. It is situated east of Austin-Bergstrom International Airport and slightly west of FM 973. The site is currently an undeveloped tract that is zoned interim-rural residence (I-RR).

There is a convenience store and fuel station directly to the west (CS-CO). The Austin Transitional Center as well as several county facilities such as the Travis County correctional facility, Travis County softball facility and the Sheriff's office are located to the south (P). There is undeveloped land and another Travis County facility to the east (P-CO).
Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant is requesting to rezone the site to general commercial services (CS) district zoning and is proposing an express automatic car wash. The property is located within the Airport Overlay Zone (CCLUA; AO-3); however, commercial and industrial uses are permitted within this area.

Staff is recommending (CS) district zoning due to its location along a freeway as well as being near the intersection of two major arterial roads, East State Highway 71 and FM 973.

BASIS OF RECOMMENDATION:

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

The proposed general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status.

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

Staff is recommending (CS) district zoning for the subject property based on the following considerations: 1) its location on a major arterial roadway with direct access to the eastbound frontage road of East State Highway 71, 2) commercial uses are appropriate within the Airport Overlay Zone, and 3) there is existing (CS) zoning located both to the west and east of this property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Undeveloped
North	N/A	E. State Highway 71
South	P; County	Austin Transitional Center; Travis County softball facility; Travis County Correctional facility; Travis County Sheriff's office
East	P-CO; CS-CO; I-RR; GR	Undeveloped; Travis County Probation unit
West	CS-CO	Convenience store; Fuel station; Multifamily; Hotel

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Colorado River – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: Yes – SH 71

SCHOOLS: Del Valle Independent School District

COMMUNITY REGISTRY LIST:

Elroy Neighborhood Association
Imperial Neighborhood Association
Del Valle Independent School District
Dog's Head Neighborhood Association
Del Valle Community Coalition Non-Profit
Neighborhood Empowerment Foundation
Homeless Neighborhood Association
Austin Neighborhoods Council
Friends of Austin Neighborhoods
Onion Creek HOA

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0151 – 3132 East SH 71 Eastbound	CS-CO to CS-CO, to change a condition of zoning	To Grant CS-CO (1/30/2018)	Apvd CS-CO as Commission recommended (2/1/2018)
C14-2017-0057 – Lot 973 Retail – 3424 S FM 973 Rd	I-RR to CS-CO	To Grant CS-CO w/CO for list of prohibited uses (6-20-2017)	Apvd CS-CO as Commission recommended (8/3/2017)
C14-2008-0053 – 3000 Block of East SH 71 Eastbound	I-RR to CS	To Grant CS-CO w/CO for list of prohibited uses (10/7/2008)	Apvd CS-CO as Commission recommended (12/11/2008)

RELATED CASES:

C8S-84-101 – Morgan Subdivision recorded on August 27, 1984

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 3152 E SH 71 SERVICE ROAD EB. C14-2024-0062. Project: Express Auto Spa. 2.03 acres from IRR to CS. Existing: undeveloped**.** Proposed: car wash (4,900 sf).

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Names of Activity Centers/Activity Corridors/Job Centers *:**
Y	**Mobility and Public Transit ***: Located within 0.25 miles of public transit stop and/or light rail station. • **Adjacent to bus stop on E SH 71 SVRD EB**
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **Sidewalk present along E SH 71 SVRD EB**
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	**Connectivity and Healthy Living ***: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **0.5 miles to Travis County Community Center at Del Valle**
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
4	**Number of "Yes's"**

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

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

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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 location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding 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.

PARD – Planning & Design Review

As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

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.

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 Overlay

The site is located within Austin-Bergstrom Overlay {CCLUA; AO-3}. No use will be allowed that creates electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing.

Austin Transportation Department – Engineering Review

The adjacent street characteristics table is provided below:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
State Highway 71 East	Level 4 – Major Arterial	TBD; coordination with TxDOT is needed	490’	58’	Yes	Yes	Yes

A Traffic Impact Analysis is not required.

Austin Water Utility

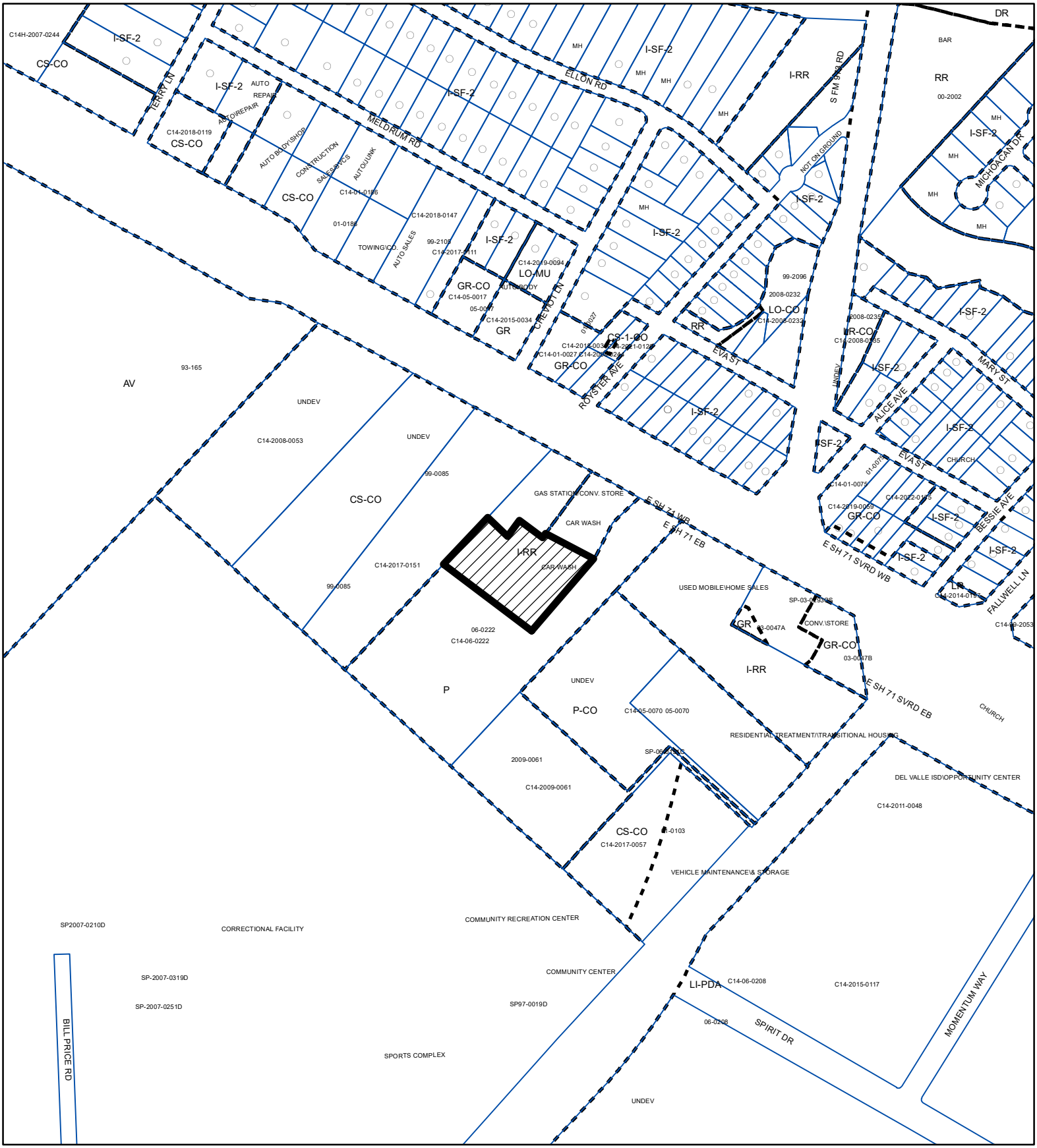
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2024-0062

EXHIBIT A

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 the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

Created: 4/17/2024

Express Auto Spa

ZONING CASE#: C14-2024-0062
LOCATION: 3152 E. State Hwy 71
SUBJECT AREA: 2.03 Acres
MANAGER: Nancy Estrada

EXHIBIT A-1

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

Created: 8/1/2024