

ZONING CHANGE REVIEW SHEET

CASE: 6675 Decker Lane Tract 2 (C14-2024-0084)

DISTRICT: 1

ADDRESS: 6675 Decker Lane

ZONING FROM: GR-CO

TO: CS-CO

SITE AREA: approximately 2.945 acres (approximately 128,284 square feet)

PROPERTY OWNER: AM Petroleum Inc. (Adam Ahmad)

AGENT: Metcalfe Wolf Stuart & Williams, LLP (Michele Rogerson Lynch)

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMEDATION:

Staff recommends granting general commercial services-conditional overlay (CS-CO) combining district zoning. Staff recommends a conditional overlay which would prohibit the following nineteen uses:

- Agricultural Sales and Services
- Building Maintenance Services
- Campground
- Commercial Blood Plasma Center
- Construction Sales and Services
- Convenience Storage
- Electronic Prototype Assembly
- Electronic Testing
- Equipment Repair Services
- Equipment Sales
- Kennels
- Laundry Services
- Monument Retail Services
- Vehicle Storage
- Veterinary Services
- Indoor Crop Production
- Maintenance Service Facilities
- Transportation Terminal
- Pawn Shop Services

See the *basis of recommendation* section below for more information.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

August 6, 2024: Staff postponement request to August 20, 2024.

August 20, 2024: Zoning and Platting Commission unanimously recommended staff recommendation of CS-CO on the consent agenda.

CITY COUNCIL ACTION:

September 12, 2024: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER:

N/A

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently a surface parking lot. To the north (across Decker Lake Road is undeveloped land, to the south and east are ETJ including a large transportation warehouse. To the West is a small strip center of approximately 20,000 square feet, a convenience store of approximately 3,600 square feet, a paved area of approximately 20,000 square feet and a car wash of approximately 2,600 square feet.

Decker Lake Road is an ASMP Level 3 roadway. The subject tract is on the edge of the Austin City Limits bordering the ETJ on two sides. Its proximity to (approximately 2 miles west of) SH 130 makes it ideal for office/warehouse uses. This use can provide additional jobs in this area and is an improvement from the large surface lot that exists there today.

BASIS OF RECOMMENDATION:

Zoning should allow for a reasonable use of the property.

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

Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO	Surface parking lot of approximately 110,000 square feet
<i>North across Decker Lake Road</i>	CS-CO	Undeveloped Land
<i>South</i>	Unzoned (ETJ)	Transportation Warehouse of approximately 32,000 square feet and a paved area of approximately 300,000 square feet.
<i>East</i>	Unzoned (ETJ)	Undeveloped Land
<i>West</i>	GR-CO and CS-1-CO	A small strip center of approximately 20,000 square feet. A convenience store of approximately 3,600 square feet and a paved area of approximately 20,000 square feet. A car wash of approximately 2,600 square feet.

NEIGHBORHOOD PLANNING AREA: Not in a Neighborhood Planning Area

WATERSHED: Elm Creek Watershed

SCHOOLS: Manor I.S.D.

Oak Meadows Elementary School

Decker Middle School

Manor High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, City of Manor, Colony Park/Lakeside Community Development Corp, Del Valle Community Coalition, Friends of Austin Neighborhoods, Friends of Northeast Austin, Homeless Neighborhood Association, Imperial Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, SELTexas, Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2017-0109 (J.D. Warehouse)	The applicant proposes to rezone approximately 2.512 acres from GR to LI.	12.05.2017: Approved CS-CO with a CO for list of prohibited uses.	02.01.2018: Approved CS-CO on removing a few uses from prohibition.
C14-2012-0158 (Decker Lake West)	The applicant is proposing to rezone 26.55 from MF-3-CO, GR to CS.	03.05.2013: Approved CS-CO with a CO on prohibited uses and 2,000 trips/day as staff recommended.	03.21.2013: Approved CS-CO as ZAP recommended on all 3 readings.
C14-05-0153 (Decker Zoning)	The applicant proposes to obtain an overaly on a portion of the property from GR to CS-1-CO.	11.01.2005: Approved staff recommendation of CS-1-CO on consent (9-0).	02.02.2006: Approved CS-1-CO (6-0) on all 3 readings.
C14-04-0147 (J.D.'s Conoco)	The applicant proposes to rezone from GR-CO to GR-CO to chage a condition of zoning.	11.16.2004: Approved staff alternate recommendation of GR-CO with conditions to prohibit a pawn shop use. (9-0)	12.16.2004: Approved GR-CO (7-0) on all 3 readings.

RELATED CASES:

SP-2023-0471C (JD Warehouse Decker): Site Plan Under Review for Site (The applicant is proposing office/warehouse development along with associated improvements.)

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 6575 DECKER LANE. C14-2024-0084. Project: 6575 Decker Ln Tract 2. 2.945 acres from GR-CO to CS-CO. Existing: surface parking. Proposed: limited warehousing and distribution and office. Note that the sidewalk present at intersection of Loyola Ln and Decker Ln has not yet been sufficiently serviced along Decker Ln to the south or Decker Lake Rd to the east to fulfill the Mobility and Bike/Ped Access measure.

Yes	Imagine Austin Decision Guidelines
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Complete Community Measures *	
Y	<p>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 *:</p> <ul style="list-style-type: none"> • Adjacent to Loyola Lane Activity Center; 0.42 miles from Colony Park Neighborhood Center
Y	<p>Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> • 0.17 miles to bus stop on Loyola LN
	<p>Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.</p>
Y	<p>Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.</p>
Y	<p>Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.</p> <ul style="list-style-type: none"> • 0.1 miles to JD's Supermarket #7
	<p>Connectivity and Education *: Located within 0.50 miles from a public school or university.</p>
	<p>Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.</p>
	<p>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.)</p>
	<p>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.</p>
	<p>Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.</p>
	<p>Mixed use *: Provides a mix of residential and non-industrial uses.</p>
	<p>Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).</p>
	<p>Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.</p>
	<p>Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)</p>
	<p>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.</p>
	<p>Industrial Land: Preserves or enhances industrial land.</p>
Y	<p>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</p>
5	<p>Number of "Yes's"</p>

Environmental

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

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. 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.
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.
7. 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.

Fire

No comments on rezoning

PARD – Planning & Design Review

PR1: Parkland dedication (City Code Title 25, Article 14) is required for any site plan or subdivision applications with commercial (non-residential) uses submitted before January 1,

2024; commercial uses include limited warehouse. Commercial uses with new site plan or subdivision applications submitted after January 1, 2024, may not have applicable parkland dedication requirements.

Site Plan

- SP1. Site plans will be required for any new development other than single-family or duplex residential.
- SP2. 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.
- SP3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP4. This tract is already developed, and the proposed zoning change is a footprint within the existing development.
FYI, this site is within a Hazardous Pipeline Overlay.
FYI, this site is within the Wildland Urban Interface.

Transportation and Public Works Department (TPW) – Engineering Review

- ATD 1. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].
- ATD 2. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for DECKER LAKE RD. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for DECKER LAKE RD according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
DECKER LAKE RD	Corridor Mobility - Level 3	116 feet	104 feet	24 feet	No	Shared lane (on-street)	Yes

TIA: Site must demonstrate compliance with the TIA and final memo approved with C14-04-0147. TIA may require update upon further review.

Austin Water Utility

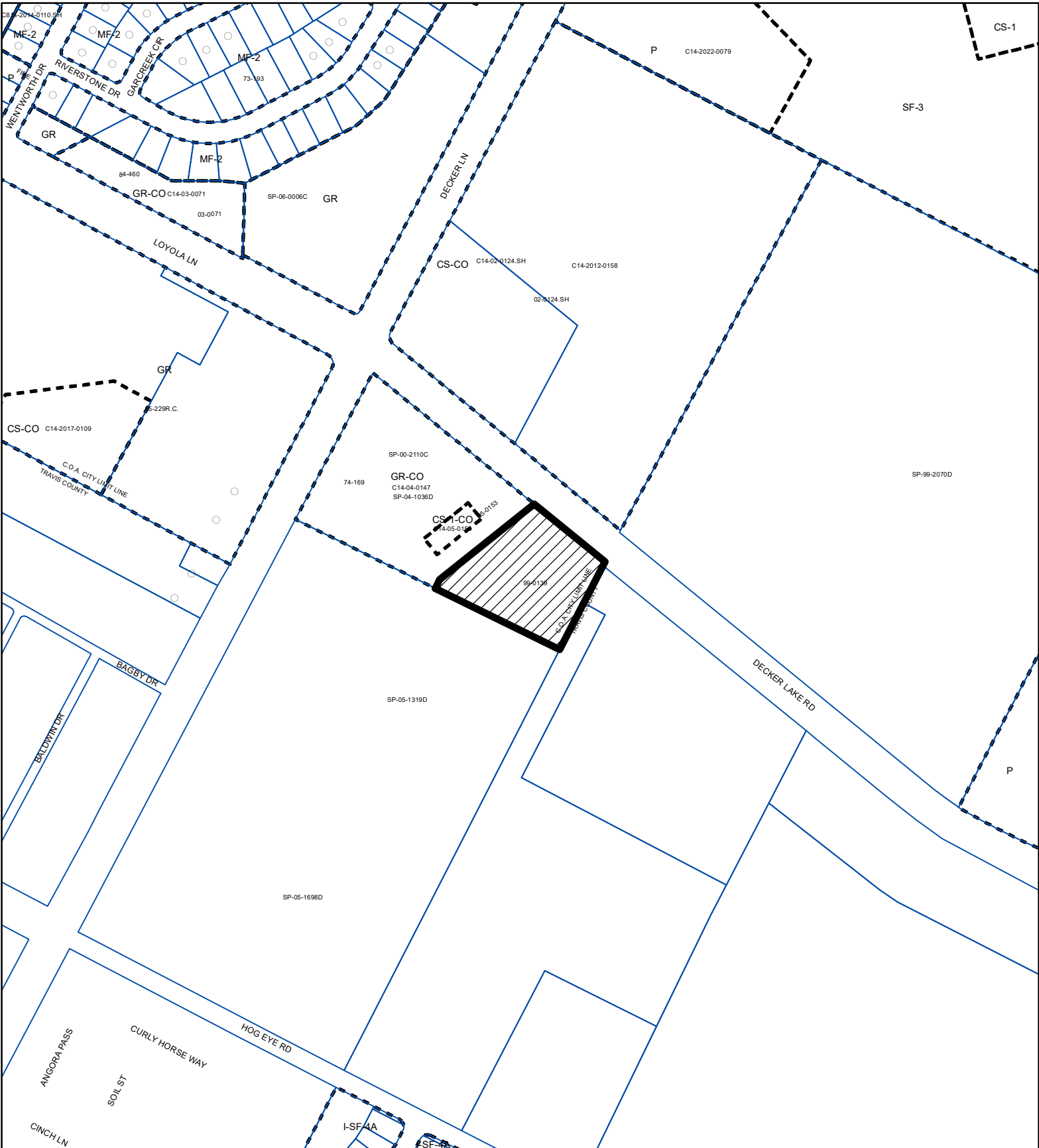
AW1. No comments on zoning change.

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

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. 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:




- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. TIA Memo C14-04-0147



ZONING

ZONING CASE#: C14-2024-0084



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

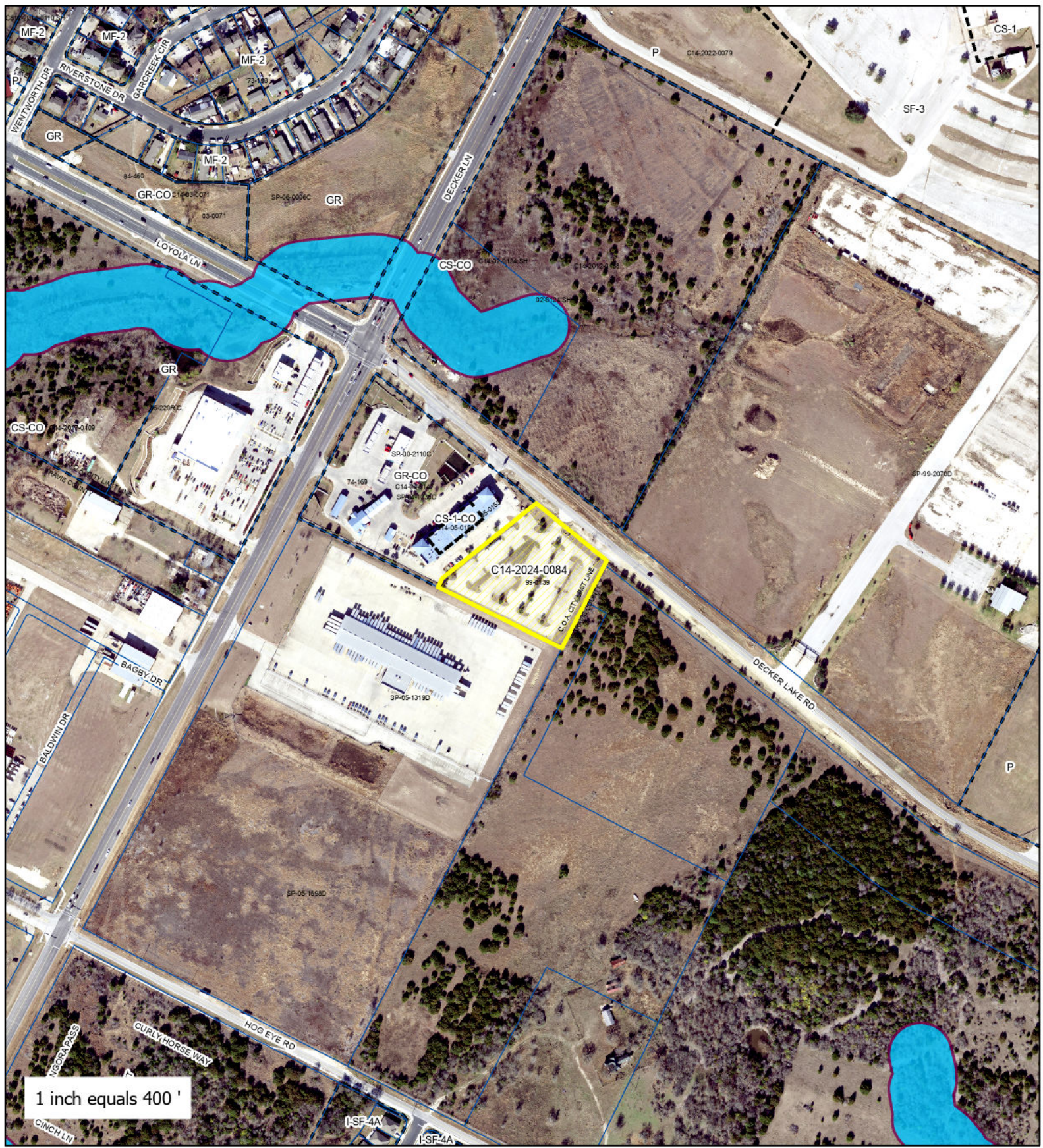
1" = 400'

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.







Created: 5/22/2024



1 inch equals 400'



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

6575 Decker Ln Tract 2

ZONING CASE#: C14-2024-0084
 LOCATION: 6575 Decker Ln.
 SUBJECT AREA: 2.945 Acres
 MANAGER: Jonathan Tomko



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Created: 8/7/2024



METCALFE WOLFF
STUART & WILLIAMS, LLP

MICHELE ROGERSON LYNCH
Director of Land Use &
Entitlements

mlynch@mwswtexas.com
512-404-2251

May 7, 2024

Mrs. Lauren Middleton-Pratt, Director of Planning
City of Austin Planning Department
1000 East 11th Street
Austin, Texas 78702

Via Online Submittal

Re: Application for Rezoning; 2.945 acres, located at 6575 Decker Lane (the
“Property”)

Dear Mrs. Pratt:

As representatives of the owner of the above stated Property we respectfully submit the attached Application for Rezoning. There is also a site plan currently in review for the Property (SP-2023-0471C). The Property consists of a 2.945 acres of existing surface parking (see Aerial and Zoning Exhibit attached) that is currently zoned Community Commercial Conditional Overlay (GR-CO). The Application for Rezoning requests to rezone the Property to General Commercial Services Conditional Overlay (CS-CO) to allow for Limited Warehousing and Distribution and Professional Office uses. The CO is intended to prohibit all other CS uses not permitted in GR and to prohibit Pawn Shop Services as it is a prohibited use on the Property today:

Agricultural Sales and Services	Kennels
Building Maintenance Services	Laundry Services
Campground	Monument Retail Sales
Commercial Blood Plasma Center	Vehicle Storage
Construction Sales and Services	Veterinary Services
Convenience Storage	Indoor Crop Production
Electronic Prototype Assembly	Maintenance and Service Facilities
Electronic Testing	Transitional Housing
Equipment Repair Services	Transportation Terminal
Equipment Sales	Pawn Shop Services



If you have any questions about this Application for Rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

Michele Rogerson Lynch

AERIAL EXHIBIT



ZONING EXHIBIT





Date: November 10, 2004
To: Tom Bolt, Case Manager
CC: Robert Halls, Robert J. Halls and Associates
Reference: J.D. Conoco, C14-04-0147

The Transportation Review Section has reviewed the Traffic Impact Analysis for J.D. Conoco, dated October 11, 2004, prepared by Robert Halls, Robert J. Halls and Associates, and offers the following comments:

TRIP GENERATION

J.D. Conoco is a 5.819-acre development located in east Austin at the southeast corner of Decker Lake and Decker Lane.

The property is currently developed with a gas station and zoned Community Commercial with a Conditional Overlay (GR-CO). The applicant has requested a zoning change to Community Commercial with a Conditional Overlay (GR-CO). The estimated completion of the project is expected in the year 2005.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 5,607 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Convenience Store/Gas Station (existing)	12vfp	1,369	46	43	58	49
Car Wash	7 bays	378	10	10	10	10
Retail	12,900sf	861	11	7	23	25
Office	2,600sf	80	9	1	14	68
High Turnover Restaurant	4,000sf	290	14	13	15	10
Total		2,978	90	74	120	162

VFP= Vehicle Fueling Positions

ASSUMPTIONS

1. Traffic growth rates provided by the City of Austin were as follows:

Roadway Segment	%
Decker Lane North	20%
Decker Lane South	10%
Loyola Lane	3%
Decker Lake Road	3%

2. In addition to these growth rates, background traffic volumes for 2003 included estimated traffic volumes for the following projects:

Wildhorse PUD C814-00-2063.01

3. Reductions were taken for pass-by for the following uses:

Land Use	Pass-By Reductions %	
	AM	PM
Convenience Store/Gas Station (existing)	49	49
Retail	60	70
High Turnover Restaurant	43	43

4. A 50% reduction was taken for internal capture for the car wash.
5. No reductions were taken for transit use.

EXISTING AND PLANNED ROADWAYS

Decker Lane (FM 3177) – This roadway is classified as an undivided four lane arterial roadway and is included in the Austin Metropolitan Area Transportation Plan (AMATP) for 2025 to be widened to a four lane divided arterial roadway. Decker Lane is in the Bicycle Plan.

Loyola Lane – This roadway is classified as a four lane divided arterial roadway. Loyola Lane is included in the Bicycle Plan.

Decker Lake Road – This roadway is the extension of Loyola Lane east of Decker Lane and is classified as an arterial roadway currently built as a two lane rural road. The AMATP 2025 plan calls for this facility to be upgraded to a four lane divided roadway.

TRAFFIC ANALYSIS

The impact of site development traffic on the existing area roadways was analyzed. Two time periods and travel conditions were evaluated:

- 2004 Existing Conditions
- 2005 Build-Out Conditions

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 4 intersections, 1 of which are or would be signalized.

Table 4. Level of Service				
Intersection	2004		2005	
	AM	PM	AM	PM
Decker Lane and Loyola Lane/Decker Lake Road*	C	C	C	C
Driveway 1 and Decker Lane	A	A	A	B
Driveway 2 and Decker Lake	A	A	A	A
Driveway 3 and Decker Lake			A	A

* = SIGNALIZED

RECOMMENDATIONS

- 1) Additional right-of-way dedication and/or reservation may be required at the time of subdivision and/or site plan in accordance with the roadway plan.
- 2) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2788.

Emily M. Barron

Sr. Planner ~ Transportation Review Staff
Watershed Protection and Development Review