

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0229 Encino Trace

PC Date: June 12, 2007

ADDRESS: 5707 Southwest Parkway

OWNER/APPLICANT: Carl and Verne Roe Family Trust (Carl Roe

AGENT: Drenner,& Golden Stuart Wolff, SSP (Michele Rogerson)

ZONING FROM: DR **TO:** GO-CO and LO-CO **AREA:** 46.7 acres

STAFF RECOMMENDATION:

Staff recommends approval of General Office – Conditional Overlay for the northern 29.7 acres of the property (Tract 1) and the Limited Office – Conditional Overlay (LO-CO for the southern 17 acres of the property (Tract 2).

The conditional overlay on tracts 1 and 2 would require:

1. The following uses are prohibited for both tracts: (some are already prohibited in LO)
 - Communication services facilities
 - Community events
 - Community recreation (private)
 - Community recreation (public)
 - Congregate living
 - Family Home
 - Food Preparation
 - Hospital Services (general)
 - Off-site accessory parking
 - Personal services
 - Printing and publishing
 - Restaurant (limited)
 - Telecommunication Tower
2. The following uses are conditional:
 - Public secondary educational facilities
 - Local Utility services
 - College and University facilities
 - Private secondary educational facilities
 - Safety Services
3. Lighting on the property will be shielded so that the lighting shall not shine upon adjacent properties.
4. At the time an application for approval of a site plan is submitted for the development of the property, or any portion of the Property, an Integrated Pest Management (IPM) Plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. The IPM plan shall

comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual.

5. At the time an application for approval of a site plan is submitted for development of the Property, a landscape plan for the use of native and adapted plant materials according to the Grow Green Plan List shall be submitted to the Watershed Protection and Development Review Department for review and approval.

Staff also recommends full implementation of the recommendations of the Traffic Impact Analysis (attached).

PLANNING COMMISSION RECOMMENDATION:

June 12, 2007: Approved staff's recommendation of GO-CO zoning and LO-CO zoning on consent (9-0)

DEPARTMENT COMMENTS:

This case was submitted in December 15, 2006. At the request of the applicant, staff postponed the public hearing for this case until the applicant had a chance to fully discuss the project with the neighborhood.

This is a large undeveloped tract on Southwest Parkway, adjacent to St. Andrew's School. The property is currently zoned development reserve (DR) and the request is for general office (GO) on the front portion of the site and limited office (LO) on the back portion of the site.

Staff supports the request for GO and LO zoning, subject to the conditions listed above.

This tract lies in the Edward's Aquifer recharge zone. The project would be subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone.

The property is within the East Oak Hill Neighborhood Planning Area. The draft future land use map calls for office use on the site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	MF-2 and DR	Apartments and Undeveloped
<i>South</i>	DR and SF-2	Undeveloped and Single Family Homes
<i>East</i>	GO-CO and LO-CO	Undeveloped
<i>West</i>	LR-CO and GO-CO	Undeveloped and St. Andrew's School

AREA STUDY: The property is within the East Oak Hill Neighborhood Planning Area. The draft future land use map calls for office use on the site.

TIA: Attached

WATERSHED: Barton Creek
(Barton Springs Zone)

DESIRED DEVELOPMENT ZONE: No **CAPITOL VIEW CORRIDOR:** No

HILL COUNTRY ROADWAY: Yes – Low Intensity Zone

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- Oak Hill Association of Neighborhoods
- Oak Hill Association of Neighborhoods (78735)
- Oak Hill Association of Neighborhoods (78736)
- Oak Hill Association of Neighborhoods (78737)
- Oak Hill Association of Neighborhoods (78738)
- Oak Hill Association of Neighborhoods (78739)
- Oak Hill Association of Neighborhoods (78749)
- Save Barton Creek Association
- Barton Springs Coalition
- Edwards Aquifer / Barton Springs Conservation District
- Save our Springs Alliance

SCHOOLS: (AISD)

Oak Hill Elementary School Small Middle School Austin High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Southwest Parkway	160'	120'	Six Lane Divided Major Arterial

CITY COUNCIL DATE:

ACTION:

July 26, 2007

ORDINANCE READINGS: 1st

2nd

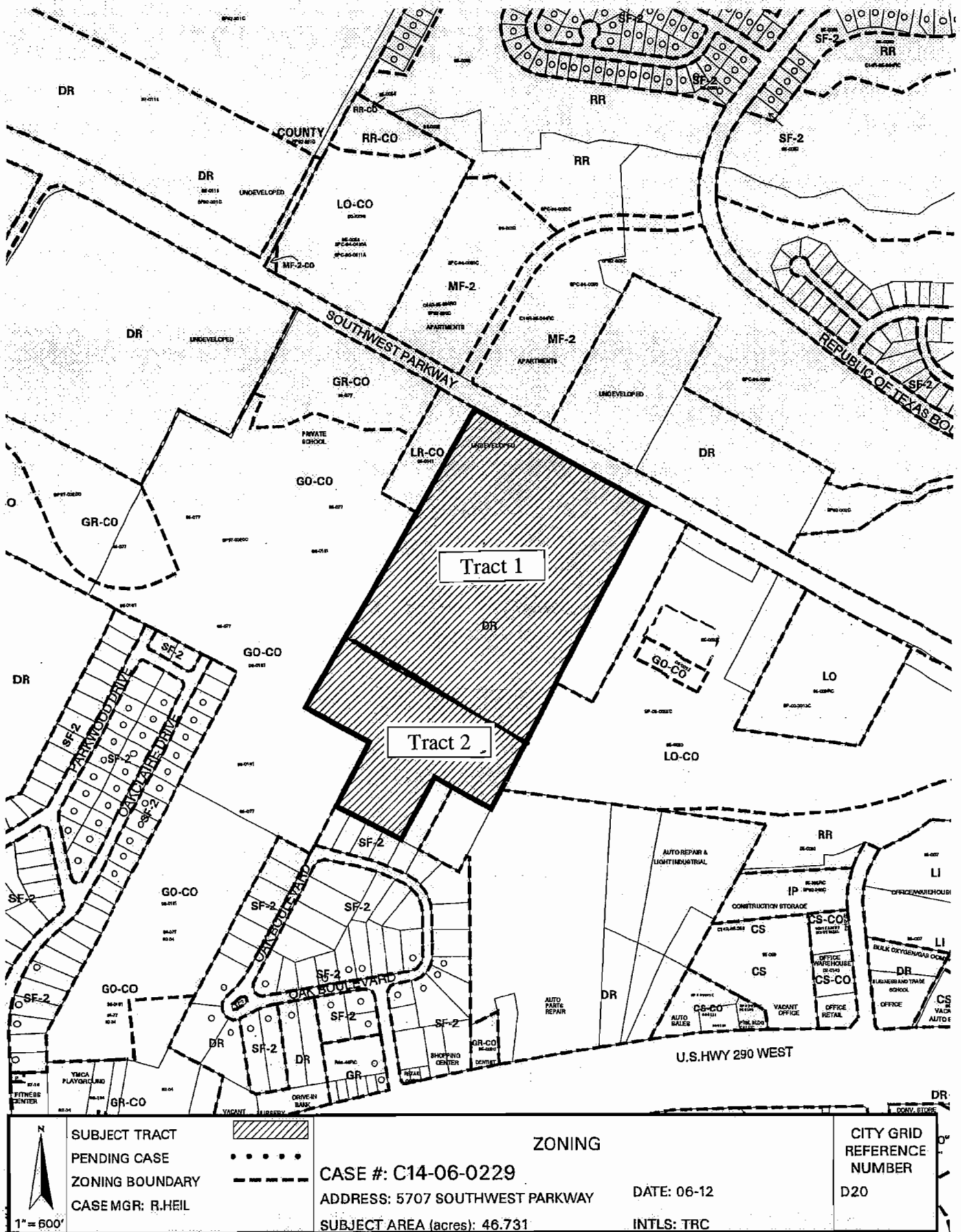
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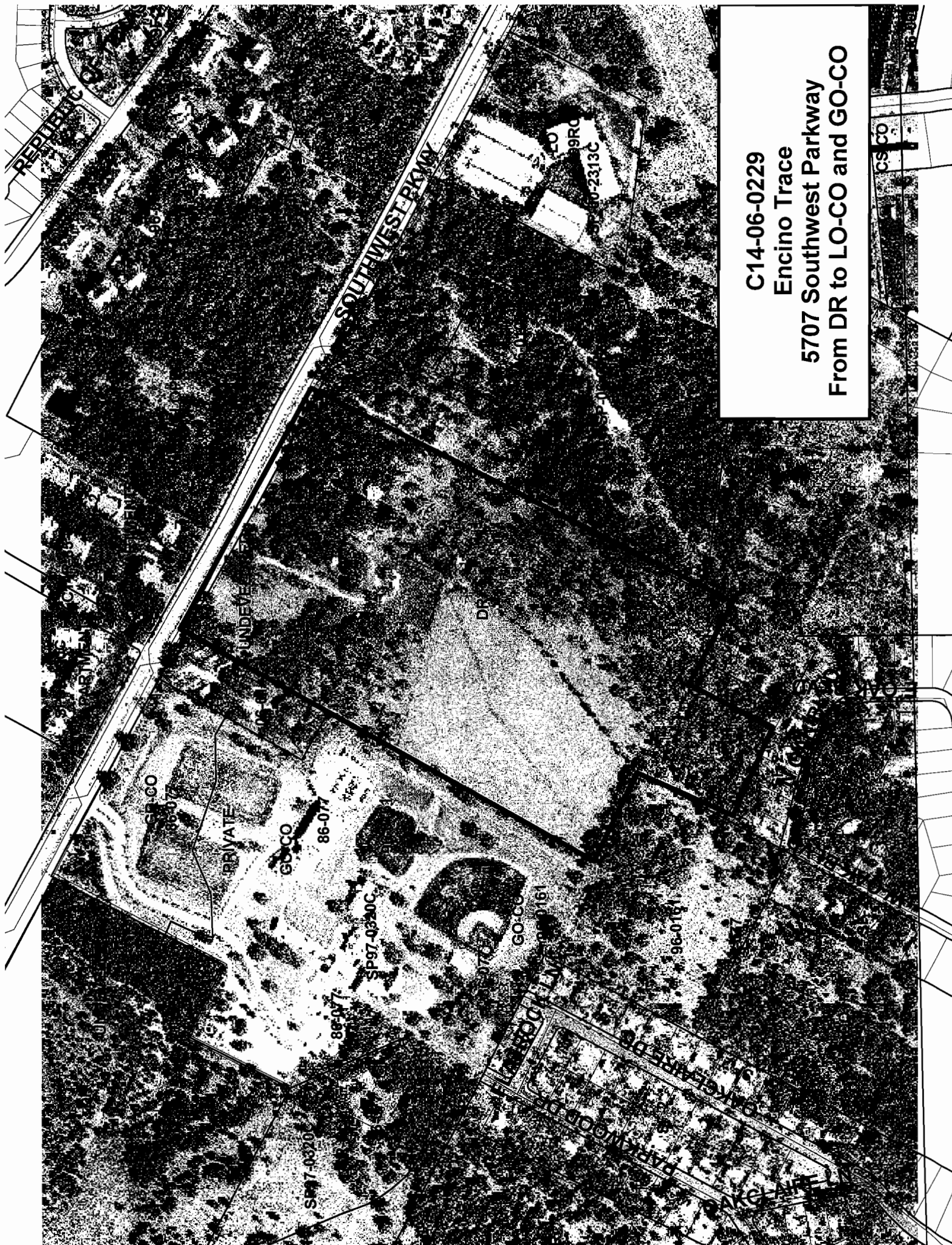
ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

PHONE: 974-2330

e-mail address: robert.heil@ci.austin.tx.us





C14-06-0229
Encino Trace
5707 Southwest Parkway
From DR to LO-CO and GO-CO

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of General Office – Conditional Overlay for the northern 29.7 acres of the property (Tract 1) and the Limited Office – Conditional Overlay (LO-CO for the southern 17 acres of the property (Tract 2).

The conditional overlay on tracts 1 and 2 would require:

1. The following uses are prohibited for both tracts: (some are already prohibited in LO)
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Staff also recommends full implementation of the recommendations of the Traffic Impact Analysis (attached).

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

General Office (GO) is the designation for an office or commercial use that serves community and city-wide needs. Limited Office (LO) is the designation for an office use that serves neighborhoods or community needs and that is located in or adjacent to residential neighborhoods. The proposed zoning is consistent with the purposes of these districts.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

General Office (GO) is appropriate adjacent to existing GO zoning, and along Southwest Parkway. Limited Office with additional restrictions would provide adequate buffer to the residential neighborhood to the south.

EXISTING CONDITIONS

This is a large undeveloped tract on Southwest Parkway, adjacent to St. Andrew's School. The property is currently zoned development reserve (DR) and the request is for general office (GO) on the front portion of the site and limited office (LO) on the back portion of the site.

Site Plan

The southern property line of this tract abuts single family zoned properties, and compatibility standards will be triggered at the time of site plan. This will require setbacks and limit heights in the proximity of the residential zonings or uses.

At the time of site plan review, this project will need approval from Planning Commission for compliance with Hill Country Roadway ordinance requirements.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo. (see attached)

Environmental

This site is located over the Southern Edward's Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone. This tract lies in the recharge zone.

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

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 existing trees and 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 on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The landowner must pay the associate City fees.

The landowner must pay the tap and impact fee once the landowner makes an application for a City water and wastewater utility tap permit.



Date: June 6, 2007
To: Robert Heil, Case Manager
CC: Kathy Hornaday, P.E. HDR|WHM Transportation Engineering
Reference: Encino Tract TIA, C14-06-0229

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Encino Tract, dated December 15, 2006, prepared by Kathy Hornaday, P.E., HDR|WHM Transportation Engineering, and offers the following comments:

TRIP GENERATION

The Encino Tract is a 46.731-acre development located in southwest Austin on Southwest Parkway west of MoPac.

The property is currently undeveloped and zoned Development Reserve (DR). The applicant has requested a zoning change to General Office (GO). The estimated completion of the project is expected in the year 2009.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 3,370 unadjusted average daily trips (ADT).

The table below summarizes the 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
Office	333,200 SF	3,370	432	59	77	375

ASSUMPTIONS

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

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	4 %

2. In addition to the growth rate, background traffic volumes for 2005 included estimated traffic volumes for the following projects:

Foster Ranch	SPC-01-0004C
Plaza at Southwest Parkway	SP-01-0094C
Rialto Park at Lantana	SP-00-2369C
Lantana, Lot 1 Block U	SP-05-1709C
Murphy Tract	SPC-06-0055C
Children's Courtyard	C14-06-0141

3. No reductions were taken for pass-by, internal capture, or transit use.

EXISTING AND PLANNED ROADWAYS

Loop 1/MoPac – Located west of the proposed development, MoPac is classified as a six-lane parkway between Loop 360 and US 290 West. This roadway provides a primary route to the proposed development. Texas Department of Transportation traffic volumes north of US 290 West were 112,500 vehicle trips per day. The Bicycle Plan recommends priority one route 434 from Loop 360 to US 290 West.

Southwest Parkway – This roadway is classified as a six-lane divided major arterial between William Cannon Drive and US 290 West. Southwest Parkway forms the northern boundary of the site and provides its primary access. Year 2004 traffic volumes for Southwest Parkway east of Foster Ranch Road were 20,427 vehicle trips per day. This roadway is in the Bicycle Plan as a priority one route.

William Cannon Drive – The Austin Metropolitan Area Transportation Plan classifies this roadway as a six-lane divided major arterial between Southwest Parkway and US 290 West. Estimated traffic volumes on William Cannon Drive south of Southwest Parkway were 6,300 vehicle trips per day. This roadway is in the Bicycle Plan as a priority one route.

Republic of Texas Boulevard – This roadway is located east of the proposed development and is classified as a collector. North of Southwest Parkway, traffic volumes were estimated at 7,100 vehicle trips per day. The Bicycle Plan proposes a priority one route along Republic of Texas Boulevard from Southwest Parkway to Travis Country Circle.

Foster Ranch Road – Foster Ranch Road is located west of the proposed development and is currently a two lane collector roadway. North of Southwest Parkway, estimated traffic volumes were 2,800 vehicle trips per day.

Mission Oaks Boulevard – Mission Oaks Boulevard is classified as a two-lane collector roadway and is located east of the proposed development.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 6 intersections, 4 of which are signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 3. Level of Service				
Intersection	2005 Existing		2006 Site + Forecasted	
	AM	PM	AM	PM
Loop 1 and Southwest Parkway*	D	B	D	D
Republic of Texas Blvd. and Southwest Parkway*	D	B	D	B
Foster Ranch Road and Southwest Parkway*	B	A	D	A
William Cannon Dr. and Southwest Parkway*	A	B	C	C
Mission Oaks Blvd. and Southwest Parkway	A	A	C	A
Driveway A and Southwest Parkway			A	A

*= SIGNALIZED

RECOMMENDATIONS

- 1) Prior to 3rd reading at City Council, fiscal in the amount of \$145,000 shall be posted for the installation of a signal on Southwest Parkway at Driveway A.
- 2) Approval from Public Works ~ Signals Division is required prior to 1st reading at City Council.
- 3) Public Works ~ Transportation has approved the proposed full function median opening at Driveway A. Final design of the median opening will be approved during the site plan permitting process. Note that by approving the proposed median opening location associated with this TIA, the approved limited function median opening on the adjacent Murphy Tract (C14-05-0023) has been rescinded. The Murphy Tract will continue to have an acceptable level of service at both driveways, assuming right-in, right-out movements only.
- 4) Prior to 3rd Reading at City Council, two copies of the final TIA shall be submitted.
- 5) 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 974-2628.



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