

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0162

Z.A.P. DATE: October 16, 2007

ADDRESS: 13830 North F.M. 620 Road

OWNER/APPLICANT: GH 620, Ltd. (Jim Arnold)

AGENT: Richard Crank

ZONING FROM: GR-MU-CO, GR-CO **TO:** GR-CO

AREA: 2.071 acres

SUMMARY STAFF RECOMMENDATION:

Staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

10/16/07: To approve the staff's recommendation for GR-CO zoning on consent (6-0,
C. Hammond, J. Gohil-absent); J. Martinez-1st, S. Hale-2nd

DEPARTMENT COMMENTS:

The property in question is currently undeveloped and sparsely vegetated. This site was originally part of 10.50 acre parcel, prior to the acquisition of 8.60 acres along the frontage by TXDOT for the expansion of North F.M. 620 and for the construction of the SH-45 toll road and toll plaza. The applicant requesting to rezone the remaining 1.90 acres of GR-CO zoned property along with a portion of GO-MU-CO property to the north (0.171 acres) to create a developable sized tract to mitigate the effects of the right-of-way acquisition for F.M. 620. The applicant would like to develop this newly plated lot (Resubdivision Case - C8-06-0106.0A) with hotel, financial services, restaurant, and retail uses.

The staff is recommending the applicant's request to rezone the property to the GR-CO, Community Commercial-Conditional Overlay District, because the tract of land meets the intent of the GR district as it is accessible from major traffic ways and will provide services to meet neighborhood and community needs. The site is located adjacent to existing GR-CO zoning to the south and to GR-MU-CO zoning to the east and has access onto the frontage road of a major arterial roadway, North F.M. 620 Road.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO-MU-CO, GR-CO	Undeveloped
<i>North</i>	GO-MU-CO	Undeveloped
<i>South</i>	GR-CO	Undeveloped
<i>East</i>	GR-MU-CO	Driving Range (Outdoor Sports and Recreation)
<i>West</i>	GO-MU-CO	Undeveloped

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Lake Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

265 – Rattan Creek Neighborhood Association
485 - Rivera Springs Community Development Association
604 - Davis Spring Home Owners Association
701 – Avery Ranch Neighborhood Association
786 – Home Builders Association of Greater Austin
985 - Davis Springs Home Owners Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0100	GR to CS-1-CO	7/16/02: Approved staff's recommendation of CS-1-CO by consent, with added conditions prohibiting Adult Oriented Businesses and Pawn Shop. (6-0, M. Casias/ Diana Castaneda/K. Jackson-absent)	8/08/02: Approved CS-1-CO on all 3 readings (6-0, Wynn out of room)
C14-99-0027	I-RR, DR to GR	Approved staff rec. of GR-CO (TR1); GO-CO (TR2) w/ conditions & restrictive covenant (7-0) on 4/13/99	Approved GR-CO for TR1 (0027A) w/conditions limiting to 2,000 vehicle trips per day for the 5-acre Hill tract (6-0, KW-out of room); Balance of site (TR2-110 acres) postponed to 6/1/00 (0027B) on 3/23/00 0027A: Approved 2 nd / 3 rd readings (5-0, Lewis-absent) on 5/18/00 0027B: Approved GR-CO (TR1), GO-CO (TR2) w/ conditions (4-0); all 3 readings on 7/19/01
C14-97-0059	DR to GR	Approved GR-CO w/conditions (8-0) on 8/05/97	Approved GR-CO w/conditions; subject to 25% impervious cover max; (5-0); 1 st reading on 9/04/97 Approved GR-CO w/conditions; subject to 25% impervious cover max;(7-0); 2 nd reading on 12/11/97

			Approved GR-CO w/out condition of 25% impervious cover max (6-0); 3 rd reading on 1/15/98
C14-96-0045	LI, GR to MF-3	Approved staff alternate rec. of MF-3-CO, limited to less than 2,000 vehicle trips per day (9-0)	Approved PC rec. of MF-3-CO (5-0); limiting to less than 2,000 vehicle trips per day; all 3 readings on 5/23/96
C14-90-0068	DR to GR	Approved GR (5-0-1, HG-No) on 11/06/90	Approved GR (4-0); 1 st reading on 12/06/90 Approved GR (7-0); 2 nd /3 rd readings on 1/24/91

RELATED CASES: There are no related zoning cases in this area.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
RM 620	Varies	Varies	Arterial	No	No	No
Tom Kemp Lane	66'	10'	Local	No	No	No

CITY COUNCIL DATE: November 29, 2007

ACTION:

ORDINANCE READINGS: 1st

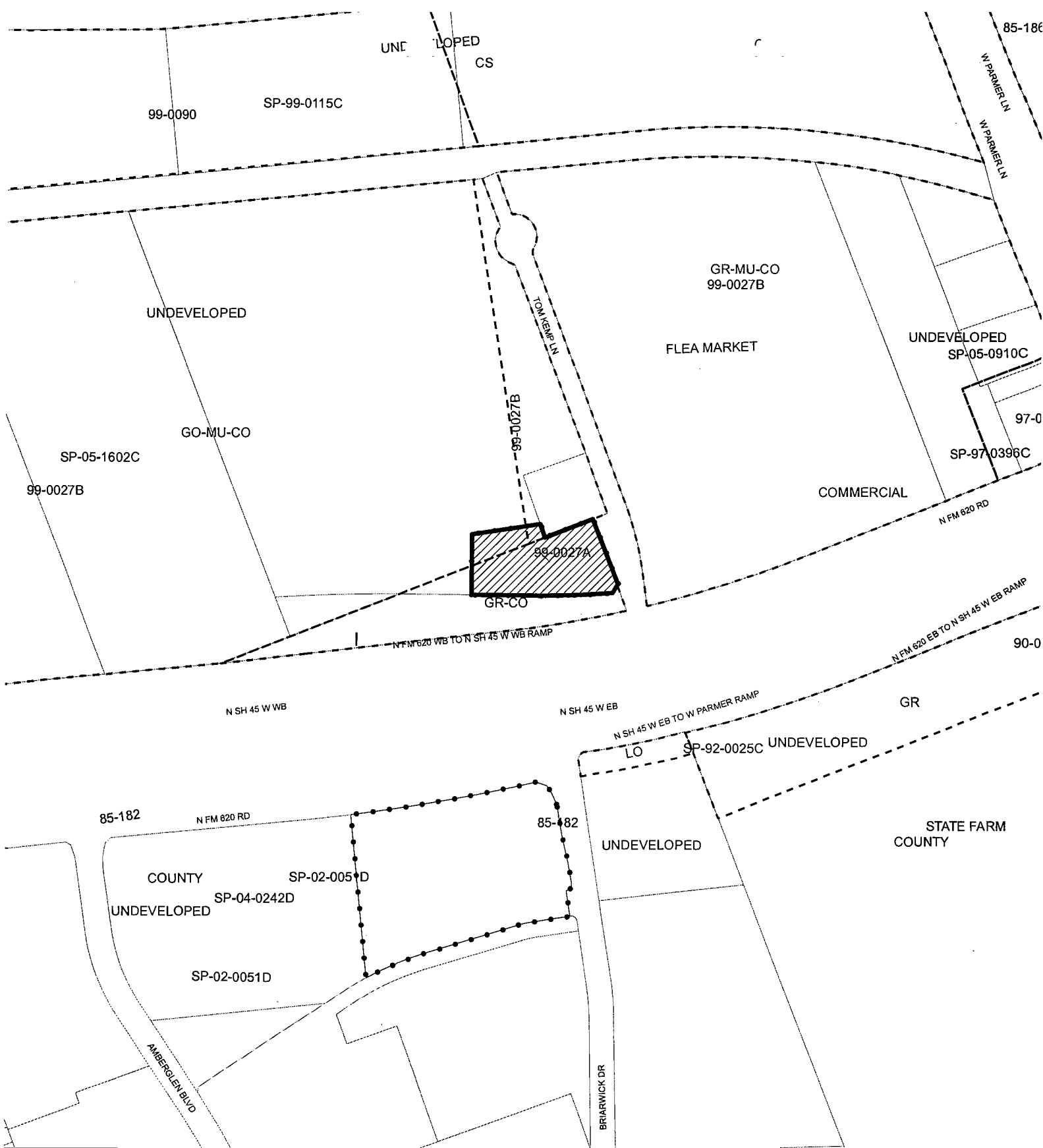
2nd


3rd


ORDINANCE NUMBER:


CASE MANAGER: Sherri Sirwaitis


PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us





 Subject Tract

 Zoning Boundary

 Pending Cases

 1" = 400' OPERATOR: S MEEKS

ZONING

ZONING CASE#: C14-2007-0162

ADDRESS: 13830 N FM 620 RD

SUBJECT AREA: 2.071 ACRES

GRID: G40 H40

MANAGER: S. SIRWAITIS



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

STAFF RECOMMENDATION

Staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

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

The GR zoning district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed GR-CO zoning is consistent with the existing GR-CO zoning to the south and GR-MU-CO zoning to the east.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed GR district zoning would allow the applicant to develop hotel, financial services, restaurant, and retail uses on a property that has access onto the frontage road of a major arterial roadway, North F.M. 620 Road.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently undeveloped and sparsely vegetated. The tracts of land to the north and west are undeveloped. To the east there is a golf driving range. The properties to the south, across North F.M. 620, are developed with a Personal Improvement Services use (Lifetime Fitness) and with office uses.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

The site is located over the North Edward's Aquifer Recharge Zone. It is in the Desired Development Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

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 Net Site Area</i>	<i>% NSA with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

Note: The most restrictive impervious cover limit applies.

Environmental

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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 the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8: Endangered Species in conjunction with subdivision and/or site plan process.

Transportation

No additional right-of-way is required at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
RM 620	Varies	Varies	Arterial	No	No	No
Tom Kemp Lane	66'	10'	Local	No	No	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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

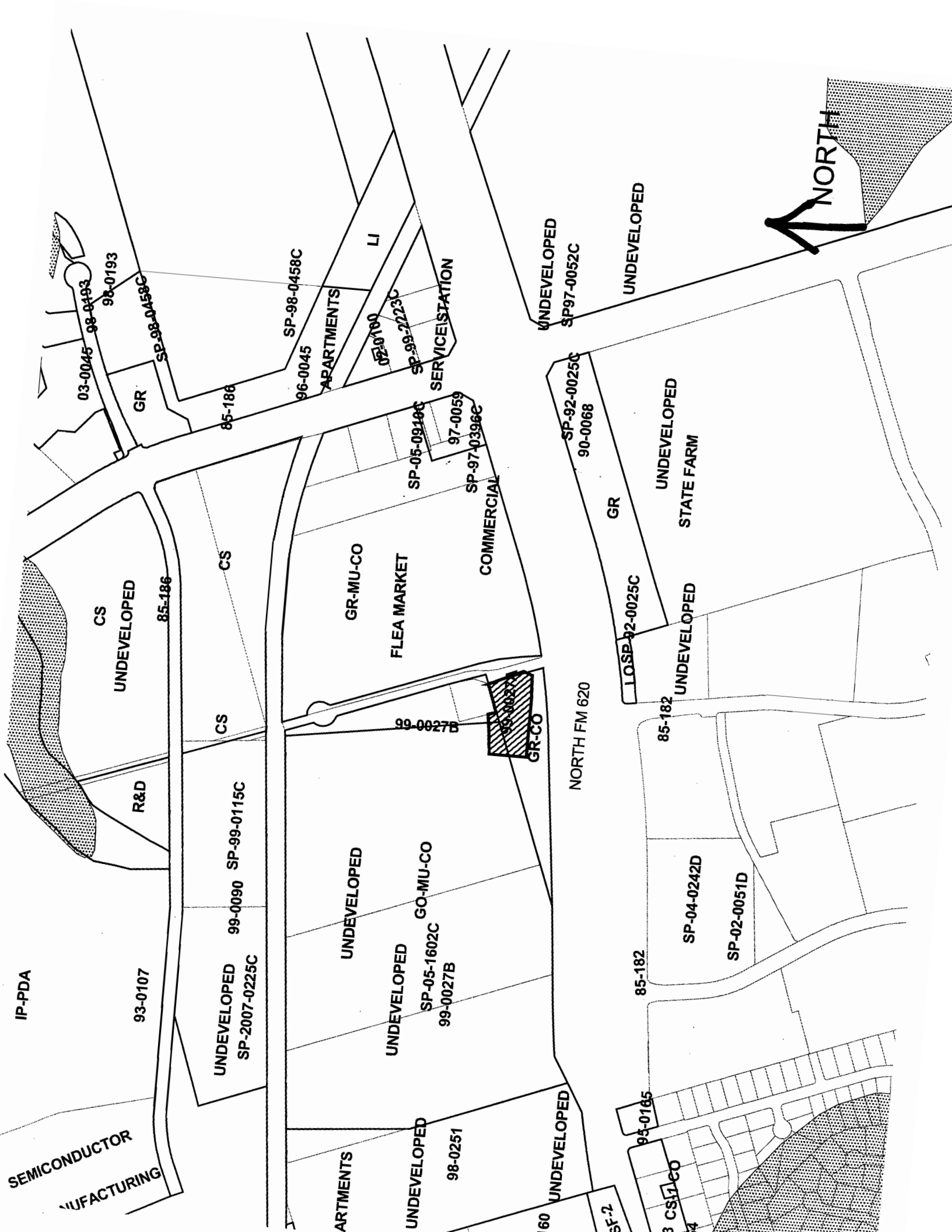
Stormwater Detention

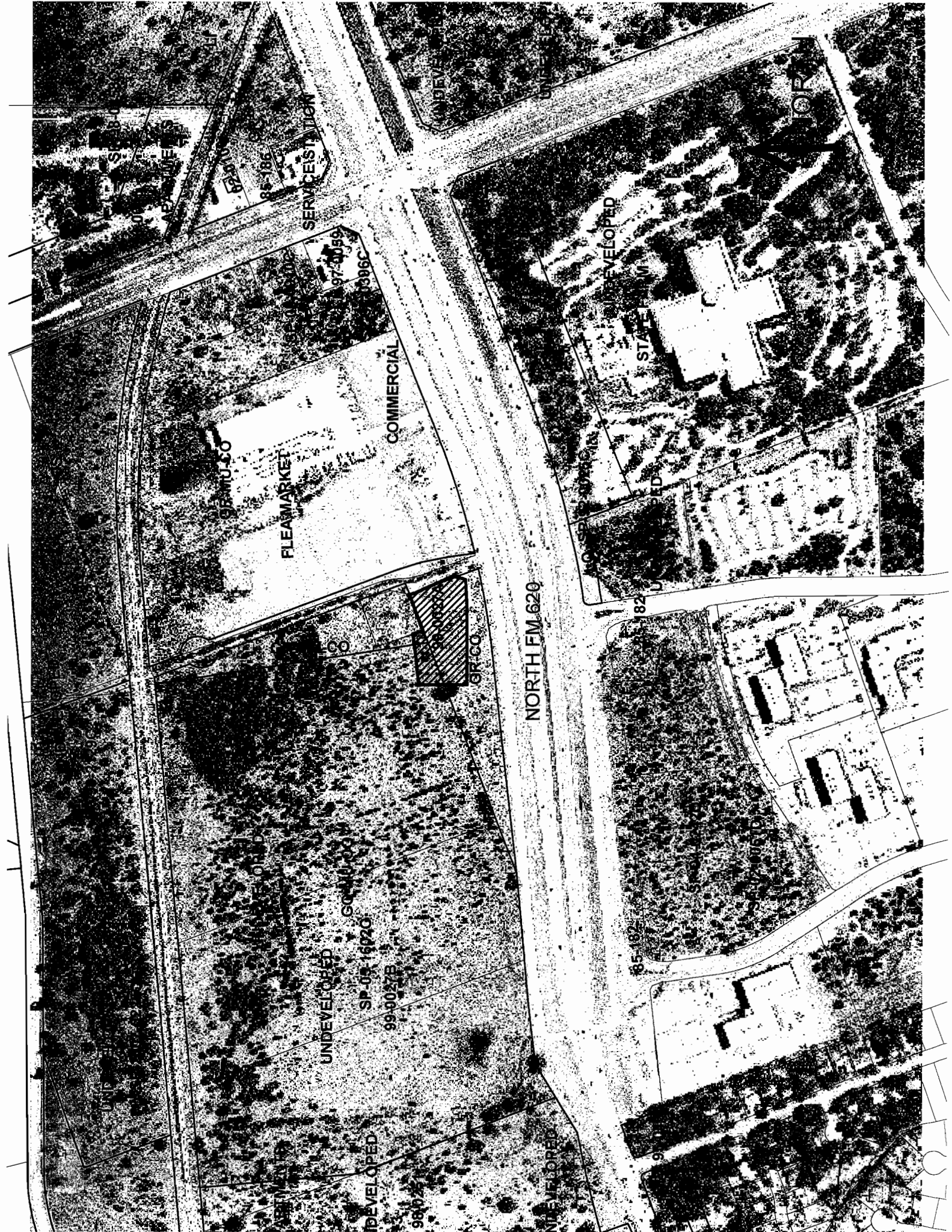
At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Compatibility Standards

Provide a copy of the recorded restrictive covenant when submitting a site plan application.

This site will be subject to commercial design standards once a site plan application is submitted. This is a corner site; the principle street will be Tom Kemp Lane and is classified as a suburban roadway.







October 2, 2007

Ms. Sherri Sirwaitis
City of Austin - Neighborhood Planning & Zoning Department
P.O. Box 1088
Austin, TX 78767-1088

Re: File Number C14-2007-0162, 13830 N FM 620 RD

Dear Ms. Sirwaitis,

Several months ago, Jim Arnold, property Owner, contacted NASWC about his plans for this property and to discuss revisions to the existing Restrictive Covenants on a portion of the property.

Since then, the NASWC Zoning Committee has met with Mr. Arnold and his agent, Richard Crank, and we are currently finalizing the process to revise and implement Restrictive Covenants on the property. The scope of the RCs is to complement the proposed GR - Community Commercial district zoning, to include and encourage uses that would be compatible with the residential communities near the property, as well as address drainage concerns in the Lake Creek Watershed.

The Zoning Committee of NASWC is in support of Mr. Arnold's request for GR-CO rezoning of the property located at 13830 North FM 620, contingent upon the completion and filing of the Restrictive Covenants.

Please contact me (phone 258-2008) if you have any questions or comments.

Sincerely yours,

Cathy Mandell
Chair, NASWC Zoning Committee