

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0108 MU-13

Z.P.C. DATE: 11-3-2009

ADDRESS: 5925 Steiner Ranch Boulevard

AREA: 11.81 acres

APPLICANT: MU-13 Investments LTD. (Laine Holman)

AGENT: Development & Entitlement Solutions (Sarah Crocker)

NEIGHBORHOOD PLAN AREA: N/A

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation Reviewers comments.

WATERSHED: Panther Hollow/Lake Travis

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: DR – Development Reserve.

ZONING TO: GR-CO – Community Commercial, Conditional Overlay.

SUMMARY STAFF RECOMMENDATION:

Staff recommends GR-CO – Community Commercial, Conditional Overlay. The Conditional Overlay would limit daily vehicle trips to 2000.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for GR-CO zoning; was approved on the Consent Agenda by Commissioner Donna Tiemann's motion, Commissioner Teresa Rabago seconded the motion on a vote of 7-0.

DEPARTMENT COMMENTS:

The applicant is requesting GR, Community Commercial, Conditional Overlay zoning. This tract of land has frontage on RM 620, a major arterial roadway and Steiner Ranch Boulevard. The tract is bifurcated by two one hundred foot wide, high power transmission line easements. These easements will reduce the ability of the property to be developed to its maximum potential. The site lies within a Moderate Intensity Zone within the Hill Country Roadway Corridor. All non-residential development within this zone shall be subject to a maximum Floor-to-Area Ratio as well as maximum heights. Additional requirements will include a vegetative buffer along RM 620. At least 40% of the site must be left in a natural state. Any site plan for this tract of land will need Zoning and Platting Commission approval as well.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|------------------|
| SITE | DR | Undeveloped |
| NORTH | County | Undeveloped |
| SOUTH | DR | Undeveloped |
| EAST | DR | Undeveloped |
| WEST | LR-CO | Undeveloped |

CASE HISTORIES:

| CASE NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|-------------------------|---------------------------|---------------------------------|-------------------------------|
| C14-92-0124 Tract #4 | From DR to MF-2 | Approved MF-2 [Vote: (9-0)] | Approved MF-2 [Vote: 7-0] |
| C14-92-0124 Tract #5 | From DR & SF-2 to MF-2 | Approved MF-2 [Vote: (9-0)] | Approved MF-2 [Vote: 7-0] |
| C14-92-0124 Tract #6 | From DR to GR-CO | Approved GR-CO [Vote: (9-0)] | Approved GR-CO [Vote: 7-0] |

BASIS FOR RECOMMENDATION:

1. 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

Granting GR-CO – Community Commercial, Conditional Overlay would permit the location of offices or commercial uses serving neighborhoods and community needs, at the intersection of RM 620, a major arterial and Steiner Ranch Boulevard. The development could include unified and individually developed shopping centers or commercial sites; such as service stations, restaurants.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- Comanche Trails Community Assoc.
- Long Canyon HOA
- Glenlake HOA
- 2222 Coalition of Neighborhood Assoc.
- Steiner Ranch ROA
- Steiner Ranch Comm. Assoc.
- Long Canyon II HOA

SCHOOLS:

Steiner Ranch Elementary School
Canyon Ridge Middle School
Leander High School

TRANSPORTATION:

1. 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]
2. No additional right-of-way is needed at this time.

| Name | ROW | Pavement | Classification | Sidewalks | Bike Plan | Bus Routes |
|--------------------|------|----------|----------------|-----------|----------------------------|------------|
| Steiner Ranch Blvd | 125' | Varies | Collector | Yes | None Exist/ Recommended | No |
| RM 620 | 130' | 80' | Expressway | No | None Recommended | No |

SITE PLAN:

- SP 1. The site is located within 1,000 feet of RM 620 and within a Hill Country Roadway Corridor. The site lies within a MODERATE Intensity Zone. All non-residential development within this zone shall be subject to a maximum Floor-to-Area Ratio of 0.25 on 0-15% slopes, 0.10 on 15-25% slopes and 0.05 on 25-35% slopes, excluding parking structures and atriums. Except for clearing necessary to provide utilities or site access, a 100/50 foot vegetative buffer will be required along RM 620. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of RM 620 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.
- SP 2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

ENVIRONMENTAL:

1. The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Panther Hollow Watershed and the Lake Travis Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone. Under the 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> | <i>Allowable Density</i> |
|-----------------------------------|---------------------------|-----------------------------|------------------------------|
| One or Two Family Residential | n/a | n/a | 1 unit/2 acres net site area |
| Multifamily Residential | 20% | 25% | n/a |
| Commercial | 20% | 25% | n/a |

2. Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.
3. According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.
4. 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.
5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
6. Numerous 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 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.
7. 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.

CITY COUNCIL DATE: December 10th, 2009

ACTION:

ORDINANCE READINGS:

1ST

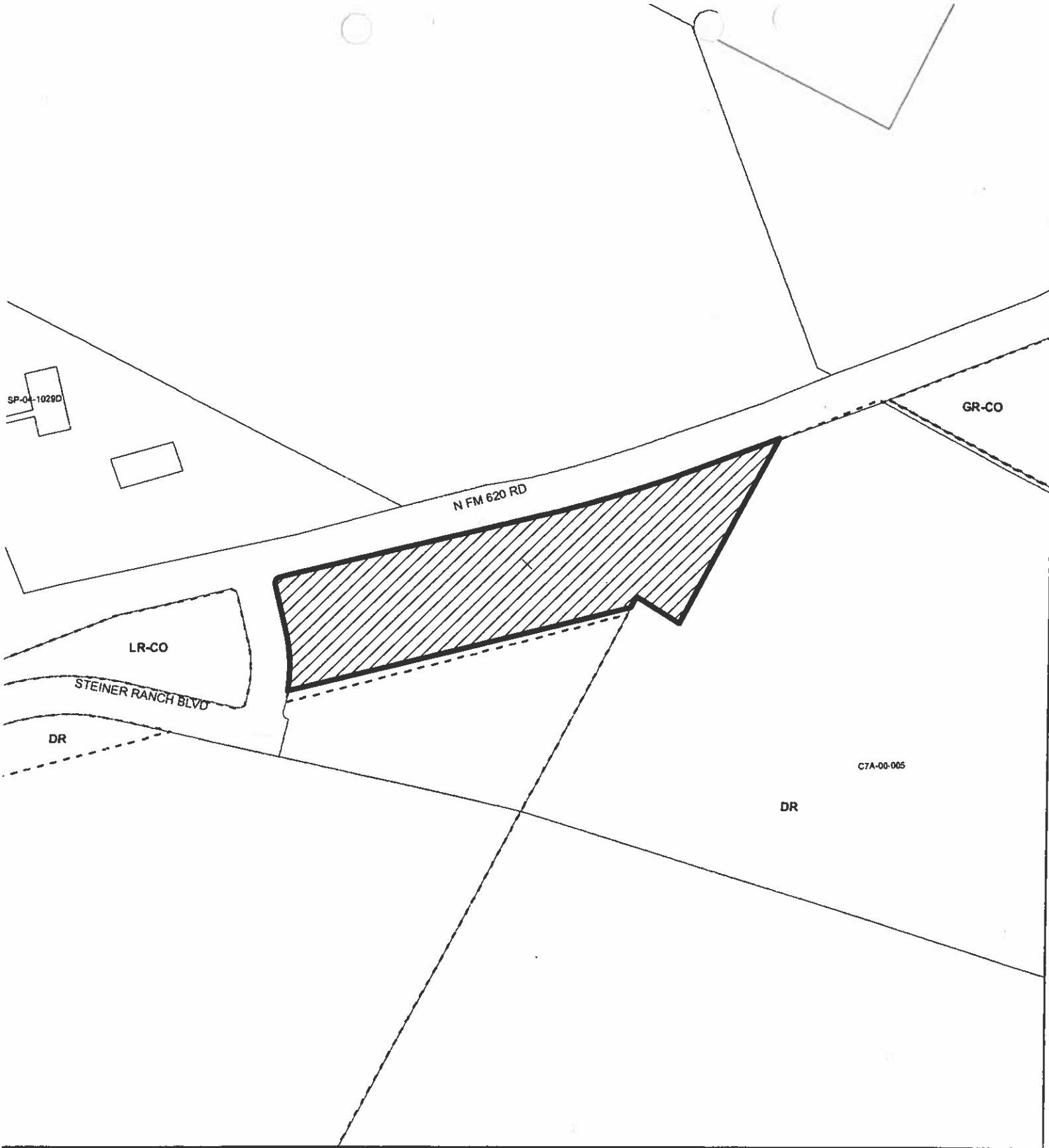
2ND

3RD


ORDINANCE NUMBER:


CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us


PHONE: 974-7691



N

 **SUBJECT TRACT**

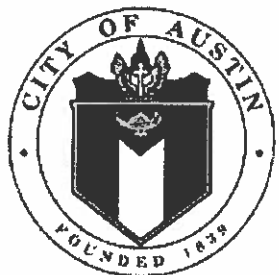
 **ZONING BOUNDARY**

 **PENDING CASE**

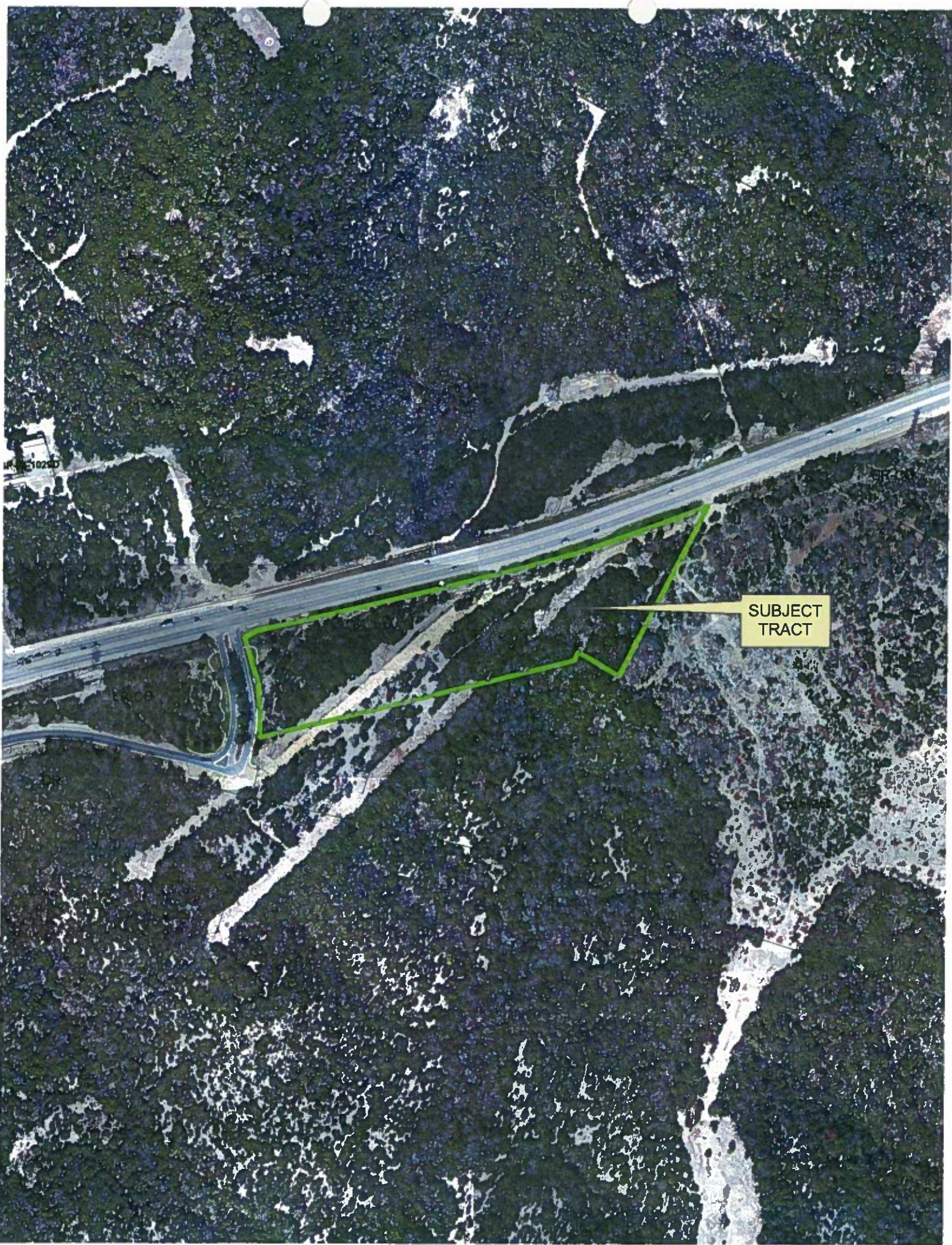
1" = 400'

ZONING

ZONING CASE#: C14-2009-0108
ADDRESS: 5925 STEINER RANCH BLVD
SUBJECT AREA: 11.81 ACRES
GRID: C33
MANAGER: C. PATTERSON



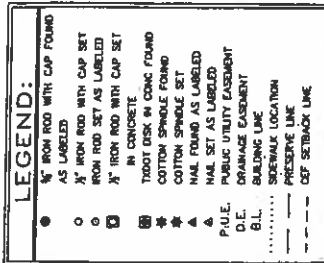
This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SUBJECT
TRACT

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N12°45'13"E | 30.00' |
| L2 | S12°45'13"W | 30.00' |
| L3 | N73°19'38"E | 0.76' |

| CURVE | DELTA | RAILS | LENGTH | CG | CHORD |
|-------|---------|-------|--------|--------|-------|
| C1 | 8700000 | 20.00 | 31.42 | 537.14 | 77.25 |
| C2 | 8700000 | 40.00 | 270.83 | 500.73 | 72.85 |
| C3 | 8700000 | 60.00 | 31.42 | 531.15 | 72.85 |
| C4 | 8700000 | 20.00 | 31.42 | 500.73 | 72.85 |
| C5 | 8700000 | 40.00 | 270.83 | 500.73 | 72.85 |
| C6 | 8700000 | 60.00 | 31.42 | 500.73 | 72.85 |
| C7 | 8700000 | 20.00 | 31.42 | 500.73 | 72.85 |
| C8 | 8700000 | 40.00 | 270.83 | 500.73 | 72.85 |
| C9 | 8700000 | 60.00 | 31.42 | 500.73 | 72.85 |
| C10 | 8700000 | 20.00 | 31.42 | 500.73 | 72.85 |



SCALE = 1" = 100'
FEBRUARY, 2006
IRAVIS COUNTY, TEXAS



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| | |
|--------------|---|
| DATE: | FEBRUARY, 2008 |
| SURVEYOR: | PAUL C. SALVE, JR., RPLS No.25118 |
| TECHNICIAN: | RLM |
| FIELDBOOK: | 72 |
| BOOK NUMBER: | 2008.012.01 |
| DESCRIPTION: | N/A |
| DRAWING: | 1) TYPED Student Common Photo Survey (C&D) 2) Field Plot (P&S) and Plot 2566-FT area |

TRAVIS COUNTY, TEXAS

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COMMUNITIES/
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4
OF 4

**STEINER RANCH
PHASE TWO
SECTION 9**