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ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0163 Austin Cribs

Z. P. C. DATE: 12/07/10, 01/18/11

ADDRESS: 6320 City Park Road

AREA: 0.082 Acres

APPLICANTS: Austin Cribs (Cord Shiflett)

AGENT: Irion Slade, L.L.C. (Terry Irion)

NEIGHBORHOOD PLAN AREA: None

CAPITOL VIEW: No

WATERSHED: West Bull Creek

T.I.A.: No.

HILL COUNTRY ROADWAY: Yes

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: DR – Development Reserve.

ZONING TO: LR – Neighborhood Commercial.

SUMMARY STAFF RECOMMENDATION:

Staff recommends LR-CO – Neighborhood Commercial, Conditional Overlay. The Conditional Overlay would limit vehicle trips to less than 2,000 per day.

BASIS FOR RECOMMENDATION:

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

The requested zoning would be in keeping with the zoning on the thirteen acres that this tract is contiguous with.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

This tract of land was originally rezoned in 1999 under case number C14-99-0077. The zone change request was from Development Reserve (DR) to Neighborhood Commercial (LR) and was approved on March 9th, 2000 by ordinance number 000309-81 (see attached). A few months later, the subject tract was removed from the original ordinance by a corrective ordinance number 001012-15 (see attached). Staff has not to date determined why the “remnant” tract was included in the original zone change request or why it was removed. The ordinance for the contiguous thirteen acres allows for 4,000 square feet of gross floor area and an adjusted trip limit of 6,500 trips between six properties. A fair and reasonable, compatible and consistent zoning would be the same as the approximate thirteen acre tract that the subject tract is contiguous with and that zoning would be Neighborhood Commercial.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	DR	Office
NORTH	LR-CO	Undeveloped
SOUTH	GO-CO	Undeveloped
EAST	LR-CO	Undeveloped
WEST	LR-CO	Undeveloped

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-99-0076	From DR to LR	Approved LR-CO [Vote: 7-0]	Approved LR-CO [Vote: 7-0]
C14-99-0077	From DR to LR	Approved LR-CO [Vote: 7-0]	Approved LR-CO [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Austin Neighborhoods Council
- Glenlake HOA
- 2222 Property Owners Assoc.
- Long Canyon HOA
- Steiner Ranch Com. Assoc.
- 2222 Coalition of Neighborhoods
- Bull Creek Neigh. Assoc.
- Shepherd Mountain HOA.
- Canyon Creek HOA
- Courtyard HOA

SCHOOLS:

Highland Park Elementary School
Lamar Middle School
McCallum High School

SITE PLAN COMMENTS RECEIVED:

- SP 1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP 2. The site is located along RM 2222, a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of the Hill Country Roadway.
- SP 3 Except for clearing necessary to provide utilities or site access, a 100/50 foot vegetative buffer will be required along RM 2222. 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 2222 the maximum height is 28 feet.

SP 4 Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning and Platting Commission.

TRANSPORTATION COMMENTS RECEIVED:

No additional right-of-way is needed 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	Class	Sidewalk?	Bus Route?	Bike Route?
City Park Rd	120	MAD 2	Arterial	No	No	Yes
Name	ROW	Classification	Sidewalks	Bike Route	Capital Metro	
FM 2222	120'	MAU 4	No	No	Yes (3M route)	

ENVIRONMENTAL COMMENTS RECEIVED:

1) The site is not located over the Edwards Aquifer Recharge Zone. The site is in the West Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. 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>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

- 2) According to flood plain maps, there is a flood plain within close proximity of the project location. Based upon the close proximity of the flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.
- 3) 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.
- 4) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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- 5) 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.
- 6) 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.
- 7) 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 requirements.

CITY COUNCIL DATE: January 13, 2011

ACTION: Postponed to February 17th, 2011.

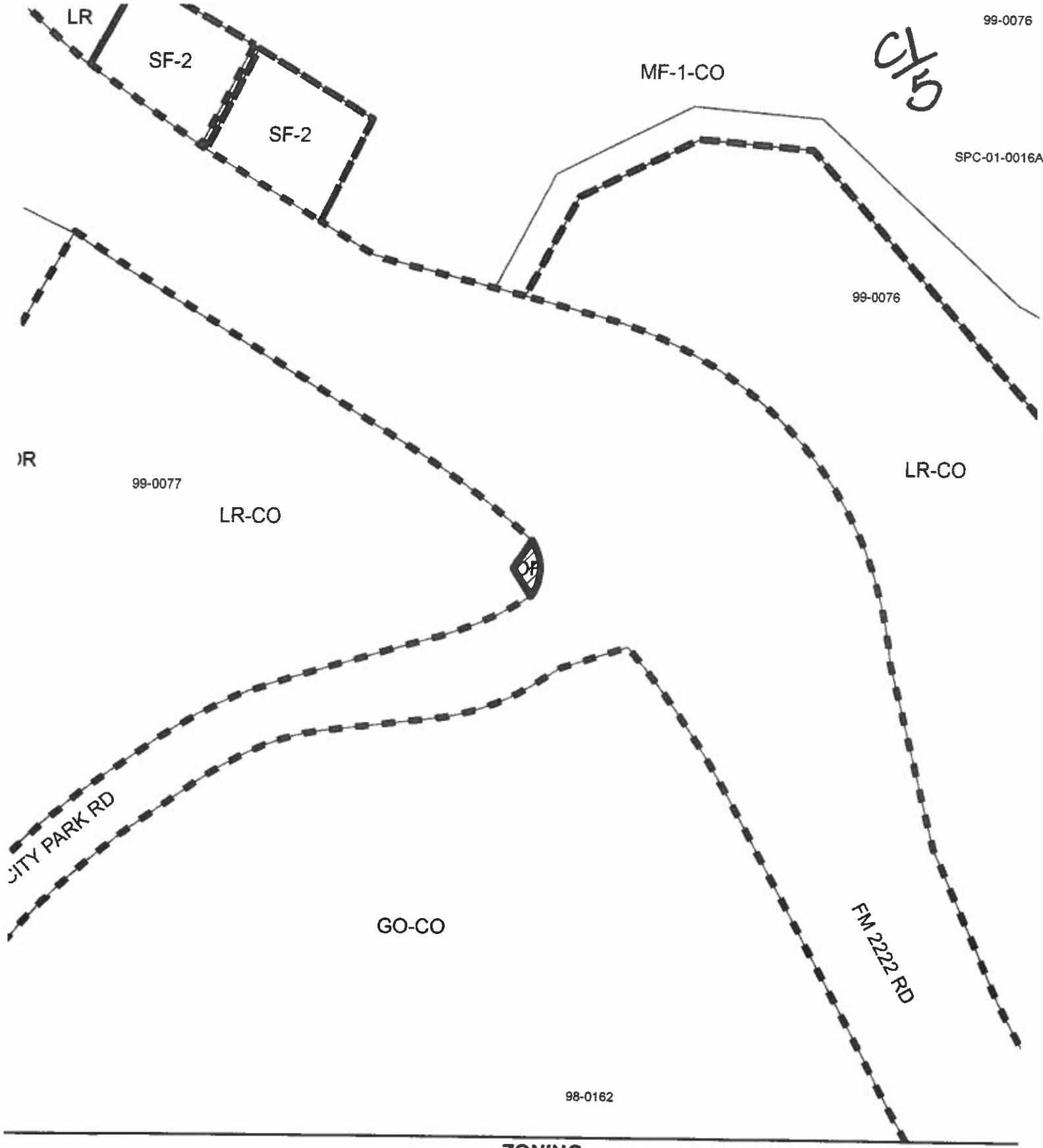
ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

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

PHONE: 974-7691

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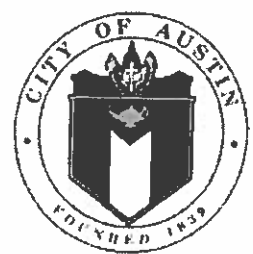
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1' = 200'

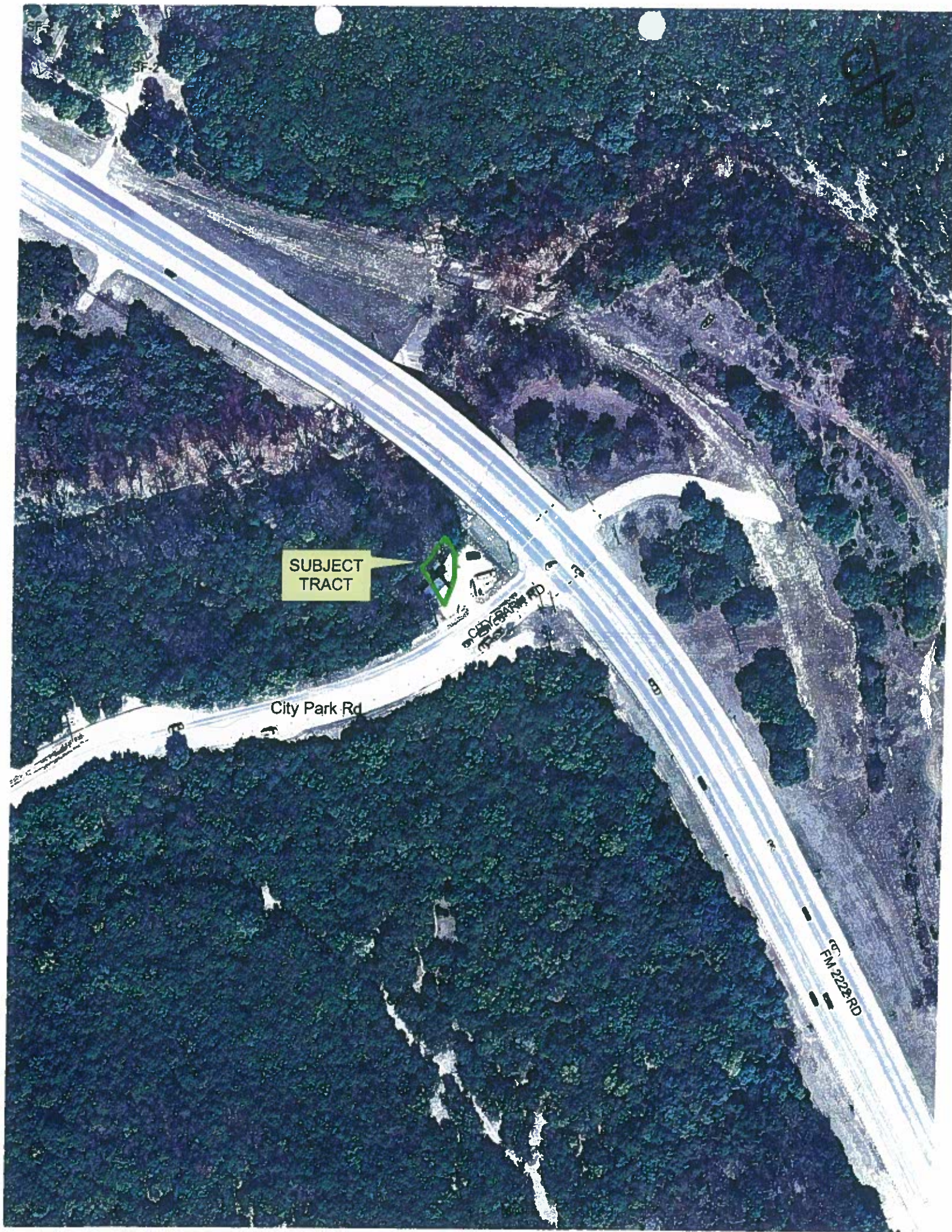
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2010-0163
LOCATION: 6320 CITY PARK RD
SUBJECT AREA: 0.082 ACRES
GRID: F30
MANAGER: CLARK PATTERSON



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SUBJECT TRACT

City Park Rd

FM 2222 RD

FM 2222 RD

C1/7

ORDINANCE NO. 000309-81

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

A 13.499 ACRE TRACT OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, FROM DEVELOPMENT RESERVE (DR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 6100-6404 CITY PARK ROAD AND 6509-6909 F.M. 2222 ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Development Reserve (DR) district to Neighborhood Commercial-Conditional Overlay (LR-CO) combining district on the property described in File C14-99-0077, as follows:

A 13.499 acre tract of land out of the James Jett Survey No. 1, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

commonly known as Tract 2, locally known as 6100-6404 City Park Road and 6504-6909 F.M. 2222 Road, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property and the property described in Exhibits C, D, E, F, and G, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 6,500 adjusted trips per day.
2. Retail development may not exceed 4,000 square feet of gross floor area.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the Neighborhood Commercial (LR) base district and other applicable requirements.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on March 20, 2000.

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PASSED AND APPROVED

March 9, 2000

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Kirk Watson

Kirk Watson
Mayor

APPROVED:

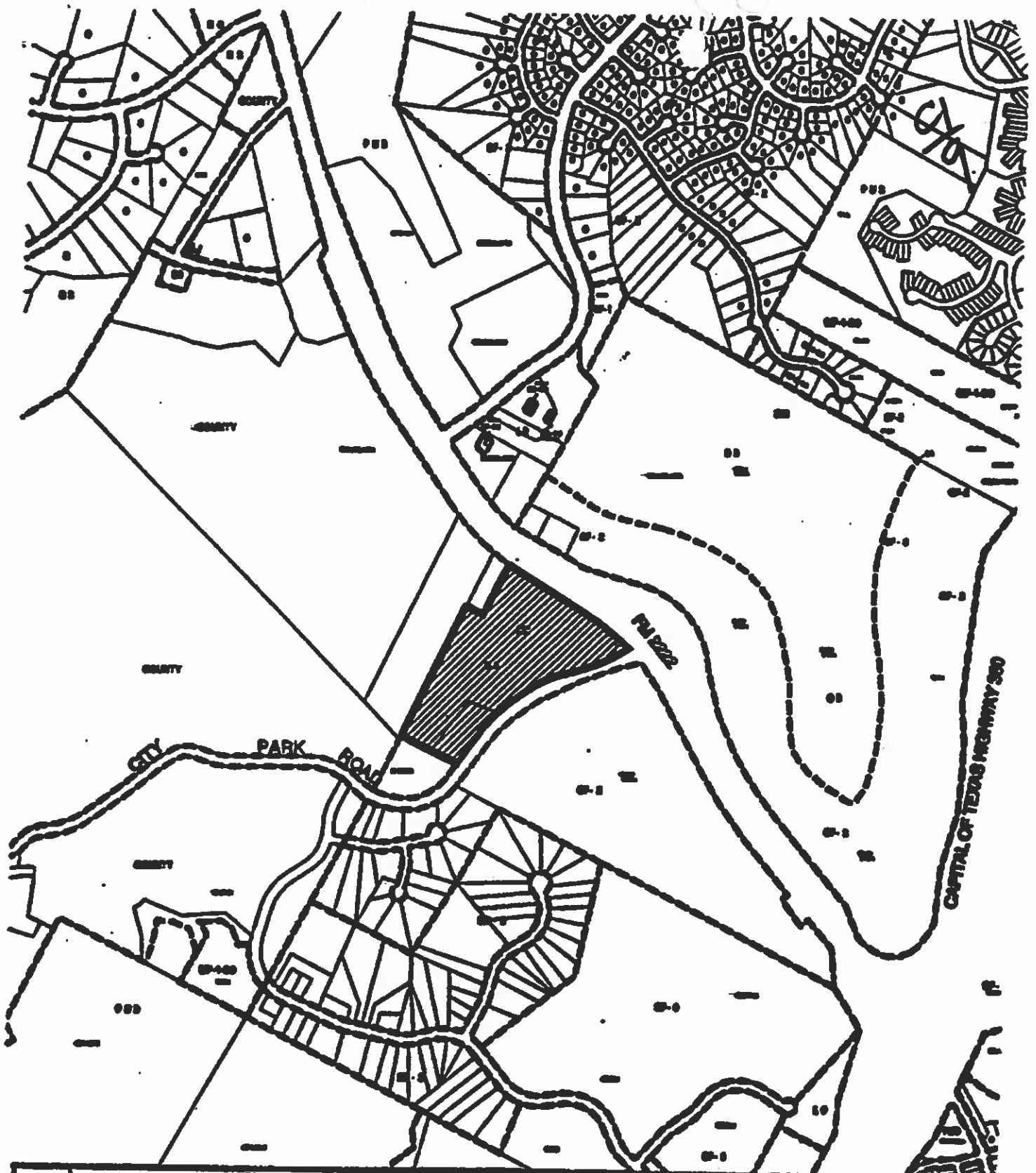
Andrew Martin





Andrew Martin
City Attorney

ATTEST:

Shirley A. Brown

Shirley A. Brown
City Clerk



 1" = 800'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER F30
	PENDING CASE 			
	ZONING BOUNDARY 	ADDRESS: FAL2222 AND CITY PARK		
	CASE MOR: D PERRYMAN 000309-81	DATE: 99-08 INTLS: TRC		
SUBJECT AREA (acres): 17.420				

ORDINANCE NO. 001012-15

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AN ORDINANCE AMENDING ORDINANCE NO. 000309-81 TO CORRECT THE ZONING MAP FOR THE PROPERTY LOCATED AT 6100-6404 CITY PARK ROAD AND 6509-6909 F.M. 2222 ROAD DESCRIBED IN FILE NO. C14-99-0077.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Part 2 of Ordinance No. 000309-81 is amended to substitute the attached zoning map for the map identified as Exhibit "B" in Ordinance No. 000309-81.

PART 2. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on October 23, 2000.

PASSED AND APPROVED

_____, 2000

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Kirk Watson

Kirk Watson
Mayor

APPROVED:

Andrew Martin

Andrew Martin
City Attorney

ATTEST:

Shirley A. Brown

Shirley A. Brown
City Clerk

