ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0013 MU-14 Investments **Z.P.C. DATE:** 05-03-2011

ADDRESS: 4807 North Quinlan Park Road **AREA:** 10.7 acres

APPLICANT: MU-14 Investments Ltd. (James Plasek)

AGENT: Crocker Consultants (Sarah Crocker)

NEIGHBORHOOD PLAN AREA: N/A **CAPITOL VIEW:** No

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

WATERSHED: Bear Creek West **HILL COUNTRY ROADWAY:** Yes

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: LR-CO & LO-CO – Neighborhood Commercial, Conditional Overlay & Limited Office, Conditional Overlay.

ZONING TO: GR – Community Commercial.

SUMMARY STAFF RECOMMENDATION:

Staff recommends GR-CO – Community Commercial, Conditional Overlay. The Conditional Overlay would limit daily vehicle trips to 2000, prohibit access to F.M. 620 and prohibit the following uses: art and craft studio, convalescent services, club or lodge, communication services, cultural services, automotive rental, automotive sales, automotive repair services and automotive washing.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for GR-CO district zoning was approved on the consent agenda by Commissioner Sandra Baldridge's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, 1 vacancy on the commission.

DEPARTMENT COMMENTS:

The applicant is requesting GR, Community Commercial, zoning. This tract of land has frontage on RM 620, a major arterial roadway and North Quinlan Park Road. The site lies within a Hill Country Roadway Corridor which will reduce the ability of the property to be developed to its maximum potential. The site lies within a Low 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 (FAR) as well as a maximum height of twenty eight feet (28') for the first two thirds (2/3) of the site and a maximum height of forty feet (40') for the remaining one third (1/3) of the site. 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	LR-CO & LO-CO	Undeveloped
NORTH	SF-2	Single Family Residential
SOUTH	County	Undeveloped
EAST	LO-CO	Undeveloped
WEST	County	Undeveloped

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2009-0108	From DR to GR	Approved GR-CO [Vote: (7-0]	Approved GR-CO [Vote: 6-0]

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 North Quinlan Park Road The development could including 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 Neigh. 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:

TR1: No additional right-of-way is needed at this time for Quinlan Park Road.

TR2: 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].

TR3: Quinlan Park Road is classified in the Bicycle Plan as Priority 2 Bike Route No. 101.

TR4: No bus service from Capital Metro is available along Quinlan Park Road.

TR5: There are no existing sidewalks along N. Quinlan Park Road.

TR6: Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Quinlan Park Rd.	120 feet	2 @ 24 feet	Major Arterial, Divided (MAD4)	N/A

SITE PLAN:

Site plans will be required for any new development other than single-family or duplex residential.

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.

This site is in the Scenic Roadway sign district. All signs must comply with Scenic Roadway sign district regulations.

Hill Country Roadway

The site/A portion of the site is located within 1,000 feet of RM 620 and within a Hill Country Roadway Corridor. The site is located within the low intensity zone of 620. The site may be developed with the following maximum floor-to-area ratio (FAR):

Slope	*Maximum FAR*
0-15%	0.20:1
15-25%	0.08:1
25-35%	0.04:1

Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along 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 620 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Bear Creek West 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:

Development Classification	*% of Net Site Area*	*% NSA with Transfers*	*Allowable Density*
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.

8. 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: May 26th, 2011 **ACTION:**

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson **PHONE:** 974-7691
Clark.patterson@ci.austin.tx.us



ZONING

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C14-2011-0013
LOCATION: 4925-1/2 N QUINLAN PARK RD
SUBJECT AREA: 10.7 ACRES
GRID: B32-33
MANAGER: SHERRI SIRWAITIS

CITY OF AUSTIN
FOUNDED 1839

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.


SF-2
N FM 620 RD
LR-CO
SUBJECT TRACT