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ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0072 (8915 Anderson Mill Road) **ZAP DATE:** August 16, 2011

ADDRESS: 8915 Anderson Mill Road

OWNER/APPLICANT: GK Turtle Rock, Ltd. (David Holland)

ZONING FROM: I-RR **TO:** GR-MU **AREA:** 5.31 acres

SUMMARY STAFF RECOMMENDATION:

Staff's recommendation is to grant LR-MU-CO, Neighborhood Commercial-Mixed Use-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less than 2,000 vehicle trips per day.

ZONING & PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently undeveloped and moderately vegetated. The tract of land to the south contains a public school (Deerpark Middle School). To the east, there is a detention pond and a commercial retail strip center that fronts onto Anderson Mill Road. The lot the west is developed with a service station/food sales use (Texaco). The lots to the north, across Anderson Mill Road, are part of a single-family residential neighborhood. In this request, the applicant is asking to permanently zone the property for the GR-MU designation to develop this corner lot with commercial or civic uses.

The staff recommends LR-MU-CO zoning for this site because the property meets the intent of the Neighborhood Commercial-Mixed Use district. The property is located at the entrance to a residential neighborhood adjacent to an existing school facility.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped Tract
<i>North</i>	County	Single-Family Residences
<i>South</i>	I-RR	Public Primary School (Deerpark Middle School)
<i>East</i>	I-RR	Detention Pond/Wet Pond, Commercial Retail Strip Center
<i>West</i>	I-SF-2, I-RR	Service Station/Food Sales (Texaco Food Mart), Multi-Family Residential (Villages at Turtle Creek Apartments)

AREA STUDY: N/A

TIA: Waived

WATERSHED: Lake Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

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NEIGHBORHOOD ORGANIZATIONS:

Neighborhood Association of Southwest Williamson County
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appeals Organization
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0236 (13201 Pond Springs Road)	I-RR to CS-1	5/15/07: Approved staff rec. of GR-CO and CS-1-CO (7-0)	6/08/07: Approved for GR-CO for Tract 1 and CS-1 for Tract 2 (7-0); all 3 readings
C14-06-0157 (Pond Springs Plaza – 13233 Pond Springs Road)	I-SF-2 to Tract 1: CS Tract 2: CS-1	<p>9/05/06: 1st Motion: Approved staff's recommendation of GR-CO for Tract 1 and CS-1-CO for Tract 2, with additional condition to prohibit Pawn Shop Services, by consent (8-0, J. Shieh-absent); J. Martinez-1st, S. Hale-2nd.</p> <p>2nd Motion: To rescind and reconsider 1st motion (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dias); J. Gohil-1st, K. Jackson-2nd.</p> <p>3rd Motion: To postpone and place on the September 19, 2006 ZAP Agenda (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dias); J. Gohil-1st, K. Jackson-2nd.</p> <p>9/19/06: Continued to October 3, 2006 by Zoning and Platting Commission (7-0, J. Martinez, J. Pinnelli-absent); S. Hale-1st, J. Shieh-2nd.</p> <p>10/03/06: Postponed to November 7, 2006 by the applicant (7-0, K. Jackson, J. Pinnelli-absent); J. Martinez-1st, S. Hale-2nd.</p> <p>11/07/06: Approved staff's</p>	<p>12/07/06: Approved the ZAP recommendation, striking the requirement for double door access from the bar (Tract 2) to the deck (Tract 3) and adding a the bar (Tract 2) to the deck (Tract 3) and adding a condition for speakers be removed from the deck area (7-0).</p> <p>4/12/06: Approved GR-CO zoning for Tract 1, CS-1-CO zoning for Tract 2, and GR-CO zoning for Tract 3 (6-0); 2nd/3rd readings</p>

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		<p>recommendation of GR-CO zoning for Tract 1 (shopping center), CS-1-CO zoning for Tract 2 (bar area), and GR-CO zoning for newly created Tract 3 (deck area). The Commission added the following conditions to Tract 2: Prohibit Adult Oriented Businesses; To require double door access to the deck from the bar (if allowable by Code and Building Permit regulations); To place permanent signage on the property at the driveway entries to restrict motorcycle parking in the rear/alleyway. To place permanent signage along the fence/property line between the residential site to the west and the property in question designating the parking spaces in the rear/alleyway as, "Employee Parking Only". To construct an 8-foot masonry/or sound retardant fence around the deck to mitigate sound emanating from the deck. The Commission also placed the following conditions on Tract 3 (the deck area): Place an 85 decibel limit (in accordance with LDC Sec. 9-2-4) on the deck to reduce noise emanating from the deck. Restrict amplified sound on the deck. Place permanent signage on the deck for noise mitigation. Remove the pool table off of the deck. Vote: (7-2, B. Baker, J. Martinez- No); J. Shieh- 1st, S. Hale-2nd.</p>	
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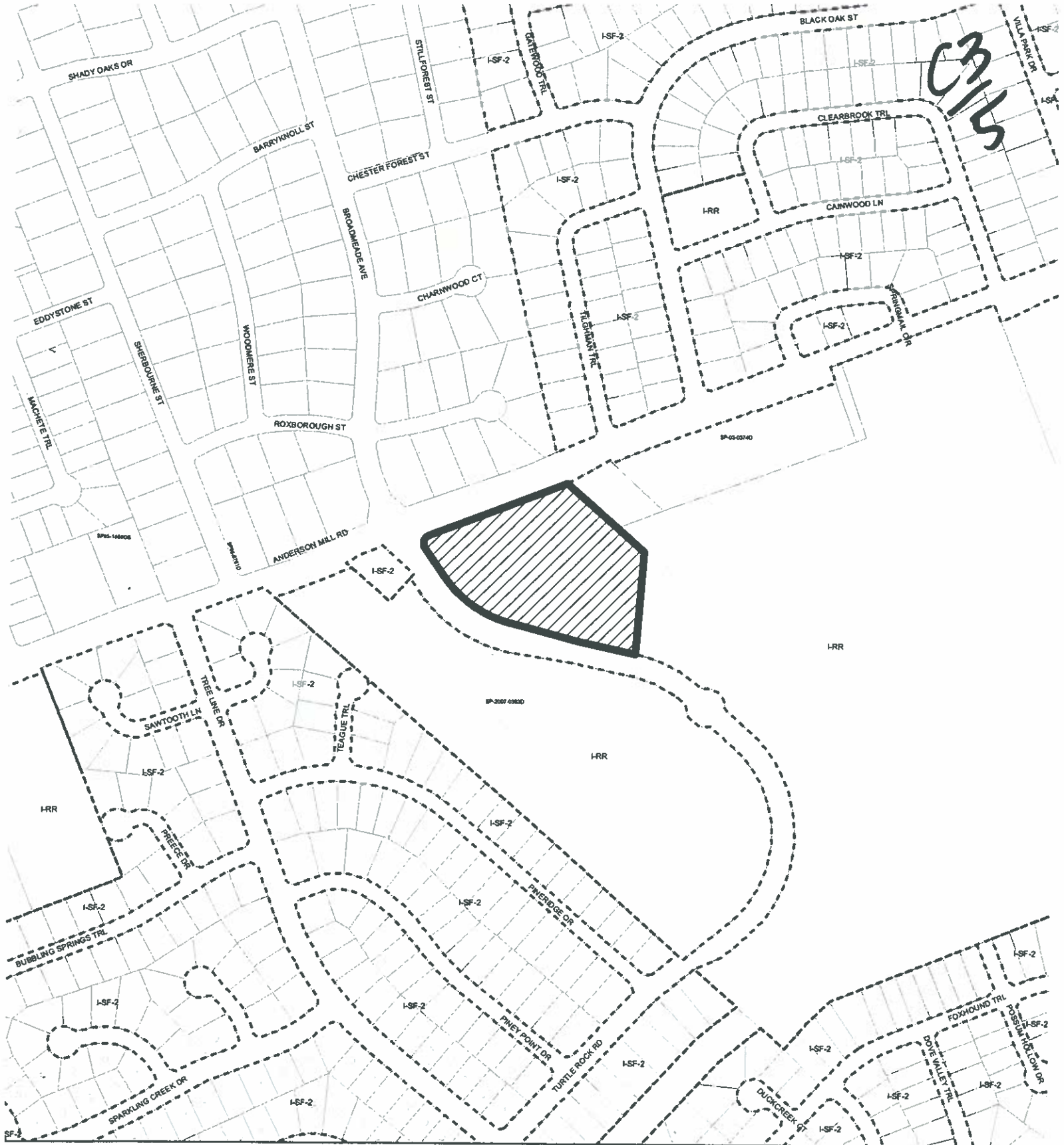
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<u>Name</u>	<u>ROW</u>	<u>Pavement</u>	<u>Classification</u>	<u>ADT</u>
Anderson Mill Rd.	114'	MAD-4	Major Arterial	18,207
Turtle Rock Road	70'	44'	Collector Street	N/A
Broadmeade Ave.	50'	30'	Local Street	N/A





ACTION:

ORDINANCE NUMBER:

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



ZONING

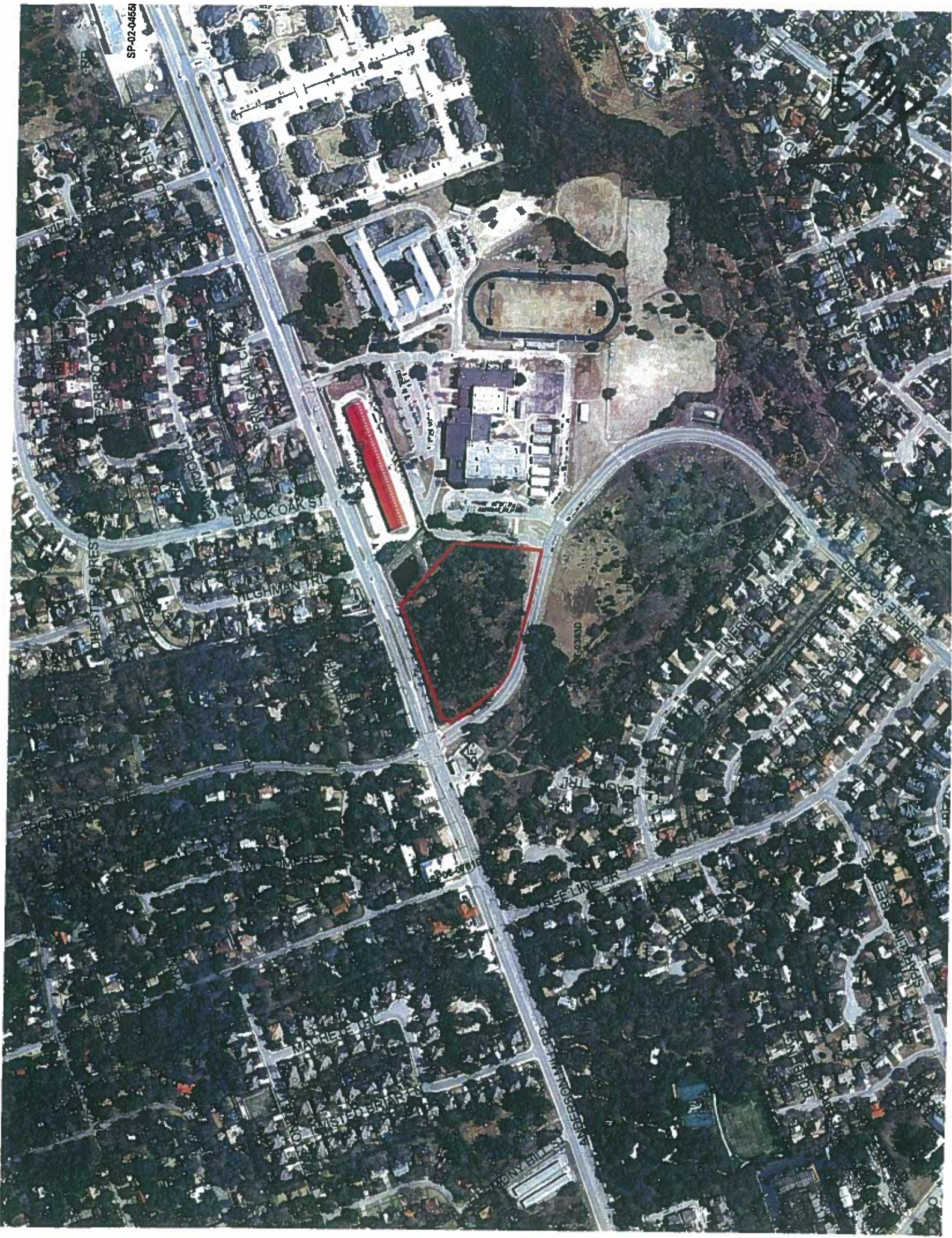
-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0072
 LOCATION: 8919-1/2 ANDERSON MILL RD
 SUBJECT AREA: 5.31 ACRES
 GRID: G38
 MANAGER: SHERRI SIRWAITIS





SP-02-04569



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STAFF RECOMMENDATION

Staff's recommendation is to grant LR-MU-CO, Neighborhood Commercial-Mixed Use-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less 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.*

Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

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

The proposed LR-MU-CO zoning is consistent with the low intensity commercial uses that currently exist to the east (retail strip center) and the west (Texaco Food Mart) of the site on Anderson Mill Road. The property is located at the entrance to a residential neighborhood adjacent to an existing school facility (Deerpark Middle School).

3. *Zoning should allow for reasonable use of the property.*

The LR-MU-CO zoning designation will allow the applicant to develop the property with neighborhood compatible commercial uses that will serve the residential areas to the north, south and west.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently undeveloped and moderately vegetated. The tract of land to the south contains a public school (Deerpark Middle School). To the east, there is a detention pond and a commercial retail strip center that fronts onto Anderson Mill Road. The lot the east is developed with a service station (Texaco). The lots to the north, across Anderson Mill Road, are part of a single-family residential neighborhood.

Environmental

The site is located over the North Edwards 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.

According to floodplain 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.

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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.

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.

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 is limited by the watershed regulations.

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%

Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. The following standards apply:

- No structure may be built within 25 feet of the property line zoned or used as single family.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

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

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stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

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]

Anderson Mill Road is classified in the Bicycle Plan as Bike Route No. 110. Turtle Rock Road and Broadmeade Ave. are classified in the Bicycle Plan as Bike Route No. 21.

Capital Metro bus service (Routes No. 983, 984, 986 and 987) is available along US 183.

There are existing sidewalks along both sides of Anderson Mill Road. There are various sections of existing sidewalks along Turtle Rock Road and Broadmeade Avenue.

Existing Street Characteristics:

<u>Name</u>	<u>ROW</u>	<u>Pavement</u>	<u>Classification</u>	<u>ADT</u>
Anderson Mill Rd.	114'	MAD-4	Major Arterial	18,207
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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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

FYI. Wastewater service currently in Turtle Rock Road (manhole ID 133085) may not be capable of providing gravity wastewater service to the site without a private lift station internal to the site. Therefore, a Service Extension Request may be required depending on the type of structure proposed. For more information pertaining to the Service Extension Request process and submittal requirements and/or overall wastewater service availability, contact James Grabbs with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0207. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request review.