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**ZONING CHANGE REVIEW SHEET**

**CASE:** C814-95-0002.10  
(Four Points Centre PUD Amendment #10)

**Z.A.P. DATE:** October 18, 2011

**ADDRESS:** 7013 and 7318 ½ River Place Boulevard, 11120 and 11034 Four Points Drive

**OWNER/APPLICANT:** New TPG-Four Points, L.P. (Tom Paradise)

**ZONING FROM:** PUD

**TO:** PUD

**AREA:** Tract 1: 9,953 acres

Tract 2: 5,078 acres

Tract 3: 5,360 acres

Tract 4: 18,000 acres

Total Area: 38,391 acres

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant the 10<sup>th</sup> amendment to the Four Points Centre P.U.D., thereby permitting GR-MU uses for Lots 4, 5, and 6 of Block A and Lot 1 of Block C within the PUD and revising notes on the PUD land use plan to clarify the uses allowed on these lots within the PUD.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

**DEPARTMENT COMMENTS:**

The applicant is requesting an amendment to the Four Points Centre Planned Unit Development (PUD) to change the uses on four lots within the PUD from office use to office/retail-mixed use. The applicant proposes to amend the PUD to allow GR-MU (Community Commercial-Mixed Use Combining District) uses on Lots 4, 5 and 6 of Block A and Lot 1 of Block C within the PUD (Please see Request Letter- Attachment A). In conjunction with this request, the applicant also proposes to revise the following notes on the PUD land use plan to establish new development standards for the four tracts in question and to clarify uses allowed within these lots within the PUD (Please see Four Points Centre PUD Proposed Revised Notes – Attachment B).

The staff is recommending the proposed PUD amendment because the mixed-use component will allow for a combination of office, retail, and residential developments, which will provide for a greater variety and mixture of uses within the PUD. In addition, the property in question is located near the intersection of two major arterial roadways, FM 620 and FM 2222, and will provide needed services to the surrounding areas. This proposed amendment is consistent with the Four Points Centre PUD Amendment #4 that was approved by the City Council in April of 2003. Zoning case C814-95-0002.04 was a request to amend the Four Points Centre PUD to allow GR-MU (Community Commercial-Mixed Use Combining District) uses on Lots 2, 4, 5 and 6 of Block B within the PUD.

The applicant agrees with the staff recommendation.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	PUD	Undeveloped Lots
North	PUD	Undeveloped (Habitat Preserve)
South	PUD	Retail, Office, Undeveloped (Habitat Preserve)
East	PUD	Undeveloped
West	PUD	Multifamily, Retail

**AREA STUDY:** N/A

**TIA:** Waived

**WATERSHED:** Bull Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** Yes

**NEIGHBORHOOD ORGANIZATIONS:**

- Austin Heritage Tree Foundation
- Austin Monorail Project
- Austin Parks Foundation
- Bull Creek Foundation
- Comanche Trail Community Association
- Courtyard Homeowner Association
- Glenlake Neighborhood Association
- Home Builders Association of Greater Austin
- Homeless Neighborhood Association
- Lake Austin Collective
- League of Bicycling Voters
- Leander ISD Population and Survey Analysts
- Long Canyon Homeowners Association
- Long Canyon Phase II & LLL Homeowners Association Inc.
- Sierra Club, Austin Regional Group
- Steiner Ranch Community Association
- Super Duper Neighborhood Objectors and Appealers Organization
- The Parke HOA
- The Real Estate Council of Austin, Inc.
- 2222 Coalition of Neighborhood Associations
- Volente Neighborhood Association

**CASE HISTORIES:**

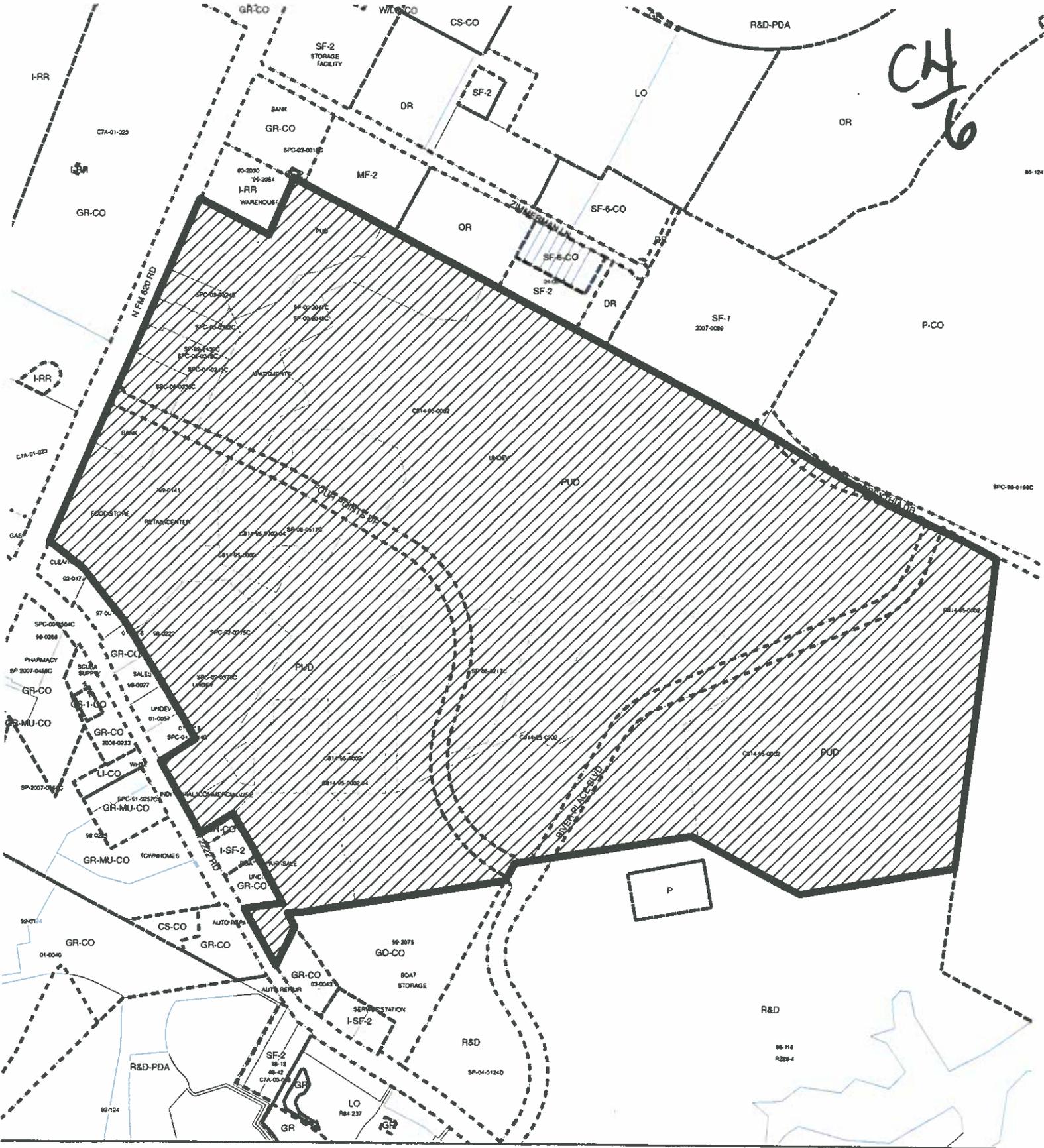
NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0206 (7400 R.M. 620 North and 11620 Bullick Hollow Road)	I-RR to CS-MU	11/15/05: Approved staff's recommendation of GR-CO zoning, with a CO to prohibit the Service Station use and a public RC to encompass the TIA recommendations, by	12/15/05: Approved ZAP rec. of GR-CO zoning by consent (7-0); 1 <sup>st</sup> reading  1/26/06: Approved GR-CO (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

		consent (7-0, J. Martinez, J. Gohil-absent); K. Jackson-1 <sup>st</sup> , M. Hawthorne-2 <sup>nd</sup> .	
C14-03-0177 (Four Points Centre-Jack Brown Site - 11500 R.R. 2222	SF-2 to CS* *Amended to GR	1/6/04: Approved GR-CO zoning, with conditions: 1) A maximum of 2,000 vehicle trips per day; 2) Prohibit the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Pawn Shops; Vote: (9-0); J. Martinez-1 <sup>st</sup> , J. Donisi-2 <sup>nd</sup>	2/05/04: Granted GR-CO (7-0); all 3 readings
C14-01-0058	SF-2 to GR	5/8/01: Approved GR-CO w/ trip limitation conditions maintained as per staff rec. & prohibit auto related uses (6-2, JM/RC-No)	7/19/01: Approved GR-MU-CO w/ conditions & RR (6-0)  7/19/02: Expired-No 3 <sup>rd</sup> reading (Administrative)
C14-01-0057	SF-2 to GR	5/8/01: Approved GR-CO w/ trip limitation conditions maintained as per staff rec. & prohibit auto related uses (6-2, JM/RC-No)	7/19/01: Approved GR-CO w/ conditions (6-0); all 3 readings
C14-01-0056	SF-2 to GR	5/8/01: Approved GR-CO w/ trip limitation conditions maintained as per staff rec. & prohibit auto related uses (6-2, JM/RC-No)	7/19/01: Approved GR-CO w/ conditions (6-0); all 3 readings
C14-99-2075	RR to GO	11/16/99: Approved GO, limited to 'LO' development regs. and 1,500 trips per day (8-0)	1/27/00: Approved PC rec. of GO-CO (5-0); 1 <sup>st</sup> reading  3/23/00: Approved GO-CO w/ restrictions: 1) Office size limited to 150,000, 2) Limited traffic to 1,850 TPD, 3) Limited any single tenant lease space to 75,000 sq ft (6-0, DS-out of room); 2 <sup>nd</sup> reading

			6/1/00: Approved 3 <sup>rd</sup> reading (7-0)
C14-98-0236	I-RR to LI	4/6/99: Approved LI w/ conditions (8-0)	5/6/99: Approved PC rec. of LI-CO w/ conditions and provision to rollback to GR if current use ceases for more than 90 days (6-0); 1 <sup>st</sup> reading  7/1/99: Approved LI-CO w/ conditions: 1) Allow all restaurant uses, 2) Rollback to 'GR' if use ceases for more than 180 days (subj. to discussion taken at 3 <sup>rd</sup> reading) (6-0); 2 <sup>nd</sup> reading 7/15/99: Approved LI-CO w/ conditions (4-2, Griffith/ Slusher-Nay); 3 <sup>rd</sup> reading
C14-98-0225	I-RR to GR	2/2/99: Send case to CC without recommendation	3/4/99: Approved GR-MU-CO w/ conditions (6-1, DS-Nay)  7/1/99: Approved GR-MU-CO w/ conditions (5-1, DS-No); 2 <sup>nd</sup> reading  7/22/99: Approved GR-MU-Co w/ conditions (6-1, Slusher-No)
C14-98-0214	SF-2, DR to CS	3/2/99: Approved GR (comply with HCS), CS only for storage (6-2, BB/SA-Nay)	4/15/99: Approved GR-CO for entire site w/ LR uses and Automotive Sales and Automotive Repair as only GR uses & other conditions (6-0); 3 <sup>rd</sup> reading
C14-98-0027	I-SF-2 to GR	4/14/98: Approved GR-CO w/ conditions (6-2)	6/11/98: Approved PC rec. of GR-CO w/ conditions: deleted ROW dedication sue to waiver by TXDOT (6-0); 1 <sup>st</sup> reading 7/9/98: Approved GR-CO w/ conditions (7-0); 2 <sup>nd</sup> / 3 <sup>rd</sup> readings



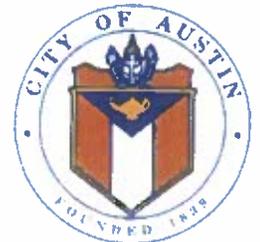
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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**PLANNED UNIT DEVELOPMENT**

ZONING CASE#: C814-95-0002.10



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





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SP-2

C-02-0378C

WATER

WALKWAY

M 520 RD

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PDA

FIN 222 RD

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**STAFF RECOMMENDATION**

The staff's recommendation is to grant the 10<sup>th</sup> amendment to the Four Points Centre P.U.D., thereby permitting GR-MU uses for Lots 4, 5, and 6 of Block A and Lot 1 of Block C within the PUD and revising notes on the PUD land use plan to clarify the uses allowed on these lots within the PUD.

**BASIS FOR RECOMMENDATION**

1. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

The addition of the GR-MU (Community Retail-Mixed Use Combining District) permitted uses to within the Four Points Centre PUD will provide retail services for the existing River Place residential development to the south (along River Place Boulevard) and for the multi-family residential developments to the west of these tracts within the PUD.

The mixed-use component that is requested for Lots 4, 5 and 6 of Block A and Lot 1 of Block C, will allow for a combination of office, retail, and residential developments, which will provide for a greater variety and mixture of uses within the PUD.

2. *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.*

The proposed GR-MU uses for the PUD are located near the intersection of two major arterial roadways, North FM 620 and FM 2222. The property is easily accessible from the River Place Boulevard and Four Points Drive, which are arterial roadways that run through the PUD development.

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

The proposed GR-MU uses within the PUD will allow for reasonable use of the property. The properties in question are adequate in size to support office-retail-mixed use development.

**EXISTING CONDITIONS**

**Site Characteristics**

The lots under consideration are currently undeveloped. These sites are located within an existing retail shopping complex located at the northeastern corner of FM 2222 and North FM 620 Road.

**Environmental**

No EV review comments.

The site is located over the Edward's Aquifer Recharge Zone. The site is in the 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.

**Impervious Cover**

Environmental issues at the site, including but not limited to Impervious Cover, are controlled by the Lake Austin Watershed Ordinance (Ordinance No. 840301-F), as amended by the Four Points Centre PUD Ordinance.

**Site Plan/Compatibility Standards**

Unless specifically exempted in the PUD ordinance, all new development will be subject to Subchapter E, Commercial Design Guidelines.

No other comments.

**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.

**Transportation**

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

A traffic impact analysis update may be required at time of site plan.

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
River Place	100'	Mad 4	Arterial	No	No	No
Four Points Drive	85'	Mad 4	Arterial	No	No	Yes

**Water Quality**

FYI. The landowner intends to serve the development 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. All water and wastewater utility plans 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.



Attachment A

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August 8, 2011

Frost Bank Tower  
401 Congress Avenue  
Suite 1850  
Austin, TX 78701

[www.tpgre.com](http://www.tpgre.com)

512.536.8400  
Fax 512.536.8451

Mr. Greg Guernsey  
Director  
Planning and Development Review Department  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

Re: Rezoning Application/PUD Amendment ("Application")  
Four Points Centre PUD ("PUD")

Dear Mr. Guernsey:

I represent TPG Four Points Land, L.P., the applicant in this Application to amend the uses set forth in the PUD.

The Application provides for Office/Retail Mixed Use on four lots, similar to the application that was made and approved in 2003. The four lots are Lots 4, 5, and 6 of Block A, and Lot 1 of Block C.

Please note the Application does not seek to change any trip limitations or site development regulations, such as impervious cover, height, F.A.R., and setbacks.

To modify the PUD Conceptual Land Use Plan to show "Office/Retail Mixed Use" for the four lots, Note 66 will need to be modified to add the four lots at the very beginning of that Note. Because Hotel use is a permitted retail use, there is no need to have "Hotel" on the Conceptual Land Use Plan or within the notes and, therefore, Notes 47 and 64 also should be modified to eliminate "Hotel" from the list of uses within those notes. Similarly, the Plan should be modified to eliminate "Garden Office" as the label for Lot 5, Block A. Finally, the Plan and notes will need to clarify that a research and development use may not be on the same lot as a residential use, for Lot 6, Block A and Lot 1, Block C.

There may be other changes to the Conceptual Land Use Plan and Table, all of which will be consistent with this request.

I want to emphasize that the Application is not seeking an increase in any traffic-related provision set forth in the PUD, and that the land use modification being sought will simply allow for continued development of the Four Points property according to the development standards and regulations set forth in the PUD.

Mr. Greg Guernsey  
August 8, 2011  
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As you are reviewing the enclosed Application, please feel free to give me a call at (512) 536-8400 so that we can answer any questions or provide you with any additional information.

Sincerely,

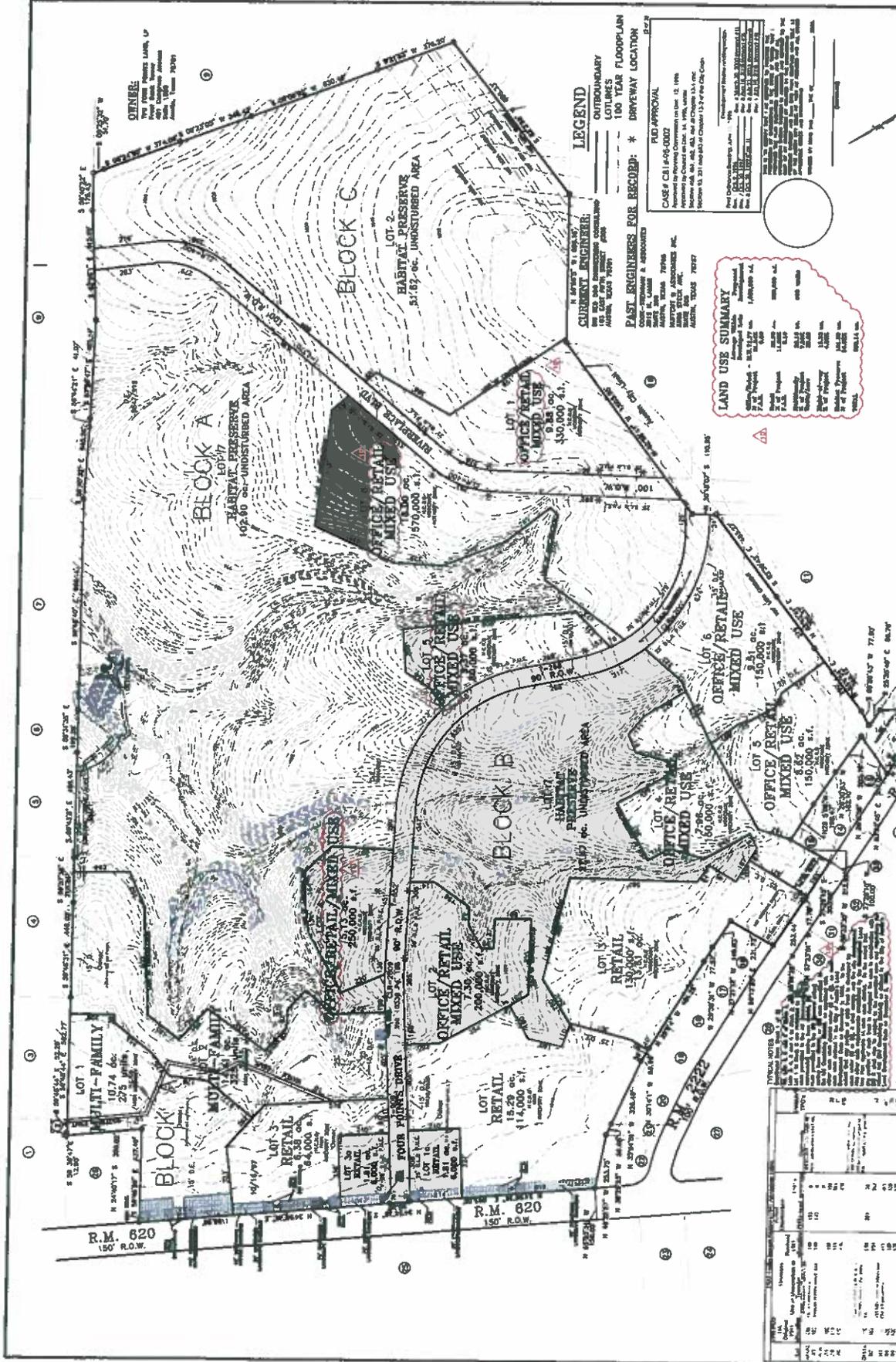
TPG Four Points Land, L.P.

*Tom Paradise*

Tom Paradise  
Vice President

Enclosure

cc: Mr. Tom Ricci  
Mr. Robert Kane



**LEGEND**  
 OUTBOUNDARY  
 LOT LINES  
 100 YEAR FLOODPLAIN  
 DRIVEWAY LOCATION  
 \* DRIVEWAY LOCATION

**CURRENT ENGINEER:**  
 H. SPERRY, P.E. (08157)  
 1911 10th Street, Suite 100  
 Austin, Texas 78701

**PAST ENGINEERS FOR RECORD:**  
 JAMES H. LAMAR & ASSOCIATES  
 1112 10th Street, Suite 100  
 Austin, Texas 78701  
 HURWCY & ASSOCIATES, INC.  
 1112 10th Street, Suite 100  
 Austin, Texas 78701

**RD APPROVAL**  
 CASE # CB14-06-000  
 Approved by Planning Commission on Oct. 12, 1998  
 Approved by Council on Dec. 14, 1998, subject  
 to the following conditions:  
 1. The applicant shall submit a final plat to the City Engineer for review and approval.  
 2. The applicant shall submit a final plat to the City Engineer for review and approval.  
 3. The applicant shall submit a final plat to the City Engineer for review and approval.  
 4. The applicant shall submit a final plat to the City Engineer for review and approval.  
 5. The applicant shall submit a final plat to the City Engineer for review and approval.  
 6. The applicant shall submit a final plat to the City Engineer for review and approval.  
 7. The applicant shall submit a final plat to the City Engineer for review and approval.  
 8. The applicant shall submit a final plat to the City Engineer for review and approval.  
 9. The applicant shall submit a final plat to the City Engineer for review and approval.  
 10. The applicant shall submit a final plat to the City Engineer for review and approval.

**LAND USE SUMMARY**

Use	Area (sq. ft.)	Area (ac.)
Office/Retail Mixed Use	1,500,000	34.1
Retail	150,000	3.4
Multi-Family	18,740	0.4
Habitat Preserve	576,200	13.1
Other	100,000	2.3
<b>Total</b>	<b>2,354,940</b>	<b>53.3</b>

**SCALE: 1" = 200'**  
 CONTOUR DATUM:  
 CITY SURVEY  
 CONTOUR INTERVAL: 2 FT.

**CONCEPTUAL  
 LAND USE PLAN**

**TYPICAL NOTES**

1. All lots shall be developed in accordance with the approved plat.
2. All lots shall be developed in accordance with the approved plat.
3. All lots shall be developed in accordance with the approved plat.
4. All lots shall be developed in accordance with the approved plat.
5. All lots shall be developed in accordance with the approved plat.
6. All lots shall be developed in accordance with the approved plat.
7. All lots shall be developed in accordance with the approved plat.
8. All lots shall be developed in accordance with the approved plat.
9. All lots shall be developed in accordance with the approved plat.
10. All lots shall be developed in accordance with the approved plat.

Lot	Area (sq. ft.)	Area (ac.)	Use
Lot 1	18,740	0.4	Multi-Family
Lot 2	14,000	0.3	Retail
Lot 3	200,000	4.6	Office/Retail Mixed Use
Lot 4	150,000	3.4	Office/Retail Mixed Use
Lot 5	150,000	3.4	Office/Retail Mixed Use
Lot 6	150,000	3.4	Office/Retail Mixed Use
Lot 7	15,000	0.3	Retail
Lot 8	150,000	3.4	Office/Retail Mixed Use
Lot 9	150,000	3.4	Office/Retail Mixed Use
Lot 10	150,000	3.4	Office/Retail Mixed Use
Lot 11	150,000	3.4	Office/Retail Mixed Use
Lot 12	150,000	3.4	Office/Retail Mixed Use
Lot 13	150,000	3.4	Office/Retail Mixed Use
Lot 14	150,000	3.4	Office/Retail Mixed Use
Lot 15	150,000	3.4	Office/Retail Mixed Use
Lot 16	150,000	3.4	Office/Retail Mixed Use
Lot 17	150,000	3.4	Office/Retail Mixed Use
Lot 18	150,000	3.4	Office/Retail Mixed Use
Lot 19	150,000	3.4	Office/Retail Mixed Use
Lot 20	150,000	3.4	Office/Retail Mixed Use



Four Points Centre P.U.D.  
Proposed Revised Notes

46. Office uses on any portion of any lot~~The office tracts shown hereon~~ are limited to those uses permitted in the GO (general office) zoning base district as they existed on December 5, 1995.
47. Retail uses on any portion of any lot~~The hotel and retail tracts shown hereon~~ are limited to those uses permitted in the GR (community commercial) zoning base district as they existed on December 5, 1995.
48. ~~Note deleted—The research and development (R&D) tracts shown hereon are restricted to the following uses: (i) research assembly services, (ii) research services, (iii) research testing, (iv) research warehousing services, and (v) uses permitted in the general office (GO) zoning base district, as these uses were defined in the City of Austin's Land Development Code on December 5, 1995. To the extent any such tract is developed for uses under (i), (ii), (iii), and (iv), it shall comply with Notes 49 and 50, and to the extent that any such tract is developed for uses under (v), it shall comply with Note 51.~~
49. Research assembly services, research services, research testing, and/or research warehousing services uses on any portion of any lot~~Development of the research and development (R&D) tracts~~ will comply with the Planned Area Development Performance Standards as outlined in § 13-2-269 of the Land Development Code, as such standards existed on December 5, 1995.
50. ~~Note deleted~~~~The research and development (R&D) tracts shall be subject to the regulations which are listed in the Development Criteria Table on Sheet 1 of 2 of this PUD Land Use Plan.~~
64. Notes 45 through ~~49~~48 are amended to permit the following: each of the Office/Retail/Mixed Use~~office, hotel, retail, and research and development (R&D)~~ tracts shown hereon may be used, in whole or in part, for (i) office, retail, and/or residential uses, (ii) research assembly services, research services, research testing, and/or research warehousing services uses, or (iii) any less intense commercial and/or industrial uses.~~Less intense commercial and/or industrial use shall be determined as to each such tract based on the use shown hereon for each such tract, as defined in the City of Austin's Land Development Code on December 5, 1995. If~~~~to the extent~~ any portion of any~~such~~ tract shown hereon is used for research assembly services, research services, research testing, and/or research warehousing services uses, that portion of such tract may not have developed for a residential use and shall comply with Note 49. Development of all such tracts~~less intense use, it shall comply with the site development and other requirements established by this Conceptual Land Use Plan for~~ the uses that occur thereon~~such less intense use.~~
66. Lots 4, 5 and 6 of Block A, Lots 2, 4, 5 and 6 of Block B, and Lot 1 of Block C~~shown hereon~~ are restricted to (i)~~(i+)~~ uses permitted in the GR (community commercial) zoning

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base district, (ii) uses permitted in the GO (general office) zoning base district, (iii) uses permitted in the MU Combining District, as combined with either such base district under (i) or (ii), as such uses were defined in the City of Austin's Land Development Code on December 5, 1995. To the extent that any portion of such tract is developed for uses under (i) or (ii), it shall comply with the site development and other such requirements established by the Conceptual Land Use Plan applicable to such base district. To the extent that any portion of such tract is developed for uses in combination with (iii), it shall also be subject to the permitted uses and regulations for mixed use (MU Combining District) as defined in the City of Austin's Land Development Code on December 5, 1995.

Land Use Map Labels and Summary Table: Delete "Hotel" (Lot A-4), "Garden Office" (Lot A-5), and "Research Development/Office" (Lots A-6 and C-1); replace with "Office/Retail/Mixed Use."