

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0097

(Round Rock ISD West Transportation Facility)

Z.A.P. DATE: October 4, 2011

ADDRESS: 15000 North FM 620 Road

OWNER/APPLICANT: Round Rock Independent School District (Alan Albers)

AGENT: Cunningham-Allen, Inc. (Jana Rice)

ZONING FROM: DR

TO: GR

AREA: 2.730 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay Combining District, zoning. The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

10/04/11: Approved the staff's recommendation for GR-CO zoning on consent (6-0),
G. Bourgeios-1st, P. Baldrige-2nd.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped and moderately vegetated. The applicant is requesting "GR" district zoning for this site to provide access to the proposed Round Rock ISD bus facility that will be developed to the north of this tract in the county.

The staff recommends GR-CO zoning at this location because this site meets the intent of the Community Commercial district as it will provide a use that serves community and city-wide needs and is accessible from major traffic ways. The proposed zoning will promote consistency and orderly planning because this site is located adjacent to CS-CO zoned property to the east and GR-CO zoned property to the west that also front onto North FM 620 Road.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	I-MF-2, County	Undeveloped
<i>South</i>	DR	Undeveloped
<i>East</i>	County	Lakeline Fab, LLC Portable Welding, D&B Tree Co., Inc., Davis Signs, Remembered Monuments
<i>West</i>	DR, County	Undeveloped

AREA STUDY: N/A

TIA: Waived

WATERSHED: Lake Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation
 Austin Monorail Project
 Austin Northwest Association
 Austin Parks Foundation
 Davis Spring HOA
 Davis Springs President
 Homeless Neighborhood Association
 League of Bicycling Voters
 Sierra Club, Austin Regional Group
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0192 (Pearson Place South: 14608 N. FM 620 Road)	DR to GR	11/04/08: Approved staff's rec. of GR-CO zoning on consent, with a CO for a 2,000 vehicle trip limit per day (5-0, C. Hammond, R. Evans-absent)	12/11/08: Approved GR-CO zoning on consent (7-0); all 3 readings
C14-2008-0045 (St. Dominic de Savio: 9400 Neenah Avenue)	Unzoned to GO-CO	4/01/08: Approved the staff's recommendation of GO-CO district zoning, with an additional condition that the site plan will come back to the Zoning and Platting Commission for approval (This condition would make Private Secondary Educational Facility a conditional use on the site, thereby, requiring a conditional use site plan on this property for this use to go before the Zoning and Platting Commission for approval.). Vote: (6-0, T. Rabago, J. Martinez-absent); K. Jackson-1 st , C. Hammond-2 nd .	5/22/08: Approved the Zoning and Platting Commission's recommendation, with the additional condition from Transportation that specifies a bicycle-pedestrian path that connects to the abutting subdivision to the north (7-0); 1 st reading 6/18/08: Approved GO-CO zoning by consent with an effective date of July 7, 2008 (7-0); 2 nd /3 rd readings
C814-04-0066 (Robinson Property: West Parmer Lane and	Unzoned to PUD	6/15/04: Approved staff rec. for PUD zoning with conditions, including EV Board rec. (9-0)	6/17/11: Approved PUD zoning with conditions (7-0); all 3 readings

North FM 620 Road)			
C814-99-0001.05 (Avery Ranch PUD Amendment #5)	To amend the PUD to rezone 14.694 acres of land from I-RR to PUD to be incorporated into Tracts III-G and III-H of the Avery Ranch Planned Unit Development (PUD) and to amend the Avery Ranch PUD Land Use Table to permit Village Center Residential (VCR) uses, Service Station use, Liquor Sales use (not to exceed 6,000 square feet and prohibiting Cocktail Lounge), and Mobile Home Residential use on Tract II-E of the PUD.	4/04/06: Approved staff's recommendation for PUD amendment by consent (7-0, T. Rabago, J. Pinnelli-absent); J. Martinez-1 st , J. Gohil-2 nd .	5/18/06: Approved PUD amendment by consent(7-0); all 3 readings
C814-99-0001.04 (Avery Ranch PUD Amendment #4)	PUD to PUD	9/06/05: Approved staff's recommendation of PUD zoning by consent (9-0)	
C814-99-0001.03 (Avery Ranch PUD Amendment #3)	PUD to PUD	9/21/04: Approved staff's recommendation of PUD amendment by consent (7-0, K. Jackson-off dias, J. Gohil-absent)	5/12/05: Postponed indefinitely by the applicant (7-0)
C814-99-0001.02 (Avery Ranch PUD Amendment #2)	PUD to PUD	1/28/03: Approved staff's recommendation of PUD zoning (6-0, J. Martinez, K. Jackson-off dias)	2/27/03: Granted PUD zoning as rec. by the ZAP Commission on 1 st reading (6-0, Goodman-off dias) 4/24/03: Approved PUD (6-0, Garcia-off dias); 2 nd /3 rd readings
C814-99-0001.01 (Avery Ranch PUD Amendment	PUD to PUD	6/18/02: Posponed to 7/16/02 by the applicant (8-0, A. Adams-absent)	10/10/02: Granted PUD on 1st reading (7-0)

#1)		<p>7/16/02: Postponed to 7/30/02 by the staff for re-notification purposes (6-0, M. Casias/ D. Castaneda/ K. Jackson-absent)</p> <p>7/30/02: Postponed to 9/10/02 by the applicant and neighborhood (6-0, V. Aldridge-absent)</p> <p>9/10/02: Approved staff's recommendation for PUD zoning; by consent (6-0, D. Castaneda-absent)</p>	1/30/03: Approved PUD amendment (7-0); 2 nd /3 rd readings
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RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
SH 45	400 feet	Varies	Toll Freeway	N/A
FM 620	400 feet	Varies	Toll Freeway	50,000**

**West of SH 45 based on Texas Department of Transportation AADT Counts Map - 2009

CITY COUNCIL DATE: November 3, 2011

ACTION:

ORDINANCE READINGS: 1st

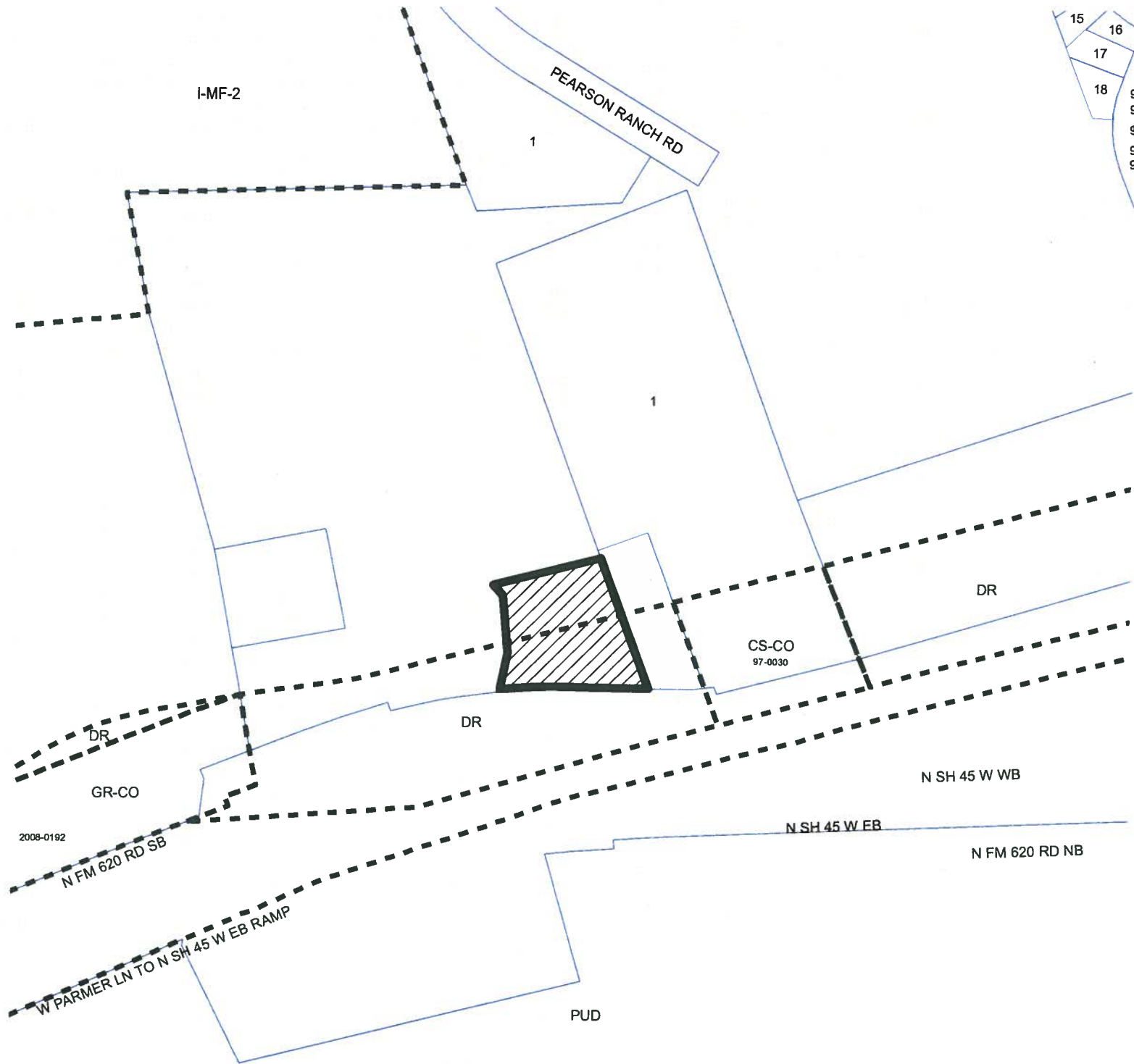
2nd

3rd

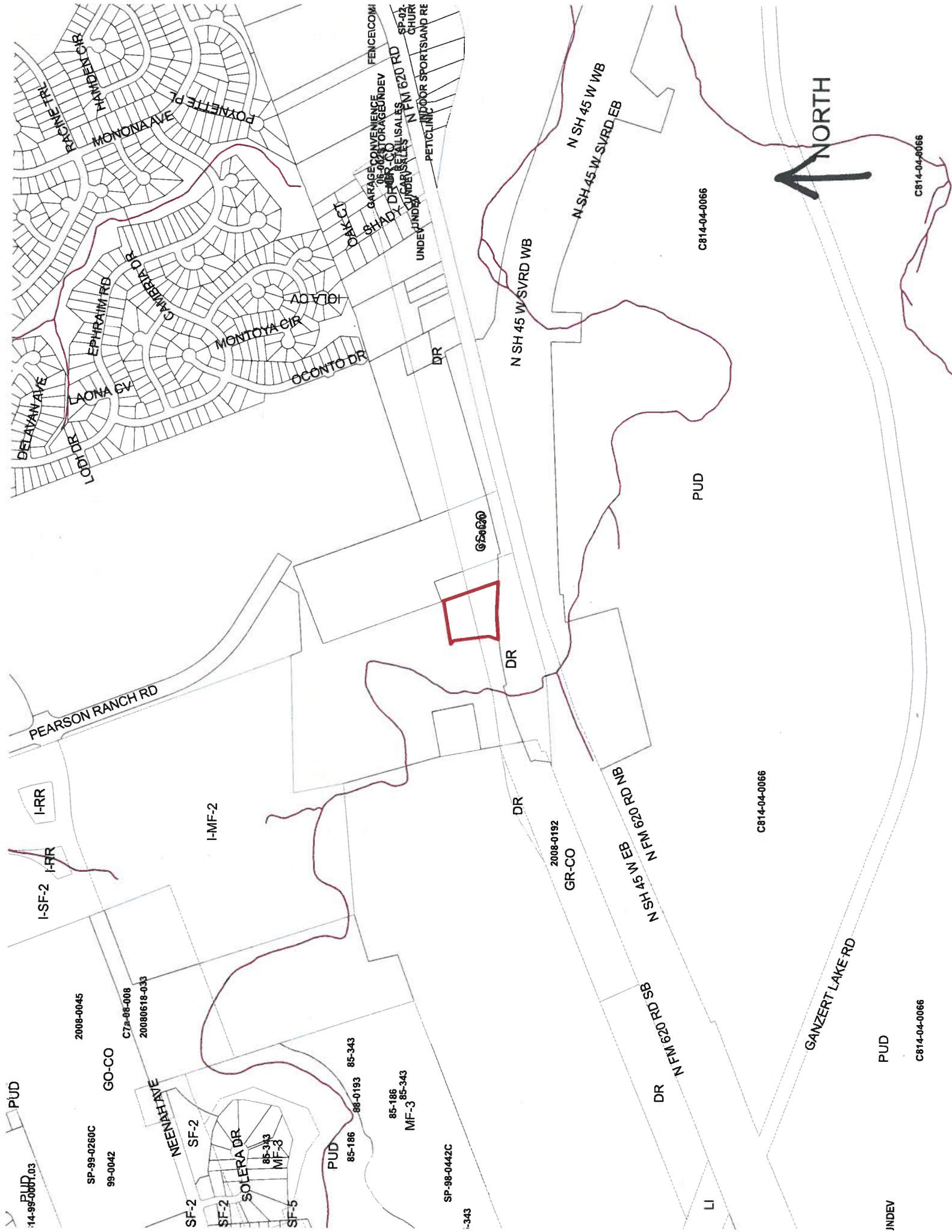
ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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



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.





STAFF RECOMMENDATION

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay Combining District, zoning. The conditional overlay would limit the site to uses that generate no more 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.*

The Community Commercial (GR) zoning district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

The proposed change meets the purpose statement set forth in the Land Development Code. The property is located on and takes access to a major arterial roadway, North FM 620 Road.

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

The proposed zoning would be consistent with the current zoning trends in the area as there is CS-CO zoned property to the east and GR-CO zoned property to the west that also fronts onto North FM 620. The Robinson Ranch PUD, located to the south across FM 620, also allows for GR district uses.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently undeveloped and moderately vegetated. The tracts of land to the north, south, and west are undeveloped. To the east, there is a construction sales and services use (Lakeline Fab, LLC Portable Welding), a plant nursery (D&B Tree Co., Inc.), a general retail sales-convenience use (Davis Signs), and a monument retail sales use (Remembered Monuments).

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.

This site is in the Lake Creek Watershed, which is classified as a Suburban Watershed and is limited to 65% impervious cover of net site area for a commercial use.

There is a small portion of the Southwestern portion of the site with a Water Quality Transition Zone. This area will be limited to 30% impervious cover.

Note: The most restrictive impervious cover limit applies.

Environmental

This site is located over the North Edwards Aquifer Recharge Zone.

The site has sparse vegetation but there appears to be a few fairly large trees within the middle of the site that should be integrated into the site layout and preserved.

The site appears to have no slopes over 15% from the COA contours.

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 principal roadway would be classified as Suburban and would be required to comply with Suburban Roadway regulations.

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 was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the General Retail (GR) zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day in accordance with the Land Development Code, Sec. 25-6-117.

There are no existing sidewalks along State Highway 45 or North FM 620 Road.

Capital Metro bus service is not available within 1/4 mile of this property.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
SH 45	None	Multi-Use Path/Trail
FM 620	Wide Shoulder	Wide Shoulder**

**Segment between SH 45 and Wyoming Springs Drive

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
SH 45	400 feet	Varies	Toll Freeway	N/A
FM 620	400 feet	Varies	Toll Freeway	50,000**

**West of SH 45 based on Texas Department of Transportation AADT Counts Map - 2009

Water Quality

FYI: 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 proposed land use. 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.



Cunningham | Allen

September 15, 2011

Ms. Sherri Sirwaitis
Neighborhood Planning and Zoning Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Request for Zoning Change
RRISD West Transportation Facility- 2.730 Ac.
CAI No. 057-5901

Dear Ms. Sirwaitis:

Please allow this letter to serve as a summary of the proposed zoning change. The subject site 2.730 acres located at +/- 15000 FM 620/SH 45 Service Road within the extra territorial jurisdiction of the City of Austin, and is currently zoned DR (Development Reserve). The site was owned by the England family for many years and used to graze cattle until it was sold to the Round Rock Independent School District in January 2011. Our clients would like to change the zoning of this 2.730 acre tract to GR. This zoning classification would allow our clients to construct the access driveway for the Round Rock West Transportation Facility which will house buses for the Round Rock Independent School District.

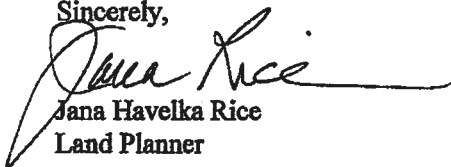
This property has commercial uses adjacent to the tract on the east, including monument sales and a plant nursery. The plant nursery property is zoned CS-CO. Approximately 1000 feet to the east of the site is the proposed location for the intersection of Pearson Ranch Road, which is classified as a four lane divided arterial roadway, with FM 620 and SH 45. Land located 1000 feet from the west property line of the site along FM 620 is zoned GR-CO.

The site is within the suburban watershed of Lake Creek. Allowable impervious cover for commercial uses is 65% of the net site area. Topography of the site is all within the 0-15% category and there is minimal tree cover with sparse vegetation.

The property has few topographical constraints, has access to a major highway, is located within the general proximity of a major arterial and major highway intersection and has utility availability. It is for these reasons that we think the site could accommodate commercial uses including the driveway for the RRISD West Transportation Facility, and request GR zoning.

If there are any further questions regarding this request, or if any additional information is required, please do not hesitate to call.

Sincerely,



Jana Havelka Rice
Land Planner

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