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## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2013-0030 (Roddick Tennis and Learning Center) **ZAP DATE:** April 16, 2013

**ADDRESS:** 8509 FM 969 Road

**OWNER/APPLICANT:** MF Austin Ridge, LLC (Manny Farahani)

**AGENT:** Thonhoff Consulting Engineers, Inc. (Robert Thonhoff, Jr., P.E.)

**ZONING FROM:** SF-3, GO-CO      **TO:** GR      **AREA:** 7.909 acres

### **SUMMARY STAFF RECOMMENDATION:**

Staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less than 2,000 vehicle trips per day and prohibit the following uses:

Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Drop-Off Recycling Collection Facility
Exterminating Services	Funeral Services
General Retail Sales (General)	Pawn Shop Services
Research Services	Service Station

In addition, the following use would be a conditional use on the property:

General Retail Sales (Convenience)

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The property in question is currently developed with a single-family residence and a remodeled office structure. The subject area comprises a portion of the old Travis State School property, which has access to FM 969 Road. The property to the north was rezoned in 2005 to be redeveloped for a child advocacy center (Austin City Ridge). The remainder of the Travis State School is served by private driveways and the area still contains institutional buildings to the northeast. The land to the south is undeveloped. The applicant is requesting GR district zoning because they would like to redevelop the site with a of a state-of-the-art facility that will include more than 10,000 square feet of computer labs, meeting and mentoring rooms, office space, a nutrition and physical education center, and eight lighted tennis courts (Outdoor Sports and Recreation use).

The staff is recommending GR-CO zoning for this site because the property meets the intent of the Community Commercial district as it is accessible from a major traffic way. The property is addressed off of and takes access to a major arterial roadway, FM 969 Road, which has been designated by the Imagine Austin Comprehensive as an Activity Corridor. The proposed zoning is compatible with the surrounding uses because there is a children's services use located in the former institutional buildings to north and east of the site (Austin City Ridge, former Travis State School). The staff is recommending a conditional overlay which limits more intensive commercial uses on this

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site as does not have direct frontage on FM 969 and is located adjacent to residential (SF-3) zoning and uses to the south.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Single-Family Residence, Office
<i>North</i>	GO-CO	Child Advocacy Center (Austin City Ridge)
<i>South</i>	SF-3	Undeveloped
<i>East</i>	GO-CO	Institutional Buildings (former Travis State School)
<i>West</i>	SF-3	Undeveloped (Travis State School Property)

**AREA STUDY:** N/A

**TIA:** Waived

**WATERSHED:** Elm Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Monorail Project  
 Austin Neighborhoods Council  
 Beyond2ndNature  
 Bike Austin  
 Del Valle Community Coalition  
 Homeless Neighborhood Association  
 Imperial Valley Neighborhood Association  
 Manor ISD Population and Survey Analysts  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 Super Duper Neighborhood Objectors and Appealers Organization  
 The Real Estate Council of Austin, Inc.

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2011-0092 (Hoffman-Pauls Triangle: 8901, 8903 and 8905 FM 969 Road )	DR to GR	10/04/11: Approved the GR-CO zoning, with the following conditions: 1) limit development on the site to less than 2,000 vehicle trips per day, 2) the applicant will be required to reserve 70-feet of right-of-way from the existing centerline for FM 969 through a public restrictive covenant document prior to 3 <sup>rd</sup> reading of this case at	11/03/11: Approved GR-CO zoning, with additional conditions, on consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .

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		City Council. Vote (5-1, P. Seeger-No); G. Bourgeois-1 <sup>st</sup> , G. Rojas-2 <sup>nd</sup> .	
C14-2007-0101 (NE corner of FM 969 and Decker Lane)	DR, I-RR to GR, IP	8/21/07: Approved staff rec. of GR-CO and IP-CO on consent (7-0)	9/27/07: Approved GR-CO for Tract 1 and IP-CO for Tract 2, with conditions: 1) 2,000 vehicle trip limit per day and 2) Prohibit General Warehousing and Distribution use on Tract 2, (5-0); all 3 readings
C14-06-0201 (Cearly Mobile Home Park: 8703 FM 969 Road)	DR to CS-1*  * Amended to MH on 3/30/07	11/21/06: Approved staff rec. of CS-CO zoning with the following changes: permit Art Workshop, Automotive Washing, Bail Bond Services, Automotive Repair Services, Service Station, and Laundry Services - but prohibit pick-up and drop-off (9-0)	1/11/07: Approved the ZAP Commission rec. of CS-CO (7-0)  6/29/07: Approved MH zoning (7-0); 2 <sup>nd</sup> / 3 <sup>rd</sup> readings
C14-05-0020 (Austin Ridge Phase 1: 8509 FM 969 Road)	SF-3 to LR	4/05/05: Approved staff's rec. of LR-CO zoning for Tract 1 and GO-CO zoning for Tract 2 by consent (9-0)	5/12/05: Approved LR-CO zoning for Tract 1, and GO-CO zoning for Tract 2, with CO for 2,000 vehicle trip limit per day, (7-0); all 3 readings
C14-04-0033 (The Woodlands: 9000-9210 FM 969 Road)	DR, SF-3 to SF-4A (Tract 1), GR (Tract 2)	4/06/04: Approved staff's rec. of SF-A zoning for Tract 1 and GR-CO zoning for Tract 2, the CO will prohibit Automotive Rental, Automotive Repair, Automotive Sales, Automotive Washing, Drive-In Services (as an accessory use), Exterminating Services, Pawn Shop Services, Personal Improvement Services, and Guidance Services uses and will limit the entire site to 2,000 vehicle trips per day (7-0)	5/06/04: Approved SF-4A-CO for Tract 1 and GR-CO zoning for Tract 2 (7-0); all 3 readings
C14-98-0112 (Hollins Zoning Change: 8811 FM 969 Road)	DR to CS	11/13/98: Approved staff's rec. of CS-CO zoning, with Construction Sales and Services as the only	11/19/98: Approved PC rec. of CS-CO with conditions (7-0); all 3 readings

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		permitted CS district use, permit all other GR district uses, limit the site to 2,000 vehicle trips per day, vehicular access only permitted from the Property to FM 969 Road, and require a 25-ft vegetative buffer along the south property line (9-0)	
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**RELATED CASES:** SP-2013-0046C (Site Plan Case)

**ABUTTING STREETS:**

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
FM 969	100	MAU 4	Arterial	No	No	No

**CITY COUNCIL DATE:** May 9, 2013

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

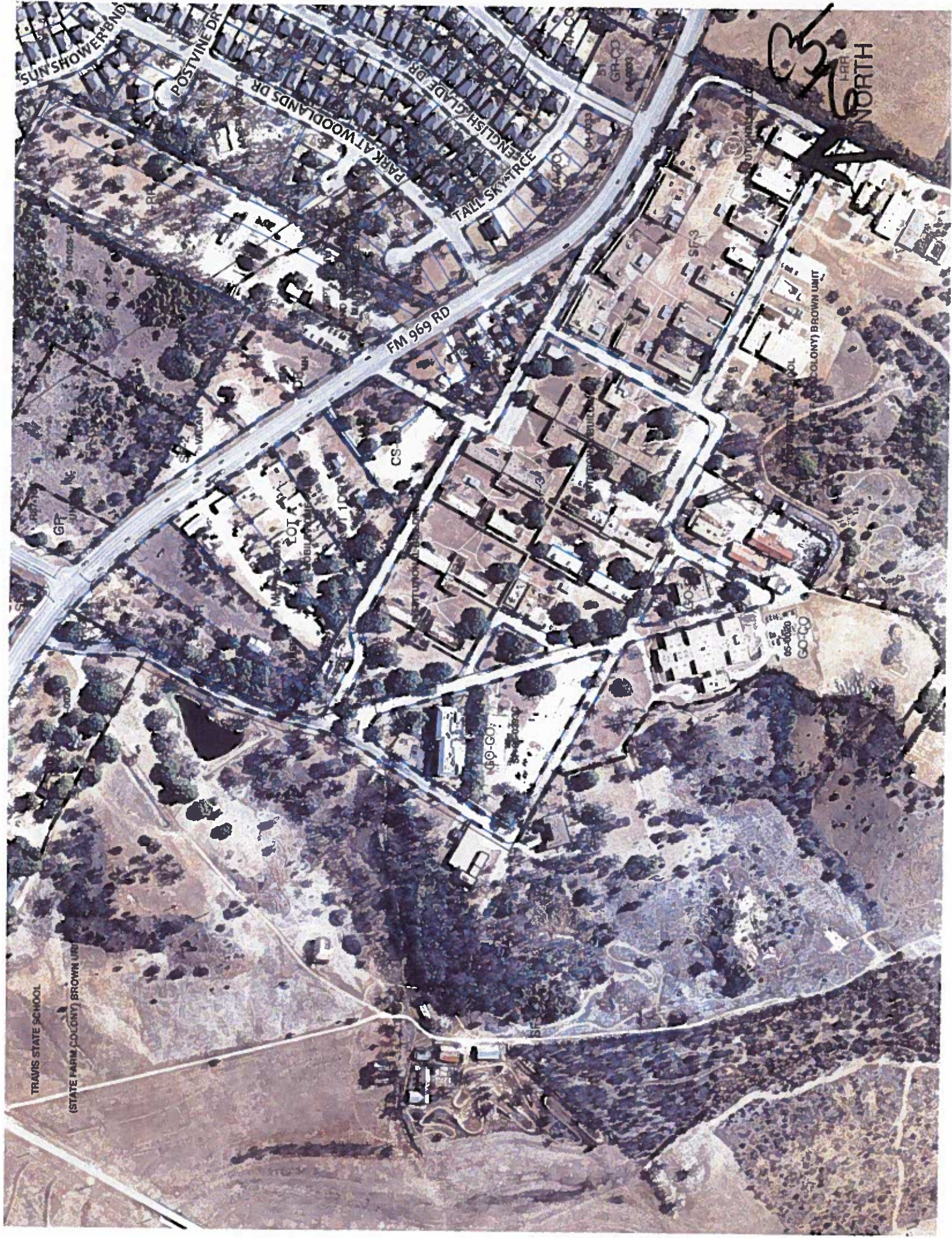
**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057

sherri.sirwaitis@ci.austin.tx.us







TRAVIS STATE SCHOOL

(STATE FARM COLONY) BROWN UNIT

(STATE FARM COLONY) BROWN UNIT

CS  
NORTH



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## STAFF RECOMMENDATION

Staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less than 2,000 vehicle trips per day and prohibit the following uses:

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Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Drop-Off Recycling Collection Facility
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Research Services	Service Station

In addition, the following use would be a conditional use on the property:

General Retail Sales (Convenience)

## 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 takes access to a major arterial roadway. North FM 969 Road has been designated by the Imagine Austin Comprehensive as an Activity Corridor.

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

The proposed zoning is compatible with the surrounding uses because there is a children's services use located in the former institutional buildings to north and east of the site (Austin City Ridge, former Travis State School).

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

The proposed GR-CO zoning will permit the applicant to redevelop the property with a mixture of office, commercial, or civic uses that can provide services for underprivileged children.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration is currently developed with a single-family residence and an office structure, currently utilized by the Andy Roddick Foundation.

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## Comprehensive Planning

### SF-3 and GO-CO to GR-CO

This zoning case is located on the east side of south side of FM 969 Road, which is also called Martin Luther King Boulevard, and is approximately 800 feet west of Decker Lane. The subject property is not located within the boundaries of a neighborhood planning area. The property contains a single family house on a 7.9 acre lot. Surrounding land uses includes a plant nursery and a building systems manufacture to the north, residential uses to the south and east, and an extended entrance to a large prison to the west. The proposed use is to utilize the building and property for the Roddick Tennis and Learning Center.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies FM 969 Road as an **Activity Corridor**. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and **draw people outdoors**. (bold and underline added)

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses promoting a variety of land uses, including recreational, to promote a complete community.

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

Based on the proposed outdoor recreational/educational use; the variety of land uses that surround the property; the property being designated as a 'Activity Corridor' by the Imagine Austin Growth Concept Map; and the Imagine Austin Comprehensive Plan policies referenced above that supports a



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variety of land uses, including recreational, to promote complete communities, staff believes that the proposed recreational/educational use is in compliance to the Imagine Austin Comprehensive Plan.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is a floodplain adjacent to the project boundary. Based upon the close proximity of 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 should be limited to 30%.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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### Site Plan

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

### Transportation

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for FM 969. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for FM 969 according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55]. The additional right-of-way will be required at the time of subdivision and/or site plan.

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?
FM 969	100	MAU 4	Arterial	No	No	No

### 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.