

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2015-0080 (11200 N. Ranch Road 620)

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 11200 North Ranch Road 620 from development reserve (DR) district zoning and community commercial-conditional overlay combining (GR-CO) district zoning to general commercial services-conditional overlay (CS-CO) combining district zoning.

The ordinance reflects the conditions imposed by the City Council on 1st reading.

DISTRICT AREA: 6

PROPERTY OWNER: Robinson Investments (Blake Robinson)

AGENT: Lenworth Consulting, LLC (Nash Gonzales)

DEPARTMENT COMMENTS:

The property in question is currently used for a stone and grass outlet sales use (The Grass Outlet) that fronts onto North FM 620 Road. The applicant is requesting General Commercial Services district zoning to redevelop this property with a convenience storage use.

The staff recommends GR-CO zoning because the site under consideration meets the intent and purpose statement of the GR, Community Commercial District, as the property can be redeveloped to provide office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways. The property fronts onto and takes access from an arterial roadway, North FM 620 Road. This lot is located adjacent to an outdoor sports and recreation use to the north (Woodland Greens Golf Center) and an automotive sales use (Apple Sports Imports), across FM 620 to the east. The tract of land to the south is undeveloped and there are residential uses to the west along Windy Ridge Road. The staff's recommendation of GR-CO zoning will promote consistency and orderly planning as the properties to the north and east are developed with commercial uses. The staff does not have an issue with removing the prohibited restaurant uses on this site and the floor to area limitations that are reflected in the current zoning for this property through Ordinance No. 941117-D. However, we are not recommending CS zoning as the property is not located at an intersection and we believe that GR zoning is appropriate along the western side of North FM 620. There is a precedent for establishing GR-CO zoning along the frontage on the western side of FM 620 Road through zoning cases C14-03-0143, C14-2011-0120 and C14-2013-0146 to the north at the intersection of Anderson Mill Road and North FM 620 and to the south through zoning cases C14-02-0154 and C14-2012-0019.

The applicant agrees with the City Council's recommendation at 1st reading.

DATE OF FIRST READING/VOTE:

September 17, 2015

ACTION: Approved applicant's request for CS-CO zoning, permitting Convenience Storage as the only permitted CS district use and limiting the site to all other GR permitted uses (11-0); D. Zimmerman-1st, G. Casar-2nd.

CITY COUNCIL DATE: October 8, 2015

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis

PHONE: 512-974-3057
sherri.sirwaitis@ austintexas.gov

DATE OF FIRST READING/VOTE:

September 17, 2015

ACTION: Approved applicant's request for CS-CO zoning, permitting Convenience Storage as the only permitted CS district use and limiting the site to all other GR permitted uses (11-0); D. Zimmerman-1st, G. Casar-2nd.

CITY COUNCIL DATE: October 8, 2015

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis

PHONE: 512-974-3057
sherri.sirwaitis@ austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0080 (11200 N. Ranch Road 620) **Z.A.P. DATE:** August 18, 2015

ADDRESS: 11200 North Ranch Road 620

DISTRICT AREA: 6

OWNER/APPLICANT: Robinson Investments (Blake Robinson)

AGENT: Lenworth Consulting, LLC (Nash Gonzales)

ZONING FROM: DR, GR-CO **TO:** CS* **AREA:** 7.915 acres

*On August 13, 2015, the applicant submitted a letter to the staff amending their rezoning request to CS-CO zoning, asking for a conditional overlay to allow for Convenience Storage as the only permitted CS district use and limiting the site to all other GR permitted uses (Please see Zoning Amendment Letter-Attachment A).

SUMMARY STAFF RECOMMENDATION:

The staff recommends 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.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

8/18/15: Approved staff's recommendation of GR-CO zoning (9-3, S. Lavani, S. Harris, B. Evans-No); J. Kiolbassa-1st, D. Breithaupt-2nd.

DEPARTMENT COMMENTS:

The property in question is currently used for a stone and grass outlet sales use (The Grass Outlet) that fronts onto North FM 620 Road. The applicant is requesting General Commercial Services district zoning to redevelop this property with a convenience storage use.

The staff recommends GR-CO zoning because the site under consideration meets the intent and purpose statement of the GR, Community Commercial District, as the property can be redeveloped to provide office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways. The property fronts onto and takes access from an arterial roadway, North FM 620 Road. This lot is located adjacent to an outdoor sports and recreation use to the north (Woodland Greens Golf Center) and an automotive sales use (Apple Sports Imports), across FM 620 to the east. The tract of land to the south is undeveloped and there are residential uses to the west along Windy Ridge Road. The staff's recommendation of GR-CO zoning will promote consistency and orderly planning as the properties to the north and east are developed with commercial uses. The staff does not have an issue with removing the prohibited restaurant uses on this site and the floor to area limitations that are reflected in the current zoning for this property through Ordinance No. 941117-D. However, we are not recommending CS zoning as the property is not located at an intersection and we believe that GR zoning is appropriate along the western side of North FM 620. There is a precedent for establishing GR-CO zoning along the frontage on the western

side of FM 620 Road through zoning cases C14-03-0143, C14-2011-0120 and C14-2013-0146 to the north at the intersection of Anderson Mill Road and North FM 620 and to the south through zoning cases C14-02-0154 and C14-2012-0019.

The applicant does not agree with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO	Plant Nursery (The Grass Outlet), Undeveloped Area
<i>North</i>	County	Outdoor Sports and Recreation (Woodland Greens Golf Center)
<i>South</i>	County	Undeveloped
<i>East</i>	County	Automotive Sales (Apple Sports Imports)
<i>West</i>	RR, County	Single-Family Residences

AREA STUDY: N/A

TIA: Waived

WATERSHED: Lake Travis, Bull Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

HILL COUNTRY ROADWAY:

The site is located within 1,000 feet of RM 620 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of FM 620. Please see Site Plan comments below.

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Bike Austin
 Bull Creek Foundation
 Friends of Austin Neighborhoods
 Leander ISD Population and Survey Analysts
 Long Canyon Homeowners Association
 Long Canyon Phase II & LLL Homeowners Association Inc.
 Sierra Club, Austin Regional Group
 The Parke HOA
 The Real Estate Council of Austin, Inc.
 Volente Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0146 (Volente Business Park: 11901 Anderson Mill Road)	I-RR to Tract 1: GR, Tract 2: CS-1	12/17/13: Approved staff's recommendation of GR-CO zoning for Tract 1 and CS-1-CO zoning for Tract 2, with a CO limiting the site to less than 2,000 vtpd, on consent (4-0, B. Baker, S. Compton, R. McDaniel-absent); G. Rojas-1 st , C. Banks-2 nd .	2/13/14: Approved GR-CO zoning for Tract 1 and CS-1-CO zoning for Tract 2 on consent on all 3 readings, with additional language as read into the record, "The Property within the boundary of the conditional overlay combining district established by this ordinance is subject to the following condition: A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day, unless a Transportation Impact Analysis (TIA) is submitted and approved by the director of the Planning and Development Review Department." Vote: (6-0, S. Cole-off dais); B. Spelman-1 st , C. Riley-2 nd .
C14-2012-0019 (James Martin: 10812 North FM 620 Road)	SF-2to GR	3/20/12: Approved staff's recommendation of GR-CO zoning, with a CO to limit the development intensity for the site to less than 2,000 vehicle trips per day, by consent (7-0); P. Seeger-1 st , C. Banks-2 nd .	4/26/12: Approved GR-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 st , C. Riley-2 nd .
C14-2011-0120 (Shops at Volente, Ltd.: 11416 North FM 620 Road)	I-RR to Tract 1: GR, Tract 2: CS-1	11/15/11: Approved staff's recommendation of GR-CO zoning for Tract 1 and CS-1-CO zoning for Tract 2 (6-0, G. Bourgeios-absent); G. Rojas-1 st , P. Seeger-2 nd .	12/08/11: Approved GR-CO zoning for Tract 1 and CS-1-CO zoning for Tract 2 on consent on all 3 readings (6-0, S. Cole-off dais); B. Spelman-1 st , L. Morrison-2 nd .
C14-04-0028 (Jack Brown Cleaners: 11521 RM 620 Road North)	GR-CO to CS	3/16/04: Approved staff's recommendation of CS zoning by consent (8-0, K. Jackson-absent); J. Martinez-1 st , J. Gohil-2 nd .	4/15/04: Approved ZAP recommendation of CS zoning (7-0); 1 st reading 4/22/04: Approved CS zoning (6-0, McCracken-off dais); 2 nd /3 rd readings

C14-04-0027 (Twin Liquors: 11521 RM 620 Road North)	GR-CO to CS-1	3/16/04: Approved staff's recommendation of CS-1 zoning by consent (8-0, K. Jackson-absent); J. Martinez-1 st , J. Gohil-2 nd . 5/4/04: Approved staff's recommendation of CS-1 zoning by consent (5-0, J. Martinez, J. Pinnelli, C. Hammond-absent); J. Gohil-1 st , J. Donisi-2 nd .	4/15/04: Pulled off agenda. Case re- noticed and sent back to ZAP Commission. 6/10/04: Granted CS-1 (7-0); all 3 readings
C14-03-0111 (Plaza Volente: N. FM 620 Road and Anderson Mill Road)	DR to GR-CO	8/26/03: Approved staff's recommendation of GR-CO zoning by consent (8-0, K. Jackson-absent)	9/25/03: Approved GR-CO & RC-for TIA recommendations (7-0); all 3 readings
C14-02-0154	SF-2, DR to CS-CO	1/28/03: Approved W/LO-CO zoning with conditions of: • Limiting trips to 2,000 per day; • 50' vegetative buffer along the western property line; • 20' buffer along the southern property line; • Prohibit access on the western property line, with the exception of emergency access; • Only 2 access points on the southern property line; • Restrict semi-trucks, 3 axles or more to Windy Ridge entrance. Vote: (7-1, J.P.-Nay, J.D.-absent); K.J.-1 st , M. W.-2 nd .	3/20/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 1 st reading only 3/25/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 2 nd reading 1/27/05: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 3 rd reading
C14-02-0041 (London Park Retail: 11521 N. FM 620 Road)	SF-2, DR to GR	11/19/02: Approved staff's recommendation of GR-CO zoning with conditions of: • 300' (depth) x 400' parallel to FM 620, will have 'LR' uses only (Tract 2); • conditions set out by staff in the T.I.A.; • No Pawn Shop Services; • No Adult Oriented Businesses; • No Automotive Uses (Vote: 7-0, A. Adams-absent)	1/30/03: Granted GR-CO on 1 st reading (7-0) 3/6/03: Approved (7-0); 2 nd /3 rd readings
C14-93-0032 (Skrudland Property: 11100 F.M. 620 Road)	SF-2 and DR to CS	4/20/93: Approved staff' rec. of GR-CO zoning, with conditions to 1) prohibit Restaurant (General), Restaurant (Limited),	5/06/93: Approved GR-CO zoning, with conditions (5-0); 1 st reading only

		Restaurant (Drive-In, Fast Food) and Food Sales uses, 2) to restrict development of General Retail Sales (General) and General Retail Sales (Convenience) uses to a maximum F.A.R. of 0.02 to 1, 3) to restrict development of Administrative and Business Offices, Medical Offices, and Professional Office uses to a maximum F.A. R. of 0.21 to 1 and 4) to restrict development of Financial Services use to a maximum F.A.R. of 0.03 to 1.	11/17/94: Approved GR-CO zoning (7-0); 2 nd /3 rd readings
--	--	--	--

RELATED CASES: C14-93-0032 (Previous Zoning Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Windy Ridge Road	58'	20'	Local	No	No	No
N FM 620 Road	145'	83'	Arterial	No	Wide Shoulder; Route # 401	No

CITY COUNCIL DATE: September 10, 2015

ACTION: Postponed to September 17, 2015 at the staff's request (11-0)

September 17, 2015

ACTION: Approved applicant's request for CS-CO zoning, permitting Convenience Storage as the only permitted CS district use and limiting the site to all other GR permitted uses (11-0); D. Zimmerman-1st, G. Casar-2nd.

October 8, 2015

ACTION:

ORDINANCE READINGS: 1st 9/17/15

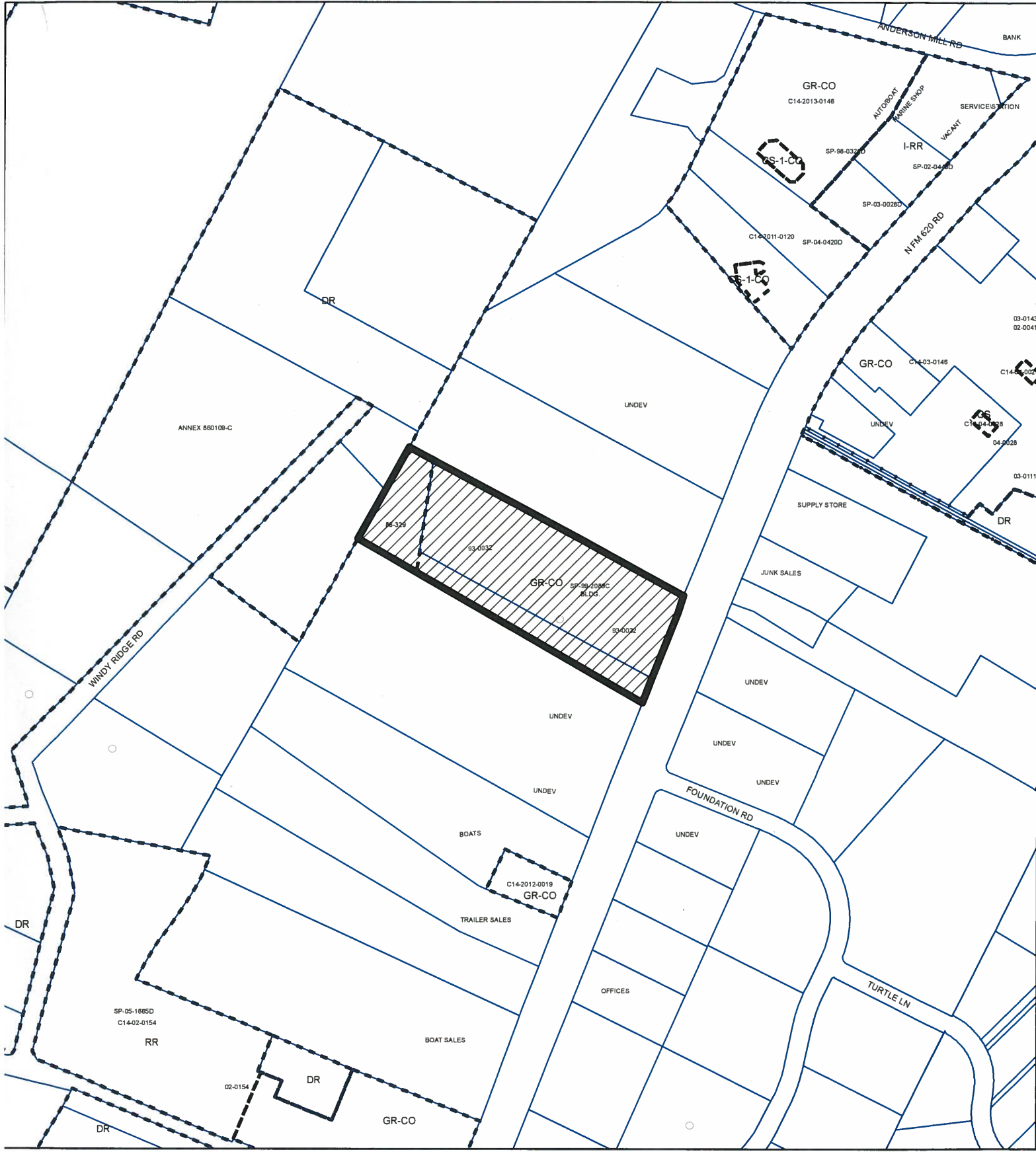
2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

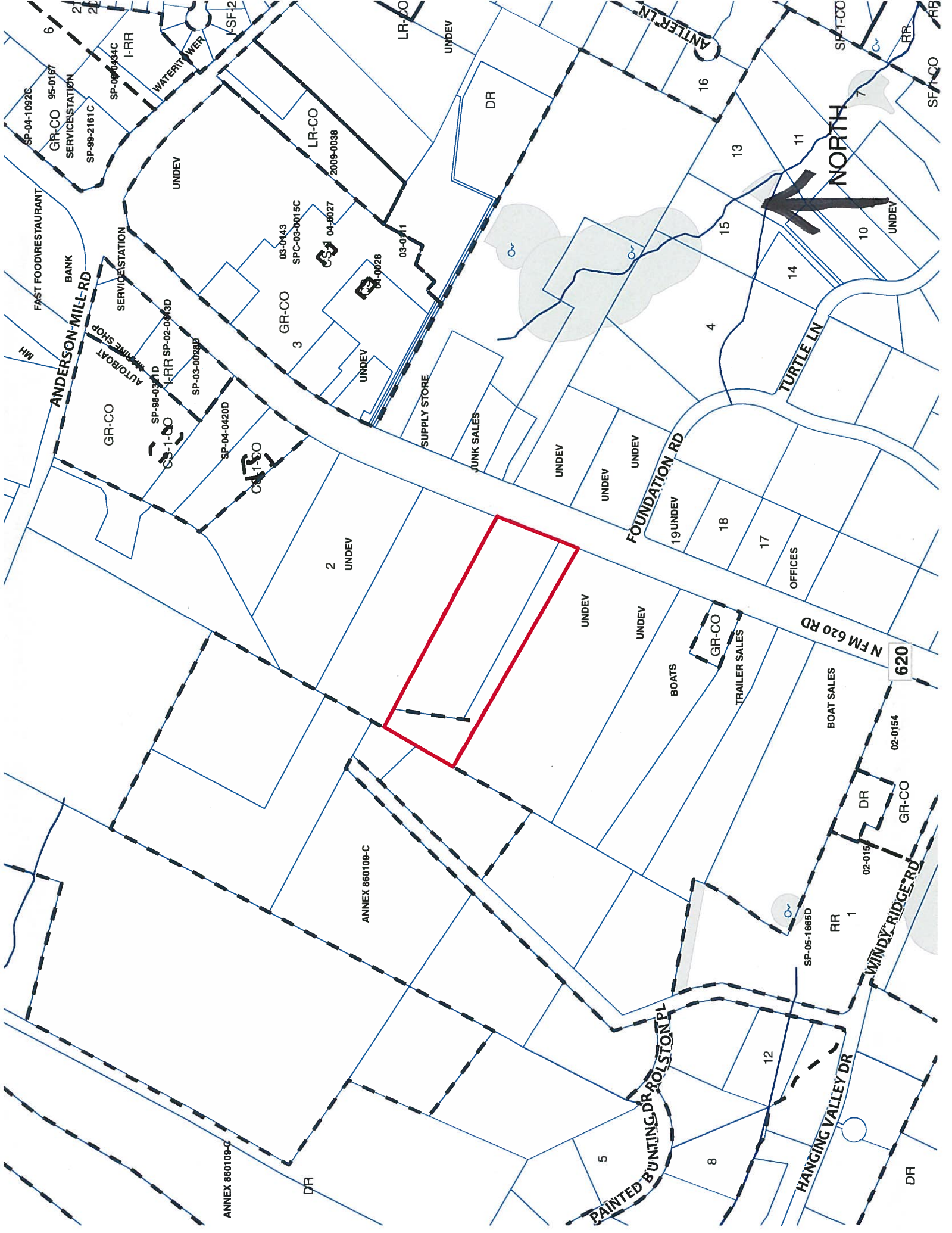
ZONING CASE#: C14-2015-0080



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.

1" = 400'



STAFF RECOMMENDATION

The staff recommends 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.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Community Commercial (GR) 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.

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

The staff's recommendation of GR-CO zoning will promote consistency and orderly planning as the properties to the north and east are developed with commercial uses. The City has established a precedent for GR-CO zoning along the frontage on the western side of FM 620 Road through zoning cases C14-2013-0146 , C14-2011-0120 and C14-03-0143 to the north at the intersection of Anderson Mill Road and North FM 620 and to the south through zoning cases C14-2012-0019 and C14-02-0154 at the north western intersection of Windy Ridge Road and F.M. 620 Road.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is contains a stone and grass outlet sales use (The Grass Outlet) that fronts onto North FM 620 Road. This property is located adjacent to an outdoor sports and recreation use to the north (Woodland Greens Golf Center) and an automotive sales use (Apple Sports Imports), across FM 620 to the east. The tract of land to the south is undeveloped and there are residential uses to the west along Windy Ridge Road.

Comprehensive Planning

GR-CO to CS-CO

This zoning case is located on the west side of FM 620, on a parcel that is approximately 7.8 acres in size, which contains a stone and grass outlet, and is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes golf center to the north, vacant land to the south (which is being developed), a single family house to the west, and a car dealer and auto repair shop to the east. The proposed use is a mini storage facility.

Imagine Austin and Conclusions

The site is located over the Edwards Aquifer Recharge Zone. An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and "contribute" water to the aquifer. Additionally, page 107 of IACP specifically addresses new development that occurs outside of Growth Concept Centers and Corridors, including this language: "The type of infill housing will vary ... and include single-family houses, duplexes, secondary apartments, townhouses, row houses, and

smaller-scaled apartments. **New commercial, office, larger apartments ... may also be located in areas outside of centers and corridors.**"

Based on comparative scale of the site relative to other nearby commercial uses along the heavily travelled FM 620 corridor, as well as the project area not being located along an existing Activity Corridor or within an Activity Center as identified on the Imagine Austin Growth Concept Map, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning

Environmental

According to COA GIS a watershed boundary, generally trending north-south, approximately bisects this property. The western portion of the property is located in the Lake Travis Watershed (classified as Water Supply Rural) and the eastern portion of the property is located in the Bull Creek Watershed (classified as Water Supply Suburban). The property is located in the Drinking Water Protection Zone and is located over the Edwards Aquifer Recharge Zone.

Within the **Water Supply Rural** portion of the property, 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>	<i>Allowable Density</i>
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

Within the **Water Supply Suburban** portion of the property, 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>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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 512-974-1876. 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.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 95%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

The western portion of the property is located in the Lake Travis Watershed (classified as Water Supply Rural) and the eastern portion of the property is located in the Bull Creek Watershed (classified as Water Supply Suburban). The property is located in the Drinking Water Protection Zone and is located over the Edwards Aquifer Recharge Zone.

Within the **Water Supply Rural** portion of the property, 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>	<i>Allowable Density</i>
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

Within the **Water Supply Suburban** portion of the property, 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>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Note: The most restrictive impervious cover limit applies.

Site Plan

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

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

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.

The site is subject to compatibility standards. Along the west property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- 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.
 - No parking or driveways are allowed within 25 feet of the property line.
 - A landscape area at least 25 feet wide is required along 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.

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

i.	Slope	Maximum FAR
ii.	0-15%	0.25:1
iii.	15-25%	0.10:1
iv.	25-35%	0.05:1

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

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Land Use Commission.

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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

Additional right-of-way maybe required at the time of subdivision and/or site plan.

If the requested zoning is granted, it is recommended that joint access be provided for the 2 lots along FM 620.

FYI only: The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for FM 620. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is redeveloped [LDC, Sec. 25-6-51 and 25-6-55].

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]

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on FM 620 or Windy Ridge.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Windy Ridge Road	58'	20'	Local	No	No	No
N FM 620 Road	145'	83'	Arterial	No	Wide Shoulder; Route # 401	No

Water and Wastewater

The landowner intends to serve the site with a connection to the City of Austin Water Utility system and an approved on-site sewage facility. 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 and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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. City wastewater service is not currently available to the site, and a service extension request will be required if service is needed/required.



August 13, 2015

Sherri Sirwaitis, Senior Planner
Planning and Development Review Department
505 Barton Springs Road
Austin, Texas 78704

Subject: Case No. C14-2015-0080
Consideration of a zoning change from GR-CO to CS-CO for property at 11200 FM 620 N

Dear Sherri:

In consideration of staff's concern that a change in zoning to CS (General Commercial Services) would set a precedent for CS zoning along FM 620 that would result in the development of high-intensity commercial uses, we would like to amend the zoning change request to expand the CO (Conditional Overlay) to eliminate all of the commercial uses not allowed within the existing GR (Community Commercial) district except for "Convenience Storage."

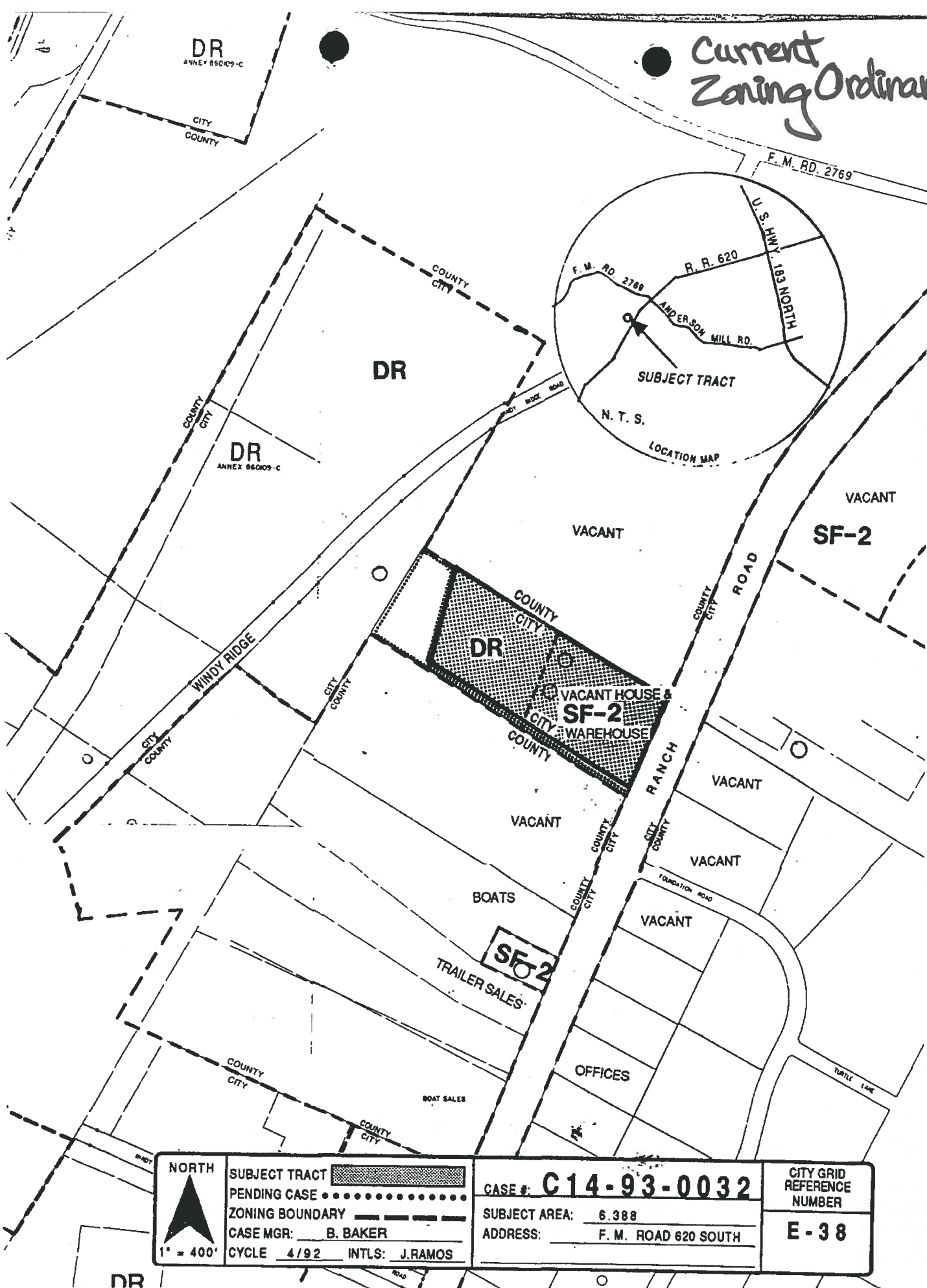
Adoption of this zoning change would allow for development of the proposed self-storage facility, while protecting the area from development of the higher intensity commercial uses typically allowed within the CS district. The proposed self-storage facility, like other GR uses, is intended to serve the neighborhood and community needs as well as be accessible from a major traffic way. An advantage of this use over other GR uses is that it is a very low automobile trip generator, which is certainly a positive given the traffic issues associated with FM 620 and the Anderson Mill area.

Thank you for your consideration of this modification to the zoning change request. If additional information is required, please contact me at karen@masterplanconsultants.com or 512-202-5542.

Sincerely,

Karen Wunsch, AICP

Current Zoning Ordinance



<p>NORTH</p> <p>1" = 400'</p>	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: <u>B. BAKER</u></p> <p>CYCLE <u>4/92</u> INTLS: <u>J. RAMOS</u></p>	<p>CASE #: <u>C14-93-0032</u></p> <p>SUBJECT AREA: <u>6.388</u></p> <p>ADDRESS: <u>F. M. ROAD 620 SOUTH</u></p>	<p>CITY GRID REFERENCE NUMBER</p> <p>E-38</p>
--------------------------------------	---	--	---

ORDINANCE NO. 941117- D

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 6.388 ACRE TRACT OF LAND OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT AND "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 11100 F. M. 620, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTION 2-2-3 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district ~~from "SF-2" Single-Family Residence (Standard Lot) district and "DR" Development Reserve district to~~ "GR-CO" Community Commercial district-Conditional Overlay combining district on the property described in ~~File C14-93-0032,~~ as follows:

6.388 acre tract of land out of the A. E. Livingston Survey No. 455, said 6.388 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes, *[hereinafter referred to as the "Property"]*

locally known as 11100 F. M. 620, in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses of the Property shall be prohibited: (i) Restaurant (general), (ii) Restaurant (limited), (iii) Restaurant (drive-in, fast food), and, (iv) Food sales.
2. Development of the Property, or any portion of the Property, as (i) General retail sales (general), and (ii) General retail sales (convenience) uses shall be restricted to maximum floor to area ratio of 0.02 to 1.
3. Development of the Property, or any portion of the Property, as (i) Administrative and business offices, (ii) Medical offices, and, (iii) Professional office uses shall be restricted to maximum floor to area ratio of 0.21 to 1.
4. Development of the Property, or any portion of the Property, as Financial services use shall be restricted to maximum floor to area ratio of 0.03 to 1.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "GR" Community Commercial base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Section 2-2-3 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

November 17, 1994

§
§
§
§
§



Bruce Todd
Mayor

APPROVED:



Michael J. Cosentino
Acting City Attorney

ATTEST:



for James E. Aldridge
City Clerk

17Nov94
ME/jj

FIELD NOTES
FOR

6.388 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE A.E. LIVINGSTON SURVEY NO. 455 IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND DESCRIBED AS A 6.39 ACRE TRACT IN VOLUME 8901, PAGE 852 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at the Northeast corner of the said 6.39 acre tract, being at the Southeast corner of that certain tract of land described in Volume 10571, Page 729 of the Real Property Records of Travis County, Texas, being in the West r.o.w. line of F.M. Hwy No. 620 for the Northeast corner and PLACE OF BEGINNING hereof;

THENCE along the East line of the said 6.39 acre tract, being the West r.o.w. line of F.M. Hwy No. 620, S 22° 44' W for a distance of 355.21 feet to an iron pin found at the Southeast corner of the said 6.39 acre tract, for the Southeast corner hereof;

THENCE along the South line of the said 6.39 acre tract, N 56° 22' W for a distance of 871.95 feet to an iron pin found at the Southwest corner of the said 6.39 acre tract, for the Southwest corner hereof;

THENCE along the West line of the said 6.39 acre tract, N 18° 37' 15" E for a distance of 290.91 feet to an iron pin found at the Northwest corner of the said 6.39 acre tract, for the Northwest corner hereof;

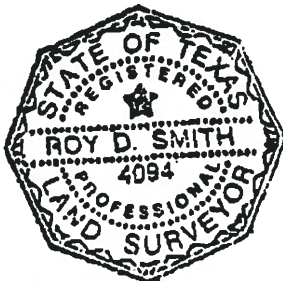
THENCE along the North line of the said 6.39 acre tract, S 60° 46' 22" E for a distance of 882.74 feet to the PLACE OF BEGINNING and containing 6.388 acres of land, more or less.

AS SURVEYED BY :
ROY D. SMITH SURVEYORS, P.C.

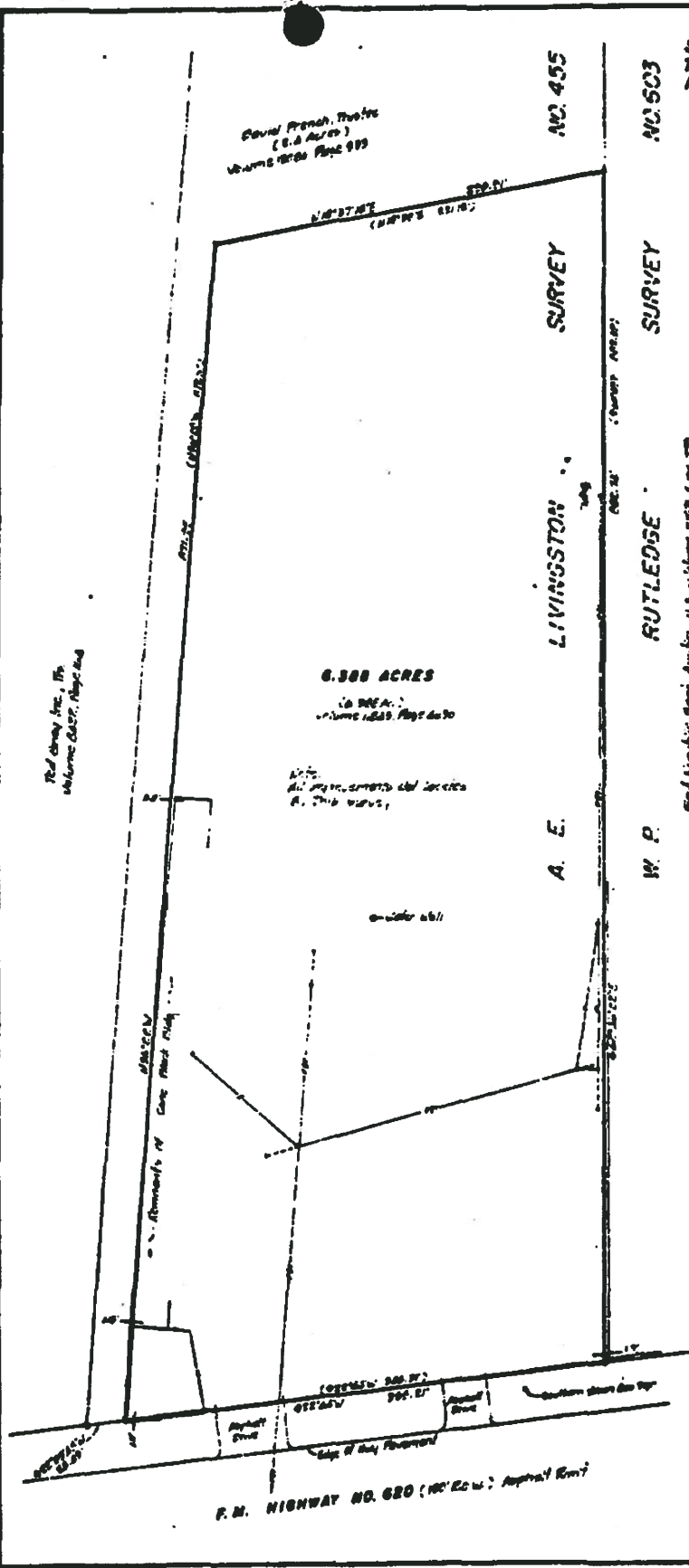
Roy D. Smith

ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
November 5, 1992

Job No. 0004-62



CC-124



SURVEY PLAT OF A PORTION OF THE A. E. LIVINGSTON SURVEY NO. 455 IN TRAVIS COUNTY, TEXAS.

SCALE 1" = 30'

- LEGEND**
- Iron Pin Found
 - Iron Pipe Found
 - Still Pipe & Chain Run
 - Rebarbed Pipe & Rebarbed
 - Wire Fence Line
 - Chain Link Fence
 - Accurate Data

To: Owner, Lessee, Trustee and or Assignee,
Eric Sorenson,
Texas Professional Title, Inc. and
and Houston Surveyors Title Insurance Company

The undersigned does hereby certify that this survey was made by rods on the ground of the property, legally described herein and is correct and that there are no visible discrepancies, and that the correct measurements, including of improvements, visible utility easements or roadways, except as shown herein and that said property has frontage on a public roadway, except as shown herein.

To the Lien Holders and/or the owners of the portions surveyed:

The property described herein is not within the boundaries of the 100 Year Flood Plain as identified by the National Flood Insurance Program Flood Insurance Rate Map for Travis County, Texas, dated June 12, 1983, Panel No. 4602300204

**SURVEYED BY
ROY B. SMITH SURVEYORS, P.C.**

Roy B. Smith
ROY B. SMITH
Registered Professional Surveyor No. 44284
214 West 5th Street
Austin, Texas 78705
Ph: 512-471-9022
November 9, 1992
Survey completed August 22, 1994

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2015-0080
 Contact: Sherri Sirwaitis, 512-974-3057
 Public Hearing: Aug 18, 2015, Zoning and Platting Commission
 Sept. 10, 2015, City Council

Sara Siro with Siro & Associates

Your Name (please print)

1129 N FM 620 at

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: *512-335-4000*

8/17/15
 Date

Comments: *THE AREA IS IN NEED*

of This type of Service

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Sherri Sirwaitis
 P. O. Box 1088
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2015-0080

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Aug 18, 2015, Zoning and Platting Commission
Sept. 10, 2015, City Council

Scott Crossed

Your Name (please print)

10907 RR 620 N

Your address(es) affected by this application

8-18-15

Date

Signature

Daytime Telephone: 512-386-9977

Comments:

This Type of Business
Does not Create Traffic issues
And There are Several on
620 + 360 Already That are
Successful

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Sirwaitis, Sherri

From: Peter Torgrimson
Sent: Tuesday, August 18, 2015 12:33 PM
To: Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC
Cc: Sirwaitis, Sherri
Subject: Please Support Staff Recommendation for Agenda Item C.1, C14-2015-0080

Re: Agenda Item C.1: C14-2015-0080, August 18, 2015 ZAP meeting

Zoning & Platting Commission Members,

2222 Coalition of Neighborhood Associations (2222 CONA) requests that you support the City of Austin staff recommendation regarding this application.

The more-intensive CS zoning requested is not compatible with this area of RM 620. A zoning designation of GR-CO with a 2000 trips per day traffic limitation is consistent with the existing zoning in this section of RM 620.

2222 CONA represents residential neighborhoods in this area of Northwest Austin, and the subject property is in our area of interest.

Thank you for your consideration,

Peter Torgrimson
President
2222 Coalition of Neighborhood Associations, Inc.
512-338-4722

Sirwaitis, Sherri

From: Randy Lawson, [REDACTED]
Sent: Tuesday, August 18, 2015 3:05 PM
To: Sirwaitis, Sherri
Subject: C14-2015-0080

Ms Sirwaitis, as a resident that lives just off FM 620, I would like to formally object to the CS zoning application for the subject case located at 11200 N. FM620. I believe that CS zoning is a more comprehensive zoning than has been historically been applied on FM 620. GR would be a more appropriate zoning for a convenience storage facility located adjacent to a residential area.

Thank you for considering my position.

Regards,

Randy Lawson - Board Member of 2222 CONA

Cell: 512-922-8184

September 15, 2015

Billy Leavings, Owner
QualTech Automotive
10815 FM 620 North
Austin, TX 78726

Mayor Adler and City Council Members
City of Austin
301 W. Second Street
Austin, TX 78701

Subject: Zoning Case C14-2015-0080

Dear Mayor and City Council Members:

I am providing this letter to offer my support of the proposed zoning change referenced above for property located at 11200 FM 620 North. As it was explained to me, the applicant is requesting a zoning change to CS-CO in order to develop a convenience storage facility, but all other CS uses that are not allowed within the current GR district will be prohibited.

To me, this seems to be an ideal zoning scenario for the following reasons. First, other more intense commercial uses will not be allowed. The only new use will be for convenience storage, which is a compatible land use with other developments in the area. Second, the setbacks and building design will enhance the appearance of the area. The use will be clean and secure. Finally, self-storage is a very low traffic generator, and this project provides an opportunity to increase the City's tax base with a quality development with a minimal impact to the already congested traffic conditions along FM 620.

Thank you for your service and consideration.

Sincerely,

A handwritten signature in black ink that reads "Billy Leavings". The signature is written in a cursive, flowing style.

Billy Leavings

September 15, 2015

Mr. James Martin
10812 N. FM 620
Austin, TX 78726

Mayor Adler and City Council Members
City of Austin
301 W. Second Street
Austin, TX 78701

Subject: Zoning Case C14-2015-0080

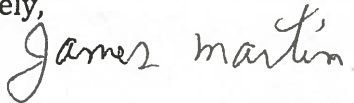
Dear Mayor and City Council Members:

I have lived in my home at 10812 N. FM 620 since 1975. During that time, I have certainly seen many changes along this roadway. Some changes are positive, and others have not been as positive. However, I would like to voice my support for the proposed zoning change at 11200 N. FM 620, which is located approximately 600 feet from my property line.

The zoning change to allow for convenience storage at that site would be a positive change. The development would increase the tax base, provide a quality development that is compatible with both residents and businesses, and it does not generate as much traffic as the other uses that could be developed there.

I appreciate the developers reaching out to nearby property owners to inform us of their plans. Thank you for your consideration of these points.

Sincerely,

A handwritten signature in cursive script that reads "James Martin". The signature is written in dark ink and is positioned below the word "Sincerely,".

James Martin