

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0062
(Goddard School of Avery Ranch)

Z.A.P. DATE: July 19, 2016

ADDRESS: 9409 ½ Pearson Ranch Road

OWNER/APPLICANT: England Ranch NE Limited Partnership (Joe F. England)

AGENT: Drenner Group (Amanda Swor)

ZONING FROM: I-RR

TO: LO

AREA: 2.2650 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant LO, Limited Office District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is a small parcel that is part of a larger undeveloped tract of land (part of the James Shelton Survey) at the southeastern corner of Avery Ranch Boulevard and Pearson Ranch Road. The properties to the north, south, east and west are undeveloped. The applicant is requesting LO zoning to construct a childcare facility at this location.

The staff recommends the applicant's request for LO, Limited Office District, zoning. The site under consideration meets the intent of the Limited Office district as it will serves neighborhood or community needs and is located in or adjacent to residential neighborhoods. The property fronts onto Pearson Ranch Road, a newly constructed arterial roadway that connects Avery Ranch Boulevard to Highway 45/FM 620 Road.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-RR	Undeveloped
<i>South</i>	County	Undeveloped
<i>East</i>	I-RR	Undeveloped
<i>West</i>	I-SF-2	Undeveloped

AREA STUDY: N/A

TIA: Deferred

WATERSHED: South Brushy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin
 Davis Spring HOA
 Friends of Austin Neighborhoods
 Northwest Austin Coalition
 Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2007-0055 (Pearson Place PUD)	LI, DR, CS-CO, County to PUD	N/A: Case withdrawn by applicant	N/A
C814-99-0001.06 (Avery Ranch PUD Amendment #6, Avery Ranch Boulevard)	PUD to PUD: To amend the PUD to split Tract I-C into two tracts (Tracts I-C and I-C-I), to permit the development of an elevated water storage tank on Track I-C-I and to waive Compatibility Standards that apply to this tract under Section 25-2-1063 to allow a tank of 200 feet in height to be located within 123 feet of a proposed single-family subdivision, and to amend the Land Use table for the PUD as it pertains to Tract I-D to release this tract from reservation as a "civic site".	12/04/07: Approved staff's recommendation for the PUD amendment by consent (8-0); J. Martinez-1 st , T. Rabago-2 nd .	1/10/08: Approved PUD amendment to change a condition of zoning by consent (7-0)
C814-99-0001.05 (Avery Ranch PUD Amendment #5: 10500 Avery Club Drive)	PUD to PUD: 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	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

	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.		
C814-99-0001.04 (Avery Ranch PUD Amendment #4: 14900 Avery Ranch Boulevard and 10550 Parmer Lane)	PUD to PUD: An amendment to the permitted use table for Tract II-B and Tract III-F2 to permit a Liquor Sales use on each tract that will not exceed 6,000 square feet and prohibiting Cocktail Lounge uses on these tracts within the PUD.	9/06/05: Approved staff's recommendation of PUD zoning by consent (9-0)	10/06/05: Approved PUD zoning by consent (7-0); 1 st reading 01/12/05: Approved PUD amendment to allow additional permitted uses (6-0, D. Thomas-absent); 2 nd /3 rd readings
C814-99-0001.03 (Avery Ranch PUD Amendment #3: Avery Ranch Boulevard at Parmer Lane)	PUD to PUD: To request changes to Exhibit "H" of the PUD, the Open Space, Parks, and Trails Plan to make changes to the alignment of the trail layout in the approved parkland areas, to relocate a proposed neighborhood park from the east side of Parmer Lane (currently shown on Tract III-D) to the west side of	9/21/04: Approved staff's recommendation of PUD amendment by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	5/12/05: Postponed indefinitely by the applicant (7-0)

	<p>Parmer Lane (now shown on Tract I-C) along Avery Ranch Boulevard, and to add a Round Rock Independent School District tract and a Leander Independent School District tract of land to the PUD Land Use Plan and to amend Part 10 of the PUD Ordinance to clarify that future city parkland can first be conveyed to a third party trustee (non-profit entity approved by the Parks and Recreation Department), for the purpose of facilitating grant applications, as long as the conveyance requires re-conveyance to the City or to another City approved governmental entity for public park use no later than January 1, 2006.</p>		
<p>C814-99-0001.02 (Avery Ranch PUD Amendment #2: Avery Ranch Boulevard at Parmer Lane)</p>	<p>PUD to PUD: To amend the PUD to remove a condition in ordinance that states, "If 50 percent or more of the single family lots in the PUD have a lot size of 6,300 square feet or greater, the maximum impervious cover</p>	<p>1/28/03: Approved staff's recommendation of PUD zoning (6-0, J. Martinez, K. Jackson-off dais)</p>	<p>2/27/03: Granted PUD zoning as rec. by the ZAP Commission on 1st reading (6-0, Goodman-off dais)</p> <p>4/24/03: Approved PUD (6-0, Garcia-off dais); 2nd/3rd readings</p>

	for commercial development within the PUD shall be limited to 60 percent of the net site area of the commercial lots.” and to change the permitted use table for Tract II-B to allow a 4,250 square foot building footprint for a Laundry Services use.		
C814-99-0001.01 (Avery Ranch PUD Amendment #1: 15201 Avery Ranch Boulevard at 10500-10550 Parmer Lane)	PUD to PUD: To amend the PUD to add service station to the list of permitted uses for Parcel III-F2	<p>6/18/02:Posponed to 7/16/02 by the applicant (8-0, A. Adams-absent)</p> <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, ridge-absent)</p> <p>9/10/02:Approved staff’s recommendation for PUD zoning; by consent (6-0, D. Castaneda-absent)</p>	<p>10/10/02: Granted PUD on 1st reading (7-0)</p> <p>1/30/03: Approved PUD amendment (7-0); 2nd/3rd readings</p>

RELATED CASES: C814-99-0001 (Avery Ranch PUD)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Pearson Ranch Road	114 ft.	84 ft.	Arterial	Yes	No	No

CITY COUNCIL DATE: August 11, 2016

ACTION:

ORDINANCE READINGS: 1st

2nd

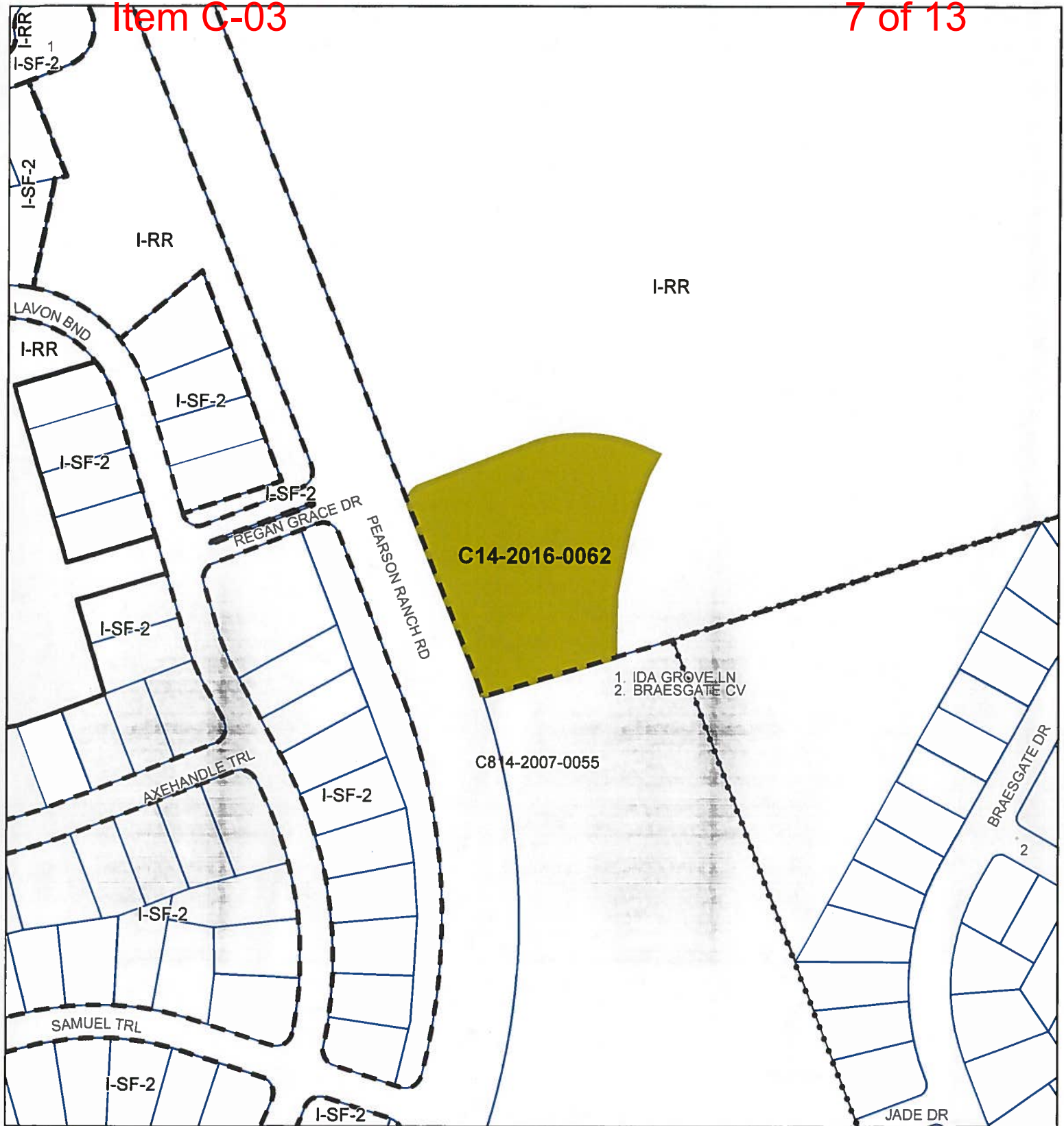
3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

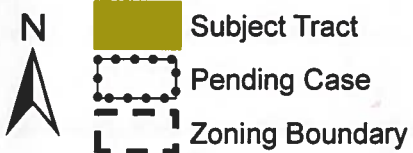
PHONE: 512-974-3057

sherri.sirwaitis@austintexas.gov



ZONING

Case#: C14-2016-0062



0 200 Feet

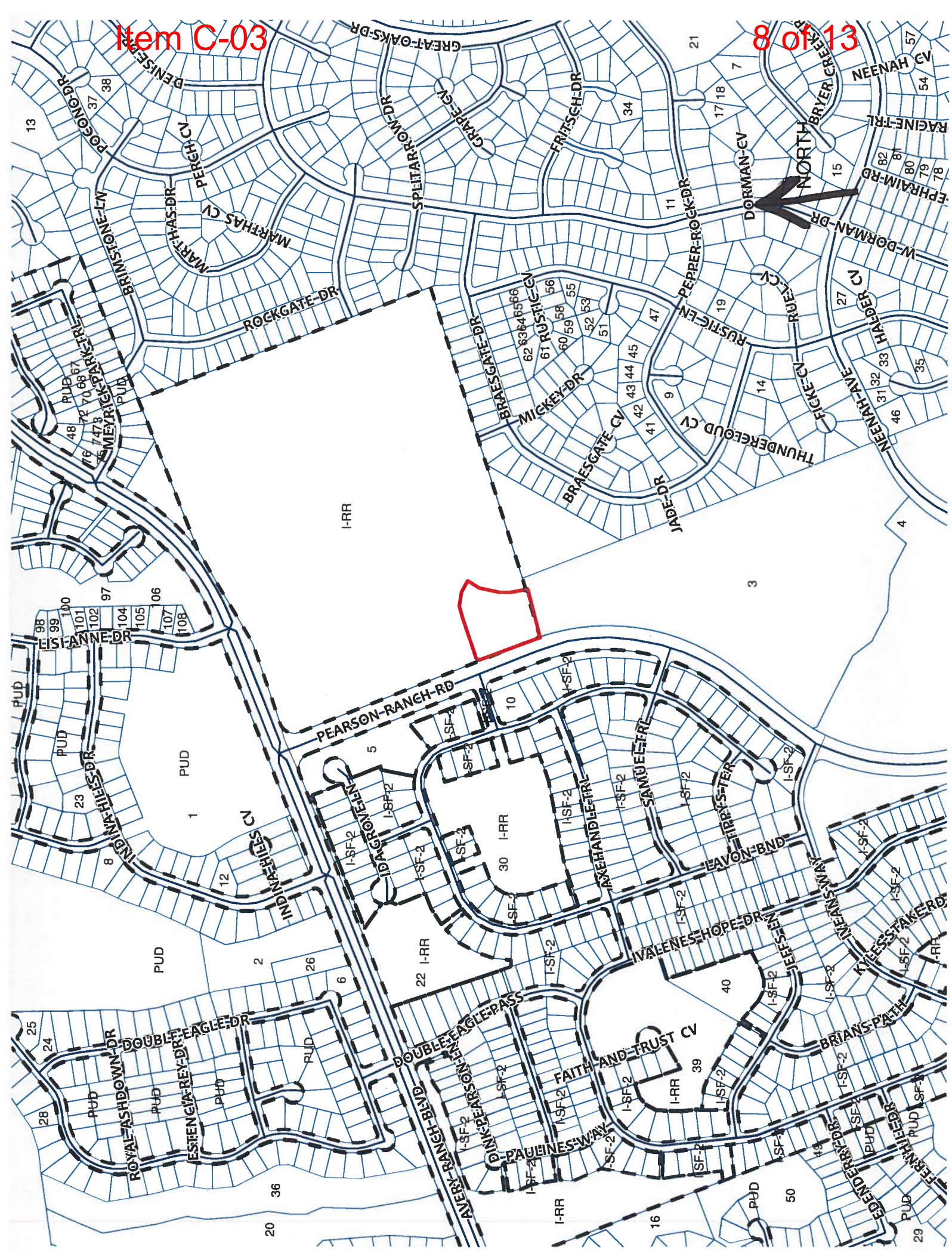
1" = 200'

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Created: 6/6/2016



STAFF RECOMMENDATION

The staff's recommendation is to grant LO, Limited Office District, zoning.

BASIS FOR RECOMMENDATION

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

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

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

The proposed zoning is compatible and consistent with surrounding zoning and land use patterns as there is an existing elementary school (Patsy Sommer Elementary School) to the north of this tract of land at the northern intersection of Avery Ranch Boulevard and Pearson Ranch Road. The properties to the west, across Pearson Ranch Road are platted for single-family residential development.

3. *The proposed zoning should allow for a reasonable use of the property.*

The LO district would permit the applicant to develop the property with an office or civic use that would provide services to the surrounding residential areas.

EXISTING CONDITIONS**Site Characteristics**

The site under consideration is part of a larger undeveloped tract of land located at the southeastern corner of Avery Ranch Boulevard and Pearson Ranch Road. The properties to the north, south, east and west are undeveloped.

Comprehensive Planning

The zoning case is located on the east side of Pearson Ranch Road, on a 2.26 acre undeveloped tract of land, which is part of a larger parcel, which is also undeveloped. The subject property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land in all four directions. The proposed use is a 10,000 sq. ft. daycare center, which will support the families who are living in several large single family residential subdivisions located in this area of Austin.

Connectivity: There are public sidewalks located along both sides of Pearson Ranch Road, and Avery Ranch Road to the north. There is no CapMetro transit stop located within several miles of this site, although there is a public school located to the north. The Walkscore for this property 1/100, meaning almost all errands are dependent on a car.

Imagine Austin

Based on the comparative scale of this site relative to other residential uses in this area, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the South Brushy Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

According to floodplain maps there is a floodplain adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

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 requires water quality control with increased capture volume and control of the 2 year storm on site.

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

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 Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

Site Plan

No comments received.

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 a total of 114 feet of right-of-way for Pearson Ranch Road. It appears that Pearson Ranch Road currently has 114 ft. of right-of-way, however, additional right-of-way maybe required at the time of subdivision and/or site plan in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55).

A Traffic Impact Analysis or Neighborhood Traffic Analysis will be required at the time of site plan if triggered per LDC 25-6-113 and LDC 25-6-114. LDC, Sec. 25-6-113.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Pearson Ranch Road	114 ft.	84 ft.	Arterial	Yes	No	No

Complete Streets Review

It is recommended that the property stub out internal drives to the north and south for future connectivity in accordance with our Complete Streets Policy Ordinance #20140612-119.

FYI – It is recommended for all vehicular access to be taken from the future Rattlesnake Trail right-of-way that is being proposed to the north of this lot with subdivision case number C8J-2014-0058.

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.

Water Quality

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 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.

**DRENNER
GROUP**

May 31, 2016

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: Goddard School of Avery Ranch— Zoning application for the 2.2650 acre piece of property located at the southeast corner of Pearson Ranch Road and the future Rattlesnake Trail, Austin, Williamson County, Texas (the “Property”)

Dear Mr. Guernsey:

As representatives of the owner of the above stated Property, we respectfully submit the enclosed Zoning Amendment application package. The project is titled Goddard School of Avery Ranch, consists of 2.2650 undeveloped acres, and is located at the southeast corner of Pearson Ranch Road and the future Rattlesnake Trail. The Property is currently undeveloped. The prospective purchaser of the Property intends to develop a Goddard School.

The Property was annexed into the City of Austin Full Purpose Jurisdiction on November 10, 2015. Upon annexation the Property was zoned I-RR, Interim Rural Residence. The request is to zone the Property from I-RR to LO, Limited Office. The purpose of this rezoning is to establish initial permanent zoning on the Property.

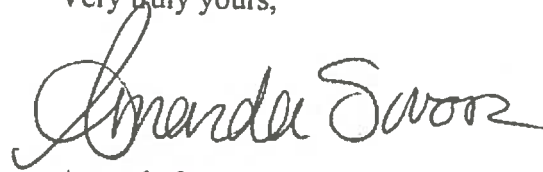
The Property is known as Lot 1 within the approved Heritage Oaks at Person Ranch East Preliminary Plan, case number C8J-2014-0058. The approved Preliminary Plan designated the Property as a Commercial lot. The requested rezoning is consistent with the proposed use of the Property.

The Property is not located within a City of Austin Neighborhood Planning Area. In conjunction with the zoning request, a Traffic Impact Analysis (“TIA”) waiver was approved and is included for review. Access to the Property will be exclusively from Pearson Ranch Road.

May 31, 2016
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Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in black ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" being more prominent than the last name "Swor".

Amanda Swor
Drenner Group

cc: Jerry Rusthoven, Planning and Development Review Department *(via electronic delivery)*
Sherri Sirwaitis, Planning and Development Review Department *(via electronic delivery)*
Joe England, Property Owner *(via electronic delivery)*
David Rastelli, Goddard School of Avery Ranch *(via electronic delivery)*