

ZONING CHANGE REVIEW SHEET**CASE:** C14-2020-0054 (Naples)**Z.A.P. DATE:** July 7, 2020**ADDRESS:** 9710-9718 Anderson Mill Road**OWNER/APPLICANT:** Pohl Partners, Inc. (Jennie Braasch)**AGENT:** ZFB, Ltd. (William Pohl, General Partner)**ZONING FROM:** CS-MU-CO **TO:** CS-MU-CO* **AREA:** 7.8733 acres

* The applicant is requesting a rezoning to change the conditional overlay conditions for this property (Please see Applicant's Request Letter – Exhibit C). Specifically, to remove the following four items from the current zoning ordinance, Ordinance No. 20130620-080 (Exhibit D).

- 1) Part 2. F. The maximum height, as defined in City Code, of a building or structure on the property may not exceed two stories or 30 feet.
- 2) Part 2. G. Development of the Property may not exceed 12 residential units per acre.
- 3) Part 2. H. Development of the Property may not exceed 60 residential units.
- 4) Part 2. I. Remove Multifamily residential from the prohibited uses.

SUMMARY STAFF RECOMMENDATION:

The staff recommendation is to grant CS-MU-CO, General Commercial Services-Mixed Use-Conditional Overlay, district zoning to amend the current zoning ordinance on the property, Ordinance No. 20130620-080, to remove the maximum two stories or 30 feet height limit for the property, to remove the 12 residential units per acre limitation, to remove the maximum of 60 residential unit limitation, and to add back Multifamily residential as a permitted use on the property.

ZONING AND PLATTING COMMISSION:

7/07/20:

ISSUES:

The zoning staff is aware of the critical environmental features on this site (please see Hydrologist Review comments below). The setbacks from these features will be addressed at the time of subdivision or site plan review in the development process.

DEPARTMENT COMMENTS:

This property was annexed into the full purpose jurisdiction of the City of Austin on December 31, 2008, under annexation case C7A-08-009. A proposed site plan (SPC-2008-0090D) for a convenience storage use was filed more than 90 days before the annexation, thereby establishing a Continuation of Land Use pursuant to the Texas Local Government Code § 43.002:

- (a) A municipality may not, after annexing an area, prohibit a person from:
 - (1) continuing to use land in the area in the manner in which the land was being used on the date the annexation proceedings were instituted if the land use was legal at that time; or
 - (2) beginning to use land in the area in the manner that was planned for the land before the 90th day before the effective date of the annexation if:
 - (A) one or more licenses, certificates, permits, approvals, or other forms of authorization by a governmental entity were required by law for the planned land use; and
 - (B) a completed application for the initial authorization was filed with the governmental entity before the date the annexation proceedings were instituted.

Because the site plan was filed within the appropriate timeframe before annexation, the existing uses were determined on the property and considered grandfathered. Therefore, in the initial zoning case, C14-2008-0234, the staff recommended the continuation of these uses under the CS district for this site. The staff also recommended a conditional overlay that prohibited any uses allowed in the CS zoning district other than the current established use and recommended permitting uses allowed in the LO zoning district that are also permitted in CS district zoning (see below). In this case, the staff recommends and the “MU” mixed use combining district to the “CS” zoning while continuing the existing conditional overlay for this property. Thereby permitting the following uses on this site:

Convenience Storage
 Bed & Breakfast (Group 1)
 Bed & Breakfast (Group 2)
 Condominium Residential
 Duplex Residential
 Group Residential
 Multifamily Residential
 Single-Family Attached Residential
 Single-Family Residential
 Small Lot Single-Family Residential
 Townhouse Residential
 Two-Family Residential
 Short-Term Rental
 Administrative and Business Offices
 Art Gallery
 Art Workshop

Communication Services
Medical Offices (exceeding 5000 sq. ft.)
Medical Offices (not exceeding 5000 sq. ft.)
Professional Office
Software Development
Communications Service Facilities
Counseling Services
Cultural Services
Day Care Services (Limited, General, Commercial)
Family Home
Group Home, Class I (Limited, General)
Local Utility Services
Private Primary Educational Facilities
Public Primary Educational Facilities
Public Secondary Educational Facilities
Religious Assembly
Safety Services

During the previous zoning case C14-2013-0012, the staff was supportive of the applicant's request to add the Mixed Use Combining District to the existing zoning because the addition of the ability to develop residential uses to the site allowed for less intensive development on the property adjacent to a single-family residential neighborhood to the north, a day care facility to the east and a religious assembly use to the west.

Therefore, the staff is supportive of the applicant's current request to amend the zoning ordinance for this property, Ordinance 20130620-080, to remove the maximum two stories or 30 feet height limit for the property, to remove the 12 residential units per acre limitation, to remove the maximum of 60 residential units limitation, and to add back Multifamily residential as a permitted use on the property.

This request is reasonable given the property's location/frontage on a major retail corridor/arterial roadway, Anderson Mill Road, and the surrounding residential (SF-2), office (LO, LO-CO) and commercial (LR-CO, GR) uses and zoning. The proposed amendment to the existing conditional overlay will permit the applicant to develop multifamily residential units at this location which will provide for additional housing opportunities in this area of the city.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|------------------|---|
| <i>Site</i> | CS-MU-CO | Undeveloped Area, Barn |
| <i>North</i> | SF-2 | Single-Family Residential Neighborhood (Acres West) |
| <i>South</i> | LO, LR-CO, SF-6, | Office (Oak Park Office Center), Banu TV Repair, Retail Center (Arboretum Park: Trillium Montessori, One on One Physical Therapy, Homecare Assistance, Korey Howell Photography, Salon, Republic Spine & Pain, Farmers Insurance, Tender Laser Care, Vital Sleep), Condominiums (Arboretum Park Cottages) |
| <i>East</i> | I-RR, LO-CO, DR | Billboard, Service Station (Valero), Day Care Facility (Xplorer), Funeral Home (Chapel of the Hills Funeral Home) |
| <i>West</i> | I-RR, LO-CO | Undeveloped Tract, Cell Tower, Parking Area (for Bethany Methodist Church) |

AREA STUDY: N/A**TIA:** Deferred**WATERSHED:** Lake Creek, Bull Creek**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Acres West Homeowners Association
 Anderson Mill Neighborhood Association
 Bike Austin
 Bull Creek Foundation
 Cottages at Lake Creek Home Owners Association
 Friends of Austin Neighborhoods
 Long Canyon Homeowners Association
 Long Canyon Phase II & LLL Homeowners Association, Inc.
 Mountain Neighborhood Association (MNA)
 Neighborhood Empowerment Foundation
 SELTEXAS
 Sierra Club, Austin Regional Group
 Spicewood Springs Road Tunnel Coalition
 2222 Coalition of Neighborhood Associations, Inc.

SCHOOLS: Round Rock I.S.D.

Hill Elementary School
 Murchison Middle School
 Anderson High School

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|---|-------------------------|---|---|
| C14-2013-0012 (Hooper Communities: 9710-9718 Anderson Mill Road) | CS-CO, I-RR to CS-MU-CO | <p>6/04/13: Approved staff's recommendation of CS-MU-CO zoning that includes the following conditions: 1) The permitted "CS" district uses will be limited to Convenience Storage and all uses permitted in "LO" (Limited Office) district zoning that are also permitted in "CS" district zoning; 2) Limit development on the site to less than 2,000 vehicle trips per day; 3) A Convenience Storage use on the property will be limited to one story in height; 4) Mechanical equipment and dumpsters on the property shall be screened from the view of the adjacent single family residential properties to the north; 5) Exterior lighting must be hooded or shielded so that the light source is not directly visible from the adjacent single family residential properties to the north; and 6) An eight foot high solid fence shall be provided and maintained along the north property line that runs between the property and the adjacent single family residential properties. In addition, the Commission added the following with the following conditions agreed to by the applicant and the neighborhood as read into the record:</p> <p>1) Under the 'MU' Combining District-prohibit civic uses, multi-family residential use and short-term rentals;</p> <p>2) Limit the maximum height to two stories</p> | 6/20/13: Approved CS-MU-CO zoning on consent on all 3 readings (7-0); C. Riley-1 st , B. Spelman-2 nd . |

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|--|------------|---|--|
| | | (30 ft.); 3) Limit the maximum density to 60 dwelling units or 12 per acre and 4) Note that the Buyer has agreed to prohibit 2nd floor open space (balconies) through a private restrictive covenant (Vote: 6-0, G. Rojas-absent); P. Seeger-1 st , S. Compton-2 nd . | |
| C14-2008-0234 (ZFB, Ltd. Rezoning: 9710- 9718 Anderson Mill Road) | I-RR to CS | 4/07/09: Approved CS-CO zoning on consent (7-0) | 6/11/09: Approved CS-CO zoning with the following conditions: 1) One story convenience storage as the only (CS) commercial services use, 2) Permit all other (LO) limited office type uses, 3) Require a 2,000 trip limitation per day. The additional permitted uses were as follows: art gallery and software development. A right-of-way of 114 feet for Anderson Mill road if zoning is granted. Direction was given to staff to bring the item back for second and third readings on June 18, 2009. A friendly amendment was made by Council Member Morrison to add as additional conditional uses screening mechanical equipment on the roof and to have compatibility standard for screening and lighting. The friendly amendment was accepted by Council Member Leffingwell, the maker of the motion, and Council Member Shade, who seconded the motion. Vote: 6-0, S. Cole-absent); L Leffingwell-1 st , R. Shade-2 nd . |
| C14-2007-0191 (Anderson Mill Children's Courtyard Day Care: 9706 Anderson Mill Road) | DR to GR | 11/20/07: Approved staff recommendation of LO-CO zoning, with a CO to limit the development intensity for the entire site to less than 2,000 vehicle trips per day and a street deed to dedicate 57 feet of right-of-way from the existing centerline of Anderson Mill Road (7-0, S. Hale- | 12/06/07: Approved ZAP recommendation of LO-CO zoning on Council Member Martinez' motion, Council Member Martinez' motion, Council Member Leffingwell's second (7-0); 1 st reading |

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|-------------|------------|--|---|
| | | <p>absent); J. Martinez-1st, K. Jackson-2nd, with the following additional conditions:</p> <p>1) Prohibit the following uses: Urban Farm, Club or Lodge, College and University Facilities, Community Events, Community Recreation (Private), Community Recreation (Public), Congregate Living, Group Home, Class I (General), Group Home, Class I (Limited), Group Home, Class II, Hospital Services (Limited), Private Secondary Educational Facilities, Public Primary Educational Facilities, Public Secondary Educational Facilities, Residential Treatment, Safety Services;</p> <p>2) Require a sound retarding fence to be constructed along the north property line adjacent to the single family residential property. (The applicant will be seeking a Board of Adjustment variance to provide a ten foot (10') sound retarding fence at this location. This requirement will be noted in a private restrictive covenant between the applicant and the neighborhood.);</p> <p>3) Require an eight foot (8') sound retarding fence to be constructed along the side property lines for a minimum distance of 150-feet.</p> | <p>1/31/08 : Approved LO-CO zoning with conditions by consent (7-0); 2nd/3rd readings</p> |
| C14-06-0002 | SF-1 to LR | <p>5/02/06: Approved LR-CO district zoning; limited to Financial Services, Pet Services, Restaurant (Limited), General Retail Sales (Convenience), and Personal Services as the only 'LR' district uses; permit all other 'LO' district uses, prohibit Drive-In Services, Food Sales, and Service Station uses; limit development intensity on the site to less than 2,000 vehicle</p> | <p>6/08/06: Approved LR-CO district zoning by consent (7-0)</p> |

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|-------------|----------------|---|---|
| | | trips per day (8-0, J. Martinez-absent) | |
| C14-05-0109 | | 8/16/05: Approved staff's recommendation for LR-CO zoning (The CO will limit the development intensity for the entire site to less than 2,000 vehicle trips per day. In addition, if the requested zoning is granted, the staff also recommends that 57-feet of right-of-way should be dedicated in accordance with the Roadway Plan through a street deed.), with an added condition to prohibit Drive-Through Services, by consent (8-0, K. Jackson-absent) | 9/29/05: Approved LR-CO by consent (7-0); all 3 readings |
| C14-02-0140 | RR to SF-6 | 3/4/03: Approved SF-6-CO zoning with following conditions: 1) A fifteen-foot (15') vegetative buffer strip within the compatibility setback along the south and west property lines; 2) Fencing along the south and west property lines; 3) A unit limit of 12 residential units; (8-0, M. Whaley-absent) | 4/03/03: Granted SF-6-CO on all 3 readings (5-0-2, Wynn/Goodman of dias) |
| C14-02-0134 | LR-CO to SF-6 | 9/24/02: Approved staff's recommendation of SF-6 zoning, by consent (5-0, D. Castaneda, B. Baker- absent) | 10/24/02: Granted SF-6 on 1st reading – Staff to report back on flooding complaints: What s been done and what the applicant can do to help mitigate the situation. (5-0, Garcia-off dais, Dunkerley- absent) 2/27/03: Approved (7-0); 2 nd /3 rd readings |
| C14-01-0142 | RR, SF-1 to LR | 1/22/02: Approved staff's rec. on LR-CO zoning. (8-0, A. Adams-absent) | 2/28/02: Approved LR-CO zoning by consent on first reading (6-0-1, Thomas-off dais) 3/21/02: Approved LR-CO (7-0); 2 nd /3 rd readings. |
| C14-99-2033 | RR to LO | 10/05/99: Approved LO-CO allowing only 'NO' uses w/ 'LO' site regulations (8-0) | 11/04/99: Approved PC rec. of LO-CO on 1 st reading (6-0); subject to current watershed regulations |

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| | | | 3/30/00: Approved 2 nd / 3 rd readings (6-0) |
| C14-98-0267 | I-RR to GR | 3/02/99: Approved staff rec. of LR-CO (5-3, BB/ JM/ RV-Nay) | 4/01/99: Approved PC rec. of LR-CO w/ conditions (6-0), 1 st reading 5/06/99: Approved LR-CO w/ conditions (7-0); and/ 3 rd readings |
| C14-98-0196 | SF to GO | 12/08/98: Approved LO (8-0) | 1/07/99: Approved PC rec. of LO w/ conditions (7-0); 1 st reading 2/04/99: Approved LO (7-0); 2 nd / 3 rd readings |
| C14-98-0135 | I-RR to GR | 10/27/98: Approved staff rec. of GR-CO w/ conditions: 50' greenbelt to be maintained w/ no impervious cover (6-0) | 12/03/98: Approved PC rec. of GR-CO w/ conditions (6-0), 1 st reading 2/11/99: Approved GR-CO w/ conditions (6-0); 2 nd / 3 rd readings |

RELATED CASES:

Annexation:

| NUMBER | REQUEST | YEAR |
|---------------|--------------------------------|-------------|
| C7A-84-021 | Limited Annexation (1984) | 1984 |
| C7AD-89-043 | Disannexation into 2-mile ETJ | 1989 |
| C7A-08-009 | Full purpose annexation (2008) | 2008 |

Zoning:

| NUMBER | REQUEST | CITY COUNCIL |
|--|-------------------------|--|
| C14-2008-0234 | I-RR to CS | 6/11/09: Approved CS-CO zoning with conditions (please see Case Histories above). |
| C14-2013-0012 (Hooper Communities: 9710-9718 Anderson Mill Road) | CS-CO, I-RR to CS-MU-CO | 6/04/13: Approved staff's recommendation of CS-MU-CO zoning that includes the following conditions: 1) The permitted "CS" district uses will be limited to Convenience Storage and all uses permitted in "LO" (Limited Office) district zoning that are also permitted in "CS" district zoning; 2) Limit development on the site to less than 2,000 vehicle trips per day; 3) A Convenience Storage use on the property will be limited to one story in height; 4) Mechanical equipment and dumpsters on the property shall be screened from the view of the adjacent single family residential properties to the north; 5) Exterior lighting must be hooded or shielded so that the light source is not directly visible from |

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|--|--|--|
| | | <p>the adjacent single family residential properties to the north; and 6) An eight foot high solid fence shall be provided and maintained along the north property line that runs between the property and the adjacent single family residential properties. In addition, the Commission added the following with the following conditions agreed to by the applicant and the neighborhood as read into the record:</p> <p>2) Under the 'MU' Combining District-prohibit civic uses, multi-family residential use and short-term rentals; 2) Limit the maximum height to two stories (30 ft.); 3) Limit the maximum density to 60 dwelling units or 12 per acre and 4) Note that the Buyer has agreed to prohibit 2nd floor open space (balconies) through a private restrictive covenant</p> <p>(Vote: 6-0, G. Rojas-absent); P. Seeger-1st, S. Compton-2nd.</p> |
|--|--|--|

ABUTTING STREETS:

| NAME | ROW | PAVMENT | CLASSIFICATION | DAILY TRAFFIC |
|--------------------|-----|---------|----------------|---------------|
| Anderson Mill Road | 93' | 50' | Major Arterial | N/A |

CITY COUNCIL DATE:**ACTION:****CASE MANAGER:** Sherri Sirwaitis**PHONE:** 512-974-3057,
sherri.sirwaitis@austintexas.gov

STAFF RECOMMENDATION

The staff recommendation is to grant CS-MU-CO, General Commercial Services-Mixed Use-Conditional Overlay, district zoning to amend the current zoning ordinance on the property, Ordinance No. 20130620-080, to remove the maximum two stories or 30 feet height limit for the property, to remove the 12 residential units per acre limitation, to remove the maximum of 60 residential unit limitation, and to add back Multifamily residential as a permitted use on the property.

BASIS FOR RECOMMENDATION

1. Zoning should allow for reasonable use of the property.

Because the site plan was filed within the appropriate timeframe before annexation, the existing uses were determined on the property. Therefore, in 2009 the staff recommended the continuation of these uses under CS, as well as uses allowed under both CS and LO zoning. In 2013, the staff further recommended adding MU, Mixed Use Combining District zoning to the site to allow for less intensive development on the property adjacent to the single-family residential neighborhood to the north, a day care facility to the east and a religious assembly use to the west.

The applicant's request in this rezoning application to add Multifamily Residential as a permitted use, to remove the residential unit limitations, and to remove the two stories or 30 feet height limitation to allow up to 60 feet in height as permitted by the CS base zoning district will allow for the development a multifamily complex on the property to allow for up to 250 residential units.

The proposed revision in the conditions in the CS-MU-CO zoning are reasonable given the property's location/frontage on a major retail corridor/arterial roadway, Anderson Mill Road, and the surrounding residential (SF-2), office (LO, LO-CO) and commercial (LR-CO, GR) uses and zoning. The property is located near the 183 & McNeil Neighborhood Center and the Lakeline Regional Center and is adjacent to numerous office and commercial services. The proposed amendment to the existing conditional overlay will permit the applicant to develop multifamily residential units at this location which will provide for additional housing opportunities in this area of the city.

EXISTING CONDITIONS

Site Characteristics

The property in question is a moderately vegetated tract of land that contains a barn structure. To the north, there are single-family residential uses. To the east there is a service station, a day care facility and a funeral home. The property to the west consists of and undeveloped tract of land, a telecommunications tower, and a parking area for the Bethany Methodist Church. To the south, across Anderson Mill Road, there is are retail and office centers.

Comprehensive Planning

This zoning case is located on the north side of Anderson Mill Road, on a property that is 7.87 acres in size, which contains a barn. The property is located 1.13 miles from the **183 & McNeil Neighborhood Center** and 1.05 miles from the **Lakeline Regional Center**.

Surrounding land uses include a single family subdivision to the north; to the south are numerous office and medical office buildings, a tutoring center and a private school; to the east is a gas station, a preschool, an aquarium and a funeral home; and to the west is a church and its campus grounds. The proposed use is a 250 multi-family apartment complex, where all the units will be priced as affordable. The applicant is also requesting the removal of the following conditional overlays on the property:

- o The maximum height, as defined in City Code, of a building or structure on the property may not exceed two stories or 30 feet.
- o Development of the Property may not exceed 12 residential units per acre.
- o Development of the Property may not exceed 60 residential units.
- o Remove Multifamily residential from the prohibited uses.

Connectivity

Public sidewalks are located sparsely along this section of Anderson Mills Road (they are only in front of the adjacent church). There is a Cap Metro transit stop located within 300 feet of the subject property. There are no bike lanes or urban trails located within a quarter of a mile of this site. The mobility options in this area are fair, while local neighborhood goods and services (retail, restaurants, schools and medical uses) in the area are good.

Imagine Austin

The **183 & McNeil Neighborhood Center** and the **Lakeline Regional Center** are located just over a mile away to the north and south of the subject property. Like many Imagine Austin Centers, these centers are represented by a circle that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. Regional, town centers, and neighborhood centers are supposed to be walkable, bikeable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places.

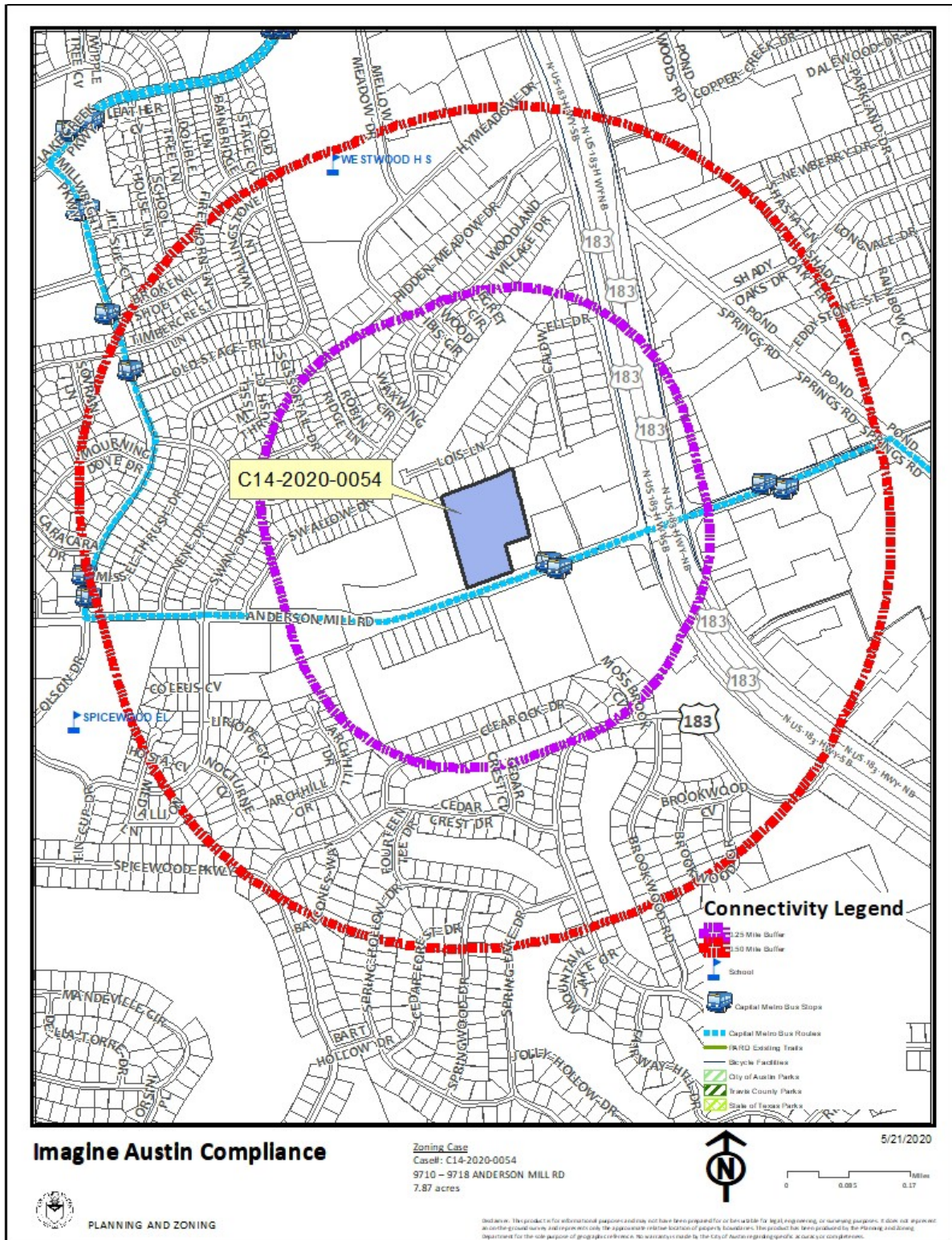
As for Anderson Mill Road, while it is not designated as an Activity Corridor, it acts as a major arterial road in this area of Austin, contains a variety of goods, services, civic uses and housing and is located less than 1,000 feet from Highway 183.

The following Imagine Austin policies are applicable to this case:

- **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.
- **HN P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multigenerational families.

- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. While this project provides much needed affordable; has local goods and services within a mile of the site; and limited mobility options; the project does not provide a true mixed use of uses under the mixed used zoning category, and therefore it only partially supports the Imagine Austin Comprehensive Plan.



Hydrologist Review

There is a sinkhole with a large catchment area and two other sinkholes that are located on this site. Please contact this reviewer at the site plan or subdivision submittal phase to discuss protection of these critical environmental features.

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Lake 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.

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% |

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.

At this time, site specific information is unavailable regarding 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 ls that preempt current water quality or Code requirements.

Site Plan

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

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 north 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.

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

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, calls for 120 feet of right-of-way for Anderson Mill Road. It is recommended that 60 feet of right-of-way from the existing centerline should be dedicated for Anderson Mill Road at the time of subdivision or site plan. A traffic impact analysis should be deferred to the site plan application when land uses and intensities will be finalized.

| Name | Existing ROW | ASMP Required ROW | Pavement | ASMP Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|--------------------|--------------|-------------------|----------|---------------------|-----------|---------------|-------------------------------|
| Anderson Mill Road | ~93' | 120' | 50' | 3 | No | Yes | Yes |

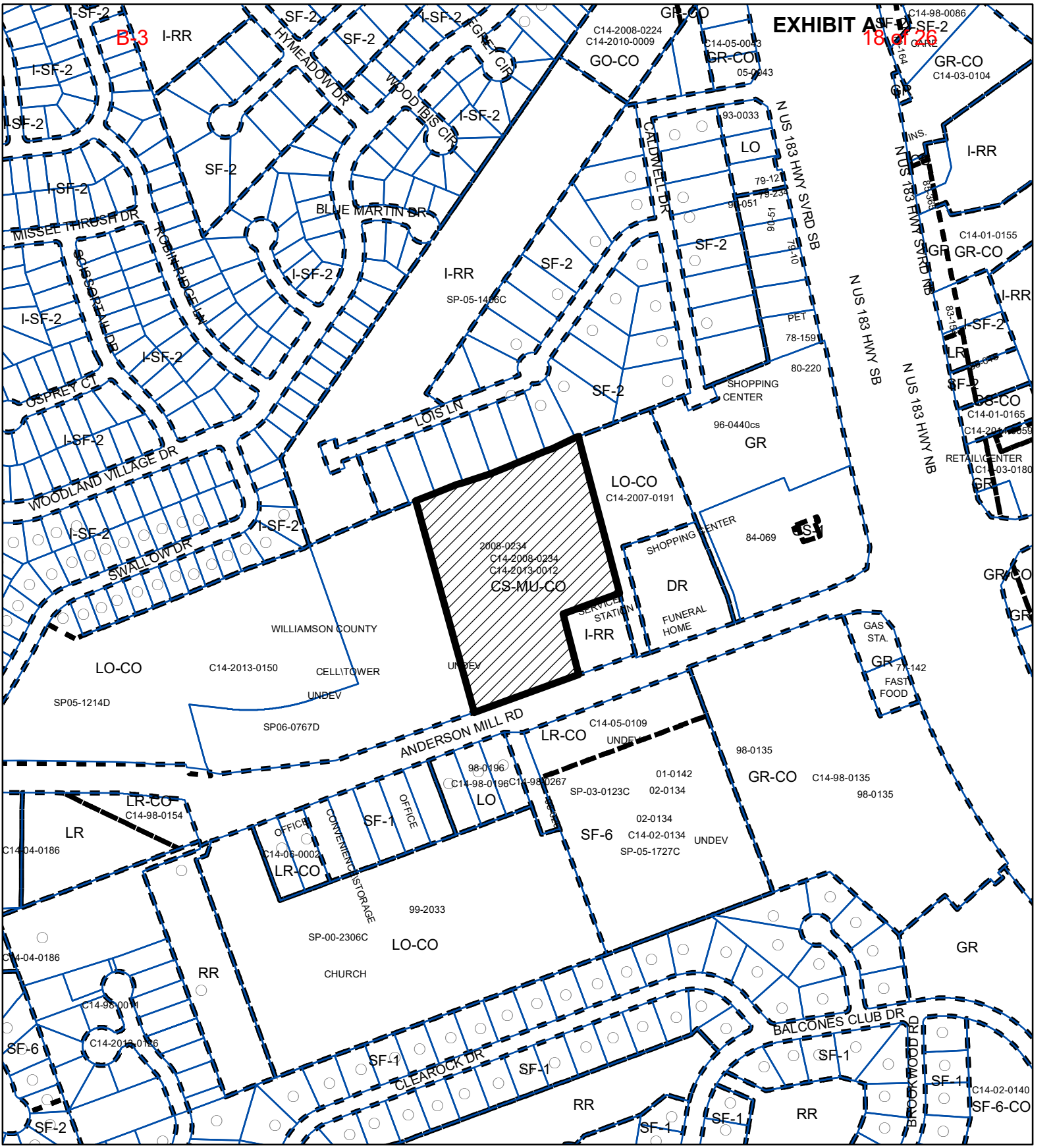
Water and Wastewater

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 Austin Water 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.

Site is currently served by an On-Site Sewage Facility. With the change of use, the owner must connect the site to city wastewater service through the cutover process. For more information pertaining to the wastewater cutover process, contact the AW OSSF team at OSSF@austintexas.gov or call 512-972-0050. The cutover process may also initiate a required review by the Industrial Waste Division and/or the Cross Connection Division depending on building usage.



ZONING

ZONING CASE#: C14-2020-0054

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

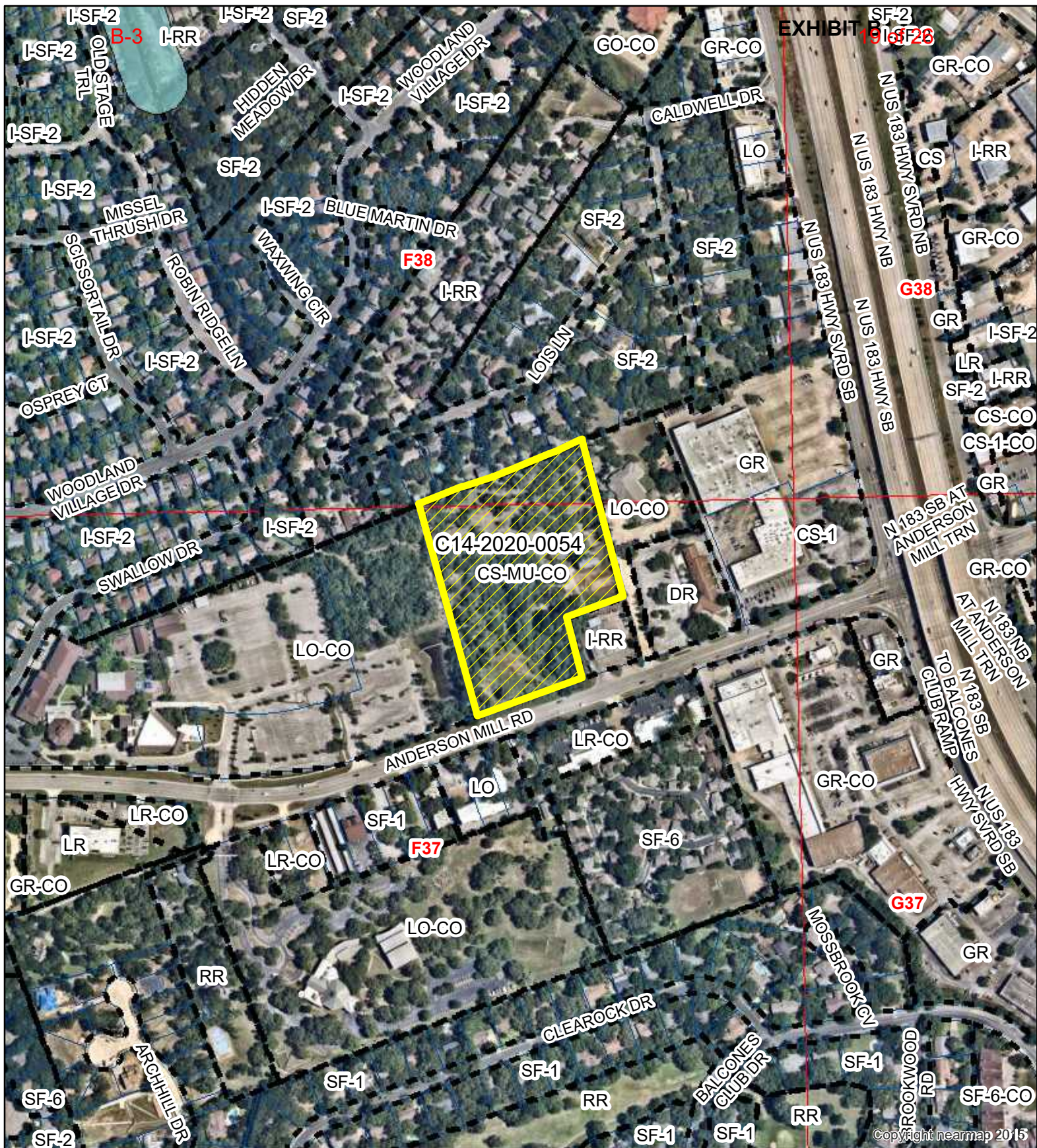
1" = 400'

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.



Created: 5/20/2020



N



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

NAPLES

ZONING CASE#: C14-2020-0054

LOCATION: 9710 and 9718 Anderson Mill Rd

SUBJECT AREA: 7.8733 ACRES

GRID: F37

MANAGER: Sherri Sirwaitis



1" = 400'

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.

Zoning Request

The current ordinance number for Lots 1, Z.F.B. Subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet 86, slide 228 of the Plat Records of Williamson County, Texas ("the Property") is 20130620-080.

This tract is located at 9710-9718 Anderson Mill Road which is west of Highway 183.

The requested zoning change is to remove four items from the current zoning ordinance.

This request is for the removal of the following:

- 1) Part 2. F. The maximum height, as defined in City Code, of a building or structure on the property may not exceed two stories or 30 feet.
- 2) Part 2. G. Development of the Property may not exceed 12 residential units per acre.
- 3) Part 2. H. Development of the Property may not exceed 60 residential units.
- 4) Part 2. I. Remove Multifamily residential from the prohibited uses.

Thank you for your consideration,

ZFB, Ltd Partners

ORDINANCE NO. 20130620-080

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9710-9718 ANDERSON MILL ROAD AND CHANGING THE ZONING MAP FROM GENERAL COMMERCIAL SERVICES -CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT AND INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-conditional overlay (CS-CO) combining district and interim-rural residence (I-RR) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2013-0012, on file at the Planning and Development Review Department, as follows:

Lots 1, Z.F.B. Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet 86, Slide 228 of the Plat Records of Williamson County, Texas (the "Property"),

locally known as 9710-9718 Anderson Mill Road in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. 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.
- B. A building or structure for a convenience storage use on the Property may not exceed one story or 20 feet in height.
- C. Mechanical equipment and dumpsters on the Property shall be screened from the view of the adjacent single family residential property to the north.

- D. Exterior lighting must be hooded or shielded so that the light source is not directly visible from the adjacent single family residential property to the north.
- E. An eight foot high solid fence shall be provided and maintained along the north property line that runs between the Property and the adjacent single family residential property.
- F. The maximum height, as defined in City Code, of a building or structure on the Property may not exceed two stories or 30 feet.
- G. Development of the Property may not exceed 12 residential units per acre
- H. Development of the Property may not exceed 60 residential units.
- I. The following uses are prohibited uses of the Property:

| | |
|------------------------------------|--|
| Multifamily residential | Short-term rental |
| Agricultural sales and services | Alternative financial services |
| Automotive rentals | Automotive repair services |
| Automotive sales | Automotive washing (of any type) |
| Bail bond services | Business maintenance services |
| Business or trade school | Business support services |
| Campground | Commercial blood plasma center |
| Commercial off-street parking | Construction sales and services |
| Consumer convenience services | Consumer repair services |
| Electronic testing | Drop-off recycling collection facility |
| Electronic prototype assembly | Equipment repair services |
| Equipment sales | Exterminating services |
| Financial services | Food preparation |
| Food sales | Funeral services |
| General retail sales (convenience) | General retail sales (general) |
| Hotel-motel | Indoor entertainment |
| Indoor sports and recreation | Kennels |
| Laundry services | Monument retail sales |
| Off-site accessory parking | Outdoor entertainment |
| Outdoor sports and recreation | Pawn shop services |
| Pedicab storage and dispatch | Personal improvement services |
| Personal services | Pet services |
| Plant nursery | Printing and publishing |

| | |
|--|------------------------------------|
| Research services | Restaurant (general) |
| Restaurant (limited) | Service station |
| Theater | Vehicle storage |
| Veterinary services | Custom manufacturing |
| Limited warehousing and distribution | Club or lodge |
| College and university facilities | Community events |
| Community recreation (private) | Community recreation (public) |
| Congregate living | Convalescent services |
| Guidance services | Hospital services (general) |
| Hospital services (limited) | Maintenance and service facilities |
| Transitional housing | Residential treatment |
| Private secondary educational facilities | Transportation terminal |

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district and other applicable requirements of the City Code.

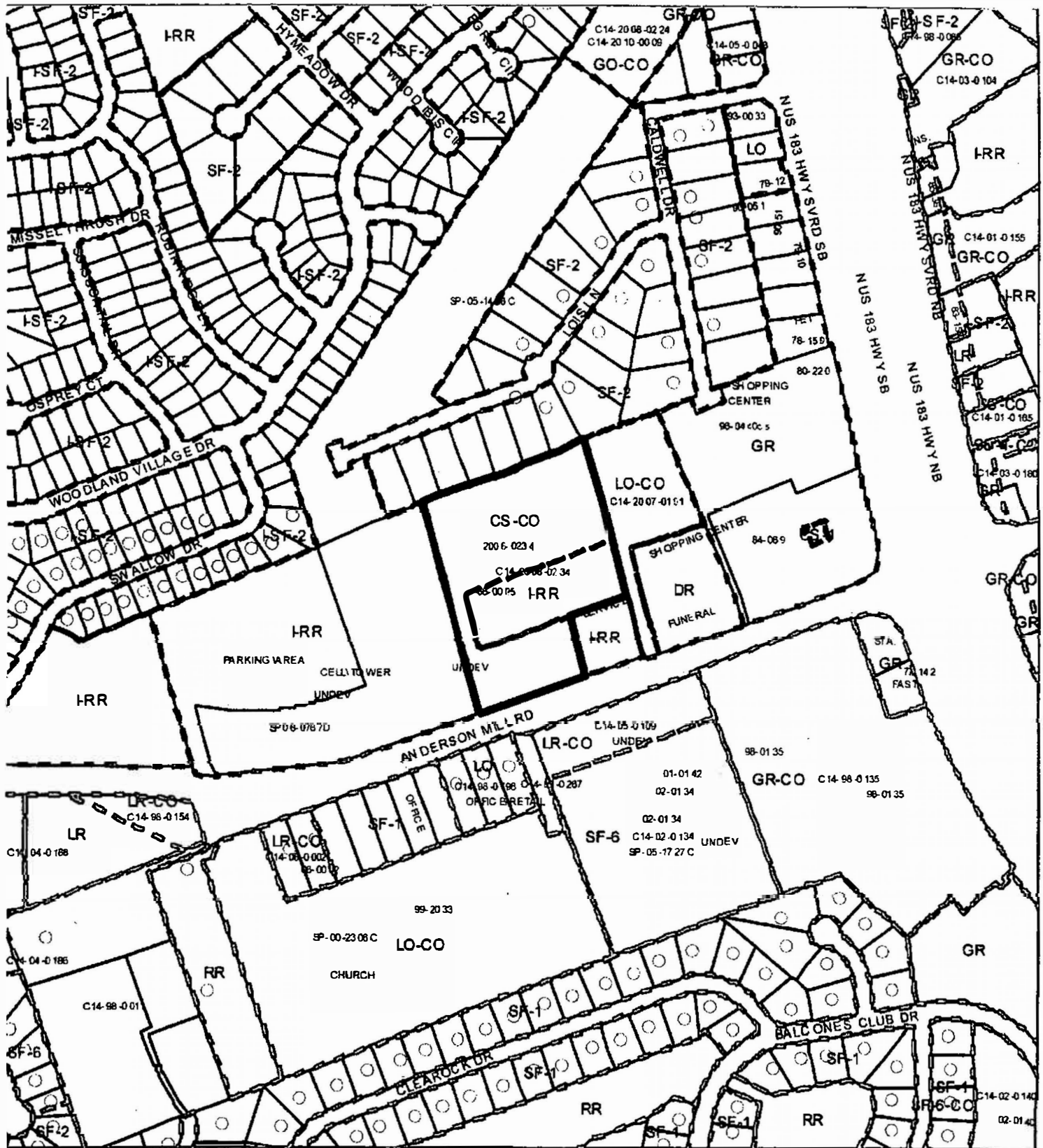
PART 3. This ordinance takes effect on July 1, 2013.

PASSED AND APPROVED

June 20, 2013 §
 Lee Leffingwell
 Mayor

APPROVED: Karen M. Kennard
 City Attorney

ATTEST: Jannette S. Goodall
 City Clerk



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0012

1" = 400'

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.



Exhibit A

EXISTING CONDITIONS

EXHIBIT E

SCALE: 1"= 40'
SCALE IN FEET

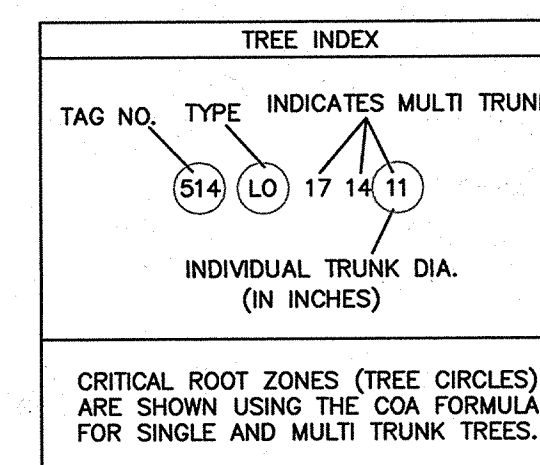
LEGEND

- SITE BOUNDARY
○ TREE TO REMAIN
○ TREE TO BE REMOVED
--- EXISTING WATER
--- EXISTING WASTEWATER
--- EXISTING OVERHEAD ELECTRIC

REMOVE EXISTING DEBRIS, LOGS, MULCH, ETC. AND SLOPE THIS AREA TO PROVIDE POSITIVE DRAINAGE. INSTALL 6" OF DILLO DIRT AND SANDY LOAM TOPSOIL MIXTURE THAT IS THOROUGHLY MIXED IN PLACE. CONTRACTOR SHALL PROVIDE SUBMITTAL TO EV INSPECTOR PRIOR TO PLACEMENT. RE-VEGETATE BASED ON NATIVE SEED & WILDFLOWER SCHEDULE LOCATED ON SHEET 2. DEPENDING ON TIME OF YEAR, THIS MIXTURE WILL CHANGE. SEED MIXTURE MUST BE PER THE APPROVED MIXTURE OR AS APPROVED BY EV INSPECTOR.

HELEN LTD &
WILLIAM B. POHL TRUST
(2099/436)

| TREE KEY LIST | |
|---------------|-------------|
| CE | - CEDAR |
| ELM | - CEDAR ELM |
| ELM | - ELM |
| HB | - HACKBERRY |
| LO | - LIVE OAK |
| MSQ | - MESQUITE |
| PEC | - PECAN |
| WO | - WHITE OAK |



TREE LIST - SURVEY COMPLETED MAY, 2013

| | | | | | |
|-------------------|-------------------|----------------|------------------|---------------------|---------------------|
| 4501 CE 9 | 4559 LO 13 | 4617 LO 11 | 4675 CE 8 | 4733 CE 9 | 4791 CE 8 |
| 4502 CE 12 | 4560 LO 13 | 4618 LO 14 10 | 4676 ELM 12 | 4734 CE 8 | 4792 LO 8 |
| 4503 CE 12 9 | 4561 LO 10 | 4619 CE 11 | 4677 LO 8 | 4735 LO 8 | 4793 LO 8 |
| 4504 CE 11 9 | 4562 LO 9 | 4620 LO 13 | 4678 LO 9 7 | 4736 LO 13 | 4794 LO 8 |
| 4505 PEC 16 15 12 | 4563 LO 12 | 4621 LO 8 | 4679 LO 9 8 | 4737 LO 11 | 4795 LO 8 |
| 4506 PEC 14 | 4564 LO 9 | 4622 LO 16 11 | 4680 LO 8 | 4738 LO 12 | 4796 LO 8 |
| 4507 HB 9 | 4565 LO 11 | 4623 LO 13 | 4681 CE 9 | 4739 CE 15 | 4797 LO 8 |
| 4508 LO 10 | 4566 LO 11 | 4624 LO 12 | 4682 CE 8 | 4740 LO 10 | 4798 LO 10 8 |
| 4509 CE 9 | 4567 LO 9 | 4625 LO 12 | 4683 CE 8 7 | 4741 LO 13 | 4799 LO 13 |
| 4510 CE 10 | 4568 LO 12 | 4626 CE 13 | 4684 CE 9 | 4742 LO 11 | 4800 CE 9 |
| 4511 CE 8 | 4569 LO 10 | 4627 LO 10 | 4685 LO 11 8 7 | 4743 LO 13 | 4801 LO 8 6 |
| 4512 CE 18 | 4570 CE 11 | 4628 CE 9 7 | 4686 CE 9 | 4744 LO 10 | 4802 LO 8 |
| 4513 LO 15 | 4571 LO 10 | 4629 LO 9 | 4687 CE 8 6 NO Z | 4745 LO 8 | 4803 LO 9 |
| 4514 LO 23 | 4572 CE 12 | 4630 LO 11 | 4688 LO 14 | 4746 CE 10 9 | 4804 LO 11 |
| 4515 LO 13 | 4573 LO 10 | 4631 LO 15 14 | 4689 LO 10 10 | 4747 LO 9 | 4805 LO 10 |
| 4516 LO 17 | 4574 CE 9 | 4632 CE 9 | 4690 CE 9 9 9 | 4748 CE 10 | 4806 LO 9 |
| 4517 LO 9 | 4575 CE 12 | 4633 CE 9 | 4691 CE 9 7 | 4749 LO 10 | 4807 LO 10 |
| 4518 LO 18 | 4576 LO 10 | 4634 CE 9 | 4692 LO 8 | 4750 LO 10 | 4808 CE 13 |
| 4519 CE 17 | 4577 CE 12 | 4635 CE 9 9 | 4693 CE 12 | 4751 LO 10 | 4809 CE 15 |
| 4520 CE 14 | 4578 CE 10 | 4636 CE 18 | 4694 CE 10 | 4752 LO 10 | 4810 LO 8 |
| 4521 LO 9 | 4579 CE 13 | 4637 CE 12 9 7 | 4695 CE 8 8 6 | 4753 LO 10 | 4811 LO 13 |
| 4522 CE 10 | 4580 CE 8 | 4638 LO 9 | 4696 CE 10 10 | 4754 LO 9 7 | 4812 LO 12 |
| 4523 CE 11 11 10 | 4581 LO 9 | 4639 WO 15 | 4697 LO 9 | 4755 LO 9 | 4813 LO 10 |
| 4524 MSQ 13 | 4582 LO 10 | 4640 CE 14 | 4698 LO 12 | 4756 CE 9 7 | 4814 LO 13 10 |
| 4525 CE 12 12 | 4583 LO 8 | 4641 CE 9 8 | 4699 LO 13 | 4757 CE 10 | 4815 LO 10 |
| 4526 CE 14 | 4584 LO 8 | 4642 LO 9 9 | 4700 LO 15 | 4758 LO 8 7 | 4816 LO 12 |
| 4527 LO 19 9 | 4585 LO 8 | 4643 LO 10 | 4701 LO 11 | 4759 CE 9 | 4817 CE 12 |
| 4528 LO 12 | 4586 CE 13 11 9 | 4644 LO 8 | 4702 CE 9 | 4760 CE 9 | 4818 CE 14 |
| 4529 CE 15 8 | 4587 CE 14 7 DEAD | 4645 LO 9 | 4703 LO 10 | 4761 LO 12 10 10 10 | 4819 CE 15 |
| 4530 LO 9 | 4588 LO 9 | 4646 LO 9 | 4704 LO 10 8 | 4762 LO 10 | 4820 CE 9 |
| 4531 LO 11 | 4589 LO 11 | 4647 LO 17 | 4705 LO 13 | 4763 LO 20 13 | 4821 CE 17 |
| 4532 LO 14 | 4590 CE 12 | 4648 CE 14 8 | 4706 LO 10 | 4764 LO 11 | 4822 LO 15 14 |
| 4533 LO 10 NO Z | 4591 CE 8 | 4649 LO 11 | 4707 LO 13 | 4765 CE 9 | 4823 LO 26 15 12 |
| 4534 HB 8 | 4592 CE 15 | 4650 CE 10 | 4708 LO 10 | 4766 LO 8 | 4824 LO 14 11 |
| 4535 LO 15 | 4593 CE 11 | 4651 LO 10 | 4709 LO 8 | 4767 CE 8 | 4825 LO 10 6 |
| 4536 LO 15 | 4594 LO 10 | 4652 CE 10 | 4710 LO 9 | 4768 LO 9 | 4826 CE 10 |
| 4537 LO 14 | 4595 LO 8 | 4653 LO 18 | 4711 LO 10 | 4769 LO 9 | 4827 CE 9 6 |
| 4538 LO 15 | 4596 LO 12 | 4654 CE 9 | 4712 LO 6 | 4770 LO 23 22 | 4828 CE 10 14 9 |
| 4539 CE 14 13 | 4597 CE 10 6 | 4655 CE 8 | 4713 CE 8 | 4771 CE 11 | 4829 CE 10 |
| 4540 HB 8 | 4598 LO 9 7 | 4656 CE 8 | 4714 LO 21 12 | 4772 CE 9 | 4830 CE 10 |
| 4541 CE 15 | 4599 LO 9 9 | 4657 LO 10 | 4715 LO 18 | 4773 LO 19 15 13 | 4831 CE 10 |
| 4542 WO 15 | 4600 CE 13 | 4658 LO 13 | 4716 LO 10 | 4774 CE 8 | 4832 LO 19 17 DEAD |
| 4543 WO 14 | 4601 LO 26 | 4659 CE 8 6 6 | 4717 LO 12 | 4775 CE 8 7 | 4833 LO 11 9 |
| 4544 LO 12 | 4602 LO 9 | 4660 LO 11 | 4718 LO 10 | 4776 LO 10 | 4834 LO 11 8 |
| 4545 CE 15 | 4603 LO 10 9 | 4661 LO 10 9 | 4719 LO 8 | 4777 CE 9 | 4835 LO 12 10 10 10 |
| 4546 CE 15 | 4604 LO 12 | 4662 LO 13 12 | 4720 LO 8 | 4778 CE 11 | 4836 LO 14 11 DEAD |
| 4547 WO 12 | 4605 LO 10 | 4663 LO 12 10 | 4721 LO 18 | 4779 CE 14 | 4837 CE 10 |
| 4548 CE 10 | 4606 CE 9 6 | 4664 CE 10 | 4722 LO 9 | 4780 CE 10 | 4838 CE 10 |
| 4549 CE 16 | 4607 LO 11 | 4665 LO 12 | 4723 CE 8 8 6 | 4781 LO 11 | 4839 CE 10 |
| 4550 CE 13 | 4608 CE 8 | 4666 CE 15 | 4724 LO 8 | 4782 LO 8 8 | 4840 CE 10 |
| 4551 CE 15 | 4609 CE 8 | 4667 CE 8 | 4725 CE 8 6 13 9 | 4783 CE 10 | 4841 CE 10 |
| 4552 CE 13 | 4610 LO 13 | 4668 LO 11 | 4726 CE 9 | 4784 LO 9 6 | 4842 CE 10 |
| 4553 CE 22 | 4611 CE 8 | 4669 CE 11 7 | 4727 LO 10 | 4785 CE 9 | 4843 CE 10 |
| 4554 CE 15 | 4612 LO 8 | 4670 LO 10 | 4728 LO 9 | 4786 CE 10 | 4844 CE 10 |
| 4555 LO 26 | 4613 LO 18 | 4671 CE 10 | 4729 LO 10 | 4787 CE 8 | 4845 CE 10 |
| 4556 PEC 22 | 4614 LO 18 12 | 4672 CE 9 | 4730 LO 8 7 | 4788 CE 10 | 4846 CE 10 |
| 4557 CE 11 | 4615 LO 18 | 4673 CE 11 | 4731 LO 11 | 4789 CE 10 | 4847 CE 10 |
| 4558 LO 14 | 4616 LO 13 12 12 | 4674 CE 12 | 4732 LO 8 6 | 4790 CE 9 | 4848 CE 10 |

SITE PLAN APPROVAL

SHEET ____ OF 20

FILE NUMBER: SP-2017-0143C APPLICATION DATE: 4/25/17
APPROVED BY PLANNING COMMISSION ON: 6-2-18 UNDER SECTION: 112
OF CHAPTER: 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC): 6-2-21 CASE MANAGER: M. SIMMONS-SMITH
PROJECT EXPIRATION DATE (ORD. 187905-A): DWPZ DDZ
RELEASED FOR GENERAL COMPLIANCE: 6-2-18 ZONING: CS-MU-CO

Rev. 1 _____ Correction 1
Rev. 2 _____ Correction 2
Rev. 3 _____ Correction 3

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION IF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

MARQUIS RANCH
SELF STORAGE - AUSTIN
9718 ANDERSON MILL ROAD
AUSTIN, TEXAS 78750

EXISTING
CONDITIONS
PLAN

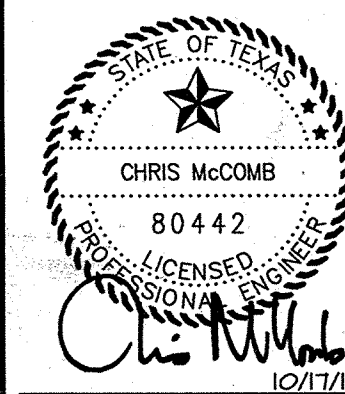
SHEET NO.

5 of 20

SP-2017-0143C

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NO DATE DESCRIPTION



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