



Thursday, November 02, 2006

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**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 51

Subject: C14-06-0180 - Four Paws at Four Points - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 8610 North FM 620 Road (Lake Travis Watershed) from interim rural-residence (I-RR) district zoning to community commercial (GR) district zoning. Staff Recommendation: To grant neighborhood commercial-conditional overlay (LR-CO) combining district zoning Zoning and Platting Commission Recommendation: To grant neighborhood commercial-conditional overlay (LR-CO) combining district zoning Applicant: Four Paws at Four Points (Martha Keleypas) Agent: Site Acquisition Consultants (Buck Looney. City Staff: Jorge E. Rousselin, 974-2975.

Additional Backup Material

(click to open)

Staff Report

Ordinance

For More Information: Jorge E. Rousselin, 974-2975

ZONING REVIEW SHEET**CASE:** C14-06-0180**Z.A.P. DATE:** October 3, 2006**ADDRESS:** 8610 North FM 620 Road**OWNER:** Four Paws at Four Points
(Martha Keleypas)**AGENT:** Site Acquisition Consultants
(Buck Looney)**ZONING FROM:** I-RR (Interim Rural Residence) district**TO:** GR (Community Commercial) district**AREA:** 3 30 Acres**ZONING AND PLATTING COMMISISON RECOMMENDATION:***October 3, 2006****APPROVED STAFF'S RECOMMENDATION FOR LR-CO ZONING; BY CONSENT.******[J.MARTINEZ, J.GOHIL 2ND] (7-0) J.PINNELLI, K.JACKSON – ABSENT*****SUMMARY STAFF RECOMMENDATION:**

Staff offers an alternate recommendation of LR-CO. The recommended conditional overlay shall limit the daily vehicle trips to less than 2,000 per day. The Staff recommendation is based on the following considerations

- 1.) The proposed commercial zoning classification will establish the commercial base zoning necessary to operate commercial uses along FM 620 Road,
- 2) The proposed zoning classification will allow the existing use to continue, and
- 3) Commercial uses under LR will be compatible along North FM 620 Road

DEPARTMENT COMMENTS:

The subject rezoning area consists of a 3 30 acre site fronting North FM 620 Road south of the intersection with Boulder Lane with an interim zoning classification. The subject site is currently houses a veterinary clinic. The applicant proposes to zone the property GR to allow for a veterinary clinic for small animals. Access is proposed off North FM 620 Road. The site is abutting an existing apartment complex to the south and the Texas Beef Council to the west. A consolidated site plan approval under case SP-05-1502CS expired on June 20, 2006.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Veterinary clinic
<i>North</i>	I-RR	Undeveloped land
<i>South</i>	MF-2	Apartments
<i>East</i>	LR	Undeveloped land
<i>West</i>	I-RR	Texas Beef Council

AREA STUDY: N/A**TIA:** N/A

WATERSHED: Lake Travis**DRINKING WATER PROTECTION****ZONE:** Yes**SCENIC ROADWAY:** Yes**HILL COUNTRY ROADWAY:** Yes**NEIGHBORHOOD ORGANIZATIONS:**

275--Volente Neighborhood Assn
 475--Bull Creek Foundation
 654--The Parke HOA
 786--Home Builders Association of Greater Austin

SCHOOLS:

- Canyon Creek Elementary School
- Canyon Vista Middle School
- Anderson High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
SP-05-1502CS	Consolidated site plan for Telecommunication tower	Expired. June 20, 2006	N/A

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-96-0031	GR to MF-2	06/27/96 APVD PC REC OF MF-2 (6-0) SUBJ TO 125' ROW OF FM620; 1ST RDG	05/09/96. APVD PC REC OF MF-2 (6-0) SUBJ TO 125' ROW OF FM620, 1ST RDG 06/27/96. APVD MF-2 SUBJ TO CONDS (7-0), 2ND/3RD RDGS
C14-98-0050	LR, SF-6 to MF-2, GR, MF-2 to GO	05/26/98 APVD STAFF ALT REC OF MF-2-CO (1) & GO-CO (2) BY CONSENT (8-0)	07/23/98 APVD MF-2 & GO (7-0) ALL 3 RDGS
C14-01-0045	I-GO to GO	05/15/01. APVD STAFF REC OF GO BY CONSENT (6-1, BB-NO)	06/14/01 APVD GO (7-0); ALL 3 RDGS
C14-02-0027	I-RR to MF-2	03/26/02: APVD STAFF REC OF MF-2 BY CONSENT (9-0)	05/09/02. APVD MF-2 (7-0), ALL 3 RDGS

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
N FM 620 RD	160'	85'	Expressway	No	No	No

CITY COUNCIL DATE

November 2, 2006

ACTION:

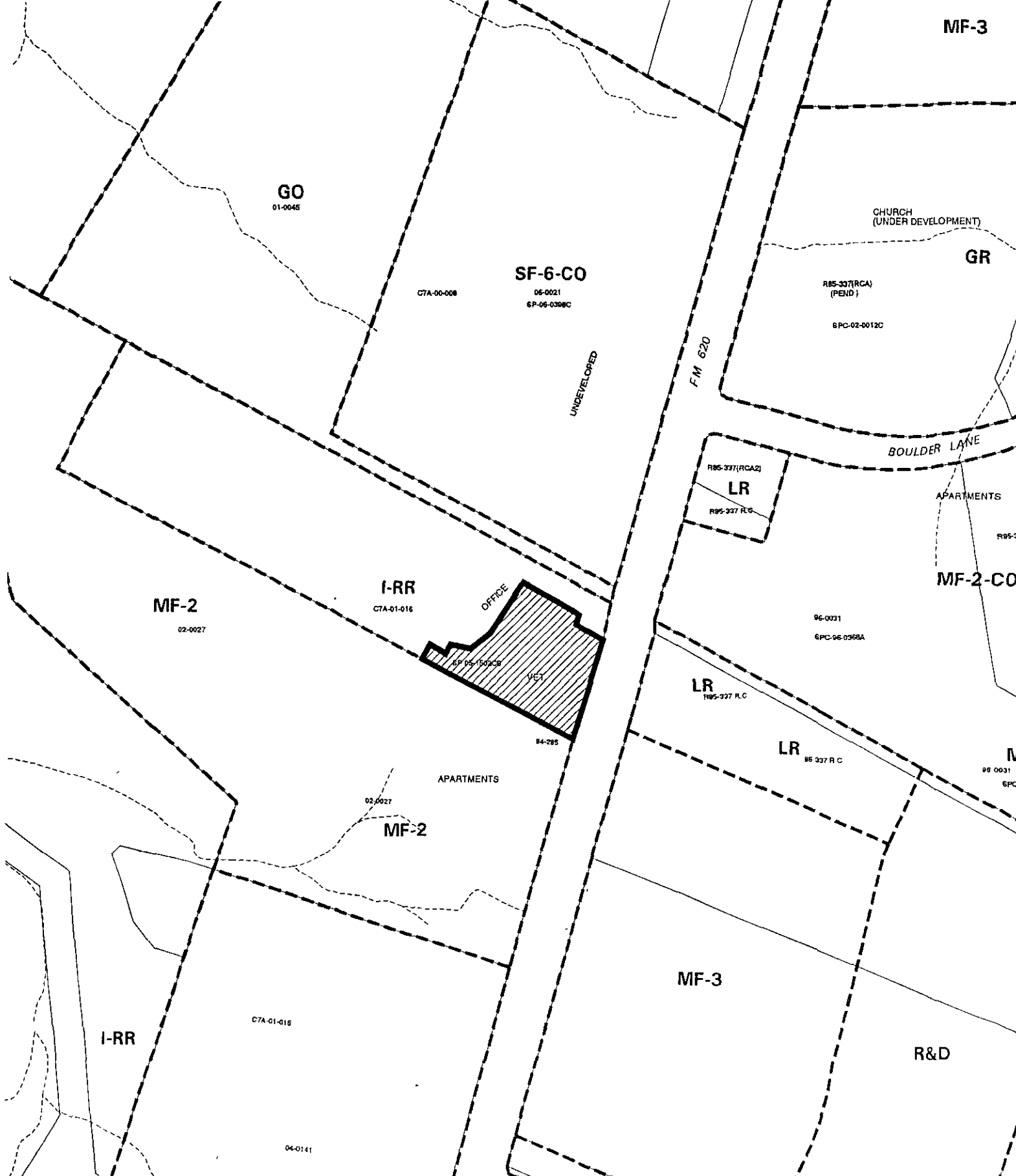
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

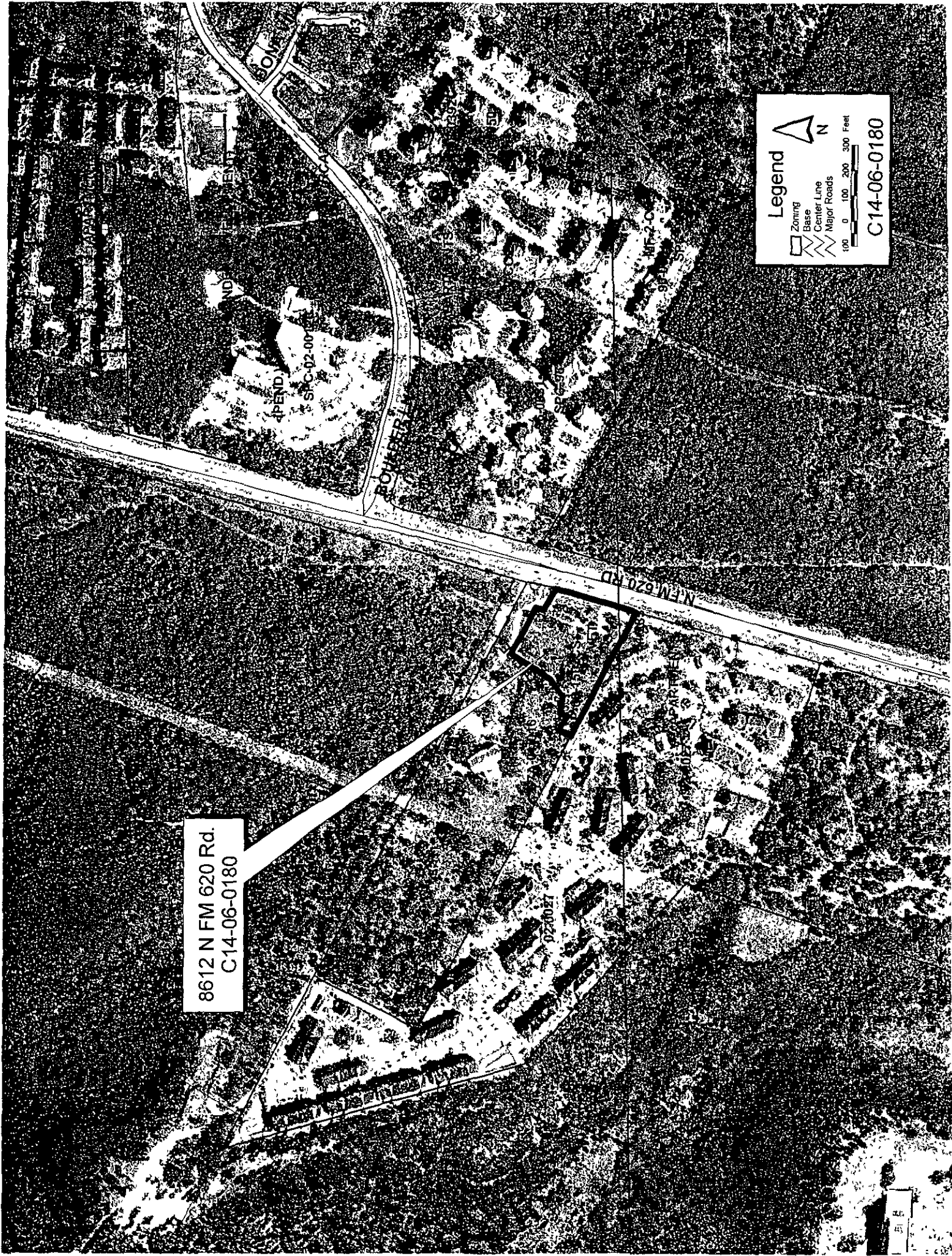
CASE MANAGER: Jorge E Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div></div><div><div>1" = 400'</div></div></div>	<div><div>SUBJECT TRACT</div><div>PENDING CASE</div><div>ZONING BOUNDARY</div><div>CASE MGR J ROUSSELIN</div></div> <div><div>CASE #. C14-06-0180</div><div>ADDRESS 8610 N FM 620 RD</div><div>SUBJECT AREA (acres) 3.300</div></div> <div><div>ZONING</div><div>DATE 06-09</div><div>INTLS SM</div></div>	<div><div>CITY GRID</div><div>REFERENCE</div><div>NUMBER</div><div>D36</div></div>
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8612 N FM 620 Rd.
C14-06-0180

Legend

- Zoning
- Base
- Center Line
- Major Roads

100 0 100 200 300 Feet

C14-06-0180

STAFF RECOMMENDATION

Staff offers an alternate recommendation of LR-CO. The recommended conditional overlay shall limit the daily vehicle trips to less than 2,000 per day. The Staff recommendation is based on the following considerations:

- 1.) The proposed commercial zoning classification will establish the commercial base zoning necessary to operate commercial uses along FM 620 Road;
- 2.) The proposed zoning classification will allow the existing use to continue; and
- 3.) Commercial uses under LR will be compatible along North FM 620 Road.

BASIS FOR RECOMMENDATION

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

LR – Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The property meets the purpose statement set forth in the Land Development Code. This portion of North FM 620 Road accommodates a variety of commercial and multi-family uses.

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

Other properties in the immediate vicinity are zoned for commercial uses. The recommended zoning classification and conditional overlay will promote land use compatibility in the area.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 3.30 acre site fronting North FM 620 Road south of the intersection with Boulder Lane with an interim zoning classification. The subject site is currently houses a veterinary clinic. The applicant proposes to zone the property GR to allow for a veterinary clinic for small animals. Access is proposed off North FM 620 Road. The site is abutting an existing apartment complex to the south and the Texas Beef Council to the west. A consolidated site plan approval under case SP-05-1502CS expired on June 20, 2006.

Transportation

1. The trip generation under the requested zoning is estimated to be 8,598 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).
2. 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].

3. While the Austin Metropolitan Area Transportation Plan calls for 400' feet of right-of-way for this segment of FM 620, TxDOT has no current plans for improving or expanding this portion of FM 620 and therefore no additional right-of-way is required

Environmental and Impervious Cover

- 1 The site is located over the north Edward's Aquifer Recharge Zone. The site is in the Lake Travis Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% 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

- 2 Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.
- 3 According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.
- 4 The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
6. At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
- 7 Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.
- 8 At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

Water and Wastewater

- 1 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 the water and wastewater utility improvements, offsite main extension and system upgrades. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in

accordance with the City of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

Compatibility Standards

1. Compatibility standards in accordance with [LDC Article 10] will apply on the western property line abutting I-RR.
2. The property will be subject to the Scenic Roadway provisions.
3. The property will be subject to the Hill Country Roadway provisions in accordance with [LDC 25-2-1021 through 25-2-1027].
4. Additional design regulations will be enforced at the time a site plan is submitted.

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 8610 NORTH FM 620 ROAD AND CHANGING THE
3 ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO
4 NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO)
5 COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim rural residence (I-RR) district to neighborhood
11 commercial-conditional overlay (LR-CO) combining district on the property described in
12 Zoning Case No. C14-06-0180, on file at the Neighborhood Planning and Zoning
13 Department, as follows:
14

15 Lot 1, Block B, Texas Beef Council Subdivision, a subdivision in the City of
16 Austin, Travis County, Texas, the property being more particularly described in an
17 instrument recorded in Document No. 20000195444, of the Official Public
18 Records of Travis County, Texas (the "Property");
19

20 locally known as 8610 North FM 620 Road, in the City of Austin, Travis County, Texas,
21 and generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered cumulatively with
28 all existing or previously authorized development and uses, generate traffic that exceeds
29 2,000 trips per day.
30

31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the neighborhood commercial (LR)
33 base district and other applicable requirements of the City Code.
34
35
36
37

1 **PART 3.** This ordinance takes effect on _____, 2006.

2
3
4 **PASSED AND APPROVED**

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6
7
8 _____, 2006

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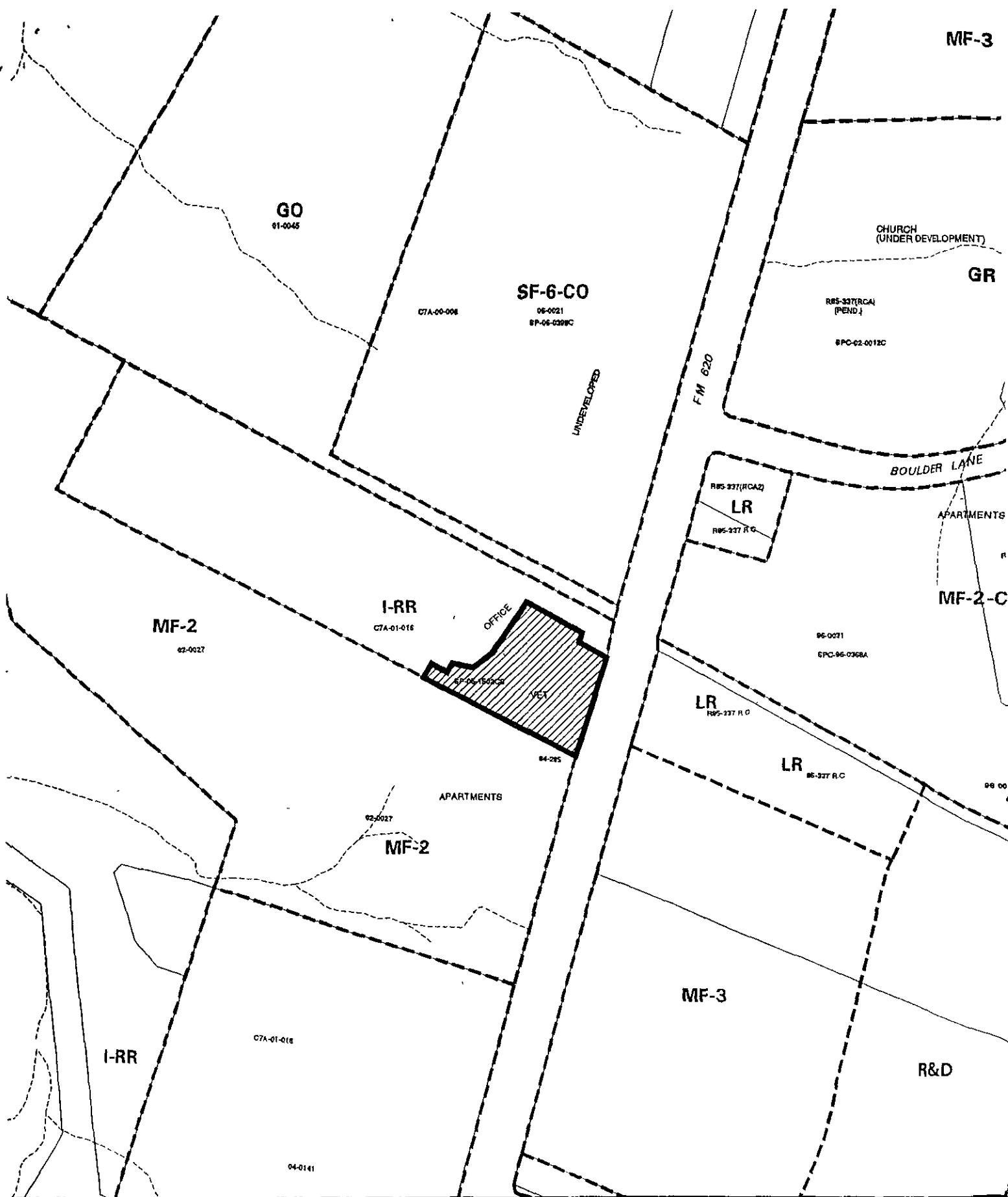
9 Will Wynn
10 Mayor





11
12
13 **APPROVED:** _____

14 David Allan Smith
15 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER D36
	PENDING CASE		CASE #: C14-06-0180		
	ZONING BOUNDARY		ADDRESS: 8610 N FM 620 RD		
	CASE MGR: J ROUSSELIN		DATE: 08-09		
	SUBJECT AREA (acres): 3.300		INTLS: SM		