

ZONING CHANGE REVIEW SHEET

CASE: C814-01-0114.02

Z.A.P. DATE: January 5, 2010

ADDRESS: Comanche Trail at Monte Castillo Parkway

OWNER/APPLICANT: Comanche Canyon East Commercial Partners, L.P. (Robert Theriot)

AGENT: Vision 360 (Brian Birdwell)

ZONING FROM: PUD

TO: PUD

AREA: Area 2 of the PUD: 50.18 acres

NATURE OF THE AMENDMENT:

The applicant is requesting a 2nd amendment to the Comanche Canyon Ranch, ETJ Planned Unit Development (PUD) to add Hotel as a permitted use in Area 2 and to modify the number of spaces allowed in Area 2 parking structure.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant the amendment of the Comanche Canyon Ranch P.U.D., Area 2, thereby adding the Hotel-Motel use to the list of permitted uses for this tract of land and allowing for an increase in the number of spaces allowed in Area 2 parking structure.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

1/05/10: Approved staff's recommendation for PUD amendment on consent (5-0, T. Rabago and G. Bourgeois-absent); S. Baldrige-1st, D. Tiemann-2nd

DEPARTMENT COMMENTS:

The applicant is requesting an amendment to the Comanche Canyon Ranch Planned Unit Development (PUD) to add Hotel as a permitted use in Area 2 and to modify the number of spaces allowed in Area 2 parking structure from 350 to 1000 spaces. The staff does not oppose this amendment to the PUD because the addition of a hotel use in this area will provide services to accommodate events at the Oasis restaurant to the south. In addition, providing more parking in Area 2 will allow the applicant to accommodate overflow parking needs within this development and will reduce parking and pedestrian traffic along Comanche Trail, a frequently traveled roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Undeveloped
<i>North</i>	PUD	Undeveloped
<i>South</i>	SF-4A	Restaurant (The Oasis)
<i>East</i>	PUD	Undeveloped
<i>West</i>	PUD	Undeveloped

AREA STUDY: N/A

TIA: Not required

WATERSHED: Lake Travis**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** Yes**NEIGHBORHOOD ORGANIZATIONS:**

Austin Monorail Project
 Austin Parks Foundation
 Comanche Trail Community Association (CTCA)
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 League of Bicycling Voters
 The Parke HOA
 Volente Neighborhood Association
 2222 Coalition of Neighborhood Associations

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0206: Parke Corners, Section 1 and the Parke Recreation Area, Phase A – North FM 620 and Bullick Hollow Road	I-RR to GR-CO, as amended	To Grant GR-CO	Approved GR-CO with CO prohibiting service station and Restrictive Covenant for the conditions of the Traffic Impact Analysis (01-26-06).
C814-01-0114.01: Comanche Canyon Ranch, ETJ PUD Amendment #1 - 12309 Bullick Hollow Road and 6708 North FM 620 Road	PUD to PUD: An amendment to allow Areas 3 and 4 of the Comanche Canyon Ranch, ETJ PUD to be developed as a major utility facility (Water Treatment Plant 4 and pump station), and to specify that development of the major utility facility on Areas 3 and 4 will adhere to the provisions of the City's Land Development Code and Ordinance No. 20080515-035.	6/02/09: Approved staff's rec. for the first amendment to the Comanche Canyon Ranch, ETJ PUD, (4-0); C. Hammond-1 st , D. Tiemann-2 nd .	6/18/09: Approved a postponement request by a neighbor to July 23, 2009 (7-0) 7/23/09: Approved a Postponement request by the staff to August 6, 2009 (7-0) 8/06/09: Approved the first amendment to the Comanche Canyon Ranch, ETJ Planned Unit Development (PUD), and changing the designation on Areas 3 and 4 from Residential to Major Utility Facility and removing the front yard setback requirement on Bullick Hollow Road for Area 3, as further illustrated in Exhibit B, as the Zoning and

			Platting Commission recommended, on all 3 Readings (7-0)
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RELATED CASES:

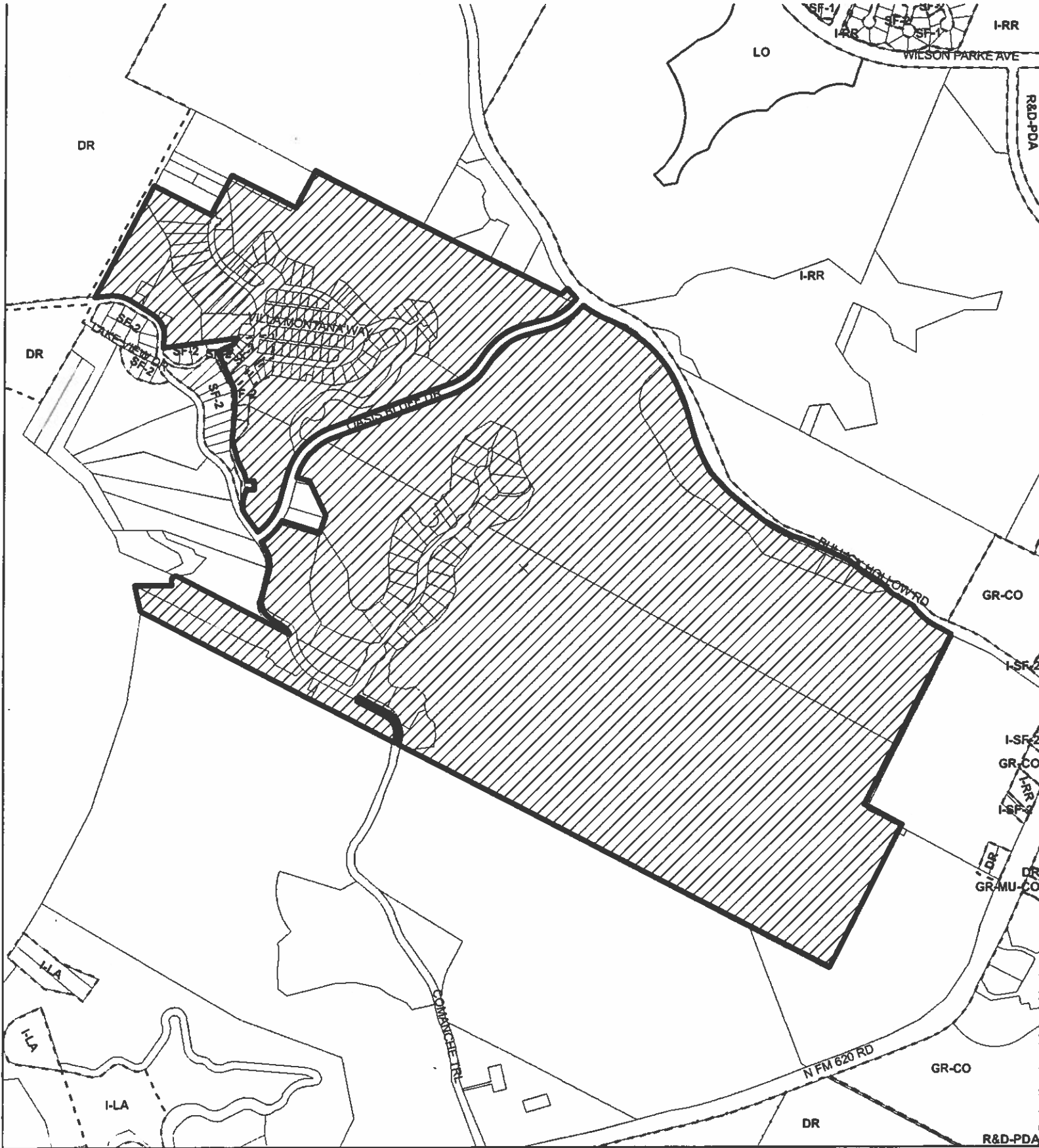
C814-01-0110: The Comanche Canyon Ranch, ETJ PUD and Development Agreement, which consists of 470.6 acres of land generally located between Bullick Hollow Road and Comanche Trail, and along both sides of Oasis Bluff Drive, was approved by City Council on January 29, 2004 (Ordinance No. 040129-43). The PUD established six areas of development, and included single family residences, townhomes, condominiums, office/commercial (including retail, restaurant and parking structure), a conservation area with lift station, a vineyard, water quality re-irrigation area, open space and right-of-way.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Comanche Trail	70'	varies	Collector	Not available
Monte Castillo Parkway	100' (Private Street)	varies	Local	Not available

CITY COUNCIL DATE: February 4, 2010**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Sherri Sirwaitis

PHONE: 974-3057
sherri.sirwaitis@ci.austin.tx.us



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

1" = 1200'

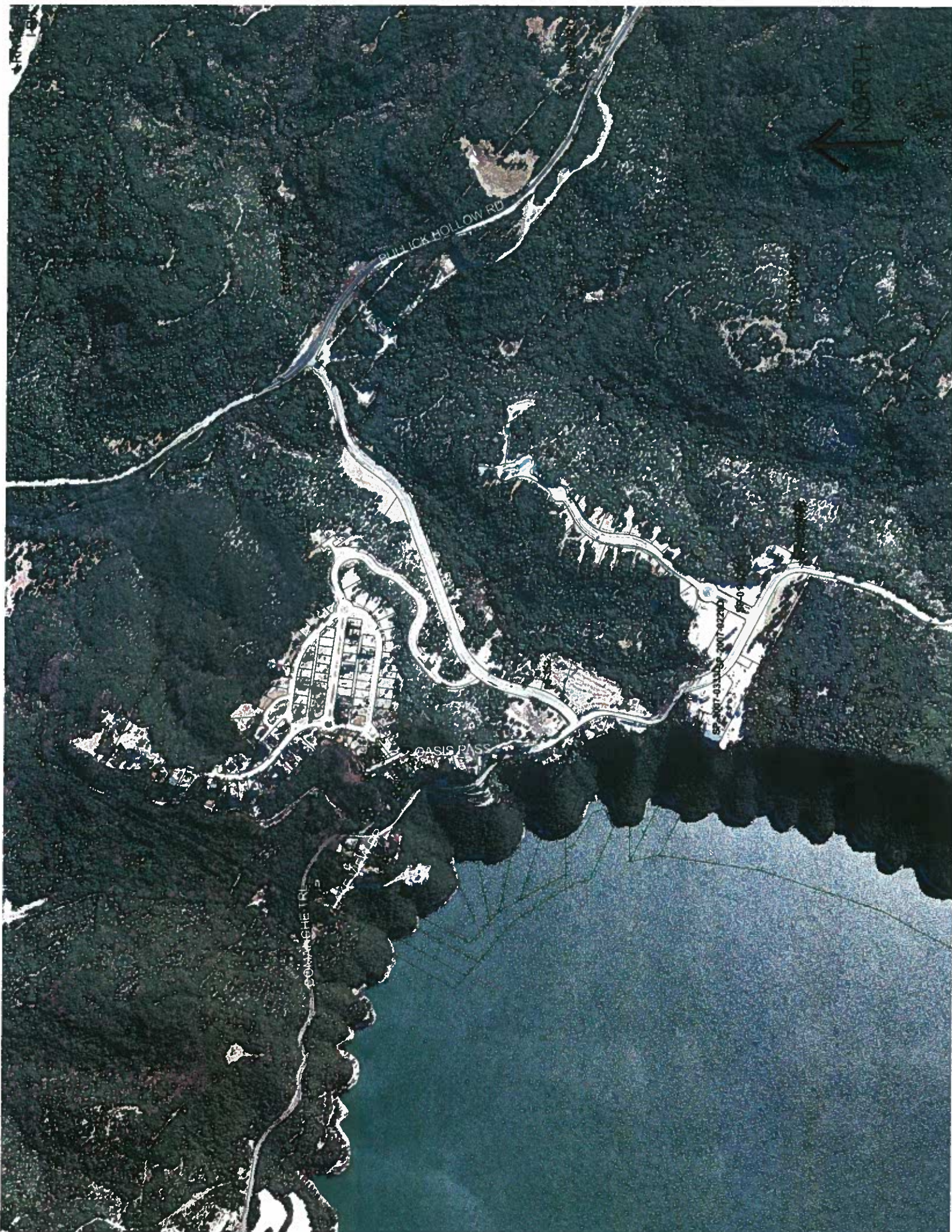
ZONING

ZONING CASE#: C814-01-0114.02
 ADDRESS: N FM 620 RD
 SUBJECT AREA: 470.60 ACRES
 GRID: B34-35 & C33-35
 MANAGER: S. SIRWAITIS



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





STAFF RECOMMENDATION

The staff's recommendation is to grant the amendment of the Comanche Canyon Ranch P.U.D., Area 2, thereby adding the Hotel-Motel use to the list of permitted uses for this tract of land and allowing for an increase in the number of spaces allowed in Area 2 parking structure.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

The addition of the Hotel-Motel use to Area 2, within the Comanche Canyon Ranch PUD, will provide lodging services to accommodate wedding and other events held at the Oasis restaurant located to the south. Permitting a hotel use in Area 2, which currently is approved for commercial and retail uses, will help to decrease traffic to and from the site as the local retail and restaurant venues will be frequented by guests of the hotel.

The increased parking proposed for Area 2 will provide for a safer environment for the patrons of the retail, restaurant and other commercial uses in this area of the city.

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

The proposed Hotel-Motel use in Area 2 will allow for reasonable use of the property. The property in question is a 50.18 acre tract, which is appropriate in size for this type of development. Area 2 of the PUD has already been approved for 15,000 sq. ft. of commercial and 15,000 sq. ft. of retail uses.

The addition of 650 parking spaces in Area 2 will help to accommodate the seasonal nature of parking requirements of the Oasis restaurant to the south. Permitting 1,000 parking spaces in the Area 2 parking structure will help to relieve overflow parking that currently spills out onto the adjacent roadways and residential neighborhoods on busy weekends. It will also help to reduce the amount of pedestrian traffic walking along Comanche Trail, a busy two lane roadway.

EXISTING CONDITIONS

Site Characteristics

The property in question is currently undeveloped and densely vegetated.

Environmental

This project is located at NFM 620 RD and is within the Lake Travis watershed(s), which are classified as Water Supply Rural. This project located within the Edwards Aquifer Contributing Zone.

Flood Plain Review

FYI – Please ensure that the FEMA 100 year floodplain is delineated on the plans.

Site Plan

No comments regarding the proposed revision.

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

In Area 2, sidewalks conforming to the City of Austin Standards should be provided along both sides of Comanche Trail, along the entire lot frontage, unless prohibited by Travis County or the City of Austin. The sidewalk requirement should be reviewed at the time of subdivision and should be revisited at the time of site plan. Exhibits in PUD Agreement for sidewalks should be revised accordingly.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Comanche Trail	70'	varies	Collector	Not available
Monte Castillo Parkway	100' (Private Street)	varies	Local	Not available

There are existing sidewalks along portions of Comanche Trail and Monte Castillo Parkway.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not proposed on Comanche Trail or Monte Castillo Parkway.

CHECK ONE:

 REQUEST FOR THREE READINGS

Rev. 1/05

 X REQUEST FOR SECOND AND THIRD READINGS

FOR 3 READINGS: Complete form immediately after action by Zoning & Platting Commission or Planning Commission for those cases that can go for all 3 readings and do not require a restrictive covenant, r.o.w., or such other conditions that cannot be met by a conditional overlay.

FOR 2ND/3RD READINGS: Complete form as soon as all conditions have been met and the case is ready for final ordinance passage.

RETURN FORM and any attachments to: Diana Minter, Law Department, City Hall, 301 West 2nd St., 4th Floor
Ph: 974-2341 Fax: 974-6490 **NOTE:** If faxed, please follow up with hard copies.

Zoning Case Number C814-01-0114.02 **City Council Agenda Date** February 4, 2010

ZAP Approval Date January 12, 2010 **Date of Previous Action by Council** N/A

1/12/10: Approved staff's recommendation for PUD amendment on consent (5-0, T. Rabago and G. Bourgeois-absent); S. Baldrige-1st, D. Tiemann-2nd

Property Address Comanche Trail at Monte Castillo Parkway County Williamson

Name of Neighborhood Plan or NCCD _____

Ordinance No. establishing NP/NCCD _____

Zoning Change

From

To

PUD

PUD

Legal Description:

1. Describe all tracts below. (If necessary use additional sheet).
2. If applicable attach LEGIBLE field notes. Identify tract # on sticky note on each set.
2. Survey or sketch showing calls and boundaries for field notes.
3. Zoning map. Acreage and address must conform to zoning ordinance.

If subdivided:

(OR If metes and bounds: Attach field notes for each tract)

PUD Amendment Conditions: (List and number only those allowed by Code. Use additional sheet if necessary):

- 1) Add Hotel as a permitted use in Area 2;
- 2) Modify the number of spaces allowed in Area 2 parking structure from 350 to 1000 spaces (i.e.- permit an additional 650 parking spaces in Area 2).

Other Conditions:

 Street Deed

Required? Yes X No

 Restrictive Covenant

Required? Yes X No

 Other

NOTE: Attach appropriate request form.

NOTE: REQUEST IS COMPLETE ONLY IF FORM IS ENTIRELY FILLED OUT AND FOLLOWING ARE INCLUDED, IF APPLICABLE. PLEASE REVIEW & CHECK IF ATTACHED.

Legal description or field notes X **Survey**

Zoning map X

Zoning Change Review Sheet X
(Incl. background material)

Commission summary if available

List of conditional overlays X

List of prohibited uses X

PUD Land use plan

Other:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057

DATE: January 22, 2009

COMANCHE CANYON RANCH

HOLFORD GROUP
DEVELOPMENT CONSULTANTS
4613 Westwood Avenue NE
Suite 100 / 1st Floor
Atlanta, GA 30342

WINKLEY ENGINEERING, INC.
CIVIL ENGINEERING & CONSULTING SERVICES
1201 Hwy 260 South - Building K, Suite 100
North Platte, Nebraska 68901
(402) 338-1412

[illegible][illegible]

REV	DATE	COMMENT	APP
1	3/31/2009	Utility Load Use for Annex 2 & 4 to Major Utility Facility Major in Use, this has been 2 to 3 times more than the design load. The design load is 2.0 MW.	
2	9/14/2011	As per the design load, the design load is 2.0 MW.	

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.ci.austin.tx.us/development

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: C814-01-0114.02

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan. 5, 2010, Zoning & Platting Commission
Feb. 4, 2010, City Council

NATHAN STEPHEN
Your Name (please print)

☒ I am in favor
☐ I object

13220 Vista Mansana Way
Your address(es) affected by this application

12-29-04
Date

Signature

Daytime Telephone: _____

Comments: _____

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

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

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan. 5, 2010, Zoning & Platting Commission
Feb. 4, 2010, City Council

NAYHAN STEPHEN

Your Name (please print)

13234 UVA MANSANA WAY

Your address(es) affected by this application

12-29-09

Date

[Signature]

Signature

Daytime Telephone:

Comments:

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-01-0114.02

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan. 5, 2010, Zoning & Platting Commission
Feb. 4, 2010, City Council

NATHAN STEPHEN
Your Name (please print)

13240 VIA MOUNTAIN WAY
Your address(es) affected by this application

☒ I am in favor
☐ I object

12.29.09
Date

Signature

Daytime Telephone: 512-970-1634

Comments:

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

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