

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0092 (11900 Buckner Road)

Z.A.P. DATE: September 18, 2018

ADDRESS: 11900 Buckner Road

October 2, 2018

October 16, 2018

November 6, 2018

November 20, 2018

DISTRICT AREA: 6

APPLICANT: Budget Leasing, Inc. (David Stein)

OWNER: McLean & Howard, LLP (Jeffrey Howard)

ZONING FROM: GR-MU-CO, TO: GR-MU-CO
SF-6-CO LO-MU-CO

AREA: Tract 1: ~~2.542~~ acres 7.531 acres
Tract 2: ~~6.75~~ acres
Total: ~~9.29~~ acres 14.281 acres*

*On September 20, 2018, the agent for the case submitted an amendment requesting to add 4.989 acres to Tract 1. Therefore, the zoning case map will be revised to reflect the additional area and the case will be re-noticed for public hearings (Please see applicant's request letter- Attachment A).

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay Combining District, zoning for Tract 1 and LO-MU-CO, Limited Office-Mixed Use-Conditional Overlay Combining District, zoning for Tract 2. The conditional overlay will limit the development intensity for the entire site to less than 2,000 vehicle trips per day.

In addition, the results of the neighborhood traffic analysis for this site (NTA Memorandum-Attachment B) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

9/18/18: Postponed to October 2, 2018 at the staff's request by consent (9-0, D. Breithaupt and B. Greenberg-absent); S. Lavani-1st, B. Evans-2nd.

10/02/18: Postponed to October 16, 2018 at the applicant's request by consent (10-0, A. Tatkov-absent); B. Evans-1st, S. Lavani-2nd.

10/16/18: Postponed to November 6, 2018 at the staff's request by consent (7-0-1, A. Tatkov-abstain; D. Breithaupt and S. Lavani-absent); D. King-1st, B. Greenberg-2nd.

11/06/18: Postponed to November 20, 2018 at the staff's request by consent (7-0, D. Breithaupt, A. Denkler, J. Kiolbassa and S. Lavani-absent); D. King-1st, N. Barrera-Ramirez-2nd.

11/20/18: Approved staff's recommendation of GR-MU-CO zoning for Tract 1 and LO-MU-CO zoning for Tract 2, with conditions (8-0; D. Breithaupt, J. Kiolbassa and A. Tatkov-absent); B. Evans-1st, D. King-2nd.

DEPARTMENT COMMENTS:

The site under consideration consists of an undeveloped area (Tract 1) and a single-family residence with outlying structures (Tract 2). The properties to the north, across Windy Ridge Road, contain a tree services use, a plant nursery (Austin Grass and Soils) and a general retail sales-general use (Rainbow Playscapes). To the south, across Buckner Road, there is a single-family residence with a warehouse structure, an office use, a vacant manufactured trailer from the previous Construction Sales and Services use (American Drywall System, Inc.) and automotive repair (Rivera RPM Auto Repair, Dearing Auto Repair, MC Tires) uses. The property to the east is an undeveloped portion of the former Stokes Ranch site. The tract of land to the west of the property is undeveloped and there are single-family residences to the west along Buckner Road. The applicant is requesting GR-MU zoning for Tract 1 to develop an automotive sales use along FM 620 Road and LO-MU zoning for Tract 2 to allow for parking for the primary use.

The staff recommends the applicant's request for GR-MU-CO zoning for Tract 1 because the proposed zoning meets the intent of the Community Commercial-Mixed Use Combining District. The staff has recommended Community Commercial zoning along the FM 620 Road corridor to a similar depth (approximately 450 feet) to allow for commercial services along this major arterial roadway within the city. In addition, the staff is supportive of LO-MU-CO zoning on Tract 2 as this parcel of land is set back from FM 620 Road and will provide a transition in to the single family residential uses to the west along Buckner Road.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-6-CO	Undeveloped Tract, Single-Family Residence with outlying structures (barn, shed)
<i>North</i>	DR, SF-2, RR, GR-CO	Undeveloped area, Tree Service, Plant Nursery (Austin Grass and Soils), General Retail Sales-General (Rainbow Playscapes)
<i>South</i>	DR, LO-CO, DR, SF-2, GR, SF-2	Outdoor Storage, Office, Single-Family Residence with Warehouse Structure (currently for sale), Vacant Manufactured Trailer (former Construction Sales and Services use - American Drywall System, Inc.), Automotive Repair (Rivera RPM Auto Repair, Dearing Automotive Repair, General Retail Sales (Yesimports)
<i>East</i>	GR-MU-CO	Undeveloped
<i>West</i>	DR	Undeveloped, Single-Family Residences

AREA STUDY: N/A

TIA:

WATERSHED: Lake Travis

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin
 Bull Creek Foundation
 Canyon Creek H.O.A.
 Friends of Austin Neighborhoods
 Leander ISD Population and Survey Analysts
 Long Canyon Homeowners Association
 Long Canyon Phase II & LLL Homeowners Association, Inc.
 Mountain Neighborhood Association (MNA)
 Neighborhood Empowerment Foundation
 Northwest Austin Coalition
 NW Austin Working Group
 SELTEXAS
 Sierra Club, Austin Regional Group
 TNR BCP – Travis County Natural Resources
 The Parke HOA
 2222 Coalition of Neighborhood Associations
 Volente Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0076 (Sam's Auto Shop, Part 2: 11815 Buckner Road)	SF-2, GR to GR	8/07/18: Approved the staff's recommendation for GR zoning by consent (8-0, D. Breithaupt-arrived late, B. Evans-absent); S. Lavani-1 st , A. Denkler-2 nd .	8/30/18: Approved GR zoning on all 3 readings by consent (11-0); L. Pool-1 st , P. Renteria-2 nd .
C14-2017-0041 (Sam's Auto Shop: 11815 Buckner Road)	SF-2 to GR	6/06/17: Approved staff's recommendation of GR zoning on consent (10-0, D. Breithaupt-absent); Aguirre-1 st , S. Lavani-2 nd .	8/03/17: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20170803-106 for community commercial (GR) district zoning was approved on Council Member Garza's motion, Council Member Casar's second on an 11-0 vote.
C14-2014-0082 (Stokes Ranch: 11900 Buckner Road)	Tract 1: SF-2 to GR-MU and Tract 2: DR to SF-6	7/15/14: Approved staff's recommendation of GR-MU-CO zoning for Tract 1 and SF-6-CO zoning for Tract 2, with a CO to limit the entire site to less than 2,000 vehicle trips per day and a street deed to dedicate 25 feet of right-of-way from the existing centerline of Buckner Road, by consent (5-0, C. Banks & S. Compton-absent); P. Seeger-1 st , R. McDaniel-2 nd .	8/07/14: Approved CS-CO zoning by consent on 1 st reading only (7-0); B. Spelman-1 st , M. Martinez-2 nd . 10/16/14: Approved GR-MU-CO zoning for Tract 1 and SF-6-CO zoning for Tract 2 on consent on Mayor Pro Tem Cole's motion, Council Member Morrison's second on a 7-0 vote.

C14-2010-0152 M&S Project #2: 10601 N. FM 620 Road)	LR-CO to CS-1	10/05/10: Approved the CS-1-CO zoning with the following conditions: 1) Limit the property to 2,000 vehicle trips per day per Ordinance No. 010125-14; 2) Prohibit Cocktail Lounge, Exterminating Services, Pawn Shop Services, Hotel-Motel, Indoor Sports and Recreation, and Auto Related Uses and 3) Limit the site to all other GR permitted uses (7-0); S. Baldrige-1 st , P. Seeger-2 nd .	10/28/10: Approved CS-1-CO zoning on consent on 2 nd /3 rd readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
C14-2008-0199 (Time Warner 620 HUB: 11827 Buckner Road)	DR to LO-CO	10/31/08: Approved staff rec. of LO-CO zoning by consent (4-0)	12/02/08: Approved LO-CO zoning (6-0); all 3 readings
C14-04-0207 (ECO Resources: 9511 North FM 620 Road)	I-RR to Tract 1: P and Tract 2: GO	2/01/05: Approved staff's recommendation on consent for P-CO for Tract 1, GO-CO for Tract 2, with additional conditions to: 1) Prohibit access to Savannah Ridge Drive (other than for emergency vehicles), 2) Create a Tract 3 designated as RR-CO district zoning for a distance of 300-feet from the eastern most property line that is adjacent to SF-2 zoning, Vote: (9-0); J. Martinez-1 st , J. Gohil-2 nd .	3/03/05: Approved P-CO for Tract 1, GO-CO for Tract 2, and RR-CO for Tract 3(7-0); all 3 readings
C14-04-0197 (Buckner: 11833 Buckner Road)	DR to CS* * Amended request to SF-3 on 1/03/05	3/29/05: Approved staff rec. of SF-3 zoning by consent (7-0)	5/12/05: Approved SF-3 zoning (7-0); 1 st reading 6/23/05: Approved SF-3 zoning; 2 nd /3 rd readings
C14-04-0183 (Escalon at Canyon Creek Apartments: 9715 North FM 620 Road)	I-RR to MF-3	12/21/04: Approved MF-2-CO, with staff condition to limit development to less than 2,000 vehicle trips per day beyond the existing development and additional condition for a 568 unit limit for the site (9-0)	1/27/05: Approved MF-2-CO (6-0, Dunkerley-absent); 1 st reading 3/03/05: Approved MF-2-CO on consent (7-0); 2 nd /3 rd readings
C14-04-0137 (Estates at Canyon Creek: 9501 North FM 620 Road)	I-RR to MF-1	9/21/04: Approved staff's recommendation of MF-1-CO zoning by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	10/21/04: Approved ZAP recommendation of MF-1-CO by consent (7-0); 1 st reading 11/4/04: Approved MF-1-CO (7-0); 2 nd /3 rd readings

C14-04-0035 (Eppright 12-Acre Tract: 9300-9800 Block of North FM 620 Road)	I-RR to SF-6	5/18/04: Approved staff's rec. for SF-6-CO zoning, with the addition of the conditions listed in the Letter of Agreement between the applicant and the neighborhood, by consent (8-0)	8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)
C14-04-0003 (Canyon Creek West Section Three: 9800-9920 Block of Savannah Ridge Drive)	I-RR, I-SF-2 to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-04-0002 (Canyon Creek West Section One: 10012-10129 Brabrook Drive)	I-SF-2, I-RR to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-02-0154 (McDougal 620 Property: Windy Ridge Road at North FM 620 Road)	SF-2, DR to CS-CO	1/28/03: Approved W/LO-CO zoning with conditions of: • Limiting trips to 2,000 per day; • 50' vegetative buffer along the western property line; • 20' buffer along the southern property line; • Prohibit access on the western property line, with the exception of emergency access; • Only 2 access points on the southern property line; • Restrict semi-trucks, 3 axles or more to Windy Ridge entrance. Vote: (7-1, J.P.-Nay, J.D.-absent); K.J.-1 st , M.W.-2 nd .	3/20/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 1 st reading only 3/25/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 2 nd reading 1/27/05: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 3 rd reading
C14-00-2122 (M & S Corner: North FM 620 Road)	RR to CS-1-CO for Tract 1 and LR-CO for Tracts 2 & 3	9/12/00: Approved LR-CO zoning for Tracts 1, 2, & 3 with following conditions: 1) Limit vehicle trips to 2,000 per day for Tracts 1&2; 2) Limit vehicle trips to 3,223 per day for Tract 3; 3) Property owner shall have a 10-foot setback with a vegetative buffer and hooded lights; 4) Garbage pickup shall be from 6-10 p.m.; 5) Construct an 8 foot fence (7-0, B.B. & S.A.-absent); S.L.-1 st , B.H.-2 nd .	10/12/00: Approved Planning Commission rec. of LR-CO, with conditions (7-0); 1 st reading 11/30/00: Approved LR-CO for Tracts 1&2, and CS-1-CO for Tract 3, prohibiting cocktail lounge use (7-0); 2 nd reading 1/25/01: Approved LR-CO for Tracts 1&2, and CS-1-CO for Tract 3, with the following conditions: 1) A 10-foot building setback along the east property

		<p>line; 2) Limit vehicle trips to 2,000 per day for Tracts 1&2;</p> <p>3) Limit vehicle trips to 3,223 per day for Tract 3; 4) Prohibit the following uses on Tract 1: Adult Businesses, Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing, Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Business or Trade School, Business Support Services, Campground, Cocktail Lounge, Commercial Blood Plasma Center, Commercial Off-Street Parking, Communication Services, Construction Sales and Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, General Retail Sales, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Kennels, Laundry Services, Monument Retail Sales, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Research Services, Restaurant (General), Theater, Vehicle Storage, Veterinary Services, Custom Manufacturing, Limited Warehousing and Distribution, Maintenance and Service Facilities (7-0); 3rd reading</p>
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RELATED CASES: C14-2014-0082 (Previous Zoning Case)
 SPC-2018-0307C (Site Plan Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Buckner Road	40 feet	20 feet	Local	No	No	No
Windy Ridge Road	49 feet	20 feet	Collector	No	No	No
FM 620	140 feet	82 feet	Arterial	No	Yes, wide shoulder, route # 401	No

CITY COUNCIL DATE: October 18, 2018**ACTION:** Postponed to November 15, 2018 by consent (11-0); D. Garza-1st, O. Houston-2nd.

November 15, 2018




ACTION:**ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Sherri Sirwaitis**PHONE:** 512-974-3057,
sherri.sirwaitis@austintexas.gov



Zoning

Zoning Case: C14-2018-0092



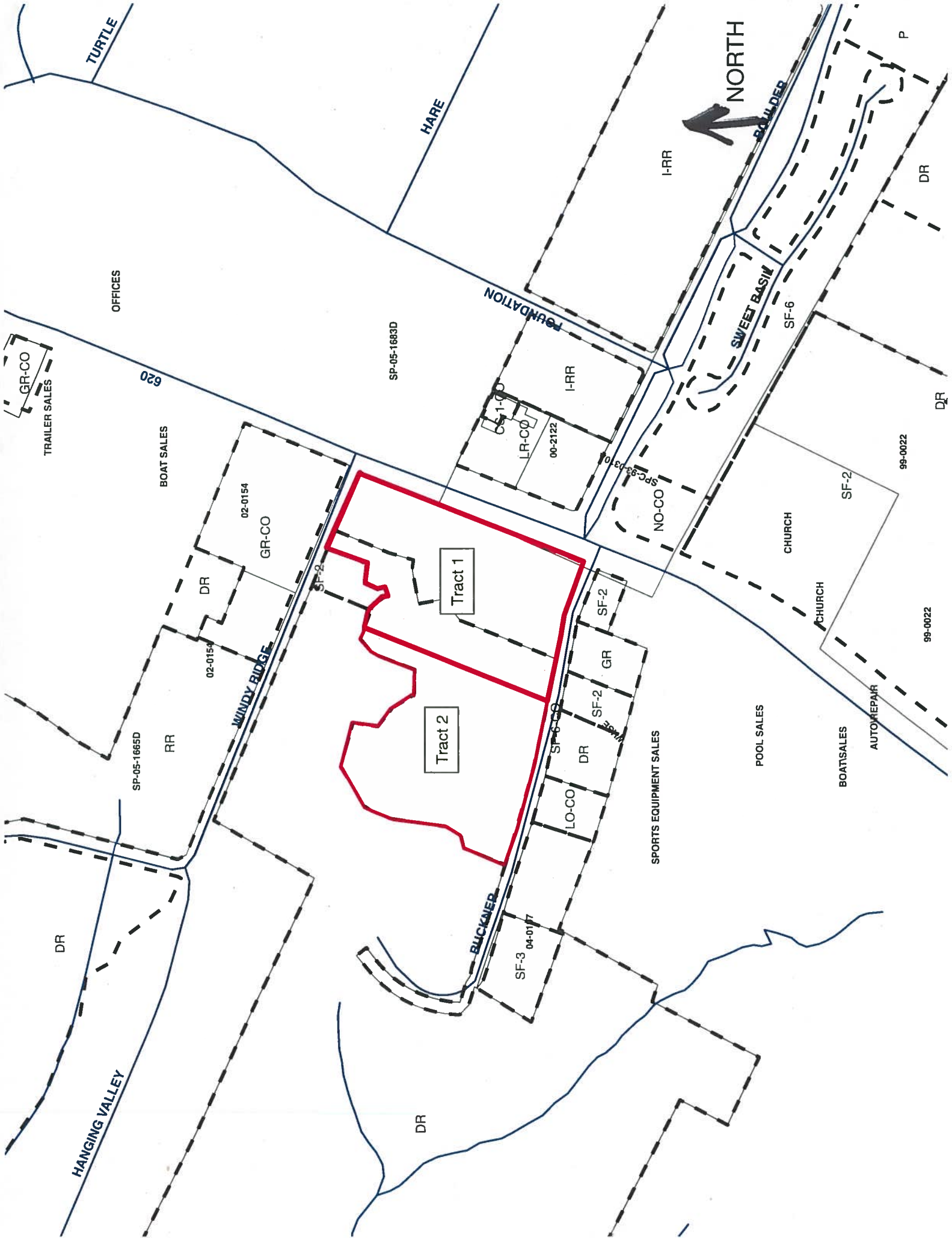
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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.







STAFF RECOMMENDATION

The staff's recommendation is to grant GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay Combining District, zoning for Tract 1 and LO-MU-CO, Limited Office-Mixed Use-Conditional Overlay Combining District, zoning for Tract 2. The conditional overlay will limit the development intensity for the entire site to less than 2,000 vehicle trips per day.

In addition, the results of the neighborhood traffic analysis for this site (NTA Memorandum—Attachment B) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

BASIS FOR RECOMMENDATION

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

Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

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 are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The purpose of a Mixed Use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

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

The proposed rezoning of Tract 1 to GR-MU-CO zoning will permit the development of commercial uses on the site to serve the public along a major arterial roadway within the city. In addition, the staff is supportive of LO-MU-CO zoning on Tract 2 as this parcel of land is set back from FM 620 Road and will provide a transition to the single family residential uses to the west along Buckner Road.

EXISTING CONDITIONS

Site Characteristics

The site under consideration consists of an undeveloped area (Tract 1) and a single-family residence with outlying structures (Tract 2). The property to the north, across Windy Ridge Road, contains a tree service, plan nursery (Austin Grass and Soils) and a general retail sales-general use (Rainbow Playscapes). To the south, across Buckner Road, there is a single-family residence with a warehouse structure, an office use, a vacant former construction sales and services use (American Drywall System, Inc.) and automotive repair uses (Rivera RPM Auto Repair, Dearing Auto Repair, MC Tires). The property to the east is an undeveloped portion of the former Stokes Ranch site. On the other side of North F.M. 620 Road further to the east, there is a religious assembly use (Peace Lutheran Church), a restaurant use (Mr. Doughnuts), a liquor sales use (Spec' Wine and Spirits), a service station and food mart (Chevron) and another restaurant use (Prima Pizza and Pasta). The tract of land

to the west of the property is undeveloped and there are single-family residences to the west along Buckner Road.

Comprehensive Planning

Monday August 27, 2018

Please note, a compliance report for this same address was submitted in May 2014. The request was for the property to be rezoned from SF-2 to GR-MU and SF-6. The property was subsequently rezoned from SF-2 to GR-MU-CO and SF-6-CO.

This zoning case is located between Windy Ridge Road to the north and Buckner Road to the south, on the western side of FM 620. The property is 9.29 acres in size and contains a single family house, which is not located within the boundaries of an existing neighborhood planning area. Surrounding land uses includes vacant land, a playhouse manufacturing facility, a landscaping business, and a trailer manufacturing business to the north; to the south is vacant land, several auto sale and services businesses, several small scale manufacturers; to the west is vacant land and residential uses; and to the east is a church, a liquor store, residential uses, and office uses. The proposed use is mixed use, for an auto dealership (Volvo), parking and single family housing.

Connectivity

There are no public sidewalks or a Cap Metro transit stop located along this portion of Buckner Road or along the adjacent FM 620. There is a wide berm located along both sides of FM 620, which would permit biking. The Walkscore for this site is **20/100, Car Dependent**, meaning almost all errands require a car. There is no existing urban trail located within a quarter of a mile of this property.

Imagine Austin

The property is not situated along an Activity Corridor or by an Activity Center according to the Imagine Austin Growth Concept Map. The following Imagine Austin policy is applicable to this case:

- ☐ **LUT P3** Promote development in compact centers, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- ☐ **LUT P4.** Protect neighborhood character by directing growth to areas of change that include designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- ☐ **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. Based on existing auto-centric uses (auto repair, auto sales, auto detailing, auto body shop, trailer manufacture, car tinting), light industrial manufacturers in the area, and the lack of connectivity in the area (no public sidewalks, Cap Metro transit stops) this project appears to only partially support the policies of the Imagine Austin Comprehensive Plan.

Environmental

Tuesday August 21, 2018

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Lake Travis Watershed of the Colorado River Basin, which 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.

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.

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.

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

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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

Note: The most restrictive impervious cover limit applies.

Site Plan

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located <540 feet from property in an SF-5 or more restrictive zoning district will be subject to residential compatibility development regulations.

The site may be subject to compatibility standards along the west and south property lines:

- 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 eastern 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.

A portion of the site is located within 1,000 feet of RM 620, a Hill Country Roadway Corridor and may be subject to additional regulations. Except for clearing necessary to provide utilities or site access, a 100-foot vegetative buffer may be required along RM620. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state.

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

Eastern 230 feet of TCAD parcel 440987 (ABS 478 SUR 455 LIVINGSTON A E ACR 24.9695) will be subject to Scenic Roadways and Sign District regulations which will be enforced at the time a site plan is submitted. All signs must comply with Scenic Roadway Sign District regulations. Contact Viktor Auzenne at 512-974-2941 for more information.

INFO: The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

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

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. It is recommended that the development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC 25-6-117]

A Neighborhood Traffic Analysis is required for this project for access to Buckner Road. The NTA requires three (3) consecutive 24 hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. Please contact Scott James (Scott.James@austintexas.gov) or myself to discuss the location of the tube counts. Results will be provided in a separate memo. LDC 25-6-114. Please pay the NTA fees with the Intake staff on the 4th floor. This comment will be cleared once the Memo is approved and the fees are paid. FYI – access to Windy Ridge Road would require a Neighborhood Traffic Analysis. Staff recommends

collecting counts for Windy Ridge Road in the event that access is proposed with the site plan application.

The intersection of Buckner Road and Boulder Lane is skewed and is a geometric constraint for commercial vehicles. A geometric evaluation shall be reviewed at the time of the site plan application to confirm that adequate right-of-way exists for delivery and commercial size vehicles. Contact Scott James (Scott.James@austintexas.gov) for details. Additional right-of-way may be required to be dedicated with the site plan application upon further review. LDC 25-6-55; TCM, Tables 1-7, 1-12.

The Texas Department of Transportation will only allow a right-turn in only driveway off of RM 620 at the time of the site plan application due to conflicts and safety concerns for the Hill Country Roadway. LDC 25-6-415. A full access driveway is not recommended by TxDOT.

Buckner Road requires 56 feet of right-of-way and Windy Ridge Road requires 60 feet of right-of-way in accordance with the TCM. 28 feet of right-of-way should be dedicated from the centerline of Buckner Road, and 30 feet of right-of-way should be dedicated from the centerline of Windy Ridge Road at the time of the site plan application in accordance with the TCM. LDC 25-6-55; TCM, Tables 1-7, 1-12.

The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for FM 620. With the approval of TxDOT, 400 feet of right-of-way from the existing centerline should be dedicated (and/or reserved) for FM 620 according to the Transportation Plan at the time of the subdivision or site plan application, whichever comes first. [LDC 25-6-51 and 25-6-55].

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

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for FM 620. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

FYI – sidewalks are required to be constructed in accordance with City of Austin standards along all rights-of-way at the time of the site plan application.

FYI – this site is subject to the Hill Country Roadway standards at the time of the subdivision and site plan applications.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Buckner Road	40 feet	20 feet	Local	No	No	No
Windy Ridge Road	49 feet	20 feet	Collector	No	No	No
FM 620	140 feet	82 feet	Arterial	No	Yes, wide shoulder, route # 401	No

Water and Wastewater

Thursday August 09, 2018

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.

Water and or wastewater Service Extension Requests have been submitted for this tract and must be approved prior to any subdivision or site plan approval.

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.

September 26, 2018

Greg Guernsey, Director
Planning & Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

via hand delivery

RE: Request to Revise Zoning Case C14-2018-0092 to Include Additional Property

Dear Mr. Guernsey:

As agent for the above-referenced zoning case, I respectfully request that Zoning Case No. C14-2018-0092 is revised to include additional property owned by the Applicant. My understanding is that this will create a need for re-notification of the case.

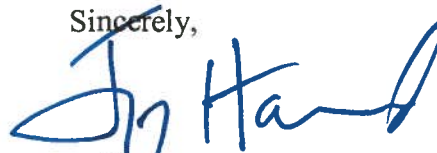
The property is one platted lot with multiple zoning designations. The original application requested a change of zoning to 9.291 acres of the property. The amended request is to include an additional 4.989 acres to make a total of 14.28 acres of the property to be rezoned. The request consists of:

- Tract 1:** 7.531 acres from SF-6-CO and GR-MU-CO to GR-MU-CO, legal descriptions more particularly described in Attachment A-1 (added acreage) and A-2
- Tract 2:** 6.749 acres from SF-6-CO to LO-MU-CO (same as previous request), legal descriptions more particularly described in Attachment B

The proposed development and use for the entire property will be appropriately aligned to comply with the zoning designations. The site plan is filed with the City as Case No. SPC-2018-0307C. The requested conditional overlay is to limit the vehicular trips per day to 2,000 in accordance with the TIA Determination Worksheet previously filed in connection with this rezoning case and with the site plan.

Please consider the zoning request for this property to be amended accordingly. Should you have any questions regarding this information, please contact me at 512-328-2008.

Sincerely,



Jeffrey S. Howard
McLean & Howard, LLP

**Development**
CITY OF AUSTIN
SERVICES DEPARTMENT*Building a Better and Safer Austin Together***MEMORANDUM**

TO: Sherri Sirwaitis, Case Manager
Planning and Zoning Department

CC: Dipti Borkar-Desai, P.Eng., P.E.
Austin Transportation Department

FROM: Natalia Rodriguez, CNU-A
Scott A. James, P.E., PTOE
Development Services Department/Land Use Review - Transportation

DATE: November 19, 2018

SUBJECT: Neighborhood Traffic Analysis for 11900 Buckner Road
C14-2018-0092

The Land Use Review/Transportation staff has performed a Neighborhood Traffic Analysis (NTA) for the above referenced rezoning application and offers the following comments.

The 14.28 acre site is located in north west Austin along FM 620 between RM 2222 and Anderson Mill Road. The request is to rezone from Townhouse & Condominium Residence (SF-6-CO) and Community Commercial – Mixed Use (GR-MU-CO) to Limited Office – Mixed Use (LO-MU-CO) and Community Commercial – Mixed Use (GR-MU-CO) to allow for the construction of retail site with up to 28,278 square feet of automotive sales.

ROADWAYS

FM 620 is classified as a highway and measures 82 feet in pavement width and 140 feet of right-of-way. The land uses along FM 620 are primarily commercial. There are no sidewalks on either side and the roadway is classified as a "medium comfort" bicycle facility. Access is proposed to FM 620 and the posted speed limit is 55 miles per hour (MPH).

Buckner Road is classified as a residential local street and measures 20 feet in pavement width and approx. 40 to 50 feet of right-of-way. The land uses along Buckner Road are commercial and residential. There are no sidewalks on either side and access is proposed to Buckner Road. The posted speed limit is 30 miles per hour (MPH).

Windy Ridge Road is classified as a residential collector street and measures 20 feet in pavement width and approx. 49 feet of right-of-way. The land uses along Windy Ridge Road are commercial and residential. There are no sidewalks on either side and the posted speed limit is 30 miles per hour (MPH). The applicant is not proposing to access Windy Ridge Road.

TRIP GENERATION AND TRAFFIC ANALYSIS

The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by a project combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the study area.

Based on the Institute of Transportation Engineer's **Trip Generation Manual, 10th Edition**, the proposed 28,278 square feet of automotive sales (Land Use Code 840) would generate approximately 787 daily trips (summarized in Table 1). However, the combined zoning of LO-MU-CO and GR-MU-CO, would allow for far greater estimates of daily trips over the 14.28 acre tract.

Table 1 – Estimated Daily Trip Generation					
TRACT NUMBER	TRACT ACRES	ZONING	INTENSITY	LAND USE (ITE Code)	TRIPS PER DAY
1	14.21	LO-MU-CO & GR-MU-CO	28,278 sq.ft.	Automotive Sales (Code 840)	*787

*This is the total trip generation estimate for the proposed land uses and intensities, not the maximum allowable by the requested zoning category.

Table 2 presents the expected distribution of the 787 daily trips:

Table 2 – Trip Distribution	
Street - Direction	Vehicle Trips
FM 620 – right-in only driveway	197 (25%)
Buckner Road – full access driveway	590 (75%)

According to the traffic count data collected during the days of November 13-15, 2018, the current average daily volumes on Buckner Road are 234 vehicle trips per day. As shown in Table 3, the projected daily trips from the site would increase the observed volumes on Buckner Road by more than threefold (352%).

Table 3 – Estimated increase in daily traffic volumes				
Street	Existing Traffic (VPD)	Site Traffic	Total Traffic	Percentage Increase
Buckner Road	234	590	824	352%

DESIRABLE OPERATING LEVELS

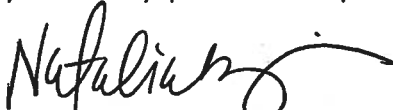
According to Section 25 – 6 – 116 of the Land Development Code, neighborhood residential streets are operating at a desirable level if the daily volumes do not exceed the following thresholds:

Table 4 – LDC Thresholds	
Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

CONCLUSIONS AND RECOMMENDATIONS

- 1) The estimated number of daily trips generated by this site, in combination with the existing traffic on Buckner Road **does not** exceed the thresholds set forth in the LDC 25 – 6 – 116.
- 2) In order to provide for improved vehicular and pedestrian access along Buckner Road from FM 620 in support of this development, the applicant shall provide the following as part of the site plan application:
 - a. Geometric evaluation of the intersection of FM 620 and Buckner Road to confirm adequate pavement (and right-of-way) is provided for delivery and commercial service vehicles. **Additional right-of-way dedication may be required to accommodate the expected commercial vehicles to and from this site.**
- 3) The Texas Department of Transportation will permit “right-in only” access from RM 620 onto the property, and does not support offering full access onto FM 620 due to identified traffic conflicts and safety concerns.
- 4) The applicant shall dedicate up to 28 feet as measured from the centerline for Buckner Road, and up to 30 feet as measured from the centerline for Windy Ridge Road to comply with the Austin Transportation Criteria Manual at the time of subdivision and/or site plan application. LDC 25-6-55; TCM, Tables 1-7, 1-12.
- 5) In accordance with the Austin Metropolitan Area Transportation Plan (AMATP), and subject to approval by the Texas Department of Transportation, the applicant shall dedicate up to 200 feet (as measured from the centerline) to provide 400 feet of right-of-way for FM 620 according to the Transportation Plan at the time of the subdivision or site plan application, whichever comes first. [LDC 25-6-51 and 25-6-55].
- 6) These findings are based upon an assumed intensity of an automotive sales of approximately 28,278 square feet. Development of this property should not vary from the approved uses, nor exceed the intensities and assumptions within this staff memorandum, including land uses, trip generation estimates, trip distribution, or other identified conditions, otherwise additional traffic review and/or mitigation may be required.
- 7) The findings and recommendations of this staff memorandum remain valid until November 19, 2023, after which a revised NTA or staff memorandum may be required

If you have any questions or require additional information, please contact me at (512) 974 – 3099.


Natalia Rodriguez, CNU-A
Development Services Department