

## ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0078

High Pointe 620 at 2222

DISTRICT: 6

ZONING FROM: GR-CO

TO: GR-MU

ADDRESS: 6701 North FM 620 Road

SITE AREA: 14.34 acres (624,476 sq. ft.)

PROPERTY OWNER:

New Corridor Development, LP  
(Nancy Bui)

AGENT:

Drenner Group, PC  
(Amanda Swor)

CASE MANAGER: Mark Graham (512-974-3574, [mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov))

STAFF RECOMMENDATION:

**The Staff recommendation is to grant community commercial – mixed use (GR-MU) combining district zoning.**

*For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**April 20, 2021: APPROVED GR-MU DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT.**

***[H. SMITH; D. KING – 2<sup>nd</sup>] (9-0) J. KIOLBASSA – ABSENT; ONE VACANCY ON THE COMMISSION***

CITY COUNCIL ACTION:

**May 6, 2021:**

ORDINANCE NUMBER:

ISSUES:

The applicant and the Alicante Townhome Owners Association have agreed on the terms of a private Restrictive Covenant. The Townhome Association is supporting the rezoning request.

## CASE MANAGER COMMENTS:

### Request

Applicant requests rezoning to permit developing 350 multi-family residences on a 14.336-acre Hill Country site in northwest Austin (about 24.4 units per acre). The vacant site is between two arterial roads and along the route of a new bypass road connecting them. The requested zoning is community commercial – mixed use (GR-MU), the same as the zoning on the adjoining property north of the subject property. That site is primarily townhomes with a few commercial properties on FM 620 and a few on FM 2222.

The subject site is within 1000 feet of Hill Country Roadways (HCR) and subject to HCR height and setback requirements (see 25-2, Subchapter C, Article 11). The site is currently in the Moderate Intensity HCR zone for height and non-residential FAR. When the Bypass road opens to vehicles, Austin Transportation Department will consider it a Level 4 (arterial) roadway and the site would be in the High Intensity HCR zone which permits up to 28 feet within 200 feet of the Hill Country Roadway and a maximum building height of 53 feet beyond the 200-foot HCR setback. The site is in the Edwards aquifer recharge zone where impervious coverage is limited to 20% of net site area or 25% with transfers.

### Location

The 14.336-acre (about 624,476 square feet) rezoning tract currently has frontage and access on North FM (FM) 620. The applicant indicates they will also take access from the new bypass road when constructed. The site is on the east side of FM 620 about a quarter mile south of the intersection with FM 2222. The south boundary of the rezoning tract is the bypass roadway connecting FM 620 to FM 2222. Groundbreaking for the bypass roadway project was in December 2019. (<http://ftp.dot.state.tx.us/pub/txdot/get-involved/aus/rm-620/620-2222-presentation.pdf>)

### Current Land Use

The subject tract is undeveloped, sloped, and as characteristic of the Hill Country is a mix of open and native tree covered land. The adjoining properties north of the subject tract are developed. The triangular shaped area south of the FM 620/2222 Roads intersection is zoned GR-MU-CO, or GR-CO and developed with 200-foot-deep commercial properties fronting FM 620 and the Alicante townhomes east of the commercial land uses. FM 2222 north of the subject property includes the adjacent Alicante townhomes with about 600 feet of frontage, then auto service, contractor shops, boat storage and retail businesses along the west side. The east side includes auto and boat dealers, and banks along the road with a big box retailer behind.

East of the 200-foot-deep commercial zoning along FM 2222 are multifamily residences in the Four Points Centre PUD. This PUD has about 16 mostly three-story multifamily buildings and

several neighborhoods of small-lot, detached residences further east along River Place and Four Points Drive.

The area across FM 620 to the west, is in the Austin ETJ. Water Treatment Plant #4 is directly across the road surrounded on three sides by undeveloped woodlands. Moving west at about 1,100 feet from the subject property is the boundary of the (mostly undeveloped) Comanche Canyon Ranch ETJ PUD. Some of the Water Treatment Plant facilities are within the PUD. While the Oasis Restaurant and shops are the most well-known development in the PUD, there are also a few neighborhoods of detached residences. Lake Travis is approximately 1.3 miles west of the rezoning tract.

#### Requested Zoning Removes Conditional Overlay FAR and Adds Mixed Uses

The property is zoned community commercial - conditional overlay (GR-CO) that established a maximum Floor to Area Ratio (FAR) of 0.0402:1. Applicant requests rezoning to remove the conditional overlay and to add the mixed use combining district which adds residential uses. Removing the conditional overlay (CO) changes the FAR from 0.0402:1 to 1:1.

Although the proposed zoning permits commercial and a wide range of residential development, the application describes only 350 multi-family housing residences for the development. The list of Residential Uses added with the mixed use combining district is below:

#### Mixed Use Combining District

- C. Uses Allowed. In the MU combining district, the following uses are permitted:
1. Vertical mixed use buildings, subject to compliance with Section 4.3. of this Subchapter;
  2. Commercial uses that are permitted in the base district;
  3. Civic uses that are permitted in the base district;
  4. Townhouse residential;
  5. Multifamily residential;
  6. Single-family residential;
  7. Single-family attached residential;
  8. Small lot single-family residential;
  9. Two-family residential;
  10. Condominium residential;
  11. Duplex residential;
  12. Group residential;
  13. Group home, class I (limited);
  14. Group home, class I (general); and
  15. Group home, class II; and
  16. Short-term rental.

The land development code limits the number of units with requirements for land area based on number of bedrooms.

D.6.c. *In MU combining district that is combined with...**community commercial (GR)**...base district, the **minimum site area for each dwelling unit is:***

- 800 square feet, for an efficiency dwelling unit;
- 1,000 square feet, for a one bedroom dwelling unit; and
- 1,200 square feet, for a dwelling unit with two or more bedrooms.

### Zoning History

In July 2001, the subject property was rezoned from community commercial – conditional overlay (GR-CO) to community commercial - conditional overlay (GR-CO) as part of a 65.71-acre rezoning (C14-01-0040, Ord.# 010719-124) with the following condition: The Floor to Area Ratio (FAR) for development of the property is 0.0402:1 which permitted developing 115,065.57 square feet of building area on the 65.71 acres.

With the current rezoning request, the applicant requests that the conditional overlay (CO) containing the FAR be removed. If approved by Council, the FAR would revert to the GR base zoning FAR which is 1:1. The 14.34 acres would be limited to 14.34 acres (624,476 square feet) of building area. The impervious coverage limit of the property is 20% of 624,476 sq. ft. or about 124,895 square feet. The site meets the minimum site area requirement for the proposed 350 dwelling units.

The area has developed substantially over the 20 years since the last rezoning on the subject property. There are many new home developments and commercial land uses along FM 620 and FM 2222 in the immediate vicinity of the subject property. The proposal is consistent with nearby multifamily residences.

### Hill Country Roadways: Intensity Zone Determines Nonresidential FAR

The applicant is not proposing commercial development. Commercial development would be subject to different limits than residential development. Because the subject property is within 1,000 feet of either FM 620 or FM 2222, the entire property is subject to the HCR development regulations (25-2 Subchapter C, Article 11). The property is currently in a **moderate intensity zone** because it is on the segment of FM 620 between Comanche Trail and Anderson Mill Road. 25-2-1121(B)(d). The segment of FM 2222 near the subject property is in the moderate intensity zone because it is within 2.1 miles of the intersection with FM 620. **The site will change to the High Intensity category under 25-2-1121(A)(2) (a)(ii) when the Bypass connecting RM 620 and RM 2222 is operational.**

*Property is in a high intensity zone, if the property: (2) is within 1000 feet of the right-of-way of two intersecting highways that are maintained by the state and (a) has frontage on (ii) one highway and an intersecting arterial or collector street.*

### 25-2-1124 Building Height (with Bypass Highway)

Hill Country Roadway (HCR) regulations require a 100-foot landscaped buffer and limit building height to 28 feet within 200 feet of an HCR and 53 feet in height for the rest of the site in the high intensity zone, unless there are other bonuses or waivers. There are bonuses available in the HCR regulations. There are also affordable housing programs that provide development incentives that include bonuses and waivers that could affect the eventual development. They would typically be reviewed at the site planning stage of development.



**BASIS OF RECOMMENDATION:**

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

GR – **Community Commercial district** is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

MU – **Mixed Use combining district** is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Adding the mixed use combining district permits the proposed residential development of the subject property. Removing the conditional overlay (CO) for the FAR limit in favor of the standard FAR 1:1 limit allowed in GR zoning may allow for the construction of the applicant's proposed 350 residential units and the site meets the land area requirements for 350 dwelling units.

2. *Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.*

The parcel north of the subject site has the same GR-MU zoning that this application requests and the CO on that parcel does not have a Floor to Area Ratio limit.

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

The proposed development with this rezoning is multi-family residences. Austin has a well-documented need for additional housing and this proposal would not displace any current residents. The land north of the subject tract and land east of FM 2222 (Four Points PUD) are both developed with mixed uses including multi-family residences.

4. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The proposed 350 multi-family residences is an intensive land use and the subject site is near two arterial roadways. The rezoning tract, located in proximity to the "Four Points" area, is one of the five Imagine Austin Activity Centers in sensitive environmental areas.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	GR-CO	Undeveloped
North	GR-MU-CO	Retail, auto repair, townhomes
South	GR-CO	Bypass roadway, across future road is undeveloped woodland
East	GR-MU-CO, CS-CO, GR-CO	Townhomes, bypass roadway, across FM 2222, vacant commercial then multifamily residential
West	Across FM 620, PUD	Highway, water treatment plant, undeveloped woodland, Commercial & detached residences

NEIGHBORHOOD PLANNING AREA: Not ApplicableTransportation

A Transportation Impact Analysis was done for this site with the River Place MUD. The traffic mitigations and/or TIA compliance will be reviewed with the site plan.

A revised / new traffic impact analysis may be required per LDC 25-6-113. Additional right-of-way may be required at the time of subdivision and/or site plan. The adjacent street characteristics table is provided below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
N FM 620	200' approx.	Multiple lanes	Level 5	No	No	No
RR 2222 TO RM 620 BYPASS	120' approx.	Multiple lanes (under construction by TXDOT)	Level 4	No	No	No

WATERSHED: Panther Hollow – Water Supply Rural, impervious cover limits 20% net site area / 25% with transfers

HILL COUNTRY ROADWAY: Yes, entire property is within 1,000 feet of either FM 620 or FM 2222.

**OVERLAYS:** Hill Country Roadways Overlay: FM 620/Moderate Intensity; Scenic Roadways Overlay: FM 620. When RM 620 /RM 2222 Bypass road opens the site will qualify for the **High Intensity zone**.

**SCHOOLS:** Leander ISD

River Place Elementary

Four Points Middle

Vandegrift High

The potential residential development of more than 200 residences prompted staff to send the Educational Impact Statement (EIS) Determination to the Leander Independent School District. Comments were requested but not received as of this writing.

**NEIGHBORHOOD ORGANIZATIONS:**

2222 Coalition of Neighborhood Associations Inc.  
Austin Lost and Found Pets  
Bike Austin  
Canyon Creek H.O.A.  
Comanche Trail Community Assn. (CTCA)  
Friends of Austin Neighborhoods  
Glenlake Neighborhood Association  
Leander ISD Population and Survey Analysts  
Long Canyon Homeowners Assn.

Long Canyon Phase II & III Homeowners Assn Inc.  
Neighborhood Empowerment Foundation  
River Place HOA  
SELTexas  
Sierra Club, Austin Regional Group  
Steiner Ranch Community Association  
Steiner Ranch Neighborhood Association  
TNR BCP - Travis County Natural Resources  
Westminster Glen HOA

**AREA CASE HISTORIES:**

Number	Request	Commission	City Council
C14-01-0040 River Place Office Site	Rezone 65.71 acres from GR-CO to GR-CO. Condition is FAR of 0.0402:1 to allow 2.644 acres of development.	To grant	Apvd. 07/30/2001 Ord.# 010719-124
C14-98-0214 D.A.R.N. Cooke's Automotive, Inc 11111 FM 2222 RD	Rezone 3.6257 acres from DR and SF-2 to Tract 1 GR-CO; and Tract 2 CS-CO. Conditions: 1. Less than 2000 vehicle trips per day. 2. With redevelopment, restore 100- foot vegetative buffer along property line adjacent to FM 2222 Road. 3. Tract 1 Prohibited Uses: Automotive rentals, automotive washing, business trade schools, business support services, commercial off-street parking, communications services, drop-off recycling collection facility, exterminating services, funeral services, general retail sales (general), hotel-motel, indoor entertainment, indoor sports and	To grant	Apvd. 04/015/1999 Ord.# 19990415-72

Number	Request	Commission	City Council
	recreation, medical offices (exceeding 5,000 sf), outdoor entertainment, personal improvement services, research services, restaurant (drive-in, fast-food), Restaurant (general), Outdoor Sports and Recreation, Special Use Historic, small plant nursery, theater, club or lodge, congregate living, community recreation (private), community recreation (public), hospital services (general), residential treatment, telecommunication tower. Tract 2 Prohibited Uses: Agricultural sales and services, art and craft studio (general), building maintenance services, campground, construction sales and services, convenience storage, electronic prototype assembly, equipment repair services, equipment sales, kennels, laundry services, monument retail sales, theater, veterinary services, custom manufacturing, limited warehousing and distribution, maintenance and services facilities, transitional housing, transportation terminal.		
C14-98-0225 Montandon & Buratti Zoning Change  6721 to 6807 N FM 620 Rd. & 11115 to 11209 FM 2222 Rd.	Zone/Rezone 17.79 acres from I-RR, I-SF-2 and DR to GR-MU-CO. Condition: daily vehicle trips not to exceed 2,000.	To grant	Apvd. 07/22/1999 Ord.# 19990722-39 Apvd. 10/26/2000 20001026-014 Apvd. 03/08/2001 Ord.#010308-16
C14-98-0232 6901 N FM 620 Rd	Zone 0.505 acres of I-SF-1 to GR-MU-CO. Conditions: 1. Vehicle trips not to exceed 1000 per day; 2. Prohibited uses: Restaurant (drive-in, fast food), food sales, service stations, automotive washing (of any type), automotive sales, automotive rentals, automotive repair services.	To grant	Apvd. 06/03/1999 Ord.#19990603-065
C14-98-0233 6657 N FM 620 Rd	Rezone 0.648 acre from DR to GR-MU-CO. Conditions- prohibited uses: restaurant (fast food, drive-in), food sales, service station, automotive washing (of any type),	To grant	Apvd. 07/22-1999 Ord.#990722-40

Number	Request	Commission	City Council
	automotive sales, automotive rentals, automotive repair services; and vehicle trips not to exceed 1000 per day.		
C14-98-0234 11213 to 11219 FM 2222 Rd.	Zone 3.059 acres from I-SF-2 & I-RR to GR-MU-CO. Condition-vehicle trips not to exceed 2000/day.	To grant	Apvd. 07/22/1999 Ord.# 19990722-041
C14-98-0235	Zone 0.506 acres I-SF-2 to GR-MU-CO. Conditions: prohibited uses: restaurant (fast food, drive-in), food sales, service station, automotive washing (of any type), automotive sales, automotive rentals, automotive repairs services; and vehicle trips not to exceed 1000 per day.	To grant	Apvd.07/22/1999 Ord.# 19990722-042
C14-98-0236 11303 FM 2222	Rezone 1.030 acres from SF-2 to LI-CO. Conditions - 1. Prohibited uses: agricultural sales and services, campground, drop-off recycling collection facility, kennels, scrap and salvage, resource extraction, employee recreation (non-profit), automotive sales, pawn shops, transportation terminal, railroad facilities, recycling center, transitional housing; -2. Vehicle trips not to exceed 2000 per day.	To grant	Apvd. 07/15/1999 Ord.#19990715-81
C814-95-0002 Four Points Centre PUD, 7200 to 7500 FM 620 North	Rezone from PUD to PUD	To grant	Apvd. 06/13/1996 Ord.# 960613-O
C814-95-0002.01 Four Points Centre PUD 7301 FM 620 North	1 <sup>st</sup> Amendment to Four Points Centre PUD. Modifying provisions of the 333-acre PUD. This ordinance and exhibits A, B and C constitute the Land Use Plan of the PUD. Exhibit A is a Map showing boundaries of the PUD. Exhibit B contains the limitations and conditions for development "Land Use Plan" in the PUD. Exhibit C: Description of Property.	To grant	Apvd. 03/30/2000 Ord.#000330-52

Number	Request	Commission	City Council
C814-95-0002.04 Four Points Centre PUD  11404 FM 2222 Road	4 <sup>th</sup> Amendment to Four Points Centre PUD which added GR-MU uses on lots 2, 4, 5 and 6 of Block B.	To grant	Apvd. 04/24/2003 Ord.#030424-21
C814-95-0002.09 Four Points Centre PUD 7301 North FM 620 Road	9 <sup>th</sup> Amendment to Four Points Centre PUD to permit liquor sales use on Lot 1-B Property. Note #60 amended by Note #67 to allow no more than 6,419 sq. ft area of CS-1 zoning on Lot 1 of Block B within the PUD.	To grant	Apvd. 09/30/2010 Ord.# 20100930-041
C814-95-0002.10 7013, 7318 ½ River Place Blvd. 11120, 11034 Four Points Drive  Four Points Centre PUD Amendment 10	10 <sup>th</sup> Amendment to Four Points Centre PUD to rezone 38.391 acres in 4 Tracts. This amendment permitted GR-MU uses for Lots 4, 5, and 6 of Block A and Lot 1 of Block C within the PUD and revised notes 46, 47, 48,49, 50, 64, and 66 on the PUD to clarify the uses allowed on these lots within the PUD. 1. Lots 5 and 6 of Block A and Lot 1 of Block C shall be subject to the following restrictions: A. Drive-in or drive-through facilities are prohibited for restaurants only; other drive-in or drive-through facilities are permitted. 2. Lots 4, 5, and 6 of Block A and Lot 1 of block C subject to following restrictions: A. Except for rainwater collection, underground storage tanks are prohibited. B. The following uses are prohibited: Automotive rentals; Automotive repair or service; Automotive sales; Automotive washing (of any type); Bail-bond services; Commercial off-street parking; Exterminating services; Funeral services; Pawn shop services; Service stations. 3. A total of 375,000 square feet of space for retail uses may be allocated among Lots 4, 5 and 6 of Block A, Lots 4, 5 and 6 of Block B, and Lot 1 of Block c. The landowner may allocate these 375,000 square feet of space for retail uses among these seven lots by providing the City of Austin Planning and Development Review	To grant	Apvd. 12/08/2011 Ord.#20111208-096

Number	Request	Commission	City Council
	Departments with documentation of such allocation.		
C14-03-0043 11000 FM 2222 Rd  Craven Tract	Rezone 2.0893 acres from I-RR to GR-CO. Conditions – vehicle trips not to exceed 2000 per day.	To grant	Apvd.08/28/2003 Ord.# 030828-57

#### RELATED CASES:

C14-01-0040: River Place Office Site, Approved GR-CO on 07/30/2001 (Ord.# 010719-124). The -CO limits FAR to 0.0402:1.

C14-94-0167 and Ordinance #950427-R, Established a Planned Development Area (PDA) in combination with certain base district zoning classifications. Rezoned 5 tracts of land to Research and Development, GR-CO and GO-CO. The CO included three different Floor to Area Ratios (FAR) for Tracts: 2, 3 and 4.

C14-92-0122 and Ordinance #921217-1, Rezoned 26.05 acres from PUD to SF-2

#### LEGAL DESCRIPTION

BEING a 14.336-acre tract of land situated in the Louis Fritz Survey No. 291, Abstract No. 280 and the Banyon Payne Survey No. 288, Abstract No. 640, Travis County, Texas; being a portion of that certain tract of land called to contain 27.8229 acres in a Deed Without Warranty from the State of Texas, for the use and benefit of the Permanent School Fund to New Corridor Development, L.P. in Document No. 2005137971 of the Official Public Records of Travis County, Texas and being a portions of Lots 1-A, 1-B, 1-C, 1-D and 1-E of the Resubdivision of Lot 1, New Corridor at River Place Subdivision as shown on a plat recorded in Document No. 200900032 of the Plat Records of Travis County, Texas; said 14.336 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

#### OTHER STAFF COMMENTS:

##### Comprehensive Planning

This rezoning case is situated on the east side FM 620, on an undeveloped 14.34 acre parcel. The property is also located within the boundaries of the **Four Points Activity Centers for Redevelopment in Sensitive Environmental Areas**. The property is not located within the boundaries of a Neighborhood Planning Area. Surrounding land uses include commercial, office and a townhouse development to the north; to the south is undeveloped land; to the east is undeveloped land and commercial uses; and to the west is Water Treatment Plant #4. The proposed use is a 350 unit of multi-family housing development. Per the Applicant:

- *The existing conditional overlay caps the maximum FAR to 0.0402:1 and is proposed to be removed from the zoning designation. The Mixed Use combining overlay is proposed to allow a residential development with up to 350 multifamily units on the Property. This*

*request is consistent with surrounding uses. Under the ongoing Land Development Code rewrite, the Property is currently proposed to be rezoned to MU5B-Q, which allows residential development by right.*

### **Connectivity**

There are no public sidewalks, walking trails or public transit located along this portion of FM 620. There is a paved shoulder along both sides of FM 620 and warning signs for cars to stay off this area, which is signed and used as a bike lane. There are a variety of commercial uses near the site but the area lacks schools, parks and other civic uses. The mobility options in the area are below average and make it difficult to access any commercial uses in the area without using a car to get to them.

### **Imagine Austin**

The Imagine Austin Growth Concept Map identifies this property as being located within and adjacent to one of five ‘**Activity Centers for Redevelopment in Sensitive Environmental Areas.**’ (**Four Points**) These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. Analyzing this specific amendment, the review of the building height and impervious surface coverage requirements are beyond the scope of the Imagine Austin Comprehensive Plan.

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.
- **HN P10.** Create complete neighborhoods across Austin that have a **mix of housing types and land uses**, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon the lack of mobility options other than the car to access nearby goods and services, the proposed use not including a mix of uses under the Mixed Use zoning category but providing residential housing, the project appears to only partially support the policies of the Imagine Austin Comprehensive Plan.

### **Environmental**

1. The site is located over the Edwards Aquifer Recharge Zone. The site is in the Panther Hollow Watershed, which is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code (LDC). It is in the Drinking Water Protection Zone.



2. 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

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. This site is in the Hill Country Roadway. In addition to standard landscaping, it will be required to develop in accordance with LDC 25-2, Subchapter C, Article 11 and Environmental Criteria Manual (ECM) 2.7.0. These regulations and rules affect the developable area of the site.
6. 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.

#### Fire Review

Recommending approval of rezoning request after reviewing above ground chemical storage in the vicinity.

#### Parks and Recreation Department

- PR1. Parkland requirements, either parkland dedication or fees, will be required at the time of subdivision or site plan for any residential or hotel development. An Early Determination letter has been issued for this property which states that fees will be required, based on details of the proposed development, as shared with PARD.

#### Site Plan

- SP 1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. The site is located within 1,000 feet of FM 2222 and FM 620 and within two Hill Country Roadway Corridors. The site is located within the moderate intensity zone (to change to High Intensity Zone with new Bypass) of the Hill Country Roadway for both FM 2222 and FM 620. This designation will be reviewed in the Site Plan phase of City review. The site may currently be developed with the following maximum floor-to-area ratio (FAR):

Maximum FAR for non-residential buildings

	Slope	FAR
i.	0-15%	0.20
ii.	15-25%	0.08
iii.	25-35%	0.04

SP 3. Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along FM 620. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of FM 620 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet. (Note: in High Intensity zone maximum height is 53 feet.)

SP 4. Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning and Platting Commission.

#### Austin Water Utility

AW1. 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.

Service Extension Requests 4764 for water service and 4765 for wastewater service are currently in review and must be approved prior to submittal of any site development plans.

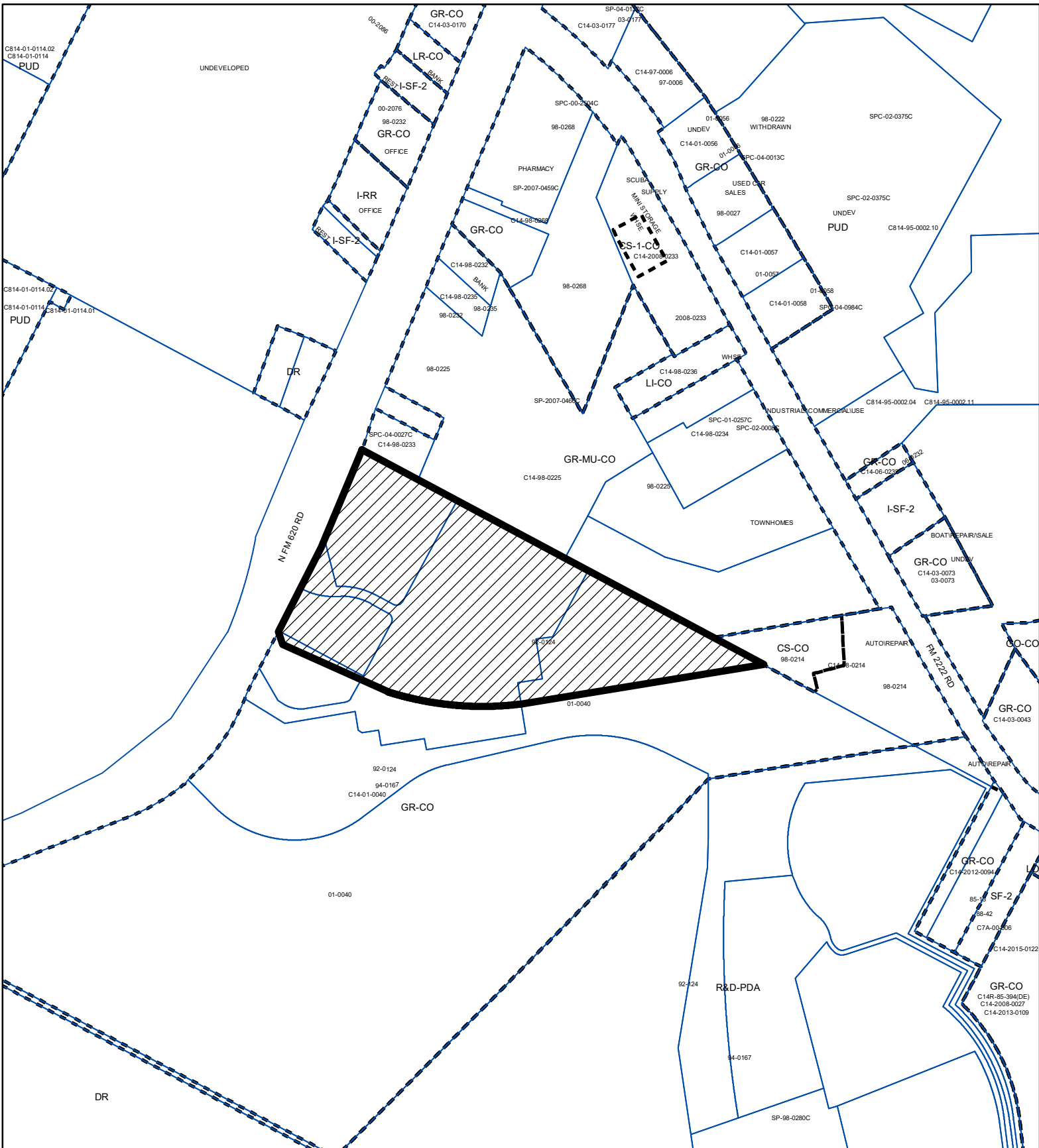
All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.


#### INDEX OF EXHIBITS TO FOLLOW


Exhibit A: Zoning Map


Exhibit B: Aerial Map

Exhibit C: Imagine Austin Compliance – Connectivity Map


$$1'' = 400'$$

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

**ZONING** **E**  
ZONING CASE#: C14-2020-0078

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: 7/20/2020**





High Pointe 620 at 2222

## Exhibit B

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2020-0078  
 LOCATION: 6701 N Ranch Road 620  
 SUBJECT AREA: 14.336 ACRES  
 GRID: C33 & D33  
 MANAGER: MARK GRAHAM

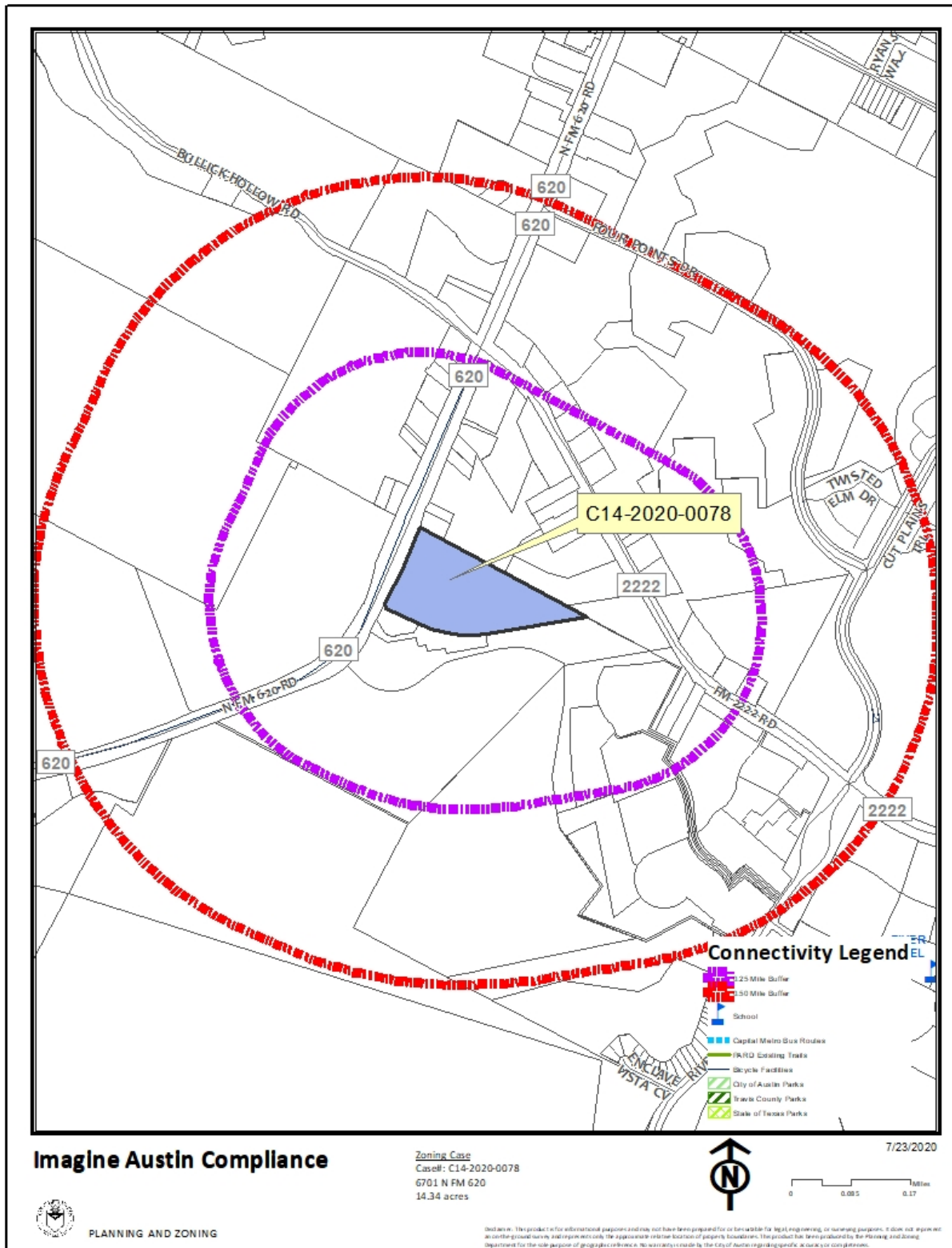


1" = 500'

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.



Project Name: High Pointe 620 at 2222  
Address: 6701 N FM 620 RD  
File Number: C14-2020-0078



**Exhibit C**

**From:** [Smith, Michelle \(DSHS\)](#)  
**To:** [Graham, Mark](#)  
**Subject:** Rezoning Case Number C14-2020-0078  
**Date:** Friday, April 9, 2021 11:48:44 AM  
**Attachments:** [image001.png](#)  
[Case Number C14-2020-0078.pdf](#)

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\*\*\* External Email - Exercise Caution \*\*\*

Please reference attached for hearings scheduled:  
April 20, 2021 -Zoning and Platting Commission  
May 6, 2021 at 2PM Austin City Council

The road construction happening behind the Alicante Townhome Condominiums has already devalued my property and is a constant disturbance of the peace day and night.

Additional development that alters or eliminates the greenbelt view I currently have significantly impacts the value of my property.

*Michelle Smith, MA*

Division Finance Director  
Community Health Improvement Division Office  
Ofc (512) 776-2840  
Cell (512) 567-3953



**TEXAS**  
Health and Human  
Services

Texas Department of State  
Health Services

*I am teleworking until further notice. I am monitoring email and am available via Teams during regular business hours or you may reach me on my work cell phone (512-567-3953)*

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## PUBLIC HEARING INFORMATION

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[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

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**Case Number: C14-2020-0078**

**Contact: Mark Graham, 512-974-3574**

**Public Hearing: April 20, 2021, Zoning and Platting Commission  
May 6, 2021, City Council**

*DAWN Michelle Smith*

Your Name (please print)

*11263 Ranch Road 2222 #808  
Austin, TX 78730*

Your address(es) affected by this application

*[Signature]*  
Signature

☐ I am in favor  
☒ I object

*4/8/21*  
Date

Daytime Telephone: *512-483-1099*

Comments:

*Development of the area behind  
Alicante Townhome Condos will decrease  
the value of our property. I paid  
a higher price to have greenbelt  
view. If I wanted a shopping center  
view I would have purchased property  
closer to Central Austin where I work.  
My appraisal at the time of purchase  
7/20/17 valued my view @ \$10,000*

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

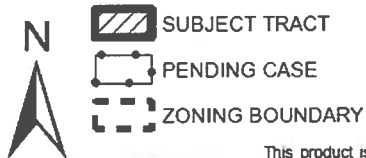
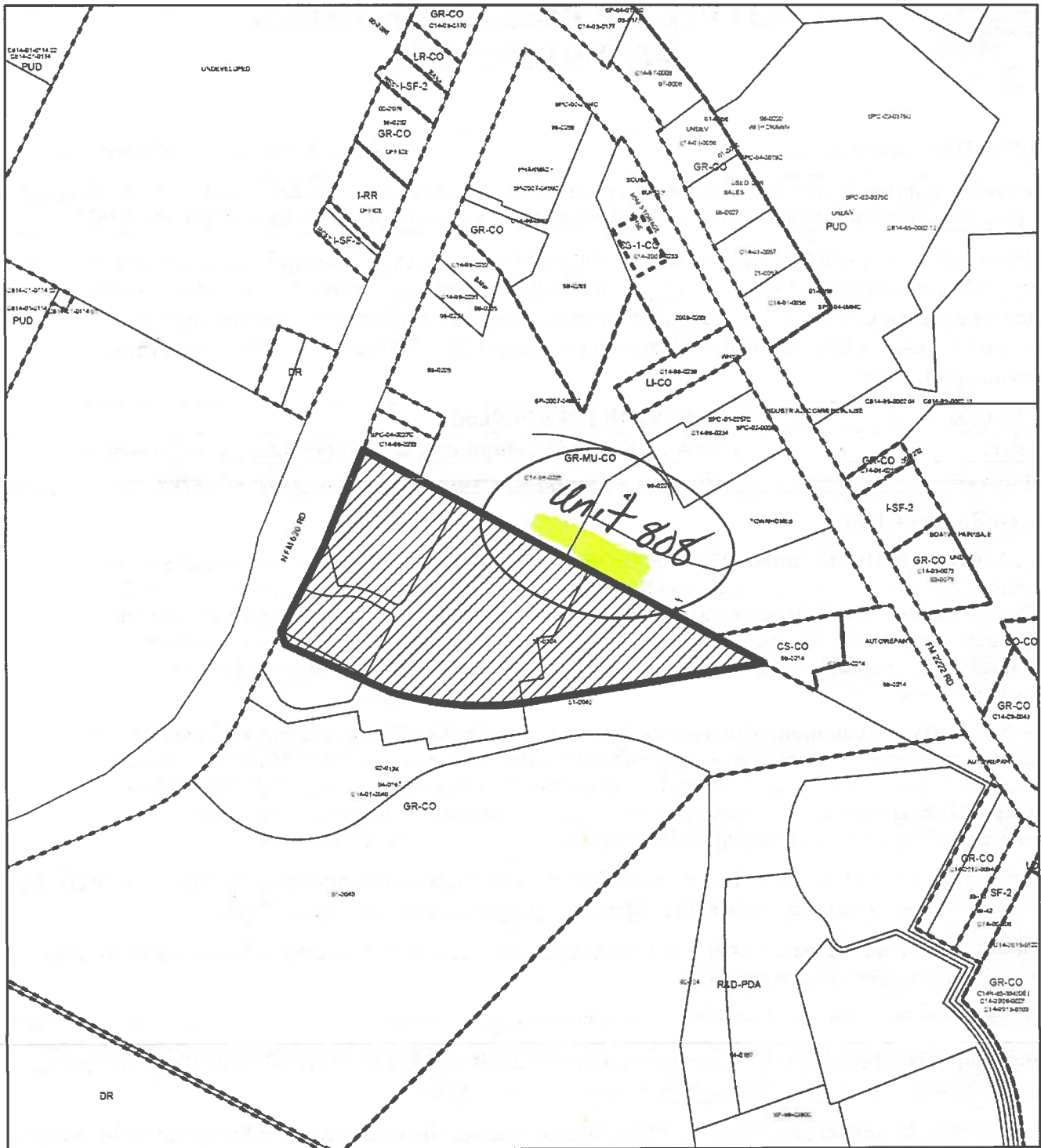
City of Austin, Housing and Planning Department

**Mark Graham**

P. O. Box 1088, Austin, TX 78767

Or email to:

[mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov)



1" = 400'

## ZONING

ZONING CASE#: C14-2020-0078

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: 7/20/2020



# Rezoning Case Number: C14-2020-0078

FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2		
Address and Unit #		11203 Ranch Road 2222 808, Austin, TX 78730		11203 Ranch Road 2222 1008, Austin, TX 78730			11203 Ranch Road 2222 1407, Austin, TX 78730		
Project Name and Phase		Alicante Condos Twnhms Amd 01		Alicante Condos Twnhms Amd 01			Alicante Condos Twnhms Amd 01		
Proximity to Subject				0.00 miles			0.00 miles		
Sale Price		\$ 269,000		\$ 259,000			\$ 230,000		
Sale Price/Gross Liv. Area		\$ 168.55 sq. ft.		\$ 162.28 sq. ft.			\$ 149.25 sq. ft.		
Data Source(s)				MLS#8277431;DOM 44			MLS#12348/25;DOM 3		
Verification Source(s)				CAD/Inspection from Street			CAD/Inspection from Street		
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION	
Sales or Financing				ArmLth				ArmLth	
Concessions				Conv;1445		0		Conv;0	
Date of Sale/Time				s04/17;c03/17		0		s03/17;c02/17	
Location		N;Res;		N;Res;				N;Res;	
Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple	
HOA Mo. Assessment		292		292				277	
Common Elements and Rec. Facilities		Common Area Walkway/pool		Common Area Walkway/pool				Common Area Walkway/pool	
Floor Location		First		First				First	
View		N;Res;greenbelt		N;Res;		+10,000		N;Res;greenbelt	
Design (Style)		RT3L;Neo-eclect		RT3L;Neo-eclect				RT3L;Neo-eclect	
Quality of Construction		Q4		Q4				Q4	
Actual Age		15		15				15	
Condition		C3		C3				C3	
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.
Room Count		6	3	3.0	6	3	3.0	5	2
Gross Living Area		1,596 sq. ft.		1,596 sq. ft.				1,541 sq. ft.	
Basement & Finished Rooms Below Grade		0sf		0sf				0sf	
Functional Utility		Average		Average				Average	
Heating/Cooling		CACH		CACH				CACH	

### Subject Photos

Borrower	Dawn Michelle Smith					
Property Address	11203 Ranch Road 2222					
City	Austin	County	Travis	State	TX	Zip Code 78730
Lender/Client	Movement Mortgage					



### Subject Front

11203 Ranch Road 2222  
Sales Price 269,000  
Gross Living Area 1,596  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 3.0  
Location N;Res;  
View N;Res;greenbelt  
Site 16,893 sf  
Quality Q4  
Age 15



Rezoning Case Number: C14-2020-0078





Rezoning Case Number: C14-2020-0078





Rezoning Case Number: C14-2020-0078



**From:** [Lauren Goodrich](#)  
**To:** [Graham, Mark](#)  
**Subject:** CASE C14-2020-0078 Vote  
**Date:** Saturday, April 17, 2021 8:02:14 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Attached is my vote in favor  
Lauren Goodrich  
11203 Ranch Road 2222 #702  
Austin, Tx 78730

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**From:** [Linda Bouffard](#)  
**To:** [Graham, Mark](#)  
**Subject:** Public Hearing Info  
**Date:** Sunday, April 18, 2021 2:08:35 PM

---

\*\*\* External Email - Exercise Caution \*\*\*

To  
Mark Graham:

I have received the Public Hearing Notice: Case C14-2020-0078.

I am in favor of this application.

Thank you,  
Linda Bouffard  
11203 Ranch Rd 2222 Unit 501  
Austin, TX 78730

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**Case Number: C14-2020-0078**

**Contact: Mark Graham, 512-974-3574**

**Public Hearing: April 20, 2021, Zoning and Platting Commission  
May 6, 2021, City Council**

Kristina Marta Rossi

*Your Name (please print)*

☒ I am in favor  
☐ I object

11203 Ranch Road 2222 APT 2504

*Your address(es) affected by this application*

KTR

*Signature*

April 7, 2021

*Date*

Daytime Telephone: 262-355-5779

Comments:

I am in favor per the  
mutual benefits to the  
community and increased  
property value

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

City of Austin, Housing and Planning Department

**Mark Graham**

P. O. Box 1088, Austin, TX 78767

Or email to:

[mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov)



**From:** [K.J. Bartosh](#)  
**To:** [Graham, Mark](#)  
**Cc:** [John Males](#); [michael baziw](#); [Richard Mathias](#)  
**Subject:** Comments for C14-2020-0078  
**Date:** Monday, April 19, 2021 9:26:08 PM

---

\*\*\* External Email - Exercise Caution \*\*\*

Mark,

These comments are in reference to case #: C14-2020-0078.

I am the President of the Alicante Condominium Townhomes Homeowners Association. Our property located at 11203 FM 2222, abuts the property referenced in this case. The Homeowner's Association's position in this case is strongly in favor of the zoning change to add the MU combining district to the property, which will permit the construction of apartments on the tract.

We are pleased that land will now be used for residential development, instead of retail. The planned multi-family residential is a much more compatible use, in our estimation, than its current zoning restrictions allow. We also believe the planned luxury apartments for the site will have a greater positive impact on our property values, as well as work to help alleviate the current housing shortage in Austin.

Trinsic Residential and their agents have worked in good faith with us to mitigate any and all concerns that we presented to them. We will be creating a private restrictive covenant to memorialize these agreements. In light of the considerations they have made, we have no reservations about providing our full support of the zoning change.

We hope that the Zoning and Platting Commission will approve the request for the zoning change.

Respectfully,  
K.J. Bartosh, President  
Alicante Condominium Townhomes, Inc.

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**From:** [Richard Mathias](#)  
**To:** [Graham, Mark](#)  
**Cc:** [K.J. Bartosh](#); [John Males](#); [michael baziw](#)  
**Subject:** Re: Comments for C14-2020-0078  
**Date:** Tuesday, April 20, 2021 5:05:10 PM  
**Attachments:** [image001.png](#)

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Hello Mark:

On behalf of the adjacent landowner, Alicante Townhomes, I have spoken with the owner of the property seeking rezoning and we have agreed to the terms of a private Restrictive Covenant that will be executed between the two property owners prior to final reading by the City Council.

We would appreciate it if you would forward this agreement to the Commission and the Council.

Thank you very much.

---

**Richard Mathias**  
**MATHIAS COMPANY**  
**Land Development Consultants**  
***Celebrating 37 Years of Service***

*5800 Monmarte Cove  
Austin, Texas 78744  
512-844-1644 Mobile*



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On Apr 20, 2021, at 10:04 AM, Graham, Mark <Mark.Graham@austintexas.gov> wrote:

Hi Richard,

It's my understanding that Alicante and the applicants are working on a private RC. To some extent a CO can be used to require a fence and specify height and whether it's

solid or not, but not materials; a vegetative buffer of a particular width in feet (but not contents, and a maximum height limit (s) on the property or within a certain distance to a property line.

Regards,  
Mark Graham  
[Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov)  
512-974-3574

---

**From:** Richard Mathias <Richard@mathiascompany.com>  
**Sent:** Tuesday, April 20, 2021 8:40 AM  
**To:** Graham, Mark <Mark.Graham@austintexas.gov>; K.J. Bartosh [REDACTED]  
**Cc:** John Males [REDACTED]; michael baziw [REDACTED]  
**Subject:** RE: Comments for C14-2020-0078

Mark:

Can requirements for fencing and landscaping along the common property line and height limits for certain buildings on the site be included in a Conditional Overlay? If not, can they be placed in a Restrictive Covenant to which the City of Austin would be a party?

**Richard Mathias**  
**MATHIAS COMPANY**  
Land Development Consultants

*Celebrating 37 Years of Service*

*5800 Monmarte Cove  
Austin, TX 78744  
512-844-1644*  
[REDACTED]

<image001.png>

---

**From:** Graham, Mark <[Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov)>  
**Sent:** Tuesday, April 20, 2021 7:21 AM  
**To:** K.J. Bartosh [REDACTED]  
**Cc:** John Males [REDACTED]; michael baziw [REDACTED];  
Richard Mathias [REDACTED] >  
**Subject:** RE: Comments for C14-2020-0078

Hi K.J.,  
Thanks for your comments about the rezoning case. I will forward them to the

Commission and Council.

Regards,  
Mark Graham, Case Manager  
[Mark.graham@austintexas.gov](mailto:Mark.graham@austintexas.gov)  
512-974-3574

---

**From:** K.J. Bartosh [REDACTED] >  
**Sent:** Monday, April 19, 2021 9:26 PM  
**To:** Graham, Mark <[Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov)>  
**Cc:** John Males [REDACTED]; michael baziw [REDACTED];  
Richard Mathias [REDACTED]  
**Subject:** Comments for C14-2020-0078

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