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ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0019 – Walsh Tarlton and Loop 360 Project

P.C DATE: May 4, 2010

ADDRESS: 2614 Walsh Tarlton Lane

OWNER/APPLICANT: CRVI Loop 360, LP (Timothy Clark)

AGENT: Armbrust & Brown, L.L.P. (David Armbrust)

ZONING FROM: GR/LO **TO:** GR-MU

AREA: 16.242 acres (707501.52 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends GR-MU (Community Commercial) district zoning with conditions. A Traffic Impact Analysis (TIA) is required but has been deferred to the site plan application. Prior to any site plan approval, a traffic impact analysis ("TIA") shall be provided to the Planning and Development Review Department, or its successor department, of the City of Austin. All development on the Property shall be subject to the requirements of the TIA as set forth in Section 25-6, Article 3 (Traffic Impact Analysis) of the City Code and Section 2 of the Transportation Criteria Manual.

DEPARTMENT COMMENTS: This 16.242 acre site is currently developed with a movie theatre. The applicant seeks to rezone the property and replace the existing theatre with a mixed-use residential, retail and office development. The Mixed-Use district zoning designation requested will allow for the residential component of the project. The site is planned to consist of 75,819 square feet of office, 12,970 square feet of retail and a 229 condominium/townhome units.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Retail
<i>North</i>	LO	Bank
<i>South</i>	PUD	Undeveloped
<i>East</i>	GR/LO	Shopping Mall / Retail
<i>West</i>	GR-CO / SF-2-CO	Undeveloped / Single Family

NEIGHBORHOOD PLAN: N/A

TIA: Required; Deferred to Site Plan

WATERSHED: Barton Creek (Barton Springs Zone)

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

Stoneridge Neighborhood Association
Barton Creek North Property Owners
South Bee Cave Woods Neighborhood Association
Save Barton Creek Association
Austin Neighborhoods Council

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14R-84-137 (SP-06-0464CR)	Retail Site Plan	Approved	N/A
SPC-2010-0071C.MGA	Mixed –Use development office/retail residential site plan	Under Review	Under Review

BASIS FOR RECOMMENDATION

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

The recommended zoning will allow the property to be redeveloped into a mixed-use residential, retail and office use.

2. Zoning changes should promote a balance of intensities and densities.

The recommended zoning will promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.

EXISTING CONDITIONS

Environmental

This site is located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone.

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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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 on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Water and Wastewater

If the landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

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:

No additional right-of-way is needed at this time.

Prior to any site plan approval, a traffic impact analysis ("TIA") shall be provided to the Planning and Development Review Department, or its successor department, of the City of Austin. All development on the Property shall be subject to the requirements of the TIA as set forth in Section 25-6, Article 3 (Traffic Impact Analysis) of the City Code and Section 2 of the Transportation Criteria Manual.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Walsh Tarlton	75'	64'	Arterial	Yes (partly)	Yes	Yes
Loop 360	250'	Varies	Expressway	No	Yes	Yes

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Site Plan:

There is a site plan currently approved for this site (SP-06-0464CR), as a replacement site plan [Sec. 25-5-64] for an old zoning site plan, C14R-84-137.

There is also a site plan currently under review for this property (SPC-2010-0071C.MGA) which provides for mixed office/retail buildings, restaurant, multi-level parking garage, 229 units and other associated improvements.

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

The site is subject to compatibility standards. Along the northwest property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - 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.
- Additional design regulations will be enforced at the time a site plan is submitted.

The site is located within 1,000 feet of Capital of Texas Highway (Loop 360) and within a Hill Country Roadway Corridor; which is also a scenic roadway. The site is located within the moderate intensity zone of the Hill Country Roadway. The site may be developed with the following maximum floor-to-area ratio (FAR):

Slope	Maximum FAR
0-15%	.25
15-25%	.10
25-35%	.05

Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along Loop 360. 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 Loop 360 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

This site is also located in the Barton Springs Zone. In the Barton Springs Zone, no individual retail use may exceed 50,000 square feet and no food sales use may exceed 100,000 square feet. [Sec. 25-2-651].

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CITY COUNCIL DATE: May 27, 2010

ACTION:

ORDINANCE READINGS: 1st

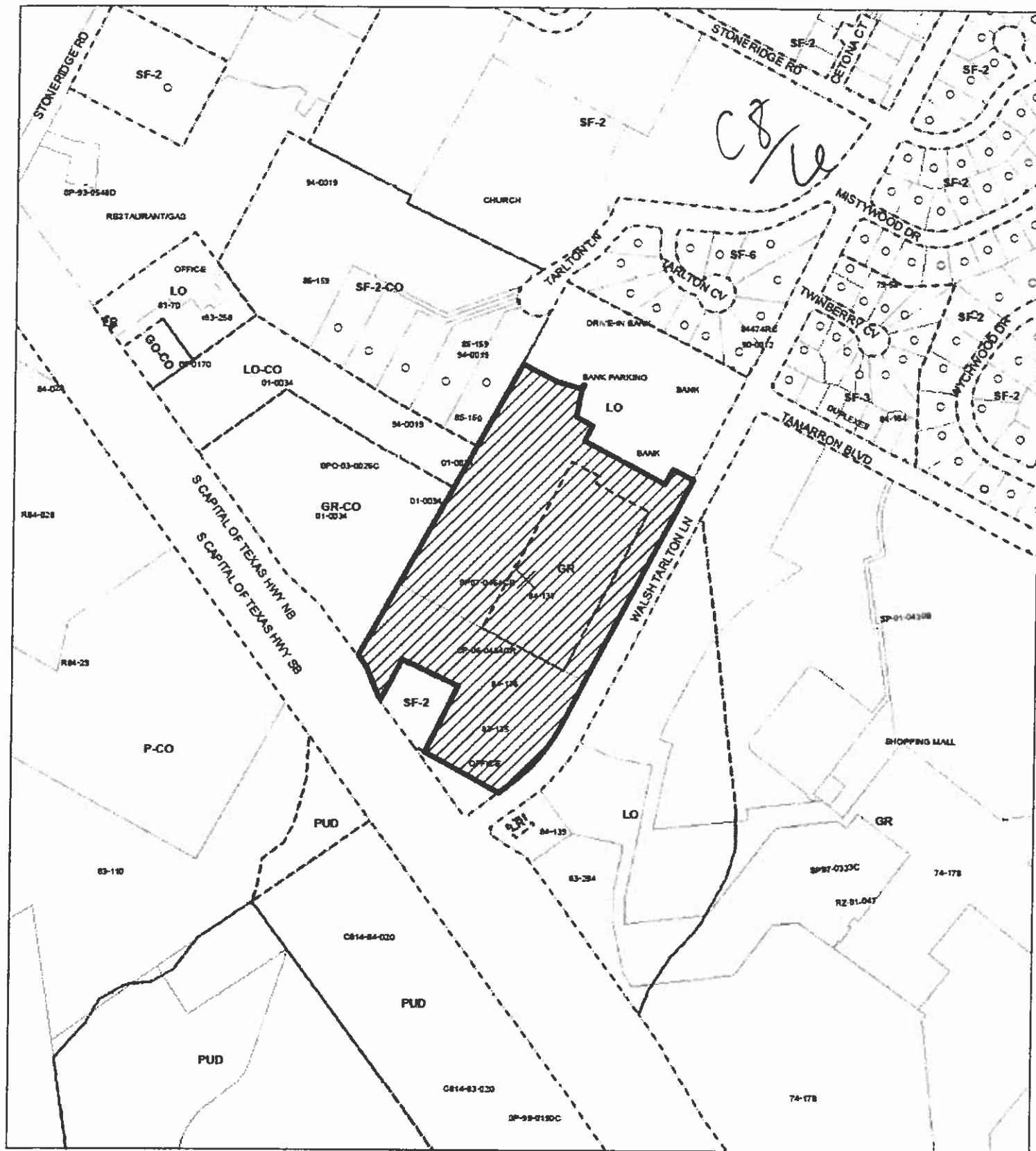
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@ci.austin.tx.us



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

OPERATOR: S. MEEKS

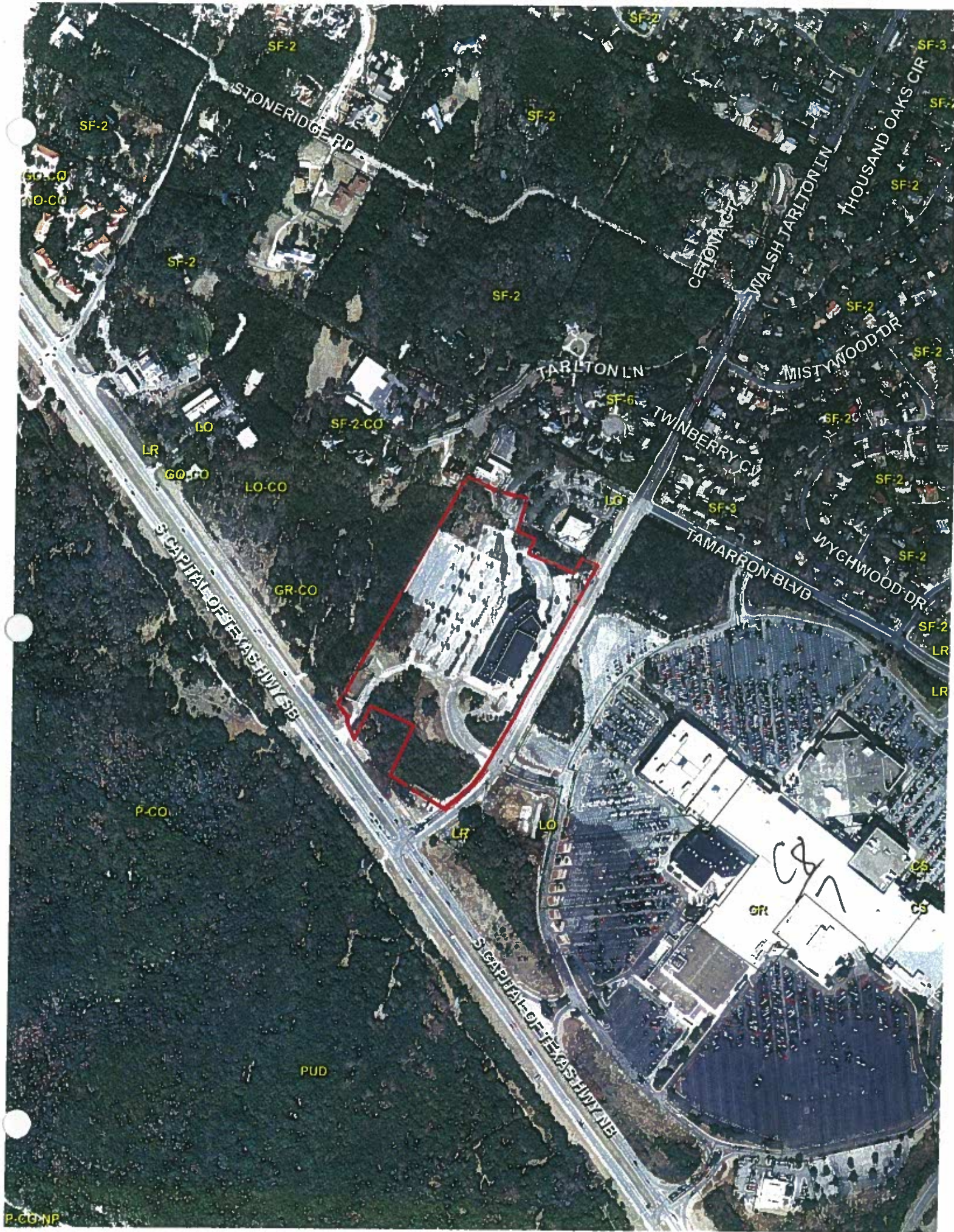
ZONING

ZONING CASE#: C14-2010-0019
ADDRESS: 2614 WALSH TARLTON LN
SUBJECT AREA: 16.242 ACRES
GRID: E21, F21-22
MANAGER: S. RYE



1" = 400'

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.



ARMBRUST & BROWN, L.L.P.

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300

AUSTIN, TEXAS 78701-2744

512-435-2300

FACSIMILE 512-435-2360

FACSIMILE 512-435-2399

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AMANDA MORROW
(512) 435-2368
AMORROW@ABAUSTIN.COM

February 23, 2010

Greg Guernsey
City of Austin
Planning Development and Review Department
505 Barton Springs Road
Austin, Texas 78701

Re: 2614 Walsh Tarlton Lane Rezoning (the "Application")

Dear Greg:

This firm represents and this letter is submitted on behalf of the applicant in the above referenced Application. It is our clients intent to rezone the property at 2614 Walsh Tarlton Lane, also known as Lot 1, Block A, Texas Commerce Bancshares Subdivision, and a portion of Lot 1, M-P Addition Subdivision, from GR/LO to GR-MU. The site consist of approximately 16.24 acres, which is currently developed with a movie theater.

The proposed zoning change is being requested to allow residential use on the site. It is our clients intent to redevelop the site with a mix of condominium/townhouse residential use, approximately 75,819 square feet of office use and 12,970 square feet of retail use. The existing movie theater will be eliminated. It should be noted that the proposed mixed use project will generate fewer traffic trips than the existing movie theater, and those uses contemplated as part of the approved entitlements for the site. Additionally, the mixed use project provides greater compatibility with the surrounding area then the existing approved site plan provides.

Should you have any questions, please feel free to contact me at 512-435-2368.

Respectfully submitted,


Amanda Morrow
Land Development Consultant

cc: John Burnham
David Armbrust
Joe Longaro
Alex Clarke

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SWBNA
SOUTH BEE CAVE WOODS NEIGHBORHOOD ASSOCIATION
P.O. Box 160434

March 8, 2010

Sue Welch, Case Manager
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, TX 78701

cc: Amanda Morrow

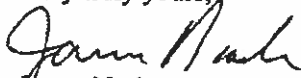
Dear Ms. Welch:

I am the Chair of the South Bee Cave Woods Neighborhood Association (SBWNA) and I am writing you concerning the development near our neighborhood referred to as the Tarlton 360 Townhomes, case number SP-2009-0094C. The SBWNA has been communicating with the developer about this development for over a year. The developer has had several meetings with my and other neighborhood associations affected by this development. In all cases, the developer and their associates have been very forthcoming about details of this development, keeping us up to date on site planning, mixed use, architectural proposals and other issues affecting this work of which the SBWNA has interest. They have listened to the concerns of the neighborhoods and nearby residents and are working with us to minimize impacts of the development on our quality of life in the neighborhoods.

The primary purpose of this correspondence is to inform the City Planning Department, that the SBWNA fully supports this development and site plan. We feel strongly that the site plan being proposed for the Tarlton 360 Townhomes is far superior to the currently approved site plan for this plot (all commercial, not mixed use) and will have a much less negative impact on the quality of life within our neighborhood from a traffic, noise and general livability point of view. Based on what the developers have shown us, the townhomes being planned are in line with the value of homes in our neighborhood as well. From what we have seen, this development fits in better with our neighborhood than anything else we have seen proposed for this lot over the last 20 + years, certainly much better than the currently approved site plan.

The SBWNA urges the City to move forward with approval of this development as quickly as possible. We wish to quit worrying about what will eventually wind up on this lot, and feel the development discussed in this correspondence is best for the neighborhood and the City of Austin. If you have any questions about this correspondence or the SBWNA's position on the proposed development, please feel free to contact me by phone.

Very truly yours,



James Nash
Chair, SBWNA
(512) 507-3493

Amanda Morrow

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From: David Steinwedell [david.steinwedell@att.net]
Sent: Thursday, April 08, 2010 11:25 AM
To: Sue.Welch@ci.austin.tx.us
Cc: 'Litschi, Robert'; Amanda Morrow
Subject: Tarlton 360 Townhomes - SP-2009-0094C

Sue Welch
Case Manager
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, TX 78701

RE: SP-2009-0094C - Tarlton 360 Townhomes

Dear Ms. Welch:

We are writing you on behalf of the Hill Country Estates Homeowners Association regarding the proposed development adjacent to our neighborhood referred to as the Tarlton 360 Townhomes, case number SP-2009-0094C. We fully support the new development and site plan as a mixed use development with townhomes, condos, office and retail. As the neighborhood directly adjacent to the site, we feel the use as currently proposed is far superior to both the old theatre and the 3 building multi story office complex that was previously proposed.

We understand that there is an issue with living unit equivalents (LUE) under the mixed use plan. We believe that a use that increases home ownership and provides a small additional amenity base is a good use of LUE allocation for the City especially since a plan with greater LUE's was previously approved.

If you have any questions about this correspondence or the homeowner's position on the proposed development, please feel free to contact David Steinwedell at 512-592-9906 who is the resident in the neighborhood leading our evaluation of this project.

Respectfully,

Robert Litschi
President
Architectural Control
Hill Country Estates Homeowners Association

David Steinwedell