

**ZONING CHANGE REVIEW SHEET**

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**CASE:** C14-2010-0100

**Z.A.P. DATE:** August 17, 2010  
September 7, 2010

**ADDRESS:** 9800 N. FM 620 Road

**APPLICANT:** Vincent J. Stagliano

**AGENT:** Land Strategies, Inc. (Paul Linehan)

**ZONING FROM:** DR, SF-2

**TO:** GR-CO

**AREA:** 11.72 acres

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant Community Commercial-Conditional Overlay District, zoning. The conditional overlay would:

- Limit the development intensity on the site to less than 2,000 vehicle trips per day.
- Permit Restaurant (General) as the only allowed 'GR' district use.
- Permit all 'LR' district uses, with the exception of Service Station.
- Require a 150-foot landscape buffer along the western property line.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

8/17/10: Postponed to September 7, 2010 at the staff's request (6-0, P. Seeger-absent); D. Tiemann-1<sup>st</sup>, C. Banks-2<sup>nd</sup>.

**DEPARTMENT COMMENTS:**

The property in question is undeveloped and moderately vegetated. The applicant is requesting GR, Community Commercial District, zoning because they would like to develop commercial uses on the site in the future. The agent for the case has pointed out that there are several development limitations on this property including Hill Country Roadway conditions, limited impervious cover and a 2,000 vehicle trip limit. In addition, the agent has provided a list of GR district uses that they would like to permit on through the proposed re-zoning of this site (Attachment A).

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. In essence, the staff is recommending LR district zoning, with one GR district permitted use (Restaurant-General). The staff's recommendation is consistent with what was approved by the City Council in 2006 for the property directly to the south of this site in case C14-06-0027. The staff is recommending GR-CO zoning at this location because this tract of land fronts onto FM 620, a major arterial roadway. However, this portion of FM 620 has limited development and the property is not located at an intersection. A restricted Community Commercial District zoning would be appropriate for this site because the property is adjacent to existing commercial uses to the north (The Greenhouse Mall Outdoor Furniture Sales) and south (Mesa Rosa Mexican Food Restaurant). To the east, across FM 620 North, there are multifamily uses (Avendaro Apartments, Escalon at Canyon Creek Apartments) and to the west there is ranchland that is located in the county. The staff's recommendation includes a 150-foot landscape buffer along the western property line to provide a buffer for the single-family homestead to the west. In addition, the staff's recommendation

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includes the prohibition of Service Station uses on this site because the property is located over the northern Edward's Aquifer recharge zone.

The applicant does not agree with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	DR, SF-2	Undeveloped, Concrete Slab
North	County	General Retail Sales (The Greenhouse Mall Outdoor Furniture)
South	GR-CO	Restaurant-General (Mesa Rosa Mexican Food Restaurant)
East	MF-2	Multifamily (Avenida Apartments, Escalon at Canyon Creek Apartments)
West	County	Single-family Residence, Ranchland

**AREA STUDY:** N/A

**TIA:** Waived

**WATERSHED:** Bull Creek

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** Yes -  
Please see Site Plan comments below

**NEIGHBORHOOD ORGANIZATIONS:**

- Austin Monorail Project
- Austin Parks Foundation
- Bull Creek Foundation
- Home Builders Association of Greater Austin
- Homeless Neighborhood Association
- Long Canyon Homeowners Association
- League of Bicycling Voters
- Leander ISD Population and Survey Analysts
- Long Canyon Phase II & LLL Homeowners Association, Inc.
- Sierra Club, Austin Regional Group
- Spicewood Springs Road Tunnel Coalition
- Super Duper Neighborhood Objectors and Appealers Organization
- The Parke HOA
- The Real Estate Council of Austin, Inc.
- 2222 Coalition of Neighborhood Associations
- Volente Neighborhood Association

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0027	DR, SF-2 to GR	6/06/06: Approved GR-CO zoning with Restaurant (General) as the only permitted GR district use; permit all other LR district uses; prohibit Service Station use; add a 150-foot landscape buffer along	7/27/06: Approved the ZAP recommendation for GR-CO zoning (7-0); all 3 readings

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		the west property line; and conditions of the TIA (9-0); M. Hawthorne-1 <sup>st</sup> , T. Rabago-2 <sup>nd</sup> .	
C14-04-0207	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 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	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
C14-04-0183	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 <sup>st</sup> reading  3/03/05: Approved MF-2-CO on consent (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0137	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 <sup>st</sup> reading  11/4/04: Approved MF-1-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0035	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	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	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

**RELATED CASES:** N/A

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**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Plan	Bus Routes
FM 620	160'	80'	Freeway	No	Wide Shoulder Exists/ Recommended	None

**CITY COUNCIL DATE:** September 23, 2010

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

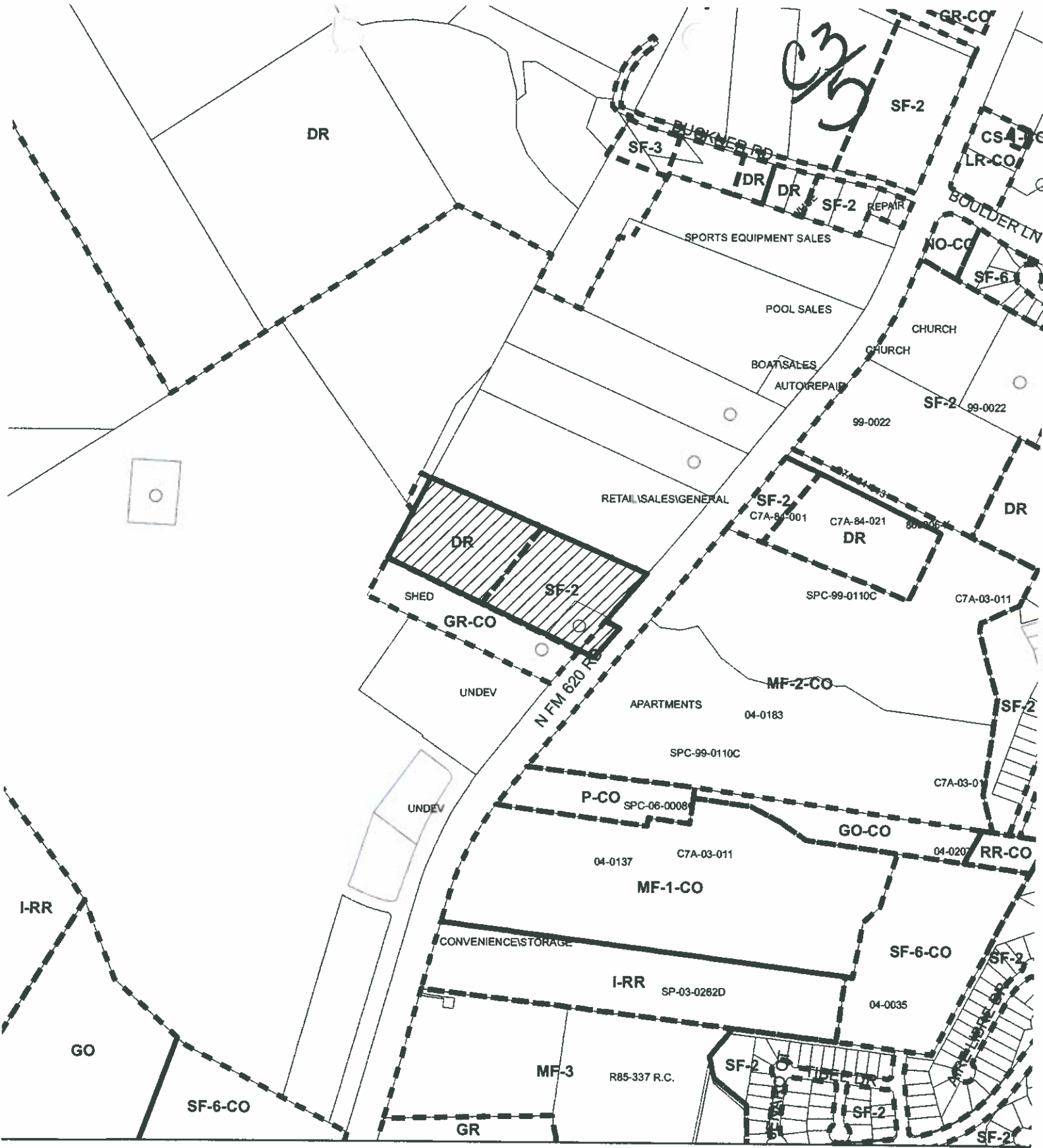
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,



[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



**ZONING**

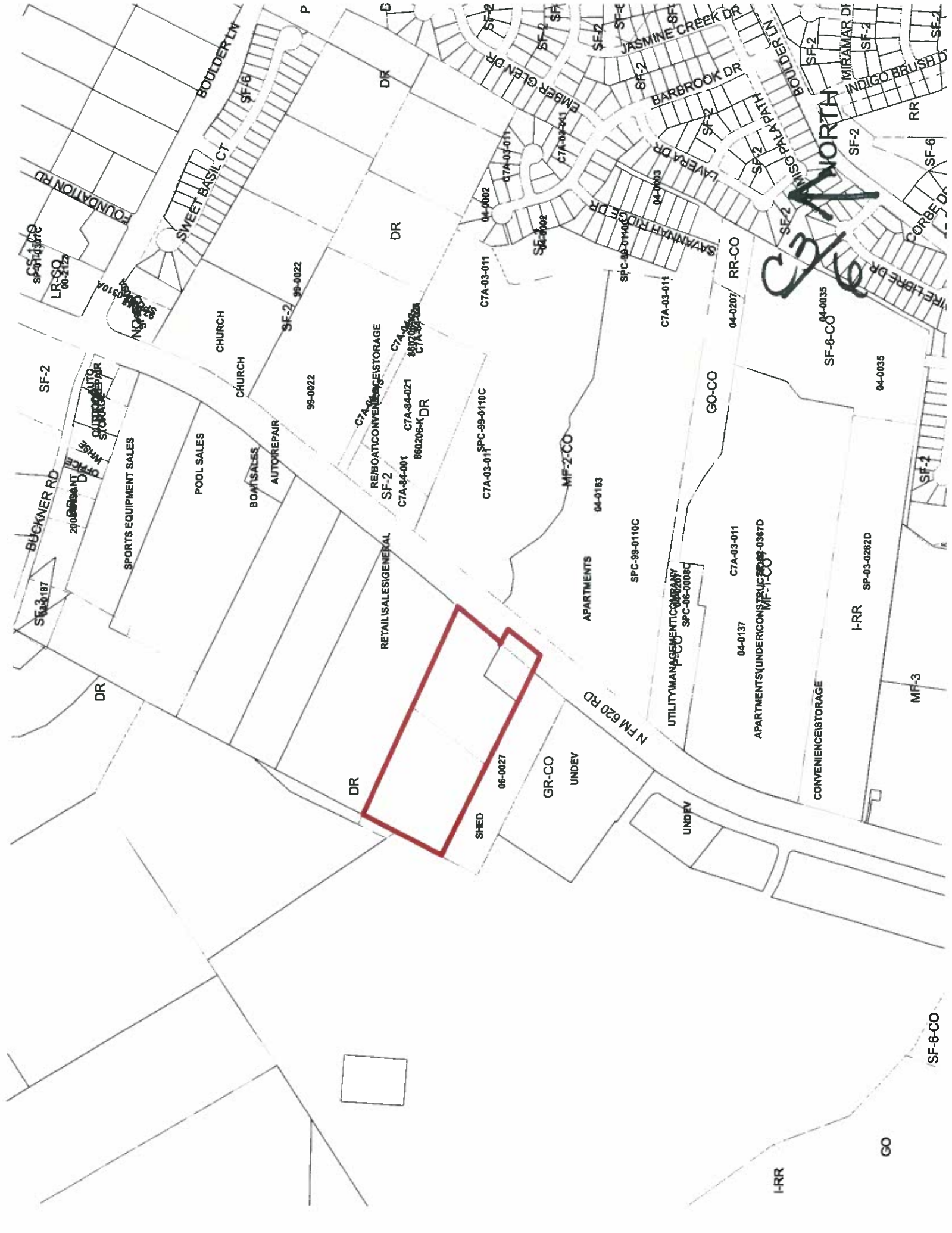
ZONING CASE#: C14-2010-0100  
 LOCATION: 9800 N FM 620 RD  
 SUBJECT AREA: 11.72 ACRES  
 GRID: D36 D37  
 MANAGER: SHERRI SIRWAITIS



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1' = 400'

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.



3 NORTH



SF-2

SF-2

SF-6

DR

SPORTS EQUIPMENT SALES

POOL SALES

CHURCH

CHURCH

BOAT SALES

AUTO REPAIR

SF-2

98-0022

RETAIL SALES GENERAL

REBOAT CONVENTION STORAGE

SF-2

C7A-94-001

C7A-94-021

860206-KDR

SHED

06-0027

GR-CO

UNDEV

N FM 620 RD

APARTMENTS

04-0183

SPC-99-0110C

UTILITY MANAGEMENT COMPANY

SPC-06-0006C

04-0137

C7A-03-011

APARTMENTS UNDER CONSTRUCTION

MF-1-0009-0367D

CONVENIENCE STORAGE

I-RR

SP-03-0282D

MF-3

SF-6-CO

SF-6-CO

04-0035

04-0035

SF-1

SF-6

RR

SF-2





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**STAFF RECOMMENDATION**

The staff’s recommendation is to grant Community Commercial-Conditional Overlay District, zoning. The conditional overlay would:

- Limit the development intensity on the site to less than 2,000 vehicle trips per day.
- Permit Restaurant (General) as the only allowed ‘GR’ district use.
- Permit all ‘LR’ district uses, with the exception of Service Station.
- Require a 150-foot landscape buffer along the western property line.

**BASIS FOR RECOMMENDATION**

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

The 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.

The property in question fronts onto and takes access from F.M. 620 Road North, a major arterial roadway.

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

GR-CO zoning would be appropriate for this site because the property is adjacent to existing commercial uses to the north (The Greenhouse Mall Outdoor Furniture Sales) and south (Mesa Rosa Mexican Food Restaurant). There was a precedent set for GR-CO zoning to the south of this tract for the property located at 9804 FM 620, through zoning case C14-06-0027.

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

The proposed GR-CO zoning would permit the applicant to develop the site with low intensity office and commercial uses that would provide services to the surrounding multifamily residential developments.

**EXISTING CONDITIONS**

**Site Characteristics**

The subject tract is currently undeveloped and moderately vegetated. The applicant has stated that there is a concrete slab on the site that is the remains of a previous single-family structure. To the north of the property there is a General Retail Sales use (The Greenhouse Mall Outdoor Furniture Sales) and to the south there is a Restaurant-General use (Mesa Rosa Mexican Food Restaurant). The land to the east, across FM 620 North, is developed with multifamily uses (Avendaro Apartments, Escalon at Canyon Creek Apartments) and to the west there is a ranch that is located in the county.

**Environmental**

The site is located over the Edwards Aquifer Recharge Zone. According to current maps, this site lies on, or very close to the divide between the Lake Travis Watershed (Water Supply Rural) and the Bull Creek Watershed (Water Supply Suburban) of the Colorado River Basin. The site is in the drinking



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water protection zone. A geological and/or topographical analysis of the site may be needed to determine the exact boundaries of the aforementioned watersheds.

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.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

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.

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

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process. According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

**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.

Following are the comments for each watershed classification:

Lake Travis Watershed (Water Supply Rural)

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	1unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.

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Bull Creek Watershed (Water Supply Suburban)

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>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Note: The most restrictive impervious cover limit applies.

**Site Plan/Compatibility Standards**

The site is located within 1,000 feet of RM 620 and within a Hill Country Roadway Corridor. 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%	0.25
15-25%	0.10
25-35%	0.05

Except for clearing necessary to provide utilities or site access, a 100/50 foot vegetative buffer will be required along 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 620 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

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

This site is within a Scenic Roadway sign district, and Scenic Roadway sign district regulations will apply.

Site plans will be required for any new development other than single-family or duplex residential.

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

**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.

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**Transportation**

Existing Street Conditions:

Name	ROW	Pavement	Classification	Sidewalks	Bike Plan	Bus Routes
FM 620	160'	80'	Freeway	No	Wide Shoulder Exists/ Recommended	None

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

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

**Water and Wastewater**

Presently only City water is available at the property. If the owner wishes to pursue City wastewater the land owner may submit a service extension request to AWU Utility Development Services 972-0207. 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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

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## GR Land Use Information for Stagliano 620 Zoning Case

A = Allowable Land Use under GR zoning

C = Conditional Land Use under Adjacent Zoning Case (City staff current recommendation)

P = Prohibited Land Use under Adjacent Zoning Case (City staff current recommendation)

Items in Red = Land Uses Proposed by Land Strategies to Remain Allowable

Bed & Breakfast (Group 1 and Group 2)	A	Service Station ( <i>problematic - over aquifer</i> )	P
Administrative and Business Office	A	Software Development	A
Art Gallery	A	Special Use Historic	A
Art Workshop	A	Theater ( <i>site not big enough</i> )	P
Automotive Rentals	P	Custom Manufacturing	C
Automotive Repair Services	P	Urban Farm	A
Automotive Sales	P	General Retail Sales (Convenience)	A
Automotive Washing (of any type)	P	General Retail Sales (General)	P
Bail Bond Services	P	Hotel or Motel ( <i>not big enough, utilities</i> )	P
Business or Trade School	P	Indoor Entertainment	P
Business Support Services	P	Indoor Sports/Recreation	P
Commercial Off-street Parking	P	Counseling Services	A
Consumer Convenience Services	A	Family Home	A
Consumer Repair Services	A	Guidance Services (General)	A
Drop-off Recycling Collection Facility	P	Local Utility Services	A
Exterminating Services	P	Private Secondary Educational	A
Financial Services	A	Public Secondary Educational	A
Food Preparation	C	Residential Treatment	C
Food Sales	C	Telecommunications Tower	A
Funeral Services	P	Club or Lodge	A
Medical Offices (more than 5k s.f.)	A	Collegel and University Facilities	A
Medical Offices (less than 5k s.f.)	A	Communications Services Facility	P
Off-site Accessory Parking	P	Community Recreation (Public/Private)	C
Outdoor Entertainment	P	Congregate Living	C
Outdoor Sports/Recreation	P	Day Care Services (Comm/Gen/Lim)	A
Pawn Shop Services	P	Group Home (Class I Limited)	C
Personal Improvement Services	P	Group Home (Class II)	C
Personal Services	A	Hospital Services (Limited)	C
Pet Services	A	Hospital Services (General)	P
Plant Nursery	A	Private Primary Educational	A
Printing and Publishing	A	Public Primary Educational	A
Professional Office	A	Religious Assembly	A
Research Services	P	Safety Services	A
Restaurant (General and Limited)	A		