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ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0005

Z.A.P. DATE: April 5, 2011

ADDRESS: 7100 and 7202 North F.M. 620 Road

OWNER/APPLICANT: GDF Realty Investment, Ltd (R. James George),
Park Properties I, LP (Fred Purcell)

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: I-SF-2

TO: GR

AREA: 1.703 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity for the site to less than 2,000 vehicle trips per day. In addition, the staff recommends that the applicant reserve 200 feet of right-of-way measured from the existing centerline of FM 620 in accordance with the Transportation Plan through a public restrictive covenant.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently developed with a convenience store with a service station (7-Eleven and a contractor's office (New Austin Homes Custom Home Builders). The applicant is requesting GR, Community Commercial District, zoning to redevelop the site it as part of a commercial shopping center that is proposed on the property to the north and west. According to the Traffic Impact Analysis (TIA) for the surrounding property in case C14-04-0206, the proposed uses on the property could include retail sales, a drive-in bank, a general restaurant, a fast food restaurant, a hotel, and a gas station.

The staff is recommending GR-CO zoning for this tract of land because the Community Commercial district will allow for commercial uses that will provide additional services to the surrounding residential developments. The property in question meets the intent of the GR zoning district as it has frontage on an arterial roadway, R.M. 620 North, with access to Bullick Hollow Road.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-SF-2	Convenience Store and Service Station (7-Eleven), Contractor's Office (New Austin Homes Custom Home Builders)
North	GR-CO	Undeveloped
South	GR-CO	Service Station(Texaco), Restaurant-Limited (Smokey J's Bar-be-que)
East	GR-CO	Multifamily (Jefferson Lakes Apartments), Automotive Repair

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		(Lamb Tire & Auto), Restaurant-Limited (Taco Bell, McDonald's), Financial Services (Compass Bank, Bank of America), Commercial (a retail center with numerous tenants), Food Sales use (HEB), Service Station use (HEB Gas)
West	GR-CO	Undeveloped

AREA STUDY: N/A

TIA: Waived

WATERSHED: Lake Travis

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

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

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0206 (7400 R.M. 620 North and 11620 Bullick Hollow Road)	I-RR to CS-MU	11/15/05: Approved staff's recommendation of GR-CO zoning by consent (7-0, J. Martinez, J. Gohil-absent); K. Jackson-1 st , M. Hawthorne-2 nd .	12/15/05: Approved ZAP recommendation of GR-CO zoning by consent (7-0); 1 st reading 1/26/06: Approved GR-CO (6-0); 2 nd /3 rd readings
C14-04-0043 (Zimmerman Lane, east of R.R. 620)	DR to SF-6* *Amended to SF-2 by the applicant on 4/30/04	4/20/04: Approved staff's recommendation for SF-2 zoning by consent (7-0, B. Baker-absent)	5/27/04: Approved SF-2 (6-0); all 3 readings

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C14-03-0177 (11500 R.R. 2222)	SF-2 to CS* *Amended to GR	1/6/04: Approved GR-CO zoning, with conditions: 1) A maximum of 2,000 vehicle trips per day; 2) Prohibit the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Pawn Shops (9-0); J. Martinez-1 st , J. Donisi-2 nd .	2/05/04: Granted GR-CO (7-0); all 3 readings
C14-03-0170 (7008 RR 620 North)	I-SF-2 to GR	12/16/03: Approved staff's rec. of GR-CO zoning, with a 2,000 vtpd limit, by consent (8-0, C. Hammond-absent)	1/29/04: Approved GR-CO zoning (5-0); all 3 readings
C14-03-0102 (7709 R.R. 620 North)	LR to GR	9/23/03: Approved staff's recommendation of GR-CO zoning, with conditions: Improve Zimmerman Lane through the first driveway on the site, at the time of site plan (9-0)	10/23/03: Granted GR-CO with a restrictive covenant requiring the widening of Zimmerman Lane according to specifications approved by the City of Austin, from the intersection of FM 620 North and Zimmerman Lane, through the first driveway cut on the property (6-0, Dunkerly-absent); all 3 readings
C14-03-0072	GR-CO to CS	6/24/03: Approved staff rec. of CS-CO w/ footprint (7-0); prohibiting the following uses: Agricultural Sales and Services, Adult Oriented Businesses, Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing, Art and Craft Studio (general), Building Maintenance Services Campground, Commercial Blood Plasma Center, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Kennels Laundry Services, Monument Retail Sales, Vehicle Storage, Veterinary Services, Limited Warehousing and Distribution, Maintenance and Service Facilities, Custom Manufacturing, Transitional Housing, Transportation Terminal, Scrap and Salvage, Pawn Shop Services, Exterminating Services	8/28/03: Approved CS-CO (7-0); all 3 readings [Note: Private RC prohibits use/sale of coal-tar containing pavement sealers]

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		Restaurant (drive-in, fast food)	
C814-95-0002.04	PUD to PUD	2/4/03: Approved staff rec. of PUD by consent (7-0)	3/6/03: Approved PUD (6-0, Dunkerley-absent); 1 st reading 4/24/03: Approved PUD (6-0-1, Garcia-absent)

RELATED CASES: SP-2011-0059A (Current Site Plan Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
FM 620	150'	96'	Arterial (MAD4)	31,000 (TxDOT, 2009)
Bullick Hollow Road	Varies	Varies	Arterial (MNR2)	Not Available

CITY COUNCIL DATE: May 12, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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





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STAFF RECOMMENDATION

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity for the site to less than 2,000 vehicle trips per day. In addition, the staff recommends that the applicant reserve 200 feet of right-of-way measured from the existing centerline of FM 620 in accordance with the Transportation Plan through a public restrictive covenant.

BASIS FOR RECOMMENDATION

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

The Community Commercial (GR) zoning 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 proposed change meets the purpose statement set forth in the Land Development Code. The property is located on a major arterial roadway, North FM 620, with access to Bullick Hollow Road.

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

The proposed zoning would be consistent with the current GR-CO property that surrounds this tract of land to the north and west. There are also GR-CO zoned areas at the south and east corners of the intersection of North FM 620 and Bullick Hollow Road/FM 2222. The Four Points Centre PUD, directly across FM 620, was approved for GR (retail) district uses on the lots that front FM 620 North.

The property in question is located adjacent to existing developed commercial uses to the south and east.

3. *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 property in question fronts onto and will take access from North FM 620 Road, a major arterial roadway. The site is located at the northwest corner of the intersection of FM 620 north and FM 2222 (Bullick Hollow Road).

EXISTING CONDITIONS

Site Characteristics

The site under consideration is developed a convenience store with a service station (7-Eleven) and a contractor's office (New Austin Homes Custom Home Builders). The property to the north and west is an undeveloped tract of land that surrounds several critical environmental features/caves. To the east there, across FM 620, there is a multifamily use (Jefferson Lakes Apartments), automotive repair use (Lamb Tire & Auto), limited restaurant uses (Taco Bell, Mc Donald's), financial services uses (Compass Bank, Bank of America), commercial uses (a retail center with numerous tenants), a food sales use (HEB), and another service station use (HEB Gas). The property to the south, on the other side of Bullick Hollow Road, there is a commercial strip center with a restaurant (Smokey J's Bar-be-que) and a service station (Texaco).

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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 on this site would be limited by the watershed ordinance.

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

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.

Note: The most restrictive impervious cover limit applies.

Environmental

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

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

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.

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 on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

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.

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Transportation

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
FM 620	150'	96'	Arterial (MAD4)	31,000 (TxDOT, 2009)
Bullick Hollow Road	Varies	Varies	Arterial (MNR2)	Not Available

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for FM 620. If the requested zoning is granted, reservation of 200 feet of right-of-way measured from the existing centerline of FM 620 may be required in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55]. See Transportation reviewer for details.

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].

There are no existing sidewalks along FM 620 and Bullick Hollow Road.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Capital Metro bus service (route no(s). 122) is/are available north of the site along Four Points Drive.

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
FM 620	Wide Shoulder	Wide Shoulder
Bullick Hollow Rd.	Wide Shoulder	Wide Shoulder

Water and Wastewater

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 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.

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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Site Plan Requirements

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

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The site is located within 1,000 feet of RM 2222/ RM 620 and within a Hill Country Roadway Corridor. The site is located within the high intensity zone of the Hill Country Roadway and is within 1,000 feet of the right-of-way of two intersecting highways that are maintained by the state; and has frontage on both highways;

The site may be developed with the following maximum floor-to-area ratio (FAR):

Slope	Maximum FAR
0-15%	.30:1
15-25%	.12:1
25-35%	.06:1

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 RM 620 or FM 2222 the maximum height is 28 feet, and beyond 200 feet the maximum height is 53 feet.

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