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**ZONING AND PLATTING COMMISSION SITE PLAN
HILL COUNTRY ROADWAY
AND COMPATIBILITY WAIVER
REVIEW SHEET**

CASE NUMBER: SPC-2011-0329C **ZONING AND PLATTING COMMISSION**
HEARING DATE: January 29, 2013

PROJECT NAME: Mad Tillman Therapy

ADDRESS: 11007 FM 2222

APPLICANT: Mad Tillman Inc, c/o Tillman Physical Therapy
& Sports Training Center (Michael Tillman)
2519 S. Lakeline Blvd, Suite 100
Cedar Park, TX 78613

AGENT: LOC Consultants LLC, (Sergio Lozano P.E.)
1000 E. Cesar Chavez, Suite 100
Austin, TX 78702

CASE MANAGER: Nikki Hoelter Phone: 974-2863
nikki.hoelter@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting approval of a site plan because it's located in a Hill Country Roadway corridor, specifically FM 2222, which is classified as a moderate intensity corridor. The site plan proposes to redevelop a 2 story, 4,927 square foot building into a medical office, with parking, drive, landscaping and detention and water quality pond on 1.62 acres. The existing building was used as a pool maintenance office.

A portion of the site was recently rezoned from SF-2 to GR-CO to allow the medical office. The conditional overlay limited vehicle trips to 2000, and prohibited the following uses; automotive repair services, automotive sales, alternative financial services, commercial off-street parking, funeral services, pawn shop services, automotive rentals, automotive washing (any type), bail bond services, exterminating services, off-site accessory parking, and service station. The site plan complies with the GR zoning district and conditional overlay.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the Hill Country Roadway site plan. The proposed site plan complies with all Hill Country Roadway requirements of the Land Development Code.

COMPATIBILITY WAIVER REQUESTS:

- 1) Request to permit a parking area within 25 feet of a lot that is in a SF-5 or more restrictive zoning district. LDC Section 25-2-1067(G)(1)
- 2) Request to permit construction of a structure within 25 feet of a lot that is in a SF-5 or more restrictive zoning district. LDC Section 25-2-1063(B)(1)

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SUMMARY STAFF RECOMMENDATION WAIVERS:

Staff recommends approval of both compatibility waiver requests. The applicant proposes to erect a 6 foot privacy fence along the eastern property line, which abuts the SF-2 lot. Even though the lot is zoned SF-2, it's currently used as an automotive repair shop. The parking lot which encroaches into the 25 foot setback will be 7.2 feet off the property line. The water quality pond proposed will be approximately 7 feet from the property line. Staff consistently defines a water quality or detention pond as a structure, therefore would be required to setback from the single family zoning 25 feet. The pond will be adequately screened with small native trees.

PROJECT INFORMATION

SITE AREA	70,567 square feet	1.62 acres
EXISTING ZONING	GR-CO	
WATERSHED	Bull Creek (Suburban) & Panther Hollow (Rural)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	FM 2222	
	Allowed/Required	Total
FLOOR-AREA RATIO	1:1	.07:1
BUILDING COVERAGE	75%	4%
IMPERVIOUS COVERAGE	90%* 20%** 40%***	17.44%** 36.34%***
PARKING	17	18 spaces

*Per zoning the GR zoning district

**Maximum impervious cover per Panther Hollow watershed

***Max impervious cover per Bull Creek watershed

SUMMARY COMMENTS ON SITE PLAN:

The proposed expansion and remodel of the existing building is to accommodate the proposed medical office. The medical office will be for physical therapy and other related business.

The site is located over the Edwards Aquifer Recharge Zone, Drinking Water Protection Zone. There are no critical environmental features within 150 feet of the site. In additions there are no slopes over 15% on the site.

The building, use and proposed development are compatible with the Hill Country Roadway corridor requirements and comply with the requirements such as height, setback, and the 100 foot vegetative buffer along FM 2222.

Access will be taken onto FM 2222. Texas Department of Transportation has approved this driveway for this project.

The site plan complies with Subchapter E, Commercial Design Guidelines; the principal roadway is FM 2222 which is classified as a highway.

COMPATIBILITY

Compatibility is triggered because the site is zoned GR-CO, and abuts a lot that is zoned SF-5 or more restrictive. The site complies with screening, height, lighting and building setbacks.

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EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	GR-CO	Medical Office
<i>North</i>	GR-CO	Undeveloped
<i>South</i>	R&D-PDA	Research campus
<i>East</i>	SF-2	Automotive Repair
<i>West</i>	R&D-PDA	Research Campus

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
FM 2222	varies	60 ft.	Arterial

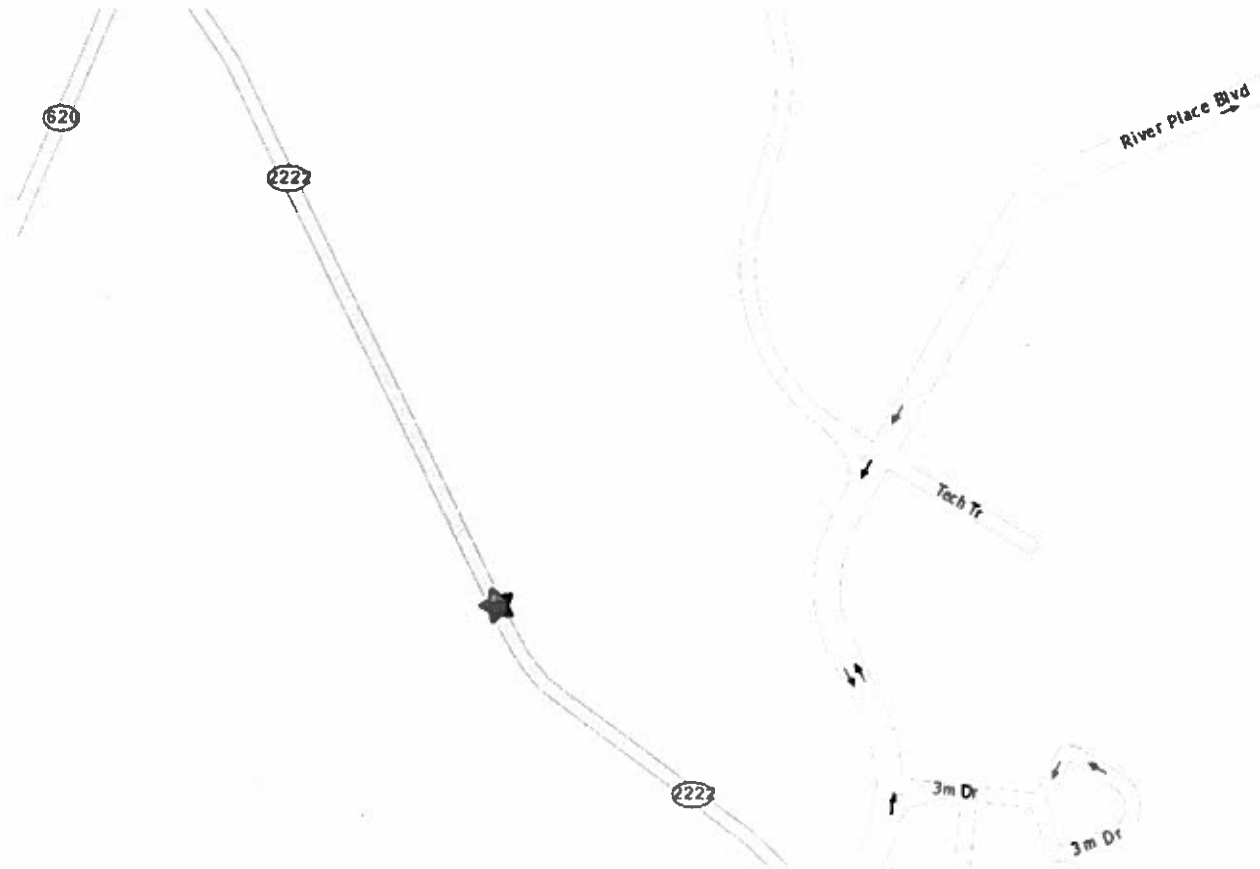
NEIGHBORHOOD ORGNIZATIONS:

511—Austin Neighborhoods Council
 742—Austin Independent School District
 786—Home Builders Association of Greater Austin
 1037—Homeless Neighborhood Assn.
 1075—League of Bicycling Voters
 1113—Austin Parks Foundation
 1200—Super Duper Neighborhood Objectors and Appealers Organization
 1224—Austin Monorail Project
 1228—Sierra Club, Austin Regional Group
 1236—The Real Estate Council of Austin, Inc
 2222 Coalition of Neighborhood Association Inc.
 1340 - Austin Heritage Tree Foundation
 157 - Courtyard Homeowners Association
 161 - Glenlake Neighborhood Association
 1239- Leander ISD
 269 - Long Canyon Homeowners Association
 416 - Long Canyon Phase II & III Homeowners Association
 1363 - SEL Texas
 762 - Steiner Ranch Community Association

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LOCATION MAP



MAD Tillman
Physical Therapy
11007 FM 2222 RD
Austin, Texas

SP-2007-0466C SPC-00-2572C

2222/620 BUSINESS PARK PLACE

GR-MU-CO C14-98-0225

UNDEVELOPED

C14-03-0073
03-0073

PUD

C814-95-0002.10
C8-2012-0063.0A

C814-95-0002.04

C814-95-0002.11
SP-2012-0207C

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FOUR POINTS CENTER P.U.D., REPLAT OF LOTS 4, 5 & 6 OF BLOCK B, LOT 1, BLOCK C

CS-CO
98-0214

C14-98-0214

SPC-2007-0466C(XT2) MGA

98-0214

GR-CO

SPC-2007-0466C(XT) MGA

NEW CORRIDOR AT RIVERPLACE SUBDIVISION, RESUBDIVISION OF LOT 1

C8-83-068.018.2A C8-2008-0129.0A

C14-01-0040

SP-2009-0252D.08

GO-CO CHIPMAN SUBDIVISION

C14-03-0043

03-0043

AUTO REPAIR

SERVICE STATION

I-SF-2

FM 2222

R&D-PDA

CITY OF AUSTIN

SP-2011-0029C

C14-2012-0094

C14-2009-0069

55-13

58-42

C7A-00-0068

SF-2

R&D-PDA

RIVER PLACE SEC 20, AMENDED PLAT OF

LO

2009-0007

SPC-2007-0561C(XT2) R84-237

River Place Center, Resubdivision of Lot 1

C15-87-028

SPC-2007-0561C(XT)

SPC-2007-0561C

SPC-2007-0561C(XT2)

C14-2008-0027

C8-2008-0016.0A

C14R-85-394(DE)

SPC-2007-0561C(XT2)

SPC-2007-0561C(XT2)

SPC-2007-0561C(XT2)

SPC-2007-0561C(XT2)

C8-2012-0011.0A

GR

RIVER PLACE CENTER, RESUBDIVISION OF LOT 3A

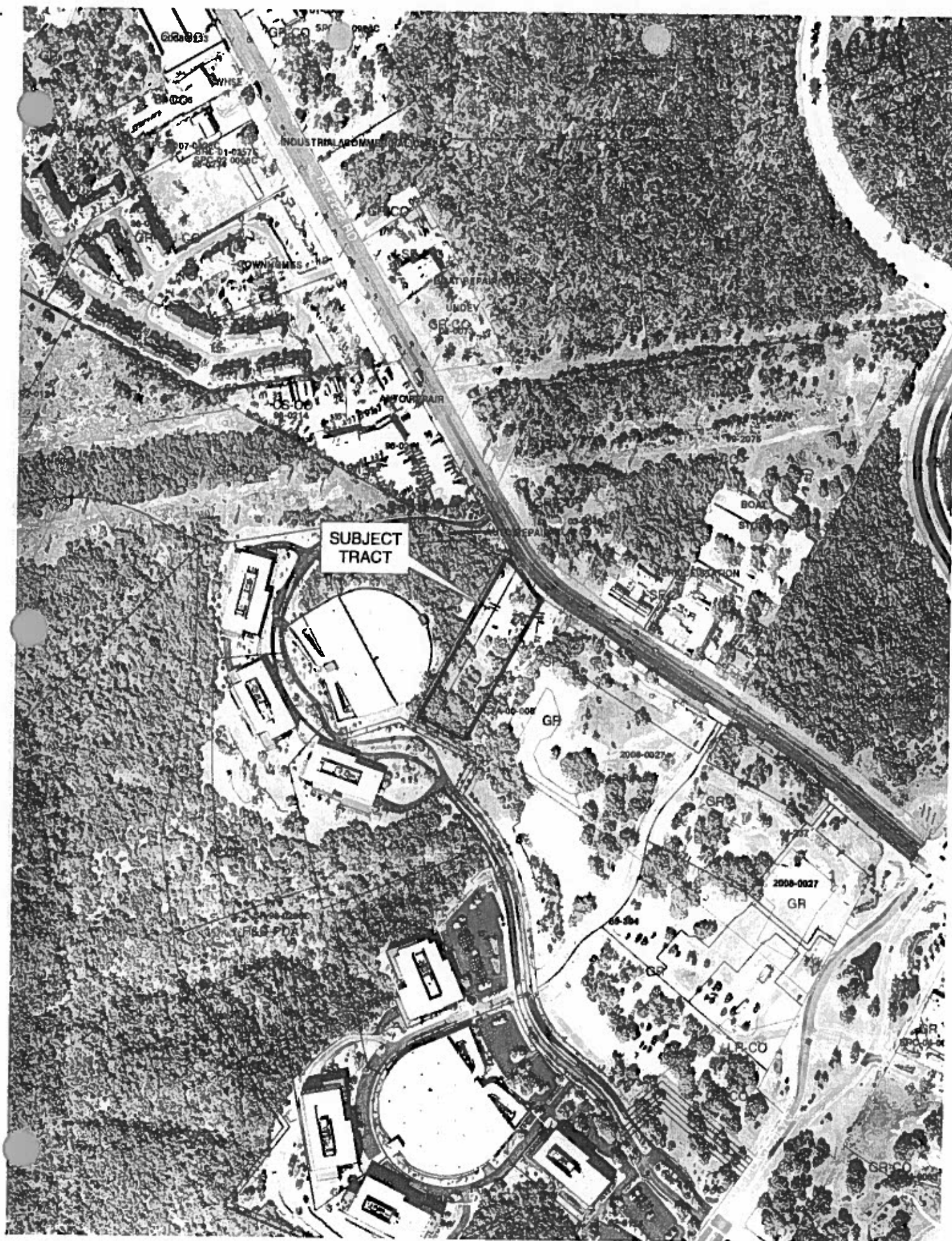
SPC-2007-0561C(XT2)

85-394 SPC-2007-0561C(XT2)

SPC-2007-0561C(XT2)

94-0167

SP-98-0280C





GR-CO
NEW TPG-FOUR POINTS
(AUTO REPAIR)

ACADEMIC ADVISORY BOARD

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LOC Consultants, LLP

Civil, Structural, & Environmental Engineers

Firm No. F-4756

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January 9, 2013

City of Austin
Zoning and Planning Commission
505 Barton Springs Rd.
Austin, Texas 78704

Re: **MAD TILLMAN-Compatibility Setback Waiver.**

Dear Commissioners,

Via this letter I'm respectfully requesting your consideration and approval for an encroachment for our parking lot from the adjacent property to the east that is zoned 1-SF-2, but has been used as a mechanic shop since the early 1970's. The waiver requested is for the construction of parking spaces and water quality facilities.

The site has very unique characteristics mainly the drainage divide of two watersheds (Panther Hollow and Bull Creek), large protected trees and narrow frontage that make this encroachment necessary. Also, the use of the SF-2 Property has been automotive repair since 1971 and later in 2005 the property was annexed in the city Limits and a SF-2 designation was given. Further the existing development is already encroaching with parking and a storage trailer within the 25 setback as shown on attached aerial photograph; finally there are no other residential uses or Single Family zoning within 340 feet of the project.

We are proposing a 6'-0" along the east property line to mitigate the encroachment.



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