

## ZONING CHANGE REVIEW SHEET

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**CASE:** C14-2012-0142 River Place Center

**Z. P. C. DATE:** 02/05/13

**ADDRESS:** 10817 FM 2222 Rd.

**AREA:** 0.18 acres

**APPLICANT:** Black Forest Ventures, L. L. C. (Sean Quinn)

**AGENT:** Jones & Carter, Inc. (Darren Webber)

**NEIGHBORHOOD PLAN AREA:** N.A.

**CAPITOL VIEW:** No

**T.I.A.:** Waived – See the Transportation Reviewer's  
Comment's.

**HILL COUNTRY ROADWAY:** Yes

**WATERSHED:** Bull Creek/Panther Hollow

**DESIRED DEVELOPMENT ZONE:** No

**ZONING FROM:** GR – Community Commercial & LO – Limited Office.

**ZONING TO:** GR – Community Commercial.

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends GR, Community Commercial

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The subject property is currently undeveloped and part of the River Place Center subdivision and site plan. The site plan calls for an eight thousand one hundred square foot (8,100) GR pad site for a future restaurant. The current GR pad site is approximately eighty feet by eighty feet (80' X 80') for six thousand four hundred (6,400) square feet and as depicted on the second aerial photograph is located out in the parking lot. The applicant has indicated that they would like to increase the GR pad site to eighty five feet by ninety two feet (85' X 92') for approximately seven thousand eight hundred twenty feet (7,820) square feet. This request is a net increase of one thousand four hundred twenty (1,420) square feet of GR. The requested increase of the GR pad site to seven thousand eight hundred twenty (7,820) square feet is well within the eight thousand one hundred (8,100) square feet depicted on the approved site plan.

C1  
2

**BASIS FOR RECOMMENDATION:**

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

Granting the GR – Community Commercial zoning marginally increases the existing GR zoning while maintaining the existing surrounding LO zoning.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
SITE	GR	Undeveloped
NORTH	LO	Undeveloped
SOUTH	LO	Undeveloped
EAST	LO	Undeveloped
WEST	LO	Undeveloped

**CASE HISTORIES:**

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2003-0043	From I-RR to GR-CO	Approved GR-CO [Vote: 7-0]	Approved GR-CO [Vote: 7-0]
C14-2008-0027	From LO to GR-CO	Approved GR-CO [Vote: 7-0]	Approved GR-CO [Vote: 7-0]
C14-2006-0232	From I-SF-2 to GR-CO	Approved GR-CO [Vote: 7-0]	Approved GR- CO [Vote: 7-0]

**NEIGHBORHOOD ORGANIZATION:**

Steiner Ranch Community Association.  
2222 Coalition of Neighborhood Associations  
Glen Lake Neighborhood Association  
Courtyard Homeowners Association

Long Canyon Homeowners Association  
Long Canyon Phase II & III Homeowners  
Association

**SCHOOLS:**

Steiner Ranch Elementary School, Canyon Ridge Middle School, Vangrft High School

**SITE PLAN:**

SP 1. This site is located within the Hill Country Roadway Corridor (Moderate Intensity) and therefore requires Land Use Commission approval of the site plan. For Hill Country site development regulations, refer to Sections 25-2-1104 to 25-2-1105, 25-2-1021, and Environmental Criteria Manual 2.7.0.

C1/3<sup>3</sup>

- SP 2. Beyond two hundred feet (200') of the right-of-way of Ranch Road 2222, maximum height shall not exceed 40 feet in Moderate Intensity areas, except as provided in Section 25-2-1128, Performance Incentives. [25-2-1124].
- SP 3. This site is located within the Ranch Road 2222 Scenic Roadway subdistrict. For projects requesting performance incentives for scenic vista protection as per Section 25-2-1128 the site plan shall: a) illustrate the location and nature of any existing or potential scenic vista from or in close proximity to public roadways or recreation areas, and b) show how such vistas would be impacted by the proposed development.
- SP 4. Development on this site shall be subject to *Subchapter E: Design Standards and Mixed Use* regulations.

### **TRANSPORTATION:**

- TR1. The traffic impact analysis for this site was waived because a TIA was done with the site plan SPC-2007-0561C. The site plan will have to comply with the TIA staff memo recommendations.
- TR2. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
FM 2222	125'	60'	Arterial	No	No	Yes
River Place Blvd	Varies	Varies	Arterial	Yes	No	No

### **ENVIRONMENTAL:**

- 1) According to watershed maps, this property lies on or very close to the divide between the Bull Creek Watershed and the Panther Hollow Watershed (Water Supply Suburban and Water Supply Rural Watershed classifications). The site is located in the Edwards Aquifer Recharge Zone and the Drinking Water Protection Zone.
- 2) According to flood plain maps, there is no flood plain in or within close proximity of the project location.
- 3) 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.
- 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) 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

C1/4

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.

- 6) 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.
- 7) 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.

Following are the comments for each watershed classification:

Water Supply Suburban

- 1) 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%

Water Supply Rural

- 1) 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

- 2) 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.

**CITY COUNCIL DATE:** February 28th, 2013

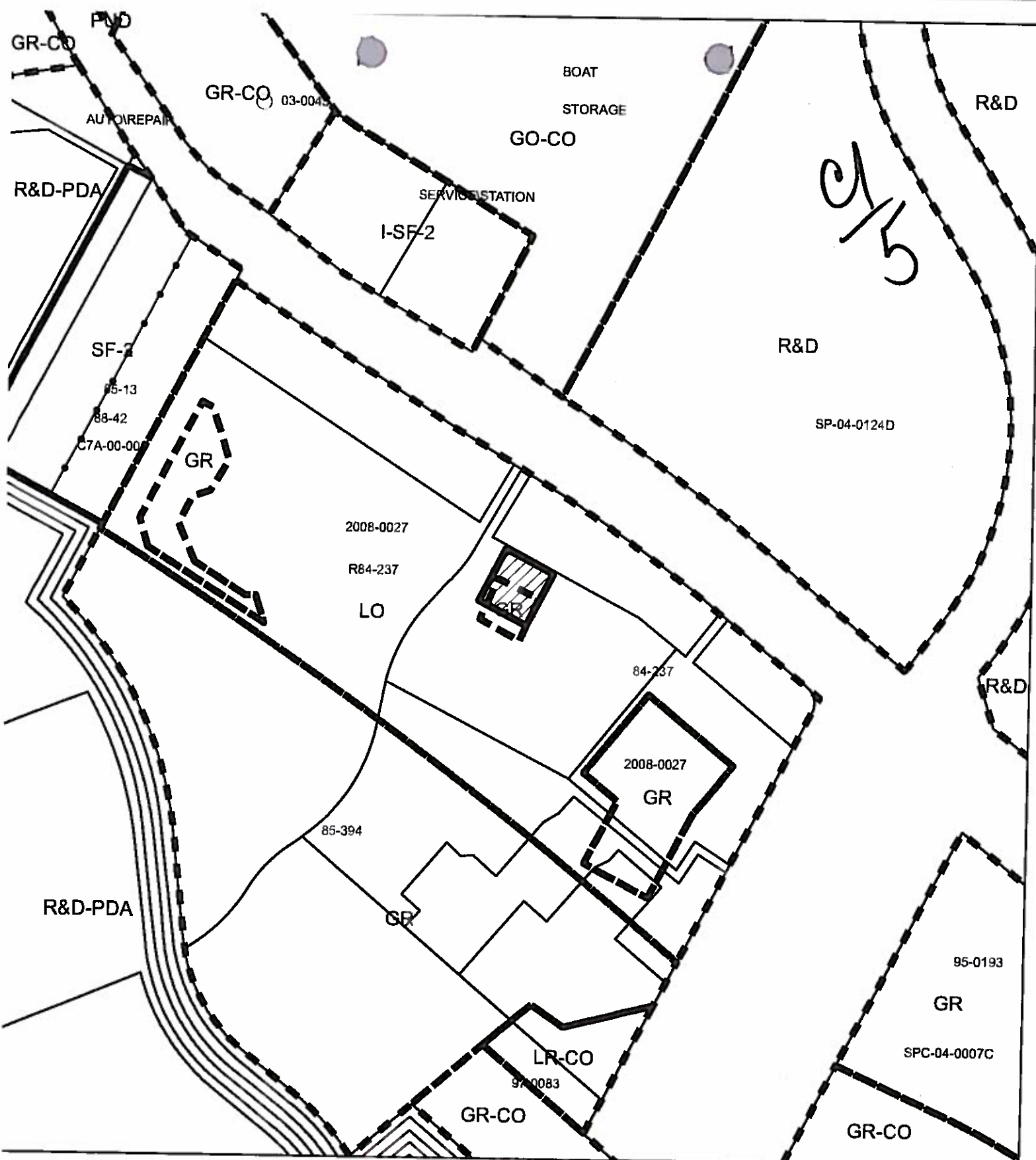
**ACTION:**




**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691



- N**
-  SUBJECT TRACT
  -  PENDING CASE
  -  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2012-0142**

1" = 200'

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.

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