

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

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**CASE NUMBER:** SPC-2011-0329C      **ZONING AND PLATTING COMMISSION**  
**HEARING DATE:** February 26, 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](mailto: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)

C/2

### 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

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

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<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

C/3

**ABUTTING STREETS**

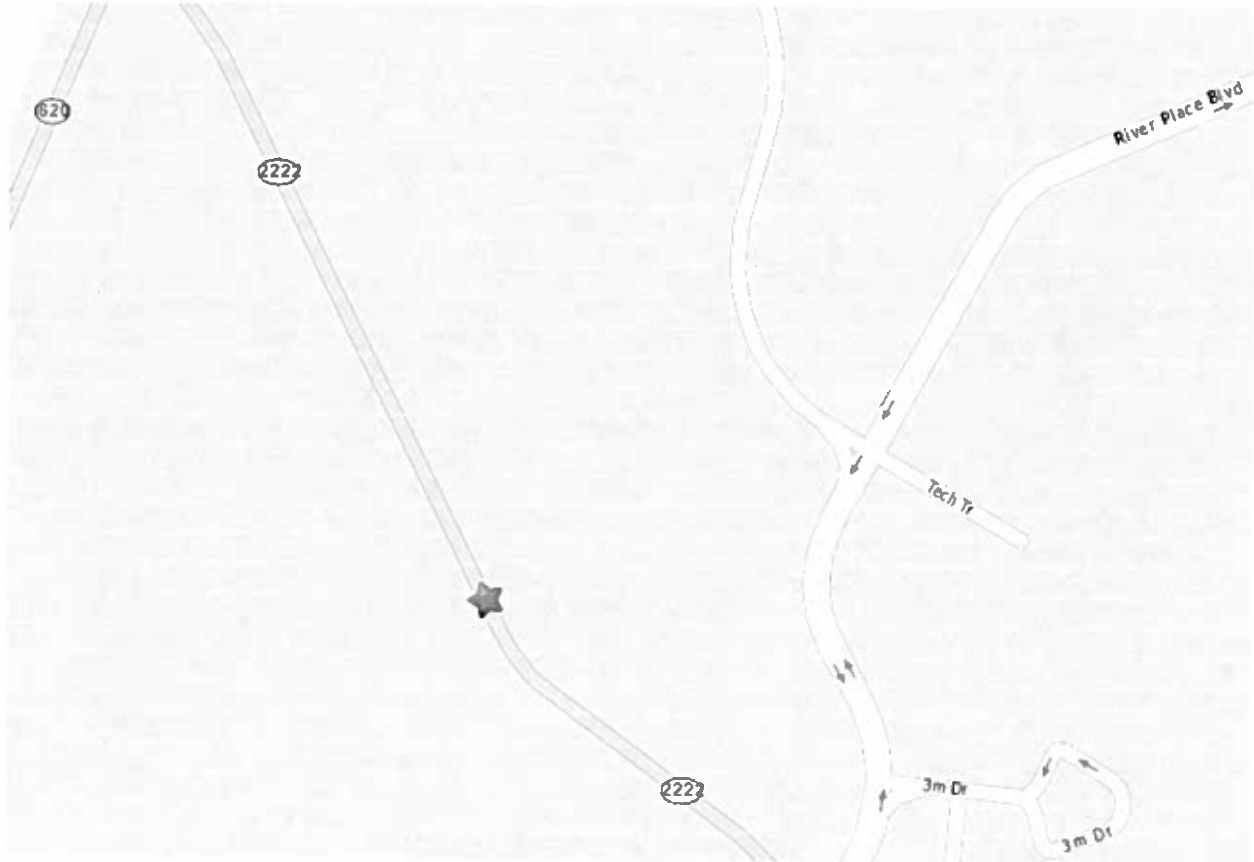
<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
FM 2222	varies	60 ft.	Arterial

**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

C1  
A

## LOCATION MAP



MAD Tillman  
Physical Therapy  
11007 FM 2222 RD  
Austin, Texas

2011/11/10

SP-2007-0466CSPC-00-2572C

2222/620 BUSINESS PARK PLACE

GR-MU-CO C14-98-0225

UNDEV

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

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

CS-CO  
98-0214

AUTO/REPAIR

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

05-13

88-42

C7A-00-006

SF-2

R&D-PDA

RIVER PLACE SEC 20, AMENDED PLAT OF

LO

2008-0027

SPC-2007-0561C(XT2) R84-232

River Place Center, Resubdivision of Lot 1

C15-87-028

SPC-2007-0561C(XT)

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)

GR

SPC-2007-0561C(XT2)

C8-2012-0011.0A

RIVER PLACE CENTER; RESUBDIVISION OF LOT 3A

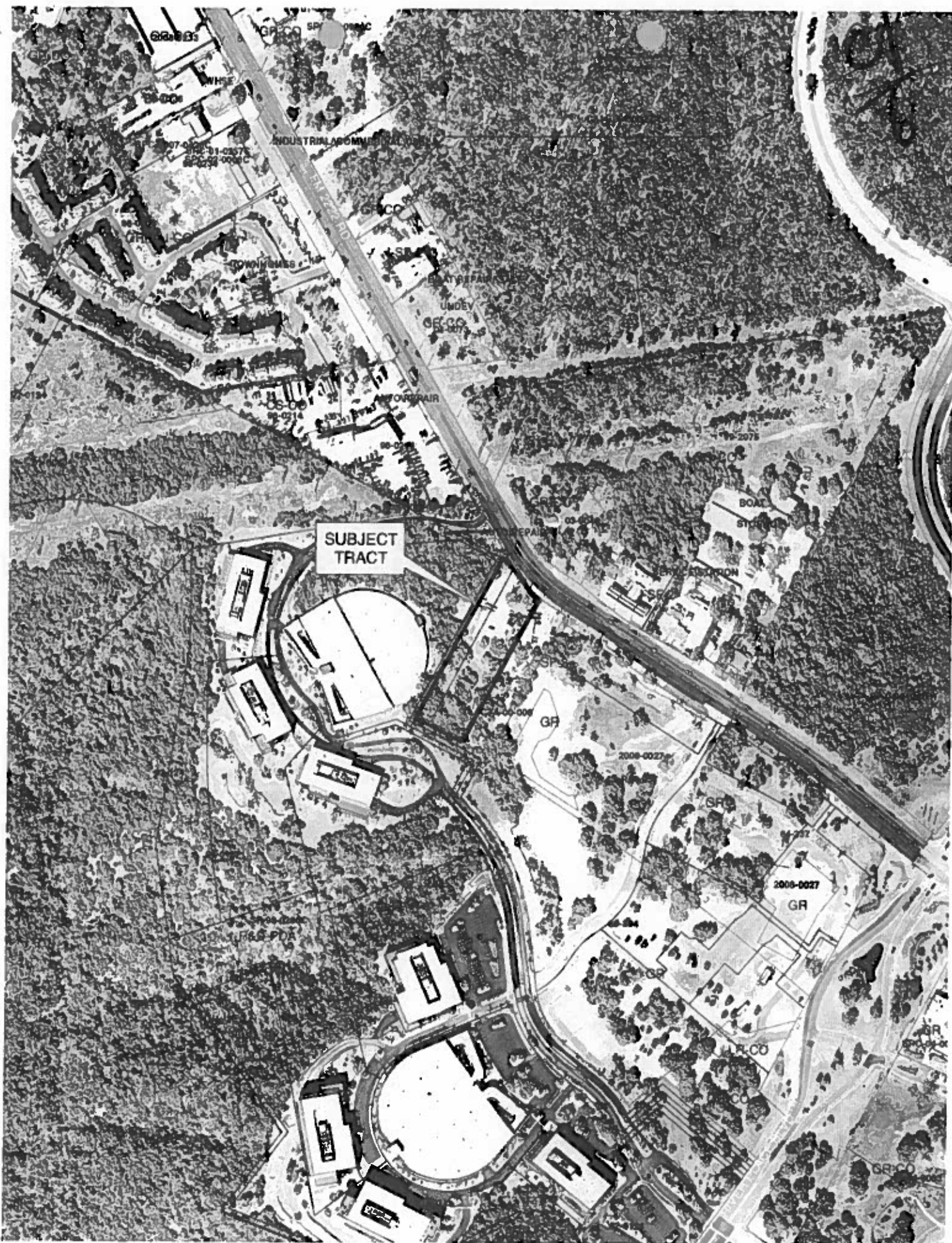
SPC-2007-0561C(XT2)

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

SPC-2007-0561C(XT2)

94-0167

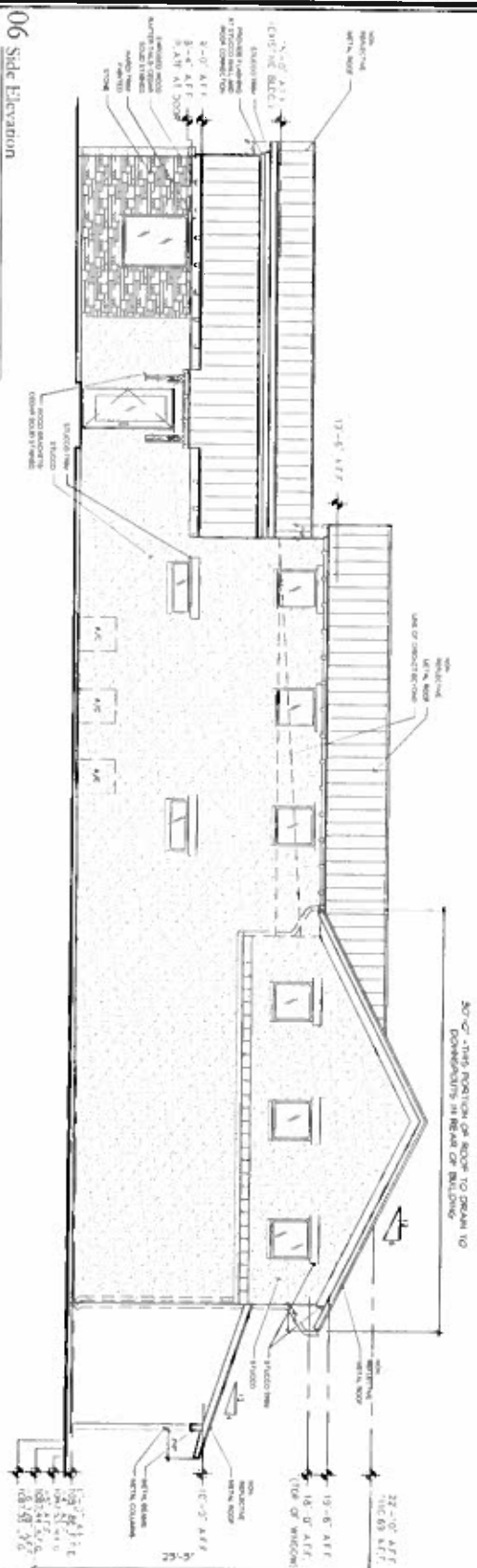
SP-98-0289C







06 Side Elevation



**LEGEND**

A-2 - Special Projects Unit  
 A-3 - Training Program Unit  
 A-4 - Information Systems Unit  
 A-5 - Community Relations Unit  
 A-6 - Administrative Services Unit  
 A-7 - Information Systems Unit

17 Rear Elevation

GENERAL NOTE

FOR MEASUREMENT

SEAUX + PIERCE architecture

MAD Tillman / Cross Fit

Australia, Tuesday 29/7/2003

STEE PLAIN UNIVERSITY 800-251-0220

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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REAR-SEAT ASSEMBLY

**Job 1 SHEET**

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C1  
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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 I-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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