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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2014-0154 (13561 Pond Springs) **Z.A.P. DATE:** October 21, 2014

**ADDRESS:** 13561 Pond Springs Road

**OWNER/APPLICANT:** Velda B. Wyche

**AGENT:** Metcalfe Wolff Stuart & Williams, LLP (Michele R. Lynch)

**ZONING FROM:** I-RR **TO:** GR-CO* **AREA:** 1.769 acres

*In their request, the applicant is proposing a conditional overlay to 1) provide a 50-foot vegetative buffer along the eastern property line, 2) comply with Compatibility Standards (LDC Section 25-2, Article 10) for the residential properties to the east, 3) to prohibit the following uses: Automotive Repair Services, Automotive Rentals, Automotive Sales, Automotive Washing (of any type), Drop-Off Recycling Collection Facility, Exterminating Services, Outdoor Sports and Recreation, and Pawn Shop Services, and 4) to limit development on the site to no more than 2,000 vehicle trips per day.

*On October 15, 2014, the agent sent an e-mail to the staff stating that they had met with the Neighborhood Association of Southwest Williamson County regarding the proposed zoning request. The neighborhood asked for three additional uses to be prohibited: Restaurant (General), Restaurant (Limited) and Service Station. The applicant is amenable to adding Service Station to the prohibited uses list, but they would prefer to make Restaurant (General) and Restaurant (Limited) conditional uses.

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay Combining District, zoning with the following conditions proposed by the applicant: 1) provide a 50-foot vegetative buffer along the eastern property line, 2) comply with Compatibility Standards (LDC Section 25-2, Article 10) for the residential properties to the east, 3) to prohibit the following uses: Automotive Repair Services, Automotive Rentals, Automotive Sales, Automotive Washing (of any type), Drop-Off Recycling Collection Facility, Exterminating Services, Outdoor Sports and Recreation, Pawn Shop Services, and Service Station, 5) to make Restaurant (General) and Restaurant (Limited) conditional uses and 4) to limit development on the site to no more than 2,000 vehicle trips per day.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

**DEPARTMENT COMMENTS:**

The property in question is currently developed with a plan nursery use (Hill Country Garden Center). This use was in existence on the site when this tract of land was annexed by the City of Austin in 1998 (Ordinance No.19981210-L). The applicant is requesting GR-CO, Community Commercial, District, zoning to bring the existing use on the property into conformance with land use regulations in the City of Austin Land Development Code.

The staff is recommending the applicant's request for GR-CO, Community Commercial-Conditional Overlay Combining District, zoning. The proposed location meets the intent of the GR zoning district as the property fronts onto an arterial roadway, Pond Springs Road. The requested zoning is

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consistent with zoning patterns in this area as there is GR-CO zoning to the south and west of this site. The property under consideration is surrounded by office/warehouse uses to the north (Springwoods Center), an automotive sales/repair use to the west (Nyle Maxwell Automotive Sales and Collision Center), and a large water tower to the south, across Shady Oaks Drive. The applicant is offering a 50 foot wide vegetative buffer and to comply with Compatibility Standards along the eastern property line adjacent to the existing residential uses in the County.

The applicant agrees with the staff recommendation.

**EXISTING ZONING AND LAND USES:**

| | ZONING | LAND USES |
|---|---|---|
| *Site* | I-RR | Plant Nursery (Hill Country Garden Center) |
| *North* | GR-CO | Office/Warehouse (Springwoods Center) |
| *South* | I-RR | Water Tower |
| *East* | County | Single Family Residences |
| *West* | GR-CO | Automotive Sales/Repair (Nyle Maxwell Automotive Sales and Collision Center) |

**AREA STUDY:** N/A

**TIA:** Waived

**WATERSHED:** Lake Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation
Austin Northwest Association
Bike Austin
Homeless Neighborhood Association
Neighborhood Association of SW Williamson County
SELTEXAS
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin, Inc.

**CASE HISTORIES:**

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|---|---|---|---|
| C14-2012-0129 (Public Storage: 13685 North U.S. Highway 183) | GR-CO to CS | 12/18/12: Approved the staff's recommendation of CS-CO zoning on consent (6-0, R. McDaniel-absent); P. Seeger-1st, G. Rojas-2nd. | 1/17/13: Approved CS-CO zoning by consent on 1st reading (6-0, L. Leffingwell- absent); B. Spelman-1st, L. Morrision-2nd.<br><br>3/07/13: Approved CS-CO zoning by consent on 2nd/3rd readings (7-0); B. Spelman-1st, S. Cole-2nd. |

| | | | |
|---|---|---|---|
| C14-2012-0095 (Anderson Mill @ Pond Springs Road: 13427 Pond Springs Road) | GR-CO to CS | 9/18/12: Approved staff's recommendation of CS-CO zoning, with conditional overlay to prohibit Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Agricultural Sales and Services, Campground, Drop-off Recycling Collection Facility, Kennels, Laundry Services, Monument Retail Sales, Plant Nursery, Vehicle Storage, and Commercial Blood Plasma Center uses and limit development to the already existing conditional overlay approved with the original zoning case (C14-06-0066) which limits the number of trips generated by the subject tract as well as the original tract, by consent (4-0, G. Rojas, P. Seeger-absent) | 9/27/12 : Approved CS-CO zoning on consent on 1st reading (7-0); B. Spelman-1st, S. Cole-2nd.<br><br>10/18/12: Approved CS-CO zoning on consent on second/third readings (6-0, S. Cole-off dais); B. Spelman-1st, C. Riley-2nd. |
| C14-06-0006 (Training Room Sports, LLP: 13713 Research Boulevard or 12611 Hymeadow Drive) | GR, I-RR to GR | 2/21/06: Approved staff's recommendation of GR-CO, w/ CO to limit site to 2,000 vtpd, by consent (8-0, T. Rabago-not yet arrived); J. Martinez-1st, J. Pinnelli-2nd. | 3/23/06: Approved GR-CO zoning by consent (7-0); all 3 readings |
| C14-05-0143 (Quality Liquors: 13290-A Pond Springs Road) | Tract 1: I-RR to GR, Tract 2: I-RR to CS-1 | 9/20/05: Approved GR-CO for Tract 1 and CS-1-CO for Tract 2, prohibit on-site consumption, limit to 2,000 vehicle trips per day (9-0) | 10/27/05: Approved GR-CO zoning for Tract 1, CS-1-CO zoning for Tract 2 by consent (6-0, Alvarez-off dais); all 3 readings |
| C14-03-0145 (Heritage Center Northwest-Block 2, Lot A: 13695 Research Boulevard) | I-RR to GR | 10/28/03: Approved staff's recommendation of GR-CO zoning, w/ CO to limit site to 2,000 vtpd, by consent (8-0, J. Martinez-absent | 11/20/03: Granted GR-CO (6-0, Goodman- off the dais); all 3 readings |
| C14-03-0104 (Maxwell Auto Group: 13573 U.S. HWY 183 North) | I-RR, SF-2, GR, CS to GR-CO | 8/12/03: Approved staff's recommendation of GR-CO zoning, w/ CO to limit site to 2,000 vtpd, by consent (9-0) | 9/25/03: Granted GR-CO (7-0); all 3 readings |
| C14-02-0196 (Woodrow Lee Subdivision Rezoning: 10117 Lake Creek Parkway) | SF-2 to GR | 1/28/03: Approved GR-CO zoning, prohibit all Automotive uses [Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type)] (6-0, K. | 2/27/03: Granted GR-CO on all 3 readings (6-0, Goodman-out of room) |

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| | | | |
|---|---|---|---|
| | | Jackson, J. Martinez -off dais, J. Donisi-absent) | |
| C14-02-0059 (Pond Springs Road Rezoning: 13498 Pond Springs Road) | I-RR to GR | 6/04/02: Approved staff's recommendation of GR-CO zoning on consent, with 2,000 vtpd limit and added condition prohibiting the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, and Automotive Washing (8-0, K. Jackson-absent) | 7/11/02: Approved ZAP recommendation of GR-CO with conditions (7-0) |
| C14-01-0165 (Chris D. Jones: Approximately 400 feet northeast of the intersection of Anderson Mill Road and U.S. Hwy 183 North) | CS-CO to CS-CO | 12/11/01: Approved staff's recommendation of CS-CO zoning (7-0, A. Adams-absent): the CO is for the following conditions: 1) Limit the site to Convenience Storage as the only CS use, 2) Allow all LR uses with the exception of a Service Station, 3) Limit the site to a maximum building height of 45 feet, and 4) Limit the development intensity to less than 2,000 vehicle trips per day. | 1/17/02: Approved CS-CO on all 3 readings (6-0, Wynn out of room) |
| C14-01-0155 (13553 U.S. HWY 183 North) | I-RR to GR | 11/27/01: Approved staff rec. of GR-CO zoning by consent (8-0, DC- absent); CO limits the development intensity to less than 2,000 vehicle trips per day. | 1/10/02: Approved GR-CO on all 3 readings (6-0, Goodman out of room). |
| C14-00-2105 (13581 Pond Springs Road) | I-RR to GR | 7/25/00: Approved staff rec. of GR-CO w/height limit of 35 ft. (7-1, BB-Nay) | 8/24/00: Approved GR-CO zoning, with a conditional overlay to limit the site to 2,000 vtpd, limit the building height to 35-feet provide a 30-foot undisturbed buffer along the eastern property line and have a 75-foot building setback along and adjacent to the eastern property line (7-0); all 3 readings |

**RELATED CASES:** N/A

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**ABUTTING STREETS:**

Existing Street Characteristics:

| Name | ROW | Pavement | Classification | Daily Traffic | Sidewalks Existing |
|---|---|---|---|---|---|
| POND SPRINGS RD | 101' | Varies | Minor Arterial<br>2 Lane: AMATP 2025: Existing | 8400 Total Daily Volume (2006) | No |

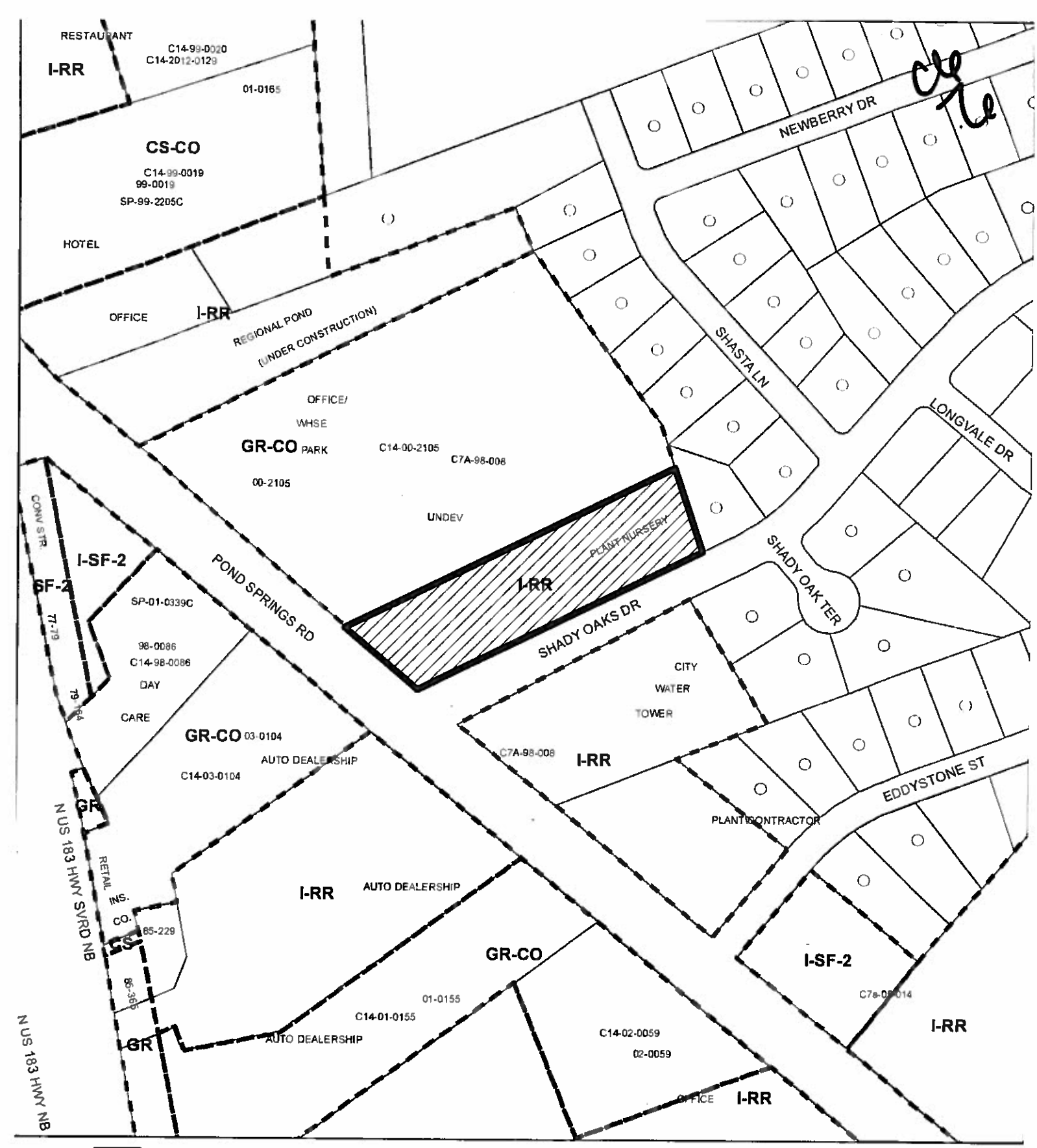
**CITY COUNCIL DATE:** November 20, 2014 **ACTION:**

**ORDINANCE READINGS:** 1st 2nd 3rd

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis **PHONE:** 512-974-3057,

sherri.sirwaitis@austintexas.gov




N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

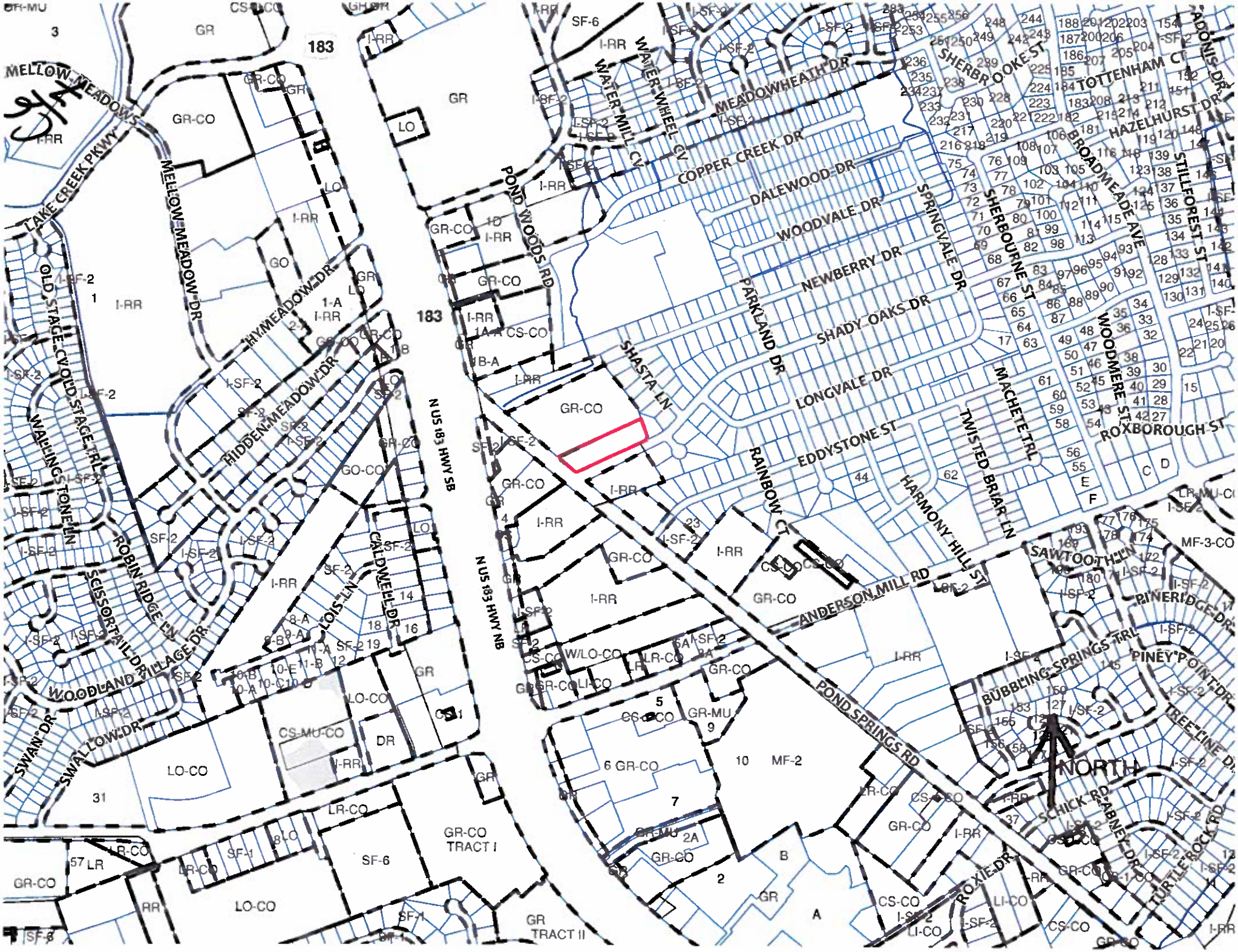
# ZONING

## CASE#: C14-2014-0154

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


MELLOW MEADOWS
LAKE CREEK PKWY
MELLOW MEADOW DR
OLD STAGE CV
OLD STAGE TRL
WALLINGSTONE LN
ROBIN RIDGE LN
SCISSORTAIL DR
WOODLAND VILLAGE DR
SWAN DR
SWALLOW DR
HY MEADOW DR
HIDDEN MEADOW DR
183
N US 183 HWY SB
N US 183 HWY NB
POND WOODS RD
WATER WHEEL CV
WATER MILL CV
MEADOWHEATH DR
COPPER CREEK DR
DALEWOOD DR
WOODVALE DR
NEWBERRY DR
SHADY OAKS DR
LONGVALE DR
EDDYSTONE ST
PARKLAND DR
SPRINGVALE DR
SHERBROOKE ST
TOTTENHAM CT
ADONIS DR
HAZELHURST DR
BROADMEADE AVE
STILLFOREST ST
SHERBOURNE ST
WOODMERE ST
ROXBOROUGH ST
MACHETE TRL
TWISTED BRIAR LN
HARMONY HILL ST
SHASTA LN
RAINBOW CT
ANDERSON MILL RD
POND SPRINGS RD
SAWTOOTH LN
PINERIDGE DR
BUBBLING SPRINGS TRL
PINEY POINT DR
TREE LINE DR
SCHICK RD
ABNEY DR
TURTLE ROCK RD
ROXIE DR
LOIS LN
CALDWELL DR
NORTH
GR-CO TRACT I
GR TRACT II
GR-CO
LO-CO
LR-CO
CS-CO
CS-MU-CO
GR-MU
LI-CO
W/LO-CO
I-RR
I-SF-2
SF-2
SF-6
SF-1
MF-2
MF-3-CO
GO
GO-CO
DR

N US 183 HWY NB
N US 183 HWY SB
183
183
POND SPRINGS RD
POND SPRINGS RD
SHADY OAK TER
SHASTA LN
LONGVALE DR
EDDYSTONE ST
SHADY OAKS DR
NORTH

C6/9

## STAFF RECOMMENDATION

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay Combining District, zoning with the following conditions proposed by the applicant: 1) provide a 50-foot vegetative buffer along the eastern property line, 2) comply with Compatibility Standards (LDC Section 25-2, Article 10) for the residential properties to the east, 3) to prohibit the following uses: Automotive Repair Services, Automotive Rentals, Automotive Sales, Automotive Washing (of any type), Drop-Off Recycling Collection Facility, Exterminating Services, Outdoor Sports and Recreation, Pawn Shop Services, and Service Station, 5) to make Restaurant (General) and Restaurant (Limited) conditional uses, and 4) to limit development on the site to no more than 2,000 vehicle trips per day.

## BASIS FOR RECOMMENDATION

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

   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 Pond Springs Road, an arterial roadway.

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

   The GR-CO zoning district would be compatible and consistent with the surrounding uses because there are existing office/warehouse uses to the north (Springwoods Center), an automotive sales/repair use to the west (Nyle Maxwell Automotive Sales and Collision Center), and a large water tower to the south of the proposed site. The requested zoning is consistent with zoning patterns in this area as there is GR-CO zoning to the south and west of this site.

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

   The GR-CO zoning district would allow for a fair and reasonable use of the site. GR-CO zoning will permit the applicant to bring the existing use on the site into conformance with the land use regulations in the City of Austin Land Development Code.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration is currently developed with a plant nursery use. There are office/warehouse uses to the north, a water tower to the south, an automotive dealership to the west and single family residences to the east.

### Comprehensive Planning

IRR to GR-CO

This zoning case is located on the northwest corner of Pond Springs Road and Shady Oaks Road, and contains garden center situated on a 1.8 acre parcel. The property is not located

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within the boundaries of a neighborhood planning area. Surrounding land uses includes single family housing to the north, a collision repair shop to the south, a water tower to the east, and a small office complex to the west. The proposed use is the continuation of the garden center.

**Imagine Austin**
The site is located over the Edwards Aquifer Recharge Zone. An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and "contribute" water to the aquifer and additional environmental ordinances pertain to the development.

Based on comparative scale of the site relative to other commercial uses located along this portion of Pond Spring Road, and not being located within the boundaries of an Imagine Austin Growth Center or along an Activity Corridor, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning. However, due to the site's location in an environmentally sensitive area, there will be at the site planning stage an environmental review to determine if any critical environmental features are located on the site. If any are located, mitigation and setbacks necessitated by the land development code will be required.

**Environmental**

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

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

**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.

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Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

| *Development Classification* | *% of Gross Site Area* | *% of Gross Site Area with Transfers* |
|---|---|---|
| Single-Family Residential (min. lot size 5750 sq. ft.) | 45% | 50% |
| One or Two Family Residential (lot size < 5750 sq. ft.) | 55% | 60% |
| Multifamily Residential | 60% | 65% |
| Commercial | 65% | 70% |

Note: The most restrictive impervious cover limit applies.

**Site Plan**

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

**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.

**Transportation**

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]

Pond Springs Road and Shady Oaks Drive are not classified in the Bicycle Plan.

Capital Metro bus service is not available along Pond Springs Road and Shady Oaks Dr.

There are existing sidewalks along Pond Springs Road. There are no sidewalks along Shady Oaks Drive.

Existing Street Characteristics:

| Name | ROW | Pavement | Classification | ADT |
|---|---|---|---|---|
| Pond Springs Road | 110' | MNR-2 | Minor Arterial | 4,819 |
| Shady Oaks Drive | Varies | Varies | Local | |

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**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 and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

Attachment A

C14/13

METCALFE WOLFF
STUART & WILLIAMS, LLP

MICHELE R. LYNCH
Director of Land Use & Entitlements

(512) 404-2251
mlynch@mwswtexas.com

September 9, 2014

Mr. Greg Guernsey
Director of Planning & Development Review Department
City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

***VIA HAND DELIVERY***

Re: Application for Zoning; 1.769 acres located at 13561 Pond Springs Road (the "Property").

Mr. Guernsey:

As representatives of the owner of the above referenced Property, we respectfully submit the attached Application for Zoning. The Property is located at 13561 Pond Springs Road (see Location Map attached) and is currently zoned I-RR (Interim – Rural Residence). The Property is currently being used as a Plant Nursery which became a legal non-conforming use when the Property was annexed on December 10, 1998 under Ordinance No. 19981210-L. The Application for Zoning requests to zone the Property to GR-CO) (Community Commercial – Conditional Overlay) in order to have the current use (Plant Nursery) be a conditional use.

The Property is not part of an approved Neighborhood Plan and it borders Austin's Extraterritorial Jurisdiction. Surrounding zoning includes CS-CO, GR-CO, and I-RR. Surrounding land uses include office, commercial, a city water tower, and residential uses in Austin's ETJ.

We propose that the Conditional Overlay (CO) provide the following restrictions:

- A 50 foot vegetative buffer from the adjacent property to the east;
- Comply with Compatibility Standards (LDC 25-2, Article 10) for the properties to the east; although the single family properties to the east are in Austin's ETJ, and do not trigger the Compatibility Standards, the applicant wants the Property to be harmonious with neighboring properties and uses;
- Prohibit certain uses normally allowed in the GR zoning district. The attached "Exhibit A" details the proposed prohibited uses; and
- Limit the development to no more than 2,000 vehicle trips per day.

If you have any questions about this Application for Zoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

Michele Rogerson Lynch

Cc: Velda Wyche, Owner

Enclosure


Swan Dr
Research Blvd
Capitol Ave
Texas Roadhouse
Cheddar's Casual Cafe
Cafe Northwest
Austin Aquarium
Texas Dept of Public Safety
Hidden Meadow Dr
Woodland Village Dr
Andersson Hill Rd
Swallow Dr
Robinhood Path
Scissortail Dr
Whitehorse Trail
Brown Shoe Trail
Firethorn Ln
Bunkerhill Dr
Double Tree Ln
Creek Dr
Rosemary Dr
Rainbrook Dr
Rosemont Dr
Rosemont Ln
Rosemont Ct
Rosemont Cir
Rosemont Pl
Rosemont Trl
Rosemont Way
Rosemont Blvd
Rosemont Ave
Rosemont Dr
Rosemont Rd
Rosemont St

METCALFE WOLFF
STUART & WILLIAMS, LLP

MICHELE R. LYNCH
Director of Land Use &
Entitlements

(512) 404-2251
mlynch@mwswtexas.com

C9
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**EXHIBIT A**

**SUGGESTED PROHIBITIVE USES TO BE INCLUDED IN CONDITIONAL OVERLAY**
13561 Pond Springs Road, Austin, Texas, 78729

1. Automotive Repair Services
2. Automotive Rentals
3. Automotive Sales
4. Automotive Washing (of any type)
5. Drop-Off Recycling Collection Facility
6. Exterminating Services
7. Outdoor Sports and Recreation
8. Pawn Shop Services

Attachment B

**Sirwaitis, Sherri**

C16

**From:** Michele Rogerson Lynch [redacted]
**Sent:** Wednesday, October 15, 2014 10:46 AM
**To:** Sirwaitis, Sherri
**Cc:** Will Herring
**Subject:** C14-2014-0154 13561 Pond Springs

Hi Sherri. We have been in communications with the Neighborhood Association of Southwest Williamson County regarding the proposed zoning request. The neighborhood asked for three additional uses to be prohibited: Restaurant (General), Restaurant (Limited) and Service Station. We are amenable to adding Service Station to the prohibited uses list, but we prefer to make Restaurant (General) and Restaurant (Limited) conditional uses.

While we do not know if a restaurant use would be developed here, we would like to preserve the right to develop those uses, which other similarly zoned properties along Pond Springs Road that are adjacent to single family have a right to do as well. We feel that a conditional use permit process would be a better forum to discuss the merits of restaurant uses in a public hearing at a later date.

Please let this stand as an amendment to our original request.

Thanks,
M

**Michele Rogerson Lynch**
Director of Land Use & Entitlements
**Metcalfe Wolff Stuart & Williams, LLP**
*221 W. 6th Street, Suite 1300*
*Austin, Texas 78701*
(512) 404-2251 ofc
(512) 404-2245 fax
[redacted]

*NEIGHBORHOOD ASSOCIATION OF SOUTHWESTERN WILLIAMSON COUNTY*
P.O. Box 170297 – Austin, TX 78717
www.naswc.org

C14

October 15, 2014

Sherri Sirwaitis
Planning & Development Review
City of Austin, Texas

Re: Case # C14-2014-0154

Dear Ms. Sirwaitis,

I am writing about the property located at 13561 Pond Spring Road. Michele Lynch (agent) and I have discussed the proposed zoning to GR-CO. In her original proposal, Ms. Lynch had already addressed some of the property issues by including a Conditional Overlay to exclude some uses, as well as a buffer between the property and adjacent residential properties.

Because of the size, shape and location of the property, it does not easily lend itself to many of the uses allowed under GR, and I asked Ms. Lynch to consider adding several uses to the Conditional Overlay: Service Station/convenience store; restaurants and drive-through restaurants. She has recommended allowing the restaurant uses as a Conditional Use rather than being prohibited by the Conditional Overlay.

This property is a long and narrow parcel at the corner of Shady Oaks Drive. Shady Oaks is one of the main entrances to our neighborhood, however it is an unimproved paved street: there are no lane markings, curbing or sidewalks, and the shoulders are the dirt/gravel/natural vegetation right-of-way. Employees of nearby businesses have been parking along the ROW, narrowing the passageway for vehicles entering or exiting the neighborhood. The narrowness of the property also limits the space available for a driveway onto Pond Springs Road, especially in its proximity to the corner.

Because of these roadway limitations, as well as the proximity to our residential neighborhood, we ask that Service Station be prohibited by Conditional Overlay, and the uses of Restaurant (General) and Restaurant (Limited) be designated as Conditional Use.

Thank you for your considering our concerns as we seek to ensure that development in our NASWC community is neighborhood-friendly.

Please contact me at 512-567-1585 if you have any questions or if I can provide further information.

Sincerely,
Cathy F. Mandell
NASWC Zoning