

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0061 (Texas Beef Council)

Z.A.P. DATE: August 21, 2018

ADDRESS: 8708 ½ North F.M. 620 Road

DISTRICT AREA: 6

APPLICANT: Texas Beef Council (Richard Wortham)

AGENT: Cunningham-Allen, Inc. (Elias Haddad)

ZONING FROM: I-RR

TO: GO-MU

AREA: 16.67 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GO-MU, General Office-Mixed Use Combining District, zoning.

If the requested zoning is recommended for this site, then 200 feet of right-of-way should be dedicated from the existing centerline for FM 620 according to the Transportation Plan through a street deed prior to 3rd reading of the case at City Council.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

8/21/18: Approved staff recommendation on GO-MU zoning, with conditions, by consent (9-0, A. Denkler and S. Lavani-absent); J. Duncan-1st, B. Evans-2nd.

DEPARTMENT COMMENTS:

The property in question contains an office structure for the Texas Beef Council. There is an undeveloped tract of land and a new residential development to the north. The property to the south and west is contains a multifamily use/apartment complex. The land directly to the east is developed with a pet services use (Four Paws Veterinary Clinic). There is undeveloped property on the opposite side of FM 620 Road. The applicant is requesting to zone this tract of land to GO-MU to bring the existing office use into conformance with the land development code regulations.

The staff is recommending General Office-Mixed Use Combining District zoning for this site because the property meets the intent of the GO district as it is located on FM 620 Road, a major arterial roadway, and will allow for office and selected commercial uses that will serve community and city-wide needs. The proposed GO-MU zoning is compatible with the surrounding uses because this site is located adjacent to existing office (GO) zoning, to the north and residential (SF-6-CO, MF-2 and MF-3) zoning to the north, south and east. The proposed zoning will permit the applicant to bring the existing office use into conformance and to develop office, residential or a mixture of uses on the remainder of this property to the west.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Office (Texas Beef Council)
<i>North</i>	GO, SF-6-CO	Undeveloped Tract, Residential (Ashton Woods Homes)
<i>South</i>	MF-2	Multifamily
<i>East</i>	LR-CO, LR, MF-3	Pet Services (Four Paws Veterinary Clinic), Undeveloped, Multifamily (Sontera Apartments)
<i>West</i>	MF-2	Multifamily

AREA STUDY: N/A**TIA:** Waived**WATERSHED:** Lake Travis**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** Yes**NEIGHBORHOOD ORGANIZATIONS:**

Bike Austin
 Bull Creek Foundation
 Canyon Creek HOA
 Friends of Austin Neighborhoods
 Leander ISD Population and Survey Analysts
 Long Canyon Homeowners Association
 Long Canyon Phase II & LLL Homeowners Association, Inc.
 Mountain Neighborhood Association (MNA)
 Neighborhood Empowerment Foundation
 Northwest Austin Coalition
 NW Austin Working Group
 River Place HOA
 SELTEXAS
 Sierra Club, Austin Regional Group
 The Parke HOA
 TNR BCP – Travis County Natural Resources
 2222 Coalition of Neighborhood Associations, Inc.
 Volente Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0021 (Versante: 8804 North R.M. 620)	GO to SF-6	4/18/06: Approved staff's recommendation for SF-6-CO zoning by consent (9-0); J. Martinez-1 st , M. Hawthorne-2 nd .	5/18/06: Approved SF-6-CO zoning by consent (7-0); all 3 readings
C14-04-0207	I-RR to Tract 1: P, Tract 2: GO	2/01/05: Approved staff's recommendation on consent for P-CO for Tract 1, GO-CO for Tract 2 (9-0), with additional conditions to: prohibit access to Savannah Ridge Drive (other than for	3/03/05: Approved P-CO for Tract 1, GO-CO for Tract 2, and RR-CO for Tract 3 (7-0); all 3 readings Prohibiting the following uses on the Tract 1: Automotive Rentals, Automotive Repair Services,

		emergency vehicles) and create a Tract 3 designated as RR-CO district zoning for a distance of 300-feet from the eastern most property line that is adjacent to SF-2 zoning,	Automotive Sales, Automotive Washing (of any type), Building Maintenance Services, Drop-Off Recycling Collection Facility, Campground, Convenience Storage, Construction Sales and Services, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, Hotel-Motel, Laundry Service, Kennels, Monument Retail Sales, Outdoor Entertainment, Pawn Shop Services, Service Station, Theater, Transitional Housing, Transportation Terminal, Vehicle Storage; limiting the development intensity for the entire site (Tracts 1, 2, and 3 combined) to less than 2,000 vehicle trips per day; prohibiting access to Savannah Ridge Drive (other than for emergency vehicles)
C14-04-0183	I-RR to MF-3	12/21/04: Approved MF-2-CO, with staff condition to limit development to less than 2,000 vehicle trips per day beyond the existing development and additional condition for a 568 unit limit for the site (9-0)	1/27/05: Approved MF-2-CO (6-0, Dunkerley-absent); 1 st reading 3/03/05: Approved MF-2-CO on consent (7-0); 2 nd /3 rd readings
C14-04-0137	I-RR to MF-1	9/21/04: Approved staff's recommendation of MF-1-CO zoning by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	10/21/04: Approved ZAP recommendation of MF-1-CO by consent (7-0); 1 st reading 11/4/04: Approved MF-1-CO (7-0); 2 nd /3 rd readings
C14-04-0035	I-RR to SF-6	5/18/04: Approved staff's rec. for SF-6-CO zoning, with the addition of the conditions listed in the Letter of Agreement between the applicant and the neighborhood, by consent (8-0)	8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)
C14-02-0027	I-RR to MF-2	3/26/02: Approved staff rec. of MF-2 by consent (9-0)	5/09/02: Approved MF-2 (7-0); all 3 readings
C14-01-0045	I-GO to GO	5/15/01: Approved staff rec. of GO by consent (6-1, BB-No)	6/14/01: Approved GO (7-0); all 3 Readings
C14-98-0050	LR, SF-6 to MF-2	5/26/98: Approved staff's alternate rec. of MF-2-CO (TR1), GO-CO (TR-2) by consent (8-0)	7/23/98: Approved MF-2 and GO (7-0); all 3 readings

C14-96-0031	GR to MF-2	3/26/96: Approved staff rec. of MF-2 (9-0)	5/09/96: Approved PC rec. of MF-2 (6-0); subject to 125' of ROW for FM 620; 1 st reading 6/27/96: Approved MF-2 subject to conditions (7-0); 2 nd /3 rd readings
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RELATED CASES: C14-01-0045 (previous zoning case)
C7A-00-008 (annexation case)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
FM 620	150'	85'	Major Arterial	-

CITY COUNCIL DATE: September 20, 2018

ACTION:

ORDINANCE READINGS: 1st

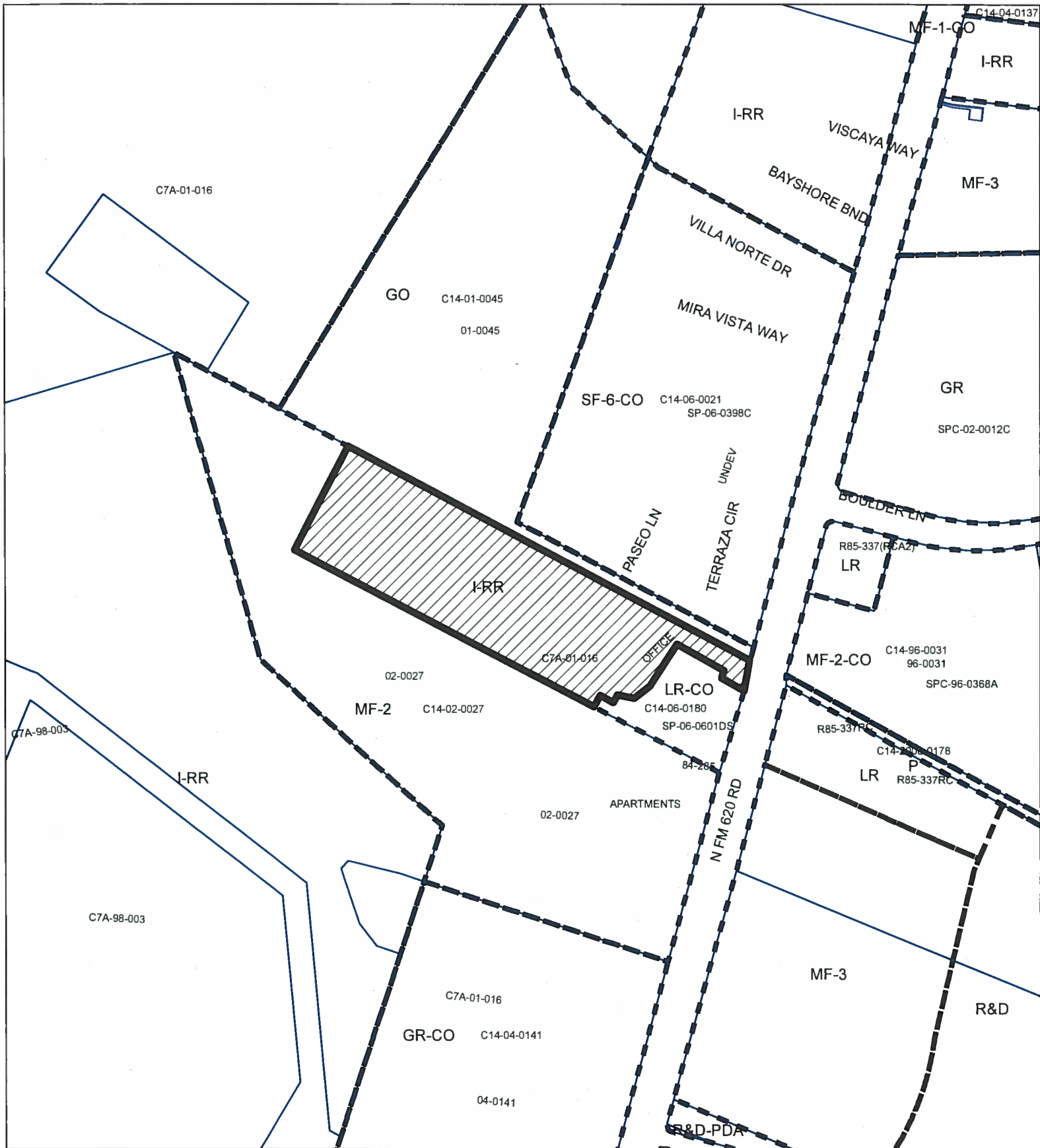
2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Zoning Case

C14-2018-0061



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.

1" = 500'



NORTH

MIRAVISTA

CHURCH (UNDER DEVELOPMENT)

APARTMENTS

APARTMENTS

R3D-PDA

R3D

MF-9

GR-CO

CTA-01-016

CTA-98-002

CTA-01-016

GC-01-0045

574-10-000

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885-37-00187

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STAFF RECOMMENDATION

The staff's recommendation is to grant GO-MU, General Office-Mixed Use Combining District, zoning.

If the requested zoning is recommended for this site, then 200 feet of right-of-way should be dedicated from the existing centerline for FM 620 according to the Transportation Plan through a street deed prior to 3rd reading of the case at City Council.

BASIS FOR RECOMMENDATION

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

General Office district is intended for offices and selected commercial uses predominately serving community and city-wide needs.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

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

The proposed GO-MU zoning district would be compatible and consistent with the surrounding uses because this site is located adjacent to existing office (GO) zoning, to the north and residential (SF-6-CO, MF-2 and MF-3) zoning to the north, south and east.

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

The GO-MU zoning district would allow for a fair and reasonable use of the site as the proposed zoning will permit the applicant to bring the existing office use into conformance and to develop office, residential or a mixture of uses on the remainder of this property to the west.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is developed with an office building (Texas Beef Council). There is an undeveloped tract of land and a new residential development to the north. The property to the south and west contains a multifamily use/apartment complex. Directly to the east, there is a pet services use (Four Paws Veterinary Clinic). Across F.M. 620, there is an undeveloped tract of land.

Comprehensive Planning

Wednesday June 27, 2018

IRR to GO-MU

This zoning case is located on the west side of FM 620, on a 16.67 acre property that contains an existing office building. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family housing and vacant land to the north; a large multifamily apartment complex, a vet clinic, a movie theater, a shopping center and vacant land to the

south; vacant land and an apartment complex to the west; and an apartment complex and vacant land to the east. The proposal is to rezone the property to obtain a mixed use office zoning district designation for the site.

Connectivity

The Walkscore is **32/100, Car Dependent**, meaning most errands require a car. No public sidewalks, urban trails, or public transit stops are located within a mile of this site, along this area of FM 620. A wide paved area on either side of FM 620 in this area appears to act as a bike lane, although most of paved lane is not identified by signage or painted bike symbol.

Imagine Austin

The property is not situated along an Activity Corridor or by an Activity Center according to the Imagine Austin Growth Concept Map. The following Imagine Austin policy is applicable to this case:

- ☐ **LUT P3** Promote development in compact centers, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- ☐ **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

Based on the existing office development not providing a true mixture of uses under the mixed use office zoning district, and the lack of multi-modal access along FM 620, including a public sidewalk, this request appears to only partially support the policies of the Imagine Austin Plan. It is hoped in the near future that the property owner considers installing a shared path or public sidewalk along FM 620 to connect to nearby commercial, office and residential uses in the vicinity. A large shopping center is 1,000 ft. south of this property includes a shared path along the FM 620 frontage area, which curves around the perimeter of the shopping center.

Environmental

Friday June 15, 2018

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

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.

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.

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 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 GO zoning district would be 80%. 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.

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

Development Classification	% of Net Site Area	% NSA with Transfers	Allowable Density
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

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.

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

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

Per LDC 25-6-101 (Ordinance No. 20170302-077), this site is required to provide mitigation for traffic impact at the time of the site plan application. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC. 25-6-113.

The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for FM 620. 200 feet of right-of-way should be dedicated from the existing centerline for FM 620 according to the Transportation Plan. Staff is in coordination with TxDOT to confirm the ROW dedication. [LDC 25-6-51 and 25-6-55].

Additional right-of-way maybe required at the time of subdivision and/or site plan.

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for FM 620. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

FYI – a 10-foot shared-use path shall be constructed along FM 620 frontage as required per the Bicycle Master Plan at the time of the site plan application. The Texas Department of Transportation and City of Austin shall approve the location and construction at the time of the site plan application.

FYI – the existing driveways may be required to be removed and/or reconstruction. Driveway, sidewalk, and other improvements within the right-of-way shall be reviewed and approved by the City of Austin and the Texas Department of Transportation.

FYI – the site shall comply with the Hill Country Roadway requirements at the time of the site plan application.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
FM 620	150 feet	83 feet	Arterial	No	Yes, wide shoulder	No

Water and Wastewater

Friday June 08, 2018

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2018-0061

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: August 21, 2018, Zoning and Planning Commission
September 20, 2018, City Council

Johanna Kelly Adams

Your Name (please print)

12212 Terraza Circle

Your address(es) affected by this application

J. Kelly Adams

Signature

8/21/18

Date

Daytime Telephone: 512-656-4433

Comments: If zoning change is passed, what will be done to ensure the space is compatible with the residential area next door? Will appropriate landscaping be done to create a barrier or shield between the areas? Also, can retail space not be located directly next door to the residential space?

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810