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ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0034 – Stonegate Two

Z.A.P. DATE: August 3, 2010

ADDRESS: 2500 West William Cannon Drive

OWNER: KC 1 Stonegate L.P.
(John P. "Sean" Cummings, Jr.)

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: LO-CO

TO: LO-CO, to change a condition of zoning

AREA: 8.21 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited office – conditional overlay (LO-O) combining district zoning. The Conditional Overlay prohibits access to Aldford Drive and limits the number of daily vehicle trips to 2,509.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Traffic Impact Analysis memorandum, dated July 8, 2010, as provided in Attachment A. This includes 70 feet of right-of-way dedication on William Cannon Drive as measured from the existing centerline.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

August 3, 2010:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property consists of one platted tract that takes access to West William Cannon Drive and was recently developed with a mixture of medical and professional office, although not all of the available space has been leased. The property was rezoned to the limited office – conditional overlay (LO-CO) combining district in October 1996. As shown in Exhibit D, the Conditional Overlay limited the number of daily vehicle trips to 2,000 and prohibited vehicular access from the property to Aldford Drive.

There is a duplex development under construction and single family residences within the Cherry Creek Phase 3, Section 3 subdivision to the north (SF-3; SF-2), duplexes and townhomes to the east (SF-3; LO-MU-CO); a medical and professional office development to the south (LO-CO), and offices and apartments to the west (LO; MF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

Although no additional building square footage is proposed, the current office development exceeds the 2,000 vehicle trip limit contained in the Conditional Overlay. Therefore, the Applicant has submitted a rezoning case with a Traffic Impact Analysis as the basis for modifying the Conditional Overlay to remove the 2,000 trip limit and increase the number of vehicle trips per day. The proposed figure of 2,509 vehicle trips per day accounts for a mix of up to 85% medical office and up to 15% professional office space. The other item contained in the Conditional Overlay that prohibits access to Aldford Drive would remain unchanged.

Following an evaluation of the Applicant's traffic impact analysis, the Staff recommendation contained in Attachment A includes increasing the number of daily vehicle to 2,509 with the requirement to post fiscal surety for the pro rata share of an additional east bound left turn lane at the West Gate Boulevard / West William Cannon Drive intersection. The number of daily vehicle trips and intersection improvements from this development will maintain acceptable traffic conditions on adjacent roadways and intersections, and therefore, the Staff recommends the Applicant's request.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-CO	Medical office and office development
<i>North</i>	SF-2; SF-3	Single family residences
<i>South</i>	LO-CO	Medical office and office development
<i>East</i>	SF-3; LO-MU-CO	Duplexes; Townhouses
<i>West</i>	LO; MF-2	Office; Apartments

AREA STUDY: N/A

TIA: Is required – please refer to Attachment A

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

12 – Brodie Lane Homeowners Association
 461 – Cherry Creek Neighborhood Association
 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 790 – Cherry Creek Village Neighborhood Association
 943 – Save Our Springs Alliance
 997 – Tanglewood Oaks Owners Association
 1037 – Homeless Neighborhood Association
 1075 – League of Bicycling Voters
 1113 – Austin Parks Foundation
 1134 – Oak Parke / Brodie Wild Preservation Group, Inc.
 1200 Super Duper Neighborhood Directors and Appealers Organization
 1224 – Austin Monorail Project
 1228 – Sierra Club, Austin Regional Group

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1236 – The Real Estate Council of Austin, Inc.

SCHOOLS:

Cunningham Elementary School Covington Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2208-0142 – 6800 Manchaca Road	SF-3 to GR-CO for Tract 1, LO- MU-CO for Tract 2, as amended	To Grant GR-CO for Tract 1, LO-MU-CO for Tract 2, with the CO for a list of conditional and prohibited uses, and 2,000 trips per day, and additional r-o-w on Manchaca Road	Approved as Commission recommended (11-20- 08).
C14-2007-0064 – Laurel Meadows – South terminus of Blarwood Drive	SF-3 to MF-5	Applicant requested an indefinite postponement; Case expired	N / A
C14-96-0067 – Ford Tract South – West William Cannon Drive, between Westgate Boulevard and Whispering Oaks Drive	SF-3 to LO-CO	To Grant LO-CO	Approved LO-CO with CO prohibiting access to Watchwood Drive and limiting development to 2,000 trips per day (9-26-96).

RELATED CASES:

As shown in Exhibit B, the Applicant is property is platted as Tract II, Block B, Lot 1 of The Arbors at Cannon's Gate, a subdivision recorded in July 2002 (C8-01-0264.0A).

The site plan approved on June 4, 2007 is for eight buildings and totals 71,697 square feet of gross floor area (SP-06-0462C). Please refer to Exhibit C.

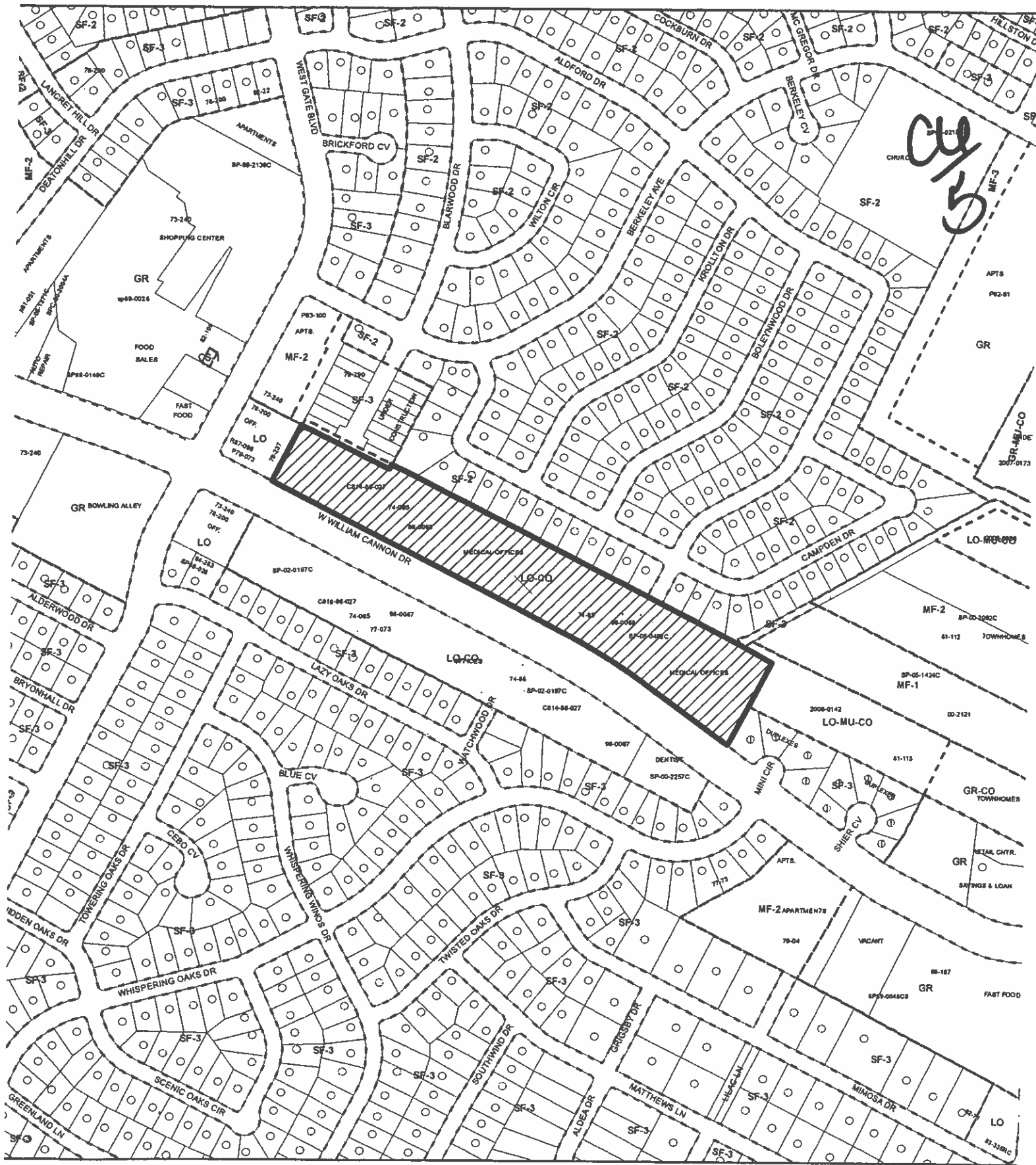
A previous rezoning case from SF-3 to LO-CO was approved on October 3, 1996 (C14-96-0068). The Conditional Overlay limited the property to 2,000 trips and prohibited vehicular access to Alford Drive. Please refer to Exhibit D.

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ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
West William Cannon Drive	120 feet	MAD 4	Arterial	Yes	103, 333	Yes

CITY COUNCIL DATE: August 26, 2010**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us**PHONE:** 974-7719



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

ZONING

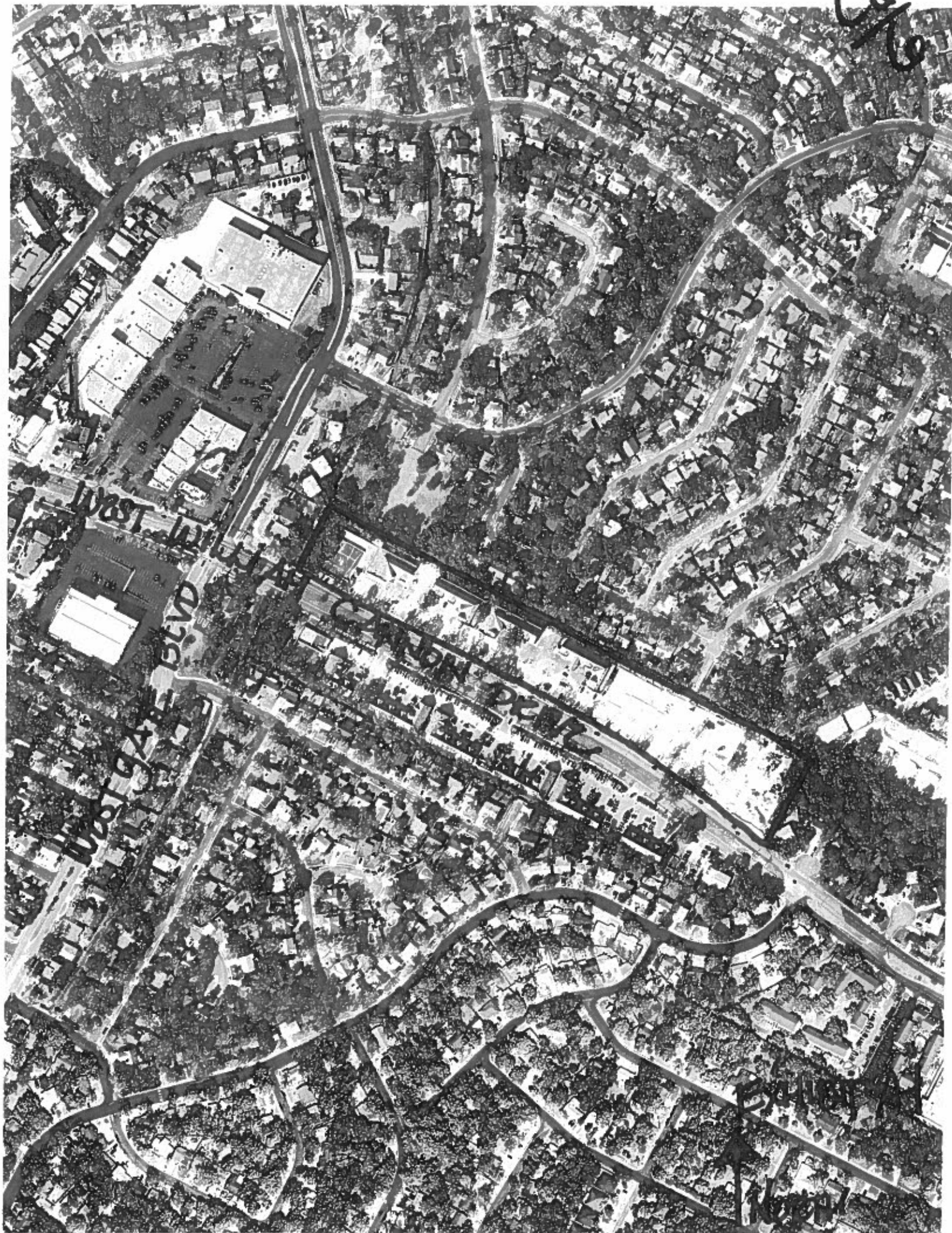
ZONING CASE#: C14-2010-0034
 ADDRESS: 2500 W WILLIAM CANNON DR
 SUBJECT AREA: 8.21 ACRES
 GRID: E17 & F17
 MANAGER: WENDY RHOADES

Exhibit A



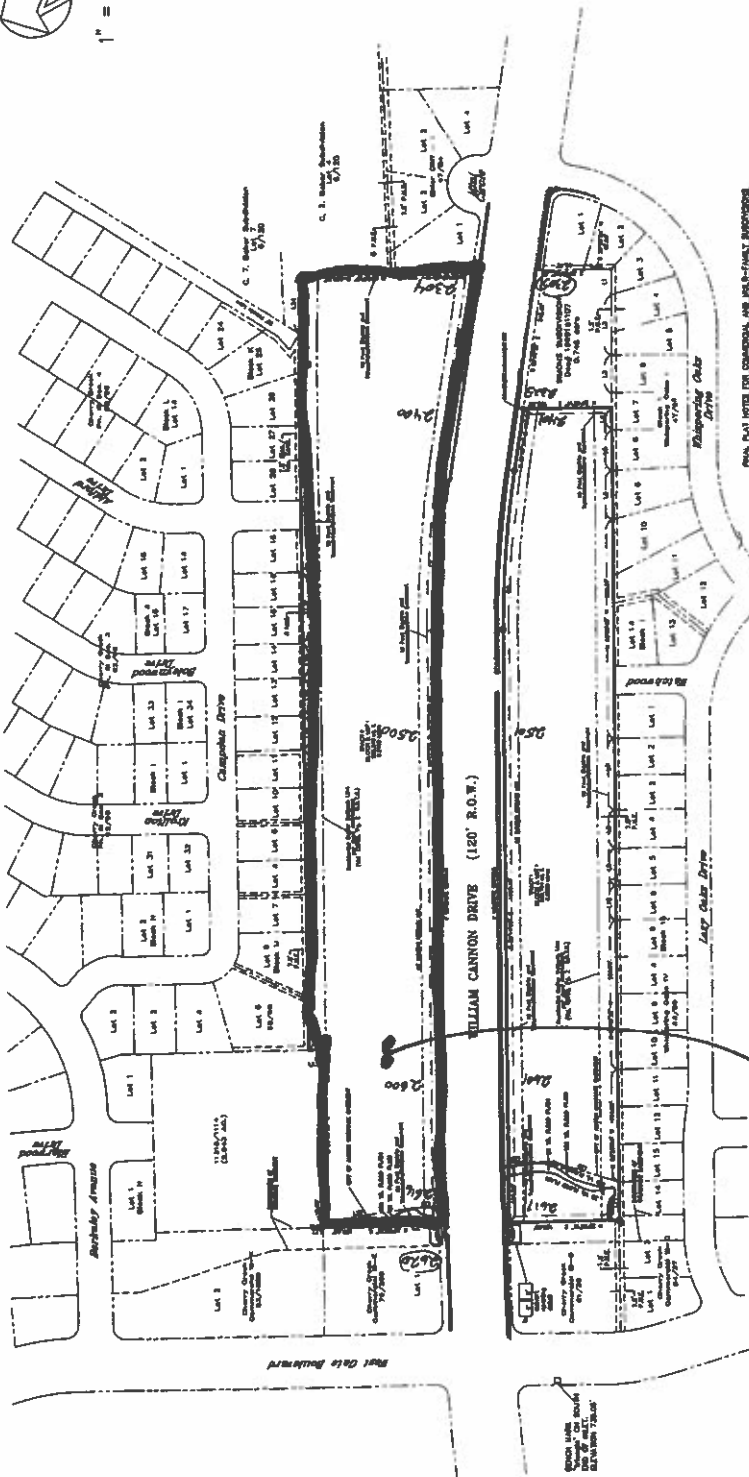
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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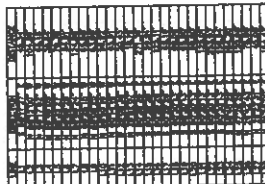


THE ARBORS AT CANNON'S GATE FINAL PLAT

FINAL PLAT


$$1^{\circ} = 100'$$


**Dixon Land Surveying
SURVEY PLAT**

[illegible]

REZONING AREA

County of TRAVIS

the undersigned does hereby certify that the survey on the key made on the ground of the property being located herein and that the same is correct and that there be no discrepancy, mistake, advantage in fact, boundary line, corner, measurement, or other thing of the kind, and that the survey is true and correct and that the property has been so and that I believe nothing requiring a replacement of improvements except as shown herein, and that this property has been so and that I believe nothing requiring a replacement of improvements except as shown herein.

Subscribed and sworn to before me at the County of Travis, State of Texas, this 20th day of January, 1905.

Notary Public in and for the County of Travis, State of Texas.

and I certify that the property shown herein IS PARTIALLY within a special flood hazard area as identified by the Federal Insurance Administration, Department of HUD. Flood hazard boundary map posted on per Map Number: 4904300007 & 4904300008

5305 Forest Hills Drive, Austin, Texas 78741
Phone: 306-0032

1. THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES ON THE NORTH OR SOUTH FLUKE.

2. THERE IS NO CRITICAL WETLAND ZONE (COW) ON THIS PROPERTY. THE WETLAND CHANGED, WHICH SERVICES THE PROPERTY CALLOUSTY MARSHES, BUT AN AREA OF APPROXIMATELY 200 ACRES OF STREAM ARE IN IMMEDIATE PROXIMITY. C.D.A. C.A.C. SECTION 25-6-61. (WETLANDS) AND SECTION 25-6-62 (CRITICAL WETLAND ZONE).

3. THERE ARE SEVERAL HISTORIC CULTURAL LANDMARKS WHICH CHANGED THE PROPERTY TRACT TO SUPPLY SERVICES TO MAIN HOUSE. THE EXIST LOCATIONS OF THESE LOCATIONS COULD NOT BE LOCATED EXACTLY, BUT THE PROPERTY IS LOCATED IN THE VICINITY OF THE HISTORIC LOCATIONS. (SEE MAPS, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32, A-33, A-34, A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43, A-44, A-45, A-46, A-47, A-48, A-49, A-50, A-51, A-52, A-53, A-54, A-55, A-56, A-57, A-58, A-59, A-60, A-61, A-62, A-63, A-64, A-65, A-66, A-67, A-68, A-69, A-70, A-71, A-72, A-73, A-74, A-75, A-76, A-77, A-78, A-79, A-80, A-81, A-82, A-83, A-84, A-85, A-86, A-87, A-88, A-89, A-90, A-91, A-92, A-93, A-94, A-95, A-96, A-97, A-98, A-99, A-100, A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113, A-114, A-115, A-116, A-117, A-118, A-119, A-120, A-121, A-122, A-123, A-124, A-125, A-126, A-127, A-128, A-129, A-130, A-131, A-132, A-133, A-134, A-135, A-136, A-137, A-138, A-139, A-140, A-141, A-142, A-143, A-144, A-145, A-146, A-147, A-148, A-149, A-150, A-151, A-152, A-153, A-154, A-155, A-156, A-157, A-158, A-159, A-160, A-161, A-162, A-163, A-164, A-165, A-166, A-167, A-168, A-169, A-170, A-171, A-172, A-173, A-174, A-175, A-176, A-177, A-178, A-179, A-180, A-181, A-182, A-183, A-184, A-185, A-186, A-187, A-188, A-189, A-190, A-191, A-192, A-193, A-194, A-195, A-196, A-197, A-198, A-199, A-200, A-201, A-202, A-203, A-204, A-205, A-206, A-207, A-208, A-209, A-210, A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219, A-220, A-221, A-222, A-223, A-224, A-225, A-226, A-227, A-228, A-229, A-230, A-231, A-232, A-233, A-234, A-235, A-236, A-237, A-238, A-239, A-240, A-241, A-242, A-243, A-244, A-245, A-246, A-247, A-248, A-249, A-250, A-251, A-252, A-253, A-254, A-255, A-256, A-257, A-258, A-259, A-260, A-261, A-262, A-263, A-264, A-265, A-266, A-267, A-268, A-269, A-270, A-271, A-272, A-273, A-274, A-275, A-276, A-277, A-278, A-279, A-280, A-281, A-282, A-283, A-284, A-285, A-286, A-287, A-288, A-289, A-290, A-291, A-292, A-293, A-294, A-295, A-296, A-297, A-298, A-299, A-300, A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, A-309, A-310, A-311, A-312, A-313, A-314, A-315, A-316, A-317, A-318, A-319, A-320, A-321, A-322, A-323, A-324, A-325, A-326, A-327, A-328, A-329, A-330, A-331, A-332, A-333, A-334, A-335, A-336, A-337, A-338, A-339, A-340, A-341, A-342, A-343, A-344, A-345, A-346, A-347, A-348, A-349, A-350, A-351, A-352, A-353, A-354, A-355, A-356, A-357, A-358, A-359, A-360, A-361, A-362, A-363, A-364, A-365, A-366, A-367, A-368, A-369, A-370, A-371, A-372, A-373, A-374, A-375, A-376, A-377, A-378, A-379, A-380, A-381, A-382, A-383, A-384, A-385, A-386, A-387, A-388, A-389, A-390, A-391, A-392, A-393, A-394, A-395, A-396, A-397, A-398, A-399, A-400, A-401, A-402, A-403, A-404, A-405, A-406, A-407, A-408, A-409, A-410, A-411, A-412, A-413, A-414, A-415, A-416, A-417, A-418, A-419, A-420, A-421, A-422, A-423, A-424, A-425, A-426, A-427, A-428, A-429, A-430, A-431, A-432, A-433, A-434, A-435, A-436, A-437, A-438, A-439, A-440, A-441, A-442, A-443, A-444, A-445, A-446, A-447, A-448, A-449, A-450, A-451, A-452, A-453, A-454, A-455, A-456, A-457, A-458, A-459, A-460, A-461, A-462, A-463, A-464, A-465, A-466, A-467, A-468, A-469, A-470, A-471, A-472, A-473, A-474, A-475, A-476, A-477, A-478, A-479, A-480, A-481, A-482, A-483, A-484, A-485, A-486, A-487, A-488, A-489, A-490, A-491, A-492, A-493, A-494, A-495, A-496, A-497, A-498, A-499, A-500, A-501, A-502, A-503, A-504, A-505, A-506, A-507, A-508, A-509, A-510, A-511, A-512, A-513, A-514, A-515, A-516, A-517, A-518, A-519, A-520, A-521, A-522, A-523, A-524, A-525, A-526, A-527, A-528, A-529, A-530, A-531, A-532, A-533, A-534, A-535, A-536, A-537, A-538, A-539, A-540, A-541, A-542, A-543, A-544, A-545, A-546, A-547, A-548, A-549, A-550, A-551, A-552, A-553, A-554, A-555, A-556, A-557, A-558, A-559, A-560, A-561, A-562, A-563, A-564, A-565, A-566, A-567, A-568, A-569, A-570, A-571, A-572, A-573, A-574, A-575, A-576, A-577, A-578, A-579, A-580, A-581, A-582, A-583, A-584, A-585, A-586, A-587, A-588, A-589, A-590, A-591, A-592, A-593, A-594, A-595, A-596, A-597, A-598, A-599, A-600, A-601, A-602, A-603, A-604, A-605, A-606, A-607, A-608, A-609, A-610, A-611, A-612, A-613, A-614, A-615, A-616, A-617, A-618, A-619, A-620, A-621, A-622, A-623, A-624, A-625, A-626, A-627, A-628, A-629, A-630, A-631, A-632, A-633, A-634, A-635, A-636, A-637, A-638, A-639, A-640, A-641, A-642, A-643, A-644, A-645, A-646, A-647, A-648, A-649, A-650, A-651, A-652, A-653, A-654, A-655, A-656, A-657, A-658, A-659, A-660, A-661, A-662, A-663, A-664, A-665, A-66

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 01-15-2001 BY 60322 UCBAW/STP

TO TOP OF FOUND SIGN AND ON THE SOUTH SIDE OF MILLER CANYON DRIVE
AT THE N.E. CORNER OF ADJACENT MARRIOTT SUBDIVISION TRACT, ELEVATION 774.07

LIBERAL DESCRIPTION
INDEPENDENT, SEX AND TOPOGRAPHIC SURVEY ON[illegible]

Hill Country Environmental, Inc.

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C8-01-0264.0A

SHEET 1 OF 2

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EXHIBIT B
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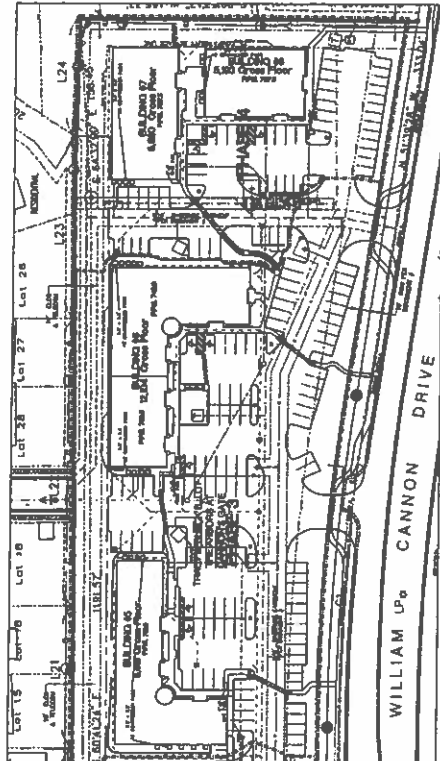
PROPOSED TOTAL IMPERVIOUS COVER:	-	ACRES		%	237,216	SQ. FT.
PROPOSED IMPERVIOUS COVER IN UNIT 2:	3.4486	ACRES	=	65.9	%	237,216
PROPOSED IMPERVIOUS COVER IN UNPLANNED ZONE:	3.4486	ACRES	=	65.5	%	237,216
TOTAL PROPOSED IMPERVIOUS COVER:						

ESTIMATED CONSTRUCTION DURATIONS PER PHASE

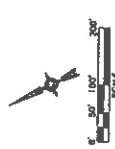
PHASE 1: MAY 2007 - MAY 2008
 PHASE 2: JULY 2008 - DEC 2008
 PHASE 3: FEB 2009 - JULY 2009
 PHASE 4: SEPT. 2009 - APRIL 2010

NOTE:

- LITERATURE, LOGS, THE WASTEWATER, AND FOGWATER, AS WELL AS THE WATER LINE AND HYDRAULIC MAINS, AND LANDSCAPING FOR THE WATER QUALITY POND WILL BE COMPLETED IN PHASE I. LANDSCAPING AND LANDSCAPING FOR BUILDINGS 2 AND 4 WILL BE COMPLETED IN PHASE II. LANDSCAPING AND LANDSCAPING FOR BUILDINGS 3 AND 5 WILL BE COMPLETED IN PHASE III. LANDSCAPING FOR BUILDINGS 7 AND 8 WILL BE COMPLETED IN PHASE IV.
- ALL WATER QUALITY CONTROL FACILITIES AS SHOWN IN THE APPROVED WATER QUALITY CONTROL PLAN SHALL BE COMPLETED OPERATIONAL PRIOR TO RELEASE OF THE FIRST PHASE.
- ALL OTHERS REQUIRED WITHIN EACH PHASE OF THIS PROJECT SHALL BE DE-VEGETATED AND ALL PERMANENT ENVIRONMENTAL MITIGATION SHALL BE COMPLETED PRIOR TO THE RELEASE OF OCCUPANCY PERMITS FOR THAT PHASE.
- TEMPORARY DECONTAMINATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THE RELEASE TO INSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE COMPLETELY COVERED.
- ADDITIONALLY, ANY AREA WITHIN THE LIMITS OF CONSTRUCTION OF THE PROJECT WHICH IS NOT ADEQUATELY RE-VEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO RELEASE OF THE FINAL PHASE.
- FINAL PHASE OF THIS PROJECT TO BE COMPLETED APRIL 31, 2010.



WILLIAM UP CANNON DRIVE



- [illegible]

LINE	DIRECTION	DISTANCE
L1	N 29°03'07" E	14.19
L2	S 60°30'13" E	60.00
L3	N 50°30'13" E	124.00
L4	S 60°30'26" E	39.91
L5	S 60°30'26" E	125.11
L6	S 60°30'26" E	85.19
L7	S 60°30'13" E	60.00
L8	S 60°30'13" E	85.00
L9	S 60°30'13" E	60.00
L10	S 60°30'13" E	124.00
L11	S 60°30'13" E	243.93
L12	S 60°30'13" E	150.84
L13	S 60°30'13" E	104.30
L14	S 54°53'28" E	

THE FINAL PHASE OF THIS PROJECT TO BE COMPLETED APRIL 31, 2010.

APPROVED EXHIBIT C
SITE PLAN

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ORDINANCE NO. 961003-E

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

8.211 ACRE TRACT OF LAND OUT OF THE THEODORE BISSELL LEAGUE IN TRAVIS COUNTY, TEXAS FROM "SF-3" FAMILY RESIDENCE DISTRICT TO "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED AT WEST WILLIAM CANNON DRIVE AND WESTGATE BOULEVARD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "SF-3" Family Residence district to "LO-CO" Limited Office district-Conditional Overlay combining district on the property (the "Property") described in File C14-96-0068, as follows:

8.211 acre tract of land out of the Theodore Bissell League in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as the property located at West William Cannon Drive and Westgate Boulevard, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with

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all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

2. There shall be no vehicular access from the Property to Alford Drive. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "LO" base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on October 14, 1996.

PASSED AND APPROVED

October 3, 1996.

§
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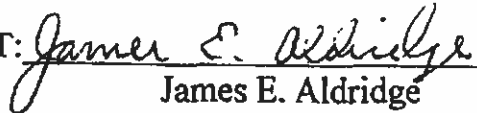
Bruce Todd
Mayor

APPROVED:

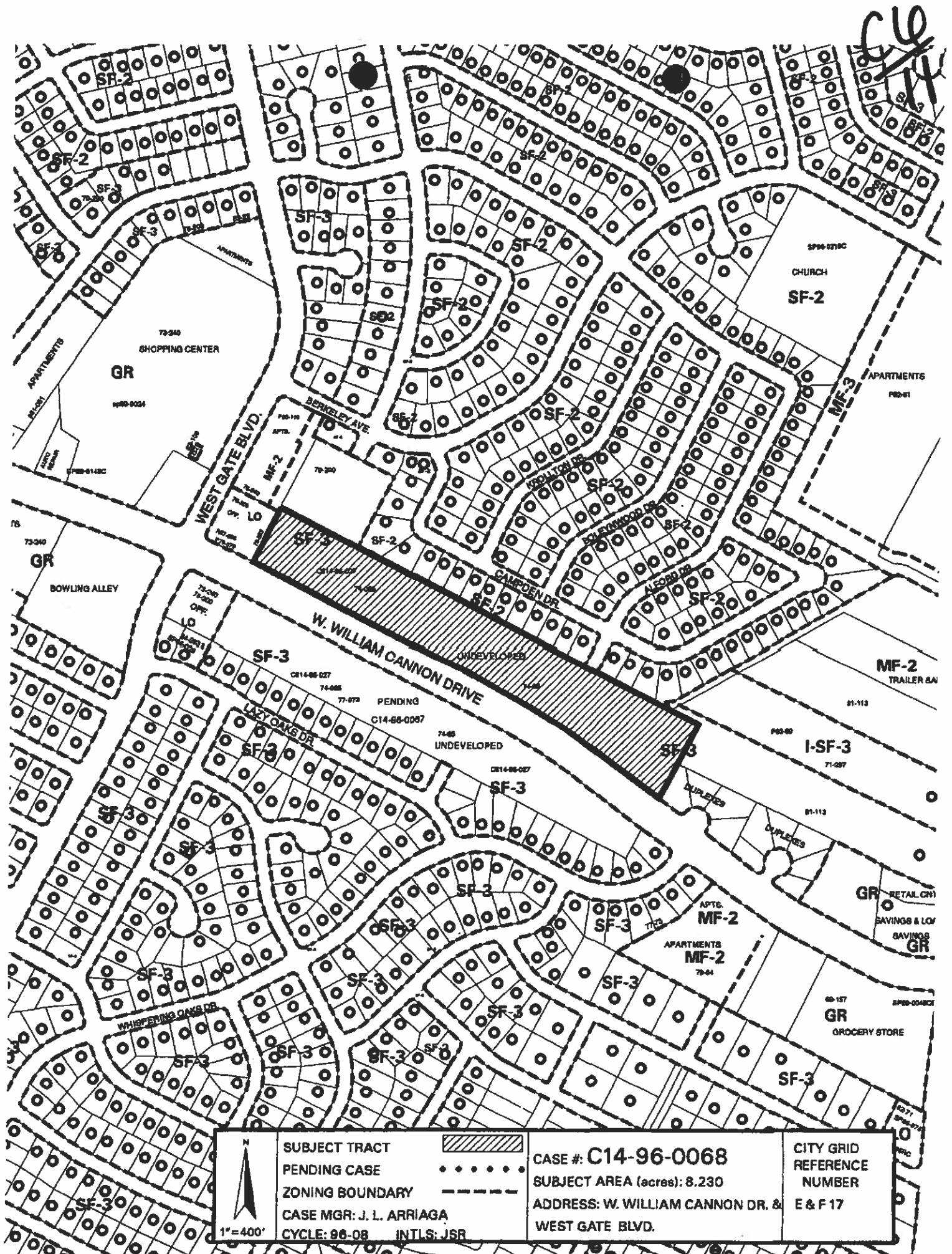


Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk





C6/12

Date: July 8, 2010
To: Wendy Rhoades, Case Manager
CC: Robert J. Halls, AICP, Robert J. Halls & Associates
Reference: Stonegate Two, C14-2010-0034

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Stonegate Two TIA (aka Arbor at Stonegate), dated February 2010, prepared by Joan G. Hudson Consulting, Inc. and Robert J. Halls Associates, and offers the following comments:

TRIP GENERATION

Stonegate Two is a 75,000 square feet retail development located in south Austin on the north side of William Cannon Drive, between West Gate Boulevard and Manchaca Road.

The property is currently under construction and it is partially occupied with a mix of medical and professional offices. The existing zoning is Limited Office – Conditional Overlay (LO-CO). The applicant has requested a zoning change to remove the conditional overlay which currently limits vehicle trips to less than 2,000 unadjusted trips per day.

The current plans for the site call for a mixture of office space with up to 85% medical office and up to 15% professional office. Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 2,509 unadjusted average daily trips (ADT).

The table below shows the trip generation by land use for the proposed development:

Table 1. Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Medical Office	60,775	2,270	119	32	54	145
Professional Office	10,725	239	28	4	15	75
Total		2,509	147	36	69	220

ASSUMPTIONS

1. Traffic growth rates provided by CAMPO were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	Annual %
William Cannon Drive	2.0
Brodie Lane	2.0
West Gate Boulevard	2.0

ATTACHMENT A

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Whispering Oaks Drive	0.5
Manchaca Drive	2.0

2. In addition to these growth rates, background traffic volumes for 2011 included estimated traffic volumes for the following projects:
 - 6500 Manchaca SP-2009-0165C (SP-2008-0278C)
3. No reductions were taken for pass-by trips.
4. No reductions were taken for internal capture.
5. No reductions were taken for transit use.

EXISTING AND PLANNED ROADWAYS

William Cannon Drive – William Cannon Drive is an arterial roadway that is currently built as a four lane divided section with additional improvements at various intersections in the study area. The CAMPO Mobility 2030 Plan shows a planned widening to a six lane section east of Brodie Lane, but no widening of the roadway was assumed by 2011 in the study. The roadway is included in the City's Bicycle Plan.

Brodie Lane – Brodie Lane is an arterial roadway that is currently built as a four lane divided section in the study area. The CAMPO Mobility 2030 Plan does not show any planned widening with the study area. The roadway is included in the City's Bicycle Plan.

West Gate Boulevard – West Gate Boulevard is an arterial roadway that is currently built as a four lane divided section in the study area. The CAMPO Mobility 2030 Plan does not show any planned improvements within the study area. The roadway is included in the City's Bicycle Plan.

Manchaca Road – Manchaca Road is an arterial roadway that is currently built as a four lane divided section in the study area. The CAMPO Mobility 2030 Plan shows a planned widening of the roadway to a six lane divided section south of William Cannon Drive; however, no widening is planned to occur by 2011. The roadway is included in the City's Bicycle Plan.

Whispering Oaks Drive – Whispering Oaks Drive is a residential collector street that extends from William Cannon Drive to Manassas Drive. No improvements were assumed for the roadway. It is not included in the City's Bicycle Plan.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed six intersections, three of which are or will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 4. Level of Service				
Intersection	2005 Existing		2008 Site + Forecasted	
	AM	PM	AM	PM
Brodie Lane/William Cannon Drive*	C	F	C	E
West Gate Boulevard/William Cannon Drive*	D	E	D	E

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Whispering Oaks Drive/William Cannon Drive				
▪ EB Left	B	B	B	B
▪ WB Left	B	B	A	B
▪ NB Left/Thru/Right	C	D	B	C
▪ SB Left/Thru/Right	D	C	C	C
Manchaca Road/William Cannon Drive*	D	D	D	D
Driveway 1/ William Cannon Dr.: ▪ SB Right			B	B
Driveway 2/William Cannon Dr.: ▪ SB Right			B	B
Driveway 3/ William Cannon Drive:				
▪ EB Left	B	B	B	B
▪ WB Left	B	C	A	B
▪ NB Left/Thru/Right	C	E	B	C
▪ SB Left/Thru/Right	D	C	C	F
Driveway 4/ William Cannon Drive: ▪ SB/Right	B	B	B	B

* = SIGNALIZED

RECOMMENDATIONS

- 1) Prior to 3rd reading at City Council, fiscal is required to be posted for the following improvements:

Intersection	Improvements	Pro Rata Share (%)
West Gate Boulevard and William Cannon Drive	Construct additional EB Left turn for L-L-T-TR	3.3

EB=Eastbound WB=Westbound NB=Northbound SB=Southbound

- The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for William Cannon Drive. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for William Cannon according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]
- Joint access is required to be provided between all commercial lots.
- Final approval from ATD ~ Signals is required prior to 1st Reading.
- For information: Two copies of the final version of the TIA incorporating all corrections and additions must be submitted prior to final approval of the zoning case.

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- 6) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2628.



Shandrian Jarvis
Sr. Planner ~ Transportation Review Staff
City of Austin – Planning and Development Review Department

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16**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant limited office – conditional overlay (LO-O) combining district zoning. The Conditional Overlay prohibits access to Aldford Drive and limits the number of daily vehicle trips to 2,509.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Traffic Impact Analysis memorandum, dated July 8, 2010, as provided in Attachment A. This includes 70 feet of right-of-way dedication on William Cannon Drive as measured from the existing centerline.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

LO zoning is intended for office use predominantly serving the neighborhood or community needs, such as professional, semi-professional and medical offices, which may be located within or adjacent to residential neighborhoods. The proposal meets the purpose statement set forth in the Land Development Code. The subject property is adjacent to a neighborhood that is largely single family.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

Following an evaluation of the Applicant's traffic impact analysis, the Staff recommendation contained in Attachment A includes increasing the number of daily vehicle to 2,509 with the requirement to post fiscal surety for the pro rata share of an additional east bound left turn lane at the West Gate Boulevard / West William Cannon Drive intersection. The number of daily vehicle trips and intersection improvements from this development will maintain acceptable traffic conditions on adjacent roadways and intersections, and therefore, the Staff recommends the Applicant's request.

EXISTING CONDITIONS**Site Characteristics**

The subject property is developed with eight buildings containing a mix of medical and office space. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *LO zoning district* is 70%, which is based on the more restrictive watershed regulations. The approved site plan approved on June 4, 2007, allows for 65.5 percent impervious cover (SP-06-0462C).

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17**Environmental**

The site is partially located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under 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>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is a floodplain within or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

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 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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for William Cannon Drive. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for William Cannon according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be

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recommended based on review of the TIA [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his 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. 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.

Site Plan and Compatibility Standards

FYI – Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made if a site plan is submitted.

The site is subject to compatibility standards. Along the northern property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

FYI – This site is located within the future planning area of Garrison Park. For more information on the status of this neighborhood plan, please visit:
http://www.ci.austin.tx.us/planning/neighborhood/garrison_park.htm.

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.ci.austin.tx.us/development

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: C14-2010-0034

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Barbara E. Johnson

Your Name (please print)

2403 Campden

Your address(es) affected by this application

Barbara E. Johnson

Signature

Date

7.27.10

Daytime Telephone: 512-397-3002

Comments:

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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