

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0151 – Lot 7, 81 William Cannon
Joint Venture Subdivision

Z.A.P. DATE: January 15, 2013

ADDRESS: 2112 East William Cannon Drive

OWNER/APPLICANT: East William Cannon
2007, LTD (William Hale)

AGENT: CSF Civil Group, LLC
(Charles E. Steinman)

ZONING FROM: LR

TO: MF-3

AREA: 1.74 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multi-family residence – medium density (MF-3) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 15, 2013: *APPROVED MF-3 DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT*

[G. ROJAS; S. COMPTON – 2ND] (6-0) P. SEEGER - ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject platted lot is zoned neighborhood commercial LR and is undeveloped. It was part of a 1988 rezoning case for 81 acres of land to the west (LR), north and east (MF-3; MF-2) with frontage on East William Cannon Drive, the eastern portion of which is developed with apartments. There are commercial uses fronting the south side of William Cannon Drive (GR; CS-CO), the South Creek manufactured home community is to the south (MH), and apartments are further to the west on William Cannon Drive (MF-4). Please refer to Exhibits A (Zoning Map), A-1 (Aerial) and B (Recorded Plat).

The Applicant proposes to rezone the property to the multi-family residence – medium density (MF-3) district in order to proceed with an apartment development that would encompass the subject rezoning area as well undeveloped land to the north and east (Lot 2 of 81 William Cannon Joint Venture Subdivision and also zoned MF-3), for a total of 250 units. The Applicant has received approval from the Austin Transportation Department for a full-purpose median opening on East William Cannon Drive, located approximately midway between its intersection with Elm Creek Drive and Stoneleigh Place to serve the apartment development described above. Staff recommends MF-3 zoning (up to 36 units per acre) as it

would create a unified development and transition in density between the MF-4 area to the west and the MF-2 area to the east.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR	Undeveloped
<i>North</i>	MF-3	Undeveloped
<i>South</i>	MH	Manufactured home park
<i>East</i>	MF-3	Undeveloped
<i>West</i>	LR	Undeveloped; Apartments

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Perez Elementary School

Mendez Middle School

Akins High School

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods 511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association 742 – Austin Independent School District

786 – Home Builders Association of Greater Austin

1037 – Homeless Neighborhood Association

1075 – League of Bicycling Voters

1180 – Savorey Lane Association

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.

1258 – Del Valle Community Coalition

1340 – Austin Heritage Tree Foundation

1363 – SEL Texas

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-97-0072 – South Creek Zoning – 1807 E. William Cannon Dr.	GR to CS	Apvd. CS-CO w/conditions	Apvd. CS-CO w/CO for 2,000 trips and list of prohibited uses (9-11-1997).
C14-88-0099 – North Bluff Center – 1909 E. William Cannon Dr.	CS to GR	Apvd. GR	Apvd. GR (9-29-1988).

RELATED CASES:

In January 1988, the subject lot was rezoned to LR, as part of an 81 acre tract that also included MF-2 and MF-3 zoned areas to the north and east (C14-84-312 – Gene Naumann & Charles Brakenburg).

The property is platted as Lot 7 of 81 William Cannon Joint Venture Subdivision, recorded on March 11, 1988 (C8s-87-105). Please refer to Exhibit B. There are no site plan applications on the property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
East William Cannon Drive	120 feet	2 lanes divided	Arterial	Yes	No	Yes

CITY COUNCIL DATE: January 31, 2013

ACTION:

ORDINANCE READINGS: 1st

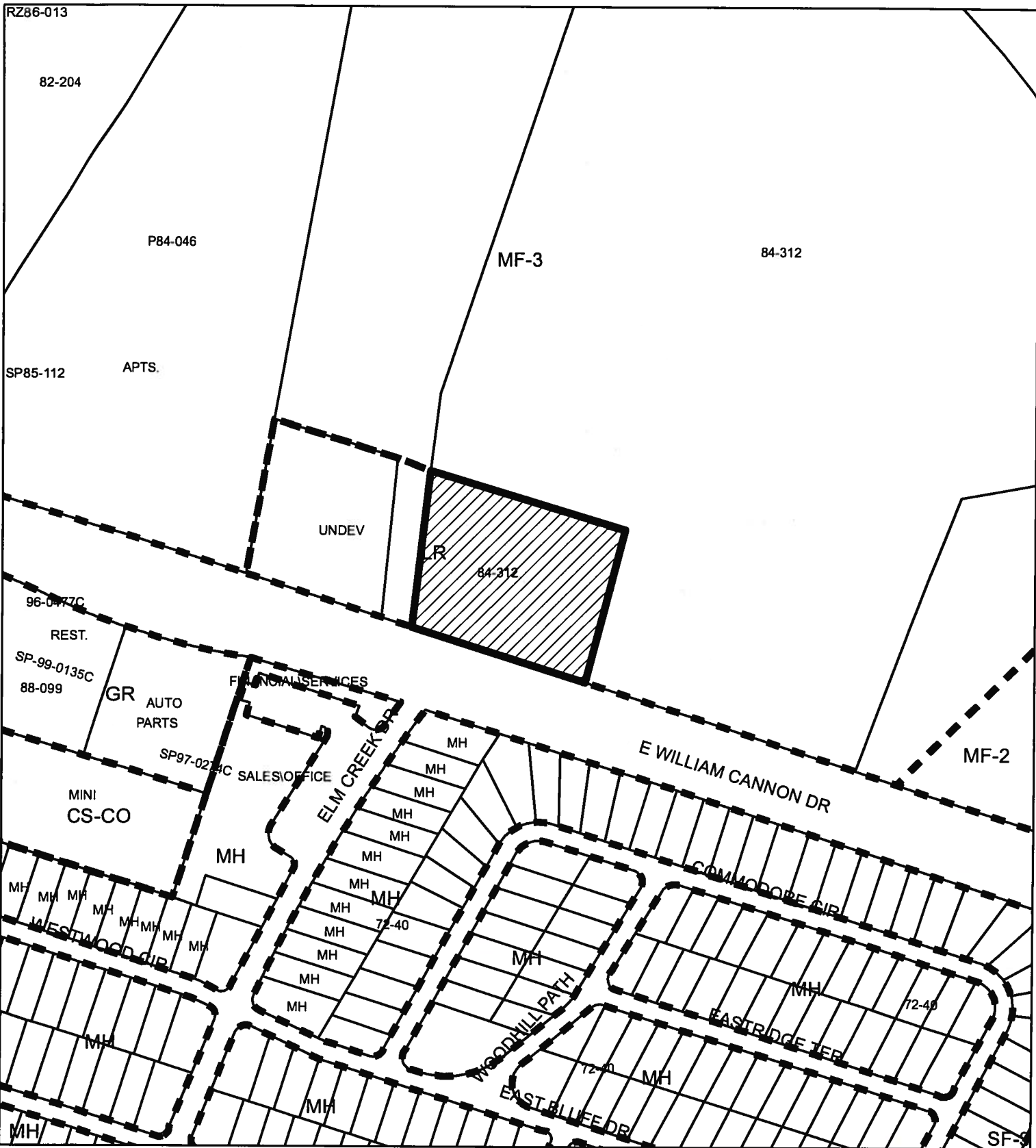
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0151

Exhibit A



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.



35569 3/11/88 \$50.00

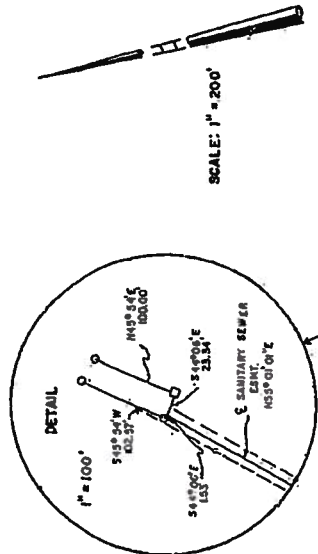
PLAN RELIANCE, HENRIE JOHNSON, L.L.C.



VICINITY MAP

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- METAL BOLT FOUND
- IRON PIPE FOUND
- CONC. MONUMENT SET
- DRAINAGE EASEMENT
- D.E.
- PUBLIC UTILITY EASEMENT P.U.E.
- BUILDING LINE
- B.L.



SCALE: 1" = 200'

WAGON CROSSING
SECTION 5
(78.791)

LOT 1

25.69 AC.

LOT 2

18.63 AC.

LOT 3

20.14 AC.

LOT 4

6.79 AC.

LOT 5

1.74 AC.

LOT 6

1.74 AC.

LOT 7

1.74 AC.

LOT 8

1.74 AC.

LOT 9

1.74 AC.

LOT 10

1.74 AC.

LOT 11

1.74 AC.

LOT 12

1.74 AC.

LOT 13

1.74 AC.

LOT 14

1.74 AC.

LOT 15

1.74 AC.

LOT 16

1.74 AC.

LOT 17

1.74 AC.

COMMON PLUFFS SEC ONE (84.158)

EXHIBIT B
RECORDED PLAT

CURVE DATA

- ① $I = 10^{\circ}18'00''$
 $R = 1060.00'$
 $A = 190.96'$
 $CB = 164^{\circ}46'22''W$
 $C = 190.30'$
- ② $I = 09^{\circ}00'29''$
 $R = 881.36'$
 $A = 136.42'$
 $CB = N85^{\circ}09'23''W$
 $C = 136.28'$
- ③ $I = 01^{\circ}41'02''$
 $R = 881.36'$
 $A = 20.32'$
 $CB = N61^{\circ}29'40''W$
 $C = 20.32'$

SOUTH

SECTION 2

INDIAN HILLS

SECTION 3

SECTION 4

SECTION 5

SECTION 6

SECTION 7

SECTION 8

SECTION 9

SECTION 10

SECTION 11

MINIMUM SLAB ELEVATIONS: All finished slab elevations in this subdivision shall be 1.0 foot minimum above the 100 year frequency flood level. The following minimum elevations are hereby set for the affected lots:

LOT	ELEVATION
1	520.0
2	520.0
3	520.0
4	520.0
5	520.0
6	520.0
7	520.0

81 William Cannon Joint Venture Subdivision

C8S-87-105

GRiffin ENGINEERING GROUP
9000 DUAL CREEK BLVD. SUITE 100 - AUSTIN, TEXAS 78757-5316

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multi-family residence – medium density (MF-3) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The MF-3, Multi-family Residence (Medium Density) district is intended for multifamily developments with a maximum density of up to 36 units per acres located near supporting transportation and commercial facilities.

This property is accessible from East William Cannon Drive.

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

Staff recommends MF-3 zoning (up to 36 units per acre) as it would create a unified development and transition in density between the MF-4 area to the west and the MF-2 area to the east.

EXISTING CONDITIONS**Site Characteristics**

The subject rezoning area is undeveloped, with moderate to steep slopes on the west side of the property.

Impervious Cover

The maximum impervious cover allowed by the MF-3 zoning district would be 55%, which is based on the more restrictive zoning regulations.

Comprehensive Planning

This rezoning case is located along East William Cannon Drive and is undeveloped. This rezoning is not located within the boundaries of a neighborhood planning area. Surrounding land uses include undeveloped land to the north, a manufactured home park to the south, and apartments to the east and west.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this section of East William Cannon Drive as an Activity Corridor. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings

located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion of a variety of housing types:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **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.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the property being located along an Activity Corridor, and the Imagine Austin policies referenced above that supports a variety of housing types throughout Austin, staff believes that the proposed multifamily use is supported by the Imagine Austin Comprehensive Plan.

Environmental

The site is not 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 floodplain maps there is no floodplain within or adjacent to the project boundary.

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 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.

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.

FYI – See 25-2-562 for additional restrictions for MF-3, Multi-Family Residence-Medium Density.

FYI – See subdivision plat for additional restrictions, C8s-87-105.

Transportation

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

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

Water / Wastewater

FYI: 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.

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

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: C14-2012-0151

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: January 15, 2013, Zoning and Planning Commission
January 31, 2013, City Council**

Diane E. Becerra

Your Name (please print)

2302 E. Wm Cannon Apt 833 Austin 78744

Your address(es) affected by this application

Diane E. Becerra

Signature

12/27/2012

Date

Daytime Telephone: (512) 680-8239

Comments: I object because it will bring more crime and congestion to area. The wooded area has wildlife living there. I have observed deer, raccoons, opossums, squirrels, rabbits, various birds, bees, wild flowers, wild fruit also. And many good insects including ladybugs and fire flies. It would also ruin the view.

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