

## SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2013-0086 – RKS Springfield Zoning

REQUEST:

Approve second/third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 6605 and 6801 East William Cannon Drive, and 7300 McKinney Falls Parkway (Marble Creek Watershed; Cottonmouth Creek Watershed) from single family residence-standard lot (SF-2) district zoning, single family residence-small lot (SF-4A) district zoning, multi-family residence-low density (MF-2) district zoning, multi-family residence-medium density (MF-3) district zoning, neighborhood commercial (LR) district zoning and community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning to single family residence-small lot (SF-4A) district zoning for Tract 1, community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning for Tract 2, and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning for Tract 3, with conditions. The Conditional Overlay prohibits automotive repair services, automotive washing, drop-off recycling collection facility and exterminating services on Tract 2 and service station on Tract 3. The Restrictive Covenant covers the conditions of the Traffic Impact Analysis.

DEPARTMENT COMMENTS:

The Conditional Overlay and Restrictive Covenant incorporate the conditions imposed by the City Council at First Reading.

OWNER & APPLICANT: RKS Texas Investments, L.P. (Rick Sheldon)

AGENT: Coats Rose (John M. Joseph)

DATE OF FIRST READING: October 24, 2013, Approved SF-4A district zoning for Tract 1, GR-MU-CO district zoning for Tract 2 and LR-MU-CO district zoning for Tract 3, with conditions, and direction for the Applicant to work with Watershed Protection Staff, Planning and Development Review Department Staff, and other interested parties to ensure and confirm that appropriate protections are in place, on First Reading (7-0).

CITY COUNCIL HEARING DATE: November 21, 2013

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades  
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2013-0086 – RKS Springfield Zoning **Z.A.P. DATE:** October 15, 2013

**ADDRESS:** 6605 and 6801 East William Cannon Drive, and 7300 McKinney Falls Parkway

**OWNER:** RKS Texas Investments, L.P.  
(Rick Sheldon)

**AGENT:** Coats Rose  
(John M. Joseph)

**ZONING FROM:** SF-2; SF-4A; MF-2; MF-3;  
LR; GR-MU-CO      **TO:** SF-4A (Tract 1 – 89.725 acres);  
GR-MU-CO (Tracts 2 & 3 – 15.845 acres)

**TOTAL AREA:** 105.57 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant single family residence – small lot (SF-4A) district zoning for Tract 1, community commercial – mixed use – conditional overlay (GR-MU-CO) combining district zoning for Tract 2, and neighborhood commercial – conditional overlay (LR-MU-CO) combining district zoning for Tract 3. On Tract 2, the Conditional Overlay prohibits automotive repair services, automotive washing, drop-off recycling collection facility and exterminating services. On Tract 3, the Conditional Overlay prohibits service station use.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated October 3, 2013, as provided in Attachment A.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

October 15, 2013: *TO GRANT SF-4A DISTRICT ZONING FOR TRACT 1, GR-MU-CO DISTRICT ZONING FOR TRACT 2 AND LR-MU-CO DISTRICT ZONING FOR TRACT 3, WITH CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS, AS STAFF RECOMMENDED, BY CONSENT*

*[P. SEEGER; G. ROJAS – 2ND] (7-0)*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject property is an undeveloped tract located at the southwest corner of East William Cannon Drive and McKinney Falls Parkway, and has a mixture of single family, multi-family residence and commercial zonings. With the exception of the Hillcrest Elementary School on the north side of William Cannon Drive, the surrounding area is undeveloped. Single family residential neighborhoods within the Springfield subdivision and the Marble

Creek greenbelt are located to the west (SF-2; I-SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has submitted a rezoning request within the eastern portion of the Springfield development in order to reconfigure the zoning boundaries of the GR-MU-CO areas and also to rezone multi-family residential acreage and single family residence – standard lot (SF-2) areas to the single family residence – small lot (SF-4A) district. The Traffic Impact Analysis that accompanies the rezoning applications projects a maximum of 380 small-lot single family residences and a total of 313,079 square feet of shopping center uses.

Staff supports the Applicant's request for SF-4A for Tract 1 and GR-MU-CO for Tract 2 as it remains consistent with the intended uses in the Springfield development, and commercial zoning will facilitate the provision of goods and services to the surrounding residential neighborhoods. For Tract 2, the Staff recommends continuing the approved Conditional Overlay prohibiting automotive repair, automotive washing, drop-off recycling collection facility and exterminating services, consistent with Del Valle ISD policy for rezoning requests adjacent to elementary schools. For Tract 3, Staff recommends more restrictive LR-MU-CO zoning with the CO prohibiting service station use, given its location at the entrance of a single family residential neighborhood planned for Tract 1. A service station use is more appropriately situated on the existing (and proposed), undeveloped GR-MU-CO tracts located at the major intersection of William Cannon and McKinney Falls.

#### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2; SF-4A; MF-2; MF-3; LR; GR-MU-CO	Undeveloped
<i>North</i>	SF-2; MF-3; LO; GR-MU-CO	Hillcrest Elementary School; Undeveloped
<i>South</i>	RR; SF-4A-CO; LR; GR	Undeveloped
<i>East</i>	I-RR	Undeveloped
<i>West</i>	SF-2	Marble Creek; Undeveloped

**AREA STUDY:** N / A

**TIA:** Is required – Please refer to Attachment A

**WATERSHEDS:** Marble / Cottonmouth Creeks

**DESIRED DEVELOPMENT ZONE:** Yes

#### **NEIGHBORHOOD ORGANIZATIONS:**

96 – Southeast Corner Alliance of Neighborhoods (SCAN)  
 472 – Springfield Meadows Neighborhood Association  
 511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District      774 – Del Valle Independent School District  
 1037 – Homeless Neighborhood Association      1075 – Bike Austin  
 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  
 1363 – SEL Texas                                      1340 – Austin Heritage Tree Foundation  
 1408 – Go! Austin/Vamos!Austin – Dove Springs

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** Yes,  
 McKinney Falls Parkway

**SCHOOLS:**

This property is served by the Del Valle Independent School District.

Hillcrest Elementary School                      Ojeda Middle School                      Del Valle High School

*Note:* An Educational Impact Statement (EIS) is required. Please refer to Attachment B.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2012-0152 – Pilot Knob MUD – East and SE from the intersection of William Cannon Dr and McKinney Falls Pkwy	I-RR; I-SF-4A to PUD	Pending	Pending
C14-06-0215B – Springfield 14 – W side of Jane's Ranch Rd	LO to MF-3	To Grant MF-3 w/ Restrictive Covenant for the TIA	Apvd. MF-3 w/RC as Commission rec. (1-31-2008).
C14-06-0215C – Springfield 12 – NE corner of E William Cannon Dr and McKinney Falls Pkwy	MF-2; GR; W/CO to GR-MU	To Grant GR-MU-CO w/CO for prohibited uses of auto repair, auto washing, drop-off recycling, exterminating services, & pawn shops, Restrictive Covenant for the TIA	Apvd. GR-MU-CO w/RC as Commission rec. (1-31-2008).
C14-02-0063.SH – Colton Bluff – Colton Bluff Springs Rd at McKinney Falls Pkwy	I-RR to SF-4A for Tract 1; GR for Tract 2; LR for Tract 3, MF-3 for Tract 4	To Grant SF-4A-CO for Tract 1 w/CO for 550 units; MF-3-CO for Tract 2 w/CO for 250 units; GR-CO for Tract 3; LR-CO for Tract 4; RR-CO for Tract 5; P for Tract 6, all Tracts subject to the	Apvd. as Commission rec. with a Restrictive Covenant for the conditions of the TIA and IPM/ Grow Green (10-02-2003).

		conditions of the TIA	
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**RELATED CASES:**

The subject rezoning comprises two of four cases proposed for multi-family and commercial zoning located west of the intersection of William Cannon Drive and McKinney Falls Parkway (C14-06-0215A and C14-06-0215D). The original zoning case for the Springfield development included single family residential, multi-family, commercial, and warehouse / limited office zonings on 21 tracts and was approved on July 30, 1987 (C14-86-301RC). The Restrictive Covenant attached to the 1986 zoning case limited residential density for the MF tracts and floor-to-area ratio (FAR) for the commercial tracts. Hence, the property owner may elect to file an amendment to revise those conditions in the future.

There are no pending subdivision or site plan applications on the subject property.

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	SIDEWALKS
East William Cannon Drive	120 feet	Approximately 50 feet	Six-lane divided Major Arterial	Yes	Yes, along the north side; No along the south side
McKinney Falls Parkway	70 feet	Approximately 55 feet	Four-lane Major Arterial between Onion Creek to William Cannon; Two-lane undivided roadway south of William Cannon	Yes	No
Jane's Ranch Drive	70 feet	Approximately 45 feet	Collector	No	Yes

**CITY COUNCIL DATE:** October 24, 2013

**ACTION:** Approved SF-4A district zoning for Tract 1, GR-MU-CO district zoning for Tract 2 and LR-MU-CO district zoning for Tract 3, with conditions of the Traffic Impact Analysis as the Zoning and Platting Commission recommended, with special direction for the Applicant to work with Watershed Protection Staff, Planning and Development Review Department Staff, and other interested parties to ensure and confirm that appropriate

protections are in place, on First Reading (7-0).

November 7, 2013 Meeting cancelled; Case placed on November 21, 2013 agenda.

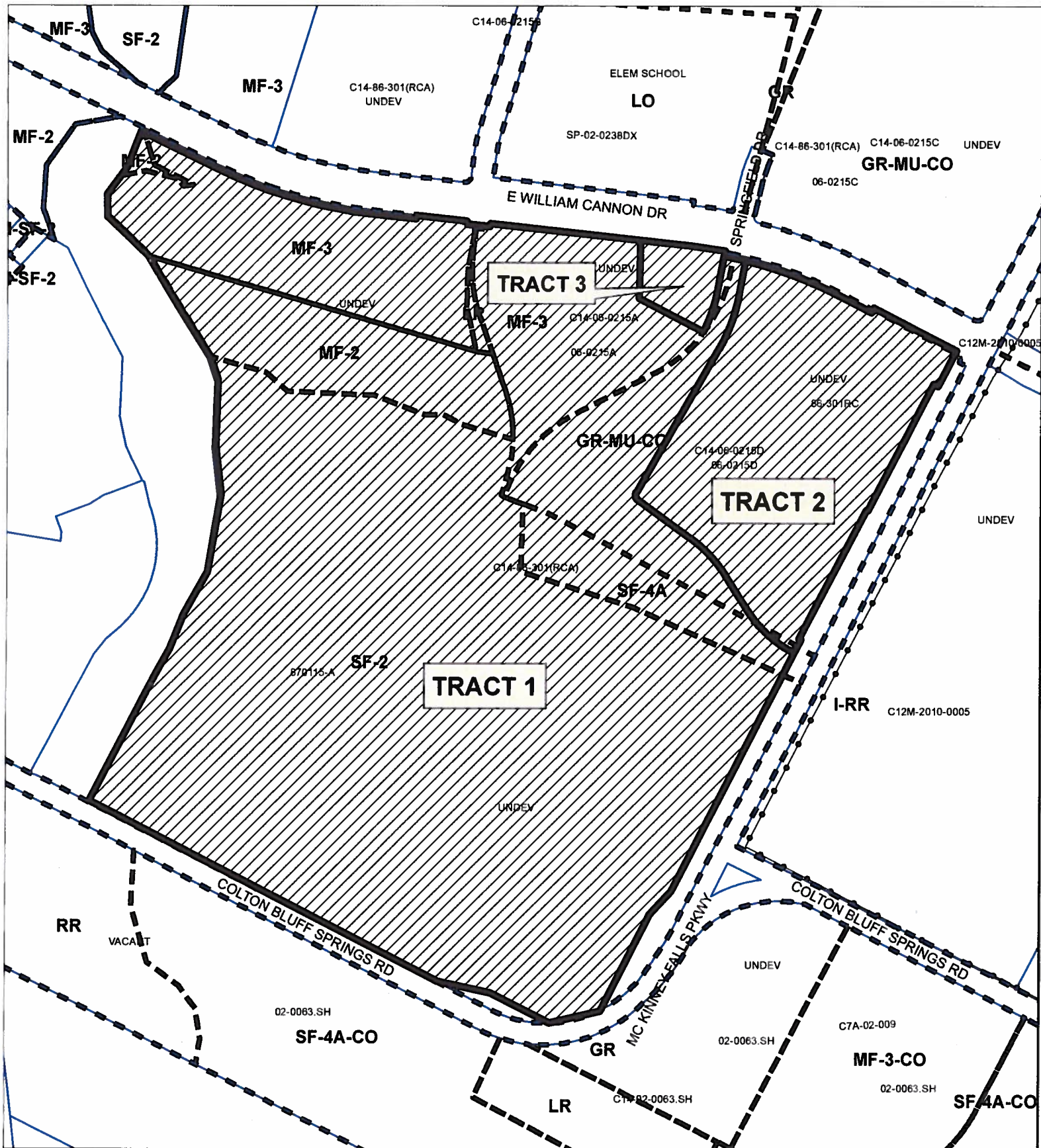
November 21, 2013

**ORDINANCE READINGS:** 1<sup>st</sup> October 24, 2013 2<sup>nd</sup> 3<sup>rd</sup>

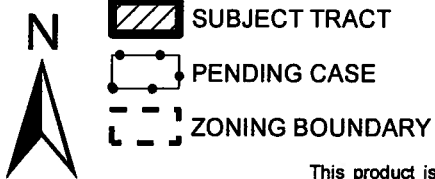
**ORDINANCE NUMBER:**

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

**PHONE:** 974-7719



# **ZONING** *Exhibit A* CASE#: C14-2013-0086



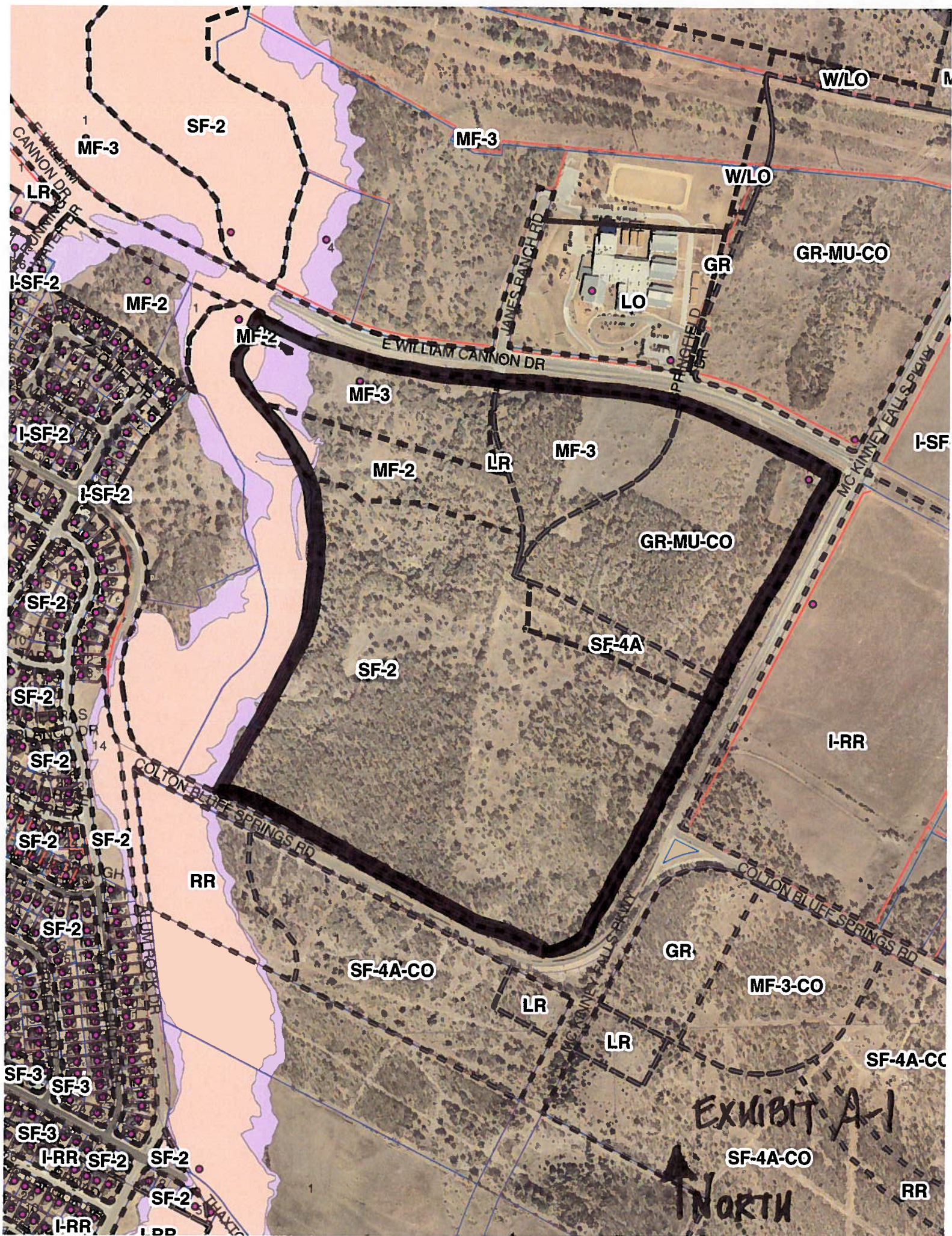
1" = 400'

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.











**Date:** October 3, 2013

**To:** Wendy Rhoades, Case Manager

**CC:** Brian Van De Walle, P.E. Kimley-Horn and Associates, Inc

**Reference:** TIA Final Memo RKS Springfield Zoning (C14-2013-0086)

The RKS Springfield development is located on 105.57 acres at the southwest corner of McKinney Falls Parkway and E William Cannon Drive. The site is currently zoned SF-2, SF-4A, MF-2, MF-3, and GR-MU-CO. The applicant is requesting to rezone 89.725 acres to be SF-4A with the remaining 15.845 to be GR-MU-CO. The proposed mixed-use development will include retail developments and single-family housing. Proposed access to the site will be from the existing signalized intersection at McKinney Falls Parkway and E William Cannon Drive, and driveways along McKinney Falls Parkway, E William Cannon Drive, and Colton-Bluff Springs. The proposed development is anticipated to be completed by 2015.

The Transportation Review Section has reviewed the Traffic Impact Analysis for the RKS Springfield Zoning case dated July 2013 and revised in September 2013, prepared by Brian Van De Walle, P.E. of Kimley-Horn and Associates and offer following comments:

### TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 9,580 unadjusted average daily trips (ADT) and 8,392 adjusted ADT upon build out. The table below shows the unadjusted and adjusted trip generation by land uses for the proposed development.

SUMMARY OF ADJUSTED DAILY AND PEAK HOUR TRIPS							
Tract	Proposed Land Use	Size (SF/DU)	24-Hour Volume	Peak		Peak	
				AM Hour	PM Hour	Enter	Exit
Tract 1	Single-Family Housing	380	3,638	71	214	242	142
Tract 2	Retail	24,503	475	7	4	20	20
Tract 3	Retail	288,576	5,467	77	50	233	243
	Total Unadjusted Trips		9,580	155	268	495	405
	Internal Capture		(1,180)	(14)	(14)	(55)	(55)
	Pass-by Reduction		(0)	(0)	(0)	(78)	(78)
	Net Trips		8,400	141	254	362	272

ATTACHMENT A

## ASSUMPTIONS

1. The traffic growth rate for the area was determined by using historical average daily traffic (ADT) counts obtained from the City of Austin and TxDOT. Based on the available information, a 3 percent annual growth rate was applied to the study area roadways.
2. Trip distribution and assignment patterns were assumed for the proposed development using the existing traffic distribution pattern.
3. The Residential-Retail internal capture rate used was 13 percent for the AM peak-hour condition and 7 percent for the PM peak-hour condition.
4. The pass-by trip reductions were applied after the internally captured trips were reduced from the total trips. A 20 percent pass-by reduction for retail only was used.

## EXISTING AND PLANNED ROADWAYS

**McKinney Falls Parkway:** McKinney Falls Parkway is an existing four-lane divided arterial roadway (MAD-4) that provides north/southbound movements east of the site. There are no planned improvements for McKinney Falls Parkway. The roadway serves route no. 69 of the 2009 Bicycle Plan Update with an existing Shared Lane and recommended Bike Lane.

**E William Cannon Drive:** E William Cannon Drive exists as a two-lane undivided arterial (MAU 2) before expanding to a four-lane undivided divided arterial west of the site. The roadway currently provides west/eastbound movement along the northern boundary of the site and currently terminates at the intersection of McKinney Falls Parkway. The existing segment of E William Cannon Drive is slated to be improved to a six-lane divided arterial (MAD 6) in the 2025 Austin Metropolitan Area Transportation Plan (AMATP). The AMATP also identifies that E William Cannon Drive will be extended from its current terminus at McKinney Falls Parkway to FM 812 as a MAD 6. The roadway serves no. 80 of the 2009 Bicycle Plan Update with an existing Wide Shoulder and recommended Bike Lane.

**W Colton-Bluff Springs Road:** W Colton-Bluff Springs Road is an existing two-lane undivided collector that provides east/westbound movements along the southern boundary of the site. There are no planned improvements for W Colton-Bluff Springs Road. The roadway currently terminates at McKinney Falls Parkway. The roadway serves route no. 82 of the 2009 Bicycle Plan Update with an existing Shared Lane and recommended Bike Lane.

**E Colton-Bluff Springs Road:** E Colton-Bluff Springs Road is an existing two-lane undivided collector that provides east/westbound movements east of the site. There are no planned improvements for E Colton-Bluff Springs Road. The roadway currently terminates at McKinney Falls Parkway. The roadway serves route no. 82 of the 2009 Bicycle Plan Update with an existing Shared Lane and recommended Bike Lane.

**Running Water Drive:** Running Water Drive is an existing two-lane collector that provides north/southbound movements roughly 0.2 miles west of the site. The roadway extends from E William Cannon Drive to Thaxton Road. A Neighborhood Traffic Analysis (NTA) was completed for the roadway and the findings are included in the Neighborhood Traffic Analysis section below.

**Springfield Drive:** Springfield Drive is a planned two-lane undivided collector extension that will provide north/southbound movements within the site connecting E William Cannon Drive to W Colton-Bluff Springs Road.

**Janes Ranch Road:** Janes Ranch Road is a planned two-lane undivided collector extension that will provide north/southbound movements south of E William Cannon drive before turning eastbound and connecting to the existing E Colton-Bluffs Springs Road terminus.

**Tinna Park Way:** Tinna Park Way is a planned two-lane collector that will provide east/westbound movements and is located north of the existing McKinney Falls Parkway and E Colton-Bluffs Springs Road. The planned roadway will connect the planned Springfield Drive extension to McKinney Falls Parkway.

## **NEIGHBORHOOD TRAFFIC ANALYSIS**

A neighborhood traffic analysis (NTA) is required when a development has access to a local or Collector Street serving predominantly single-family residential uses and exceeds the threshold of 300 trips per day. For this project, NTA was required for Running Water Drive. Running Water Drive is a 41 foot wide residential collector from William Cannon Drive to Thaxton Road with existing sidewalks on both side of the roadway. There are currently three speed humps installed along the segment of the roadway. The Austin Collector road inventory shows that Running Water carries 4, 517 vehicles per day. The proposed site does not have direct access to Running Water Drive and it is not anticipated that site traffic will utilize Running Water Drive.

## **INTERSECTION LEVEL OF SERVICE (LOS)**

The TIA analyzed the seven (7) existing intersections, two (2) new roadway intersections within the site, and six (6) proposed driveways along the existing arterials. The results are summarized in the table below:

<b>INTERSECTION LEVEL OF SERVICE</b>						
<b>Intersection</b>	<b>2013 Existing</b>		<b>2015 Forecasted (no build)</b>		<b>2015 Site+ Forecasted</b>	
	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>
McKinney Falls/William Cannon	B	C	C	F	D	F
Springfield/William Cannon	C	C	F	F	F	F
Janes Ranch/William Cannon	C	C	F	F	F	F
McKinney Falls/Thaxton	C	B	C	C	C	C
McKinney Falls/W Colton-Bluffs Springs	B	B	B	B	B	C
McKinney Falls/E	C	B	C	B	D	D



Colton-Bluff Springs						
William Cannon/Running Water	C	C	C	E	C	E
McKinney Falls/Tinna Park					C	D
Springfield/W Colton-Bluff Springs					A	A
Driveway 1 (SB)/William Cannon					B	C
Driveway 2 (SB)/William Cannon					B	C
Driveway 3 (SB)/William Cannon					B	C
Driveway 4 (EB)/McKinney Falls					A	B
Driveway 5 (EB)/McKinney Falls					C	D
Driveway 6 (EB)/McKinney Falls					A	B

## RECOMMENDATIONS

1. Prior to final reading of zoning, the applicant will post pro rata share for the establishment of traffic data collection box to be used by the Austin Transportation Department to determine needed system improvements in the area. The required site fiscal will be as follows:

- Site share on restriping eastbound leg (McKinney Falls/William Cannon) = \$2,000 (100%)
- Site share on restriping southbound (Springfield/McKinney Falls) = \$2,000 (100%)
- Site share on modifying southbound McKinney Falls Pkwy median = \$8,000 (100%)
- Site share on signal installation (Springfield/William Cannon) = \$23,700 (14.1%)
- Site share on signal installation (Janes Ranch/William Cannon) = \$20, 600 (12.2%)

Total Pro Rata Share Contribution = \$56,300 (16.6% of total \$340,000)

2. Prior to approval and release of any site plans, the applicant will coordinate with both the Public Works Department and Austin Transportation Department to provide improvements to enhance multi-modal mobility for roadways within and abutting the site. Improvements may include, but not be limited to, widening of pavement, sidewalk and curb ramps, and bicycle lane facilities.

3. Prior to approval and release of any site plans, the applicant will coordinate with both the Public Works Department and Austin Transportation Department to analyze Running Water Drive to determine if additional improvements or traffic calming measures are required.
4. Prior to approval and release of any site plans, the applicant will coordinate with Capital Metro to improve public transit access service at bus stops within ½ miles of the site.
5. City of Austin Transportation Department Signals Division has approved the recommendations of the TIA.
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 974-6420.



Caleb Gutshall

Senior Planner

Transportation Review Section/Land Use Review Division  
Planning and Development Review Department

# EDUCATIONAL IMPACT STATEMENT

School District:



PROJECT NAME: **RKS Springfield Zoning**

ADDRESS/LOCATION: 6605 E. William Cannon Dr.

CASE #: C14-2013-0086

CITY COUNCIL DATE: \_\_\_\_\_

☒ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☐ NEW MULTIFAMILY

☐ TAX CREDIT

# SF UNITS: 379

STUDENTS PER UNIT ASSUMPTION: .6

# MF UNITS: \_\_\_\_\_

STUDENTS PER UNIT ASSUMPTION: \_\_\_\_\_

**ELEMENTARY SCHOOL:** Hillcrest Elem

RATING: \_\_\_\_\_

ADDRESS: 6910 E. William Cannon Dr.

PERMANENT CAPACITY: 637

% QUALIFIED FOR FREE/REDUCED LUNCH: \_\_\_\_\_

MOBILITY RATE: \_\_\_\_\_

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	696	787	901
% of Permanent Capacity	109.2	123.5	141

☐ INCREASE

☐ DECREASE

☐ NO IMPACT

**MIDDLE SCHOOL:** John P. Ojeda

RATING: \_\_\_\_\_

ADDRESS: 4900 McKinney Falls PKWY

PERMANENT CAPACITY: 1145

% QUALIFIED FOR FREE/REDUCED LUNCH: \_\_\_\_\_

MOBILITY RATE: \_\_\_\_\_

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1008	1101	1151
% of Permanent Capacity	88	96	101

☐ INCREASE

☐ DECREASE

☐ NO IMPACT

**HIGH SCHOOL:** Del Valle High School

RATING: \_\_\_\_\_

ADDRESS: 5301 Ross Road

PERMANENT CAPACITY: 2838

% QUALIFIED FOR FREE/REDUCED LUNCH: \_\_\_\_\_

MOBILITY RATE: \_\_\_\_\_

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	2700	3171	3235
% of Permanent Capacity	95	111	114

☐ INCREASE

☐ DECREASE

☐ NO IMPACT

**To select one of the checkboxes above, double click on the box and select "checked" from the default value menu in the middle of the page. Click OK to complete the selection.**



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**IMPACT ON SCHOOLS**

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Currently all of our elementary schools are at or very near capacity, so any additional housing units will have an educational impact on the district. We will review attendance boundaries next spring and it may become necessary to zone some neighborhoods in that area away from nearby schools to those on the outer edge of the district. Developers need to be aware of this so that they do not give out incorrect or misleading information to potential tenants.

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**TRANSPORTATION IMPACT**

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All Students within this development attending Hillcrest Elementary School, Ojeda Middle School and Del Valle High School would qualify for transportation. The projected number of students would have a considerable impact on transportation resources, requiring three new bus routes and three additional school busses.

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**SAFETY IMPACT**

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Date Prepared: \_\_\_\_\_

10/10/2013

Director's Signature: \_\_\_\_\_



**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant single family residence – small lot (SF-4A) district zoning for Tract 1, community commercial – mixed use – conditional overlay (GR-MU-CO) combining district zoning for Tract 2, and neighborhood commercial – conditional overlay (LR-MU-CO) combining district zoning for Tract 3. On Tract 2, the Conditional Overlay prohibits automotive repair services, automotive washing, drop-off recycling collection facility and exterminating services. On Tract 3, the Conditional Overlay prohibits service station use.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated October 3, 2013, as provided in Attachment A.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

Tract 1: The single family residence small lot (SF-4A) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards that maintain single-family neighborhood characteristics.

Applicant's Request for Tracts 2 and 3: The proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways. The MU, Mixed-Use district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The property has access to East William Cannon Drive and McKinney Falls Parkway, both of which function as major arterial roadways.

Staff Recommendation for Tract 3: The neighborhood commercial (LR) district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin *Land Development Code* states: "The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment."

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

Staff supports the Applicant's request for SF-4A for Tract 1 and GR-MU-CO for Tract 2 as it remains consistent with the intended uses in the Springfield development, and commercial zoning will facilitate the provision of goods and services to the surrounding residential neighborhoods. For Tract 2, the Staff recommends continuing the approved Conditional Overlay prohibiting automotive repair, automotive washing, drop-off recycling collection facility and exterminating services, consistent with Del Valle ISD policy for rezoning requests adjacent to elementary schools. For Tract 3, Staff recommends more restrictive LR-MU-CO zoning with the CO prohibiting service station use, given its location at the entrance of a single family residential neighborhood planned for Tract 1. A service station use is more appropriately situated on the existing (and proposed), undeveloped GR-MU-CO tracts located at the major intersection of William Cannon and McKinney Falls.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject property is undeveloped and there appear to be no significant topographical constraints on the site.

### **Impervious Cover**

The maximum impervious cover allowed by the **SF-4A** district would be **55%**, and the **GR** district would be **80%**, based on the more restrictive watershed regulations. For Tract 3, Staff recommends the **LR** base district, and the maximum impervious cover allowed would be **80%**, which is a consistent figure between the zoning and watershed regulations.

### **Comprehensive Planning**

The subject property is approximately 105.57 acres in size and is located on the south side of William Cannon Drive directly west of McKinney Falls Parkway. It is not within the boundaries of a neighborhood planning area. Surrounding land uses include a single family subdivision to the west, vacant land to the south and east, and an elementary school surrounded by vacant land to the north. The applicant is proposing to rezone the site from SF-2, MF-2, MF-3, SF-4A, LR, GR-MU-CO to SF-4A and GR-MU-CO.

The *Imagine Austin Growth Concept Map*, found in the *Imagine Austin Comprehensive Plan* (IACP), identifies the subject property as being located along an **Activity Corridor** (East William Cannon Drive). Activity corridors identify locations for additional people and jobs above what currently exists on the ground. They are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to reside,



work, shop, access services, people watch, recreate, and hang out without traveling far distances.

The following policies are taken from Chapter 4 of the IACP, which specifically discusses promoting a variety of land uses, including a variety of housing types, and growing a compact and connected city:

- **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 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 P10.** Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.
- **HN P10.** 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.

Zoning the majority of the subject property as SF-4A (small lot single-family) directs housing growth to an activity corridor and creates the potential for affordable housing options in line with the *Imagine Austin* policies listed above. In addition, retaining the GR-MU-CO (mixed-use, community-commercial) zoning on a portion of the site allows for the possibility of nearby commercial development. Currently this neighborhood and portion of William Cannon Drive is almost exclusively residential, with the nearest commercial development over a mile away. According to *Imagine Austin*, a complete neighborhood and an activity corridor should have a mix of land uses. Zoning a portion of the site as GR-MU-CO creates the opportunity for future access to goods and services in line with *Imagine Austin*. However, while GR-MU-CO allows for commercial development, it can also be developed exclusively as housing. Whether a complete neighborhood and mixed-use corridor arise in this area will depend on what land uses are developed on this site and nearby undeveloped land zoned GR-MU-CO. This recommendation however is based solely on zoning designations without knowledge of future land uses or site plans.

Based upon *Imagine Austin* policies referenced above that support growth along Activity Corridors and a variety of housing types throughout Austin, staff believes that the proposed SF-4A and GR-MU-CO zoning is supported by the IACP.

### **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 Marble Creek and Cottonmouth Creek Watersheds of the Colorado River Basin, which are both 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 a floodplain within the project boundary. Based upon the close proximity of floodplain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

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.

### **Transportation**

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 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 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. 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.

**Site Plan and Compatibility Standards**

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

Compliance with Subchapter E (Commercial Design Standards), as applicable, will be required at site plan.

FYI – McKinney Falls Parkway is designated as a Scenic Roadway.

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. The site is subject to compatibility standards. Along the south and a portion of the west 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.
- 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.



October 15, 2013

Zoning and Platting Commission  
Austin City Council  
City of Austin

Re: Case No. C14-2013-0086; Proposed Zoning Change at 6605 and 6801 E. William Cannon Drive and  
7300 McKinney Falls Parkway  
Hearing Date: 10-15-13, 6:00 p.m.

Dear Honorable Commission Members:

I am writing on behalf of my husband, Roger Kile, and myself and we are property owners within 500 feet of the above-referenced proposed rezoning application. We have lived at our current residence for approximately 17 years.

We would like to speak AGAINST the above-referenced zoning change, registering an objection. We are against this rezoning and believe it will impact our quality of life, as well as our neighbors', for the following reasons:

1. Impact on water flooding and pollution in nearby creeks, watersheds (e.g. Marble Creek, Onion Creek, Onion Creek Watershed and Marble Creek Watershed) and roads
2. Impact on value of our home due to congested and multi-purposed development
3. Impact on traffic in area developed for country roadways
  - The above-mentioned **Watershed** creek system, especially Marble Creek and Onion Creek, **has already been polluted due to hasty development** with little respect to the environment. The area listed in the above-referenced case is cited for new multi-housing development including apartments, all uphill and across Marble Creek from our residences, thus causing runoff conditions in these creeks. This will further impact the ability of these creeks to provide their necessary function: funneling water due to "flash flood" and "heavy Texas rain" conditions. As witnessed in Austin this past weekend, flood conditions were cited all over the City with 6-12 inches of rain. Austin is known for torrential and flash flooding conditions.
  - **I have attached photos of Marble Creek taken on 10-13-13 after our recent rains.** These photos are at the creek crossing on the edge of the above-mentioned Tract 1 in the application for your consideration. Our area received just 6 inches of rain on 10-13-13 and you will note in the photos attached that Marble Creek is nearing its banks. The area to be developed in the above-referenced application is the side of the creek with trees on the bank in the photos. This area is already a hazard, and increased development will only make the flooding worse. Also note in two of the photos the flooding in a current housing development just across the street from Marble Creek at the intersection of Colton Bluff Springs and Alum Rock Road (directly across the road from the proposed Tract 1 in the above-referenced application). This area under water was left undeveloped by the owners and is a pool of standing water most of the year. Is this the responsible developing that will continue with the above-referenced application? The bridge over Marble Creek at Colton Bluff Springs is often under water after even light rains. Two entries into our neighborhood were closed (this intersection inclusive) after the six-inch rain on 10-13-13.
  - Currently there is an **inadequate road system to support further dense development** in the area specified in this proposed rezoning case. McKinney Falls Parkway feeds into Colton Bluff Springs via a two-lane, old road supported by the County. This road ends in a dangerous "S" curve over Marble Creek (exactly the location of the proposed rezoning and future development). Even with the current residential development that has taken place over the past five to eight years, there are several "close calls" per week on deadly accidents on the "S" curve. The development in this particular area, Springfield and McKinney Heights subdivisions (KB Homes), has already heavily taxed safe conditions

- on the current road-system. If zoning restrictions are lifted and the developer does not have to participate in costs to improve the road systems, safe travel conditions will not exist for the current residents.
- The proposed area to be rezoned is **adjacent to McKinney Falls State Park**. This park is utilized by many Austin citizens, as well as citizens of the State and U.S., for recreational purposes. The proposed development, after zoning restrictions are lifted, will impact this wonderful state park, **causing runoff and extinction of many colorful wildlife** generic to the Austin area. And again, the above-mentioned creeks feed into Onion Creek just prior to its entry into McKinney Falls State Park.
  - **Property values** will decrease in our neighborhood if such dense development is allowed, not to mention the flooding hazard. When we first purchased our home 17 years ago, there were no surrounding housing developments and especially no apartment complexes. We realize that growth is necessary for Austin to remain a vital community, but development with the well-being of existing property owners in mind is needed here.

The zoning reclassification for Tract 1 in the application referenced above, to be rezoned from SF-2 zoning to SF-4A zoning, is particularly worrisome as we would like to retain our current property values and quality of life.

We ask that you consider our thoughts and objections in the Hearing of this Application referenced above for rezoning. I will be glad to provide a petition from our neighborhood of concerned property owners who also do not want such dense and multi-purposed development within several hundred yards of our quiet, pristine neighborhood. Due to time constraints in receiving notice of this hearing, I was unable to do so with my letter today.

Thank you for your time in reading and considering our opinions as we object to this rezoning application.

Sincerely,

Penny and Roger Kile (Property Owners)  
6616 Zequiell Drive  
Austin, TX 78744  
Email: [kilepj@gmail.com](mailto:kilepj@gmail.com)  
Phone: 512-983-5340

Attachments: Six Photos (jpegs)























