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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2014-0146 (Loma Verde Residential)      **Z.A.P DATE:** October 7, 2014

**ADDRESS:** 6917 Colton Bluff Springs Road

**OWNER/APPLICANT:** Colton Bluff LLC (Grady Collins).  
Continental Homes of Texas, LP (Richard N. Maier)

**AGENT:** Alice Glasco Consulting (Alice Glasco)

**ZONING FROM:** LR      **TO:** SF-4A      **AREA:** 1.34 acres

**SUMMARY STAFF RECOMMENDATION:**

The staff recommends denial of SF-4A, Single Family-Small Lot District, zoning.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

**DEPARTMENT COMMENTS:**

The property in question is an undeveloped tract of land located at the southwest corner of Colton Bluff Springs Road and McKinney Falls Parkway. The applicant is requesting to downzone the property to SF-4A, Single Family-Small Lot District, zoning to develop approximately 5 residential units on the site. The staff does not recommend this proposed rezoning as the current LR, Neighborhood Commercial District, zoning is intended to provide much needed commercial services to the surrounding residentially zoned areas. The intent of the Neighborhood Commercial District is to provide 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. The LR zoning district would allow for a fair and reasonable use of the site because it will permit the applicant to develop low intensity office and commercial uses at the intersection of an arterial roadway, McKinney Falls Parkway, and a local collector roadway, Colton Bluff Springs Road, that will provide walkable services to the developing residential areas to the north, south, east and west.

The applicant does not agree with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LR	Undeveloped
<i>North</i>	SF-4A	Undeveloped
<i>South</i>	SF-4A-CO	Undeveloped
<i>East</i>	LR	Undeveloped
<i>West</i>	SF-4A-CO	Undeveloped

**AREA STUDY:** N/A

**TIA:**

**WATERSHED:** Marble Creek  
Cottonmouth Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
Austin Neighborhoods Council  
Bike Austin  
Del Valle Community Coalition  
Del Valle Independent School District  
Dove Springs Neighborhood Association  
Dove Springs Proud  
Friends of the Emma Barrientos MACC  
Go! Austin/Vamos! Austin - Dove Springs  
Go! Austin/Vamos! Austin – Mendez Family Resource Center  
Homeless Neighborhood Association  
Onion Creek Homeowners Association  
SELTEXAS  
Sierra Club, Austin Regional Group  
Southeast Corner Alliance of Neighborhoods (SCAN)  
Springfield Meadows Neighborhood Association  
Super Duper Neighborhood Objectors and Appealers Organization  
The Real Estate Council of Austin, Inc.

**SCHOOLS:** Austin I.S.D.

Palm Elementary School  
Paredes Middle School  
Akins High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0063.SH (Colton Bluff: Colton Bluff Springs Road at Alum Rock Drive)	I-RR to SF-4A	4/15/03: Approved SF-4A, MF-3-CO, GR-CO, LR-CO, RR-CO and P-CO for Tracts 1-6, subject to TIA conditions (9-0)	5/08/03: Approved SF-4A-CO (TR1), MF-3-CO (TR2), GR-CO (TR3), LR-CO (TR4), RR-CO (TR5 &6) on 1 <sup>st</sup> reading (7-0) 10/02/03: Approved SF-4A-CO, MF-3-CO, LR and RR (5-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

**RELATED CASES:** C14-02-0063.SH (Previous Zoning Case)  
C7A-02-009 (Annexation Case)

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
McKinney Falls Parkway	114'	2 @ 24'	MAD-4 Arterial	6,174
Colton-Bluff Springs Road	70'	24'	Collector	2,206

**CITY COUNCIL DATE:** November 6, 2014

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

3<sup>rd</sup>

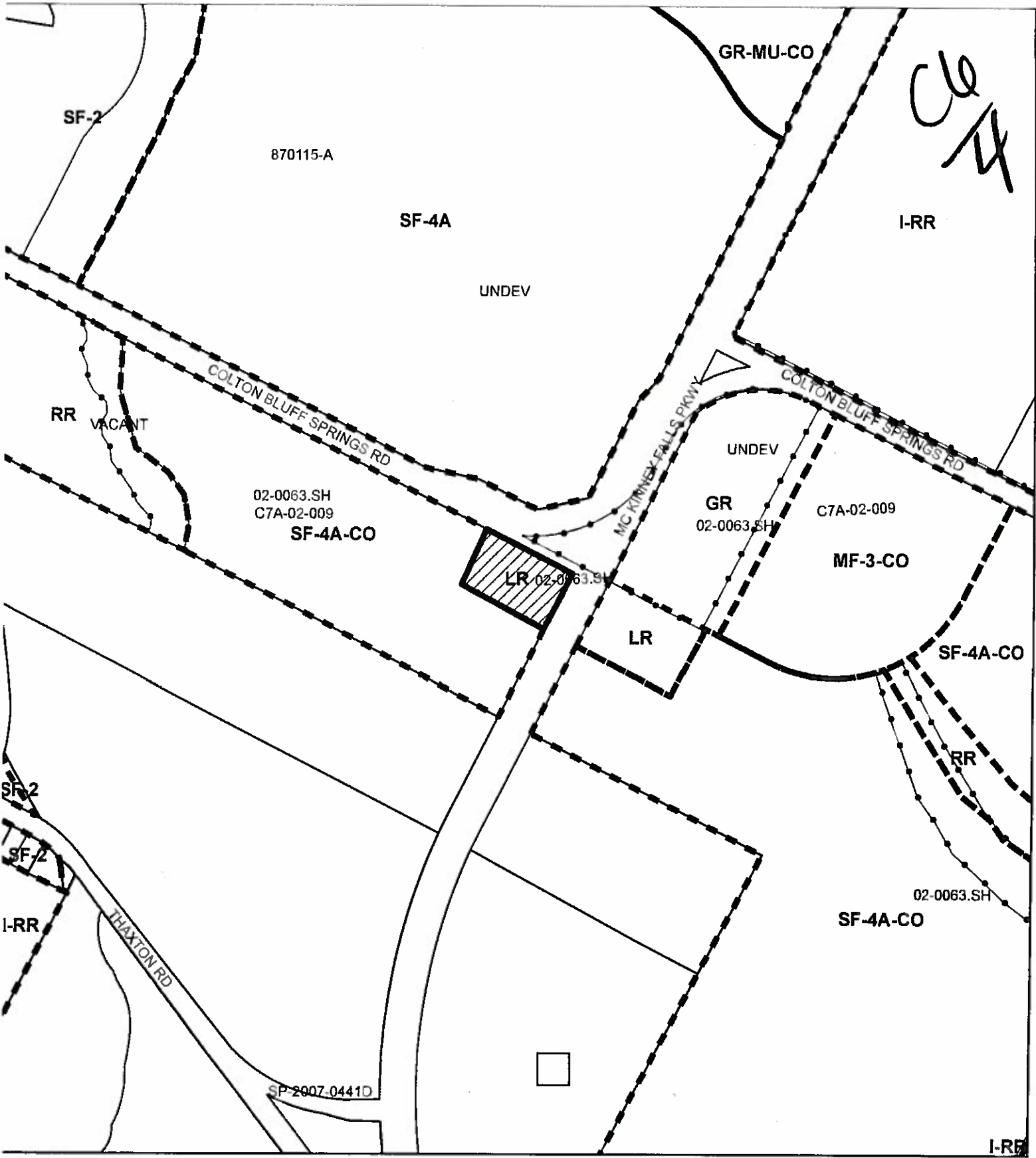
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**ORDINANCE NUMBER:**





**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 512-974-3057

sherri.sirwaitis@austintexas.gov



C14/4

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING CASE**  
C14-2014-0146



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

1" = 400'



NORTH



I-RR

I-SF-4A

I-RR

SF-4A-CO

SF-4A-CO

GR-MU-CO

GR-MU-CO

GR

MF-3-CO

SF-4A

SF-4A-CO

RR

SF-2

THAXTON RD

COLTON BLUFF SPRINGS RD

McKINNEY FALLS PKWY

ALUM ROCK DR

MARBLE RIDGE DR

BRIARLTON DR

FORSDALE DR

BROADBROOK DR

FELIPE DR

GEORGE TRACE AVE

SPRINGTIME TR

WINNING WATER DR

TARA DR

PIEDRAS BLANCO DR

MARBLE CREEK LOOP

ROSEBOROUGH DR

ROSEBERRY DR

ROSEBUSH DR

BRAMBLE BUSH DR

ROSEDALE DR

FLAXEN DR

FLAXEN DR

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COLTON BLUFF SPRINGS RD

COLTON BLUFF SPRINGS RD

ALUM ROCK DR

MARBLE RIDGE DR

THAXTON RD

MCKINNEY FALLS PKWY



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## STAFF RECOMMENDATION

The staff recommends denial of SF-4A, Single Family-Small Lot District, zoning.

## BASIS FOR RECOMMENDATION

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

Neighborhood commercial (LR) 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. *The proposed zoning should allow for a reasonable use of the property.*

The LR zoning district would allow for a fair and reasonable use of the site because it will permit the applicant to develop low intensity office and commercial uses at the intersection of an arterial roadway, McKinney Falls Parkway, and a local collector roadway, Colton Bluff Springs Road, that will provide services to the developing residential areas to the north, south, east and west.

3. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

The current LR, Neighborhood Commercial District, zoning is intended to provide much needed easily accessible/walkable commercial services to the surrounding residentially zoned areas.

4. *Rezoning should not contribute to the over zoning of the area.*

At this time, there is an overabundance of SF-4A, Single Family-Small Lot zoning in this area of the City.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration is undeveloped and moderately vegetated. The surrounding land to the north, south, east and west is also undeveloped.

### Comprehensive Planning

#### LR to SF-4A

This zoning case is located on the south side of Colton-Bluff Springs Road and is bracketed by McKinney Falls Parkways to the east and Alum Rock Road to the east. This vacant property is approximately 1.34 acres in size and is not located in an area with an adopted neighborhood plan. Surrounding land uses includes vacant land to the north, south and east, and a single family subdivision to the west. The proposed use is single family.

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**Imagine Austin**

The comparative scale of this site relative to other residential uses in the vicinity, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Marble 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. The site is in the Desired Development Zone.

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

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

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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

**Impervious Cover**

The maximum impervious cover allowed by the SF-4A zoning district would be 65%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area 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%

Note: The most restrictive impervious cover limit applies.



C6/a

**Site Plan**

No comments.

**Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

**Transportation**

No additional right-of-way is needed at this time. Additional right-of-way may be required during the subdivision application.

A traffic impact analysis (TIA) was waived for this case because the applicant agreed to comply with the TIA approved with zoning case C14-02.0063.SH. [LDC, 25-6-117]

McKinney Falls Parkway is classified in the Bicycle Plan as Bike Route No. 69. Colton-Bluff Springs Road is classified in the Bicycle Plan as Bike Route No. 82.

Capital Metro bus service is not available along McKinney Falls Parkway and Colton-Bluff Springs Rd.

There are existing sidewalks along McKinney Falls Parkway. There are no sidewalks along Colton-Bluff Springs Rd.

Eric Dusza in the Neighborhood Connectivity Division may provide additional comments regarding mobility enhancement and pedestrian facilities.

This case is being evaluated by the Bike Program Division with the Austin Transportation Dept. Additional comments may be generated.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
McKinney Falls Pkwy.	114'	2 @ 24'	MAD-4 Arterial	6,174
Colton-Bluff Springs Rd.	70'	24'	Collector	2,206

**Water and Wastewater**

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. There are currently no water or wastewater service mains to the property, as such water and or wastewater service extension requests would be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and

wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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ALICE GLASCO CONSULTING

August 13, 2014

Greg Guernsey, Director  
Planning and Development Review Department  
505 Barton Spring Road, Suite 500  
Austin, Texas 78704

RE: Rezoning of Loma Verde – 6917 and 7231 Colton Bluff Spring Road

Dear Greg:

I represent Continental Homes of Texas, LP (D.R.Horton), the potential buyer of the subject property. The areas to be rezoned were part of a 2002 zoning case - C14-02-0063 SH. The requested rezoning involves five tracts as described below:

**East of Colton Bluff Springs Road & McKinney Falls Parkway:**

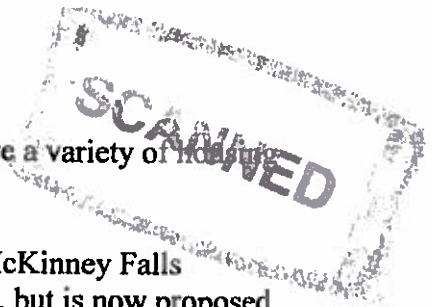
1. Rezone from GR to SF-6
2. Rezone from LR to SF-4A
3. Rezone from RR to SF-4A

**West of Colton Bluff Springs Road & McKinney Falls Parkway:**

1. Rezone from LR to SF-4A
2. Rezone from RR to SF-4A

**Justification for Rezoning**

- Three of the five tracts are being downzoned, in order to have a variety of housing types.
- The RR tract to the east of Colton Bluff Springs Road and McKinney Falls Parkway was designated as a park by the previous developer, but is now proposed to be part of the SF-4A development.



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Greg Guernsey  
Plan Amendment and Rezoning of 508 East Oltorf Street  
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- The RR tract to the West of Colton Bluff Springs Road and McKinney Falls is land that is not in the floodplain, but was included, by the previous developer, with land that is in the floodplain and was intended to be used as a park.
- The proposed development will comply with the parkland ordinance at the time of subdivision.

Please let me know if you have any questions or need additional information.

Sincerely,



Alice Glasco, President  
AG Consulting

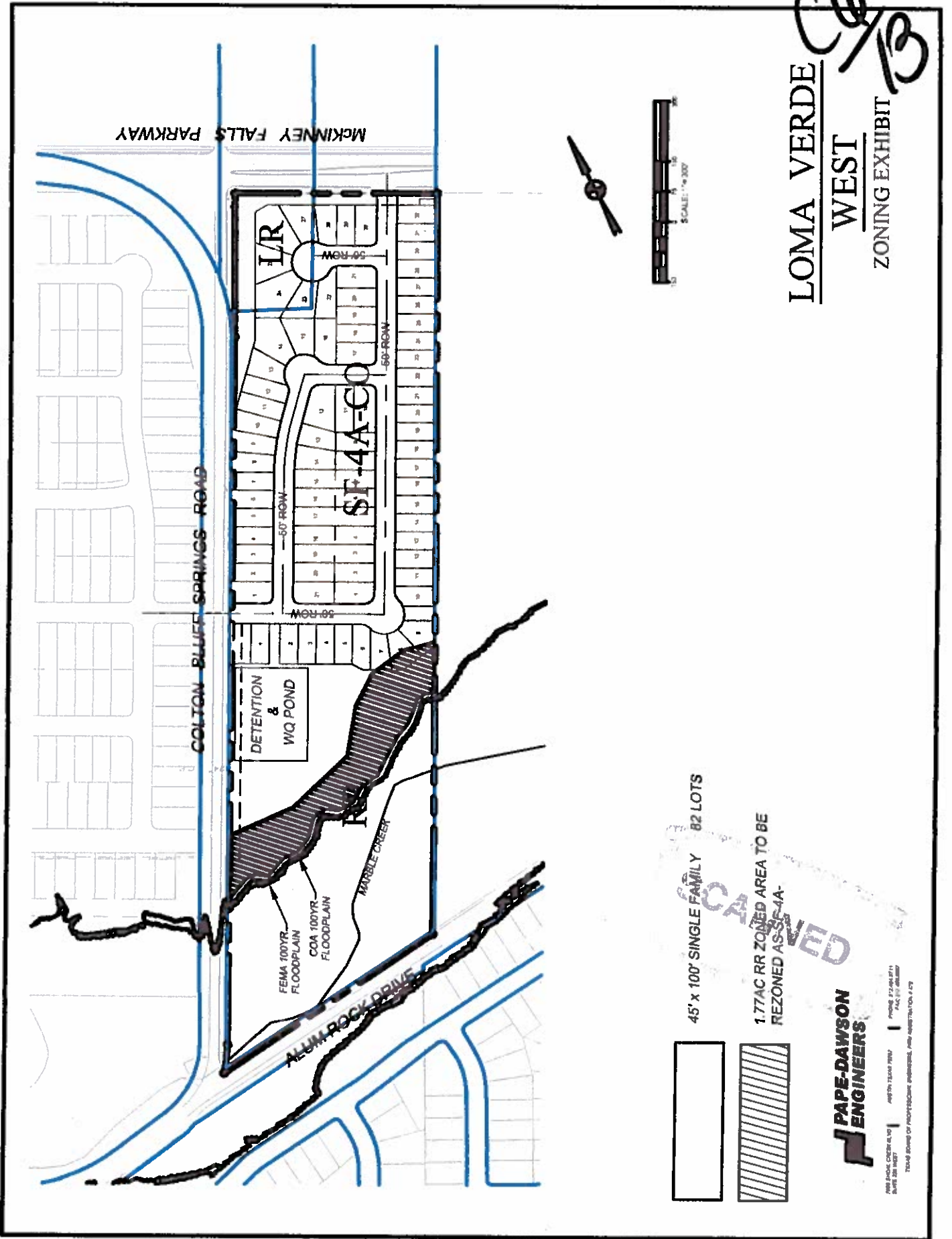
Cc: Richard N. Maier, D.R. Horton  
Tom Anker, D.R. Horton  
Bill Barton, D.R. Horton  
Wendy Rhoades, Zoning Planner  
Jerry Rusthoven, Zoning Manager

Attachments



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# LOMA VERDE WEST ZONING EXHIBIT



45' x 100' SINGLE FAMILY 82 LOTS

1.77AC RR ZONED AREA TO BE  
REZONED AS SF-4A



**PAPE-DAWSON  
ENGINEERS**

1000 MARBLE CREEK BLVD | 4007TH 13.000 0000 | PHONE: 872.200.8711  
SUITE 200 WEST | FAC: 872.200.8880  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, PUBLIC REGISTRATION # 672

RECEIVED