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ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0144 (Loma Verde Residential) **Z.A.P DATE:** October 7, 2014

ADDRESS: 7231 Colton Bluff Springs Road

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

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: Tract 1: GR **TO:** Tract 1: SF-6 **AREA:** Tract 1: 6.92 acres
Tract 2: LR Tract 2: SF-4A Tract 2: 1.58 acres

SUMMARY STAFF RECOMMENDATION:

The staff recommends SF-6, Townhouse and Condominium Residence District, zoning for Tract 1 and Single Family-Small Lot District, zoning for Tract 2.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question consists of two undeveloped tracts of land that front onto Colton Bluff Springs Road. The applicant is requesting to downzone this land to single-family residential categories (Please see Applicant's Request Letter-Attachment A). The staff recommends the applicant's request as Tract 1 is located on a curve on Colton Bluff Springs Road and would not be easily accessible for commercial use. The proposed SF-6 site will be adjacent to other residential zoning, MF-3-CO zoning to the east and SF-4A zoning to the south and west. The request for SF-4A zoning on Tract 2 is consistent with the current SF-4A zoning to the north, south and east of the site under consideration. The proposed single family residential categories will permit the applicant to develop a mixture of housing types at this location in the City.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR, LR	Undeveloped
North	SF-4A, I-RR	Undeveloped
South	SF-4A-CO	Undeveloped
East	MF-3-CO	Undeveloped
West	SF-4A, LR	Undeveloped

AREA STUDY: N/A

TIA: Waived

WATERSHED: Marble Creek
Cottonmouth Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

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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 st reading (7-0) 10/02/03: Approved SF-4A-CO, MF-3-CO, LR and RR (5-0); 2 nd /3 rd 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

2nd

3rd

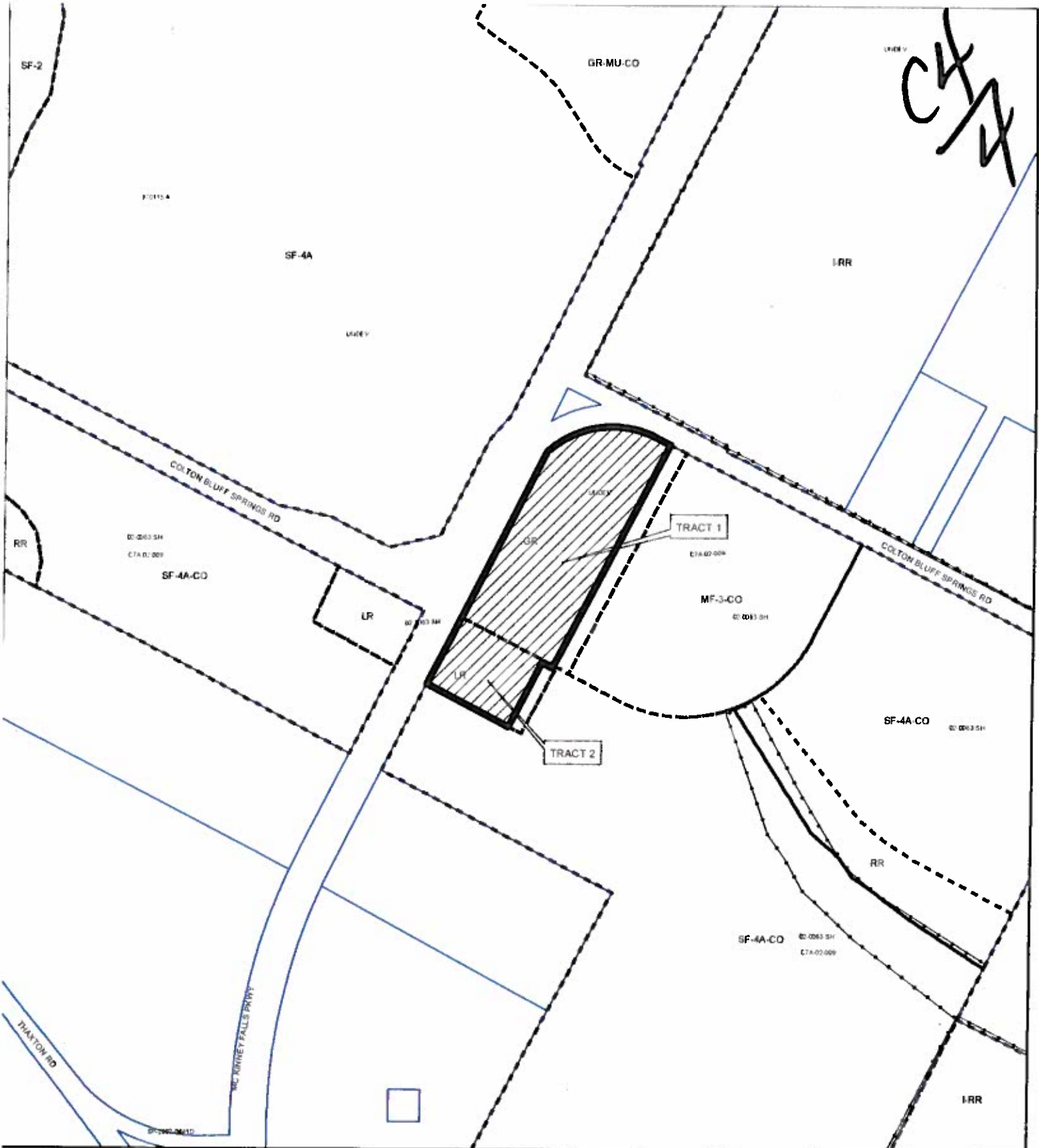
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ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057




sherri.sirwaitis@austintexas.gov



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ZONING

ZONING CASE#: C14-2014-0144

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

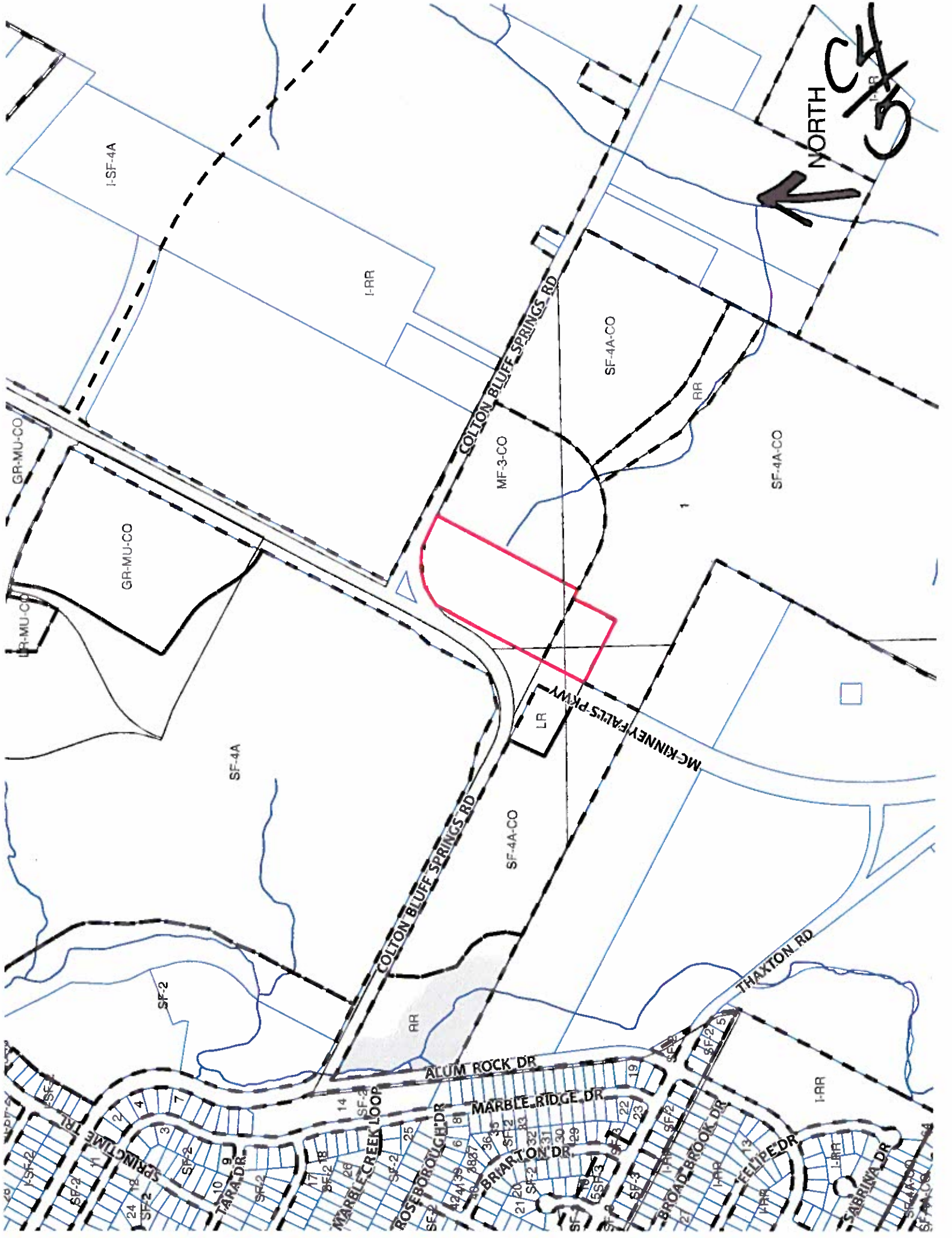


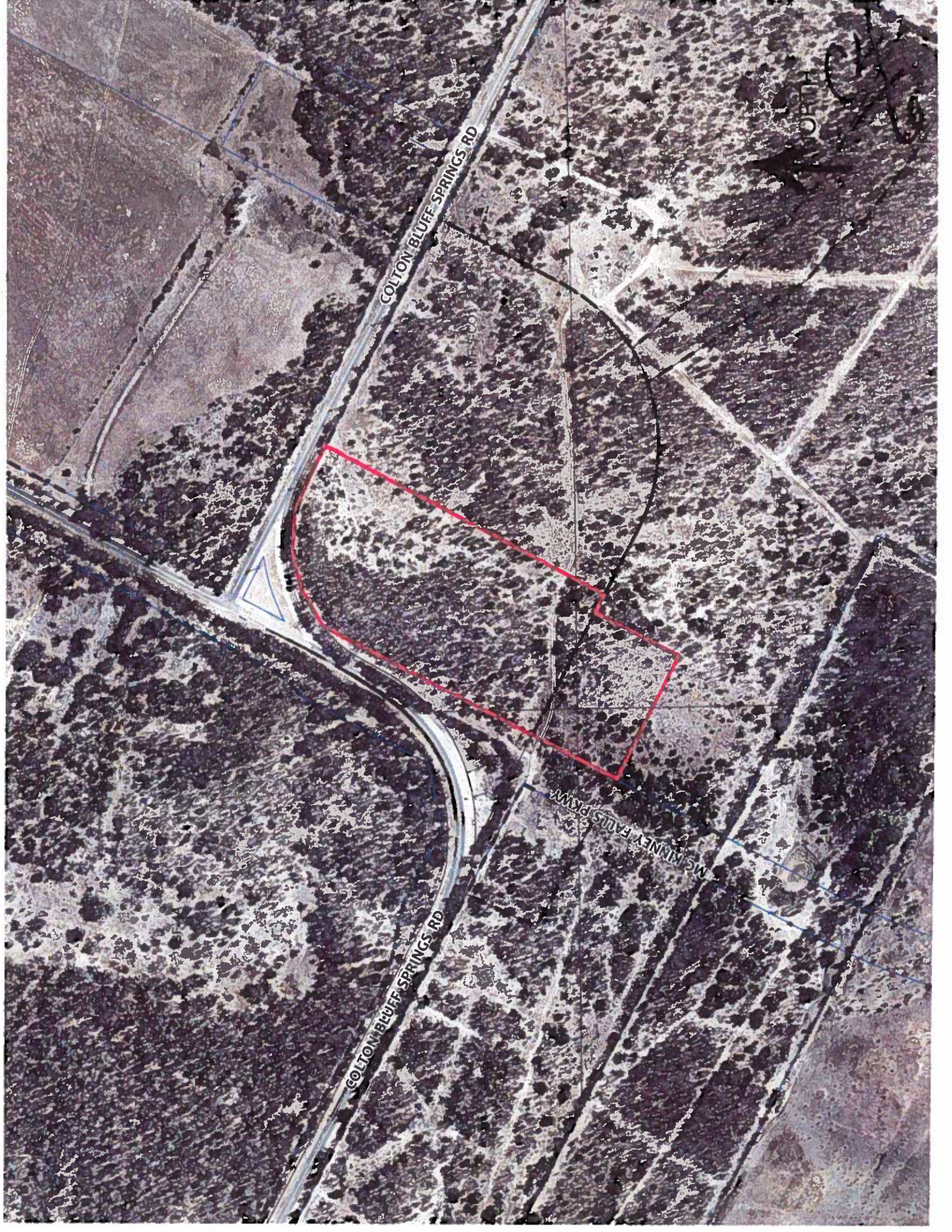
1" = 400'

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.







COLTON BLUFF SPRINGS RD

COLTON BLUFF SPRINGS RD

MC MINNEY FARMS PLANT

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STAFF RECOMMENDATION

The staff recommends SF-6, Townhouse and Condominium Residence District, zoning for Tract 1 and Single Family-Small Lot District, zoning for Tract 2.

BASIS FOR RECOMMENDATION

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

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

The proposed SF-6 zoning will be located at the intersection of a local collector street, Colton Bluff Springs Road and an arterial roadway McKinney Falls Parkway.

Single-family residence small lot (SF-4A) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 3,600 square feet. An SF-4A district use is subject to development standards that maintain single family neighborhood characteristics.

2. *The proposed zoning should promote consistency and orderly planning. Granting of the request should result in an equal treatment of similarly situated properties.*

The proposed SF-6 site (Tract 1) will be adjacent to other residential zoning, MF-3-CO zoning to the east and SF-4A zoning to the south and west. The request for SF-4A zoning on Tract 2 is consistent with the current SF-4A zoning to the north, south and east of the site under consideration.

3. *Zoning should allow for reasonable use of the property.*

The proposed SF-6 zoning for Tract 1 and SF-4A zoning for Tract 2 will permit the applicant to develop this property with residential uses that will provide for mixture of housing types in this area of the City.

EXISTING CONDITIONS

Site Characteristics

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

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Comprehensive Planning

GR and LR to SF-6 and SF-4A

This zoning case is located on the southeast corner of Colton-Bluff Springs Road and McKinney Falls Parkway on an undeveloped property that is approximately 8.42 acres in size. The property is not located in an area with an adopted neighborhood plan. Surrounding land uses includes vacant land to the north, south and west, and a property that contains a large metal outbuilding with numerous cars to the east. The proposed use is a single family houses and townhouse/condominiums.

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 and Cottonmouth Creek Watersheds of the Colorado River Basin, which are both classified as Suburban Watersheds 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-2 zoning district would be 45% and in the SF-6 district would be 55%. 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.

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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.

Site Plan

The site is subject to compatibility standards. Along the south 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.

Compatibility will be triggered from any portion of the subject tract zoned SF-6 or less restrictive.

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.

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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 Sprigs 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 Sprigs 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,



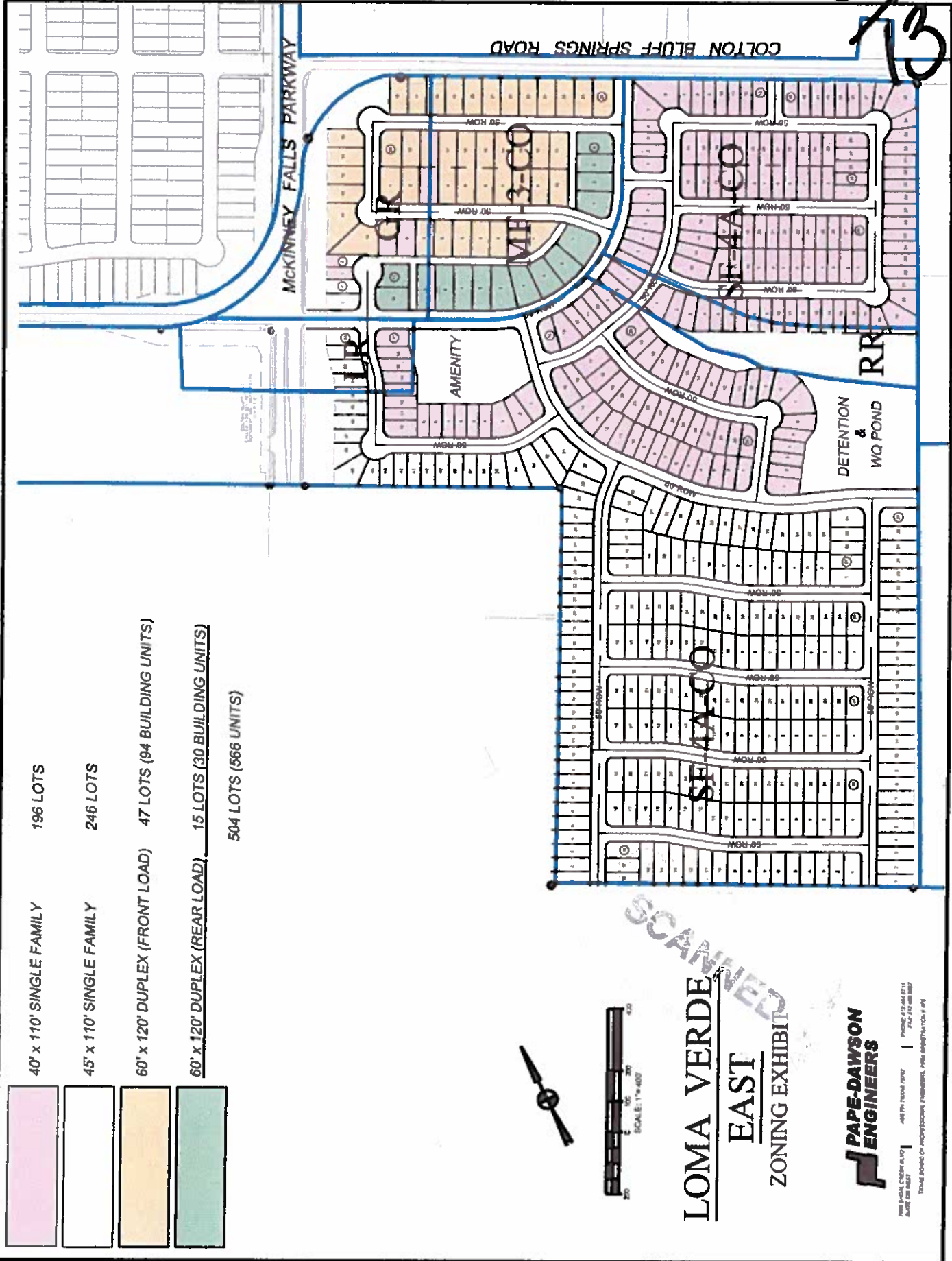
Alice Glasco, President
AG Consulting

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

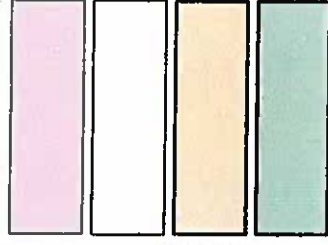
Attachments



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- 40' x 110' SINGLE FAMILY 196 LOTS
 - 45' x 110' SINGLE FAMILY 246 LOTS
 - 60' x 120' DUPLEX (FRONT LOAD) 47 LOTS (94 BUILDING UNITS)
 - 60' x 120' DUPLEX (REAR LOAD) 15 LOTS (30 BUILDING UNITS)
- 504 LOTS (566 UNITS)



SCANNED

LOMA VERDE
EAST
ZONING EXHIBIT



PAPE-DAWSON ENGINEERS
 1000 SOUTH MAIN STREET | SUITE 200 | DENVER, CO 80202
 PHONE: 303.733.8777 | FAX: 303.733.8877
 LICENSED PROFESSIONAL ENGINEERS, STATE OF COLORADO # 0014