



MEMORANDUM

TO: Mayor and City Council

FROM: Gregory I. Guernsey, AICP, Director
Planning and Zoning Department

DATE: June 8, 2015

RE: Little Walnut Creek
C14-2014-0135 and NPA-2014-0029.01
District 1
Information Requested by Council

On April 2, 2015, City Council heard the above referenced rezoning and neighborhood plan amendment (NPA). Council approved the rezoning on first reading and the public hearing was not closed. Council directed Staff to provide additional information on the following items when the rezoning and neighborhood plan amendment returned to Council:

- Provide Council with the history of the zoning on the property.
- Provide statistics on vehicle accidents at the nearby residential street intersections that feed onto the eastbound access road of 290 to Council.
- Contact Manor ISD to determine if the property were to be developed whether or not Manor ISD would be busing.

These items are addressed with this memorandum.

Zoning History. The subject property was annexed into the Austin city limits on November 6, 1969. The property was initially assigned One-family Dwelling zoning (A-1, 1st Height and Area). This zoning classification required small lot subdivision with a minimum lot size of 3,600 square feet, and prohibited mobile homes.

In 1984, Ordinance # 840301-S converted this outdated zoning classification to the current system, and the property was designated Family Residence (SF-3). This zoning remained until the property was rezoned in conjunction with the Coronado Hills Neighborhood Planning effort.

The Plan process began with a series of surveys and neighborhood meetings in 2009, and was completed with the adoption of the St. John/Coronado Hills Combined Neighborhood Plan and related zoning ordinance in 2012 (Ordinances No. 20120426-100 and No. 20120426-102, respectively). More than thirty meetings and workshops were held, including four focused on land use and six focused on zoning.

The subject tract was specifically discussed in land use workshops on October 18, 2010 and November 17, 2010. Neighbors asked about single family land use, but City Staff advised that Planning Commission would not support that use. A statement was also made that a developer would not put single family on the property. Neighbors also asked about keeping the property as green space, as well as other concerns.

At the end of the November 17 meeting, the group recommended Office land use for the property. Excerpted notes from these two meetings are attached with this memo.

The owner of the property did not agree with the Office land use recommendation, or the proposed GO-NP rezoning. (A letter from the owner's agent is attached, and it should be noted that the property ownership has changed since the neighborhood planning process.) The property owner proposed Commercial land use and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) as an alternative. The conditional overlay would prohibit the following land uses: Community Events, Adult-Oriented Business, Hospital Services, Transitional Housing, Campground, Commercial Blood Plasma Center, and Drop-Off Recycling. The property owner also filed a valid petition opposing the GO-NP rezoning.

City Council proceeded with the land use and zoning recommended by Staff and the neighborhood. The neighborhood plan and future land use plan under Ordinance # 20120426-100, and the property was assigned the zoning classification of general office-neighborhood plan (GO-NP) with Ordinance # 20120426-102.

Crash Statistics. Traffic concerns have been highlighted by neighbors regarding the rezoning request. Council member Gallo requested additional data about accidents that may have occurred near the property. Council member Gallo specified three intersections located south of the rezoning tract, on the other side of US Highway 290, where residential collector streets intersect with the highway frontage road.

A report prepared by the Austin Police Department (APD) Research and Planning Unit is attached with this report, as well as a location map showing the evaluated intersections. APD Staff found a total of four reports of vehicular crashes in the locations specified in a one year period (June 2014-May 2015). Please see attached report for detailed information.

School Busing Information. Planning and Zoning Staff spoke with Ms. Wendy Smoot, Transportation Router at Manor Independent School District (ISD), to identify transportation options for the rezoning tract. Ms. Smoot confirmed that the property is located with Manor ISD jurisdiction, and is served by Pioneer Crossing Elementary, Decker Middle School, and Manor High School. The rezoning tract is the last property in the ISD boundaries, and Ms. Smoot confirmed that the district would bus any students from that location to the schools listed above. Although there are not any students currently residing in the vicinity, Manor ISD has provided bus transportation for a nearby student in the recent past, despite that student being the only student in the vicinity. It is an established policy of the district to provide bus service to all students as needed.

If you have any questions about this item, please contact Jerry Rusthoven at (512) 974-3207.

**Gregory I. Guernsey, AICP, Director
Planning and Zoning Department**

x: Marc Ott, City Manager
Sue Edwards Assistant City Manager

Attachments: October 18, 2011, St. John/Coronado Hills Combined Neighborhood Planning Area
Land Use Workshop III Meeting Notes

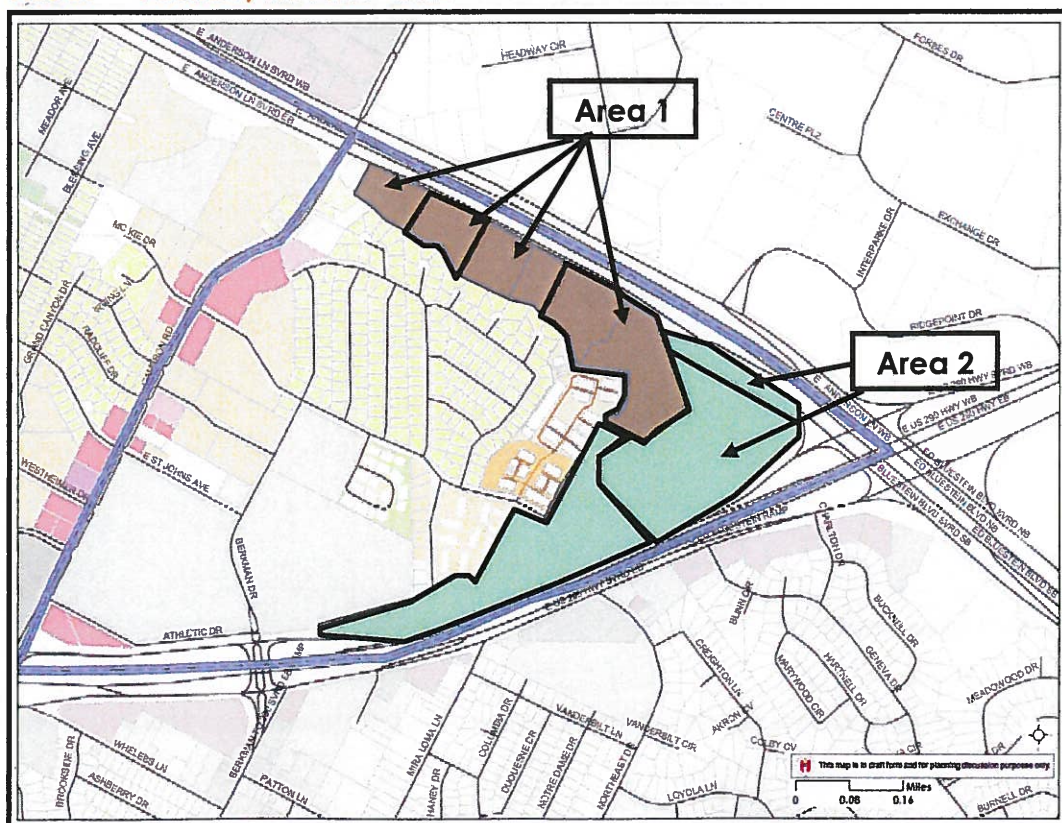
November 17, 2011, St. John/Coronado Hills Combined Neighborhood Planning Area
Land Use Workshop IV

December 26, 2011, Property Owner Letter

Austin Police Department (APD) Research and Planning Unit Report

Oct. 18, 2011
Workshop

MULTI-FAMILY, MIXED-USE and COMMERCIAL



Area 1:

A portion of Area 1 contains existing apartment complexes (outlined in black border in the above map). Meeting participants were given the option of designating these properties multi-family or mixed-use on the FLUM. These options support staff's directive to make the existing land use (apartments) conform to the zoning/development standards in place. Below are comments captured during the discussion:

- Mixed-Use does not make sense along a highway.
- Mixed-Use does not always mean that a tall building would house commercial and residential uses. Mixed-use means having various uses in close proximity to each other.
- Allowing mixed-use on these parcels wouldn't make the apartments go away but would provide the owner with the option of redeveloping the site with all commercial or all apartments or mix of apartments and retail.
- Mixed-Use on the parcels with existing apartments would be consistent with mixed-use on the vacant tracts adjacent to the apartments. Coloring them orange (multi-family) would create a checker board pattern.
- US 183 frontage road has heavy traffic. People would not want to live there.
- People already live in the apartments along US 183 frontage road.

After discussing this area in great detail, the group was not able to reach consensus. As such, it was determined that we would move forward with the discussion and re-visit this area. It is important to note that the group was unable to reach consensus as some residents support mixed use future land use and some do not. Staff did record a majority and minority opinion for future land use in this area.

Vacant lots

Majority opinion: mixed-use future land use

Minority opinion: commercial future land use

Apartment complex lots

Majority opinion: multi-family future land use

Minority opinion: mixed-use future land use

Since consensus for these areas was not reached, the Land Use IV workshop will address future land use for these areas and reflect on the majority and minority opinions recorded.

Area 2:

This area consists of one large vacant parcel at the intersection of two major highways: US Highway 183 and US Highway 290. The smaller linear commercial strip center along US 183 frontage is also included in this area. Meeting participants decided that commercial land use is appropriate for the existing commercial uses on US 183 given the location and smaller size of the parcels.

Below are comments captured during the discussion regarding the large vacant parcel:

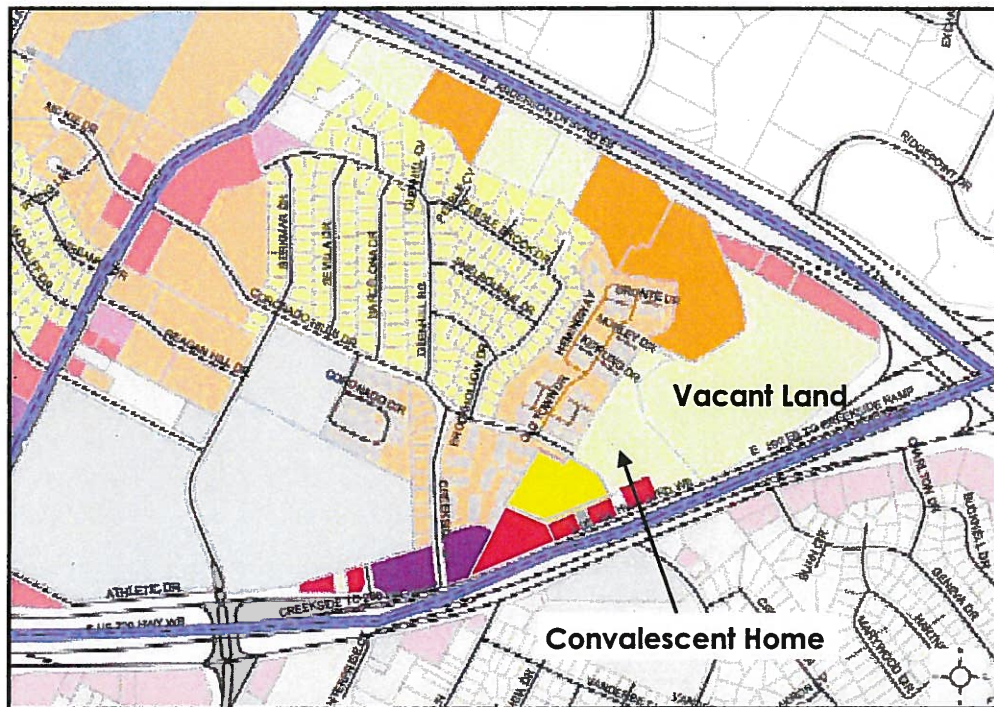
- There are fly overs planned in this area by TxDOT. Does the map reflect the ROW acquired by TxDOT?
- What if the owner went for a rezoning to Planning Commission and City Council and asked for commercial zoning? The Planning Commission will probably give them commercial zoning.
- How do we send the message that we want this tract to remain as green space and don't want asphalt on it?
- A developer will not put single-family homes on this lot. It would have to be office or commercial.

The group did not make a decision on what land use would be appropriate for this tract. This area will be open for discussion at the next workshop (November 17, 2010).

The meeting ended with a brief announcement of the next workshop on November 17, 2010. Paul Diguisepe also let people know about a public meeting relating to Imagine Austin comprehensive that was scheduled for October 21, 2010.

Workshop

Large vacant tract at the intersection of US 290 and US 183 and Convalescent home.



A. Planning Commission will not support this.

Comment: Support office for area 1b because it would be well-kept and provide a source of employment for those living here.

Group Decision: Office for Area 1b (Convalescent Home and vacant tract at the intersection of US 290 and US 183)

[illegible]

A. Yes, it would just be commercially-zoned.

Comment: People living along the creek that about the vacant properties are concerned about what types of development will go on there and hours of operation, etc.

Comment: Mixed use could provide more eyes on the street than would an office development to reduce the amount of crime in the area.



Research & Planning Unit

Data provided by:	Austin Police Department: Research & Planning Unit
Date delivered:	06/03/15
Data requested by:	Heather Chaffin, Planning and Zoning Dept
Compiled by:	Denise Geleitsmann
Data requested:	Crash information for the last 12 months at: - Northeast Dr at the EB Service Road of US 290 - Geneva Dr at the EB Service Road of US 290 - Charlton Dr at the EB Service Road of US 290
Notes:	Provided collision data which includes calls for service and crash reports for June 1, 2014 - May 31, 2015. Provided collisions within 100 feet of the requested locations.
Sources used:	CAD & Brazos

AUSTIN POLICE DEPARTMENT COLLISION REPORTS DATA DISCLAIMER

1. The CAD database contains all crashes where someone called 911. This does not guarantee that a crash actually occurred.
2. Our Brazos collision database is continuously being updated. The data provided here represents a particular point in time and may not reflect all actual collisions.
3. The Brazos database includes CR3 collision reports written by APD officers. A CR3 report is not written for every collision.
4. The Austin Police Department does not assume any liability for any decision made or action taken or not taken by the recipient in reliance upon any information or data provided.

Crash-related Calls for Service				
DATE	ADDRESS	FINAL CALL TYPE	CALL #	HOUR (24h)
01/01/15	7300 E Us 290 Hwy Svrd Eb	Crash Urgent	150011931	21
08/12/14	7227 E Us 290 Hwy Svrd Eb	xASSIST COMPLAINANT	142241560	19
07/11/14	NORTHEAST DR / E US 290 HWY SVRD EB	xCRASH LEAVING THE SCENE	141920048	0
09/19/14	7223 E US 290 HWY SVRD EB	xCRASH LEAVING THE SCENE	142620225	3

There were no results for crash reports (from Brazos)