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ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0060 – Onion Creek Commercial

Z.A.P. DATE: July 7, 2015
July 21, 2015

ADDRESS: 2201 Onion Creek Parkway

DISTRICT AREA: 5

OWNER: Forestar Real Estate Group, Inc.
(Darlene Louk)

AGENT: Carlson, Brigrance & Doering,
Inc. (Bill E. Couch)

ZONING FROM: I-RR

TO: GR

AREA: 2.186 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial (GR-CO) combining district zoning. The Conditional Overlay 1) limits the daily number of vehicle trips to 2,000 and prohibits the following uses: automotive rentals; automotive repair services; automotive sales; automotive washing; commercial off-street parking; exterminating services; funeral services; hotel-motel; indoor entertainment; indoor sports and recreation; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; plant nursery; research services; service station; club or lodge; community recreation (private); community recreation (public); congregate living; cultural services; guidance services; hospital services (general); private secondary educational facilities; and residential treatment.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

July 7, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JULY 21, 2015*
[T. WEBER; L. BRINSMADE – 2ND] (9-0) D. BREITHAUPT, S. LAVANI – ABSENT

July 21, 2015:

ISSUES:

Correspondence from the Onion Creek Homeowners Association and The Pointe at Onion Creek HOA in favor of the Applicant's request is attached at the back of the Staff packet.

DEPARTMENT COMMENTS:

The subject portion of a platted lot is situated at the southeast corner of the northbound IH 35 frontage road and Onion Creek Parkway, at the southern entrance to the Onion Creek subdivision, and is undeveloped. It was annexed into the City limits in 2003 and zoned interim – rural residence (I-RR) district at that time. There are office and commercial uses to the north (CS-1-CO; GR-CO); townhouses to the east (I-RR), and undeveloped land to the

south, which includes Onion Creek and its 100-year floodplain (RR-CO; MF-2-CO). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant proposes to zone the property to the community commercial (GR) district so that it may be developed with office and commercial uses.

Commercial zoning is appropriate along the IH-35 northbound frontage road at its intersection with a collector street, is consistent and compatible with the land uses that have been established between Onion Creek Parkway and Crown Colony Drive, and would provide additional commercial services to the Onion Creek subdivision and other nearby residential subdivisions to the north and south. Furthermore, commercial zoning and development will establish a transition in land use between the IH-35 frontage road and the townhouses and duplexes to the east. The Conditional Overlay is a standard vehicle trip limit and carries over many of the prohibited uses applied to the office/commercial development across Onion Creek Parkway to the north.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	GR-CO; CS-1-CO	Financial services, Medical office, Personal services; Personal improvement services; Restaurant (limited); Liquor store
<i>South</i>	RR-CO	Undeveloped (100-year floodplain of Onion Creek)
<i>East</i>	I-RR; I-SF-2	Townhomes
<i>West</i>	N/A	Northbound IH 35 frontage lanes and main lanes

AREA STUDY: N/A

NTA: Is required – Please refer to Attachment A

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

627 – Onion Creek Homeowners Association 742 – Austin Independent School District
 1228 – Sierra Club, Austin Regional Group 1236 – The Real Estate Council of Austin, Inc.
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

SCHOOLS:

Menchaca Elementary School

Paredes Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0076 – The Shops at Onion Creek – 11215 S IH 35 Service Rd NB	GR-CO for Tracts 1 & 2; CS-1-CO for Tract 3 to CS-1- CO for Tract 1 (1,925 square feet); GR-CO for Tracts 2 & 3	To Grant GR-CO and CS-1-CO w/list of prohibited uses	Apvd as Commission recommended (07-29- 2010).
C14-06-0191 – Fox Hill – 11421 – 11717 S IH-35 Service Road NB (87.884 acres)	I-RR to RR for Tract 1; MF-2- CO for Tract 2	To Grant RR-CO for Tract 1 w/CO limiting permitted improvements to drainage, underground utility improvements, hike and bike trails, etc. and MF-2-CO for Tract 2, w/CO limiting development to 12 u.p.a., and the conditions of the TIA	Apvd RR-CO for Tract 1 and MF-2-CO for Tract 2 as Commission recommended (04-19- 2007).
C14-04-0111 – UTOTEM Rockbay – 2105 and 2107 Boca Raton Dr	I-RR to GR	To Grant GR-CO with list of prohibited uses	Apvd GR-CO as Commission recommended (10-07- 2004).

RELATED CASES:

The property was annexed into the full-purpose City limits on December 31, 2003 (C7a-03-001 – Ordinance No. 031106-35).

The zoning area is a portion of Lot A of the Onion Creek Section 1-B subdivision, recorded in July 1980 (C8s-80-102). Please refer to Exhibit B.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Facility	Capital Metro (within ¼ mile)
IH 35	390 feet	330 feet	Highway	No	No	No
Onion Creek Parkway	118 feet	68 feet	Collector	No	Wide curb	No

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a dedicated bike lane is recommended for Onion Creek Parkway.

CITY COUNCIL DATE: August 13, 2015

ACTION:

ORDINANCE READINGS: 1st

2nd




3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719



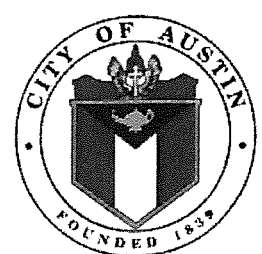
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

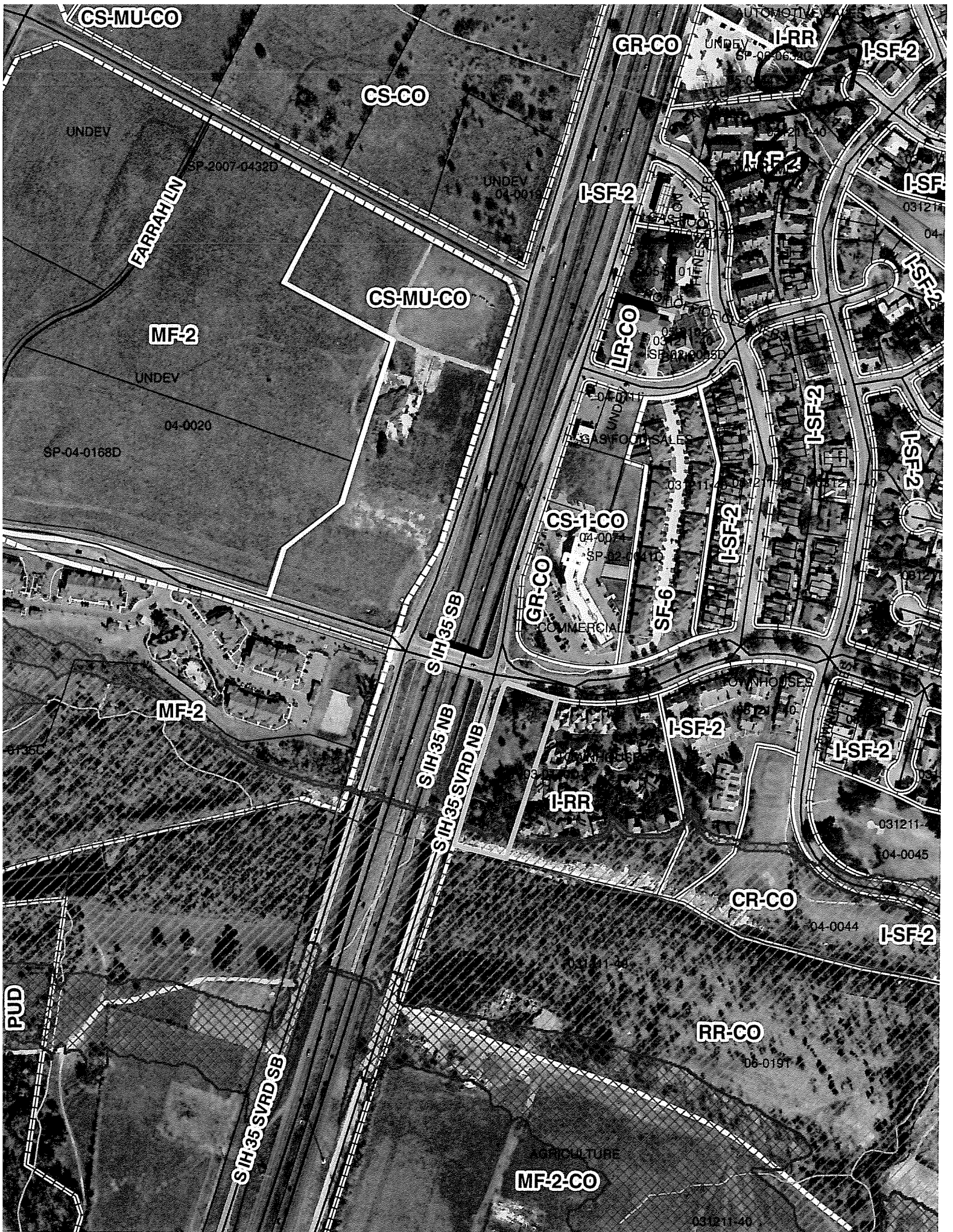
EXHIBIT A

Zoning Case: C14-2015-0060



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.



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MEMORANDUM

TO: Wendy Rhoades, Case Manager
CC: Bill Couch, Carlson, Brigance & Doering, Inc.
FROM: Amanda Couch, Senior Planner
DATE: July 16, 2015
SUBJECT: Neighborhood Traffic Analysis for Onion Creek Commercial.
Zoning Case # C14-2015-0060

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 2.186-acre tract is located at 2201 Onion Creek Parkway. The site is currently zoned Interim Rural Residential (I-RR) and the proposed zoning is Community Commercial (GR). Zoning to the north and to the east is primarily zoned commercially and to the south and west is single family.

24 hour traffic counts were taken on Wednesday, July 8th, 2015.

Roadways

Onion Creek Parkway is classified as a Collector road with approximately 118' of ROW and 68' of pavement width. There are no sidewalks and a wide curb for a bike facility.

IH 35 is Highway is classified as a Highway with approximately 390' of ROW and 330' of pavement width. There are no sidewalks or bike facilities.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the proposed 2.186 acre development, with the requested zoning of, could potentially generate 4,066 trips at max building out, excluding all setbacks and impervious cover limits. A conditional overlay will be applied to this tract limiting trips to 2,000 per day. The NTA will be conducted under this assumption.

Table 1.		
Zoning	Size	Unadjusted Trip Generation
GR	2.186 acres	4,066
TOTAL		4,066

ATTACHMENT A

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Table 2 represents the expected distribution of the 2,000 trips. This calculation is based on the existing distribution of total trips on both roadways.

Table 2.	
Street	Traffic Distribution by Percent
Onion Creek Parkway	25%
IH 35	75%
TOTAL	100%

Table 3 represents a breakdown of existing traffic on the adjacent roadways, proposed site traffic, total traffic after development and percentage increase.

Table 3.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to Roadway	Overall Traffic	Percentage Increase in Traffic
Onion Creek Parkway	3,408	500	3,908	15%

According to Section 25-6-116 of the Land Development Code, streets are operating at a desirable level if it does not exceed the following levels:

Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

Recommendations/Conclusions

1. A neighborhood Traffic Analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50% of the site frontage has an SF-5 or more restrictive zoning designation.
2. The traffic along Onion Creek Parkway does not exceed the minimum requirements established in 25-6-116.

If you have any questions or require additional information, please contact me 974-2881.

Amanda M. Couch

Amanda Couch
Senior Planner- Transportation Review
Planning and Development Review Department

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial (GR-CO) combining district zoning. The Conditional Overlay 1) limits the daily number of vehicle trips to 2,000 and prohibits the following uses: automotive rentals; automotive repair services; automotive sales; automotive washing; commercial off-street parking; exterminating services; funeral services; hotel-motel; indoor entertainment; indoor sports and recreation; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; plant nursery; research services; service station; club or lodge; community recreation (private); community recreation (public); congregate living; cultural services; guidance services; hospital services (general); private secondary educational facilities; and residential treatment.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

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 property has direct access to the northbound frontage road of IH 35.

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

Commercial zoning is appropriate along the IH-35 northbound frontage road at its intersection with a collector street, is consistent and compatible with the land uses that have been established between Onion Creek Parkway and Crown Colony Drive, and would provide additional commercial services to the Onion Creek subdivision and other nearby residential subdivisions to the north and south. Furthermore, commercial zoning and development will establish a transition in land use between the IH-35 frontage road and the townhouses and duplexes to the east. The Conditional Overlay is a standard vehicle trip limit and carries over many of the prohibited uses applied to the office/commercial development across Onion Creek Parkway to the north.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped. The recorded plat shows that the 100-year floodplain ranges from 60-80 feet wide along the south property line. The site slopes to the south, towards Onion Creek.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district is 80%, based on the more restrictive *watershed* regulations.

Comprehensive Planning

This rezoning case is located on the southeast corner of Onion Creek Parkway and the IH-35 frontage road, on an undeveloped parcel that is approximately 2.18 acres in size, and is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a small retail shopping center to the north, undeveloped land to the south, townhouses to the east, and IH-35 to the west. The proposed use is a 3,500 sq. ft. office building.

Imagine Austin and Conclusions

Based on comparatively small scale of the site relative to other nearby commercial uses along the heavily travelled IH-35 freeway, as well as the project area not being located along an existing Activity Corridor or within an Activity Center as identified on the Imagine Austin Growth Concept Map, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion 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.

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%

According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

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 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.

Site Plan and Compatibility Standards

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. This site is on Onion Creek Parkway, which is a Suburban Roadway.

Transportation

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

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo [LDC, Sec. 25-6-114]. Please refer to Attachment A.

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.

Water and Wastewater

FYI: If 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. Depending on the development plans submitted, water and or wastewater service extension requests may 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.

ONION CREEK
HOMEOWNERS ASSOCIATION
10816 Crown Colony, Suite 105
Austin, Texas 78747
Tel: 512.280.8110
Fax: 512.280.8162

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April 16, 2015

Re: Zoning Change Request for Onion Creek Section 1-B

To Whom it May Concern:

The Board of Onion Creek HOA has met with Colin Armstrong and John Heffington of Armstrong Associates and reviewed their preliminary plans for the 2.5 acre lot located at the corner of the IH-35 Service Road and Onion Creek Parkway at the entrance to the Onion Creek subdivision. The lot is currently zoned as IRR. Per the OCHOA Covenants, Conditions & Restrictions for that lot it was planned as commercial use to be similar in use to the property directly across Onion Creek Parkway. Since IRR zoning would not permit such use and in an effort to follow the CC&R's the OCHOA Board has agreed that we will not object in any way to the process being requested to rezone the lot from IRR to GR.

Please let us know if you have any questions.

Sincerely,



Kathy Pillmore, President
Onion Creek Homeowners Association

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The Pointe at Onion Creek HOA
Patty Newman, Secretary
2203 Onion Creek Parkway
Austin, Texas 78747

March 30, 2015

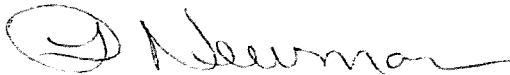
To Whom It May Concern:

Our board of directors recently met with Colin Armstrong and John Heffington of Armstrong Associates and reviewed their plans for the lot at the entrance to Onion Creek on Onion Creek Parkway.

We as a board support their request to change the zoning of that lot from IRR to GR.

Please let us know if you have any questions.

Respectfully,



The Pointe at Onion Creek Board of Directors
Patty Newman, Pointe Secretary per Board request

The Pointe Board
Tenle Braniff (#24) President – Term expires Dec '16 • Jack Houghton (#11) Vice President – Term expires Dec '16
Silha Klipple (#21) Treasurer – Term expires Dec '15 • Patty Newman (#17) Secretary – Term expires Dec '15

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/planning.

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: C14-2015-0060

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 7, 2015, Zoning and Planning Commission

August 13, 2015, City Council

Wendy Carrick

Your Name (please print)

2203 Onion Creek Pkwy

Your address(es) affected by this application

Wendy Carrick

Signature

6-30-15

Date

Daytime Telephone:

Comments: Change will obout residential property causing disturbance unsightly views, property value decreased, traffic in house,

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0060

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 7, 2015, Zoning and Platting Commission

August 13, 2015, City Council

Marilyn A. Bradley
Your Name (please print)

☐ I am in favor
☒ I object

2203 Quira Creek Hwy #27

Your address(es) affected by this application Austin, TX 78747

Marilyn A. Bradley 6/30/15
Signature Date

Daytime Telephone: 512 292 1314 (2693170410)

Comments: This area is beautiful green space with many mature trees - entry to the estate is head on on creek the vegetation on sides appears to be greenery. The neighborhood and the road are beautiful. The area is a beautiful area. An additional driveway onto Orange Creek would make an already dangerous intersection even more so. I would hope those responsible for this decision will physically visit the area and consider the quality of life and property values of the neighborhood. They have a responsibility and obligation to preserve and develop South Austin.

Thank you for your attention -

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810