

ZONING CHANGE REVIEW SHEET**CASE:** C14-2016-0134 (Pioneer at Walnut Creek)**Z.A.P. DATE:** February 7, 2017**ADDRESS:** 11126 Sprinkle Cutoff Road

March 7, 2017

March 21, 2017

April 4, 2017

DISTRICT AREA: 1**APPLICANT/OWNER:** Nirav Amin**AGENT:** Vincent Gerard & Associates (Vincent G. Huebinger)**ZONING FROM:** I-RR**TO:** MF-2**AREA:** 16.45 acres**SUMMARY STAFF RECOMMENDATION:**

The staff recommendation is to grant SF-6, Townhouse and Condominium Residence District, zoning.

In addition, the results of the neighborhood traffic analysis for this site (NTA Memorandum– Attachment A) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

2/7/17: Postponed to March 7, 2017 at the staff's request by consent (9-0, B. Greenberg and J. Kiolbassa-absent); G. Rojas-1st, B. Evans-2nd.

3/7/17: Postponed to March 21, 2017 at the staff's request by consent (10-0); A. Denkler-1st, A. Aguirre-2nd.

3/21/17: Postponed to April 4, 2017 at the staff's request by consent (7-0, A. Denkler, J. Duncan, S. Lavani-absent); B. Evans-1st, A. Aguirre-2nd.

DEPARTMENT COMMENTS:

The property in question is undeveloped and heavily vegetated. The lots to the north are developed with single family residences. To the east, across Sprinkle Cutoff Road, there is an undeveloped tract and a single family residential neighborhood. The property to the west is bounded by a portion of Walnut Creek. The land to the south is part of the Pioneer Crossing PUD and is undeveloped. This 16+ acre lot was annexed by the City on November 10, 2015 through Ordinance No. 20151110-A.11). The applicant is requesting MF-2 zoning to construct 248 multifamily residential units on the site.

The staff recommends SF-6, Townhouse and Condominium Residence District, zoning for the site under consideration. The property meets the intent of the SF-6 district. This site is environmentally sensitive due to its proximity to Walnut Creek, which runs along the western boundary of the property. The proposed SF-6 zoning will permit the applicant to redevelop this property with moderate density single family uses in an area that has topographical

developmental constraints. The staff's recommendation will allow for residential land use diversification while encouraging a transition of land uses to the established neighborhoods to the north and east. The property in question will access Sprinkle Cutoff Road, a residential collector street (Please see Neighborhood Traffic Analysis Results – Attachment A).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-RR	Developing Single Family Residential Neighborhood (Walnut Creek Enclave-D R Horton, Single Family Residential Neighborhood (Pioneer Crossing), Undeveloped Area (Walnut Creek)
<i>South</i>	PUD (Pioneer Crossing PUD – Parcel W-23)	Undeveloped
<i>East</i>	I-SF-2, I-RR	Single Family Residences (Pioneer East), Undeveloped
<i>West</i>	I-RR	Walnut Creek, Undeveloped Area

AREA STUDY: N/A

TIA: Deferred

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Harris Branch Master Association, Inc.
 Homeless Neighborhood Association
 North Growth Corridor Alliance
 Pioneer East Homeowners Association, Inc.
 SELTEXAS
 Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-96-0003.07 (Pioneer Crossing PUD Amendment #7, Northeast Intersection of Samsung Boulevard and Sprinkle Cutoff Road)	PUD to PUD: The applicant is requesting to amend the Pioneer Crossing Planned Unit Development (PUD) to change the permitted land use on Tracts E-20A, W-21 and W-22 from the SF-2, Single-Family Residence-	5/20/08: Approved the PUD amendment with conditions (7-0, J. Martinez-absent): 1) Limit the maximum number of units to what is currently approved in the PUD. Thereby, not allowing for an increase in the overall residential density within the PUD. 2) Require TIA	6/24/08: The public hearing was closed and the first reading of the ordinance for planned unit development (PUD) district zoning to change a condition of PUD zoning with a condition was approved (7-0); Mayor Pro Tem

	Standard Lot District, to the SF-5, Urban Family Residence District.	<p>amendments to be conducted for any future proposed formal amendments to this PUD.*</p> <p>* The original ordinance that approved the Pioneer Crossing PUD (Ordinance No. 970410-1) states in Part 7(a) that, "<i>Section 13-1-453(d)(6) of the Code (regarding substantial amendment of an adopted Land Use Plan) is modified for the purposes of this PUD only, as follows:</i></p> <p><i>(6) Unless otherwise approved by the Transportation Review Section of the City of Austin, shifting development intensity, even with corresponding and equivalent decrease in some other portion of the PUD, in a manner which results in a level of service "E" or "F" on any roadway segment or intersection included in the area of the TIA submitted in connection with the approved PUD."</i></p>	McCracken-1 st , Council Member Morrison-2 nd . The condition was to require detached single family homes.
C814-96-0003.06	PUD to PUD: To change the land use designation on parcel W6 from "school" to GR-MU	4/01/08: Approved indefinite postponement as requested by the staff (6-0, T. Rabago, J. Martinez-absent)	
C814-96-0003.05	PUD to PUD: Proposed administrative amendment to change uses on Tract open space/parkland locations within the PUD	6/19/07: Administratively approved by staff	N/A
C814-96-0003.04	PUD to PUD: To amend land area for SF-2 development regulations from 534.42 acres to 471.21 acres and SF-5 development	4/19/05: Approved staff rec. for PUD amendment by consent (7-0)	<p>5/19/05: Approved PUD amendment (6-0); 1st reading</p> <p>7/28/05: Approved PUD amendment (7-0); 2nd/3rd</p>

	regulations from 86.25 acres to 149.44 acres. No density limits or original PUD approvals are proposed to change.		readings
C814-96-0003.03	PUD to PUD: Increase the boundaries of the PUD by 138 acres	3/25/03: Approved staff rec. for PUD amendment (8-0)	4/24/03: Approved PUD amendment (6-0); 1 st reading 5/12/05: Approved PUD amendment (6-0); 2 nd /3 rd readings
C814-96-0003.02	PUD to PUD: Proposed administrative revision	3/12/02: Approved by staff	N/A
C814-96-0003	I-RR to PUD	3/18/97: Approved staff rec. of PUD with conditions (8-0)	4/10/97: Approved PUD with conditions (7-0); all 3 readings

RELATED CASES: C7a-2015-0014 (Annexation Case)
C8J-05-0178.1A (Subdivision Case)

CITY COUNCIL DATE: March 2, 2017

ACTION: Postponed to April 6, 2017 at the staff's request on consent (10-0, A. Kitchen-off dais)

April 6, 2017

ACTION:

ORDINANCE READINGS: 1st

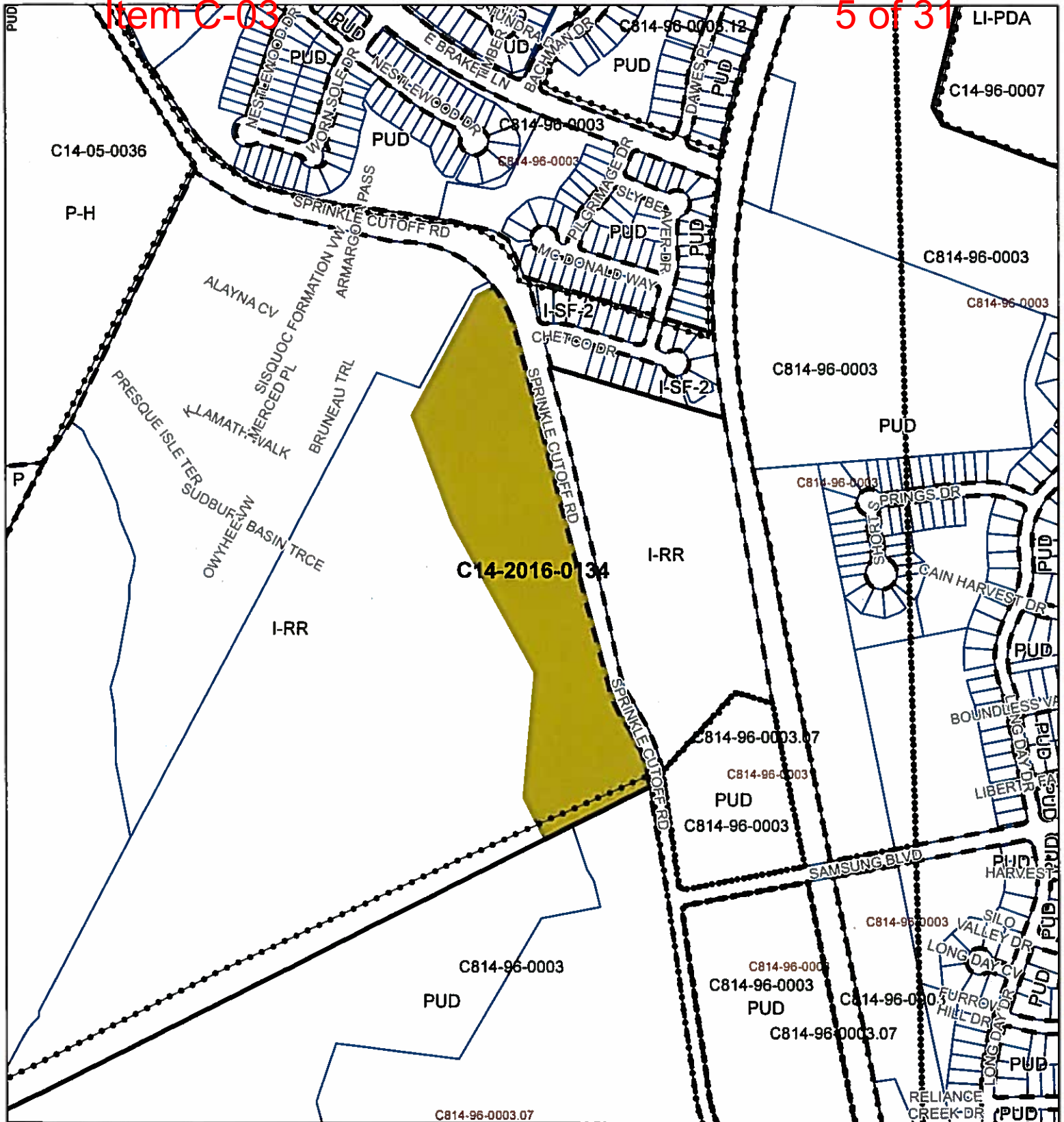
2nd

3rd

ORDINANCE NUMBER:

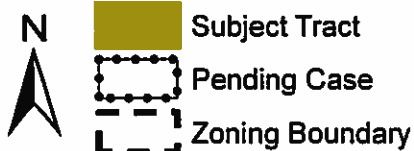
CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057
sherri.sirwaitis@austintexas.gov



ZONING

Case#: C14-2016-0134



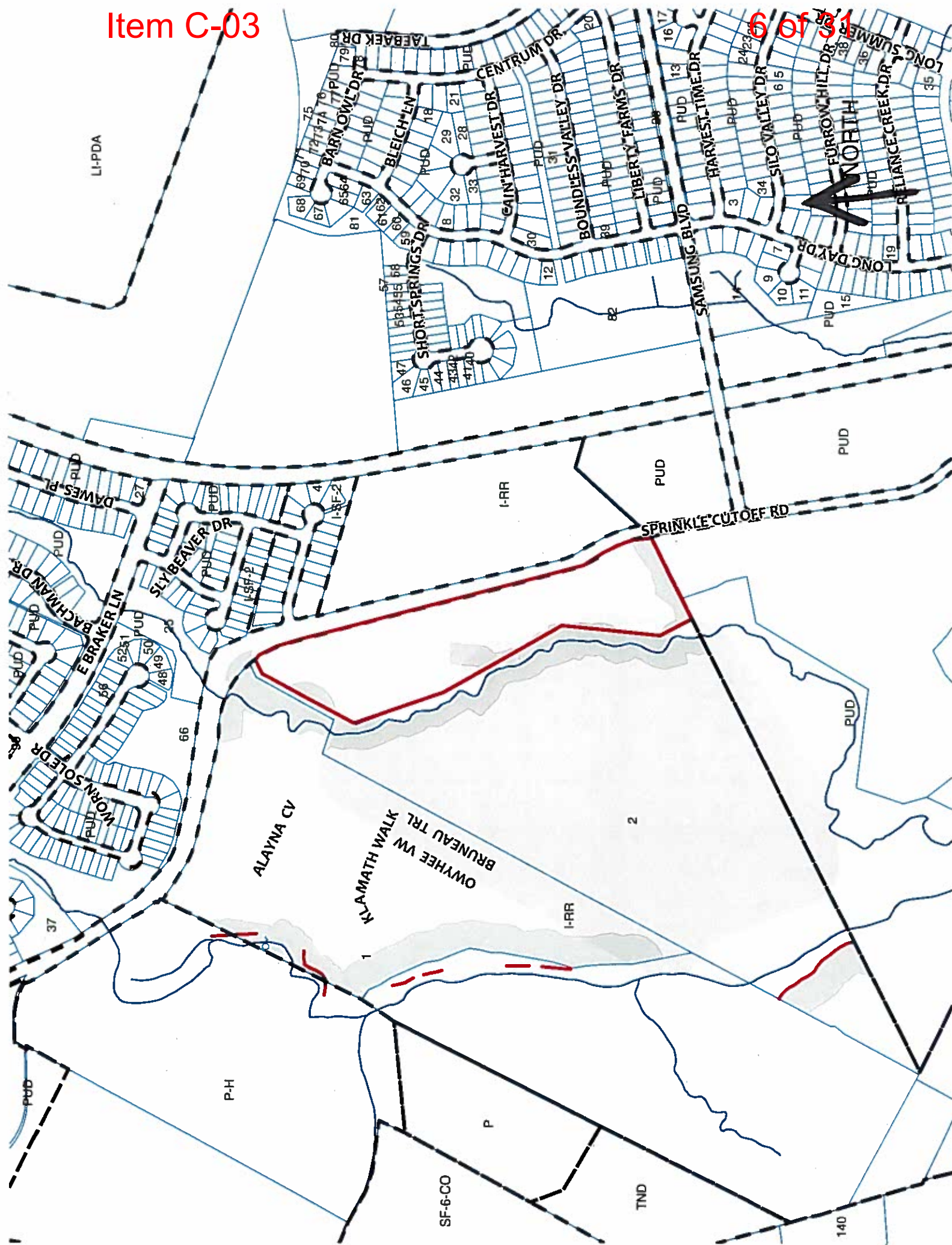
0 200 400 Feet

1" = 500'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 12/16/2016





STAFF RECOMMENDATION

The staff recommendation is to grant SF-6, Townhouse and Condominium Residence District, zoning.

In addition, the results of the neighborhood traffic analysis for this site (NTA Memorandum–Attachment A) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

BASIS FOR RECOMMENDATION

- 1) *The recommended 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 recommended zoning classification will allow for residential land use diversification while encouraging a transition of land uses to the established neighborhoods to the north and east. The property in question will access Sprinkle Cutoff Road, a residential collector street that is currently 24 feet in width.

- 2) *The proposed zoning should promote consistency and orderly planning.*

The proposed SF-6 zoning will permit the applicant to redevelop this property with moderate density single family uses in an area that is environmentally sensitive as it is adjacent to Walnut Creek. The proposed zoning is consistent with development in this area as there are other properties in the immediate vicinity that are zoned for single family residential development. There are existing single-family residential neighborhoods/uses to the north and east of this site.

Existing Land Use

The property in question is undeveloped and heavily vegetated. The lots to the north and northwest are developed with single family residences. To the east, across Sprinkle Cutoff Road, there is an undeveloped tract of land and a single family residential neighborhood. The property to the west is bounded by a Walnut Creek tributary. The land to the south is part of the Pioneer Crossing PUD and is currently undeveloped.

Comprehensive Planning

This zoning case is located on the west side of Sprinkle Cutoff Road on an undeveloped tract of land that is approximately 16.45 acres in size. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a single family subdivision to the north, vacant land to the south and east, and a developing single family subdivision to the west. The proposed use is a 248 unit multifamily apartment complex.

Connectivity

There are no sidewalks, goods or services, or a public transit stop located along or near this portion of Sprinke Cutoff Road. The Walkscore for this site is 1/100, meaning almost all errands require a car. The AARP Livability Index Score is 50/100 (50/100 is the average score). The Livability Index measures housing, neighborhood, transportation, environment, health, engagement, and opportunity characteristics.

Imagine Austin

The *Imagine Austin Growth Concept Map* identifies the subject property as being located near an **Activity Corridor**. 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 Imagine Austin Comprehensive Plan policies are applicable to this case:

- **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.
- **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 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.

Analysis and Conclusion

There is a lack of connectivity in the area for residents in the area to walk, bike, shop, or use public transit. Based upon *Imagine Austin* policies referenced above and the Growth Concept Map, which supports housing and connectivity, this project appears to be partially supported by Imagine Austin. It is hoped in the future that this area includes more goods and services, mixed use projects, sidewalks, and bike lanes, which are accessible to surrounding residents.

Environmental

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

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

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%

Site Plan

No site plan 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

A Neighborhood Traffic Analysis is required for this zoning case per LDC 25-6-114. The NTA requires three (3) consecutive 24 hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. Please contact Scott James (Scott.James@austintexas.gov) or myself to discuss the location of the tube counts. Results will be provided in a separate memo. LDC, Sec. 25-6-114. Please pay the NTA fees with the Intake staff on the 4th floor. This comment will be addressed once the Memo is approved and the fees are paid.

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

A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane is recommended for Sprinkle Cutoff Road. FYI – The adjacent property to the south is reconstructing Sprinkle Cutoff Road to include two 6 ft. bicycle lanes.

Chad Crager, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

FYI - The proposed site exceeds the maximum requirements for block length criteria per LDC 25-4-153. The block length is approximately 1,950 feet. Staff recommends providing a midblock right-of-way dedication from Sprinkle Cutoff Road to the western property line to provide access to the adjacent property and for future connectivity.

FYI - A residential block that is more than 900 feet in length must be transected by a pedestrian path in accordance with LDC 25-4-153. Staff recommends dedicating a minimum 15 ft. sidewalk easement, which shall comply with City of Austin standards, for every 900 feet of frontage.

Water Quality

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. 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 Austin Water 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 fees once the landowner makes an application for Austin Water utility tap permits.

**MEMORANDUM**

TO: Sherri Sirwaitis, Case Manager
Planning and Zoning Department

CC: Vincent Huebinger
Vincent Gerard & Associates, Inc
A. Lee Austin, P.E.
Austin Transportation Department

FROM: Natalia Rodriguez, Transportation Planner II
Scott A. James, P.E., PTOE
Development Services Department

DATE: March 13, 2017

SUBJECT: Neighborhood Traffic Analysis for Pioneer at Walnut Creek
Zoning Case # C14-2016-0134

PROJECT DESCRIPTION

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case. The 16.45 - acre tract is located in north east Austin, north of HWY 290, east of the Dessau Road, south of East Parmer Lane, and west of Harris Branch Parkway. The zoning application proposes to zone the property from I-RR to MF-2 zoning with up to 248 multi-family residential units. The site is surrounded by residential land uses to the north, south, east, and west.

The neighborhood traffic analysis was required 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 residential collector street where at least 50 percent of the site frontage to the north of this project is an SF-5 or more restrictive zoning designation (c.f. Land Development Code, Section 25 – 6 – 114C).

ROADWAYS

Sprinkle Cutoff Road is classified as a residential collector roadway, connecting Sprinkle Road to the south and Braker Lane to the north. Sprinkle Cutoff Road will serve as the only point of access for the proposed zoning application site. The roadway currently has approximately twenty-four (24) feet of pavement within sixty (60) feet of right-of-way.

TRIP GENERATION

The zoning application proposes up to 248 multi-family (low-rise) dwelling units. The Neighborhood Traffic Analysis trip estimation is based on the Institute of Transportation Engineer's publication Trip Generation Manual, 9th Edition (Land Use Code 221). The estimated number of daily trips from 248 multi-family (low-rise) apartments is 1,657 trips. These estimated trips are summarized in Table 1 below.

Table 1 – Trip Generation Estimates		
Zoning	Intensity	Estimated Trips
MF-2	248 DU (low-rise)	1,657 vpd

TRAFFIC COUNTS AND ANALYSIS

According to the traffic data collected during the week of January 30, 2017, the average daily volume to the north of the site on Sprinkle Cutoff Road is 3,233 total vehicle trips. As shown in Table 3 below, the projected daily trips resulting from the site development would increase the observed volume on Sprinkle Cutoff Road by approximately 51.2%.

Table 3: Traffic Estimation			
Roadway	Existing Traffic	Site Traffic	Site + Existing Traffic
Sprinkle Cutoff Road	3,233 vpd	1,657 vpd	4,890 vpd

DESIRABLE OPERATING LEVEL

According to Section 25 – 6 – 116 of the Land Development Code, residential local or collector streets are operating at a desirable level if the daily volumes do not exceed the following thresholds as shown in Table 4:

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

CONCLUSION

Sprinkle Cutoff Road is classified as a residential collector roadway, under Section 25-6-114(C) of the Land Development Code, and currently has 24 feet of pavement width. Per LDC 25-6-116, pavement widths less than 30 ft. shall not exceed 1,200 vehicle trips per day.

The potential trips generated by this site, in combination with the existing traffic of Sprinkle Cutoff Road, are estimated to total 4,890 daily vehicle trips, in excess of the threshold set forth in the LDC 25 – 6 – 116. Therefore, mitigation is required as a part of this proposed development. Therefore, staff recommends the following conditions apply to this zoning application.

RECOMMENDATIONS

Prior to the 3rd Reading of City Council, the applicant shall commit to the following conditions:

1. Thirty feet (30) of right-of-way shall be dedicated from the centerline of Sprinkle Cutoff Road to provide the ultimate dimension of sixty (60) feet of right-of-way in accordance with the Transportation Criteria Manual.
2. The applicant will post fiscal and/or construct up to one half of the ultimate cross section determined for Sprinkle Cutoff Road, as a part of the site development application process.
3. Development of this property should not vary from the approved uses, nor exceed the approved land use intensity and estimated daily trip generation assumptions within this memorandum, otherwise a revised Neighborhood Traffic Analysis or Traffic Impact Analysis shall be required at the time of site plan application and may result in additional mitigation requirements.
4. City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by a project combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic study area.

If you have any questions or require additional information, please contact me (512) 974 – 2208.



Scott A. James, P.E., PTOE
Land Use Review/ Transportation
Development Services Department

PHOTOGRAPHIC MYLAR

200600042

PIONEER AT WALNUT CREEK

BASIS OF BEARINGS
TEXAS STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1983

GRAPHIC SCALE

(IN FEET)
1 inch = 500 ft

RICHARD N. GOULD, TRUSTEE
TRACT 1
38.717 AC.
DOCUMENT NO. 2000003620
O.P.A.T.C.T.

ABSTRACT 675
ABSTRACT 55
ABSTRACT 513

JAMES O. RICE SURVEY No. 31
LUCAS MUNOZ SURVEY No. 55

LOT 1 BLOCK A
(MULTI-FAMILY)
18.45 Ac.

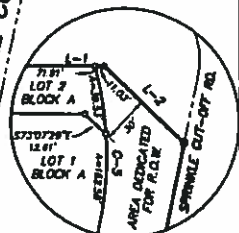
LOT 2 BLOCK A
(COMMERCIAL)
56.00 Ac.

31 CITY OF AUSTIN UNDERGROUND
ELECTRIC AND TELEPHONE EASEMENT
VOLUME 7965, PAGE 333
THE LOCATION OF EASEMENT SHOWN
HEREON IS BASED ON NOBLE
EVIDENCE OF USE. THIS LOCATION IS
NOT AS DESCRIBED IN THE
DESCRIPTION OF RECORD IN VOLUME
7965, PAGE 333.

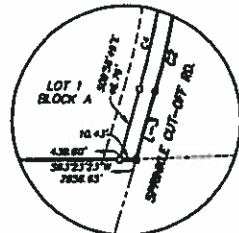
DRAINAGE EASEMENT

C.E.F. SETBACK
(75' FROM CENTER LINE
OF CHANNEL)

SEE DETAIL 'B'



DETAIL 'A'-NTS



DETAIL 'B'-NTS

ART COLLECTIONS, INC.
VOLUME 13270, PAGE 1369
TRACT 1
(118.364 AC. GROSS)

SHEET 3 OF 4

LENZ & ASSOCIATES, INC.
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
1714 FORT VIEW RD., SUITE 101

S83°23'23"W-2858.85'
(365.38'W-2978.14')

ART COLLECTIONS, INC.
VOLUME 13270, PAGE 1369
TRACT 1

MATCHLINE SEE SHEET 2 OF 4

PHOTOGRAPHIC MYLAR

20040092

PIONEER AT WALNUT CREEK

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1-2	N44°10'00"E	53.13	1-41	S25°36'30"W	34.16	1-41	S55°00'00"W	25.15
1-3	N02°00'00"E	33.58	1-42	S02°11'12"W	158.77	1-42	N43°12'00"E	24.43
1-4	N01°00'00"E	38.19	1-43	S30°11'00"E	35.47	1-43	S28°14'30"W	34.63
1-5	N02°00'00"E	22.72	1-44	N45°12'30"W	18.44	1-44	S02°00'00"W	24.89
1-6	N02°31'22"E	30.13	1-45	S01°24'00"W	50.59	1-45	S30°04'30"W	43.37
1-7	N01°00'00"E	27.05	1-46	S02°00'00"E	22.31	1-46	S02°00'00"E	25.31
1-8	N01°00'00"E	17.09	1-47	S08°00'00"E	22.88	1-47	S41°14'30"E	101.23
1-9	N01°00'00"E	22.79	1-48	N23°33'41"E	25.39	1-48	S22°21'00"E	14.83
1-10	N01°00'00"E	22.79	1-49	N04°10'00"E	46.49	1-49	S30°01'30"E	18.89
1-11	N01°00'00"E	26.17	1-50	N45°11'00"E	21.89	1-50	S02°00'00"E	14.71
1-12	N01°00'00"E	22.79	1-51	N45°10'00"E	24.47	1-51	S02°00'00"E	18.89
1-13	N01°00'00"E	22.79	1-52	N45°10'00"E	24.47	1-52	S41°14'30"E	101.23
1-14	N01°00'00"E	22.79	1-53	N45°10'00"E	24.47	1-53	S41°14'30"E	101.23
1-15	N01°00'00"E	22.79	1-54	N45°10'00"E	24.47	1-54	S41°14'30"E	101.23
1-16	N01°00'00"E	22.79	1-55	N45°10'00"E	24.47	1-55	S41°14'30"E	101.23
1-17	N01°00'00"E	22.79	1-56	N45°10'00"E	24.47	1-56	S41°14'30"E	101.23
1-18	N01°00'00"E	22.79	1-57	N45°10'00"E	24.47	1-57	S41°14'30"E	101.23
1-19	N01°00'00"E	22.79	1-58	N45°10'00"E	24.47	1-58	S41°14'30"E	101.23
1-20	N01°00'00"E	22.79	1-59	N45°10'00"E	24.47	1-59	S41°14'30"E	101.23
1-21	N01°00'00"E	22.79	1-60	N45°10'00"E	24.47	1-60	S41°14'30"E	101.23
1-22	N01°00'00"E	22.79	1-61	N45°10'00"E	24.47	1-61	S41°14'30"E	101.23
1-23	N01°00'00"E	22.79	1-62	N45°10'00"E	24.47	1-62	S41°14'30"E	101.23
1-24	N01°00'00"E	22.79	1-63	N45°10'00"E	24.47	1-63	S41°14'30"E	101.23
1-25	N01°00'00"E	22.79	1-64	N45°10'00"E	24.47	1-64	S41°14'30"E	101.23
1-26	N01°00'00"E	22.79	1-65	N45°10'00"E	24.47	1-65	S41°14'30"E	101.23
1-27	N01°00'00"E	22.79	1-66	N45°10'00"E	24.47	1-66	S41°14'30"E	101.23
1-28	N01°00'00"E	22.79	1-67	N45°10'00"E	24.47	1-67	S41°14'30"E	101.23
1-29	N01°00'00"E	22.79	1-68	N45°10'00"E	24.47	1-68	S41°14'30"E	101.23
1-30	N01°00'00"E	22.79	1-69	N45°10'00"E	24.47	1-69	S41°14'30"E	101.23
1-31	N01°00'00"E	22.79	1-70	N45°10'00"E	24.47	1-70	S41°14'30"E	101.23
1-32	N01°00'00"E	22.79	1-71	N45°10'00"E	24.47	1-71	S41°14'30"E	101.23
1-33	N01°00'00"E	22.79	1-72	N45°10'00"E	24.47	1-72	S41°14'30"E	101.23
1-34	N01°00'00"E	22.79	1-73	N45°10'00"E	24.47	1-73	S41°14'30"E	101.23
1-35	N01°00'00"E	22.79	1-74	N45°10'00"E	24.47	1-74	S41°14'30"E	101.23
1-36	N01°00'00"E	22.79	1-75	N45°10'00"E	24.47	1-75	S41°14'30"E	101.23
1-37	N01°00'00"E	22.79	1-76	N45°10'00"E	24.47	1-76	S41°14'30"E	101.23
1-38	N01°00'00"E	22.79	1-77	N45°10'00"E	24.47	1-77	S41°14'30"E	101.23
1-39	N01°00'00"E	22.79	1-78	N45°10'00"E	24.47	1-78	S41°14'30"E	101.23
1-40	N01°00'00"E	22.79	1-79	N45°10'00"E	24.47	1-79	S41°14'30"E	101.23
1-41	N01°00'00"E	22.79	1-80	N45°10'00"E	24.47	1-80	S41°14'30"E	101.23

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET W/CAP
- STAMPED "LENZ & ASSOC."
- PIPE FOUND
- ▲ NAIL FOUND
- CALCULATED POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- DIST (D.E.) DRAINAGE EASEMENT THE
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- B.L. BUILDING LINE
- O.S. OPEN SPACE
- L.S. LANDSCAPE
- W.E. WASTE WATER EASEMENT
- O.P.A.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- (BNC-DIST.) RECORD CALL
- (P) PROPOSED SIDEWALK
- (B) BLOCK DESIGNATION

CITY OF AUSTIN
40.768 AC.
VOLUME 7878, PAGE 289
DEED RECORDS OF TRAVIS COUNTY, TEXAS

JAMES O. RICE SURVEY No. 31

MUNOZ SURVEY No. 55

CL WALNUT CREEK

ART COLLECTIONS, INC.
VOLUME 13270, PAGE 1389
TRACT # (119.364 AC. GROSS)

LOT 2 BLOCK A (COMMERCIAL) 56.00 AC.

LOT 1 18.45 AC.

LOT 2 56.00 AC.

R.O.W. 0.52 AC.

TOTAL 72.97 AC.

LOT 1 18.45 AC.

LOT 2 56.00 AC.

R.O.W. 0.52 AC.

TOTAL 72.97 AC.

LOT 1 18.45 AC.

LOT 2 56.00 AC.

R.O.W. 0.52 AC.

TOTAL 72.97 AC.

LOT 1 18.45 AC.

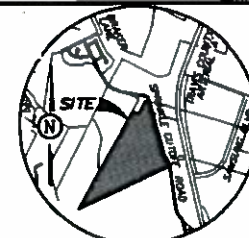
LOT 2 56.00 AC.

R.O.W. 0.52 AC.

TOTAL 72.97 AC.



BASE OF BEARINGS
TEXAS STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
MAD 1983



LOCATION MAP-NTS

GRAPHIC SCALE



LOT SUMMARY

LOT 1	18.45 AC.
LOT 2	56.00 AC.
R.O.W.	0.52 AC.
TOTAL	72.97 AC.

RICHARD M. GOULD, TRUSTEE
TRACT 1
38.717 AC.
DOCUMENT No. 2000085620
OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

MATCHLINE SEE SHEET 3 OF 4

BENCHMARKS

- 1) SPRINKLE IN POWER POLE 46' EAST OF AND AT RIGHT ANGLES TO EXISTING WEST RIGHT-OF-WAY LINE OF SPRINKLE CUT-OFF ROAD AND BEING 25' SOUTH OF THE MOST EASTERLY NORTHEAST CORNER OF LOT 2, BLOCK A. ELEVATION: 636.91'
- 2) BRASS CAP IN CONCRETE 45' EAST OF AND AT RIGHT ANGLES TO EXISTING WEST RIGHT-OF-WAY LINE OF SPRINKLE CUT-OFF ROAD AND BEING 833' SOUTH OF THE MOST EASTERLY NORTHEAST CORNER OF LOT 2, BLOCK A. ELEVATION: 625.91'

NOTE: ELEVATION BASED ON TOPOGRAPHIC MAP PREPARED BY CARSON & BUSH PROFESSIONAL LAND SURVEYORS, INC. PROVIDED TO LENZ & ASSOCIATES, INC. BY LINDARD CLARK, INC.

SHEET 2 OF 4

LENZ & ASSOCIATES, INC.
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
1714 FORT VIEW RD., SUITE 101

CONCEPT DEVELOPMENT SUMMARY

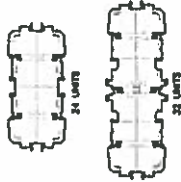
Total land area 16.45 acres (718,562 sf)
 Net Site Area (NSA) 13.27 acres (578,340 sf)
 Critical Water Quality Area 93,598 sf (2.1 ac.)
 Critical Environmental Feature Setback 44,824 sf (1.02 ac.)
 Proposed building area 110,243 sf (3.37 ac.)
 Proposed pavement area 212,581 sf (4.73 ac.)
 Total Proposed Impervious cover 322,824 sf (8.12 ac.)
 Total Proposed Impervious cover / NSA 55.6%

Proposed total units

Proposed 1 bedroom/ 1 bathroom units
 Proposed 2 bedroom/ 2 bathroom units
 Proposed 3 bedroom/ 2 bathroom units
 Proposed parking spaces (required)

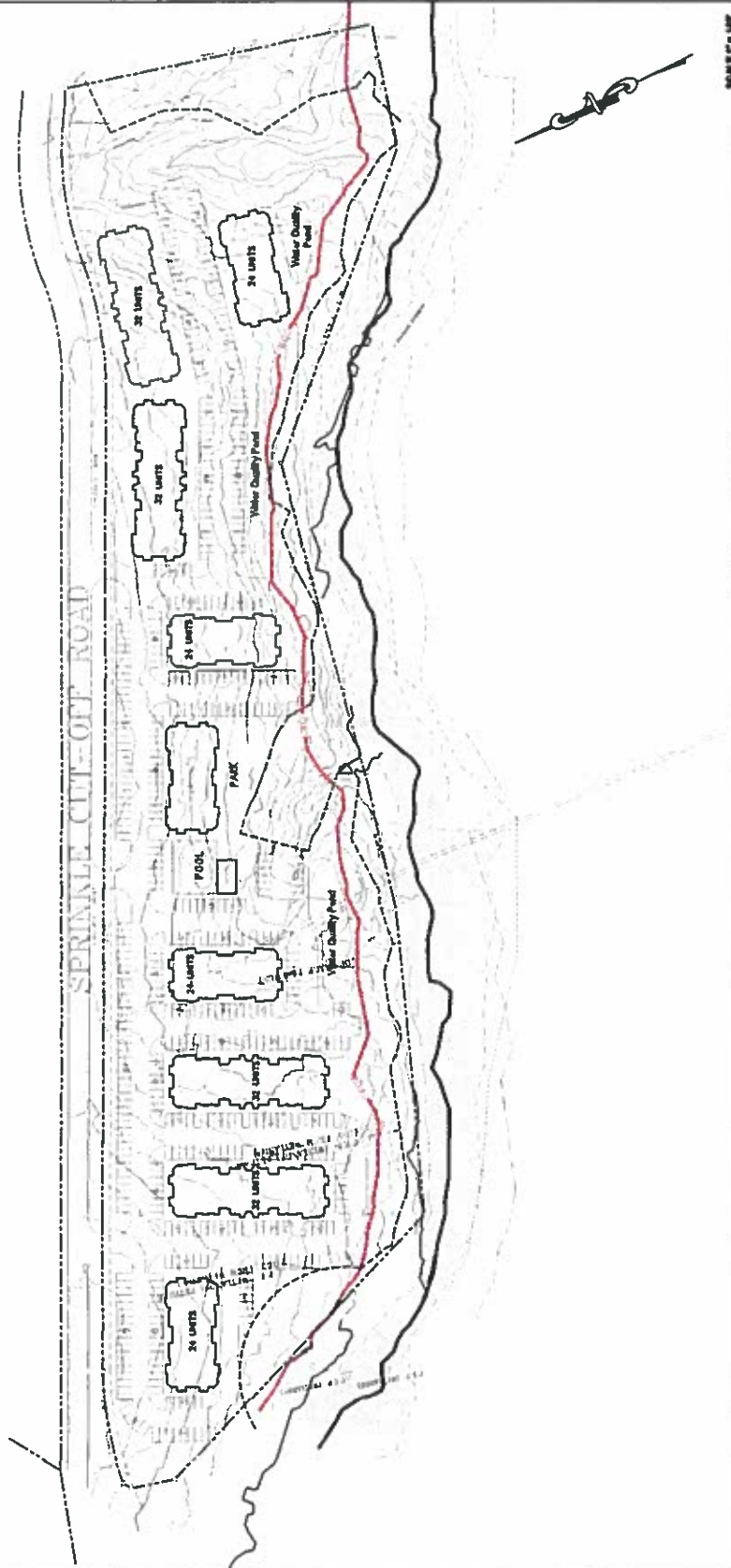
248 units

49 units (20%)
 148 units (60%)
 49 units (25%)
 498 spaces



CONCEPTUAL PLAN
 LOT 1 BLOCK A - PIONEER @ WALUNT CREEK
 SPRINKLE CUT-OFF ROAD
 AUSTIN, TX

VINCENT GERARD & ASSOCIATES
 LAND PLANNING & DESIGN CONSULTANTS
 1715 EAST 10TH STREET, SUITE 200
 AUSTIN, TEXAS 78702
 (512) 252-2000 • www.vga.com



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: C14-2016-0134

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: February 7, 2017, Zoning and Platting Commission
 March 2, 2017, City Council

Michelle Oros & Blake Stubbs

Your Name (please print)

☐ I am in favor
☒ I object

2517 McDaniel Way Austin, TX

Your address(es) affected by this application

70754

Feb 24, 2017

Date

Signature

Daytime Telephone: 713-614-6054

Comments: Spinnaker Rd is NOT built for

even high traffic frequent accidents.

There are currently several other

apartment /condo/townhome sites in

our area that have stalled/been abandoned.

Until these are completed we do not

need more construction and traffic.

Amenities not add to the value of our

homes would be much more welcomed.

If you use this form to comment, it may be returned to: none - you

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2016-0134

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: February 7, 2017, Zoning and Platting Commission

March 2, 2017, City Council

Christine Massey
Your Name (please print)

☐ I am in favor
☒ I object

2525 McDonald Way Austin, TX 78704
Your address(es) affected by this application

Christine Massey
Signature

2/12/17
Date

Daytime Telephone: _____

Comments: _____

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Sirwaitis, Sherri

From: Derrick [REDACTED]
Sent: Saturday, February 04, 2017 12:52 PM
To: Sirwaitis, Sherri
Subject: Sprinkle cutoff development objection

Hello Sherri,

My name is Derrick Barber. I am an employee of the city of austin at the department if aviation and I also live on Sprinkle cutoff road.

I have heard there is an application pending for further development on this small rural road referring to C14-2016-0134. I am emailing you to kindly object. The traffic on this road is already getting out of hand with more houses already being built as we speak it is not in the best interests of the areas residents to have further development.

Please consider myself and the other families who live in this area when making any further decisions regarding further development until such a time that appropriate infrastructure is in place.

Respectfully,
Derrick Barber

Sent from my iPhone

Sirwaitis, Sherri

From: Sara Minan [REDACTED] >
Sent: Saturday, February 04, 2017 1:24 PM
To: Sirwaitis, Sherri
Subject: C14-2016-0134

Dear, Ms. Sirwaitis,

In reference to case C14-2016-0134, located on Sprinkle Cutoff Rd, I am sending you this email to voice my OBJECTION to the zoning change from I-22 to MF-2.

We live nearby and received a notice about the rezoning. From what I gathered from the notice, I-RR zoning is for "where terrain or public service capacities necessitate very low densities." Sprinkle Cutoff is a small, winding rural road. It has already experienced a too much development in the past few years, causing the traffic to augment to nearly unmanageable levels. The curve after it goes past the last part of Pioneer Farms has been the site of multiple accidents and the neighbors who live on Sprinkle Cutoff have cars dangerously zooming by every day. Please leave the zoning of the property as it is, those of us who live here do not want more development and traffic. Thank you for your attention.

Regards,
Sara Minan
2513 McDonald Way
Austin, TX 78754

Sirwaitis, Sherri

From: Cate Chang [REDACTED]@com>
Sent: Saturday, February 04, 2017 3:56 PM
To: Sirwaitis, Sherri
Subject: Zoning on Sprinkle Cutoff

Ms Sirwaitis,
This is related to case C14-2016-0134.

My husband and I own a house on Wayward Sun Dr. Sprinkle Cutoff Rd is a road we use every day. It's the only way out of our neighborhood to go to work, the grocery store... really to go anywhere. It's an incredibly narrow and winding road. There's already too much traffic on it than it was designed for. If more houses are built around here it's just going to get worse and an accident is almost assured. Please don't let this happen.

Thank you for your time,
Caitlin Chang

Sirwaitis, Sherri

From: Cassie McKee [REDACTED]
Sent: Saturday, February 04, 2017 9:41 PM
To: Sirwaitis, Sherri
Subject: Comment on Case # C14-2016-0134

Ms. Sirwaitis,

I am writing regarding a requested zoning change at 11126 Sprinkle Cutoff Rd. Case number C14-2016-0134. I am a homeowner at 11420 Sprinkle Cutoff Rd., just down the road from this proposed development. I am strongly opposed to this zoning request. I understand from the application that the developer is wanting to build a 248-unit multi-family development. Sprinkle Cutoff Road is a tiny, 2 lane rural road with no shoulders and no sidewalks. It is the only road we can take to access our neighborhood elementary school. It can in no way handle such a huge increase in traffic. There is already way too much traffic on this road - I have to cross the street in order to get our mail and it is very scary. Many people use this road as a shortcut to get to 290 and will continue to do so until the Braker Lane extension is completed. I feel that a multi-family zoning is a very inappropriate use for this road.

Can you please let me know when the public hearing will be for this case?

Thank you,

Cassie McKee
11420 Sprinkle Cutoff Rd.
(512) 508-5046

Sirwaitis, Sherri

From: lakross [REDACTED]
Sent: Saturday, February 04, 2017 11:12 PM
To: Sirwaitis, Sherri
Subject: case number C14-2016-0134

Hello! I would like to please object to granting a multi-family housing permit on Sprinkle Cut-off. The windy road is already dangerous and many speed. That would only make it more dangerous. Braker was supposed to be extended to help with some of the traffic but that never happened. I live in the bungalows and many of us cross Sprinkle cut off to the other side to walk our dogs since it's a small pocket neighborhood. The street is always busy and half of the drivers go over the speed limit of 30 as it is. It's so bad even my neighbor and his dog even got hit at Braker and Pioneer Farms while walking the dog. Luckily he survived but cant walk his dog anymore. Until Braker is extended to Samsung and can take some of the traffic, it would be disastrous to add that many residences with that many more cars.

The local school can't handle many more students either. Thank you for listening. Lucy Ross

Sirwaitis, Sherri

From: Alan Walker <alexasalget@hotmail.com>
Sent: Sunday, February 05, 2017 10:50 AM
To: Sirwaitis, Sherri
Subject: Sprinkle Cut-off developme

Hi Sherri, I just wanted to let you know, in reference to Case # C14-2016-0134, that we cannot have a 248 unit multi-housing development built on Sprinkle Cutoff or in the Sprinkle Cutoff area. There are already too many single family houses built in the area . I live in the Pioneer Farms West area and Sprinkle Cutoff is one of only two ways in/out of the area. Sprinkle Cutoff is an old rural two lane road and cannot withstand the traffic load, especially for another 250 cars. AND, the road would be backed up with traffic from people turning into their residences causing even more accidents and road rage conflicts. Please tell the developers that it cannot to be approved until THEY pay to have the road improved all the way from Sprinkle Road to Pioneer Farms Dr. How can we get a petition against this terrible development idea. Please tell them to go develop somewhere else... Like Del Valle.

Alan G. Walker
Non sine periculo

Sirwaitis, Sherri

From: Faye Schott [REDACTED]
Sent: Sunday, February 05, 2017 3:12 PM
To: Sirwaitis, Sherri
Subject: re: case #C14-2016-0134

Ms. Sirwaitis:

I understand that a zoning change request has been made by developers to construct a 248 unit housing development on Sprinkle Cutoff Road. Please be advised that such a change would lead to very hazardous traffic conditions in the area. Sprinkle Cutoff Road is a narrow, curving country road that was never meant to handle the amount of traffic that currently uses it, especially during rush hours and at school release times. No more development should take place unless there is a major reconstruction and widening of the road. There have already been several accidents, and I fear that there will be more serious and even fatal ones. The safety of local residents should take precedence over the profit motives of developers.

I would appreciate a response to this message as assurance that notice was taken of this concern. Thank you.

Faye E. Schott
11201 Barn Owl Drive
Austin, TX 78754
512-694-4539

[REDACTED]

Sirwaitis, Sherri

From: mary adams [REDACTED]
Sent: Monday, February 06, 2017 8:32 AM
To: Sirwaitis, Sherri
Subject: ZONING CHANGE ON SPRINKLE CUT OFF

Just a quick note to let you know I am totally against any more housing developments going in along Sprinkle Cut Off until road improvements are made. This narrow 2 lane road, with no shoulder, can't handle any more traffic without being widened and sidewalks being installed. With the new construction going on now, we have bike riders and walkers on this road that should not be allowed. The road is entirely too narrow and windy and cannot accommodate this type of traffic. Thank you.

Sirwaitis, Sherri

From: Drew [REDACTED]
Sent: Monday, February 06, 2017 9:10 AM
To: Sirwaitis, Sherri
Subject: Case C14-2016-0134

Hello,

I'm a resident in the Pioneer and Copperfield area that uses Sprinkle Cut Off road daily to take my kids to school and I object to this new zone request unless vast improvements are made to these back roads. They are already congested with people speeding and reckless driving. Adding new multi family homes to this area is only going to make it worse and more dangerous.

Thanks,

Drew Bentley
512.650.7372

Sirwaitis, Sherri

From: Paul Fazin <paul.fazin@gmail.com>
Sent: Monday, February 06, 2017 12:25 PM
To: Sirwaitis, Sherri
Subject: Re: Case#C14-2016-0134

Hi Sherri,

I live at 11225 Liberty Farms Dr, in the Pioneer Crossing East sub-division. I just got word of a proposed development of multi-family homes off of Sprinkle Cut-Off. I am strongly against this proposal. Sprinkle Cut off is a dangerous road as it is, with the current traffic it has. Adding more homes and/or apartments to the area that will have entry or exit access to Sprinkle Cut-off is asking for problems with congestion and God forbid, accidents. There is no shoulder and no way to reroute if there were any issues. If there is anyway to fight this other than emailing you, please let me know what that is. Since I only heard of this through conversation, if you can direct me to more information on this proposal, I would appreciate it. Thanks for your time, consideration and support on this matter.

- Paul
512-773-3730

Sirwaitis, Sherri

From: calacris [REDACTED]
Sent: Monday, February 06, 2017 3:15 PM
To: Sirwaitis, Sherri
Subject: Case # C14-2016-0134

Hi Sherri,

Our neighborhood just received information that there is a petition for a development off of Sprinkle Cutoff Road.

As a resident of the Pioneer Crossing East neighborhood, I'm extremely concerned about their development in the area, without adequate measures in place to handle traffic, alternate forms of transportation, and Recreation.

Sprinkle Cutoff Road is a country road without any shoulders, poor drainage, no sidewalks or bicycle lanes. The barriers for drop offs and bridges are in a sad state of disrepair. There is absolutely no park or recreational service in the area or in close proximity. These issues need to be addressed prior to approving another development in the area. We already have an additional 500 homes slated for this area and the additional traffic to this road is not being considered. Please evaluate the city and county services allotted to this area before approving any additional development.

Thank you,
Cristina Davis
11016 Silo Valley Dr
Austin TX 78754
512 773 8309

Sent from my Sprint Samsung Galaxy S® 6.

Item C-03

31 of 31

**Cassie McKee**United States

221

Supporters

The residents of Pioneer Crossing West and the surrounding neighborhoods are opposed to a re-zoning request submitted to the city for 11126 Sprinkle Cutoff Rd. (Case number C14-2016-0134.)

The developer wants to rezone this 16.45-acre property to MF-2 in order to build "Pioneer at Walnut Creek," a 248-unit multi-family development. This tract currently has a rural zoning and is surrounded by single family zoning.

Sprinkle Cutoff Road is a tiny, two-lane rural road with no shoulders and no sidewalks. It is the only road we can take to access our neighborhood elementary school. It can in no way handle such a huge increase in traffic. There is already way too much traffic on this road. Many people use this road as a shortcut to get to 290 and will continue to do so until the Braker Lane extension is completed.

We feel that a multi-family zoning is a very inappropriate use for this road. Sprinkle Cutoff Road needs some significant improvements before it can handle additional traffic.

This case is currently scheduled to be heard by the Zoning and Platting Commission on March 7. We urge the Zoning and Platting Commission and the Austin City Council to vote NO on this rezoning request.

This petition will be delivered to:

- City of Austin case worker
Sherri Sirvaitis
- City Council District 1
Ora Houston

Read the letter

Letter to

City of Austin case worker Sherri Sirvaitis
City Council District 1 Ora Houston

Stop rezoning request on Sprinkle Cutoff Road

OK

Cassie McKee started this petition with a single signature, and now has 221 supporters. Start a petition today to change something you care about.

Start a petition

Updates

1. 2 weeks ago
Petition update

Zoning hearing postponed until April 4

I received the following update from city staff: "Staff will be requesting an additional postponement of this case at the March 23rd Zoning and Platting Commission meeting to April 4, 2017. We are still waiting for the results of..."

2. 3 weeks ago
200 supporters
3. 2 months ago
Cassie McKee started this petition

Reasons for Signing

When will the destruction of beautiful, natural green space and wildlife habitats end? When every inch is covered in concrete and we're all living on top of each other? Please do not let greedy developers tear down trees, kill what little wildlife we have, and crowd even more people into an area without adequate infrastructure just to make a buck. It's deplorable and contrary to the Austin I used to know.

Michelle Berkoff, Austin, TX1 month ago

3

Report