

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2018-0131 – The Ridge at Walnut Creek      DISTRICT: 3

ZONING FROM: GR-NP

TO: GR-MU-NP

ADDRESS: 6020 Springdale Road

SITE AREA: 1.0 Acres

PROPERTY OWNERS:  
6020 Springdale Trust  
(Russell Spillers)

AGENT:  
Texas Engineering Solutions  
(Justin Lange)

CASE MANAGER: Heather Chaffin (512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov))

STAFF RECOMMENDATION:

**Staff supports the Applicant's request for rezoning from GR-NP to GR-MU-NP. For a summary of the basis of staff's recommendation, see case manager comments on page 2.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

November 13, 2018: TO GRANT GR-MU-NP AS RECOMMENDED, ON CONSENT (12-0). [P. Seeger- 1<sup>st</sup>, R. Schneider- 2<sup>nd</sup>; A. DeHoyos Hart- Absent]

CITY COUNCIL ACTION:

November 29, 2018:

ORDINANCE NUMBER:

CASE MANAGER COMMENTS:

The subject property is located on the west side of Springdale Road between Rogge Lane and Manor Road. The property is zoned GR-NP and is currently undeveloped. Immediately to the west of the property is land zoned SF-6 that is primarily undeveloped but appears to have residences as well. South of the property are several GR-NP lots that front on Springdale Road that are undeveloped. To the east across Springdale Road is Walnut Creek Greenbelt Park. North of the property is undeveloped land zoned SF-6-NP and LR-NP and a single family neighborhood zoned SF-3-NP. *Please see Exhibits A and B—Zoning Map and Aerial Exhibit.*

The applicant proposes constructing 15 condominium units on the one acre tract. Staff supports the rezoning request to GR-MU-NP. GR-MU-NP provides a transition between the GR-NP properties along Springdale Road and the SF-3-NP zoned single family neighborhood and the SF-6-NP property to the north and northwest. Condominium development on this site will increase housing options in the area.

BASIS OF RECOMMENDATION:

1. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The proposed rezoning will allow high density residential be developed between the residential neighborhood to the north and the commercial zoning along Springdale Road.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

Condominium development on this site will increase housing options in the area, reflecting the values of the Strategic Housing Blueprint.

EXISTING ZONING AND LAND USES:

|       | ZONING                  | LAND USES   |
|-------|-------------------------|---|
| Site  | GR-NP                   | Undeveloped   |
| North | SF-6-NP, SF-3-NP, LR-NP | Undeveloped, Single family residential, Undeveloped |
| South | GR-NP                   | Undeveloped   |
| East  | P-NP                    | Little Walnut Creek Greenbelt Park                  |
| West  | SF-6-NP                 | Undeveloped, Residential                            |

NEIGHBORHOOD PLANNING AREA: East MLK Combined

TIA: N/A

WATERSHED: Little Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association

East Austin Conservancy

Austin Neighborhoods Council  
 Del Valle Community Coalition  
 Senate Hills Homeowners' Association  
 Sweeney Farms Neighborhood Association  
 Black Improvement Association  
 Friends of Austin Neighborhoods  
 Neighborhood Empowerment Foundation  
 Neighbors United for Progress  
 Pecan Springs/Springdale Neighborhood Association  
 East MLK Combined Neighborhood Plan Contact Team  
 Windsor Park-Pecan Springs Heritage Neighborhood Association

Austin Innercity Alliance  
 AISD  
 Claim Your Destiny Foundation  
 Friends of Northeast Austin  
 Preservation Austin  
 Sierra Club  
 Preservation Austin  
 SELTexas  
 Anberly Airport Association

#### AREA CASE HISTORIES:

| NUMBER                             | REQUEST                                  | PLANNING COMMISSION                      | CITY COUNCIL                             |
|------------------------------------|--|--|--|
| C14-2017-0088<br>Walnut Creek Park | MF-3-CO-NP, SF-6-NP, CS-MU-CO-NP to P-NP | To grant P-NP as recommended, on consent | To grant P-NP as recommended, on consent |

#### EXISTING STREET CHARACTERISTICS:

| Name            | ROW  | Pavement | Classification | Sidewalks | Bicycle Route    | Capital Metro (within ¼ mile) |
|-----------------|------|----------|----------------|-----------|------------------|-------------------------------|
| Springdale Road | 115' | 40'      | Arterial       | Yes       | Yes, shared lane | Route No. 63                  |

#### OTHER STAFF COMMENTS:

The zoning case is located on the west side of Springdale Road, in the East MLK Combined Neighborhood Planning Area, in the Pecan Springs/Springdale NP.

**Connectivity-** There is a public sidewalk located on the west side of Springdale Road (the side of the subject property) and bike lanes are located along both sides of the road. A CapMetro transit stop is located a quarter of a mile from the property on Manor Road. The Walkscore for this site is 40/100, *Car Dependent*, meaning most errands require a car. There are no existing urban trails within a quarter mile of this site. The mobility options in this area are above average.

**The East MLK Neighborhood Plan (EMLKCNP)** The EMLKNP Future Land Use Map (FLUM) designates this portion of the planning area along the west side of Springdale Road as 'Mixed Use.' Zone GR-MU is permitted under the Mixed Use FLUM category. The following EMLKCNP policies are applicable to this request:

**Goal 1-** Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

**Objective 1.2:** Promote new infill housing in appropriate locations.

**Goal Two -** Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

**Objective 2.1:** Where appropriate, address mis-matches between desired land use and zoning.

**Goal Four -** Promote the development and enhancement of the neighborhood's major corridors.

**Objective 4.1:** Allow mixed use development along major corridors and intersections.

**Goal 5** - Provide housing that helps to maintain the social and economic diversity of residents.

**Objective 5.1:** Allow a mix of residential types on larger tracts having access to major roadways.

**Pecan Springs Recommendations:** The planning priority for Pecan Springs is to preserve the existing residential neighborhood. The neighborhood would also like more pedestrian-oriented commercial development and fewer auto-related businesses that are perceived to contribute to crime problems. The major intersections are best suited for mixed use or neighborhood urban center development, with more limited neighborhood-oriented mixed use along the Manor Road corridor. Larger tracts in the residential areas could be developed with a mix of residential uses. New structures along Little Walnut Creek should be setback far enough from the creek to avoid flooding problems and allow for a future greenbelt or hike/bike trail. (see map below taken from the plan)

Action 25- Allow mixed-use/commercial at the intersection of 51st and Springdale and along Manor and Springdale north of Rogge Lane.

Action 26- Develop neighborhood commercial at the intersection of 51st and Manor.

Action 27- Allow mixed residential uses on larger tracts near Springdale and 51st.

### ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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 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, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

### SITE PLAN

SP1. Any development which occurs in an SF-6 or less restrictive zoning district which is located <540 feet from property in an SF-5 or more restrictive zoning district will be subject to residential compatibility development regulations. The site may be subject to height restrictions due to SF-3 properties to the north on Hycreek.

SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when a site plan is submitted.

### TRANSPORTATION

TR1. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

TR2. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC. 25-6-113.

TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR4. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Springdale Road. Additional right-of-way dedication and/or bicycle facility construction may be required in accordance with LDC 25-6-55 and LDC 25-6-101 at the time of the subdivision and site plan application. Please review the Bicycle Master Plan for more information.

TR5. FYI – the existing sidewalks along Springdale Road may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

TR6. FYI – staff recommends providing joint use access to the adjacent properties to reduce the number of driveways on the major arterial (Springdale Road). Access restrictions may be generated based on LDC 25-6-381.

TR7. FYI – Transportation infrastructure improvements are proposed for Springdale Road which may affect the lane widths and/or number of lanes. Coordination with the Austin Transportation Department and Public Works may be necessary at the time of the site plan application for vehicular access.

**TR8. Existing Street Characteristics:**

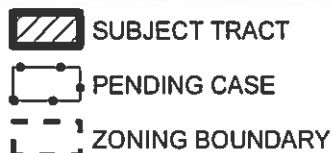
| <b>Name</b>     | <b>ROW</b> | <b>Pavement</b> | <b>Classification</b> | <b>Sidewalks</b> | <b>Bicycle Route</b> | <b>Capital Metro (within ¼ mile)</b> |
|-----------------|------------|-----------------|-----------------------|------------------|----------------------|--------------------------------------|
| Springdale Road | 115'       | 40'             | Arterial              | Yes              | Yes, shared lane     | Route No. 63                         |

## **WATER UTILITY**

1. 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, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

## **INDEX OF EXHIBITS TO FOLLOW**

- A: Zoning Map
- B. Aerial Exhibit



**ZONING CASE#:** C14-2018-0131

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Created: 10/22/201

$$1'' = 400'$$









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1" = 400'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

## THE RIDGE AT WALNUT CREEK

ZONING CASE#: C14-2018-0131  
 LOCATION: 6020 SPRINGDALE ROAD  
 SUBJECT AREA: 1 ACRES  
 GRID: M25  
 MANAGER: HEATHER CHAFFIN



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. 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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TBPE Firm #11206

City of Austin  
Planning and Zoning Department  
505 Barton Springs Blvd.  
Austin, Texas 78704

August 1, 2018

### RE: The Ridge at Walnut Creek Zoning Application

#### Review Team:

On behalf of Springdale 6020 Trust ("the Owner"), Texas Engineering Solutions is submitting a zoning application for the Ridge at Walnut Creek. The 1.00 acre tract is located at 6020 Springdale Road, Austin, Travis County, Texas 78723 within the full purpose jurisdiction of the City of Austin. The property lies within the East MLK Combined neighborhood plan, specifically within the Pecan Springs-Springdale subset. At this time, the property is zoned GR-NP.

The Owner is requesting that the entire 1.00 acre site be rezoned as GR-MU-NP. The FLUM for the associated neighborhood plan, attached to the application submitted with this letter, outlines the subject tract as Mixed Use. For this reason, we believe this tract is a suitable candidate for rezoning.

Thank you for your consideration in this matter.

If you should have any questions pertaining to this project or need further explanation, please feel free to call our office at (512) 904-0505.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Justin D. Lange', is written over a horizontal line.

Justin D. Lange, P.E.  
Texas Engineering Solutions  
TBPE Firm #11206