

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0113 (Vista Parke)

Z.A.P. DATE: December 4, 2018

ADDRESS: 12001 Vista Parke Drive

DISTRICT AREA: 6

OWNER/APPLICANT: Parke Properties I, L.P. (Shay Rathbun),
GDF Realty Investments, Ltd. (James George, Jr.)

AGENT: Stantec Consulting Services (Stephen Rye)

ZONING FROM: I-RR

TO: SF-6

AREA: 6.982 acres

SUMMARY STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question heavily wooded and undeveloped. The site is surrounded by undeveloped land to the south, east and west. To the north, across Vista Parke Drive, there is an elementary school (Grandview Hills Elementary School). This tract of land was annexed in 1989 through case C7A-89-155 and was given the interim- rural residence designation. The applicant is requesting SF-6, Townhouse & Condominium Residence District, zoning to develop approximately 70 condominium residential units on this site.

The staff is recommending the applicant's request for SF-6 zoning for this tract of land because the site meets the intent of the Townhouse & Condominium Residence District. SF-6 zoning will allow for a new residential development near an elementary school on a collector roadway.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Undeveloped
North	R&D-PDA	Primary School (Grandview Hills Elementary School)
South	I-RR	Undeveloped
East	I-RR	Undeveloped
West	I-RR	Undeveloped

AREA STUDY: N/A

TIA: N/A

WATERSHED: Lake Travis

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

SCHOOLS: Leander I.S.D.

Grandview Hills Elementary School
Four Points Middle School
Vandegrift Hill School

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin
Friends of Austin Neighborhoods
Leander ISD Population and Survey Analysts
Neighborhood Empowerment Foundation
Northwest Austin Coalition
SELTEXAS
Sierra Club, Austin Regional Group
The Parke HOA
TNR BCP – Travis County Natural Resources
2222 Coalition of Neighborhood Associations, Inc.
Volente Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0206 (Parke Corners, Section1: 7400 R.M. 620 North and 11620 Bullick Hollow Road)	I-RR to CS-MU	11/15/05: Approved staff's recommendation of GR-CO zoning, with CO to prohibit Service Station use and a public RC for TIA conditions, by consent (7-0, J. Martinez, J. Gohil-absent); K. Jackson-1 st , M. Hawthorne-2 nd .	12/15/05: Approved ZAP recommendation of GR-CO zoning by consent (7-0); 1 st reading 1/26/06: Approved GR-CO (6-0); 2 nd /3 rd readings
C14-04-0043	DR to SF-6* * Amended to SF-2 by the applicant on 4/30/04	4/20/04: Approved staff's recommendation for SF-2 zoning by consent (7-0, B. Baker- absent)	5/27/04: Approved SF-2 (6-); all 3 readings
C14-03-0102	LR to GR	9/23/03: Approved staff's recommendation of GR-CO zoning, with conditions: Improve Zimmerman Lane through the first driveway on the site, at the time of site plan (9-0)	10/23/03: Granted GR-CO with a restrictive covenant requiring the widening of Zimmerman Lane according to specifications approved by the City of Austin, from the intersection of FM 620 North and Zimmerman Lane, through the first driveway cut on the property (6-0, Dunkerly-absent); all 3 readings

C14-03-0072	GR-CO to CS	6/24/03: Approved staff rec. of CS-CO w/ footprint (7-0); prohibiting the following uses: Agricultural Sales and Services, Adult Oriented Businesses, Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing, Art and Craft Studio (general), Building Maintenance Services Campground, Commercial Blood Plasma Center, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Kennels Laundry Services, Monument Retail Sales, Vehicle Storage, Veterinary Services, Limited Warehousing and Distribution, Maintenance and Service Facilities, Custom Manufacturing, Transitional Housing, Transportation Terminal, Scrap and Salvage, Pawn Shop Services, Exterminating Services Restaurant (drive-in, fast food)	8/28/03: Approved CS-CO (7-0); all 3 readings [Note: Private RC prohibits use/sale of coal-tar containing pavement sealers]
C14-00-2055	R&D to P	5/9/00: Approved staff rec. of 'P' by consent (8-0)	6/8/00: Approved PC rec. of 'P' on all 3 readings (7-0)

RELATED CASES: C7A-01-023 (Annexation Case)
SP-97-0417D (Site Plan Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks (along property frontage)	Bicycle Route	Capital Metro (within ¼ mile)
Vista Parke Drive	80 feet	60 feet (including bicycle facilities)	Collector	No	Yes, bike lane	No

CITY COUNCIL DATE: December 13, 2018

ACTION:

ORDINANCE READINGS: 1st

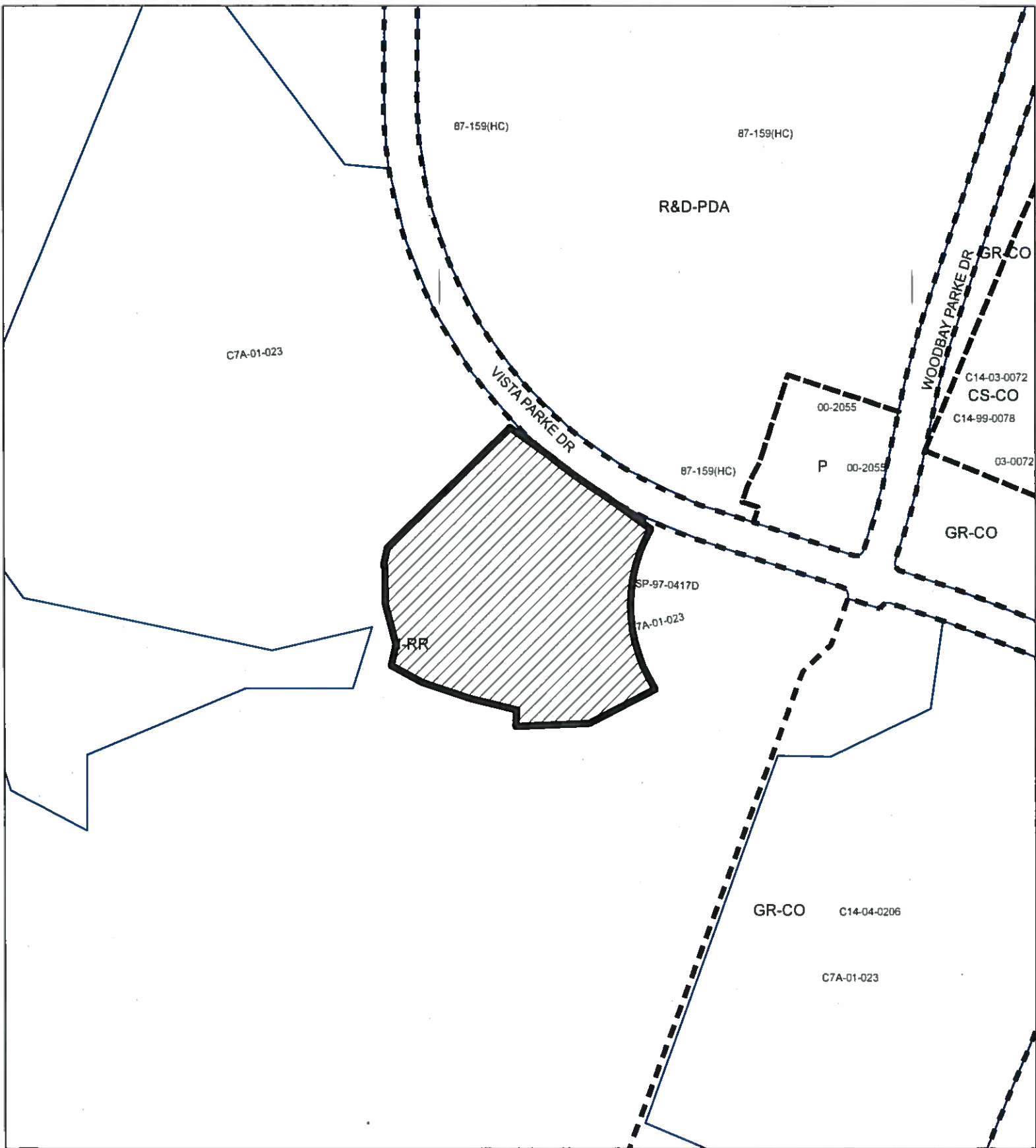
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
[sherri.sirwaitis@ austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

Zoning Case

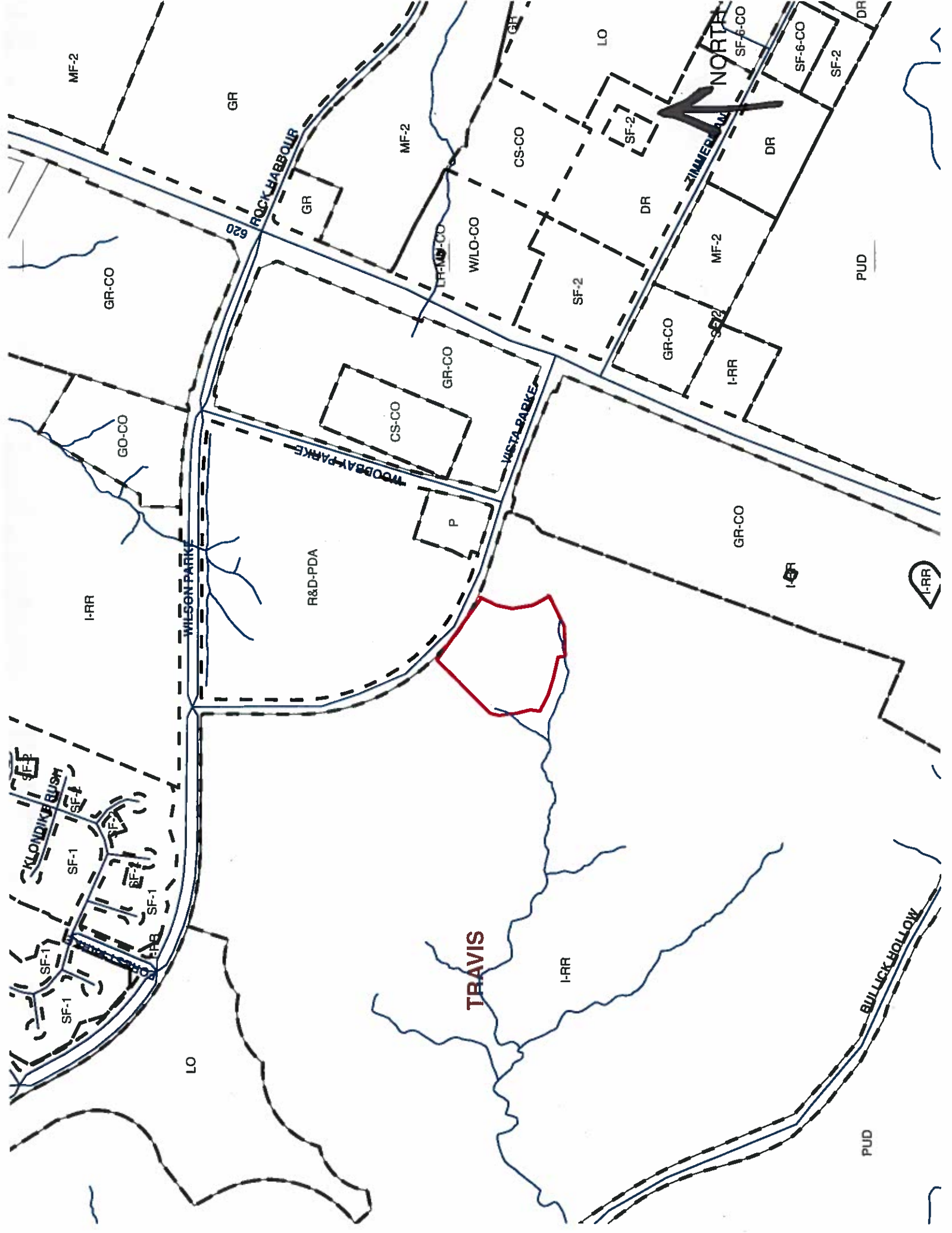
C14-2018-0113

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.



1" = 300'





STAFF RECOMMENDATION

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

BASIS FOR RECOMMENDATION

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

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

The proposed change meets the purpose statement set forth in the Land Development Code. The property is an approximately 7 acre tract of land that is located Vista Parke Drive, a collector roadway.

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

The proposed zoning would promote consistency and orderly planning as SF-6 zoning will allow for a new residential development across from an elementary school and near existing commercial services that front FM 620 Road to the east.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is heavily wooded and undeveloped. Surrounding land uses include a school (Grandview Elementary School), undeveloped land and single-family housing to the north; undeveloped land to the south and west; and undeveloped land and retail uses to the east, along FM 620.

Comprehensive Planning

Friday October 12, 2018

I-RR to SF-5

This zoning case is located on the south side of Vista Parke Drive, approximately a quarter mile west of FM 620 Rd., on an undeveloped parcel, which is 6.98 acres in size. This property is not located within the boundaries of neighborhood planning area. Surrounding land uses include the Grandview Elementary School, vacant land, and single family housing to the north; to the south and west is vacant land; and to the east is vacant land and retail uses, which are along FM 620. The proposed use is a 70 unit condominium project.

Connectivity

There are no public sidewalks or a Cap Metro transit stop located along this portion of Vista Parke Drive or along the adjacent FM 620. There is a wide berm located along both sides of FM 620, which

would permit biking. The Walkscore for this site is **20/100, Car Dependent**, meaning almost all errands require a car. There is no existing urban trail located within a quarter of a mile of this property. The mobility options (beyond using a car) are below average.

Imagine Austin

The property is not situated along an Activity Corridor or by an Activity Center according to the Imagine Austin Growth Concept Map. The property is north of the Four Points '**Activity Centers for Redevelopment in Sensitive Environmental Areas.**' These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods.

The following Imagine Austin policies are applicable to this case:

☐ **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

☐ **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.

Based on the nearby public elementary school and retail uses in the area, but a lack of mobility and connectivity options, including parks, public sidewalks and public transit, this project appears to only support the policies of the Imagine Austin Comprehensive Plan. It is hoped in the near future that more mobility options are included in this area, including public sidewalks and bike lanes to access the nearby public school and retail/commercial uses.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Note: The most restrictive impervious cover limit applies.

Environmental

Friday October 12, 2018

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Lake Travis Watershed of the Colorado River Basin, which is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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 on site with increased capture volume and control of the 2-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Land Development Code requirements.

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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Site Plan

It appears the subject property has not been subdivided or may not be a legal lot. An exception to platting must be obtained prior to site plan review and approval or a concurrent subdivision application must be submitted for review (Section 25-1-61). Contact the Development Assistance Center on the first floor of One Texas Center at 978-4000 to obtain a Land Status Determination.

Site plans will be required for any new development other than single-family or duplex residential.

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

A Neighborhood Traffic Analysis is required for this project per LDC 25-6-114. After staff discussion, the required NTA may be deferred until the time of the site plan application.

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

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane is recommended for Vista Parke Drive. Mike Schofield, Bicycle Program, Austin

Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction for the site plan application in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the [Bicycle Master Plan](#) for more information.

FYI – Driveways and sidewalks along Vista Parke Drive shall be constructed at the time of the site plan application in accordance with City of Austin standards.

FYI – It is recommended that the sidewalks be provided along both sides of the private drives, streets, and internal circulation routes connecting to the public right-of-way to improve walkability and connectivity. The sidewalk dimensions shall comply with the TCM and shall be constructed in accordance with the latest ADA standards.

FYI – It is recommended for vehicular and pedestrian stub outs be provided to the east, south, and west for future connectivity.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks (along property frontage)	Bicycle Route	Capital Metro (within ¼ mile)
Vista Parke Drive	80 feet	60 feet (including bicycle facilities)	Collector	No	Yes, bike lane	No

Water and Wastewater

Friday September 28, 2018

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. The site shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines.

Based on current public infrastructure configurations, it appears that service extension requests will be required to provide wastewater service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211. It is highly recommended that Service Extension Requests be submitted as early as possible in the development process to prevent delays in final approval(s).

The water and wastewater utility plan must be reviewed and approved by Austin Water 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.



Stantec Consulting Services Inc.
1905 Aldrich Street Suite 300, Austin TX 78723-3544

September 26, 2018
File: 222011428

Attention: Mr. Greg Guernsey
City of Austin
Development Service Department
505 Barton Springs Rd., 4th floor
Austin, TX 78704

Dear Mr. Greg Guernsey,

Reference: 12001 Vista Parke Drive - Zoning Application

Please accept this letter and supplemental documents for the Zoning Application for the proposed Vista Parke development. On behalf of our client, Ash Creek Homes, Stantec Consulting Services, Inc. ("Stantec") requests a rezoning from Interim Rural Residential (I-RR) to Townhouse and Condominium Residential (SF-6). The subject tract consists of 6.98 acres and is located on the 12000 block of Vista Parke Drive west of Woodbay Parke Drive in Austin, Travis County, Texas.

The property is currently undeveloped and the existing topography is relatively flat. This development lies in the Lake Travis watershed, which is classified as a Water Supply Rural Watershed in the City of Austin.

The property was annexed on September 21, 1989 under case No. C7A-89-155 and is currently zoned Interim Rural Residential (I-RR) which is a designation for a low density single-family use on a lot that is a minimum of one acre. The property owner, Ash Creek Homes, is requesting a zoning change to Townhouse and Condominium Residential (SF-6). 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. The proposed use on the subject tract is condominium residential.

Please accept the following application documents and support materials as our formal application for a rezoning application for Vista Parke. If you should have any questions or need any additional information, please do not hesitate to contact our office.

Regards,

Stantec Consulting Services Inc.

A handwritten signature in black ink, appearing to read 'Stephen Rye'.

Stephen Rye
Urban Planner
Phone: (512) 328-0011
Stephen.Rye@stantec.com

Homeowners' Association for Grandview Hills Section Eight, Inc.

November 15, 2018

To the Honorable Zoning and Platting Commission:

Re: Vista Parke Tract / 12001 Vista Parke Drive

Rezoning to SF6 (Case # C14-2018-0113)

Please accept this **Letter of Support** for the above referenced rezoning case. I am offering this letter of support on behalf of the Homeowners' Association for Grandview Hills Section Eight, Inc. (a Texas non-profit corporation) which represents the approximate 42 homeowners in our neighborhood located in Northwest Austin.

Our HOA has met with the Ash Creek Homes management to understand the development and ensure that this proposed neighborhood is in harmony with our rustic hill country area.

We feel it will be a nicely done Condo development and have asked them to contribute to the cost of the beautification and maintenance of the Wilson Parke median. The three area HOAs are proportionately sharing these costs.

We therefore ask that you **support** this SF6 rezoning application so Ash Creek Homes can proceed with their plans.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Saragusa', with a stylized, flowing script.

John Saragusa, Board President

Homeowners' Association for Grandview Hills Section Eight, Inc.