

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0087 – 1900 W. William Cannon      DISTRICT: 5  
Rezoning

ZONING FROM: LO-NP and SF-3-NP      TO: GR-CO-NP

ADDRESS: 1900 W William Cannon Drive

SITE AREA: 0.89 Acres

PROPERTY OWNER:      AGENT:  
Wells Fargo Bank NA / Texas Bank Southwest      Keepers Consulting (Ricca Keepers)

CASE MANAGER: Kate Clark (512-974-1237, [kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends Neighborhood Commercial-Neighborhood Plan (LR-NP) combining district zoning.** *For a summary of the basis of staff's recommendation, see case manager comments on pages 2 and 3.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

**August 13, 2019      Approved staff's recommendation. Vote 8-0 [J. Thompson – 1<sup>st</sup>, C. Kenny – 2<sup>nd</sup>; F. Kazi abstained].**

CITY COUNCIL ACTION:

**September 19, 2019      Scheduled for City Council**

ORDINANCE NUMBER:

## ISSUES

A strip of land, approximately 20 feet in width, is zoned Family Residence-Neighborhood Plan (SF-3-NP) combining district adjacent to Cannonleague Drive. This strip of land was zoned SF-3 prior to the neighborhood plan adoption and was carried over in the process. Staff has recommended to rezone the entire property to one zoning district, instead of leaving it as two separate zoning districts.

There has been some opposition to the case, see *Exhibit C: Interested Parties* for related emails and written comments. The majority of comments received by the surrounding neighbors deal with the potential additional traffic to Cannonleague Drive.

## CASE MANAGER COMMENTS:

This property is approximately 0.89 acres and is located at the northwest corner of West William Cannon Drive and Cannonleague Drive. It currently has a vacant Wells Fargo Bank and associated parking lot built onsite. Adjacent to the north and across Cannonleague Drive to the east of the property are tracts zoned SF-3-NP with single family structures on them. South of the property across West William Cannon is a large shopping center (Towne Square Center) zoned Community Commercial (GR) containing a variety of commercial uses. West of the property are tracts zoned GR-NP containing a variety of commercial uses.

The applicant has agreed to limit the site development regulations on this property to those allowed in Neighborhood Commercial (LR) through a conditional overlay (CO).

## BASIS OF RECOMMENDATION:

Staff recommends Neighborhood Commercial-Neighborhood Plan (LR-NP) combining district zoning for this property due to its proximity to existing SF-3-NP and the applicants stated intended use. The LR zoning would be up zoning from the current LO district, allow for their intended use and provide a transition down in intensity towards the existing SF-3-NP properties.

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

The applicant is requesting GR in order to construct a restaurant with drive through. The GR zoning 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 requires locations to be accessible from major traffic ways. This site is at the corner of W. William Cannon Drive and Cannonleague Road. W. William Cannon Drive is a multi-lane divided road with a raised median. There are no breaks in the median that would allow eastbound traffic to access the property directly from W. William Cannon. Access to the site is limited to westbound traffic on W. William Cannon and potentially from Cannonleague Road. Currently the site does not take access from Cannonleague Road, see *Exhibit B. Aerial Map*.

The LR zoning district is intended for neighborhood shopping facilities predominately for the convenience of residents of the neighborhood. Cannonleague Road is a residential collector with limited commercial uses adjacent to it. Additionally, the design standards and land use intensity of development for a LR zoning district is more compatible with the adjacent and nearby SF-3 zoning district.

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

Looking at the intersection of Manchaca Road and W. William Cannon Drive, the highest intensity zoning districts are at the intersection. Heading outward from this intersection the zoning districts transition down from office and commercial zoning to residential zoning. This property is adjacent to and across the street from existing SF-3-NP zoned properties. Rezoning this property to LR-NP would provide a similar transition of zoning districts that currently exist on this block, see *Exhibit A: Zoning Map*.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	LO-NP and SF-3-NP	Financial Services (Vacated Wells Fargo Bank)
North	SF-3-NP	Single family residences
South	GR	Commercial strip center (Towne Square Center)
East	SF-3-NP	Single family residences
West	GR-NP	Commercial

NEIGHBORHOOD PLANNING AREA: Garrison Park

TIA: Is deferred until site plan submittal.

WATERSHED: Williamson Creek (Suburban)

OVERLAYS: Residential Design Standards

SCHOOLS: Cunningham Elementary School, Covington Middle School and Crockett High School.

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District  
 Austin Neighborhoods Council  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Go Austin Vamos Austin  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Oak Hill Trails Association  
 Onion Creek Homeowners Assoc.

Palomino Park HOA  
 Preservation Austin  
 Seltexas  
 Shiloh Oaks Neighborhood Association  
 Sierra Club, Austin Regional Group  
 South Austin Neighborhood Alliance  
 South Park Neighbors  
 TNR BCP - Travis County Natural  
 Resources

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2019-0064	From GR to CS-1	Approved (9-0) CS-1-CO w/CO prohibiting adult-oriented businesses, bail bond services, and cocktail lounge	Approved CS-1-CO as recommended (11-0, on 2 <sup>nd</sup> and 3 <sup>rd</sup> reading)
C14-2014-0019	To add -NP Combining District, design tools & special use infill options, restricted parking, restricted mobile food vending. No Base District Zoning Changes were proposed.	Forwarded to Council w/no recommendation with affirmative vote.	Approved rezonings that implemented design tools & special use infill options, restricted parking, restricted mobile food vending, (5-1, CM Morrison-Nay).
C14-2008-0108	From LR to GR	Approved (6-0) GR-CO (CO was to prohibit all auto related uses).	Approved (5-0) on all three readings.

RELATED CASES:

There are no recent cases on this property.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
W William Cannon Road	110'	Multi lane divided with median	ASMP Level 4	Yes	Yes	Yes
Cannonleague Road	60'	40'	ASMP Level 2	No	Yes	Yes

OTHER STAFF COMMENTS:Comprehensive Planning*Connectivity*

There are public sidewalks located along both sides of this portion of W. William Cannon Drive. A public transit stop is located directly in front of the property. There are no bike lanes located along this portion of W. William Cannon Drive. The Walkscore for this site is 61/100, Somewhat Walkable, meaning some errands may be accomplished on foot. The mobility and connectivity options in the area are good.

*South Austin Combined Neighborhood Plan (SACNP)*

This property is located within the Garrison Park Neighborhood Planning Area, which is part of the South Austin Combined Neighborhood Planning area. The SACNP Character District Map classifies this area of the plan as 'Mixed Use Activity Hub/Corridor' and Zone GR is allowed in this character district. Mixed-Use Activity Hubs/Corridors are the most urban areas of the neighborhood, serve the surrounding neighborhoods, serve the broader community, and are located at the intersections of major roadways. They consist of a mix of services and housing types at a more intensive scale than a Neighborhood Node. Mixed-Use Activity Hubs/Corridors are located along arterial roadways and building heights currently range from one to two stories (although many locations are zoned for greater height). Most are currently setback from roadways behind large surface parking lots. The following SACNP text and policies are relevant to this case:

**Vision:** The Mixed-Use Activity Hub/Corridor District contains a mix of uses and is accessible by car, bus, bike, and foot. Ample public amenities including trees and landscaping, plazas, outdoor seating and public art create a sense of place. Policies for the Mixed-Use Activity Hub/Corridor:

- MUH P1: Mixed-Use Activity Hubs/Corridors should be designed to be people-friendly, walkable, bikeable, and transit-accessible.

- MUH P2: Many sites are likely to redevelop in the future, but the following design elements should be encouraged in the interim:
  - windows and awnings
  - street trees
  - outdoor dining areas
  - reduce the number of driveways
  - pedestrian paths through parking lots
  - creative use of surface parking

As properties within Mixed-Use Activity Hubs/Corridors redevelop, the following policies should guide building siting and form:

- MUH P3: Buildings should be up to five stories at the tallest part of the district, depending on context, including consideration of adjacent districts, buildings, and land uses. Buildings should have appropriate step down in height or other buffering to the adjacent Residential Core and Neighborhood Transition districts.
- MUH P4: New buildings should be constructed closer to the street to create people-friendly places.
- MUH P5: New buildings should be mixed-use, with pedestrian-oriented ground floors. Pedestrian-oriented ground floors should incorporate:
  - transparent windows, awnings, and outdoor seating
- MUH P6: New buildings should be connected by wide sidewalks, with space for trees, sidewalk furniture, or restaurant patios to create people-friendly places to walk.
- MUH P7: Shared parking in structures or behind buildings should be encouraged to improve walkability.
- MUH P8: When larger Mixed-Use Activity Hubs are redeveloped, new buildings and parks, plazas, or other gathering spaces should be constructed on surface parking lots.
- MUH P9: Sites should be redeveloped with internal streets reconnecting with the street network and improving connections to the neighborhood. Incorporate Complete Streets and transition down to missing middle housing types
- MUH P10: Encourage missing middle housing types and neighborhood- and regional-serving businesses that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code.

The SACNP policies and text appears to support the existing use but if this property is redeveloped in the future, the developer should include features that beautifies the area, adds pedestrian amenities and creates people friendly places, including awnings, outdoor public seating, and additional landscaping and street trees, and are encouraged to be multistory mixed use buildings.

### *Imagine Austin*

The “Imagine Austin Growth Concept Map” found in the Imagine Austin Comprehensive Plan (IACP) identifies this section of W. William Cannon Drive as an Activity Corridor. Activity corridors identify locations for additional people and jobs above what currently exists on the ground. Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings and offices.

Based on the project being located along an Activity Corridor, which supports commercial development and the policies of the South Austin Combined Plan, which supports a Mixed-Use Activity Hub in this area, this project supports the policies of the Imagine Austin Comprehensive Plan.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Gross Site Area	% of Gross Site Area with Transfers
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 no floodplain within or adjacent to the project location.

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

At this time, site specific information is unavailable regarding 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.

### Site Plan

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. Additional design regulations will be enforced at the time a site plan is submitted.

The site is subject to compatibility standards due to adjacency of SF-3-NP zoning to the north and east. The following standards apply:

- To the north and east: No structure may be built within 25 feet of the property line; No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line; No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property; and No parking or driveways are allowed within 25 feet of the property line.
- Landscaping or screening is required along the north and east property lines in accordance with the screening requirements (Chapter 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Chapter 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1 or CH.



*Demolition and Historic Resources*

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

*Residential Design Standards Overlay*

The site is subject to Chapter 25-2 Subchapter F, Residential Design and Compatibility Standards.

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 120 feet of right-of-way for W William Cannon Road. Right of way dedication for adjacent roads may be required at the time of site plan according to the ASMP. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day.

Austin Water Utility

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 water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

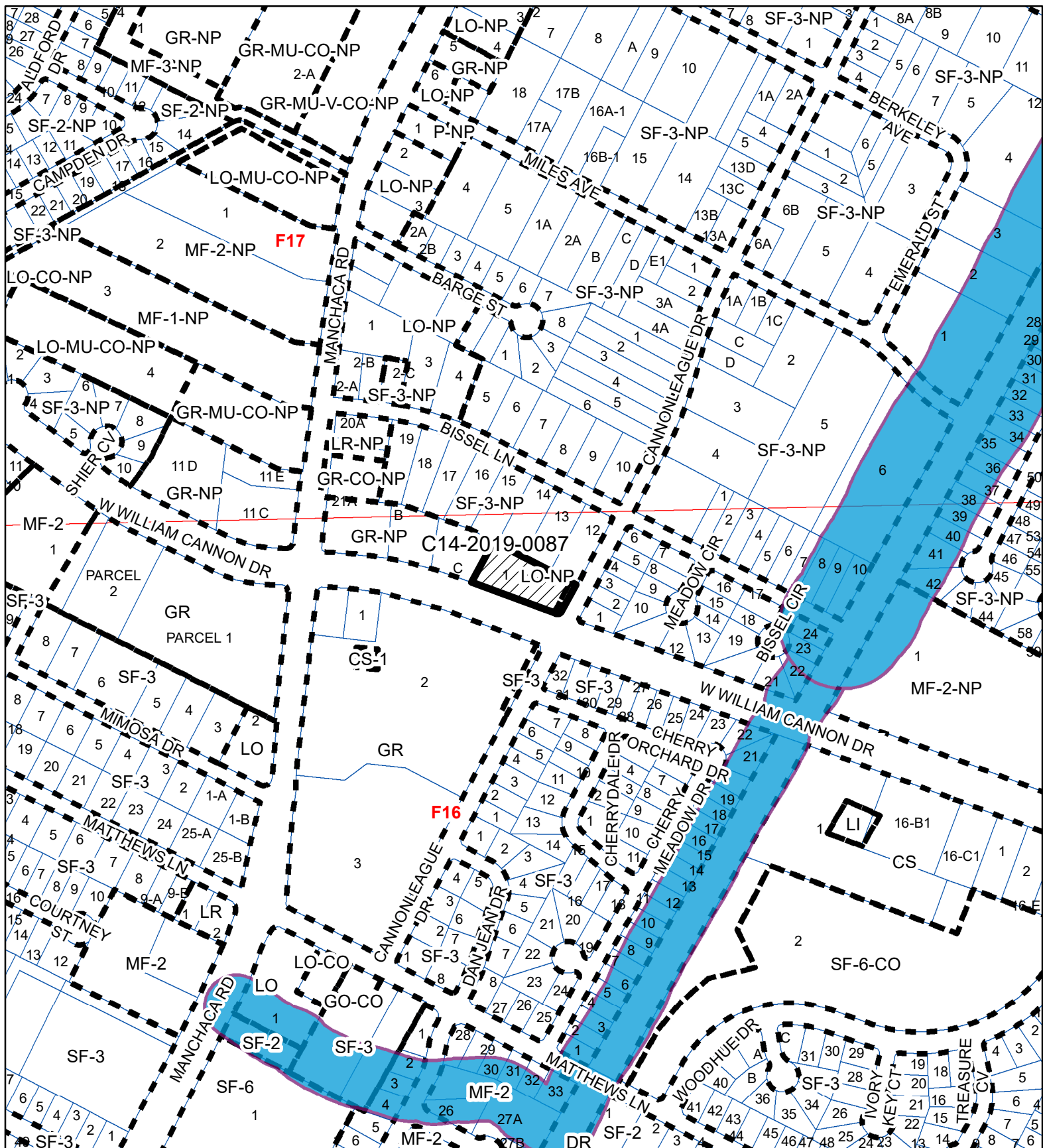
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Interested Parties



# 1900 WILLIAM CANNON REZONING Exhibit A

ZONING CASE#: C14-2019-0087

LOCATION: 1900 W WILLIAM CANNON DR.

SUBJECT AREA: .894 ACRES

GRID: F16

MANAGER: KATE CLARK



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.





N



1" = 400'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

## 1900 WILLIAM CANNON REZONING Exhibit B

ZONING CASE#: C14-2019-0087

LOCATION: 1900 W WILLIAM CANNON DR.

SUBJECT AREA: .894 ACRES

GRID: F16

MANAGER: KATE CLARK



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.



## Exhibit C

### Clark, Kate

---

**From:** Lauren Z Maples  
**Sent:** Tuesday, August 13, 2019 2:06 PM  
**To:** Clark, Kate  
**Cc:** Hillary MacDonald; lauren alden holbrook  
**Subject:** Case #: C14-2019-0087 - Wells Fargo at 1900 William Cannon

Hello Ms. Clark, (I am Ccing two of my neighbors that share my concern. Please include them on any response.)

I am concerned that changing the zoning designation of the Wells Fargo at 1900 William Cannon will further muddle the already dangerous traffic situation at the intersection of Cannonleague and William Cannon. I couldn't find any specifics of what will occur after the zoning change, but if it could potentially allow them to open up a driveway exit to Cannonleague, I OBJECT to the change. Even a construction project in this area could cause additional difficulties for drivers where there are already weekly wrecks.

Please let us know what the implications of this zoning change could be in layperson terms.

Thank you,  
Lauren Maples  
1712 Bissel Ln, Austin, TX 78745

--

Lauren Zappone Maples



Executive Director  
(512) 348-8743

[PEAS - www.peascommunity.org](http://www.peascommunity.org)

**[Donate to SUPPORT edible and outdoor education TODAY!](#)**

[Keep up with us on FACEBOOK, Instagram, and Twitter!](#)

[Support PEAS if you shop with Amazon!](#)

[Thanks to our 2018-19 sponsors & supporters: Whole Kids Foundation, Suerte, Clean Tag LLC, Barton Springs Mill, Casa Garcia, Eastside Lumber, Wheatsville CO-OP, Sprout's Healthy Community Foundation, COA's Watershed Protection Department, COA's Urban Forest Grant, and Bright Green Future Grants!](#)

*"There are only two ways to live your life. One is as though nothing is a miracle. The other is as though everything is a miracle." - Einstein*

## Clark, Kate

---

**From:** Glenda Smith  
**Sent:** Thursday, August 15, 2019 11:50 AM  
**To:** Clark, Kate  
**Subject:** Wells Fargo

Hello Ms Clark,

My name is Glenda Smith and I reside at 1901 Bissel Lane Austin, Tx 78745 and I am opposed to having that large of a building behind my Property.

If there is anything eles I need to do please let me know.

Thank you,  
Glenda Smith

Sent from my iPhone

## 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](http://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: C14-2019-0087

Contact: Kate Clark, 512-974-1237

Public Hearing: August 13, 2019, Planning Commission

September 19, 2019 City Council

Your Name (please print)

Charles Meyer

☐ I am in favor  
☒ I object

Your address(es) affected by this application

1714 Bissell Lane Austin TX 78745

Charles Meyer

Signature

Date

Daytime Telephone:

512-443-4912

Comments:

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

City of Austin

Planning & Zoning Department

Kate Clark

P. O. Box 1088

Austin, TX 78767-8810

## 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](http://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: C14-2019-0087

Contact: Kate Clark, 512-974-1237

Public Hearing: August 13, 2019, Planning Commission  
September 19, 2019 City Council

Norma Meyer

Your Name (please print)

1714 Bissel Ln Austin TX

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-443-4912

8/13/2019

Date

☐ I am in favor  
☒ Object

Comments: \_\_\_\_\_

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

City of Austin

Planning & Zoning Department

Kate Clark

P. O. Box 1088

Austin, TX 78767-8810

## 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](http://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: C14-2019-0087

Contact: Kate Clark, 512-974-1237

Public Hearing: August 13, 2019, Planning Commission  
September 19, 2019, City Council

Hillary Mac Donald

Your Name (please print)

1904 Bissel Ln.

Your address(es) affected by this application



Signature

Date

Daytime Telephone:

512 577 0897

Comments:

There is already quite a bit of cut-through traffic on Bissel and Cannon League (due to CVS and Eden Park Academy) too many businesses have street access to our neighborhood. We do not have sufficient sidewalks.

Also, I oppose taller commercial development along our street.  
Also oppose increased light pollution along our street.

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

City of Austin  
Planning & Zoning Department

Kate Clark

P. O. Box 1088

Austin, TX 78767-8810

Thank you,

Hillary