

Date: March 11, 2020

To: Austin City Council

Re: C14-2020-0001 – Colton Bluff Springs Road

I live at and own the house at 7013 Nutria Run, in the Vista Pointe neighborhood (aka Springfield Section 5). The rear (southern) property line of my lot is the northern right-of-way line of Colton Bluff Springs Road. Thus, my property is directly across the street from the property involved in this proposed zoning change.

I believe that the zoning change would allow the site to be developed in ways that are incompatible with the current adjacent uses and would cause detrimental impacts to the existing neighborhoods. Thus, I oppose both the zoning change of a portion of the site to MF-3 (or MF-2 as recommended by the Zoning and Platting Commission) and of a portion of the site to GR-MU.

Please accept my apology for the length of this letter. There are far more issues and concerns with this proposed zoning change than I will have time to present in my allotted time at the City Council meeting on March 12, 2020.

GR-MU (COMMERCIAL):

The applicant is requesting not only for a zoning change from LR-MU to GR-MU, but to increase the area of the commercial zoning to be approximately 4X the size of the existing commercial zoning. This will double the length of commercial zoning frontage along Colton Bluff Springs Road. As stated on Page 3 of the Zoning Change Review Sheet: “The shape of this tract would allow for potential access to both of these streets.” This seems to be the driving factor for this increase in length along Colton Bluff Springs Road and something I am opposed to.

Section 25-2-97 (Neighborhood Commercial (LR) District Designation) of the City of Austin Zoning Ordinance states in part that “Site development regulations and performance standards applicable to a LR district use are designated to ensure that the use is compatible and complementary in scale and appearance with the residential environment.” Unfortunately, the corresponding section for the GR district does not include this language.

I am greatly concerned that the type of commercial uses that the applicant is planning will not be compatible or complementary to the existing residential neighborhood that directly abuts this planned zoning change. At the Zoning and Platting Commission hearing, the only commercial uses that the applicant mentioned was some sort of food sales or a service station. A service station is exactly the type of commercial use that would NOT be welcomed. As one of the commissioners stated, this southeast portion of Austin strive to be a “Go To” area rather than a “Drive Thru” area. Well stated!

MF-3 (or MF-2) (MULTI-FAMILY RESIDENTIAL):

The requested change to MF-3 would greatly increase the density of the subject property. The current zoning of SF4A-CO is for a maximum density of 6.25 units per acre (as stated by staff at the Zoning & Platting Commission meeting). The MF-3 zone would allow a maximum density of 36 units per acre. An increase of nearly 6X.

So let's be clear. The applicant is requesting a zoning change to MF-3 for approximately 18.40 acres of this property. (Even MF-2 would allow 423 units.) This would give the applicant the ability to build up to 662 units. Without a conditional overlay or some other limit, there is nothing to keep the applicant from building much more than they are alluding to in their application. There is nothing tying them to their stated unit count.

The maximum building height allowed under either zoning change would be 40 feet or 3 stories. The single family houses along Nutria Run are much smaller. One-half of all those homes are one-story homes. Thus, 40 foot high buildings will tower over these homes, sometimes being twice the height, and will certainly be out of character for this neighborhood. NOTE: For an example of what this will look like, see Exhibit A-1, Exhibit A-2 and especially Exhibit A-3, all attached to this letter. This is of the multi-family building currently under construction on the north side of William Cannon Drive across from our neighborhood.

These multi-family developments never have enough parking, either for the residents and especially not for visitors. No one will be able to park along any of the streets immediately adjacent to the site, so they will naturally want to park in our neighborhood.

TRAFFIC:

Traffic, like other things, takes the path of least resistance. It is a certainty that without conditions for traffic improvements imposed on this site and zoning change, traffic from this new development will stream through our neighborhood

Increased traffic should absolutely be a consideration of this zoning change. Any traffic exiting or entering the site from Colton Bluff Springs Road will have a terribly negative impact on the Vista Pointe subdivision as it will likely pass through our neighborhood. As many residents will attest, the community is already seeing heavy cut through traffic. This will only get worse with this huge multi-family development across the street that has little better options for traversing our neighborhood streets. If you look at the two streets from our subdivision that intersect Colton Bluff Springs Road, you'll see that neither of them have a stop sign at the closest intersection (with Nutria Run) and the traffic would travel unabated for approximately 1,300 feet along Springfield Drive or approximately 900 feet up Ballydawn Drive before the reached an intersection that forced them to stop. NOTE: See Exhibit B-1 and Exhibit B-2 both attached to this letter.

Per <https://data.mobility.austin.gov/signal-requests/>, a traffic signal is recommended as part of the 2016 Bond Corridor program at the intersection of William Cannon Drive and

Janes Ranch Road, which is the entrance to the Vista Pointe subdivision. The same site does not list any such traffic signals planned at Colton Bluff Springs Road and McKinney Falls Parkway. There is extremely poor visibility from Colton Bluff Springs Road to McKinney Falls Parkway, especially looking north. NOTE: See Exhibit C-1 and Exhibit C-2 both attached to this letter.

On page 7 & 8 of the Zoning Change Review Sheet, under “Transportation”, the Austin Strategic Mobility Plan is referenced as calling for 120 feet right-of-way for McKinney Falls Parkway and 64 feet right-of-way of Alum Rock Drive. Yet, nothing is noted for Colton Bluff Springs Road. It seems highly unlikely that the site could utilize Alum Rock Drive for access due to the creek at the western portion of the site. So unless all traffic will be required to enter and exit the site on and off McKinney Falls Parkway, why is Colton Bluff Springs Road not listed in this section? Especially since this will be the road that most of the traffic will pass over.

It should be noted that the Zoning Change Review Sheet, under Existing Street Characteristics, on page 5, the right-of-way (ROW) width of Colton Bluff Springs Road is listed incorrectly. It is listed as 80 feet, however, Colton Bluff Springs Road is actually only 70 feet wide.

NOTE: See Exhibit D-1, a page from recorded Document No. 2003288729, that was part of the last zoning change of this property, which clearly states Colton Bluff Springs Road as 70’ right-of-way.

NOTE: See Exhibit D-2, sheet 1 of the Final Plat of Springfield, Section 5 (our subdivision), which clearly shows a dimension across Colton Bluff Springs Road of 70.18 feet.

Much was made by the applicant at the Zoning & Platting Commission meeting that Colton Bluff Springs Road was a ASMP Level 2 street. However, it does not meet the required ROW of 78 feet.

NOTE: See attached Exhibit D-3 from the ASMP Street Network Map.

In chapter 2 of the adopted Austin Strategic Mobility Plan, under Land Use, one of the targets and indicators is “Increase the number of developments contributing to transit, walking bicycle and shared mobility improvements. With no bus stops adjacent to the site, as well as none on McKinney Falls Parkway or William Cannon Drive within one-half mile, I cannot see how this project is benefiting the City of Austin in its goal of improved mobility.

ZONING PRINCIPLES:

The City of Austin Guide to Zoning, dated September 2016 can be found at https://www.austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf. Section II, Zoning Principles states: “Zoning should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.” Unless you can ensure that this zoning change and future development will not “result in detrimental impacts to the neighborhood character”, then this zoning change cannot be

approved. The resulting increases in traffic through our neighborhood alone should exclude this zoning change from consideration.

Section IV of the same City of Austin Guide to Zoning states that "...nearby neighbors are considered to have a stake in the zoning as well...". This is well said, but the applicant virtually ignored the adjacent property owners. When I stated this at the Zoning & Platting Commission meeting, the applicant stated that we received notices for that meeting as well as this City Council meeting, which constituted community outreach. I'm shocked that in Austin Texas, this would pass for community outreach, doing the minimum and what they are legally obligated to do. Further, after the Zoning & Platting Commission meeting, I e-mailed the applicant to see if there was any kind of conceptual plan for the site so that I and others in our neighborhood could better understand what the applicant wanted to build on the property. After two weeks, they replied that nothing could be provided. I find it incredulous that the applicant cannot share even an early concept plan to show some good faith to the community.

I respectfully request the Austin City Council to reject this zoning change application. However, if you do feel the need to approve this zoning change, I would respectfully request the following conditions be placed on the approval.

1. For the GR-MU zoned property, only approve the zoning change for the property as it abuts McKinney Falls Parkway, and only back to the extent of the existing LR-MU zoned property, and not increase the commercial property any further down Colton Bluff Springs Road.
2. For the GR-MU zoned property, no service station, automobile repair services, automobile sales, automobile washing or fast food type restaurants be allowed.
3. For the GR-MU, the property owners that abut or are immediately adjacent across streets from the overall Colton Bluff Springs Road site be notified of proposed commercial uses and have the opportunity to give feedback to the Colton Bluff Springs Road property and to the City of Austin on the neighborhoods opinion on those uses.
4. For the MF-3 (MF-2) zoned property, a conditional overlay limiting the number of units that the applicant is allowed to build on this site. My recommendation is to limit the number of units to 112 units total. (This is based upon the applicants assertion that the developable area of the site is approximately 12 acres. The previous zoning would have allowed 6.25 units an acre (or 75 units). This would be a 50% increase in the density ($75 \times 1.5 = 112$).
5. For the MF-3 (MF-2) zoned property, a maximum building height of 35 feet be the restriction. This would be equal to the maximum building of the neighboring single family development and keep the new buildings from dwarfing these existing houses.
6. For both sites, require the applicant to install a traffic signal at the intersection of McKinney Falls Parkway and Colton Bluff Springs Road.
7. For both sites, require the installation of signage, traffic calming measures or other barriers to discourage residents or users of these sites from accessing the Vista Point community with their vehicles.

8. For the MF-3 (MF-2) zoned property, require that all residents and visitor park on site and not be allowed to park in the Vista Pointe neighborhood.
9. For the entire site, since Colton Bluff Springs Road is less than the 78 feet ROW width noted for an ASMP Level 2 street, require that the applicant dedicate at least 8 feet to bring the street ROW into compliance.
10. For the entire site, require the dedication of an additional appropriate distance so that parking along the southern side of Colton Bluff Springs Road can be installed by the applicant.
11. For the MF-3 (MF-2) zoned property, require that screening in the way of landscaping or other methods be installed and maintained to obstruct the view from the multi-family buildings into the properties that are immediately across the street.
12. For the GR-MU zoned property, screening by either landscaping or other appropriate methods be installed and maintained to obstruct the view of the commercial uses from the existing adjacent single family homes.

Respectfully submitted for your consideration.



Donald J. Zdancewicz
7013 Nutria Run
Austin, Texas
571-239-2013

EXHIBIT A-1
MULTI-FAMILY BUILDING UNDER
CONSTRUCTION ON NORTH SIDE OF
WILLIAM CANNON, DIRECTLY ACROSS
STREET FROM VISTA POINTE



**EXHIBIT A-2
VIEW FROM GROUND LEVEL
OF MULIT-FAMILY BUILDING
LOOKING SOUTH TOWARDS
VISTA POINTE**



**EXHIBIT A-3
VIEW FROM 3rd STORY OF MULTI-FAMILY
BUILDING LOOKING DOWN INTO THE
BACKYARDS OF VISTA POINTE**



EXHIBIT B-1
VIEW FROM COLTON BLUFF SPRINGS ROAD
LOOKING NORTH UP BALLYDAWN DRIVE



EXHIBIT B-2
VIEW FROM COLTON BLUFF SPRINGS ROAD
LOOKING NORTH UP SPRINGFIELD DRIVE



EXHIBIT C-1
VIEW FROM COLTON BLUFF SPRINGS ROAD
LOOKING NORTH FOR ONCOMING TRAFFIC ON
McKINNEY FALLS PARKWAY



EXHIBIT C-2
VIEW FROM COLTON BLUFF SPRINGS ROAD
NEARLY OUT INTO THE TRAVEL LANE
TO SEE IF ANY ONCOMING TRAFFIC



F.C. PROPERTIES ONE
TRACT VII
(109.808 ACRES)
VOLUME 13147, PAGE 1514
R.P.R.C.T.

(70' RIGHT-OF-WAY)

COLTON-BLUFF SPRINGS ROAD

(S62°39'10"E 1758.73')
(S62°37'51"E 1758.19')

TRACT 5
6.16 ACRES
PARK
TRACT 1B
SF-4A
68.69 ACRES
SINGLE FAMILY

TRACT 3
GR
6.92 ACRES
GENERAL RETAIL
TRACT 4
MF-3
11.30 ACRES
MULTI FAMILY

PROPOSED
MCKINNEY FALLS
PARKWAY
(100' ROW)

DONNA KAY WEST
AND STAN WEST
(25.0 ACRES)
VOLUME 11852, PAGE 135
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

EDWARD J. GILLEN
AND MILDRED GILLEN
(174.4 ACRES)
VOLUME 1549, PAGE 268
DEED RECORDS
TRAVIS COUNTY, TEXAS

SANTIAGO DEL VALLE GRANT
NO. 24

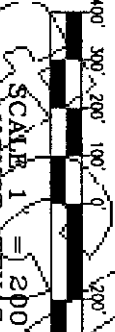
JAVIER OLIVERA AND BRENT RUNGE
(120.321 ACRES)
DOCUMENT NUMBER 2000194076
OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY TEXAS

THE PITTMAN ADDITION
BOOK 76, PAGE 228
PLAT RECORDS
TRAVIS COUNTY, TEXAS

LEGEND:

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

BEARINGS BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM,
UTILIZING AUSTIN RRP CONTROL FOR POSITION AND
ELEVATION.



SCALE 1" = 200'

RECORD CURVE DATA
(C1) A=693.23' R=445.28' D=89°12'00" CH=625.31' CB=N72°44'50"E
ABC RADIUS CURVE DATA
C1 693.11' 445.28' 89°11'07" 625.23' N72°46'14"E
C4 66.16' 445.28' 88°30'47" 66.10' S66°53'37"E
C9 359.44' 450.00' 45°45'53" 349.96' S83°30'48"E

LINE TABLE

L1	N19°08'39"E	77.48
L2	N01°02'41"E	75.62
L3	N24°42'34"W	86.13
L4	N50°41'23"W	166.46
L5	N15°00'11"W	196.67
L6	N08°43'10"E	133.91
L7	S19°12'03"E	403.41
L8	S35°43'28"E	101.57
L9	S29°33'26"E	106.75
L10	S47°54'33"E	78.29
L11	S45°59'03"E	144.07
L12	S52°42'52"E	416.85

120.30 ACRES
TOTAL

TRACT 1B
SF-4A
68.69 ACRES
SINGLE FAMILY

N62°44'10"W 1175.90'
(N62°45'05"W 1176.00')

EDWARD J. GILLEN
AND MILDRED GILLEN
(174.4 ACRES)
VOLUME 1549, PAGE 268
DEED RECORDS
TRAVIS COUNTY, TEXAS

THE RAYMOND L. AND
ETHEL M. KIEKE TRUST
(40.5 ACRES)
TRACT FOUR
VOLUME 12641, PAGE 317
DEED RECORDS TRAVIS COUNTY, TEXAS

S26°58'42"W 2602.98'
(S26°58'33"W 2603.12')

ZWA

Zamora-Warrick & Associates, L.L.C.
Professional Land Surveyors

5316 Highway 290 West, Suite 150 • Austin, Texas 78735
Tel (512) 899-3333 • Fax (512) 899-0655

EXHIBIT D-1
DOC. NO. 2003288729
PAGE 10

SKETCH TO ACCOMPANY
METES AND BOUNDS DESCRIPTION
FN Z03-032-02-01B

201600234

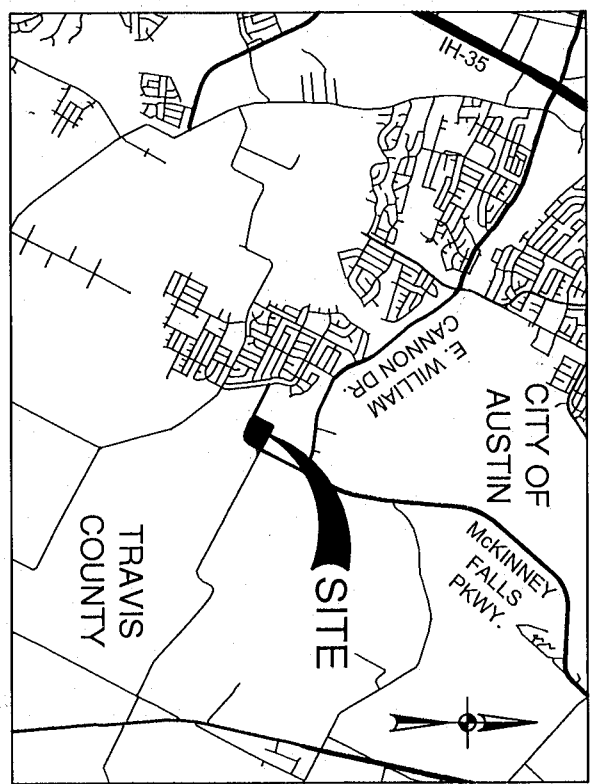
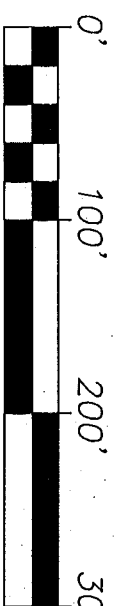
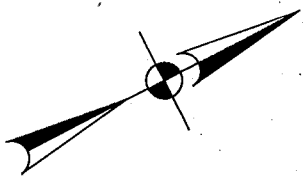


EXHIBIT D-2
DOCUMENT NO. 201600234
FINAL PLAT
SPRINGFIELD SECTION 5

FINAL PLAT
OF
SPRINGFIELD, SECTION 5

A 14.055 ACRE, OR 612,221 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF 89.725 ACRE TRACT DESCRIBED IN CONVEYANCE TO K8 HOME LONE STAR, INC., IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013217029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



SCALE: 1" = 100'

LEGEND

- FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- ✕ BLOCK LETTER
- FOUND IRON ROD
- FOUND IRON ROD
- OFFICIAL PUBLIC RECORDS
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- SIDEWALK LOCATION

BEARINGS BASED ON N.A.D. 1983 (CORS 1996)
TEXAS STATE PLANE COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL ZONE
COMBINED SCALE FACTOR:
0.9999600016
BENCHMARK ELEVATION BASED ON NAVD 88,
CEOID 03
MAPSCO MAP GRID 675 X & Y
COA GRID J13 & K13
ICAD PARCEL 814254

LOT SUMMARY
TOTAL LOT ACREAGE: 11.275
TOTAL SUBDIVISION ACREAGE: 14.055
TOTAL NUMBER OF RESIDENTIAL LOTS: 74
TOTAL NUMBER OF OPEN SPACE LOTS: 1

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	505.00'	010°10'31"	S57°31'16"E	88.57'	88.69'
C2	15.00'	019°28'08"	S7°39'16"W	5.07'	5.10'
C3	15.00'	019°28'25"	N37°07'32"E	5.07'	5.10'
C4	15.19'	019°13'11"	S7°39'16"W	5.07'	5.10'
C5	15.00'	019°28'25"	N37°07'32"E	5.07'	5.10'
C6	15.00'	019°28'16"	S7°39'20"W	5.07'	5.10'
C7	15.00'	019°28'16"	N37°07'37"E	5.07'	5.10'
C8	400.00'	007°31'21"	S66°22'21"E	52.48'	52.52'
C9	15.00'	091°39'50"	N64°02'03"E	21.52'	24.00'
C10	350.00'	009°11'12"	S22°47'44"W	56.06'	56.12'
C11	300.00'	009°11'12"	S22°47'44"W	48.05'	48.10'
C12	15.00'	090°00'00"	S26°47'52"E	21.21'	23.56'
C13	450.00'	090°11'12"	N67°12'16"W	72.07'	72.15'
C14	15.00'	090°00'00"	N72°23'24"E	21.21'	23.56'
C15	15.00'	090°00'00"	S17°36'40"E	21.21'	23.56'
C16	25.00'	089°59'51"	N72°23'24"E	35.35'	39.27'
C17	25.00'	048°11'23"	S03°17'42"W	20.41'	21.03'
C18	50.00'	186°22'37"	N72°23'24"E	99.85'	162.64'
C19	25.00'	048°11'23"	N38°30'59"W	20.41'	21.03'
C20	400.00'	009°11'12"	N67°12'16"W	64.07'	64.13'
C21	450.00'	009°11'12"	S67°12'16"E	72.07'	72.15'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N27°23'20"E	175.03'
L2	S62°36'40"E	5.00'
L3	S62°36'32"E	24.93'
L4	S62°36'26"E	50.00'
L5	S62°36'26"E	50.00'
L6	S27°23'28"W	13.28'
L7	S62°36'32"E	50.00'
L8	N27°23'28"E	8.28'
L9	S62°36'32"E	132.50'
L10	S42°22'15"W	59.23'
L11	S62°36'40"E	63.87'
L12	N18°12'08"E	28.79'
L13	S18°12'08"W	28.99'
L14	N7°14'52"W	63.89'
L15	N62°36'40"W	34.67'
L16	S62°36'40"E	63.87'

70.18' dimension

DATE OF PLAT PREPARATION: APRIL 11, 2016
DATE OF APPLICATION SUBMITTAL: APRIL 18, 2016

SHEET 1 OF 3

PAPE-DAWSON
ENGINEERS
7800 SHOAL CREEK BLVD
SUITE 220 WEST
AUSTIN, TEXAS 78757
PHONE: 512.464.8711
FAX: 512.464.8867
TELETYPE: 512.464.8867
FEDERAL REGISTERATION # 000867

EXHIBIT D-3

DETAILS ON COLTON BLUFF SPRINGS ROAD

AUSTIN STRATEGIC MOBILITY PLAN

Austin Strategic Mobility Plan | ASMP Street Network Map - Adopted

Find address or place

COLTON BLUFF SPRINGS RD

Name	COLTON BLUFF SPRINGS RD
Segment Limits	ALUM ROCK DR TO MC KINNEY FALLS PKWY
Type	Local Mobility
Street Level	2
Priority Network	
Improvement	Substandard Street
Existing Cross Section	20-4N
Existing Number of Lanes	2
Future Cross Section	2U
Future Number of Lanes	2
Roadway Description	2 travel lanes
Existing Bicycle Facility	Shared Lane
Future Bicycle Facility	Bike Lane
Bicycle Description	all ages and abilities bicycle facilities
Pedestrian Description	complete missing sidewalks
Project Description	The improvements include reconstructing rural and substandard streets to urban standards with curb and gutter, all ages and abilities bicycle facilities, and sidewalks.
Mean ROW	87.82
Median ROW	81.41
Minimum ROW	73.82
Maximum ROW	127.95
Required ROW	78
ROW Remarks	Existing ROW
District	2
Sort Order	3,279