

## SECOND/THIRD READINGS SUMMARY SHEET

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

DISTRICT: 2

ADDRESS: 6917 Colton Bluff Springs Road

PROPERTY OWNER:

BMR Land LLC (William P. Mclean)

AGENT: McClean & Howard LLP (Jeffery S. Howard)

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

REQUEST: Applicant Request: To rezone from rural residence (RR) district, single family residence - small lot (SF-4A) district, single family residence - small lot - conditional overlay (SF-4A-CO) combining district and neighborhood commercial - mixed use (LR-MU) combining district zoning to multifamily residence - medium density (MF-3) district zoning for Tract 1, and community commercial - mixed use (GR-MU) combining district zoning for Tract 2.

PREVIOUS CITY COUNCIL ACTION:

**March 12, 2020:** Approved MF-2 for Tract 1 and GR-MU for Tract 2, with ROW dedication conditions as Commission recommended on First Reading only. (7-2) [K. Tovo, S. Renteria – 2<sup>nd</sup>; A. Alter and L. Pool voted nay; S. Adler and N. Harper-Madison were off the dais].

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2020-0001 – Colton Bluff Springs Road      DISTRICT: 2

ZONING FROM: RR, SF-4A, SF-4A-CO and LR-MU      TO: MF-3 (Tract 1), GR-MU (Tract 2)

ADDRESS: 6917 Colton Bluff Springs Road

SITE AREA: 23.235 acres (Tract 1: 18.4 acres, Tract 2: 4.83 acres)

PROPERTY OWNER: BMR Land LLC (William P. Mclean)      AGENT: McClean & Howard LLP (Jeffery S. Howard)

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

STAFF RECOMMENDATION:

**Staff recommends multifamily residence – medium density (MF-3) district zoning for Tract 1, and community commercial – mixed use (GR-MU) combining district zoning for Tract 2. For a summary of the basis of staff’s recommendation, see page 3.**

If the requested zoning is granted, then 60 feet of right-of-way from the existing centerline of McKinney Falls Parkway and 32 feet of right-of-way from the existing centerline of Alum Rock Drive should be dedicated according to the Transportation Plan prior to Third Reading.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**February 18, 2020      Approved multifamily residence – low density (MF-2) district zoning for Tract 1 and community commercial – mixed use (GR-MU) combining district zoning for Tract 2, with ROW dedication conditions. (9-1) [B. Evans, H. Smith – 2<sup>nd</sup>; J. Duncan – nay, one vacancy].**

CITY COUNCIL ACTION:

**March 26, 2020      Scheduled for City Council**

March 12, 2020      Approved MF-2 for Tract 1 and GR-MU for Tract 2, with ROW dedication conditions as Commission recommended on First Reading only. (7-2) [K. Tovo, S. Renteria – 2<sup>nd</sup>; A. Alter and L. Pool voted nay; S. Adler and N. Harper-Madison were off the dais].

ORDINANCE NUMBER:ISSUES

The western portion of this property that is covered by floodplain is currently zoned rural residential (RR) district. Staff received an email from a neighbor expressing concern about rezoning the RR area to another base zoning district. It was part of the City's past zoning practice to zone floodplain areas as RR to reduce development in those areas. In the early 2000's Council directed staff to stop this practice and let the environmental regulations of the City's code dictate what could and could not be built within the floodplain and other environmentally sensitive areas. If the applicant is granted their rezoning request, they would be subject to all current code regulations and restrictions to development in these areas.

Staff has received both comments in favor of and in opposition to the rezoning. All communications received for this rezoning case can be found in *Exhibit C: Correspondence Received*.

At the Zoning and Platting Commission meeting on February 18, 2020 the Commission voted to recommend MF-2 for the residential portion instead of MF-3. This discussion was centered around the allowable maximum units for the property. In the City's Land Development Code (LDC) it states that MF-2 may have a maximum density of 23 units per acre and MF-3 may have a maximum density of 36 units per acre. However, in addition to the zoning code, all properties are regulated by a multi-tiered system that includes subdivision, transportation, drainage and environmental requirements. The amount of developable land may change depending on the proposed number of units and whether any variances would be requested. After having multiple conversations with City staff after the hearing, it was determined that without going through a site planning process and having further knowledge of the existing land conditions, calculating a definitive maximum number of units for this property would be inaccurate at this stage in the process.

CASE MANAGER COMMENTS:

This property is undeveloped and approximately 23.24 acres in size. It is bound by three roads: Alum Rock Drive, Colton Bluff Springs Road and McKinney Falls Parkway. It is currently zoned RR, single family residence – small lot (SF-4A) district zoning, single family residence – small lot – conditional overlay (SF-4A-CO) and neighborhood commercial – mixed use (LR-MU) combined district zoning. Across Colton Bluff Springs Road to the north are single family residential homes zoned SF-4A and open space (floodplain areas) zoned single family residence – standard lot (SF-2) district zoning. Across McKinney Falls Parkway to the east are properties zoned LR, GR, SF-4A, and townhouse and condominium residence (SF-6) district zoning. All of these properties are undeveloped. Adjacent to the south are properties within the City's extraterritorial jurisdiction (ETJ) and are not zoned. Across Alum Rock Drive to the west are single family residential homes and open space (floodplain areas) zoned SF-2. As mentioned in the Issues section of this case report, there are floodplain areas on the western portion of this property, see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

**BASIS OF RECOMMENDATION:**

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

The GR base 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 requiring locations accessible from major traffic ways. The portion of the property the applicant is requesting a base zone of GR (Tract 2) is at the intersection of McKinney Falls Parkway and Colton Bluff Springs Road. Per the adopted *Austin Strategic Mobility Plan (ASMP)* McKinney Falls Parkway is classified as a Level 3 (a minor arterial) road and Colton Bluff Springs Road is classified a Level 2 (a collector) road. The shape of this tract would allow for potential access to both of these streets.

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

The applicant is requesting multifamily – medium density (MF-3) district zoning to construct a multifamily project. The subject property is situated across Colton Bluff Springs Road from existing SF-4A district zoning. In our current LDC, MF-3 and SF-4A have similar site development regulations in terms of height, building coverage and impervious cover. Across McKinney Falls Parkway to the east, a similar tract approximately 11.3 acres in size was rezoned in 2003 from I-RR to MF-3-CO. That tract is adjacent to SF-4A and SF-6 district zoning. Rezoning this portion of the property to MF-3 would not be introducing a new zoning category into the area and would be compatible with existing site development regulations.

**EXISTING ZONING AND LAND USES:**

	Zoning	Land Uses
Site	RR, SF-4A, SF-4A-CO and LR-MU	Undeveloped
North	SF-4A, SF-2	Single family residential, undeveloped (floodplain)
South	City of Austin ETJ (unzoned)	Undeveloped
East	LR, GR, SF-4A and SF-4A-CO	Undeveloped
West	SF-2	Single family residential, undeveloped (floodplain)

**NEIGHBORHOOD PLANNING AREA:** N/A

**TIA:** not required at this time, deferred until site plan submittal.

**WATERSHED:** Marble Creek (suburban)

**OVERLAYS:** none

**SCHOOLS:** Del Valle ISD (Hillcrest Elementary, Ojeda Middle and Del Valle High Schools)

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District  
 Austin Neighborhoods Council  
 Bike Austin  
 Del Valle Community Coalition  
 Del Valle Independent School District  
 Dove Springs Proud  
 Friends of Austin Neighborhoods

Go Austin! Vamos Austin! 78744  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Onion Creek Homeowners Assoc.  
 SELTexas  
 Sierra Club, Austin Regional Group  
 Springfield Austin HOA

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2014-0144  Loma Verde Residential  7231 Colton Bluff Springs Roads	GR to SF-6 (Tract 1) and LR to SF-4A (Tract 2)	To grant SF-6 and SF-4A as staff rec.	Approved SF-6 and SF-4A as Commission recommended.
C14-2013-0086  RKS Springfield Zoning  6605 E William Cannon Drive	SF-2, MF-2, MF-3, SF-4A, LR, GR-MU-CO to SF-4A (Tract 1) and GR-MU-CO (Tract 2 and Tract 3)	To grant SF-4A for Tract 1, GR-MU-CO for Tract 2 w/CO prohibiting auto repair & washing, drop-off recycling collection, and exterminating services, and LR-MU-CO w/CO prohibiting service station for Tract 3, w/ conds. of the TIA, as staff rec.	Approved SF-4A for Tract 1, GR-MU-CO for Tract 2 and LR-MU-CO for Tract 3 w/RC for the TIA

RELATED CASES:

C14-2014-0147 (Loma Verde Residential): applicant requested to rezone 1.77 acres from RR to SF-4A. The case was recommended by the Zoning and Platting Commission and approved by City Council.

C14-2014-0146 (Loma Verde Residential): applicant requested to downzone from LR to SF-4A to construct residential units. Staff did not recommend the downzoning due to the need for commercial services in this area. The Zoning and Platting Commission recommended LR-MU to Council which they voted to approve.

C14-02-0063.SH: this is a previous zoning case granting the rezoning from I-RR to SF-4A-CO.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Colton Bluff Springs Rd	80'	25'	L2	No	Shared Lane	Yes
McKinney Falls Pkwy	115'	60'-70'	L3	Yes	Bike Lane	Yes
Alum Rock Dr	56'	25'	L2	No	Wide Curb	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

*Please note: In August 2014 this property was rezoned, and a compliance report submitted for a request from Zone LR to SF-4A.*

This property is located on the south side of Colton Bluff Springs Road and is bracketed by McKinney Falls Parkways to the east and Alum Rock Drive to the west. The closest Activity Corridor (William Cannon Drive) is located approximately a half of a mile north. The property is approximately 23.24 acres in size and is not located within a neighborhood with an adopted neighborhood plan. Surrounding land uses include a single-family subdivision to the north; vacant land to the south and east; and a single-family subdivision to the west. The proposed use is a 144-unit multi-family apartment complex.

*Connectivity*

There are public sidewalks and bike lanes located along McKinney Falls Parkway, but no public sidewalks or bike lanes are located along Colton Bluff Springs Road or Alum Rock Drive. A CapMetro transit stop is located approximately 1,500 linear feet from the property. A public park is located approximately 2,000 linear feet from the property, and an elementary school is located approximately three-quarters of a mile to the north. Commercial uses within walking distance to this property are sparse. The mobility and connectivity options in this area are fair.

*Imagine Austin*

The property is located a half of a mile from the East William Cannon Drive Activity Corridor to the north. Activity 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.

The following Imagine Austin policies are applicable to this case:

- LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- 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.

Based upon this property being situated along a major road (McKinney Falls Parkway); close to an Activity Corridor, which supports residential uses; and the Imagine Austin policies referenced above that supports residential uses but a lack of mobility and connectivity options in the area, this proposal partially supports the Imagine Austin Comprehensive Plan.

Environmental

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

<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%

According to floodplain maps there is a floodplain within or adjacent to 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.

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

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.

### *Compatibility Standards*

This site is subject to compatibility standards. When triggered the following standards apply:

- 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 line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided 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 line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- 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.

Additional design regulations will be enforced at the time a site plan is submitted.

### Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 120 feet of right-of-way for McKinney Falls Parkway and 64 feet of right of way for Alum Rock Drive. It is recommended that 60 feet of right-of-way from the existing centerline of McKinney Falls Parkway and 32 feet of

right-of-way from the existing centerline of Alum Rock Dr should be dedicated according to the Transportation Plan prior to 3<sup>rd</sup> reading of City Council, (LDC 25-6-51 and 25-6-55).

A traffic impact analysis was deferred to site planning because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day, (LDC 25-6-113).

#### 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.

Based on current public infrastructure configurations, it appears that Service Extension Requests (SER) will be required to provide service to this lot. For more information pertaining to the SER process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 East 10<sup>th</sup> Street, 7<sup>th</sup> Floor; Phone: 512-972-0211.

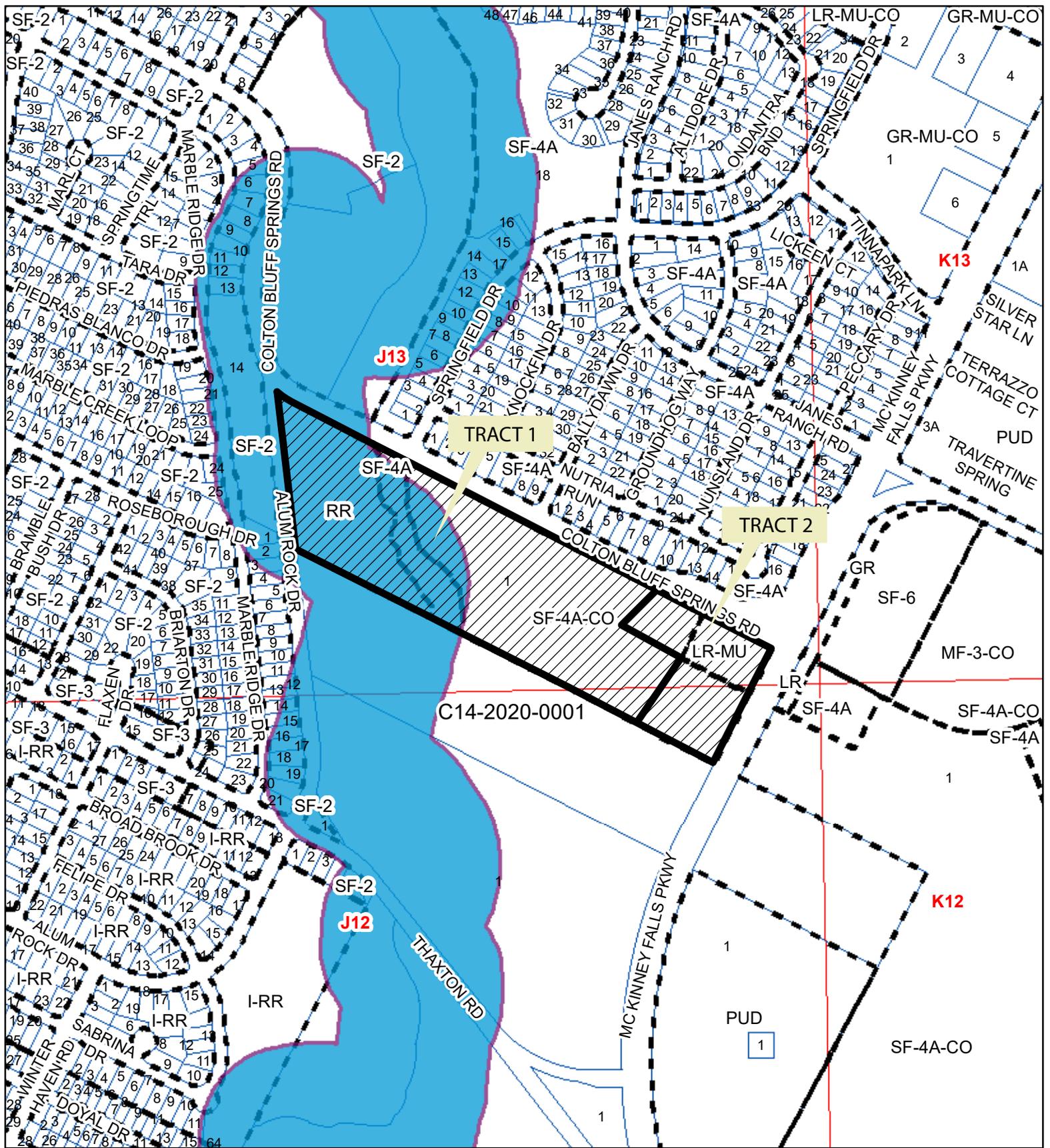
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

#### INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Correspondence Received



C14-2020-0001

**Colton Bluff Springs Rd**

**Exhibit A**

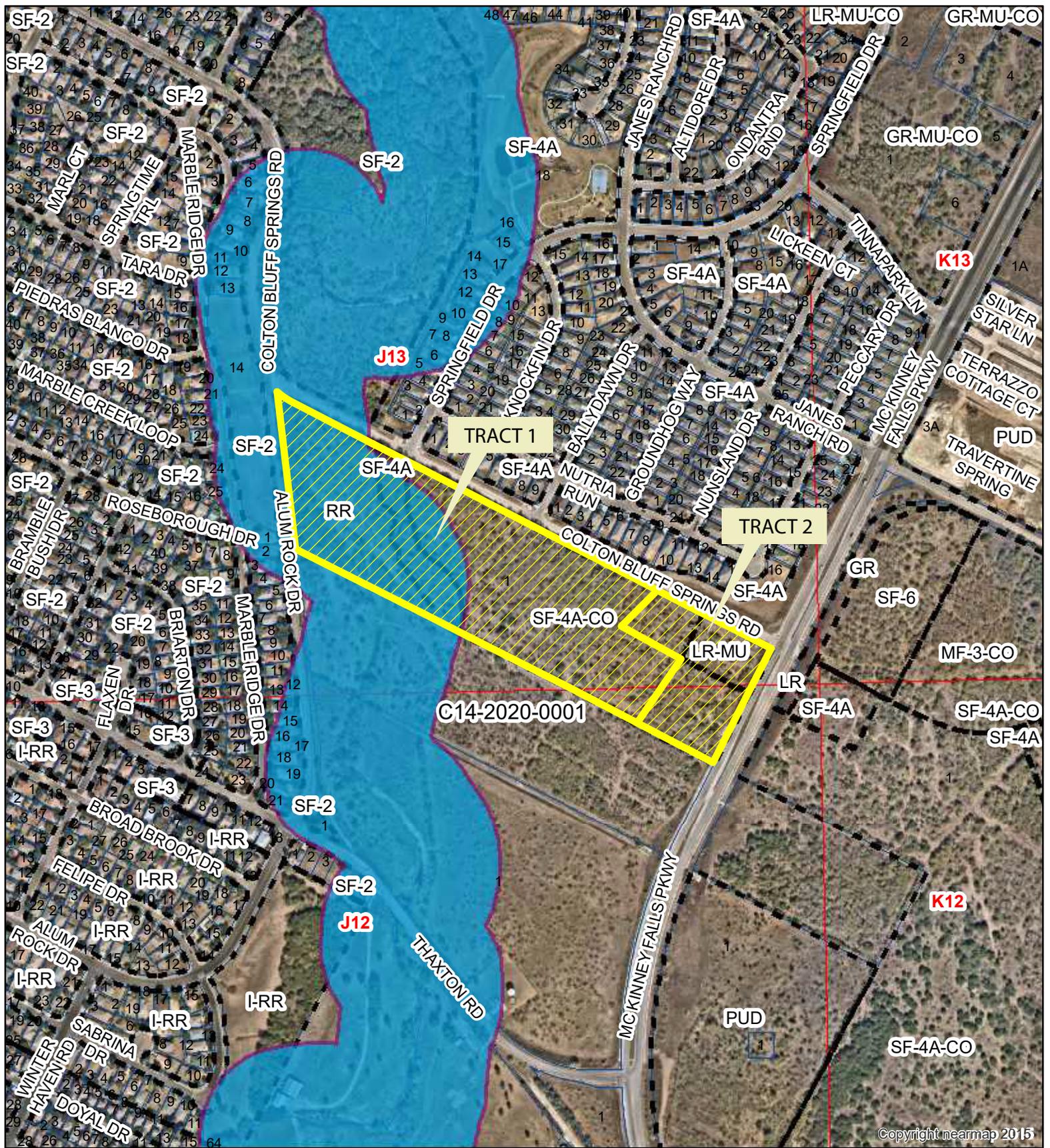
-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2020-0001  
 LOCATION: 6917 Colton Bluff Springs Rd  
 SUBJECT AREA: 23.235 ACRES  
 GRID: J13  
 MANAGER: KATE CLARK



1" = 500'

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

1" = 500'

**Colton Bluff Springs Rd**

**Exhibit B**

ZONING CASE#: C14-2020-0001  
 LOCATION: 6917 Colton Bluff Springs Rd  
 SUBJECT AREA: 23.235 ACRES  
 GRID: J13  
 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.

**Clark, Kate**

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**From:** logan [REDACTED]  
**Sent:** Wednesday, February 5, 2020 11:09 PM  
**To:** Clark, Kate  
**Subject:** Re: 6917 Colton Bluff

I could speak to them if they want.

They won't like what I have to say though because as a developer with no attachment to this neighborhood they have one goal. That goal is a quick profit, no matter the cost to others.

I knew about this zoning case before it was published publicly and I will continue to be a step ahead of them. If they wish to develop this property they should really think about the already existing infrastructure problems in my neighborhood before they are forced to walk away from this project, delay it or spend a lot more on current codes.....not those from the 80's because this is not a original "Springfield" project.

Unless they fund closing off the entrances to Vista Point from Colton Bluff, restore the Marble Creek parkland and add proper flood control plans then I will make sure this stays RR and that no projects will be built on this already designated environmentally sensitive land.

I am sure neither you or the applicant have bothered visiting the site or my neighborhood but I suggest you do. Sit at the bottom of Springfield dr @ Colton Bluff and see how many times you see a car barrel down the road at 60 mph almost wrecking into you. See how many cars drag race Colton Bluff. Come during a rain and see the road flooding, or when it rains in Dripping Springs ( that's when we flood the worst, doesn't even have to rain here) See how after a week we have to clean Colton Bluff up again from dumping, see how the City doesn't mow 10 ft tall weeds even when we can't see to drive out, see how this applicant doesn't maintain the property, see how City of Austin and Travis County argue over who's side of road is whos to maintain. See the turkeys, deer, coyotes...oh and the salamander in the creek that the City won't recognize. See the crappy apartments the City passed on Willam Cannon at the mouth of Springfield that are polluting the creek, the ones that any commercial property on Colton Bluff will use Springfield as a race track...right past our HOA playground and all front facing homes. The TIA already has Springfield dr way over City code for allowed traffic flow on a residential street with front facing homes!

The City needs to think about the wellbeing of ALL Austin residents. It's disgusting how little SE matters to y'all, in the last two years living here I have seen a area with the most potential for new and proper development turn into an embarrassment.

Let them know, fund closing those entrances, flood management and creek/parkland restoration and protection or it will be a serious and very public fight.

Sent from my iPhone

> On Jan 28, 2020, at 10:49 AM, Clark, Kate <Kate.Clark@austintexas.gov> wrote:

>

> Logan,

>

> I will put a note in my case file to let you know if the dates of the public hearings change from what I previously told you. Would you be willing to speak with the applicant's agent about this rezoning case? If so, what information may I provide to them?

>

>

>  
> Kate Clark, AICP, LEED AP  
> Senior Planner  
> City of Austin | Planning and Zoning Department Mailing Address:  
> P.O.Box 1088, Austin, Texas 78767 Physical Address: 505 Barton Springs  
> Rd, 5th floor, Austin, Texas 78704  
> Tel: 512-974-1237  
> Email: kate.clark@austintexas.gov

>  
> -----Original Message-----  
> From: logan [REDACTED]  
> Sent: Tuesday, January 28, 2020 10:46 AM  
> To: Clark, Kate <Kate.Clark@austintexas.gov>  
> Subject: Re: 6917 Colton Bluff

>  
> Thank you. I will make sure my neighbors are aware.

>  
> Unfortunately these dates change often and developers don't really want residents to know about them and almost a full time job just keeping up with it. As I am sure you know SE Austin isn't high on anyone's priority list to protect against projects that cause environmental or residential concerns as they do areas like West Austin. Many of my neighbors are completely unaware of these things until after they happen because the awareness and education on the matters aren't there. Even if so the time commitment it takes to research and keep track of these updates, meetings, and such aren't possible for many. This has allowed continuous wrong doings and shotty projects allowed to pass at our expense. There is no reason projects and zoning should be denied repeatedly just to pop up again under a new name yet still requesting the grandfathered HB exceptions from the 80's.

>  
> How about close Colton Bluff for the safety reasons that residents bring up over and over again, that tiny stretch is the only part even open now. Let Marble creek flow properly by removing that portion of road, no more drag racing, no more dumping. The portion of Marble creek on this property is protected, the rest should be as well from this wastewater line and that beautiful creek can be fully restored so residents have an area to visit. If this creek was in West Austin it would be treated like a City treasure. It's got beautiful rock facings, wildlife (including the Barton Springs salamander) it's a contributor to the State Park and even Barton Springs though the City won't acknowledge that.

>  
> We have been cleaning up trash by the truck load from the Colton Bluff property while the City and owners did nothing. We have worked on cleaning the creek and have adopted it. If the owners don't want to keep it RR then they need to sell it because Council shouldn't change its mind after residents did show up last time and it was denied because it factors that have not changed and never will.

>  
> Sent from my iPhone

>  
>> On Jan 28, 2020, at 9:23 AM, Clark, Kate <Kate.Clark@austintexas.gov> wrote:

>>  
>> Good Morning Logan,

>>  
>> I will include your email as opposition to the rezoning in my staff backup. Currently we have scheduled the public hearings for the Zoning and Platting Commission for February 18th, and City Council for March 12th. Staff has not yet mailed the notices for these meetings but depending on where you live you should receive one in the mail. If you have any questions, please let me know.

>>  
>> Thanks!

>>  
>> Kate Clark, AICP, LEED AP

>> Senior Planner  
>> City of Austin | Planning and Zoning Department Mailing Address:  
>> P.O.Box 1088, Austin, Texas 78767 Physical Address: 505 Barton  
>> Springs Rd, 5th floor, Austin, Texas 78704  
>> Tel: 512-974-1237  
>> Email: kate.clark@austintexas.gov

>>  
>> -----Original Message-----  
>> From: logan [REDACTED]  
>> Sent: Tuesday, January 28, 2020 9:08 AM  
>> To: Clark, Kate <Kate.Clark@austintexas.gov>  
>> Subject: 6917 Colton Bluff

>>  
>> \*\*\* External Email - Exercise Caution \*\*\*

>>  
>> Good morning. I'm reaching out because of the 6917 Colton Bluff zoning.  
>>  
>> This has been denied this zoning many times, I'm not sure why residents are put back in this situation.  
>>  
>> That land is not compatible with more than RR. The environmental factors like flooding further limit that and put residents at risk. Including my home at the corner of Colton Bluff Springs and Springfield dr.  
>>  
>> The roads are way above what's allowed for a residential neighborhood as far as traffic volume and they are all cars cutting through without reason. Adding any sort of business here would have cars speeding at all times on my road and directly passed our HOA maintained play ground. If this owner wants any shot at the neighborhood not protesting this then MAJOR flood control methods need to be put in place to protect our homes. They need to fund the closing of the entrances to Springfield dr and Ballydawn dr from Colton Bluff Springs rd.

>>  
>> Sent from my iPhone  
>> CAUTION:This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

>

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: C14-2020-0001  
Contact: Kate Clark, 512-974-1237  
Public Hearing: February 18, 2020, Zoning and Platting Commission  
March 12, 2020, City Council

ERIKA Aguirre  
Name (please print)

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

901 NUTRIA Run  
Address(es) affected by this application

Erika Aguirre  
Signature

2/10/2020  
Date

Home Telephone: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If I 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

## Clark, Kate

---

**From:** Don Zdancewicz [REDACTED]  
**Sent:** Tuesday, February 18, 2020 10:48 AM  
**To:** Clark, Kate  
**Cc:** Heather Zdancewicz  
**Subject:** 6917 Colton Bluff Springs Road - Case Number C14-2020-0001  
**Attachments:** Zoning opposition points.doc

\*\*\* External Email - Exercise Caution \*\*\*

Ms. Clark:

I live and own 7013 Nutria Run and the rear property line of my property is the north right-of-way line of Colton Bluff Springs Road. So I live directly across the street from 6917 Colton Bluff Springs Road. Due to a meeting that I need to attend for work, I will be traveling back to Austin late the afternoon/early evening, so I may not be able to attend the Zoning and Platting Commission meeting tonight that will hear this proposed zoning change.

I would like to request that this item be moved to the end of the docket, so that I can attend and voice my opposition to this proposed zoning change. If that cannot happen, I request that my comments listed below (and attached) be submitted into the record of this case. Here is my notes/comments/opinions on this case:

1. The largest portion of the property is requesting zoning change to MF-3. The City of Austin Zoning Ordinance section 25-2-64 – Multifamily Residence Medium Density (MF-3) District Designation defines this zone as: “Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.”
2. The Zoning Change Review Sheet (page 5) stated that the nearest CapMetro transit stop is located approximately 1,500 linear feet from the property. While technically true, this is VERY misleading as this distance is measured from the southwest corner of the property, which is part of the creek buffer, which would be undevelopable. To get to that CapMetro stop from the closest point of the developable portion of the property, someone would have to walk down Colton Bluff Springs Road, which does not have any sidewalks, and Alum Rock Road, a portion of which does not have sidewalks. The closest commercial facility is located on Thaxton Road at Pandadero Drive, which is 0.75 miles from the southwest corner of the site and even further if measured from what would be considered the developable portion of the site. Thus, it appears to be highly inconsistent to change the zoning to MF-3 given the above stated definition of the MF-3 zone.
3. Again on page 5 of the Zoning Change Review Sheet, it is stated that the proposed use is a 144 unit multi-family apartment complex. How do we know that if approved, this would be the maximum number of units built since there is no site plan being presented? If the applicant can propose the number of units, they must have a concept plan, at the very least. This should be presented as part of this application for public input. The property is stated to be 23.24 acres. Since the maximum density is 36 units per acre in MF-3 zone, then the maximum unit allowed would be over 800 units. What assurance do we have that only 144 units will be built?

4. On page 7 of the Zoning Change Review Sheet, it is stated that the site is subject to compatibility standards along the South property line. The property to the south is currently undeveloped. However, there is no such compatibility standards stated for the North property line, which is directly across from the single family houses that exist in the Vista Pointe community, including my house. If no compatibility standards exist for the north side, then it would follow that buildings could be built to the maximum height and nearest setback allowed by the zoning ordinance. This seems to be highly incompatible with the nature of this neighborhood.
5. On page 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 off of McKinney Falls Parkway, why is Colton Bluff Springs Road not listed in this section?
6. Also on page 8, it is stated that a traffic impact analysis was not required. Yet the increased traffic should absolutely be a consideration of this zoning change. If any traffic from the site is exiting and entering the site from Colton Bluff Springs Road, it will have a terribly negative impact on the Vista Pointe subdivision. As many residents will attest, the community is already seeing heavy cut through traffic. This will only get worse with a huge multi-family development across the street, and with little better options for traversing the City’s streets. Per <https://data.mobility.austin.gov/signal-requests/>, a traffic signal has been 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 being planned at Colton Bluff Springs Road and McKinney Falls Parkway. Thus the natural thing will be for this whole new community to use our neighborhood as a cut through to get to this new proposed light as it will be difficult for them to access McKinney Falls Parkway without one.
7. 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](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.
8. 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 why has the applicant not reached out to discuss this zoning change with the residents that are closest to this property? I know that neither my wife nor I have been contacted, except to get the notice of the hearing.
9. The homeowners in the Vista Pointe (AKA Springfield Section 5 & Springfield Section 4) whose lots abut Colton Bluff Springs Road were told by KB Homes (developer/builder of Vista Pointe) (and previous owner of 6917 Colton Bluff Springs Road property) that the 6917 Colton Bluff Springs Road property could not be developed based upon the flood plain and other environmental concerns. I feel that I have been dealt with in bad faith.

Therefore, I respectfully urge the Zoning and Platting Commission to reject this zoning change application.

Thanks,

Don Zdancewicz  
7013 Nutria Run  
Austin, TX 78744

[REDACTED]  
(Adjacent property owner)

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).

**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: C14-2020-0001  
Contact: Kate Clark, 512-974-1237  
Public Hearing: February 18, 2020, Zoning and Platting Commission  
March 12, 2020, City Council

Suzanna Geller  
Your Name (please print)

I am in favor  
 object

701 Nuetria Run Ash, TX  
Your address(es) affected by this application 78744

S. Geller  
Signature 2-11-20 Date

Daytime Telephone: 832 788 8713

Comments: There is too much traffic already in this area. When we decided to build here it was because we were told they would never build behind us. Austin is turning into a concrete city. No more greenery, no more beauty. Stop already...

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

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](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**



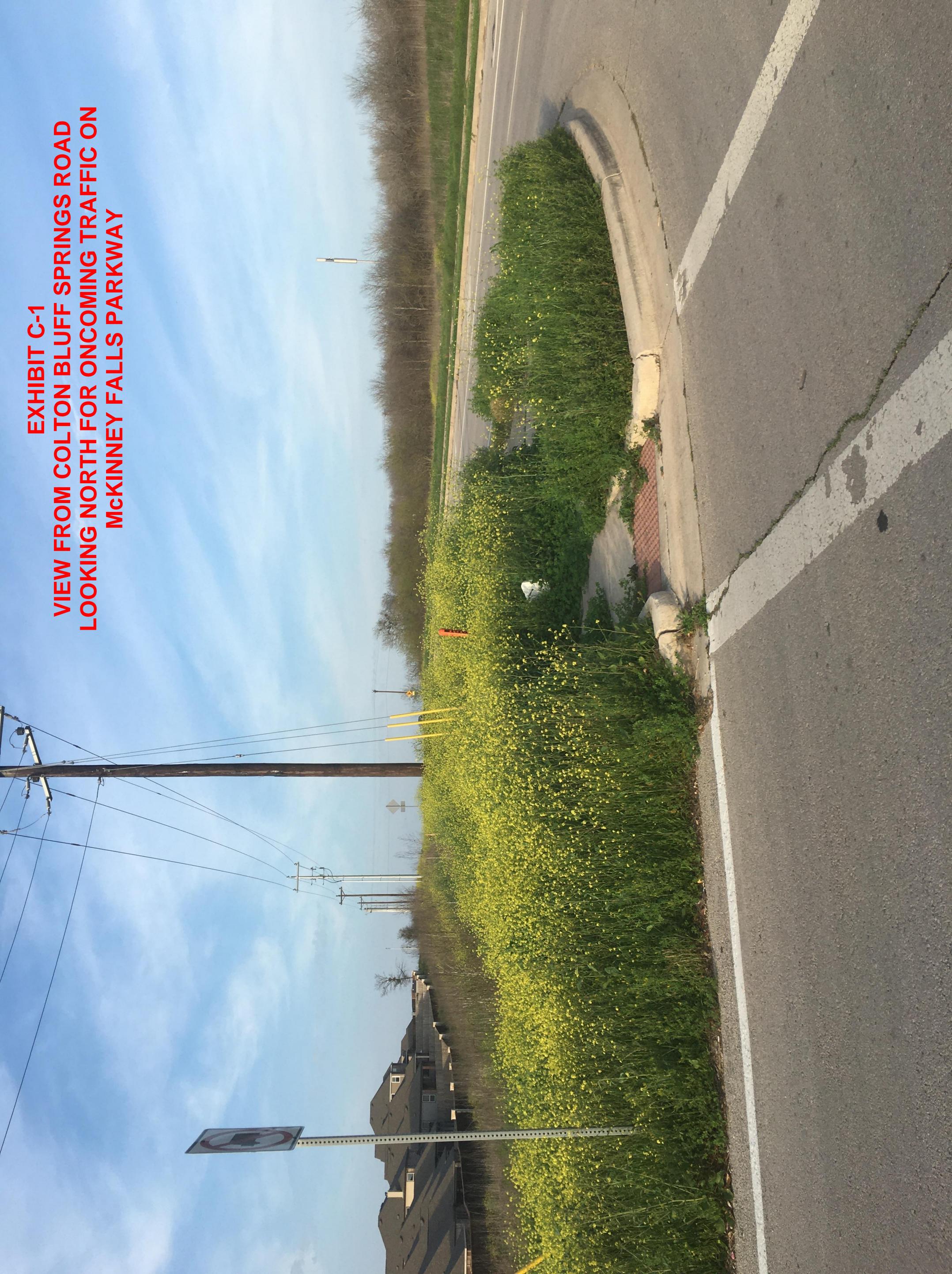
**EXHIBIT B-1  
VIEW FROM COLTON BLUFF SPRINGS ROAD  
LOOKING NORTH UP BALLYDAWN DRIVE**



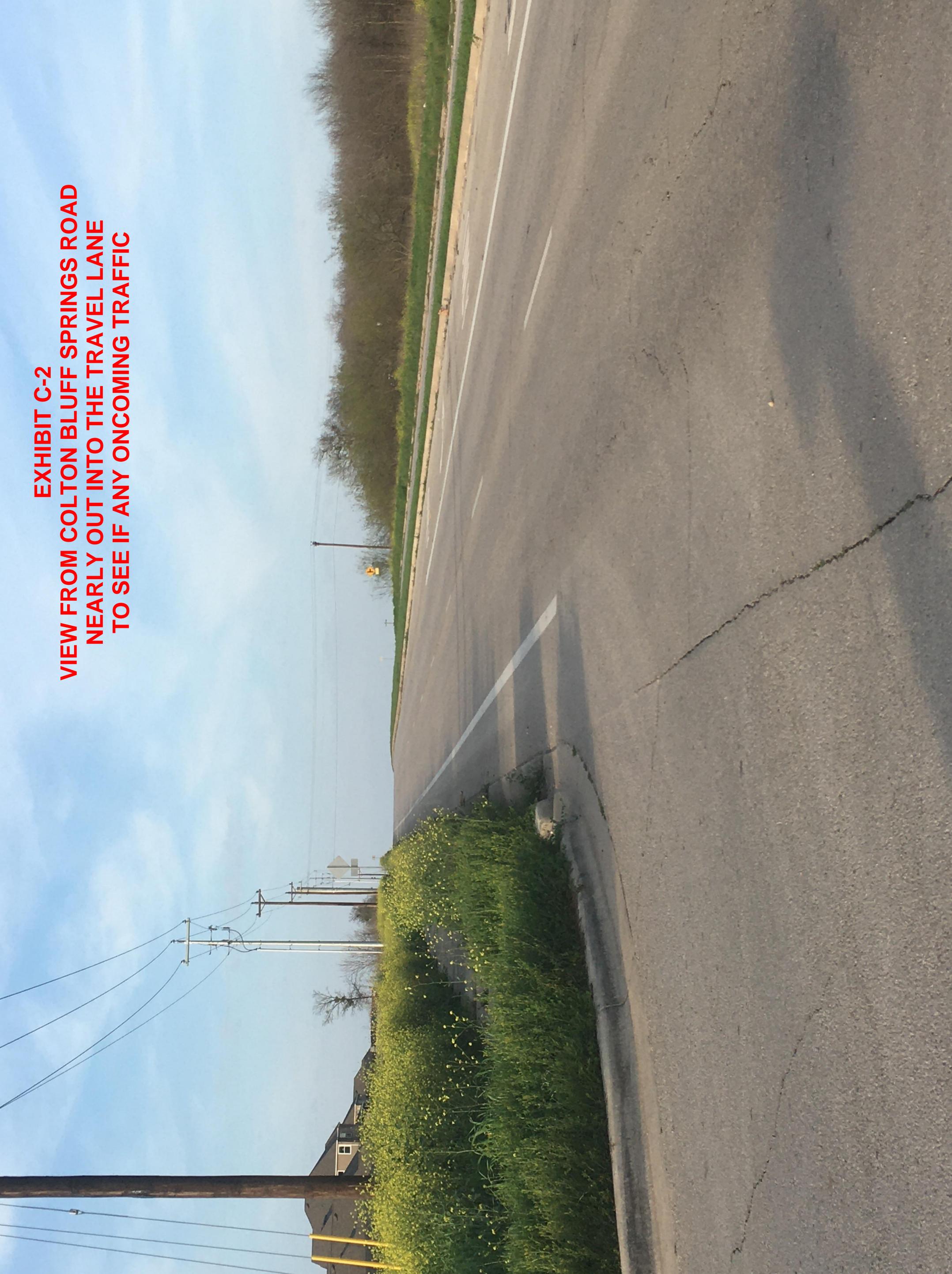
**EXHIBIT B-2  
VIEW FROM COLTON BLUFF SPRINGS ROAD  
LOOKING NORTH UP SPRINGFIELD DRIVE**



**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 VIII  
 (109.898 ACRES)  
 VOLUME 13147, PAGE 1514  
 R.P.R.C.T.

(70' RIGHT-OF-WAY)

COLTON-BLUFF SPRINGS ROAD S62°37'51"E 1758.19'

TRACT 5  
 6.16 ACRES  
 PARK

TRACT 1B  
 SF-4A  
 68.69 ACRES  
 SINGLE FAMILY

1339.41'  
 2192.88'

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

TRACT 3 GR  
 6.92 ACRES  
 GENERAL RETAIL

TRACT 4 MF-3  
 11.30 ACRES  
 MULTI FAMILY

TRACT 1A SF-4A  
 19.39 ACRES  
 SINGLE FAMILY

TRACT 6 RR  
 4.12 ACRES  
 PARK

PROPOSED  
 MCKINNEY FALLS  
 PARKWAY  
 (100' ROW)

PROPOSED 70' WIDE  
 PUBLIC RIGHT-OF-WAY

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

JAVIER OLIVAREZ AND BRENT RUNGE  
 (120.321 ACRES)  
 DOCUMENT NUMBER 2000194076  
 OFFICIAL PUBLIC 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

TRACT 1B  
 SF-4A  
 68.69 ACRES  
 SINGLE FAMILY

120.30 ACRES  
 TOTAL

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

(N27°42'10"E 1284.46')  
 (N27°42'33"E 1284.34')



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.

LINE TABLE

LINE	BEARING	DISTANCE
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'

**ZWA**

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

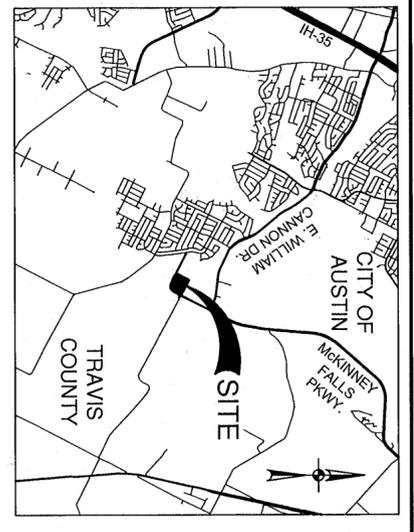
5316 Highway 290 West, Suite 150 • Austin, Texas 78735  
 Tel: (512) 899-3333 • Fax: (512) 899-0655

EXHIBIT D-1  
 DOC. NO. 2003288729

PAGE 10

PAGE 7 OF 7

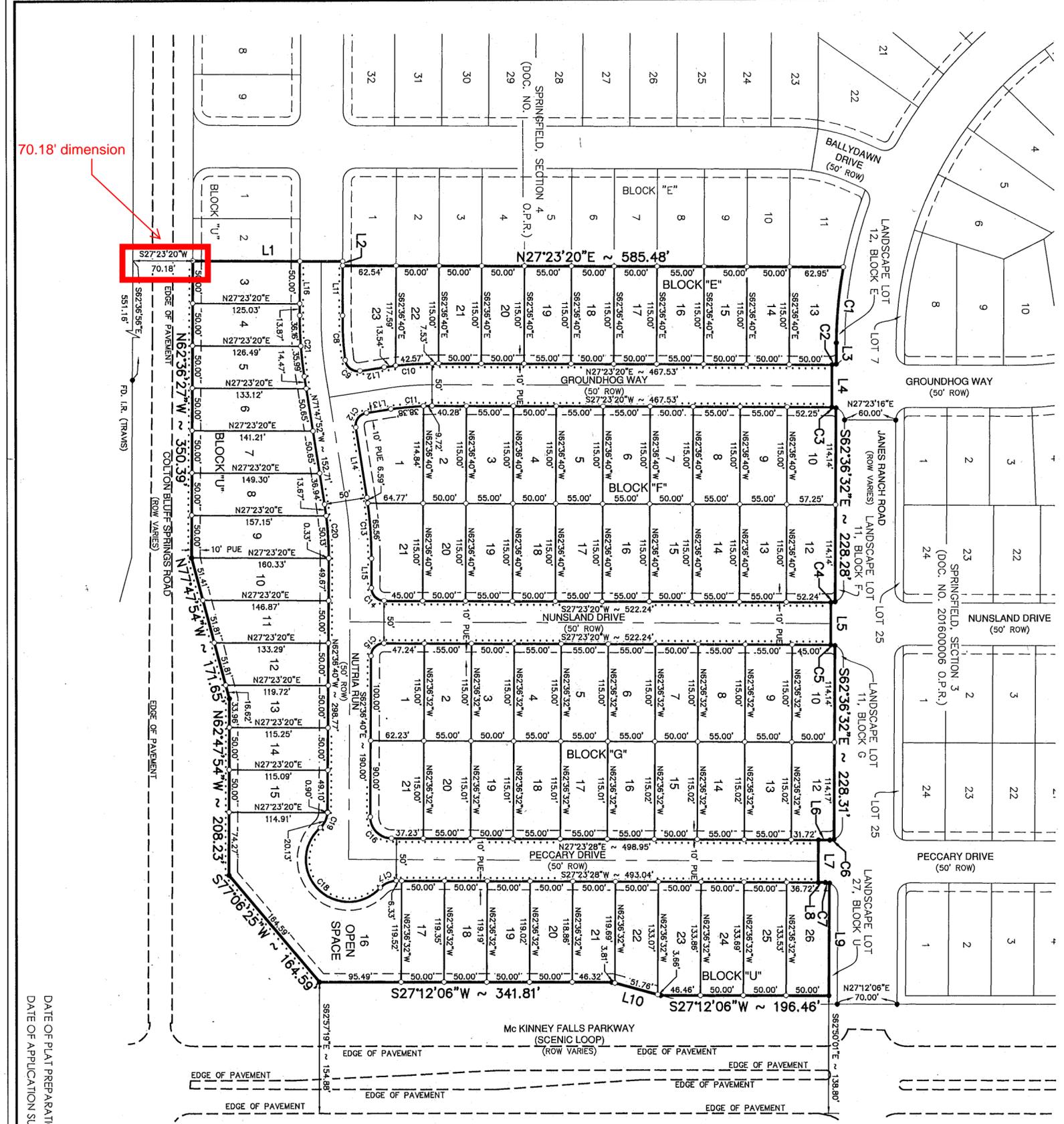
SKETCH TO ACCOMPANY  
 METES AND BOUNDS DESCRIPTION  
 FN Z03-032-02-01B



**EXHIBIT D-2  
DOCUMENT NO. 201600234  
FINAL PLAT  
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.

**FINAL PLAT  
OF  
SPRINGFIELD, SECTION 5**



70.18' dimension

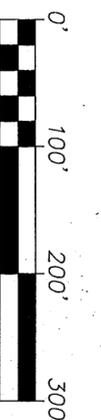
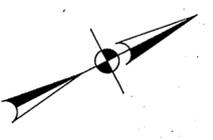


BEARINGS BASED ON N.A.D. 1983 (CORS 1996)  
TEXAS STATE PLANE COORDINATE SYSTEM  
ESTABLISHED FOR THE CENTRAL ZONE  
COMBINED SCALE FACTOR:  
0.9999600016  
BENCHMARK ELEVATION BASED ON NAVD 88,  
GEOID 03  
MARSOCO MAP GRID 675 X & Y  
COA GRID J13 & K13  
ICAD PARCEL 814254

**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

**LEGEND**

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



SCALE: 1" = 100'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	505.00'	0107031°	S57°31'16"E	88.69'
C2	15.00'	0192808°	S17°39'16"W	5.07'
C3	15.00'	0192825°	N37°07'32"E	5.07'
C4	15.19'	0191311°	S17°39'16"W	5.07'
C5	15.00'	0192825°	N37°07'32"E	5.07'
C6	15.00'	0192816°	S17°39'20"W	5.07'
C7	15.00'	0192816°	N37°07'37"E	5.07'
C8	400.00'	0073121°	S66°22'21"E	52.48'
C9	15.00'	0913950°	N64°02'03"E	21.52'
C10	350.00'	0091112°	S22°47'44"W	56.06'
C11	300.00'	0091112°	S22°47'44"W	48.05'
C12	15.00'	0901000°	S26°47'52"E	21.21'
C13	450.00'	0091112°	N67°12'16"W	72.07'
C14	15.00'	0901000°	N72°23'24"E	21.21'
C15	15.00'	0901000°	S17°38'40"E	21.21'
C16	25.00'	0895951°	N72°23'24"E	35.35'
C17	25.00'	0481123°	S03°17'47"W	20.41'
C18	50.00'	1862237°	N72°23'24"E	99.85'
C19	25.00'	0481123°	N38°30'59"W	20.41'
C20	400.00'	0091112°	N67°12'16"W	64.07'
C21	450.00'	0091112°	S67°12'16"E	72.07'

LINE #	BEARING	LENGTH
L1	N27°23'20"E	175.03'
L2	S62°36'40"E	5.00'
L3	S62°36'40"E	24.93'
L4	S62°36'40"E	50.00'
L5	S62°36'40"E	50.00'
L6	S27°23'28"W	13.28'
L7	S62°36'40"E	50.00'
L8	N27°23'28"E	8.28'
L9	S62°36'40"E	132.50'
L10	S42°22'15"W	89.23'
L11	S62°36'40"E	63.87'
L12	N18°12'08"E	28.79'
L13	S18°12'08"W	28.99'
L14	N71°4'52"W	63.89'
L15	N62°36'40"W	34.67'
L16	S62°36'40"E	63.87'

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: 512.454.8711  
FAX: 512.454.8857  
TELETYPE: 512.454.8857



## Clark, Kate

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**From:** alonzo davis  
**Sent:** Wednesday, March 11, 2020 10:09 PM  
**To:** Clark, Kate  
**Cc:** Vilma Ubinas  
**Subject:** Case Number: C14-2020-0001

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark -

I apologize for not being able to attend in person, and appreciate your time and consideration.

I am writing to protest the re-zoning of the above Case Number (C14-2020-0001) to MF-3 (Tract 1) and GR-MU (Tract 2).

I currently reside with my family at 7117, and have first hand knowledge of the potential impact of an additional 1,000+ vehicles (36 units per acre X 23 acres = 828 potential units) would have on the local infrastructure, the safety concerns resulting from additional vehicular traffic, and potential negative impact based on geography and visibility challenges. In particular, residents driving northbound on McKinney Falls Pkwy will experience significant challenges.

Three roads bisect the property being proposed for re-zoning:

**McKinney Falls Pkwy:** 4 Lane, Divided Highway, 55 MPH speed limit (no side walks)

**Colton Bluff:** 35 MPH speed limit; city road (no side walks)

**Alum Rock:** 35 MPH speed limit; city road (no side walks)

Each above road/intersection have challenges for drivers, and pedestrians:

**McKinney Falls Pkwy:** the intersection of McKinney Falls Pkwy + Colton Bluff has limited visibility, due to a hill crest approx 100 Ft to the left - this limited visibility can make a left-hand turn from Colton Bluff onto McKinney Falls a challenge, especially when grasses are over grown. Accounting for all flows of traffic, safely crossing with additional oncoming traffic will result in greater challenges at that intersection. If you are driving southbound on McKinney Falls Pkwy (from William Cannon), the traffic is typically moving very fast, as there are no stop signs/lights for another 3+ miles. Currently, turning onto McKinney Falls requires patience, guts, and commitment - very little margin for error. My family avoids this intersection, when possible.

**Colton Bluff Springs:** Previously a 'side road', has no side walks, and is known for fast drivers at night, and joggers during the day. The intersection of Colton Bluff + Alum Rock has flooded twice in the past year, and was inaccessible. The nearby low/wet lands make that area subject to standing water.

**Alum Rock:** This road has not weathered properly, and is warped, significantly crowned, and has no bike lane or sidewalk. The road is in very poor condition - local residents drive in the middle of the road when no oncoming traffic is visible, to avoid the edges and steep drop off.

In addition to the above structural challenges, an additional 500+ vehicles would inevitably force new residents to seek alternate, safer routes to the closest artery into the city - William Cannon. The challenges above would result in new residents utilizing current residential roads to get to William Cannon. Colton Bluff currently has two intersections not previously mentioned - at Ballydawn Dr, and Springfield Dr. Residents who take either road as a means to access William Cannon would be forced to drive directly by the playground located in the Vista Point Community, and exit the Vista Point community directly across from HillCrest Elementary. A significant increase in traffic at those high use areas would not benefit the residents, or reduce liability for usage.

Re-zoning the property in question from SF-4A would not be consistent with the local current usage, as all developed properties surrounding the property in question are currently SF. I strongly support development, but want to ensure the residents, both current and prospective, are able to readily access public transportation (currently .75 miles away), are enabled to support community safety, and have visibility when exiting/entering the neighborhood, all in a neighborly manner. An increase in foot and vehicle traffic on roads and in neighborhoods not congruent with the proposed re-zoning

would have an inverse effect on the safety of the surrounding community, and put an undue stress on the future tenants by increasing congestion in school zones and play areas for children.

I hope you will take the above information into strong consideration, and deny the proposed re-zoning of C14-2020-0001. A SF-4A community would be on par with the surrounding properties, and minimize the impact of such potential drastic number of units proposed per acre. While I understand the developer **\*\*may\*\*** not leverage the full number of allowable units, the capability to do so would ultimately compromise the local area, and negatively impact the current neighborhood.

As a proud resident and home owner in this great city, I thank you for your time.

Sincerely,

Alonzo and Vilma Davis  
7117 Nutria Run  
Austin TX 78744

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## Clark, Kate

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**From:** zhenping ding  
**Sent:** Thursday, March 12, 2020 8:58 PM  
**To:** Clark, Kate  
**Subject:** against the zone change

\*\*\* External Email - Exercise Caution \*\*\*

Dear Kate clark,

My name is Zhenping Ding. I am the resident of Vista Point Community. My home address is 7105 Nutria Run. Austin 78744.

I object the Zoning Change ( Case Number C14-2020-0001).

The big concern is the traffic. The Colton Bluff Spring Road can not hold heavy traffic, also it will cause more car passing through the Vista Point Community.

I am in favor of not making this Zoning Change, keeping it as very low density residential use.

Thank you for your time,

Regards,

Zhenping Ding

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