

**ZONING CHANGE REVIEW SHEET**CASE: C14-2020-0053 – Cascades – HilltopDISTRICT: 5ZONING FROM: I-SF-2; MF-2-COTO: MF-4ADDRESS: 11601-11811 South IH 35 Service Road NorthboundSITE AREA: 11.46 acresPROPERTY OWNER: Onion Associates, LLC  
(Carolyn Beckett)AGENT: McLean & Howard, LLP  
(Jeffrey Howard)CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))STAFF RECOMMENDATION:

**The Staff recommendation is to grant multifamily residence – moderate-high density (MF-4) district zoning.** *For a summary of the basis of Staff's recommendation, see page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:**July 7, 2020:**CITY COUNCIL ACTION:**To be scheduled for July 30, 2020:**ORDINANCE NUMBER:ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject tract is undeveloped and has a flag configuration to the northbound IH-35 frontage road. The flag portion of the property is zoned multifamily residence-low density – conditional overlay (MF-2-CO) established by a 2006 rezoning case, and the Conditional Overlay limits development to 12 units per acre (C14-06-0191 – Fox Hill). The remainder of the property has interim – single family residence-standard lot (I-SF-2) zoning since it was annexed in October 2018. The property to the north recently began infrastructure improvements for a 264-unit multifamily residential development and was included in the 2006 rezoning case. To the east is an agricultural tract in the 2 mile-Extra Territorial Jurisdiction (ETJ), to the south is an undeveloped lot with an approved site plan for 292 multifamily residential units, known as Water Oak Apartments (also referred to as Three Hills Apartments) with MF-4 zoning. To the south and east is a religious assembly use in outside of the City limits and an undeveloped L-shaped tract zoned I-SF-2. Onion Creek

Parkway is approximately ½ mile to the north, and the State Highway 45 / IH-35 intersection is more than a mile to the south. ***Please refer to Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The Applicant proposes to zone and rezone the property to the multifamily residence (moderate-high) density (MF-4) district for the purpose of constructing 150 units of retirement housing. Although the rezoning area has frontage on the northbound IH 35 frontage road, the Applicant's planned access is through Mayall Trail (a 60-foot wide right-of-way) platted and presently under construction to the north. ***Please refer to Exhibit B – Related Recorded Plat.***

#### BASIS FOR RECOMMENDATION

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

The multi-family residence – moderate-high density (MF-4) district is intended for residential and multi-family use with a maximum density of up to 54 units per acre, depending on unit size and mix. This district is appropriate for multi-family residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas. *The property has access to the northbound IH 35 frontage road, through Mayall Trail.*

2. *Intensive multi-family zoning should be located on highways and major arterials.*

MF-4 zoning is an appropriate residential district and density along the IH-35 northbound frontage road, and is compatible with similarly situated multi-family residential development to the north and south.

#### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2; MF-2-CO	Undeveloped
<i>North</i>	MF-2-CO	Undeveloped (approved site plan for 264 multifamily residences)
<i>South</i>	I-SF-2; County; MF-4	Undeveloped; Religious assembly; Undeveloped (approved site plan for 292 multifamily residences)
<i>East</i>	County	Agricultural
<i>West</i>	N / A	Northbound IH-35 service road and main lanes

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Blazier Elementary School      Paredes Middle School      Akins High School

NEIGHBORHOOD ORGANIZATIONS:

627 – Onion Creek Homeowners Association      742 – Austin Independent School District  
 1228 – Sierra Club, Austin Regional Group      1258 – Del Valle Community Coalition  
 1363 – SEL Texas      1528 – Bike Austin      1530 – Friends of Austin Neighborhoods  
 1616 – Neighborhood Empowerment Foundation      1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0127 – IH 35 Apartments – 12001 South IH 35 Service Road Northbound	CS-MU-CO to MF-4	To Grant MF-4	Apvd MF-4 as Commission recommended (1-31-2019).
C14-06-0191 – Fox Hill – 11421 – 11717 S IH-35 Service Road NB (87.884 acres)	I-RR to RR for Tract 1; MF-2-CO w/CO limited to 12 units per acre for Tract 2	To Grant RR-CO for Tract 1 w/CO limiting permitted improvements to drainage, underground utility improvements, hike and bike trails, etc. and MF-2-CO for Tract 2, w/CO limiting development to 12 u.p.a., and the conditions of the TIA	Apvd RR-CO for Tract 1 and MF-2-CO for Tract 2 as Commission recommended (04-19-2007).
C14-04-0044 & C14-04-0045 – Onion Creek Tracts 1 and 2 – 2510 Onion Creek Pkwy	I-RR to CR	To Grant CR-CO w/CO for list of prohibited uses	Apvd CR-CO as Commission recommended (5-6-2004).

RELATED CASES:

The flagpole access from IH 35 was annexed into the City limits on December 31, 2003 (C7a-03-001). The remainder of the property was annexed into the City limits on October 1, 2018 (C7a-2018-0001).

The flagpole portion of the rezoning area is a portion of a zoning case that was approved for RR-CO and MF-2-CO in April 19, 2007 (C14-06-0191 – Fox Hill). For the RR-CO tract, the

-CO limits improvements to drainage, underground utility improvements, hike and bike trails. For the MF-2-CO tract, the -CO limits development to 12 units per acre.

The rezoning area is an unplatted portion of an approved preliminary plan (C8-2018-0181) and there are no site plan applications filed on this property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
South IH 35 Northbound	390 feet	165 feet (w/medians)	Levels 4 & 5	No	Shared Lane	No

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the east side of IH-35 in south Austin, on an undeveloped flag lot, which is approximately 11.46 acres in size, and is not located within the boundaries of a neighborhood planning area. **The property is located one mile north of the Southside Regional Center.** Surrounding land uses includes undeveloped land to the north; to the south is a church and undeveloped land; to the east is undeveloped land; and to the west is IH-35. The proposed use is a 150 unit retirement housing complex.

**Connectivity**

There are no bike lanes, public sidewalks, or urban trails located within at least a mile of this property. The mobility and connectivity options in this area (beyond an automobile) are nonexistent.

**Imagine Austin Analysis and Conclusions**

The property is located approximately one mile north of the boundaries of the nascent ‘**Southside Regional Center**’, as identified on the Imagine Austin’s Growth Concept Map. Like many Imagine Austin Centers, this center is represented by a circle that reflects the general location where the center should be located in the future. The center’s actual boundaries would need to be clarified through a small area planning process. A Regional Center is the most urban of the three activity centers outlined in the growth concept map and are intended to be the retail, cultural, recreational, and entertainment destinations for Central Texas. These are also the places where the greatest density of people and jobs and the tallest buildings in the region will be located.

Page 107 of the IACP also states, “*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. New commercial, office, larger*

*apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.”*

The following Imagine Austin policies are also 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 P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

### **Analysis and Conclusion**

Over the last decade, a number of developers have built large multifamily residential uses (senior housing would be included in this category) along the IH-35 service road to take advantage of the easy access onto IH-35. The locations of these multifamily complexes is not ideal because of the detrimental effects relating to pollution, noise, and the lack of connectivity, which are often isolated from goods, services, jobs, recreation and educational opportunities unless their residents have a car. Public transit is also unavailable. However, this multi-family use will be located less than a mile from an identified (but not yet developed) Regional Center and provide a senior housing option.

Based on the Imagine Austin text and policies above, this project appears to only partially support the Imagine Austin Plan policies due to the lack of connectivity and mobility options in the area. It is hoped that the developer include placemaking features into this senior housing complex, such as a pocket park, shared path, and other amenities for its residents, and explore other mobility options for their future residents beyond a car or vanpool.



### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion 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. The site is in the Desired Development Zone.

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.

### 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.

### Transportation

The site is subject to the approved TIA with zoning case #C14-06-0191. This site must demonstrate compliance with the update to the Fox Hill/Cascades at Onion Creek Traffic Study dated December 21, 2018.



Water / Wastewater

FYI: 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.

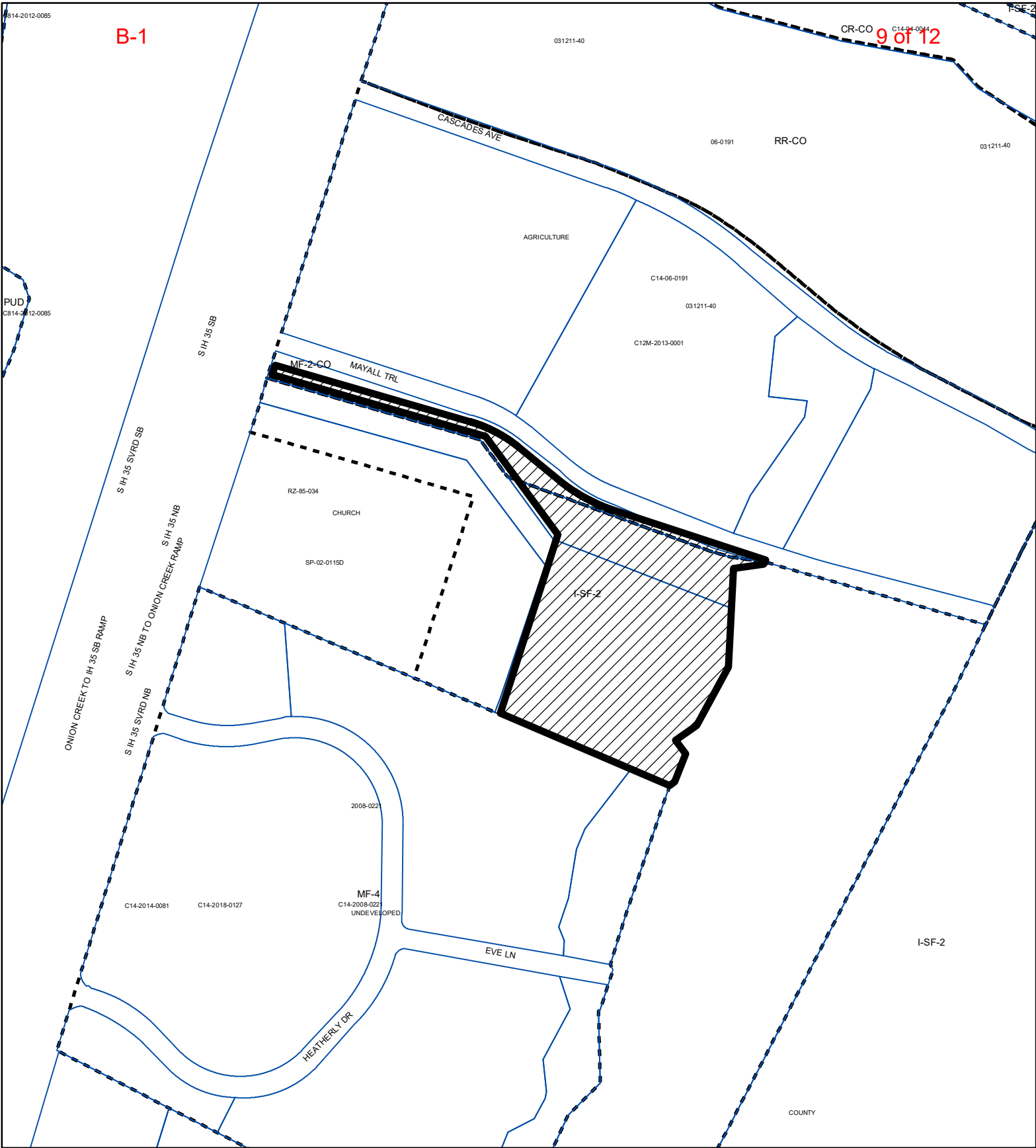
**INDEX OF EXHIBITS TO FOLLOW**

A: Zoning Map

A-1: Aerial Map

B: Related Recorded Plat





B-1

CR-CO 9 of 12

031211-40

06-0191

RR-CO

031211-40

AGRICULTURE

C14-06-0191

031211-40

C12M-2013-0001

MF-2-CO

MAYALL TRL

RZ-85-034

CHURCH

SP-02-0115D

I-SF-2

2008-022

C14-2014-0081

C14-2018-0127

MF-4

C14-2008-0221  
UNDEVELOPED

EVE LN

I-SF-2

COUNTY



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2020-0053

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

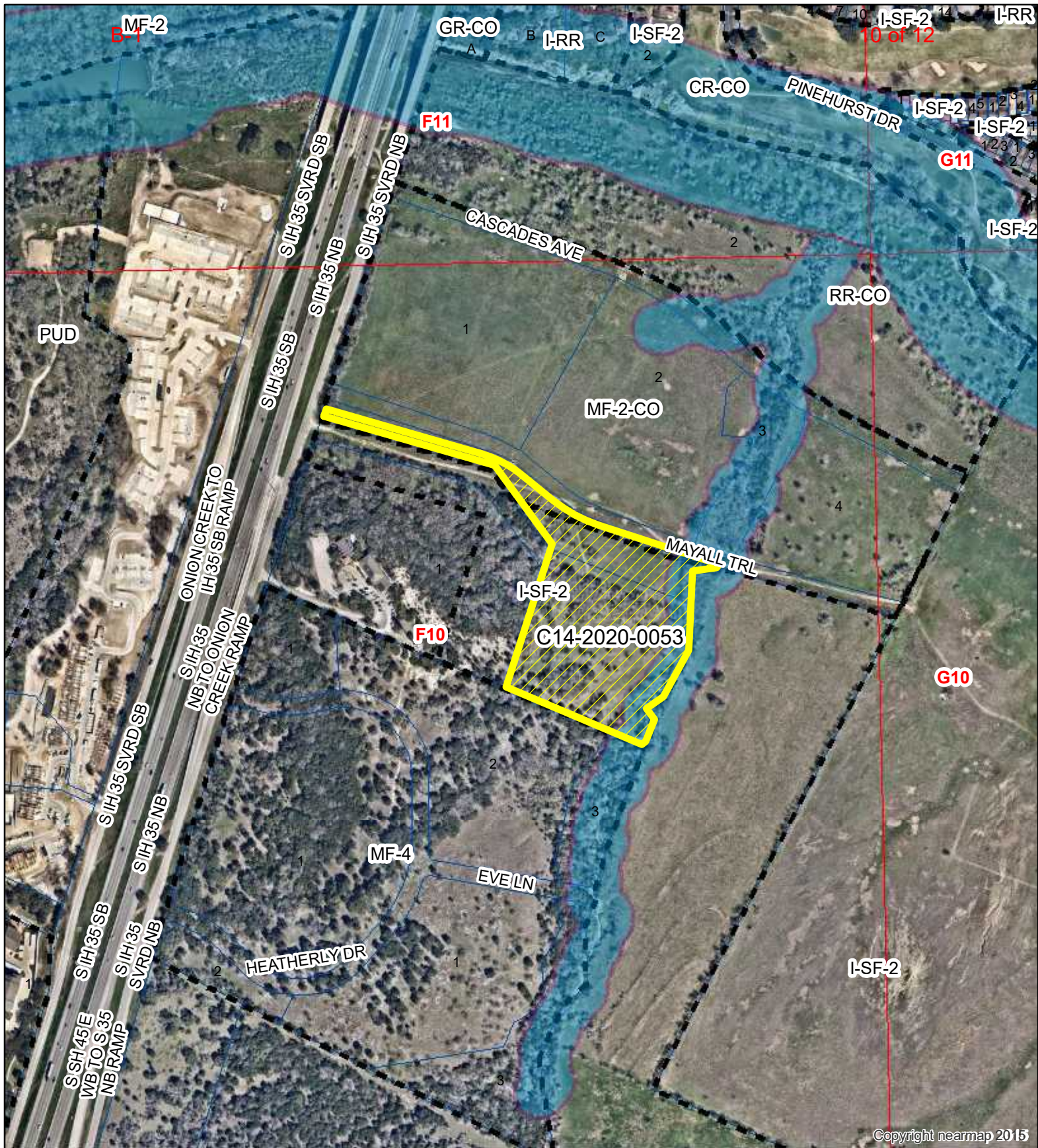
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1" = 400'





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### Cascades - Hilltop

### Exhibit A - 1

ZONING CASE#: C14-2020-0053  
 LOCATION: 11601-11811 S IH-35 Service Road NB  
 SUBJECT AREA: 11.46 Acres  
 GRID: F10  
 MANAGER: Wendy Rhoades



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### LEGEND

