

AUSTIN CITY COUNCIL

AGENDA



Thursday, February 15, 2007

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Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action) RECOMMENDATION FOR COUNCIL ACTION

ITEM No. 56

Subject: C14-06-0191 - Fox Hill - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 11421-11717 South IH-35 Service Road Northbound (Onion Creek Watershed) from interim-rural residence (I-RR) district zoning to rural residence-conditional overlay (RR-CO) combining district zoning for Tract 1 and multi-family residence-low density-conditional overlay (MF-2-CO) combining district zoning for Tract 2. Staff Recommendation. To grant rural residence (RR) district zoning for Tract 1 and multi-family residence-low density-conditional overlay (MF-2-CO) combining district zoning for Tract 2 with conditions. Zoning and Platting Commission Recommendation. To grant rural residence (RR) district zoning for Tract 1 and multi-family residence-low density-conditional overlay (MF-2-CO) combining district zoning for Tract 2 with conditions. Applicant: Onion Associates, Ltd (Bruce T. Morrison). Agent: Vaughn & Associates, Ltd (Rick Vaughn). City Staff: Wendy Walsh, 974-7719

Additional Backup Material

(click to open)

Staff Report

For More Information:

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0191

Z.A.P. DATE: January 23, 2007

ADDRESS: 11421 – 11717 South IH-35 Service Road Northbound

OWNER: Onion Associates, Ltd.
(Bruce T. Morrison)

AGENT: Vaughn & Associates, Ltd.
(Rick Vaughn)

ZONING FROM: I-RR **TO:** RR for Tract 1 (39.371 acres); **AREA:** 87.884 acres
MF-2-CO for Tract 2 (48.513 acres)

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant rural residence (RR) district zoning for Tract 1 and multi-family residence low density – conditional overlay (MF-2-CO) combining district zoning for Tract 2. The Conditional Overlay limits the density to 12 units per acre

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 18, 2007, as provided in Attachment A.

ZONING & PLATTING COMMISSION RECOMMENDATION:

January 23, 2007: *APPROVED STAFF'S RECOMMENDATION OF RR FOR TRACT 1; MF-2-CO FOR TRACT 2; WITH CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS, WITH AN ADDITIONAL CONDITIONAL OVERLAY OR RESTRICTIVE COVENANT THAT TRACT 1 REMAIN UNDEVELOPED WITH THE EXCEPTION OF CIVIC USES THAT ARE COMPLEMENTARY TO ONION CREEK.*

[J MARTINEZ, S HALE 2ND] (8-0) J PINNELLI – ILL

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

DEPARTMENT COMMENTS:

The subject property is used for agricultural purposes, zoned interim – rural residence (I-RR, upon its annexation into the City limits) and takes access to the northbound IH-35 frontage road. Onion Creek extends through the northern portion of this property and borders on the Onion Creek subdivision to the north (townhomes – I-SF-2 and the golf course – CR-CO). The south property line also forms a segment of the City limit line, and there is a church and undeveloped land to the south and agricultural land to the east (County). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View)

The Applicant proposes to create two zoning tracts. Tract 1 is proposed for rural residence (RR) zoning as it contains Onion Creek and Tract 2 is proposed for multi-family residence low density – conditional overlay (MF-2) with the Applicant’s proposed density limit of 12 units per acre. Rural residence zoning is an appropriate district for Onion Creek and its 100-year floodplain and MF-2 zoning is an appropriate residential district and density along the IH-35 northbound frontage road, in proximity to a residential subdivision, and is consistent with a similarly situated multi-family residential development directly on the north side of the Onion Creek subdivision.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	100-year flood plain, Agricultural
<i>North</i>	I-RR, I-SF-2; CR-CO	Townhomes; Onion Creek Golf Course
<i>South</i>	County	Religious assembly; Agricultural
<i>East</i>	County	Agricultural
<i>West</i>	N/A	Northbound frontage road and main lanes of IH-35

AREA STUDY: N / A

TIA: Is required – Please refer to Attachment A

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

300 – Terrell Lane Interceptor Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District

SCHOOLS:

Menchaca Elementary School Paredes Middle School Charles Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0101 – Onion Creek Commercial	I-SF-2 to GR	To Grant LR-CO with CO for 2,000 trips	Approved LR-CO as Commission recommended (9-1- 05).
C14-04-0178 – Monroe	I-SF-2 to LR	To Grant LR-CO with the CO prohibiting drive-in services	Approved LR-CO (1- 13-05).

C14-04-0111 – UTOTEM Rockbay	I-RR to GR	To Grant GR-CO with CO for a list of prohibited uses and 2,000 trips	Approved GR-CO as recommended by the ZAP (10-7-04)
C14-04-0074 – Onion Creek Commercial	I-RR to GR for Tract 1, CS-1 for Tract 2 and SF-6 for Tract 3	To Grant GR-CO for Tract 1, CS-1-CO for Tract 2 with the CO for a list of prohibited uses, and SF-6 for Tract 3 with a Restrictive Covenant for the TIA memo	Approved GR-CO for Tract 1, CS-1-CO for Tract 2 and SF-6 for Tract 3, a Restrictive Covenant for the TIA memo, as Commission recommended (9-30- 04).
C14-04-0044 & C14-04-0045 – Onion Creek Tracts 1 and 2	I-RR to CR	To Grant CR-CO with CO for list of prohibited uses	Approved CR-CO as recommended by Commission (5-6-04).
C14-04-0020 – Double Creek Phase 2, Tracts 1 and 2	I-RR (Upon Annexation) to CS-MU for Tract 1; MF-3 for Tract 2	To Grant CS-MU-CO with the CO for a list of prohibited uses for Tract 1; MF-2 for Tract 2 with conditions of the TIA memo	Approved CS-MU- CO; MF-2 as recommended by Commission with a Restrictive Covenant for the TIA memo (5- 6-04)

RELATED CASES:

This property was annexed into the Full-Purpose Jurisdiction on December 31, 2003.

ABUTTING STREETS:

STREET	RIGHT- OF- WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
IH-35	Varies, 300-400 feet	Varies	6 lane Freeway	115,000 (2000)

- IH-35 is classified in the Bicycle Plan as a Priority 2 bike route.
- Capital Metro bus service is not available within 1/4 mile of this property.

CITY COUNCIL DATE: February 15, 2007

ACTION:

ORDINANCE READINGS: 1st

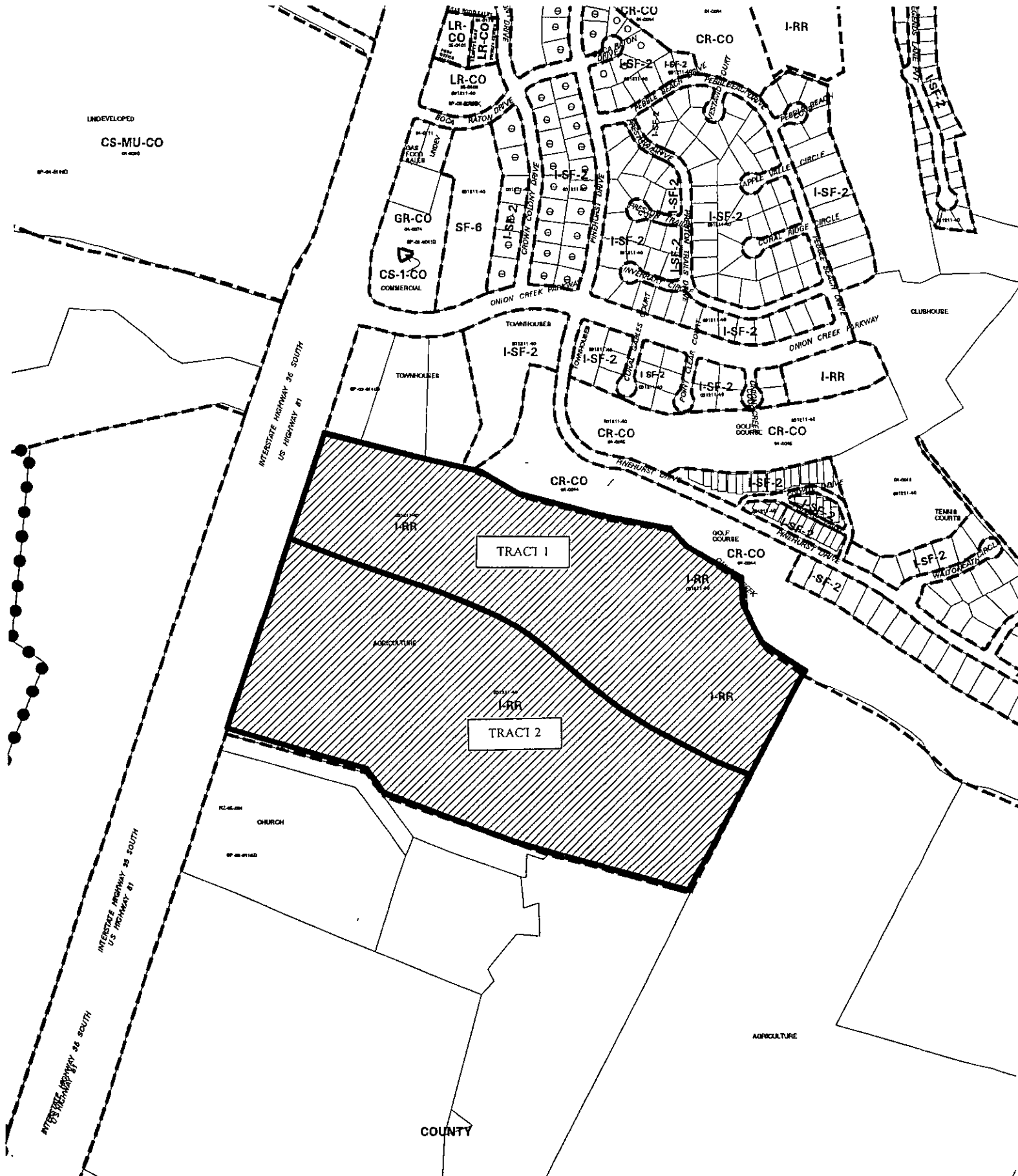
2nd





3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail. wendy walsh@ci.austin tx.us

PHONE: 974-7719



 1" = 600'	SUBJECT TRACT		ZONING EXHIBIT A CASE #: C14-06-0191 ADDRESS: 11421-11717 S IH 35 SV RD NB SUBJECT AREA (acres): 87.884	DATE: 07-01 INTLS: SM	CITY GRID REFERENCE NUMBER F11
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W.WALSH				



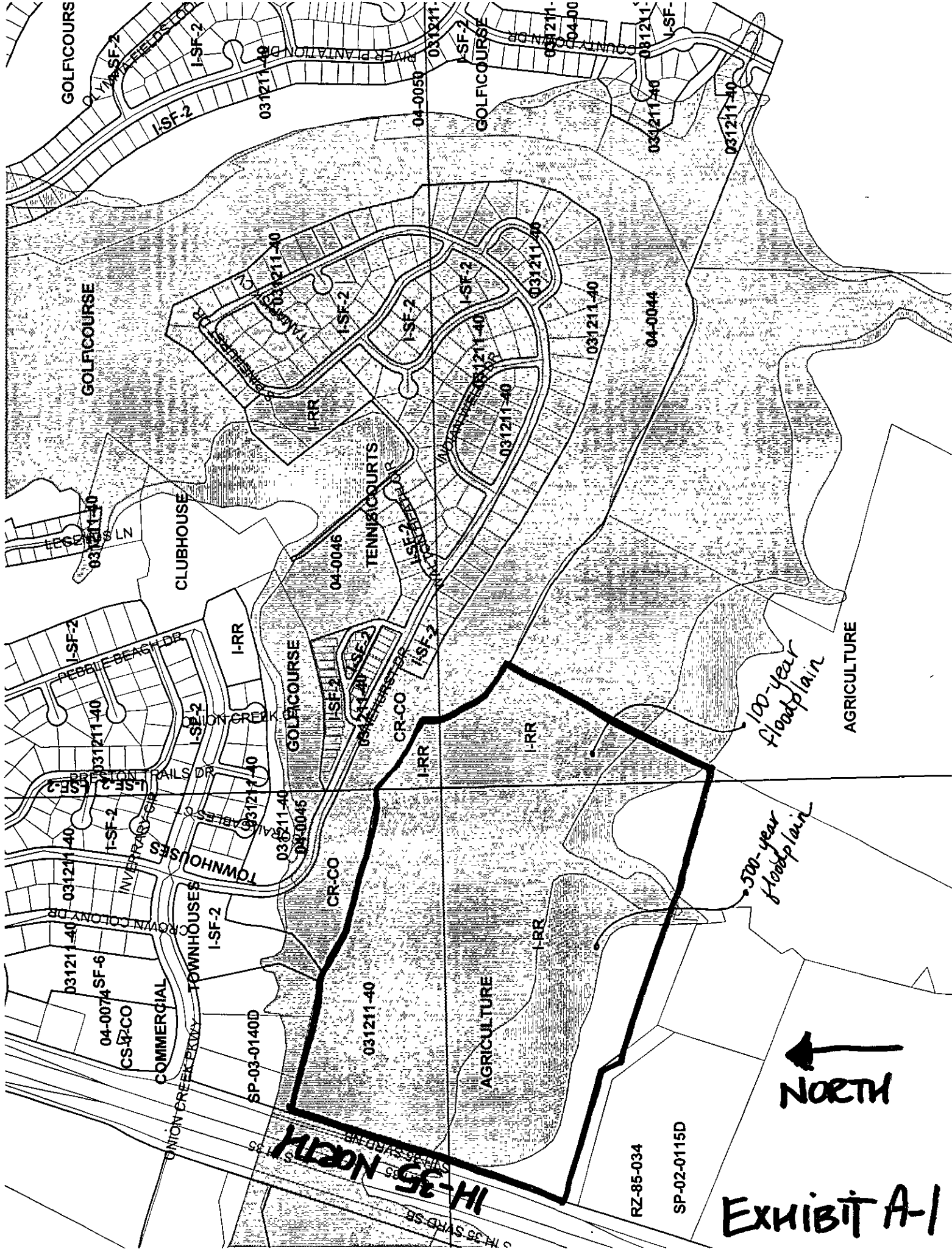


EXHIBIT A-1



Date: January 25, 2007
To: Wendy Walsh, Case Manager
CC: John Hickman, John F. Hickman and Associates
Carol Barnes, COA Fiscal Officer
Reference: Fox Hill TIA ~ C14-06-0191

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Fox Hill, dated August 2006, prepared by John Hickman, John F. Hickman and Associates, and offers the following comments:

TRIP GENERATION

Fox Hill development is located in southeast Austin along the east side of IH-35 just south of Onion Creek Parkway.

The property is currently undeveloped and is zoned Interim Rural Residence (I-RR). The applicant has requested a zoning change to Rural Residence (RR), and Multi-Family (MF-2). The estimated completion of the project is expected in two phases with the first phase being complete in 2009 and the second phase being complete in the year 2016.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the hospital expansion will generate approximately 8,493 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Trip Generation				
LAND USE	Size (du)	ADT	AM Peak	PM Peak
Single Family *	467	4,292	336	429
Multi Family	624	4,201	316	395
TOTAL		8,493	652	824

* (area not included in rezoning but assumed in TIA)

ASSUMPTIONS

1. Traffic growth rates provided by the City of Austin were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	6.5%

2. In addition to these growth rates, background traffic volumes for 2005 included estimated traffic volumes for the following projects:

SP-02-0005D Terrace at Onion Creek
SP-02-0115D St. Alban's Episcopal Church Expansion
SP-04-0168D Double Creek Village
SP-06-0135C Colonial Grand at Onion Creek

ATTACHMENT A

3. No reductions were taken for pass-by, internal capture or transit.

EXISTING AND PLANNED ROADWAYS

IH-35 – This roadway is classified as a freeway and carried approximately 113,160 vehicles per day in 2002. IH-35 is in the Bicycle Plan as a priority 2 route.

Onion Creek Parkway – This roadway is classified as a collector roadway and carried approximately 2,880 vehicles per day in 2002.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 6 intersections, 2 of which are or will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 3. Level of Service						
Intersection	2006 Existing		2009 Site + Forecasted		2016 Site + Forecasted	
	AM	PM	AM	PM	AM	PM
IH-35 EFR @ Onion Creek Parkway*	A	A	A	B	B	B
IH-35 WFR @ Onion Creek Parkway*	A	A	A	B	A	B
IH-35 @ Antone Blue			C	B	C	B
Antone Blue @ Multi Family Lot 1			C	C	C	C
Antone Blue @ Multi Family Lot 2			B	B	B	B
Antone Blue @ Multi Family Lot 4			B	B	B	B

* = SIGNALIZED

RECOMMENDATIONS

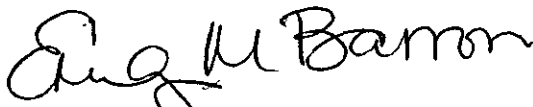
- 1) Prior to 3rd reading at City Council, fiscal is required to be posted or a phasing agreement completed for the following improvements:

Intersection	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
IH-35 @ Onion Creek Parkway	Signal*	\$140,020	23.63%	\$33,083

*A signal will only be installed once warrants are met as determined by DPWT-Signals

- 2) A northbound right-turn lane is required to be constructed, if approved by TXDOT, at the intersection of IH-35 and Antone Blue at the time Antone Blue is constructed.
- 3) Approval from TXDOT is required prior to scheduling the case for City Council.
- 4) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2788.



Emily M. Barron
Sr. Planner – Transportation Review Staff
Watershed Protection and Development Review

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant rural residence (RR) district zoning for Tract 1 and multi-family residence low density – conditional overlay (MF-2-CO) combining district zoning for Tract 2. The Conditional Overlay limits the density to 12 units per acre.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 18, 2007, as provided in Attachment A.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

For Tract 1: The RR, Rural Residence district is intended as an area for very low density residential use, with a minimum lot size of one acre. This district is appropriate for selected locations where rural characteristics are desired, or where terrain or public service capacities necessitate very low densities.

For Tract 2: The MF-2, Multi-Family Residence district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate given its location near supporting transportation and commercial facilities.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Rural residence zoning is an appropriate district for Onion Creek and its 100-year floodplain and MF-2 zoning is an appropriate residential district and density along the IH-35 northbound frontage road, in proximity to a residential subdivision, and is consistent with a similarly situated multi-family residential development directly on the north side of the Onion Creek subdivision.

EXISTING CONDITIONS**Site Characteristics**

The subject property is in agricultural use and slopes towards the north, toward Onion Creek which extends through Tract 1.

Impervious Cover

The maximum impervious cover allowed by the RR zoning district is 25%, based on the more restrictive zoning regulations and 60% for the MF-2 district, a consistent figure between the zoning and watershed regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development 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. 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 Net Site Area</i>	<i>% 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 flood plain maps, there is a floodplain within the project boundary. Offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone

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 existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142] Comments are provided in Attachment A

Water and Wastewater

The subject tract is within the Creedmoor-Maha Water Supply Corporation CCN and water utility service must be obtained from the Creedmoor-Maha Water Supply Corporation. The

landowner must provide written evidence that Creedmoor Maha Water Supply Corporation will provide domestic water service and fire protection in accordance with the City of Austin utility design criteria, per the requirements defined by the Austin Fire Department, and per the City of Austin fire code. The City should not approve the subject case until the landowner has provided the written evidence

Currently, there is no City of Austin wastewater main at the site and the landowner does not have a City of Austin wastewater utility service commitment. In order to obtain City of Austin wastewater utility service, the landowner must obtain City approval of a Service Extension Request. The City should not approve the subject application until the landowner has obtained City approval of a Service Extension, the landowner has a City wastewater service commitment, and the required wastewater offsite main extension, system upgrades, and utility improvements are defined.

The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the City review of the Service Extension Request. The landowner, at his own expense, will be responsible for providing the wastewater utility improvements, offsite main extension, and system upgrades. Also, the landowner must pay all associated City fees

All water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The water and wastewater utility construction must be inspected by the City. The landowner must pay the City inspection fee with the utility system construction

The landowner, at his own expense, will be responsible for providing the City required onsite easements and all required offsite easements for City utility service. The easements must be for locations defined by the Austin Water Utility and must be in a form approved by the City.

Compatibility Standards

Neither the RR nor the MF-2 zoning districts would trigger the application of compatibility standards to adjacent properties.