ZONING CHANGE REVIEW SHEET

CASE: C14-06-0215B – Springfield 14 **Z.A.P. DATE:** August 21, 2007
September 4, 2007

ADDRESS: West side of Jane's Ranch Road

OWNER: RKS Texas Investments, L.P.
(Rick Sheldon)

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: LO **TO:** MF-3 **AREA:** 0.132 acres (5,750 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant multifamily residence medium density (MF-3) district zoning.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated July 11, 2007, as provided in Attachment A.

ZONING & PLATTING COMMISSION RECOMMENDATION:

August 21, 2007: *APPROVED A POSTPONEMENT REQUEST TO 09/04/07 (APPLICANT)*
[J. MARTINEZ, S. HALE – 2ND] (7-0) K. JACKSON – ABSENT

September 4, 2007: *APPROVED MF-3 DISTRICT ZONING WITH CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS; BY CONSENT.*

**STAFF READ INTO THE RECORD THAT TWO OF THE RECOMMENDATIONS OF THE T.I.A ARE MODIFIED SO THAT FISCAL POSTING MUST OCCUR PRIOR TO APPROVAL OF THE FIRST SITE PLAN AND THAT THE PRO-RATA SHARE OF TRAFFIC IMPROVEMENTS IS STILL BEING DISCUSSED BETWEEN STAFF AND THE APPLICANT; AND AGREEMENTS WILL BE REACHED BEFORE THE CASES REACH CITY COUNCIL.*
[J. MARTINEZ, S. HALE – 2ND] (8-0)

ISSUES:

Staff has determined that due to the limited size of the rezoning area, the traffic generation of this site is not significant enough to be included in the Restrictive Covenant. The Restrictive Covenant will cover C14-06-0215A, C14-06-0215C and C14-06-0215D.

DEPARTMENT COMMENTS:

The subject property is an unplatted, undeveloped tract located the west side of Jane's Ranch Road and is zoned limited office (LO) district. With the exception of the Hillcrest Elementary School on the east side of Jane's Ranch Road, the surrounding area is undeveloped. Single family residential neighborhoods within the Springfield subdivision and the Marble Creek greenbelt are located further west. Please refer to Exhibits A (Vicinity Map), A-1 (Zoning Map) and A-2 (Aerial View).

The Applicant has submitted four rezoning applications within the eastern portion of the Springfield development in order to relocate the boundaries of multifamily residence zoning so that it can be developed in combination with existing MF zoned areas and move the commercial component to the intersection of William Cannon and McKinney Falls Parkway. The Traffic Impact Analysis that accompanies the four rezoning applications projects a maximum of 273 apartment units and a total of 500,000 square feet of retail uses.

Staff supports the Applicant's request for MF-3 and GR-MU zonings as it remains consistent with the intended uses in the Springfield development; multifamily development will increase the range of housing choices in this area, and commercial zoning will facilitate the provision of goods and services to the surrounding residential neighborhoods. For the two tracts proposed for GR-MU district zoning, the Staff is recommending a Conditional Overlay that prohibits automotive repair, automotive washing, drop-off recycling collection facility and exterminating services, consistent with Del Valle ISD policy for rezoning requests adjacent to elementary schools.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO	Undeveloped
North	MF-3	Undeveloped
South	MF-3	Undeveloped
East	LO	Hillcrest Elementary School
West	MF-3	Undeveloped

AREA STUDY: N / A

TIA: Is required – Please refer to Attachment A

WATERSHED: Marble Creek

DESIRED DEVELOPMENT ZONE: Yes

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods (SCAN)
428 – Barton Springs / Edwards Aquifer Conservation District
511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association
743 – Southeast Austin Trails & Greenbelt Alliance
774 – Del Valle Independent School District

This property is served by the Del Valle Independent School District.

CASE HISTORIES:

There are no recent case histories in the vicinity.

RELATED CASES:

The subject rezoning is one of four cases proposed for multi-family and commercial zoning located west of the intersection of William Cannon Drive and McKinney Falls Parkway (C14-06-0215A-D). The original zoning case for the Springfield development included single family residential, multifamily, commercial, and warehouse / limited office zonings on 21 tracts and was approved on July 30, 1987 (C14-86-301RC). The Restrictive Covenant attached to the 1986 zoning case limited residential density for the MF tracts and floor-to-area ratio (FAR) for the commercial tracts. Hence, the property owner may elect to file an amendment to revise those conditions in the future.

There are no pending subdivision or site plan applications on the subject property.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	SIDEWALKS
East William Cannon Drive	120 feet	Approximately 50 feet	Six-lane divided Major Arterial	Yes	Yes, along the north side; No along the south side
McKinney Falls Parkway	70 feet	Approximately 55 feet	Four-lane Major Arterial between Onion Creek to William Cannon; Two-lane undivided roadway south of William Cannon	Yes	No
Jane's Ranch Road	70 feet	Approximately 45 feet	Collector	No	Yes

CITY COUNCIL DATE: January 17, 2008

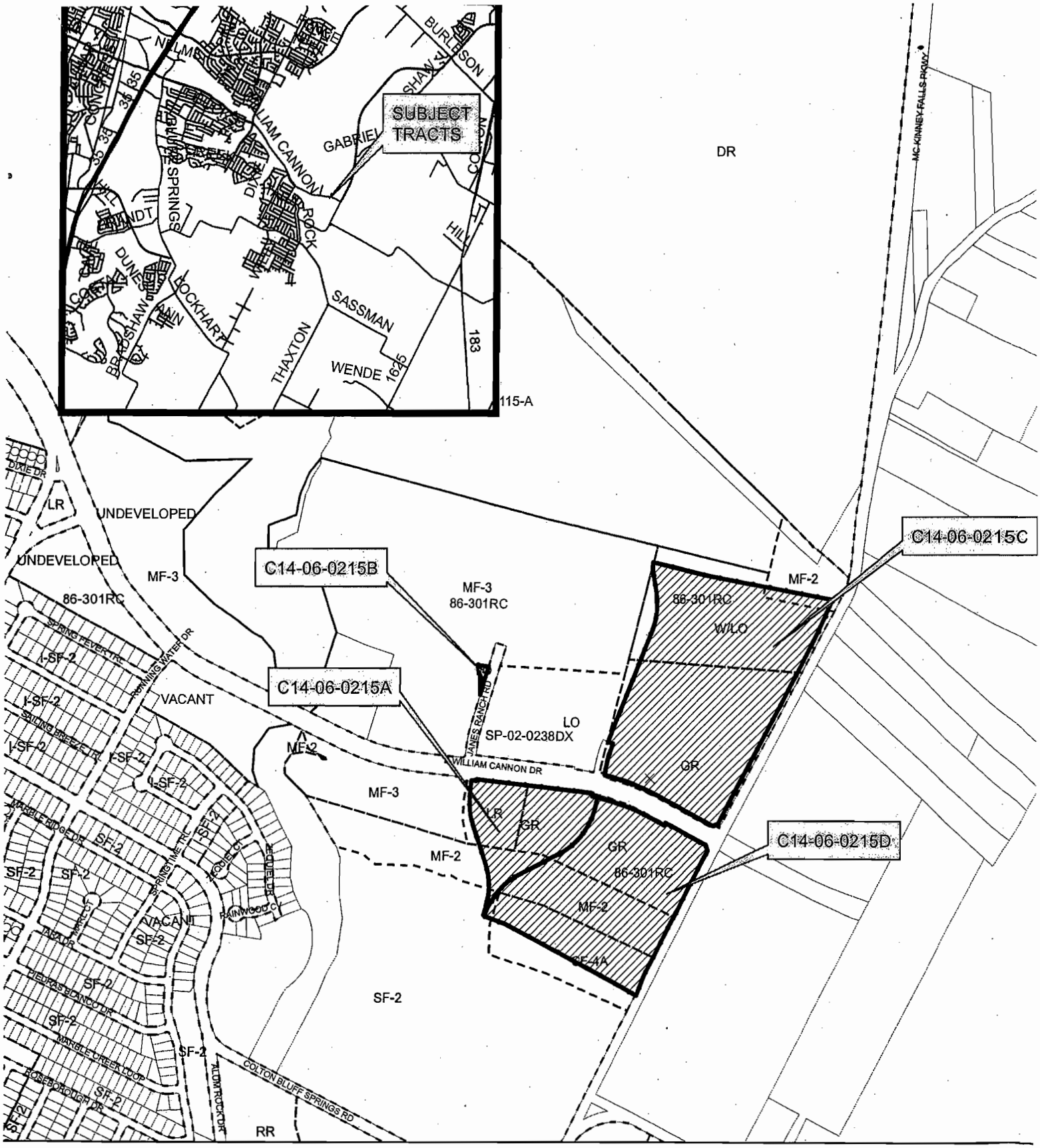
ACTION: Approved a Postponement Request by the Applicant to January 31, 2008 (7-0).

January 31, 2008

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 974-7719
e-mail: wendy.rhoades@ci.austin.tx.us



ZONING

EXHIBIT A

N

Subject Tract

Zoning Boundary

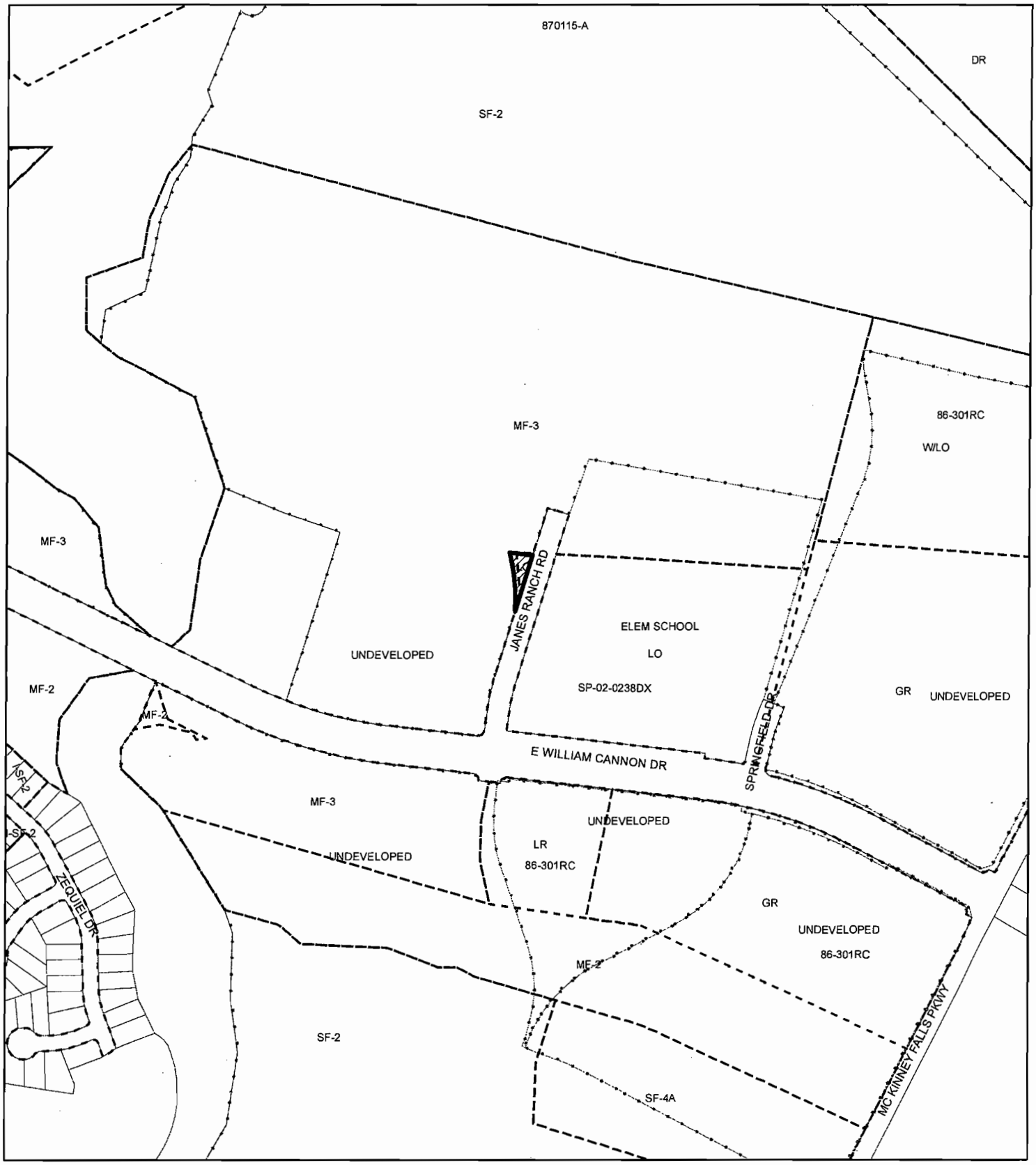
Pending Cases

1" = 800' OPERATOR: SM

ZONING CASE#: C14-06-0215A-D
ADDRESS: E WILLIAM CANNON DR & MCKINNEY FALS PKWY
SUBJECT AREA: 60.752 ACRES
GRID: J13 & K13
MANAGER: W. WALSH

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN
FOUNDED 1839



ZONING

EXHIBIT A-1

N

SUBJECT TRACT

ZONING BOUNDARY

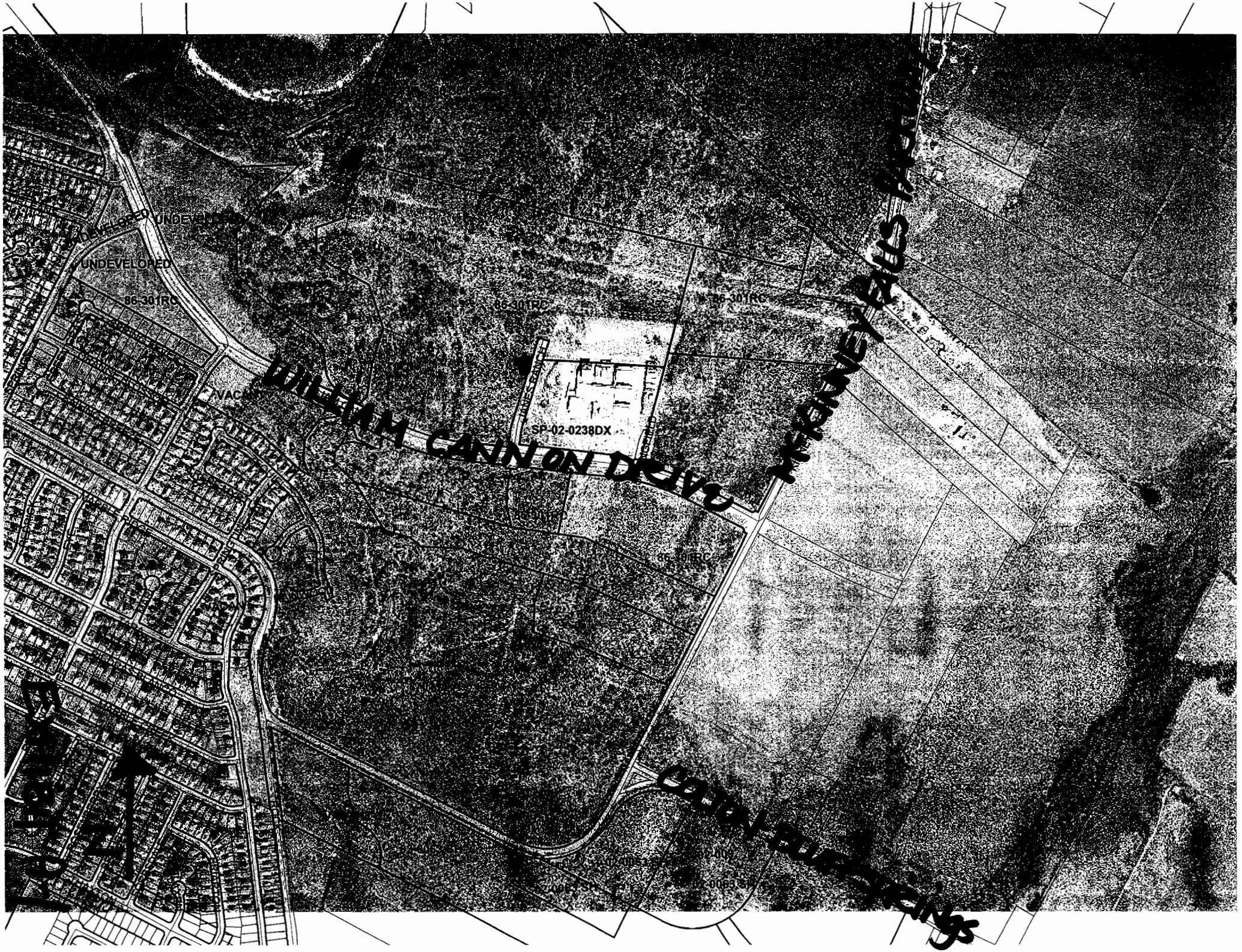
PENDING CASE

ZONING CASE#:	C14-06-0215B
ADDRESS:	WEST SIDE OF JANES RANCH RD
SUBJECT AREA:	0.132 ACRES
GRID:	J13 K13
MANAGER:	W. RHOADES

OPERATOR: S. MEEKS

1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
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UNDEVELOPED
UNDEVELOPED
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86-301RC
86-301RC
VACANT
SP-02-0238DX
WILLIAM CANNON DRIVE
WILLIAM CANNON DRIVE
SOUTH 1ST
CASEY-FUQUA

Date: July 11, 2007 (Updated November 29, 2007)

To: Wendy Walsh, Case Manager

CC: Robert Halls, Robert J. Halls and Associates

Reference: Springfield-Sheldon TIA, C14-06-0215A-D

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) for the Springfield-Sheldon Tract, dated April 27, 2007, prepared by Robert Halls of Robert J. Halls and Associates, and offers the following comments:

This Springfield-Sheldon TIA covers four tracts of land totally 60.752 acres. The site is located in southeast Austin near William Cannon Drive and McKinney Falls Parkway.

The property is currently undeveloped. The applicant has requested a zoning change to Multi-Family Residence (MF-3), and Community Commercial-Mixed Use (GR-MU). The estimated completion of the project is expected in the year 2014.

TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 26,410 unadjusted average daily trips (ADT).

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

Table 1. Trip Generation

			AM Peak		PM Peak	
LAND USE	**Size**	**ADT**	**Enter**	**Exit**	**Enter**	**Exit**
Apartments	273DU	1,767	26	98	105	57
Retail	212,750SF	8,651	117	75	337	365
Retail	288,838SF	10,909	145	93	428	464
Total		**21,327**	**288**	**266**	**870**	**886**

ASSUMPTIONS

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

Table 2. Growth Rates per Year

Roadway Segment	**%**
William Cannon Drive, McKinney Falls Parkway, S. Pleasant Valley Road, Thaxton Road	3%
Colton-Bluff Springs Road	2.5%
All Other Roadways	2%

ATTACHMENT A

2. In addition to these growth rates, background traffic volumes for 2004 included estimated traffic volumes for the following projects:
    - McKinney Falls East Addition
    - KB Sheldon 230 Preliminary Plan
    - Springfield-Sheldon Out Parcels

3. Reductions were taken for pass-by for the following uses:

Table 3. Summary of Pass-By Reductions		
Land Use	Pass-By Reductions %	
	AM	PM
Retail	19-21%	29-31%

4. No reductions were taken for internal capture or transit use.

EXISTING AND PLANNED ROADWAYS

William Cannon Drive – William Cannon Drive bisects the site. This roadway is classified as a six-lane divided major arterial between Manchaca Road and Pleasant Valley. The Austin Metropolitan Area Transportation Plan (AMATP) classifies William Cannon from Pleasant Valley to McKinney Falls Parkway, as a six-lane divided major arterial by 2025. This roadway is included in the Bicycle Plan.

McKinney Falls Parkway – This roadway forms the eastern border of the site and is classified as a four-lane divided major arterial from Onion Creek to William Cannon Drive. South of William Cannon, this roadway becomes a two-lane undivided roadway. The AMATP calls for a four-lane major divided arterial from Onion Creek to Colton-Bluff Springs Road by year 2025. This roadway is included in the Bicycle Plan.

South Pleasant Valley Road – This roadway is located west of the subject site and is classified as a four-lane major divided arterial at its intersection with William Cannon Drive. This roadway is included in the Bicycle Plan.

Colton-Bluff Springs Road – This roadway is currently constructed as a two-lane collector roadway. As part of this analysis, Colton-Bluff Springs Road is proposed to be upgraded to a four-lane collector at its intersection with William Cannon Drive.

Thaxton Road – Thaxton Road is located south of the site and is currently a two-lane collector roadway. The TIA assumes the upgrade of Thaxton Road to a four-lane divided roadway by 2014, build-out of the site.

Salt Springs Drive – Salt Springs Drive is located west of the proposed development and is currently constructed as a two-lane collector.

Running Water Drive – This roadway is currently constructed as a two-lane collector roadway south of William Cannon Drive.

Jane's Ranch Drive - This roadway is currently constructed as a collector roadway with 70 feet of right-of-way and provides access to Hillcrest Elementary School.

Springfield Drive - Springfield Drive is a collector roadway located north of William Cannon Drive. It has 70 feet of right-of-way and currently provides access to Hillcrest Elementary School.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 14 intersections, of which 4 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 4. Level of Service

Intersection		2004 Existing		2014 Site + Forecasted	
		AM	PM	AM	PM
McKinney Falls Parkway and William Cannon Drive*		B	B	B	C
Springfield Drive and William Cannon Drive*		B	B	A	C
Jane's Ranch Drive and William Cannon Drive	Eastbound Left	A	A	A	B
	SB Shared Left and Right	D	C		
	Southbound Left			D	D
	Southbound Right			B	B
	Westbound Left			A	A
	Northbound Left			C	D
	NB Shared Thru and Right			B	B
Running Water Drive and William Cannon Drive	Westbound Left	A	A	A	B
	Northbound Left	F	D	F[1]	F[1]
	Northbound Right	B	B	B	B
Salt Springs Drive and William Cannon Drive*		C	B	B	C
South Pleasant Valley Drive and William Cannon Drive*		C	D	D	C
McKinney Falls Parkway and Colton-Bluff Springs	SB Shared Left and Thru	A	A	A	A
	WB Shared Left and Right	C	B		
	WB Shared Left and Thru			C	E[2]
	Westbound Right			C	A
	Eastbound Left			D	E[2]
	EB Shared Thru and Right			C	D
	NB Shared Left and Thru			A	A
Salt Springs Drive and Thaxton Road		B	B	B	C
Springfield Drive and Driveway 11-A				A	A
William Cannon Drive and Driveway 11-B				B	B
McKinney Falls Parkway and Driveway 11-C				A	B
Springfield Drive and Driveway 12-A				A	B
William Cannon Drive and Driveway 12-B				B	B
McKinney Falls Parkway and Driveway 12-C				B	D

*SIGNALIZED

[1] FAILING LEVEL OF SERVICE DUE TO LARGE TRAFFIC VOLUMES ON WILLIAM CANNON DRIVE. A SIGNAL WOULD IMPROVE THE LEVEL OF SERVICE, BUT ONE IS NOT WARRENTED BASED UPON TRAFFIC VOLUMES ON RUNNING WATER DRIVE.

[2] FAILING LEVEL OF SERVICE DUE TO LARGE TRAFFIC VOLUMES ON MCKINNEY FALLS PARKWAY. A SIGNAL WOULD IMPROVE THE LEVEL OF SERVICE, BUT ONE IS NOT WARRENTED BASED UPON FUTURE TRAFFIC VOLUMES.

RECOMMENDATIONS

1) Prior to first site plan approval, fiscal is required to be posted for the following improvements:

Intersection	Improvement	Pro Rata Share
McKinney Falls at William Cannon	Restripe EB shoulder to allow for 2 Left turn lanes and 1 right turn lane	19.4%
	Restripe northern side of EB leg to allow 2 thru lanes	21.3%
Springfield Drive at William Cannon	Install Signal	45.3%
	Restripe WB leg to accommodate 1 left, 2 thru lanes and 1 right	22.4%
	Restripe EB leg to accommodate I left, I thru, and one shared thru/right lane	46%
	Restripe SB leg for 1 left and one shared thru and right	81.8%
Running Water Dr at William Cannon	Restripe EB leg to accommodate 1 u-turn, 2 thru lanes and 1 shared thru/right lane	27.8%
	Widen WB leg to accommodate 3 thru lanes and 1 left turn lane	15.8%
Salt Springs Drive at William Cannon	Restripe WB leg to accommodate 1 left and 2 thru lanes	15.8%
Jane's Ranch Road at William Cannon	Restripe WB leg to accommodate 1 shared thru and right, 2 thru lanes and 1 left lane	13.3%
	Restripe shoulder on north side of EB leg to accommodated 3 thru lanes	13.6%
	Add an EB thru lane	17.9%
	Restripe EB leg to accommodate 1 left, 2 thru lanes and 1 shared thru and right turn lane	18.5%
Pleasant Valley at William Cannon	Add EB thru lane	17.9%
	Restripe EB leg to accommodate 2 lefts, 2 thru lanes and 1 right turn lane	12.5%
McKinney Falls at Colton Bluff Springs Rd	Construct 4-lane collector on EB leg	100%
	Add WB right turn lane	24.7%
	Restripe WB leg to accommodate 1 shared thru/left lane	25.6%
	Widen NB leg to accommodate shared left and thru, 1 thru lane and 1 right turn lane	4.2%
	Add SB right turn lane	10%
Thaxton Road at Salt Springs Rd	Widen Thaxton Road to 4 lanes with 4-way stop	3.8%
	Add WB right turn lane	3.6%

2) Final approval from DPWT ~ Signals is required prior to 1st Reading.

3) Two copies of the final TIA must be submitted prior to 3rd Reading at 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 974-3428.

Amber Mitchell
Sr. Planner ~ Transportation Review Staff
Watershed Protection and Development Review

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant multifamily residence medium density (MF-3) district zoning.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated July 11, 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.

The MF-3, Multifamily Residence (Medium Density) district is intended for multifamily developments with a maximum density of up to 36 units per acres located near supporting transportation and commercial facilities.

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

Staff supports the Applicant's request for MF-3 and GR-MU zonings as it remains consistent with the intended uses in the Springfield development; multifamily development will increase the range of housing choices in this area, and commercial zoning will facilitate the provision of goods and services to the surrounding residential neighborhoods. For the two tracts proposed for GR-MU district zoning, the Staff is recommending a Conditional Overlay that prohibits automotive repair, automotive washing, drop-off recycling collection facility and exterminating services, consistent with Del Valle ISD policy for rezoning requests adjacent to elementary schools.

EXISTING CONDITIONS

Site Characteristics

The subject property is undeveloped and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the **MF-3** district would be 65%, based on the more restrictive zoning 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 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:

Development Classification	*% of Net Site Area*	*% with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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 landowner intends to serve the site with City of Austin water and wastewater utility service. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades to serve each lot. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria. The water and wastewater construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

Site Plan and Compatibility Standards

The site is subject to compatibility standards. Along the south and a portion of the west property line, 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.
· 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.

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