

Late Backup

#62

City Council Meeting

August 21st, 2008

C14-2008-0115 - William Cannon - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 4808 West William Cannon Drive (Williamson Creek Watershed - Barton Springs Zone) from single-family residence-standard lot (SF-2) district zoning to neighborhood commercial-mixed use (LR-MU) combining district zoning.

City Council Meeting

August 21st, 2008

C14-2008-0115 - William Cannon Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 4806 West William Cannon Drive (Williamson Creek Watershed - Barton Springs Zone) from single-family residence-standard lot (SF-2) district zoning to neighborhood commercial-mixed use (LR-MU) combining district zoning

- **Planning Staff Recommendation:** To support SF-2 zoning and to deny neighborhood commercial-mixed use (LR-MU) combining district zoning
- **Planning Commission Recommendation:** To support SF-2 zoning and to deny neighborhood commercial-mixed use (LR-MU) combining district zoning
- **East Oak Hill Neighborhood Plan and FLUM** support SF-2 zoning and land use
- **Neighborhood Support for SF-2 Zoning and Land Use:**
 - **Westcreek Neighborhood Association**
 - **Western Oaks Neighborhood Association**
 - **Westcreek Ranch Condominiums HOA**

Petition

74.45 percent of the owners of property affected by the requested zoning change protest any change of the Land Development Code which would zone the property any classification other than SF-2






City of Austin Land Use Principles:

- City of Austin focus is on increased density on lighted major intersections rather than expansion of mid-block commercial growth
- Rezoning of this property will lend itself to “pocket” zoning and will be the next step to bring the look of Highway 183 to West William Cannon
- Any commercial/retail use of this property would require some visibility from William Cannon as well as signage
- Avoid creating undesirable precedence for other property

Adjacency

- All property within approximately 800 feet of the subject property is zoned Single Family



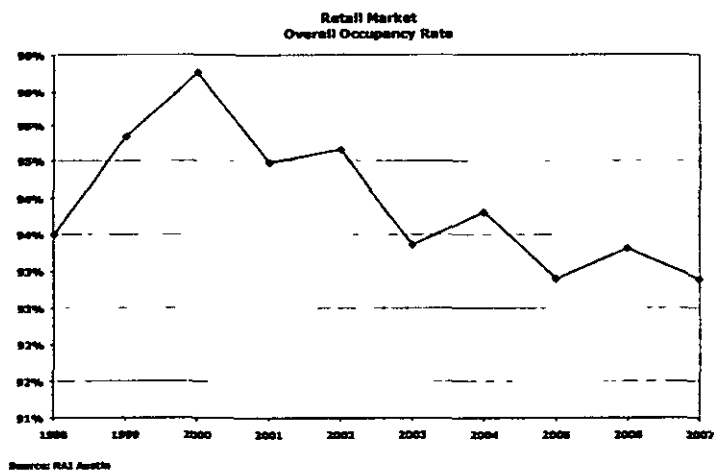
 N 0 100 FT	 SUBJECT TRACT	ZONING ZONING CASE# 01A-3994-0715	EXHIBIT A	
	 ZONING BOUNDARY	ADDRESS 4990 W WILLIAM CANNON DR		
	 PREVIOUS CASE	SUBJECT AREA 3.15 ACRES		
		CRD D76		
		MANAGER W. ROSENBERG		

Vacant Commercial Tracts

- There are vacant commercial spaces in tracts designated for retail/office use at William Cannon/Mopac and William Cannon/Brush Country. Mid-block zoning of the subject property is not warranted due to the availability of commercial property in the area.
- An NPR report on April 30, 2008 reported an estimated seven thousand U.S. retail stores will go out of business this year as a result of higher food and energy costs and retailer struggles to fend off competition

AUSTIN, TEXAS

REAL ESTATE CENTER MARKET OVERVIEW 2008



Increased Traffic on William Cannon

- The cut-through from Hwy 290 to William Cannon through the Westcreek neighborhood requires travel through an elementary school zone and will create risk to children walking in the area
- Many of the streets in Western Oaks are cul-de-sacs requiring entry and exit onto Wm Cannon. The intersections along Wm Cannon at Brush Country, One Oak, Hitching Post Circle, and at Robert Dixon will be used to gain access to any retail or commercial property.
- With a non-controlled intersection at One Oak, vehicles exiting this property to head East will create a hazardous situation on Wm Cannon at this crossover.

Environmental Concerns

- Subject property is in the:
 - Edwards Aquifer Recharge Zone
 - Williamson Creek Watershed of the Colorado River Basin
 - Barton Springs Watershed
 - Drinking Water Protection Zone
 - Critical Water Quality and Transition Zone
 - Endangered species survey area
 - 100 and 500 year floodplain

Environmental Concerns

- Williamson Creek Flood Study
 - Original Williamson Creek feasibility study was abandoned due to the estimated cost of flood and erosion control to be 17.9 million dollars
 - Increases in development could double the current level of impervious cover on Williamson Creek by 2040 exacerbating pollution, flooding and erosion.
 - An average of 90 pollution problems are reported each year in Williamson Creek with sewage as the most common problem followed by Petroleum

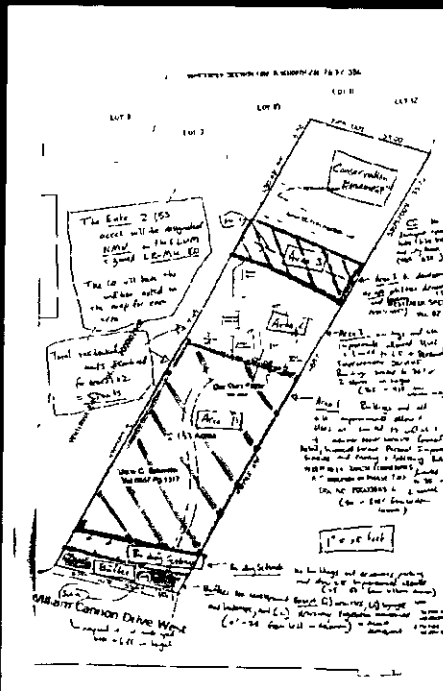
Environmental Concerns

- Residents feel very fortunate to live in a neighborhood that has maintained a rural feel amongst the fast growth in surrounding areas.



A conservation easement is a restriction landowners voluntarily place on specified uses of their property. In their last proposal, the Whitfield Company offered a conservation easement and limited development to a fence and a City of Austin Hike and Bike Trail

A conservation easement is a restriction landowners voluntarily place on specified uses of their property. In their last proposal, the Whitfield Company offered a conservation easement and limited development to a fence and a City of Austin Hike and Bike Trail





N
 SUBJECT TRACT
 ZONING CASE NO. CHALLENGE
 ADDRESS 6888 W WILLIAM CANYON DR
 SUBJECT AREA 3.18 ACRES
 CASE NO. 076
 MANAGER W. RICHARDS
 OPERATOR S. MEDER
 T-407
 Exhibit A



N
 SUBJECT TRACT
 ZONING CASE NO. CHALLENGE
 ADDRESS 6888 W WILLIAM CANYON DR
 SUBJECT AREA 3.18 ACRES
 CASE NO. 076
 MANAGER W. RICHARDS
 OPERATOR S. MEDER
 T-407
 Exhibit A

