

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0047 – 6709 Circle S Road Rezoning **Z.A.P. DATE:** June 21, 2016

ADDRESS: 6709 Circle S Road

DISTRICT AREA: 2

OWNER/APPLICANT: Pleasant Hill Baptist Church
Austin (Chris Cassell; John Ellis)

AGENT: Armbrust & Brown,
PLLC (Lynn Ann Carley)

ZONING FROM: SF-3; MF-3 **TO:** GR-MU **AREA:** 1.189 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – mixed use – conditional overlay (GR-MU-CO) combining district zoning. The conditional overlay limits the daily number of vehicle trips to 2,000.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

June 21, 2016:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area is unplatted and undeveloped, and has access on East William Cannon Drive. There is a service station with food sales, and apartments to the north (GR-MU-CO-NP), apartments to the east (MF-3), undeveloped land to the south proposed for new apartments (MF-3), and a library and a church to the west on Circle S Road (P; SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested community commercial – mixed use (GR-MU) combining district zoning in order to provide an additional access to the adjacent MF-3 zoned property to the south that is limited to a 60-foot wide frontage on Circle S Road and is proposed for new apartment development. Additional office and / or retail development may be placed along the William Cannon Drive frontage.

Staff believes the rezoning request is appropriate in terms of its location on a six-lane arterial roadway and the presence of other commercial uses on this stretch of William Cannon Drive. Commercial uses would serve the residences in proximity to this property and the MU component is consistent with the proposed apartments on the adjacent MF-3 zoned property

to the south. Therefore, Staff is able to recommend the Applicant's rezoning request as outlined above.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Undeveloped
<i>North</i>	GR-MU-CO-NP; MF-2-NP; LO-NP	Service station with food sales; Apartments;
<i>South</i>	MF-3; SF-3	Unpaved driveway, Single family residences
<i>East</i>	MF-3	Apartments (existing and proposed)
<i>West</i>	P; MF-3	Library; Church

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 646 – Circle S. Ridge Neighborhood Association
 742 – Austin Independent School District
 1173 – South Congress Combined Neighborhood Plan Contact Team
 1228 – Sierra Club, Austin Regional Group 1340 – Austin Heritage Tree Foundation
 1424 – Preservation Austin 1429 – GO! Austin/Vamos! Austin (GAVA)-78745
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1550 – Homeless Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-98-0102 – Pleasant Hill Branch Library Parking Expansion – 6701 Circle S Rd	SF-3 to P	To Grant	Apvd (10-22-1985). Also apvd a Resolution limiting parking on site to library patrons & employees only; prohibiting parking on a regular basis by other

			City Depts or their employees in the course of City business.
C14R-86-114 – Hunterwood – 409 E William Cannon Dr	LI to MF-3	To Grant	Apvd MF-3 w/attached site plan (12-18-1986).
C14-84-319 – Trisource Austin South Point Assn. – 6717 Circle S Rd	Interim “AA” First Height and Area to “A” Residence, First Height and Area, as amended	To Grant A-2, First Height and Area	Apvd MF-3 (4-25-1985).
C14-80-118 – 300-500 Blk of E William Cannon Dr	Interim “A” Residence, First Height and Area to “O” Office, First Height and Area		Apvd “O” Office, First Height and Area (12-11-1980); Amded (10-27-1983). RC requires site plan apvl by Commission and restricts density to “BB” Residence (MF-3).

RELATED CASES:

There is a subdivision in process to plat 4.333 acres, previously unplatted, to 2 lots (C8-2016-0082.0A – Pleasant Hill Subdivision). There are no related site plan applications on the subject property.

The property was annexed on May 23, 1974 (C7A-74-007).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E William Cannon Dr	115 feet	75 feet	Major Arterial, 6 Lanes	Yes	Yes	Yes, Bus Stop ID 551

CITY COUNCIL DATE: August 11, 2016

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



Created: 4/29/2016



1' = 400'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING & VICINITY

ZONING CASE#: C14-2016-0047
LOCATION: 6709 CIRCLE S RD
SUBJECT AREA: 1.189 ACRES
MANAGER: WENDY RHOADES

Exhibit A1



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.

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – mixed use – conditional overlay (GR-MU-CO) combining district zoning. The conditional overlay limits the daily number of vehicle trips to 2,000.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The proposed community commercial (GR) 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 trafficways. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

2. *The proposed zoning should allow for a reasonable use of the property.*

Staff believes the rezoning request is appropriate in terms of its location on a six-lane arterial roadway and the presence of other commercial uses on this stretch of William Cannon Drive. Commercial uses would serve the residences in proximity to this property and the MU component is consistent with the proposed apartments on the adjacent MF-3 zoned property to the south. Therefore, Staff is able to recommend the Applicant's rezoning request as outlined above.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area is undeveloped and slopes down towards William Cannon Drive. There is a grouping of trees along the northeast property line.

Impervious Cover

The maximum impervious cover allowed by the *GR zoning district* is 80%, which is based on the more restrictive *watershed* regulations.

Comprehensive Planning

This rezoning case is located on the south side of E. William Cannon Drive, on 1.18 undeveloped tract of land that is owned by the Pleasant Hill Baptist Church, which abuts this property on Circle S Road. The property is not located in the boundaries of a neighborhood planning area. Surrounding land uses includes multifamily housing to the north and east, a public library and church to the west, and undeveloped land to the south. The proposed use is mixed use/office/retail.

Connectivity: There is a public sidewalk located along this portion of E. William Cannon Drive, while CapMetro public transit stop is located approximately 100 ft. away on William Cannon Drive. The Walkscore for this is 67/100, meaning some errands can be accomplished on foot.

Imagine Austin

The subject property is located along an **Activity Corridor** as identified on the Imagine Austin Growth Concept Map. Activity corridors 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 P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, **corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **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.

Based upon this property being situated along an **Activity Corridor** as designated on the Growth Concept Map and the Imagine Austin policies above, which support commercial uses along corridors, this project appears to be supported by Imagine Austin.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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 no floodplain within or adjacent to 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.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding 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 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 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.

The site is subject to compatibility standards. Along the west and south property lines, 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 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, 40 feet of height are allowed plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- 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.
- Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bicycle lane is recommended for William Cannon Dr. Additional right-of-way may be required at the time of subdivision and/or site plan.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.