



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 01/27/2005
PAGE: 1 of 1

SUBJECT: C14-04-0183 - Escalon at Canyon Creek Apartments - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 9715 and 9901 R.M. 620 North (Bull Creek Watershed) from interim-rural residence (I-RR) district zoning to multi-family residence medium density (MF-3) district zoning. Zoning and Platting Commission Recommendation: To grant multi-family residence low density (MF-2-CO) combining district zoning. Applicant: A.G. S. The Spanos Corporation (Jim Norman). Agent: Huffcut & Associates, Inc. (Mike Wilson). City Staff: Sherri Gager, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0183

Z.A.P. DATE: December 7, 2004
December 21, 2004

ADDRESS: 9715 and 9901 R.M. 620 North

APPLICANT: A. G. S. The Spanos Corporation
(Jim Norman)

AGENT: Huffcut & Associates, Inc.
(Mike Wilson)

ZONING FROM: I-RR

TO: MF-3

AREA: 51.290 acres

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is to grant MF-3-CO, Multifamily Residence-Limited Density-Conditional Overlay District, zoning. The proposed conditional overlay will limit development to less than 2,000 vehicle trips per day beyond the existing development.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

12/07/04: Case continued to the 12/21/04 Zoning & Platting Commission meeting, with the public hearing remaining open (8-0, C. Hammond-ineligible to vote); M. Whaley-1st, J. Martinez-2nd.

12/21/04: Approved MF-2-CO, with staff condition to limit development to less than 2,000 vehicle trips per day beyond the existing development and additional condition for a 568 unit limit for the site (9-0); M. Whaley-1st, J. Martinez-2nd.

ISSUES:

At the December 7, 2004 Zoning & Platting Commission meeting, the Commission requested a list of the number of 1 bedroom, 2 bedroom, and 3 bedroom units currently developed on the site. The applicant has provided this information in Attachment B. The applicant states that there are 136: efficiency units, 120: 1-bedroom units, 272: 2-bedroom units, and 40: 3-bedroom units developed on the site. The staff determined that based on the information provided the current development would be allowed under the MF-1, Multifamily Residence-Limited Density District.

DEPARTMENT COMMENTS:

The site under consideration is currently developed with an apartment complex. There are 568 dwelling units within the existing multi-family use (Attachment A - Site plan case: SP-00-2515D). This property was full purpose annexed by the City of Austin on December 31, 2003 (Annexation case - C7A-03-011). The applicant is requesting zoning for the property to bring the existing use on the site into conformance with the City of Austin Land Development Code regulations.

The staff recommends MF-3-CO zoning on this site because the proposed zoning will allow for a mix of housing opportunities in this area of the city. The MF-3-CO zoning will provide a transition from the existing multifamily along RM 620 to SF-2 zoning to the east (Canyon Creek Residential Neighborhood) along Barbrook Drive and Savannah Ridge Drive. The property in question takes access from RM 620 North, a major arterial roadway.

The applicant agrees with the Zoning & Platting Commission's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Multifamily (Apartments)
<i>North</i>	SF-2	St. Thomas Moore Catholic Church
<i>South</i>	I-RR	Eco Resources (Contractor), Undeveloped
<i>East</i>	SF-2	Single Family Residences
<i>West</i>	County, SF-2	Undeveloped

AREA STUDY: N/A**TIA:** Waived**WATERSHED:** Bull Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** Yes**NEIGHBORHOOD ORGANIZATIONS:**

275 – Volente Neighborhood Association
 426 – River Place Residential Community Association, Inc.
 439 – Concerned Citizens for P&B of FM 2222
 448 – Canyon Creek Homeowners Association
 475 – Bull Creek Foundation
 654 – The Parke HOA

SCHOOLS:

Canyon Creek Elementary School
 Grisham Middle School
 Westwood High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0137	I-RR to MF-1	9/21/04: Approved staff's recommendation of MF-1-CO zoning by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	10/21/04: Approved ZAP recommendation of MF-1-CO by consent (7-0); 1 st reading 11/4/04: Approved MF-1-CO (7-0); 2 nd /3 rd readings
C14-04-0035	I-RR to SF-6	5/18/04: Approved staff's rec. for SF-6-CO zoning, with the addition of the conditions listed in the Letter of Agreement between the applicant and the neighborhood, by consent (8-0)	8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)
C14-04-0003	I-RR, I-SF-2 to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-04-0002	I-SF-2, I-RR to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning,	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings

		by consent (9-0)	
C14-99-2083	GO to MF-1	11/16/99: Approved staff rec. of MF-1 by consent (7-0)	12/16/99: Approved PC rec. of MF-1-CO (7-0); all 3 readings
C14-99-0022	DR to SF-2	3/9/99: Approved staff rec. of SF-2 by consent (6-0)	4/8/99: Approved PC rec. of SF-2 (5-0); all 3 readings
C14-98-0050	LR, SF-6 to MF-2	5/26/98: Approved staff's alternate rec. of MF-2-CO (TR1), GO-CO (TR-2) by consent (8-0)	7/23/98: Approved MF-2 and GO (7-0); all 3 readings
C14-92-0058	SF-6 to NO, LR	9/1/92: Approved NO-CO	10/22/92: Approved NO-CO (6-0)

RELATED CASES: SP-00-2515D (Site Plan for multifamily development)
C8-00-2246.1A (Subdivision)
C7A-03-011 (Annexation)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
RM 620	150'	80'	Major Arterial	-

CITY COUNCIL DATE: January 27, 2004

ACTION:

ORDINANCE READINGS: 1st

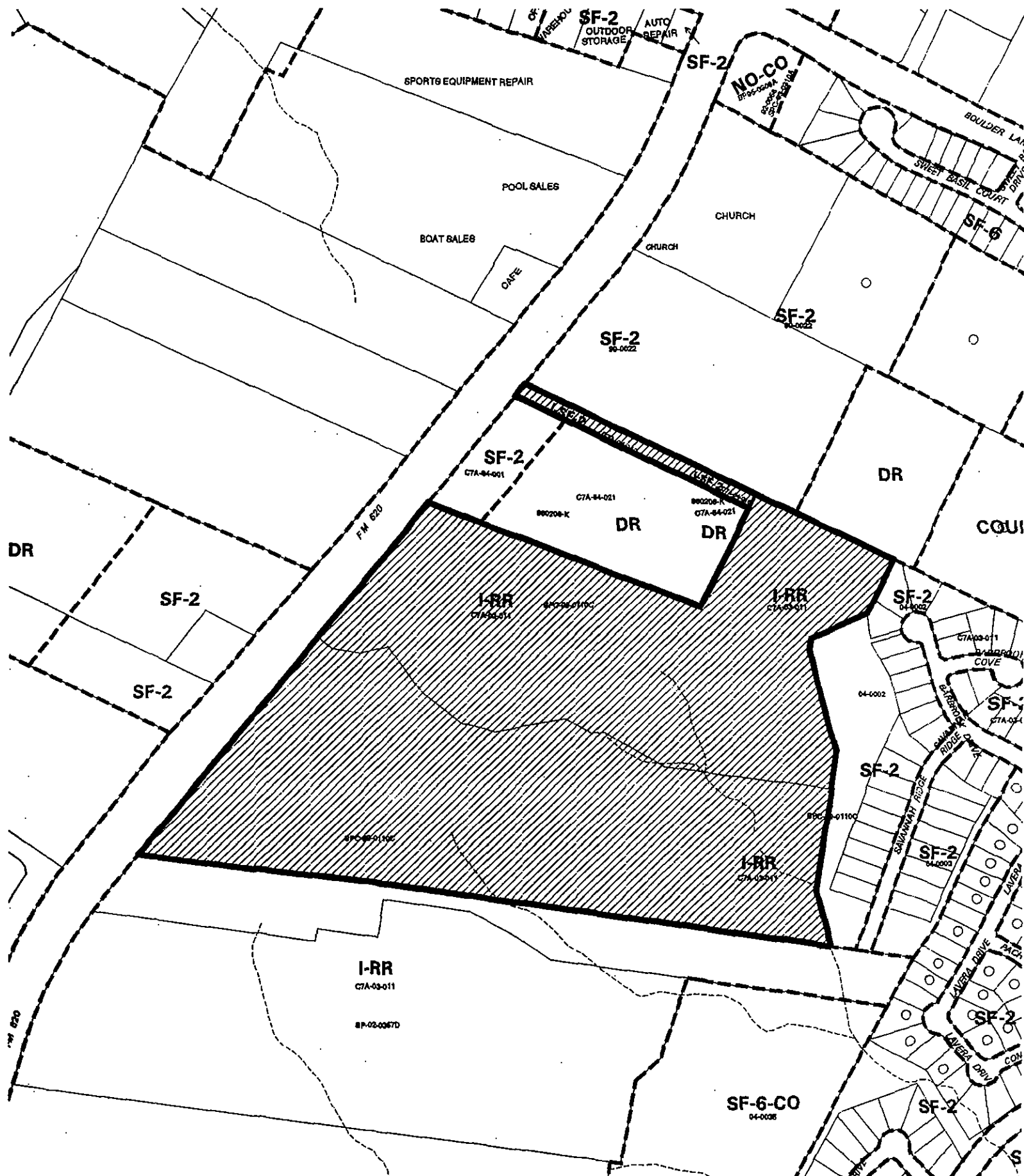
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Gager

PHONE: 974-3057,
sherri.gager@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT 	ZONING		CITY GRID REFERENCE NUMBER D36
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0183		
	CASE MGR: S. GAGER	ADDRESS: 9715 N RM 620 RD		
	SUBJECT AREA (acres): 51.290	DATE: 05-01 INTLS: SM		

STAFF RECOMMENDATION

The staff's alternate recommendation is to grant MF-3-CO, Multifamily Residence-Limited Density-Conditional Overlay District, zoning. The proposed conditional overlay will limit development to less than 2,000 vehicle trips per day beyond the existing development.

BASIS FOR RECOMMENDATION

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

Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

2. *The proposed zoning should promote consistency, and orderly planning.*

The MF-3-CO zoning district would be compatible and consistent with the surrounding uses because there is SF-2, Single-Family Residence-Standard Lot District, zoning to the north and east and MF-1-CO and SF-6-CO zoning to the south of this site.

MF-3-CO zoning will provide a transition from the multifamily along RM 620 to the SF- SF-2 zoning to the east along Boulder Lane. The property in question takes access from R.M. 620 North, a major arterial roadway.

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

The MF-3-CO zoning district would allow for a fair and reasonable use of the site. The size of the proposed area would allow for approximately 1,846 units to be developed on the property in question (this estimate does not account for impervious cover, open space and Hill Country Roadway requirements, and setback restrictions). The applicant has built a 568 unit multifamily residential development on the site.

The proposed MF-3-CO zoning will allow for a mix of housing opportunities in this area of the city.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently developed with an apartment development that fronts onto R.M. 620 North. To the north of the site there is a church and school. Along the south property line there is a construction sales and services use, Eco Resources (Contractor), an apartment complex, and undeveloped land.

Impervious Cover

The maximum impervious cover allowed by the MF-3 zoning district would be 65%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations. Under the 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>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Note: The most restrictive impervious cover limit applies.

Environmental

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

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 providing structural 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 preexisting approvals, which would preempt current water quality or Code requirements.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 12,310 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

The traffic impact analysis for this site was waived because development is existing and the applicant has agreed to a conditional overlay limiting redevelopment to less than 2,000 vehicle trips per day beyond the existing development.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
RR 620	150'	80'	Arterial	No	No	No

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustment, or utility relocation are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City utility design criteria. The water and wastewater utility construction must be inspected by the City.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Compatibility Standards

The property was developed when it was within the city's Extra Territorial Jurisdiction so compatibility regulations did not apply at the time of the administrative site plan approval. Compatibility standards would be applicable to any new development on the site now that the property is located within the Austin city limits.

The site is subject to compatibility standards for new development. Along the eastern property line, the following standards apply:

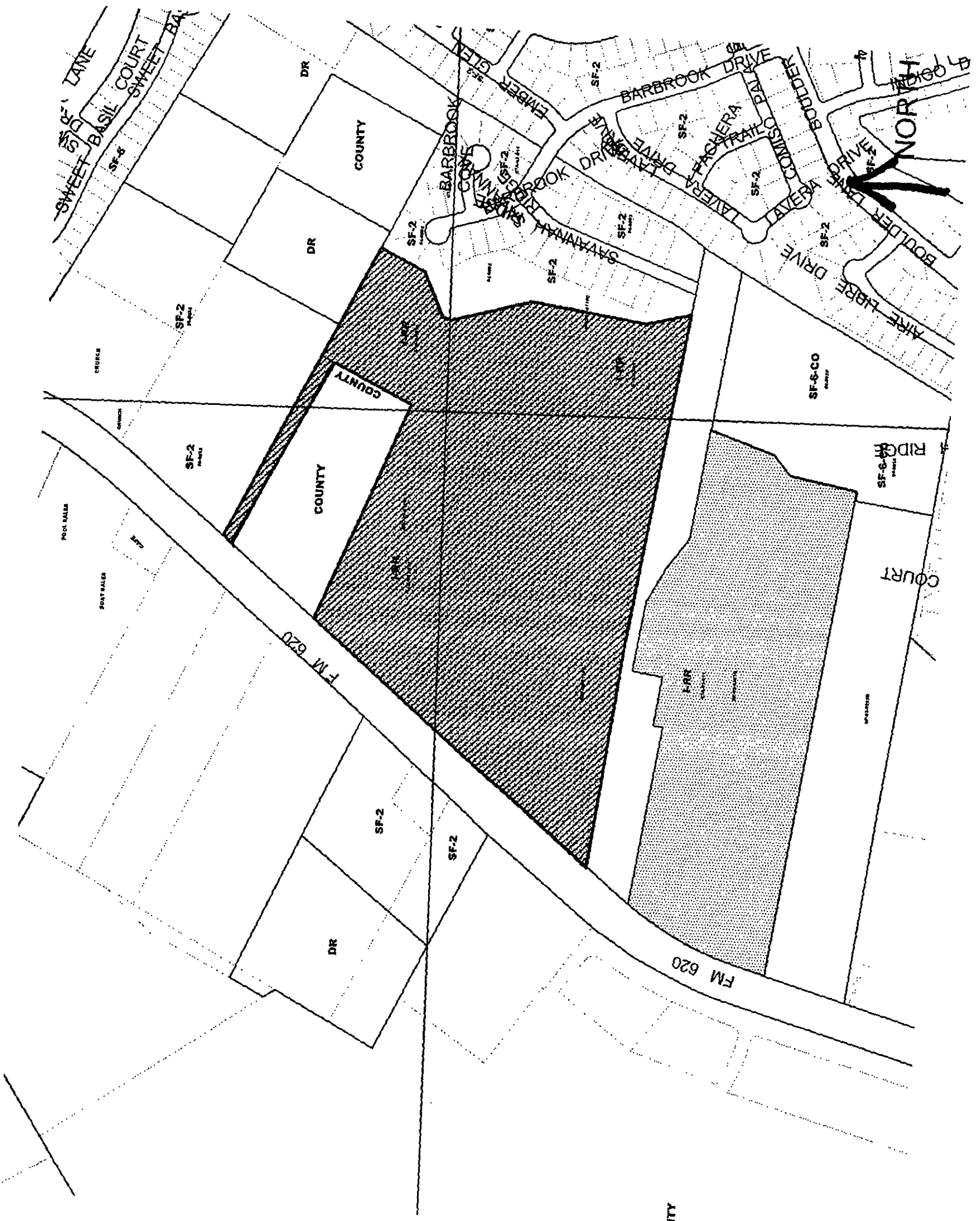
- No structure may be built within 25 feet of the property line of the abutting SF-2 property
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the SF-2 property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the SF-2 property line.
- No parking or driveways are allowed within 25 feet of the SF-2 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.

A portion of the site is located within 1,000 feet of RM 620 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of the Hill Country Roadway. The site may be developed with the following maximum floor-to-area ratio (FAR):

Slope	Maximum FAR
0-15%	0.25
15-25%	0.10
25-35%	0.05

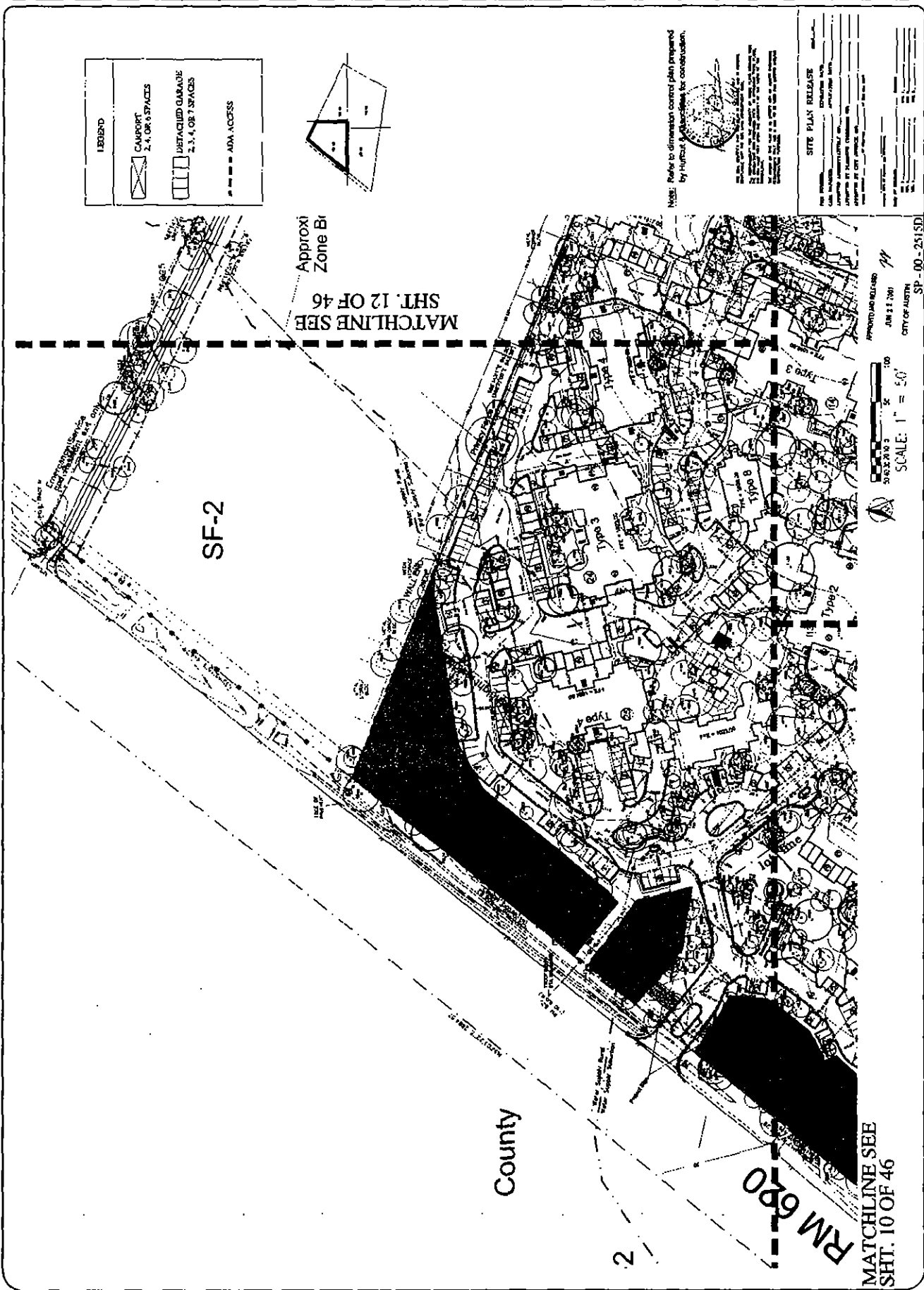
Except for clearing necessary to provide utilities or site access, a 100-foot vegetative buffer will be required along RM 620. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of RM 620 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning & Platting Commission.

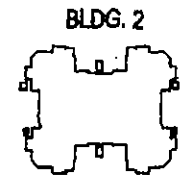


NTY

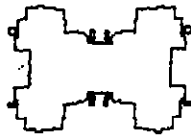




Lot 1



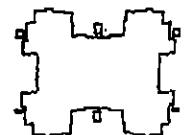
BLDG. 2



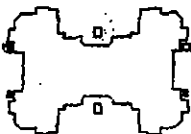
BLDG. 3



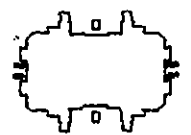
BLDG. 4



BLDG. 5



BLDG. 6

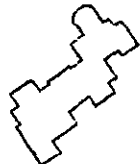


BLDG. 7



BLDG. 8

Clubhouse



Bldg Footprint	Bldg Ht.	Preferred Bldg Count	Floors	No. of Units/Bldg	Total Units	No. of Types	Per Bldg total	Parking	Total Bldg. sq ft	Total Units
12,184 sq ft	xx	3	3	24 Effc. (12) 1-BR (4) 2-BR (8) 3-BR	36 12 24		48	144	36,552 sq ft	72
13,323 sq ft	xx	1	3	24 Effc. 1-BR (4) 2-BR (12) 3-BR (8)	4 12 8		48	48	13,323 sq ft	24
9,970 sq ft	xx	2	3	24 Effc. 1-BR (12) 2-BR (12) 3-BR	24 24		48	96	19,940 sq ft	48
12,582 sq ft	xx	1	3	24 Effc. (12) 1-BR (4) 2-BR 3-BR (8)	12 4 8		48	48	12,582 sq ft	24
13,313 sq ft	xx	3	3	24 Effc. 1-BR (4) 2-BR (12.4) 3-BR	12 60		48	144	39,939 sq ft	72
10,510 sq ft	xx	1	3	24 Effc. (12) 1-BR 2-BR (12) 3-BR	12 12		48	48	10,510 sq ft	24
3,930 sq ft	xx	1	2	8 Effc. (8) 1-BR 2-BR 3-BR	8		16	16	3,930 sq ft	8

12 bldg.

Effc. 68
1-BR 56
2-BR 132
3-BR 16

272 Units

547 sq. ft. required

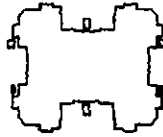
272 units
136,776 sq ft

Building Legend

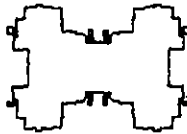
The Spanos Corporation
Canyon Village - LSI 925
Architecture by Charlan Brock & Assoc., Inc.

Lot 2

BLDG. 2



BLDG. 3



BLDG. 4



BLDG. 5



BLDG. 6



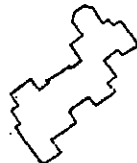
BLDG. 7



BLDG. 8



Clubhouse



Bldg Footprint	Bldg Ht.	Preferred Bldg Count	Floors	No. of Units/Bldg	Total Units	No. of Types	Per Bldg Parking	Total Parking	Total Bldg. sq	Total Units
12,184 sq	100'	2	3	24 Effie. (12) 1-BR (4) 2-BR (8) 3-BR	24 8 16		48	96	24,368 sq	48
13,323 sq	100'	2	3	24 Effie. 1-BR (4) 2-BR (12) 3-BR (8)	24 8 24 16		48	96	26,646 sq	48
8,870 sq	100'	3	3	24 Effie. 1-BR (12) 2-BR (12) 3-BR	24 36 36		48	144	29,910 sq	72
12,582 sq	100'	1	3	24 Effie. (12) 1-BR (4) 2-BR 3-BR (8)	12 4 8		48	48	12,582 sq	24
13,313 sq	100'	2	3	24 Effie. 1-BR (4) 2-BR (12) 3-BR	24 8 40		48	96	28,626 sq	48
10,510 sq	100'	2	3	24 Effie. (12) 1-BR 2-BR (12) 3-BR	24 24 24		48	96	21,020 sq	48
3,830 sq	100'	1	2	8 Effie. (8) 1-BR 2-BR 3-BR	8 8		16	16	3,830 sq	8
13 bldg.				Effie.	80			595 sp. required		296 units
				1-BR	68					
				2-BR	148				145,082 sq	
				3-BR	24					
					296 Units					

Building Legend

The Spanos Corporation
Canyon Village - LSI 825
Architecture by Charlan Brock & Assoc., Inc.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-04-0183

Contact: Sherri Gager, (512) 974-3057

Public Hearing:

December 7, 2004 Zoning and Planning Commission

JAS

Your Name (please print)

☐ I am in favor
☐ I object

Your address(es) affected by this application

SEE ATTACHED
[Signature] 11/28/04
Signature Date

Comments:

*Seems like I just began
to 36 will create even more
traffic & congestion on the
already over congested area.*

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Gager

P. O. Box 1088

Austin, TX 78767-8810

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 9715 AND 9901 R.M. 620 NORTH AND CHANGING
3 THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT
4 TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY
5 (MF-2-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim rural residence (I-RR) district to multifamily
11 residence low density-conditional overlay (MF-2-CO) combining district on the property
12 described in Zoning Case No. C14-04-0183, on file at the Neighborhood Planning and
13 Zoning Department, as follows:
14

15 Lots 1 and 2, Block A, Canyon Creek West Two Subdivision, a subdivision in the
16 City of Austin, Travis County, Texas, according to the map or plat of record in
17 Document No. 200100167, of the Official Public Records of Travis County, Texas,
18 (the "Property")
19

20 locally known as 9715 and 9901 R.M. 620 North, in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "A".
22

23 PART 2. The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

- 26 1. A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered
28 cumulatively, generate traffic that exceeds 2,000 trips per day above the trips
29 generated by the existing or approved development.
30
- 31 2. Development of the Property may not exceed 568 residential units.
32
- 33 3. Development of the Property may not exceed 0.0903 residential units per acre.
34
35
36
37

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the (MF-2) base district and other applicable requirements of the City Code.

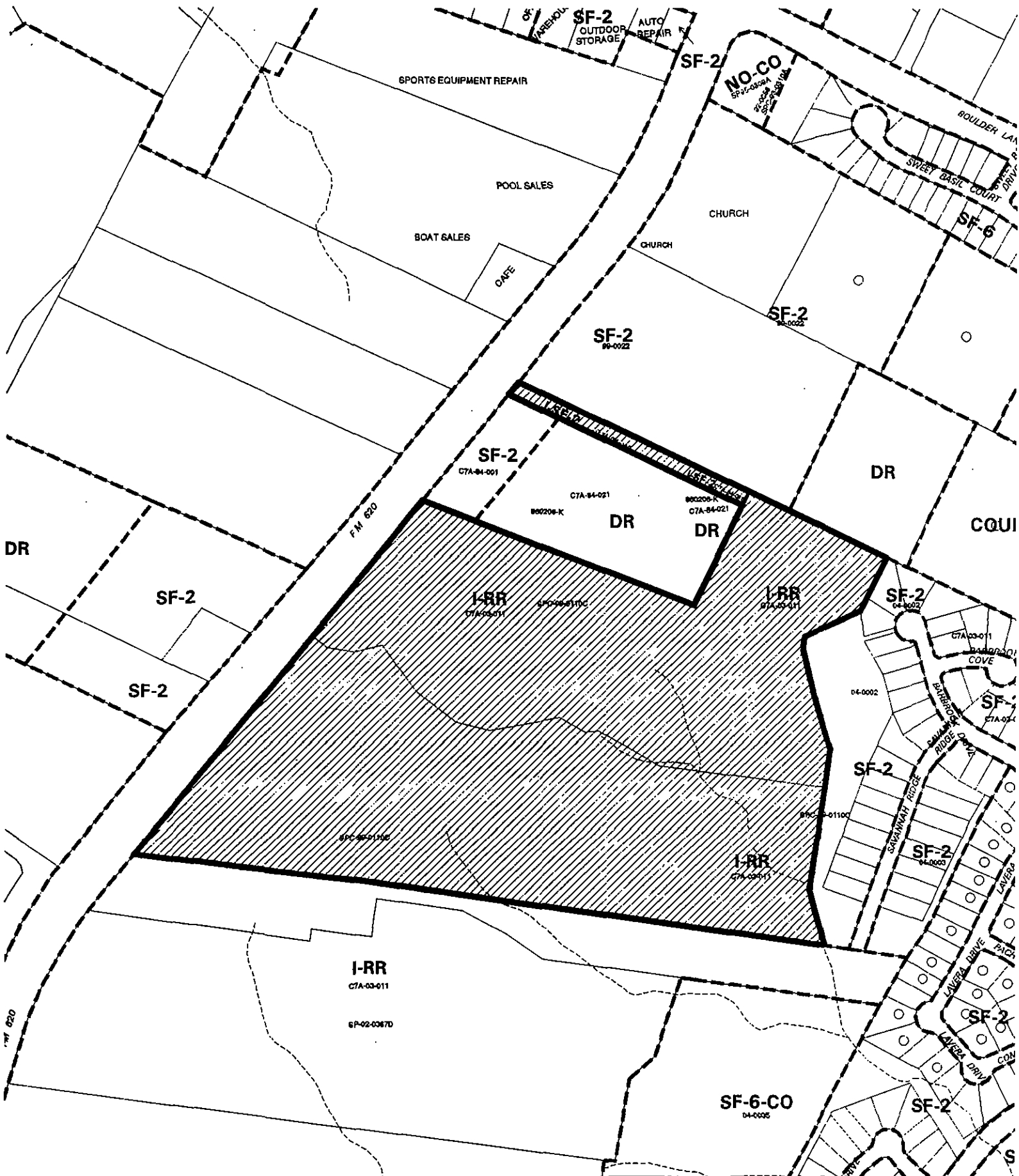
PART 3. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

§
§
§

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A CASE #: C14-04-0183 ADDRESS: 9715 N RM 620 RD SUBJECT AREA (acres): 51.290	CITY GRID REFERENCE NUMBER D36	
	PENDING CASE 			DATE: 05-01
	ZONING BOUNDARY 			INTLS: SM
	CASE MGR: S. GAGER			