

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0001 – Colton Bluff Springs Road DISTRICT: 2

ZONING FROM: RR, SF-4A, SF-4A-CO and LR-MU TO: MF-3 (Tract 1), GR-MU (Tract 2)

ADDRESS: 6917 Colton Bluff Springs Road

SITE AREA: 23.235 acres (Tract 1: 18.4 acres, Tract 2: 4.83 acres)

PROPERTY OWNER:
BMR Land LLC (William P. Mclean)

AGENT:
McClean & Howard LLP (Jeffery S. Howard)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends multifamily residence – medium density (MF-3) district zoning for Tract 1, and community commercial – mixed use (GR-MU) combining district zoning for Tract 2. *For a summary of the basis of staff's recommendation, see page 3.*

If the requested zoning is granted, then 60 feet of right-of-way from the existing centerline of McKinney Falls Parkway and 32 feet of right-of-way from the existing centerline of Alum Rock Drive should be dedicated according to the Transportation Plan prior to Third Reading.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

February 18, 2020 Approved multifamily residence – low density (MF-2) district zoning for Tract 1 and community commercial – mixed use (GR-MU) combining district zoning for Tract 2, with ROW dedication conditions. (9-1) [B. Evans, H. Smith – 2nd; J. Duncan – nay, one vacancy].

CITY COUNCIL ACTION:

March 12, 2020 Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

The western portion of this property that is covered by floodplain is currently zoned rural residential (RR) district. Staff received an email from a neighbor expressing concern about rezoning the RR area to another base zoning district. It was part of the City's past zoning practice to zone floodplain areas as RR to reduce development in those areas. In the early 2000's Council directed staff to stop this practice and let the environmental regulations of the City's code dictate what could and could not be built within the floodplain and other environmentally sensitive areas. If the applicant is granted their rezoning request, they would be subject to all current code regulations and restrictions to development in these areas.

Staff has received both comments in favor of and in opposition to the rezoning. All communications received for this rezoning case can be found in *Exhibit C: Correspondence Received*.

At the Zoning and Platting Commission meeting on February 18, 2020 the Commission voted to recommend MF-2 for the residential portion instead of MF-3. This discussion was centered around the allowable maximum units for the property. In the City's Land Development Code (LDC) it states that MF-2 may have a maximum density of 23 units per acre and MF-3 may have a maximum density of 36 units per acre. However, in addition to the zoning code, all properties are regulated by a multi-tiered system that includes subdivision, transportation, drainage and environmental requirements. The amount of developable land may change depending on the proposed number of units and whether any variances would be requested. After having multiple conversations with City staff after the hearing, it was determined that without going through a site planning process and having further knowledge of the existing land conditions, calculating a definitive maximum number of units for this property would be inaccurate at this stage in the process.

CASE MANAGER COMMENTS:

This property is undeveloped and approximately 23.24 acres in size. It is bound by three roads: Alum Rock Drive, Colton Bluff Springs Road and McKinney Falls Parkway. It is currently zoned RR, single family residence – small lot (SF-4A) district zoning, single family residence – small lot – conditional overlay (SF-4A-CO) and neighborhood commercial – mixed use (LR-MU) combined district zoning. Across Colton Bluff Springs Road to the north are single family residential homes zoned SF-4A and open space (floodplain areas) zoned single family residence – standard lot (SF-2) district zoning. Across McKinney Falls Parkway to the east are properties zoned LR, GR, SF-4A, and townhouse and condominium residence (SF-6) district zoning. All of these properties are undeveloped. Adjacent to the south are properties within the City's extraterritorial jurisdiction (ETJ) and are not zoned. Across Alum Rock Drive to the west are single family residential homes and open space (floodplain areas) zoned SF-2. As mentioned in the Issues section of this case report, there are floodplain areas on the western portion of this property, see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

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

The GR base zoning 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 traffic ways. The portion of the property the applicant is requesting a base zone of GR (Tract 2) is at the intersection of McKinney Falls Parkway and Colton Bluff Springs Road. Per the adopted *Austin Strategic Mobility Plan (ASMP)* McKinney Falls Parkway is classified as a Level 3 (a minor arterial) road and Colton Bluff Springs Road is classified a Level 2 (a collector) road. The shape of this tract would allow for potential access to both of these streets.

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

The applicant is requesting multifamily – medium density (MF-3) district zoning to construct a multifamily project. The subject property is situated across Colton Bluff Springs Road from existing SF-4A district zoning. In our current LDC, MF-3 and SF-4A have similar site development regulations in terms of height, building coverage and impervious cover. Across McKinney Falls Parkway to the east, a similar tract approximately 11.3 acres in size was rezoned in 2003 from I-RR to MF-3-CO. That tract is adjacent to SF-4A and SF-6 district zoning. Rezoning this portion of the property to MF-3 would not be introducing a new zoning category into the area and would be compatible with existing site development regulations.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	RR, SF-4A, SF-4A-CO and LR-MU	Undeveloped
North	SF-4A, SF-2	Single family residential, undeveloped (floodplain)
South	City of Austin ETJ (unzoned)	Undeveloped
East	LR, GR, SF-4A and SF-4A-CO	Undeveloped
West	SF-2	Single family residential, undeveloped (floodplain)

NEIGHBORHOOD PLANNING AREA: N/A

TIA: not required at this time, deferred until site plan submittal.

WATERSHED: Marble Creek (suburban)

OVERLAYS: none

SCHOOLS: Del Valle ISD (Hillcrest Elementary, Ojeda Middle and Del Valle High Schools)

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Del Valle Community Coalition
 Del Valle Independent School District
 Dove Springs Proud
 Friends of Austin Neighborhoods

Go Austin! Vamos Austin! 78744
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Onion Creek Homeowners Assoc.
 SELTexas
 Sierra Club, Austin Regional Group
 Springfield Austin HOA

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2014-0144 Loma Verde Residential 7231 Colton Bluff Springs Roads	GR to SF-6 (Tract 1) and LR to SF-4A (Tract 2)	To grant SF-6 and SF-4A as staff rec.	Approved SF-6 and SF-4A as Commission recommended.
C14-2013-0086 RKS Springfield Zoning 6605 E William Cannon Drive	SF-2, MF-2, MF-3, SF-4A, LR, GR-MU-CO to SF-4A (Tract 1) and GR-MU-CO (Tract 2 and Tract 3)	To grant SF-4A for Tract 1, GR-MU-CO for Tract 2 w/CO prohibiting auto repair & washing, drop-off recycling collection, and exterminating services, and LR-MU-CO w/CO prohibiting service station for Tract 3, w/ conds. of the TIA, as staff rec.	Approved SF-4A for Tract 1, GR-MU-CO for Tract 2 and LR-MU-CO for Tract 3 w/RC for the TIA

RELATED CASES:

C14-2014-0147 (Loma Verde Residential): applicant requested to rezone 1.77 acres from RR to SF-4A. The case was recommended by the Zoning and Platting Commission and approved by City Council.

C14-2014-0146 (Loma Verde Residential): applicant requested to downzone from LR to SF-4A to construct residential units. Staff did not recommend the downzoning due to the need for commercial services in this area. The Zoning and Platting Commission recommended LR-MU to Council which they voted to approve.

C14-02-0063.SH: this is a previous zoning case granting the rezoning from I-RR to SF-4A-CO.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Colton Bluff Springs Rd	80'	25'	L2	No	Shared Lane	Yes
McKinney Falls Pkwy	115'	60'-70'	L3	Yes	Bike Lane	Yes
Alum Rock Dr	56'	25'	L2	No	Wide Curb	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

Please note: In August 2014 this property was rezoned, and a compliance report submitted for a request from Zone LR to SF-4A.

This property is located on the south side of Colton Bluff Springs Road and is bracketed by McKinney Falls Parkways to the east and Alum Rock Drive to the west. The closest Activity Corridor (William Cannon Drive) is located approximately a half of a mile north. The property is approximately 23.24 acres in size and is not located within a neighborhood with an adopted neighborhood plan. Surrounding land uses include a single-family subdivision to the north; vacant land to the south and east; and a single-family subdivision to the west. The proposed use is a 144-unit multi-family apartment complex.

Connectivity

There are public sidewalks and bike lanes located along McKinney Falls Parkway, but no public sidewalks or bike lanes are located along Colton Bluff Springs Road or Alum Rock Drive. A CapMetro transit stop is located approximately 1,500 linear feet from the property. A public park is located approximately 2,000 linear feet from the property, and an elementary school is located approximately three-quarters of a mile to the north. Commercial uses within walking distance to this property are sparse. The mobility and connectivity options in this area are fair.

Imagine Austin

The property is located a half of a mile from the East William Cannon Drive Activity Corridor to the north. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They 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 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.
- HN P1. Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property being situated along a major road (McKinney Falls Parkway); close to an Activity Corridor, which supports residential uses; and the Imagine Austin policies referenced above that supports residential uses but a lack of mobility and connectivity options in the area, this proposal partially supports the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge 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:

<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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

At this time, site specific information is unavailable regarding 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 new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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.

Compatibility Standards

This site is subject to compatibility standards. When triggered 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 landscape area at least 25 feet wide is required along 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.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- 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.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

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

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 120 feet of right-of-way for McKinney Falls Parkway and 64 feet of right of way for Alum Rock Drive. It is recommended that 60 feet of right-of-way from the existing centerline of McKinney Falls Parkway and 32 feet of

right-of-way from the existing centerline of Alum Rock Dr should be dedicated according to the Transportation Plan prior to 3rd reading of City Council, (LDC 25-6-51 and 25-6-55).

A traffic impact analysis was deferred to site planning because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day, (LDC 25-6-113).

Austin Water Utility

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, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that Service Extension Requests (SER) will be required to provide service to this lot. For more information pertaining to the SER process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 East 10th Street, 7th Floor; Phone: 512-972-0211.

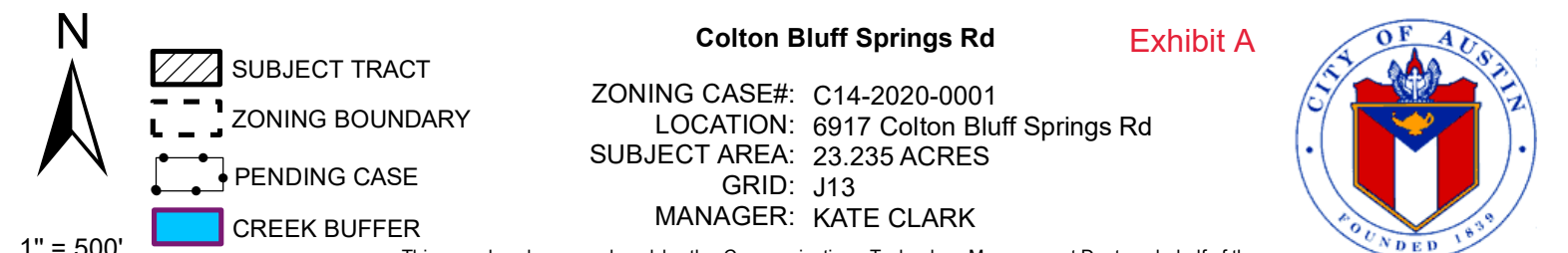
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

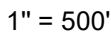
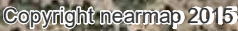
INDEX OF EXHIBITS TO FOLLOW





Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Correspondence Received





-  SUBJECT TRACT
 ZONING BOUNDARY
 PENDING CASE
 CREEK BUFFER

Colton Bluff Springs Rd

ZONING CASE#: C14-2020-0001
LOCATION: 6917 Colton Bluff Springs Rd
SUBJECT AREA: 23.235 ACRES
GRID: J13
MANAGER: KATE CLARK

Exhibit B



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.

Clark, Kate

From: logan [REDACTED]
Sent: Wednesday, February 5, 2020 11:09 PM
To: Clark, Kate
Subject: Re: 6917 Colton Bluff

I could speak to them if they want.

They won't like what I have to say though because as a developer with no attachment to this neighborhood they have one goal. That goal is a quick profit, no matter the cost to others.

I knew about this zoning case before it was published publicly and I will continue to be a step ahead of them. If they wish to develop this property they should really think about the already existing infrastructure problems in my neighborhood before they are forced to walk away from this project, delay it or spend a lot more on current codes.....not those from the 80's because this is not a original "Springfield" project.

Unless they fund closing off the entrances to Vista Point from Colton Bluff, restore the Marble Creek parkland and add proper flood control plans then I will make sure this stays RR and that no projects will be built on this already designated environmentally sensitive land.

I am sure neither you or the applicant have bothered visiting the site or my neighborhood but I suggest you do. Sit at the bottom of Springfield dr @ Colton Bluff and see how many times you see a car barrel down the road at 60 mph almost wrecking into you. See how many cars drag race Colton Bluff. Come during a rain and see the road flooding, or when it rains in Dripping Springs (that's when we flood the worst, doesn't even have to rain here) See how after a week we have to clean Colton Bluff up again from dumping, see how the City doesn't mow 10 ft tall weeds even when we can't see to drive out, see how this applicant doesn't maintain the property, see how City of Austin and Travis County argue over who's side of road is whos to maintain. See the turkeys, deer, coyotes...oh and the salamander in the creek that the City won't recognize. See the crappy apartments the City passed on Willam Cannon at the mouth of Springfield that are polluting the creek, the ones that any commercial property on Colton Bluff will use Springfield as a race track...right past our HOA playground and all front facing homes. The TIA already has Springfield dr way over City code for allowed traffic flow on a residential street with front facing homes!

The City needs to think about the wellbeing of ALL Austin residents. It's disgusting how little SE matters to y'all, in the last two years living here I have seen a area with the most potential for new and proper development turn into an embarrassment.

Let them know, fund closing those entrances, flood management and creek/parkland restoration and protection or it will be a serious and very public fight.

Sent from my iPhone

> On Jan 28, 2020, at 10:49 AM, Clark, Kate <Kate.Clark@austintexas.gov> wrote:

>

> Logan,

>

> I will put a note in my case file to let you know if the dates of the public hearings change from what I previously told you. Would you be willing to speak with the applicant's agent about this rezoning case? If so, what information may I provide to them?

>

>

>

> Kate Clark, AICP, LEED AP

> Senior Planner

> City of Austin | Planning and Zoning Department Mailing Address:

> P.O.Box 1088, Austin, Texas 78767 Physical Address: 505 Barton Springs

> Rd, 5th floor, Austin, Texas 78704

> Tel: 512-974-1237

> Email: kate.clark@austintexas.gov

>

> -----Original Message-----

> From: logan [REDACTED]

> Sent: Tuesday, January 28, 2020 10:46 AM

> To: Clark, Kate <Kate.Clark@austintexas.gov>

> Subject: Re: 6917 Colton Bluff

>

> Thank you. I will make sure my neighbors are aware.

>

> Unfortunately these dates change often and developers don't really want residents to know about them and almost a full time job just keeping up with it. As I am sure you know SE Austin isn't high on anyone's priority list to protect against projects that cause environmental or residential concerns as they do areas like West Austin. Many of my neighbors are completely unaware of these things until after they happen because the awareness and education on the matters aren't there. Even if so the time commitment it takes to research and keep track of these updates, meetings, and such aren't possible for many. This has allowed continuous wrong doings and shotty projects allowed to pass at our expense. There is no reason projects and zoning should be denied repeatedly just to pop up again under a new name yet still requesting the grandfathered HB exceptions from the 80's.

>

> How about close Colton Bluff for the safety reasons that residents bring up over and over again, that tiny stretch is the only part even open now. Let Marble creek flow properly by removing that portion of road, no more drag racing, no more dumping. The portion of Marble creek on this property is protected, the rest should be as well from this wastewater line and that beautiful creek can be fully restored so residents have an area to visit. If this creek was in West Austin it would be treated like a City treasure. It's got beautiful rock facings, wildlife (including the Barton Springs salamander) it's a contributor to the State Park and even Barton Springs though the City won't acknowledge that.

>

> We have been cleaning up trash by the truck load from the Colton Bluff property while the City and owners did nothing. We have worked on cleaning the creek and have adopted it. If the owners don't want to keep it RR then they need to sell it because Council shouldn't change its mind after residents did show up last time and it was denied because it factors that have not changed and never will.

>

> Sent from my iPhone

>

>> On Jan 28, 2020, at 9:23 AM, Clark, Kate <Kate.Clark@austintexas.gov> wrote:

>>

>> Good Morning Logan,

>>

>> I will include your email as opposition to the rezoning in my staff backup. Currently we have scheduled the public hearings for the Zoning and Platting Commission for February 18th, and City Council for March 12th. Staff has not yet mailed the notices for these meetings but depending on where you live you should receive one in the mail. If you have any questions, please let me know.

>>

>> Thanks!

>>

>> Kate Clark, AICP, LEED AP

>> Senior Planner
>> City of Austin | Planning and Zoning Department Mailing Address:
>> P.O.Box 1088, Austin, Texas 78767 Physical Address: 505 Barton
>> Springs Rd, 5th floor, Austin, Texas 78704
>> Tel: 512-974-1237
>> Email: kate.clark@austintexas.gov

>>
>> -----Original Message-----
>> From: logan [REDACTED]
>> Sent: Tuesday, January 28, 2020 9:08 AM
>> To: Clark, Kate <Kate.Clark@austintexas.gov>
>> Subject: 6917 Colton Bluff

>>
>> *** External Email - Exercise Caution ***

>>
>> Good morning. I'm reaching out because of the 6917 Colton Bluff zoning.
>>
>> This has been denied this zoning many times, I'm not sure why residents are put back in this situation.
>>
>> That land is not compatible with more than RR. The environmental factors like flooding further limit that and put residents at risk. Including my home at the corner of Colton Bluff Springs and Springfield dr.
>>
>> The roads are way above what's allowed for a residential neighborhood as far as traffic volume and they are all cars cutting through without reason. Adding any sort of business here would have cars speeding at all times on my road and directly passed our HOA maintained play ground. If this owner wants any shot at the neighborhood not protesting this then MAJOR flood control methods need to be put in place to protect our homes. They need to fund the closing of the entrances to Springfield dr and Ballydawn dr from Colton Bluff Springs rd.

>>
>> Sent from my iPhone
>> CAUTION:This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

>

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: C14-2020-0001

Contact: Kate Clark, 512-974-1237

Public Hearing: February 18, 2020, Zoning and Platting Commission

March 12, 2020, City Council

ERIKA Aguirre

Name (please print)

901 NUTRIA Run

Address(es) affected by this application

Erika Aguirre

Signature

<input checked="checked" type="checkbox"/>	I am in favor
<input type="checkbox"/>	I object

2/10/2020

Date

Home Telephone: _____

Comments: _____

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

City of Austin

Planning & Zoning Department

Kate Clark

P.O. Box 1088

Austin, TX 78767-8810

Clark, Kate

From: Don Zdancewicz [REDACTED]
Sent: Tuesday, February 18, 2020 10:48 AM
To: Clark, Kate
Cc: Heather Zdancewicz
Subject: 6917 Colton Bluff Springs Road - Case Number C14-2020-0001
Attachments: Zoning opposition points.doc

*** External Email - Exercise Caution ***

Ms. Clark:

I live and own 7013 Nutria Run and the rear property line of my property is the north right-of-way line of Colton Bluff Springs Road. So I live directly across the street from 6917 Colton Bluff Springs Road. Due to a meeting that I need to attend for work, I will be traveling back to Austin late the afternoon/early evening, so I may not be able to attend the Zoning and Platting Commission meeting tonight that will hear this proposed zoning change.

I would like to request that this item be moved to the end of the docket, so that I can attend and voice my opposition to this proposed zoning change. If that cannot happen, I request that my comments listed below (and attached) be submitted into the record of this case. Here is my notes/comments/opinions on this case:

1. The largest portion of the property is requesting zoning change to MF-3. The City of Austin Zoning Ordinance section 25-2-64 – Multifamily Residence Medium Density (MF-3) District Designation defines this zone as: “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 Zoning Change Review Sheet (page 5) stated that the nearest CapMetro transit stop is located approximately 1,500 linear feet from the property. While technically true, this is VERY misleading as this distance is measured from the southwest corner of the property, which is part of the creek buffer, which would be undevelopable. To get to that CapMetro stop from the closest point of the developable portion of the property, someone would have to walk down Colton Bluff Springs Road, which does not have any sidewalks, and Alum Rock Road, a portion of which does not have sidewalks. The closest commercial facility is located on Thaxton Road at Pandadero Drive, which is 0.75 miles from the southwest corner of the site and even further if measured from what would be considered the developable portion of the site. Thus, it appears to be highly inconsistent to change the zoning to MF-3 given the above stated definition of the MF-3 zone.
3. Again on page 5 of the Zoning Change Review Sheet, it is stated that the proposed use is a 144 unit multi-family apartment complex. How do we know that if approved, this would be the maximum number of units built since there is no site plan being presented? If the applicant can propose the number of units, they must have a concept plan, at the very least. This should be presented as part of this application for public input. The property is stated to be 23.24 acres. Since the maximum density is 36 units per acre in MF-3 zone, then the maximum unit allowed would be over 800 units. What assurance do we have that only 144 units will be built?

4. On page 7 of the Zoning Change Review Sheet, it is stated that the site is subject to compatibility standards along the South property line. The property to the south is currently undeveloped. However, there is no such compatibility standards stated for the North property line, which is directly across from the single family houses that exist in the Vista Pointe community, including my house. If no compatibility standards exist for the north side, then it would follow that buildings could be built to the maximum height and nearest setback allowed by the zoning ordinance. This seems to be highly incompatible with the nature of this neighborhood.
5. On page 8 of the Zoning Change Review Sheet, under “Transportation”, the Austin Strategic Mobility Plan is referenced as calling for 120 feet right-of-way for McKinney Falls Parkway and 64 feet right-of-way of Alum Rock Drive. Yet, nothing is noted for Colton Bluff Springs Road. It seems highly unlikely that the site could utilize Alum Rock Drive for access due to the creek at the western portion of the site. So unless all traffic will be required to enter and exit the site off of McKinney Falls Parkway, why is Colton Bluff Springs Road not listed in this section?
6. Also on page 8, it is stated that a traffic impact analysis was not required. Yet the increased traffic should absolutely be a consideration of this zoning change. If any traffic from the site is exiting and entering the site from Colton Bluff Springs Road, it will have a terribly negative impact on the Vista Pointe subdivision. As many residents will attest, the community is already seeing heavy cut through traffic. This will only get worse with a huge multi-family development across the street, and with little better options for traversing the City’s streets. Per <https://data.mobility.austin.gov/signal-requests/>, a traffic signal has been recommended as part of the 2016 Bond Corridor program at the intersection of William Cannon Drive and Janes Ranch Road, which is the entrance to the Vista Pointe subdivision. The same site does not list any such traffic signals being planned at Colton Bluff Springs Road and McKinney Falls Parkway. Thus the natural thing will be for this whole new community to use our neighborhood as a cut through to get to this new proposed light as it will be difficult for them to access McKinney Falls Parkway without one.
7. The City of Austin Guide to Zoning, dated September 2016 can be found at https://www.austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf. Section II, Zoning Principles states: “Zoning should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.” Unless you can ensure that this zoning change and future development will not “result in detrimental impacts to the neighborhood character”, then this zoning change cannot be approved. The resulting increases in traffic through our neighborhood alone should exclude this zoning change from consideration.
8. Section IV of the same City of Austin Guide to Zoning states that “...nearby neighbors are considered to have a stake in the zoning as well...”. This is well said, but why has the applicant not reached out to discuss this zoning change with the residents that are closest to this property? I know that neither my wife nor I have been contacted, except to get the notice of the hearing.
9. The homeowners in the Vista Pointe (AKA Springfield Section 5 & Springfield Section 4) whose lots abut Colton Bluff Springs Road were told by KB Homes (developer/builder of Vista Pointe) (and previous owner of 6917 Colton Bluff Springs Road property) that the 6917 Colton Bluff Springs Road property could not be developed based upon the flood plain and other environmental concerns. I feel that I have been dealt with in bad faith.

Therefore, I respectfully urge the Zoning and Platting Commission to reject this zoning change application.

Thanks,

Don Zdancewicz
7013 Nutria Run
Austin, TX 78744

[REDACTED]
(Adjacent property owner)

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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.austintexas.gov/planning.

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: C14-2020-0001

Contact: Kate Clark, 512-974-1237

Public Hearing: February 18, 2020, Zoning and Platting Commission
March 12, 2020, City Council

Suzanna Geller
Your Name (please print)

701 N. Luecke Rd Austin, TX
Your address(es) affected by this application 78744

☐ I am in favor
☒ I object

Shuler
Signature 2.11.20
Date

Daytime Telephone: 832 788 8713

Comments: There is too much traffic
already in this area.
When we decided to build here
it was because we were told
they would never build behind us.
Austin is turning into a concrete
city. No more greenery, no more
beauty. Stop already...

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

City of Austin

Planning & Zoning Department

Kate Clark

P. O. Box 1088

Austin, TX 78767-8810