

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0053 – Cascades – Hilltop

DISTRICT: 5

ZONING FROM: I-SF-2; MF-2-CO

TO: MF-4

ADDRESS: 11601-11811 South IH 35 Service Road Northbound

SITE AREA: 11.46 acres

PROPERTY OWNER: Onion Associates, LLC
(Carolyn Beckett)

AGENT: McLean & Howard, LLP
(Jeffrey Howard)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence – moderate-high density (MF-4) district zoning. *For a summary of the basis of Staff's recommendation, see page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

August 4, 2020: *APPROVED MF-4 DISTRICT ZONING, AS STAFF RECOMMENDED*

[A. DENKLER; D. KING – 2ND] (10-0) ONE VACANCY ON THE COMMISSION

July 7, 2020: *APPROVED A POSTPONEMENT REQUEST BY ADJACENT PROPERTY OWNERS TO AUGUST 4, 2020*

[J. DUNCAN; D. KING – 2ND] (8-2) B. EVANS; H. SMITH – NAY; ONE VACANCY ON THE COMMISSION

CITY COUNCIL ACTION:

August 27, 2020:

ORDINANCE NUMBER:

ISSUES:

Please refer to attached correspondence from an adjacent property owner.

In response to questions asked by an adjacent property owner, Staff looked into whether a potential east-west roadway connection between Bradshaw Road to the east (which provides access to the Bella Fortuna single family subdivision under construction) and the IH 35 frontage road has been studied. A roadway connection through the Cascades at Onion Creek West property to the north and through properties to the east was studied during the creation of the Austin Strategic Mobility Plan (ASMP), but determined to be challenging in terms of floodplain and topographical constraints, as well as significant acreage outside of the City

limits to facilitate planning purposes. To that end, neither the *Travis County Transportation Blueprint*, a countywide long-range transportation planning document published in July 2019, nor the ASMP adopted by Council in April 2019 includes a road connection between Bradshaw Road and the IH 35 frontage road.

Travis County is also in discussions with local property owners about a possible alignment for South Pleasant Valley Road, proposed as a north-south collector road extending between the southern portion of the Onion Creek subdivision from an existing portion of Bradshaw Road) and SH 45. The South Pleasant Valley Road extension and nearly all of the adjacent properties are outside of the City limits, and the City is participating in those discussions.

CASE MANAGER COMMENTS:

The subject tract is undeveloped and has a flag configuration to the northbound IH-35 frontage road. The flag portion of the property is zoned multifamily residence-low density – conditional overlay (MF-2-CO) established by a 2006 rezoning case, and the Conditional Overlay limits development to 12 units per acre (C14-06-0191 – Fox Hill). The remainder of the property has interim – single family residence-standard lot (I-SF-2) zoning since it was annexed in October 2018. The property to the north recently began infrastructure improvements for a 264-unit multifamily residential development and was included in the 2006 rezoning case. To the east is a 254 acre agricultural tract in the 2 mile-Extra Territorial Jurisdiction (ETJ), to the south is an undeveloped lot with an approved site plan for 292 multifamily residential units, known as Water Oak Apartments (also referred to as Three Hills Apartments) with MF-4 zoning. To the south and east is a religious assembly use in outside of the City limits and an undeveloped L-shaped tract zoned I-SF-2. Onion Creek Parkway is approximately ½ mile to the north, and the State Highway 45 / IH-35 intersection is more than a mile to the south. ***Please refer to Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The Applicant proposes to zone and rezone the property to the multifamily residence (moderate-high) density (MF-4) district for the purpose of constructing 150 units of retirement housing. Although the rezoning area has frontage on the northbound IH 35 frontage road, the Applicant's planned access is through Mayall Trail (a 60-foot wide right-of-way) platted and presently under construction to the north. ***Please refer to Exhibit B – Related Recorded Plat.*** According to a December 2018 Traffic Impact Analysis, Mayall Trail continues along the north property line of the adjacent agricultural tract and then through the Cascades at Onion Creek East – Phase One final plat that is planned for 84 single family residences and is in the final stages of review (C8-2018-0165.1A; zoned I-SF-2).

BASIS FOR RECOMMENDATION

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

The multi-family residence – moderate-high density (MF-4) district is intended for residential and multi-family use with a maximum density of up to 54 units per acre,

depending on unit size and mix. This district is appropriate for multi-family residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas. *The property has access to the northbound IH 35 frontage road, through Mayall Trail.*

2. *Intensive multi-family zoning should be located on highways and major arterials.*

MF-4 zoning is an appropriate residential district and density along the IH-35 northbound frontage road, and is compatible with similarly situated multi-family residential development to the north and south.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2; MF-2-CO	Undeveloped
<i>North</i>	MF-2-CO	Undeveloped (approved site plan for 264 multifamily residences)
<i>South</i>	I-SF-2; County; MF-4	Undeveloped; Religious assembly; Undeveloped (approved site plan for 292 multifamily residences)
<i>East</i>	County	Agricultural
<i>West</i>	N / A	Northbound IH-35 service road and main lanes

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Blazier Elementary School Paredes Middle School Akins High School

NEIGHBORHOOD ORGANIZATIONS:

627 – Onion Creek Homeowners Association	742 – Austin Independent School District
1228 – Sierra Club, Austin Regional Group	1258 – Del Valle Community Coalition
1363 – SEL Texas	1528 – Bike Austin
1530 – Friends of Austin Neighborhoods	
1616 – Neighborhood Empowerment Foundation	1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0127 – IH 35 Apartments – 12001 South IH 35 Service Road Northbound	CS-MU-CO to MF-4	To Grant MF-4	Apvd MF-4 as Commission recommended (1-31-2019).

C14-06-0191 – Fox Hill – 11421 – 11717 S IH-35 Service Road NB (87.884 acres)	I-RR to RR for Tract 1; MF-2-CO w/CO limited to 12 units per acre for Tract 2	To Grant RR-CO for Tract 1 w/CO limiting improvements to drainage, underground utility improvements, hike and bike trails, etc. and MF-2-CO for Tract 2, w/CO limiting development to 12 u.p.a., and the conditions of the TIA	Apvd RR-CO for Tract 1 and MF-2-CO for Tract 2 as Commission recommended (04-19-2007).
C14-04-0044 & C14-04-0045 – Onion Creek Tracts 1 and 2 – 2510 Onion Creek Pkwy	I-RR to CR	To Grant CR-CO w/CO for list of prohibited uses	Apvd CR-CO as Commission recommended (5-6-2004).

RELATED CASES:

The flagpole access from IH 35 was annexed into the City limits on December 31, 2003 (C7a-03-001). The remainder of the property was annexed into the City limits on October 1, 2018 (C7a-2018-0001).

The flagpole portion of the rezoning area is a portion of a zoning case that was approved for RR-CO and MF-2-CO in April 19, 2007 (C14-06-0191 – Fox Hill). For the RR-CO tract, the -CO limits improvements to drainage, underground utility improvements, hike and bike trails. For the MF-2-CO tract, the -CO limits development to 12 units per acre.

The rezoning area is an unplatted portion of an approved preliminary plan (C8-2018-0181) and there are no site plan applications filed on this property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
South IH 35 Northbound	390 feet	165 feet (w/medians)	Levels 4 & 5	No	Shared Lane	No

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the east side of IH-35 in south Austin, on an undeveloped flag lot, which is approximately 11.46 acres in size, and is not located within the boundaries of a neighborhood planning area. **The property is located one mile north of the Southside Regional Center.** Surrounding land uses includes undeveloped land to the north; to the south is a church and undeveloped land; to the east is undeveloped land; and to the west is IH-35. The proposed use is a 150 unit retirement housing complex.

Connectivity

There are no bike lanes, public sidewalks, or urban trails located within at least a mile of this property. The mobility and connectivity options in this area (beyond an automobile) are nonexistent.

Imagine Austin Analysis and Conclusions

The property is located approximately one mile north of the boundaries of the nascent ‘**Southside Regional Center**’, as identified on the Imagine Austin’s Growth Concept Map. Like many Imagine Austin Centers, this center is represented by a circle that reflects the general location where the center should be located in the future. The center’s actual boundaries would need to be clarified through a small area planning process. A Regional Center is the most urban of the three activity centers outlined in the growth concept map and are intended to be the retail, cultural, recreational, and entertainment destinations for Central Texas. These are also the places where the greatest density of people and jobs and the tallest buildings in the region will be located.

Page 107 of the IACP also states, *“While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.”*

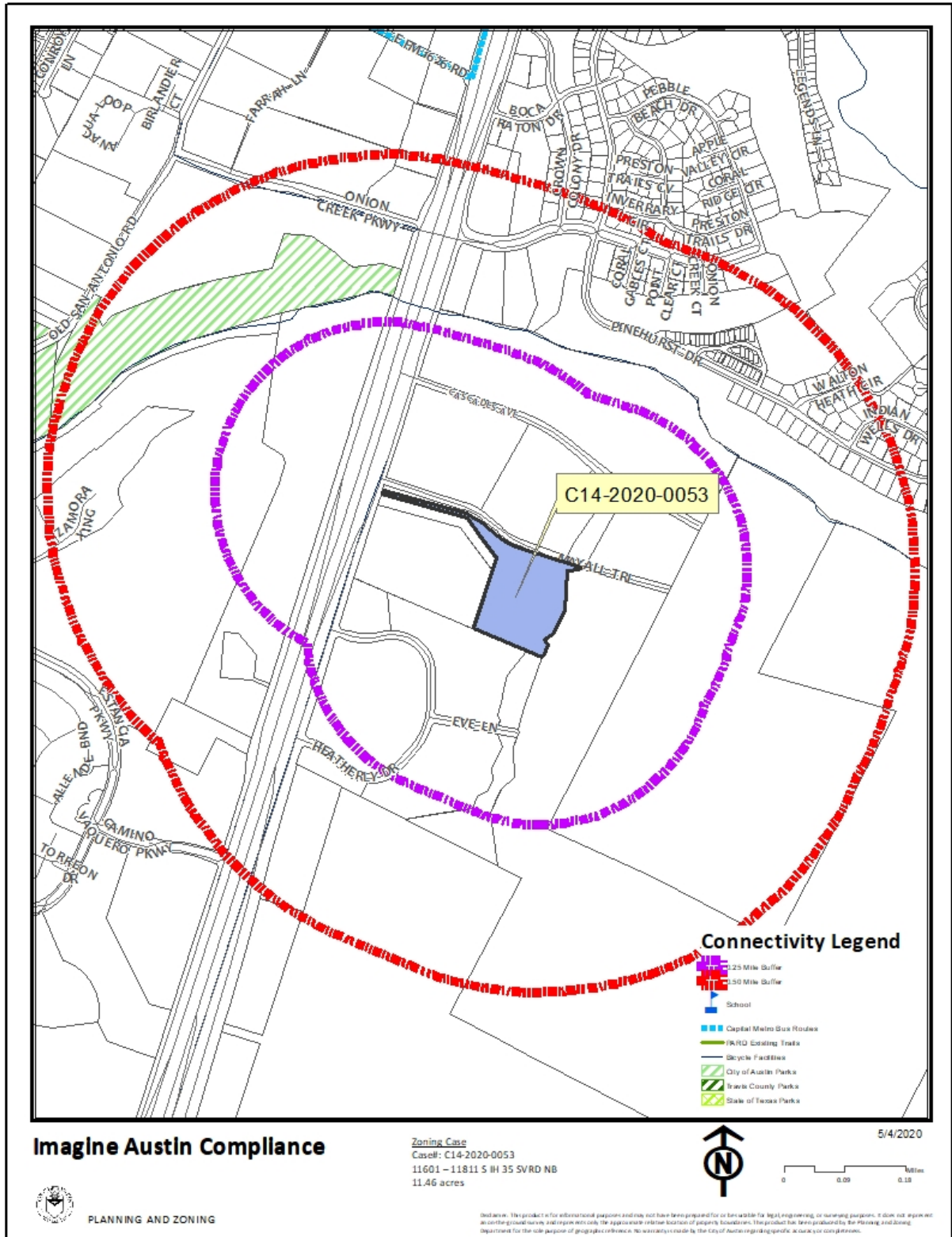
The following Imagine Austin policies are also applicable to this case:

- **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 P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

Analysis and Conclusion

Over the last decade, a number of developers have built large multifamily residential uses (senior housing would be included in this category) along the IH-35 service road to take advantage of the easy access onto IH-35. The locations of these multifamily complexes is not ideal because of the detrimental effects relating to pollution, noise, and the lack of connectivity, which are often isolated from goods, services, jobs, recreation and educational opportunities unless their residents have a car. Public transit is also unavailable. However, this multi-family use will be located less than a mile from an identified (but not yet developed) Regional Center and provide a senior housing option.

Based on the Imagine Austin text and policies above, this project appears to only partially support the Imagine Austin Plan policies due to the lack of connectivity and mobility options in the area.



Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Impervious Cover

The maximum impervious cover allowed by the *MF-4 zoning district* is 70%, which is a consistent figure between the *zoning* and *watershed* regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion 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 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.

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.

Transportation

The site is subject to the approved TIA with zoning case #C14-06-0191. This site must demonstrate compliance with the update to the Fox Hill / Cascades at Onion Creek Traffic Study dated December 21, 2018.

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, 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.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

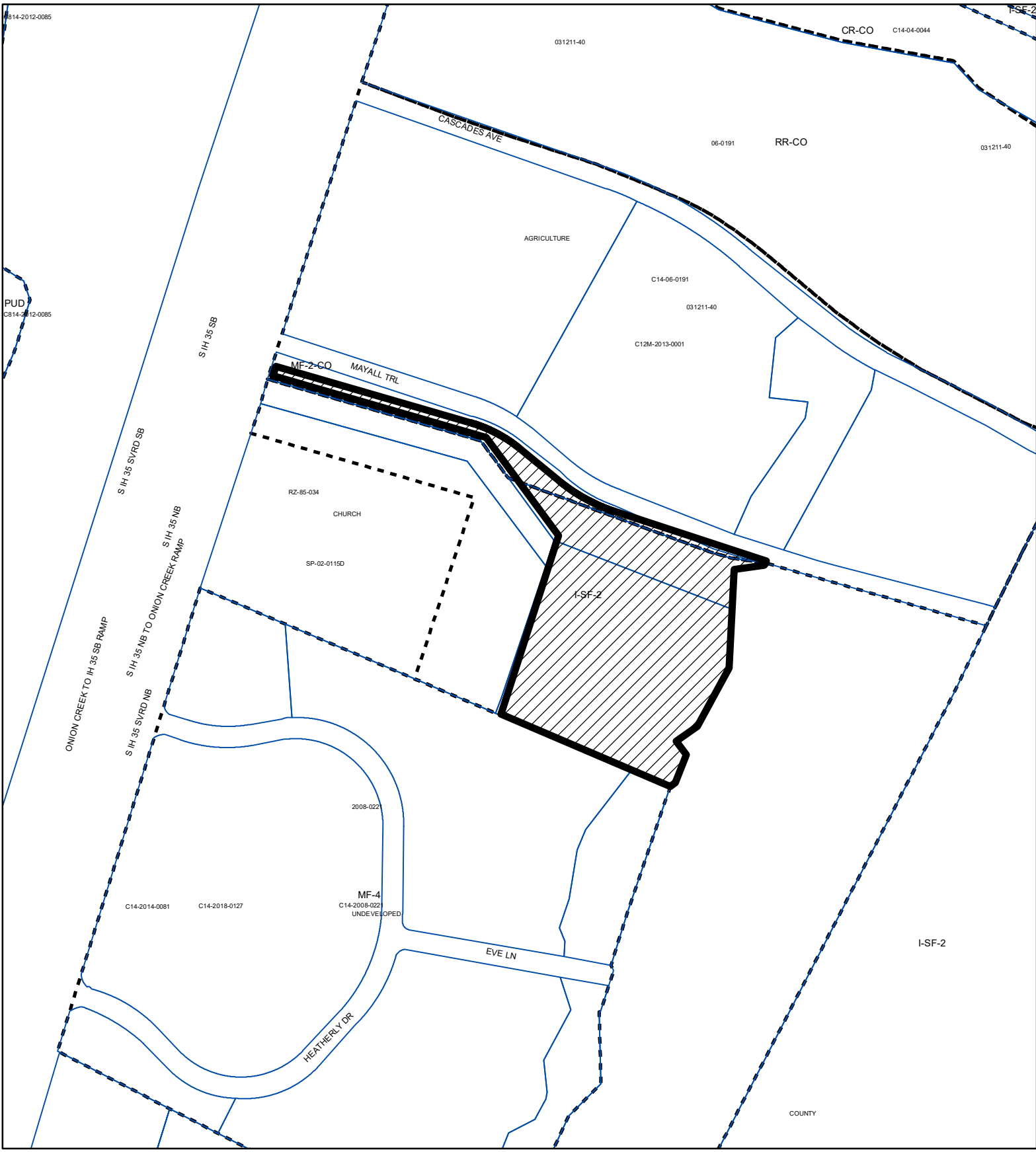
INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map

A-1: Aerial Map

B: Related Recorded Plat

Postponement request from an adjacent property owner



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING Exhibit A

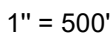
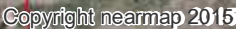
ZONING CASE#: C14-2020-0053

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/1/2020



Cascades - Hilltop

Exhibit A - 1

-  SUBJECT TRACT
 ZONING BOUNDARY
 PENDING CASE
 CREEK BUFFER

ZONING CASE#: C14-2020-0053
LOCATION: 11601-11811 S IH-35 Service Road NB
SUBJECT AREA: 11.46 Acres
GRID: F10
MANAGER: Wendy Rhoades

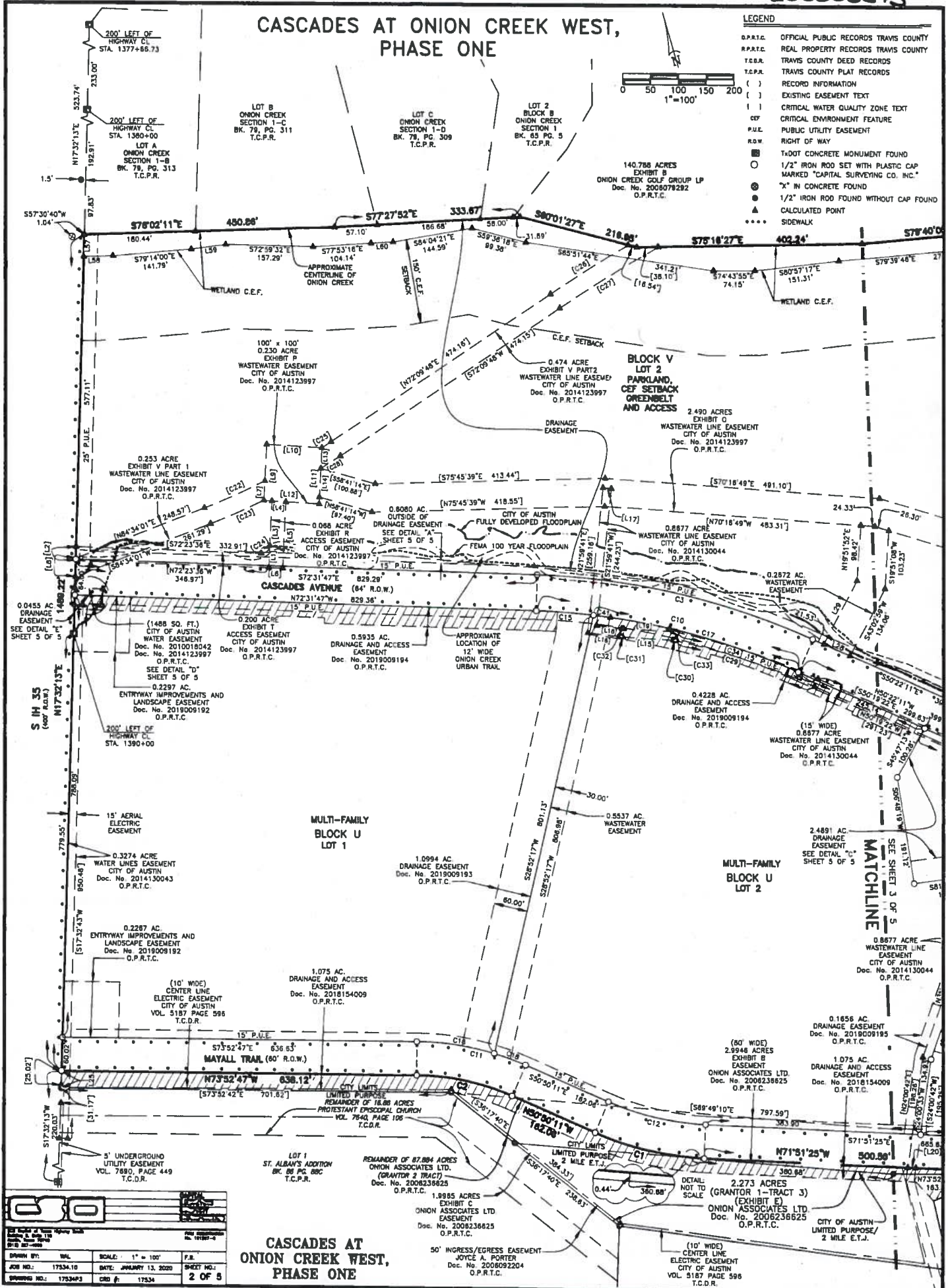
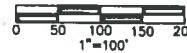


This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CASCADES AT ONION CREEK WEST, PHASE ONE

LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- T.C.B.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- () RECORD INFORMATION
- () EXISTING EASEMENT TEXT
- () CRITICAL WATER QUALITY ZONE TEXT
- () CRITICAL ENVIRONMENT FEATURE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- 140.786 ACRES EXHIBIT B ONION CREEK GOLF GROUP LP Doc. No. 2006078282 O.P.R.T.C.
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 7" IN CONCRETE FOUND
- 1/2" IRON ROD FOUND WITHOUT CAP FOUND
- ▲ CALCULATED POINT
- SIDEWALK

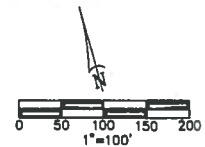


CASCADES AT
ONION CREEK WEST,
PHASE ONE

EXHIBIT B - RELATED RECORDED PLAT

CB-2018-0181.1A

CASCADES AT UNION CREEK WEST, PHASE ONE



LEGEND

O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS TRAVIS COUNTY
T.C.D.R.	TRAVIS COUNTY DEED RECORDS
T.C.P.R.	TRAVIS COUNTY PLAT RECORDS
()	RECORD INFORMATION
[]	EXISTING EASEMENT TEXT
	CRITICAL WATER QUALITY ZONE TEXT
CE	CRITICAL ENVIRONMENT FEATURE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
+	1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
⊙	"X" IN CONCRETE FOUND
⊙	1/2" IRON ROD FOUND WITHOUT CAP FOUND
●	CALCULATED POINT
....	SIDEWALK

140.788 ACRES
EXHIBIT B
UNION CREEK GOLF GROUP LP
Doc. No. 2006079292
O.P.R.T.C.

BLOCK V
LOT 2
PARKLAND,
CEF SETBACK
GREENBELT
AND ACCESS

2.490 ACRES
EXHIBIT D
WASTEWATER LINE EASEMENT
CITY OF AUSTIN
Doc. No. 2014123997
O.P.R.T.C.

DRAINAGE
EASEMENT

(10' WIDE)
CENTER LINE
ELECTRIC EASEMENT
CITY OF AUSTIN
VOL. 5187 PAGE 596
T.C.D.R.
(5' OFF PROPERTY LINE)

APPROXIMATE LOCATION
20' ACCESS EASEMENT
EXHIBIT B
VOL. 8777, PAGE 354-357
R.P.R.T.C.

1.807 ACRES
EXHIBIT G
WASTEWATER LINE EASEMENT
CITY OF AUSTIN
Doc. No. 2014123997
O.P.R.T.C.

0.034 ACRES
EXHIBIT S
ACCESS EASEMENT
CITY OF AUSTIN
Doc. No. 2014123997
O.P.R.T.C.

0.3541 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

0.1805 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

0.1805 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

0.1805 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

0.1805 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

0.1805 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

0.1805 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

0.1805 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

0.1805 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

0.1805 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

0.1805 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

0.1805 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

0.1805 AC
TURN AROUND EASEMENT
Doc. No. 2020031210
O.P.R.T.C.

CASCADES AT
UNION CREEK WEST,
PHASE ONE

DATE OF THIS SURVEY	17534-10	SCALE: 1" = 100'	F.S.
DRAWN BY	17534-10	DATED: JANUARY 13, 2020	SHEET NO. 3 OF 5
JOB NO.	17534-10	CHD P.	17534
DRAWING NO.	17534-10	CHD P.	17534

C8-2018-0181.1A

From: [Rhoades, Wendy](#)
To: [Rhoades, Wendy](#)
Subject: RE: July 7, 2020 Zoning and Platting Commission Agenda
Date: Friday, July 31, 2020 1:03:02 PM

From: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Sent: Monday, July 6, 2020 7:21 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: Fwd: July 7, 2020 Zoning and Platting Commission Agenda

Hi Wendy,

See questions below from Commissioner Bray. Also note it will be a discussion item.

B1, C14-2020-0053:

- Is Mayal Trail going to connect to anything other than the I35 service road? **RESPONSE:** [Mayall Trail connects to the Spillmann property to the east that is located in Travis County. The right-of-way extends along the north property line of the 254 acre Spillman tract and to an adjacent I-SF-2 zoned property in the City limits.](#)
- Where there will be a way for residents to access the property coming from the North on I35 without going all the way down to 1327? **RESPONSE:** [No, at this time vehicular access is limited to the northbound IH 35 frontage road.](#)

Thank you,

Andrew

From: [Justin Spillmann](#)
To: [Rhoades, Wendy](#); [Rivera, Andrew](#)
Cc: [Richard Spillmann](#)
Subject: C14-2020-0053 Cascades - Hilltop at ZAP on July 7, 2020 POSTPONEMENT REQUEST
Date: Monday, July 6, 2020 9:03:11 AM
Attachments: [ZAP Public Participation.pdf](#)

*** External Email - Exercise Caution ***

Wendy and Andrew:

I am writing you on behalf of Spillmann Properties, Ltd, which is an owner of land adjacent to the east of the proposed Cascades - Hilltop C14-2020-0053. I just left a voicemail for Wendy, but wanted to go ahead and send this now while awaiting her return phone call.

We request a one month postponement of the case that will allow time for us to communicate with the city, county, and applicant regarding their plans.

Please confirm receipt of this email. If a one month postponement is not possible, please advise me of what our options are.

Sincerely,
Justin Spillmann
512-921-7448

Begin forwarded message:

From: "Rhoades, Wendy" <Wendy.Rhoades@austintexas.gov>
Date: July 2, 2020 at 4:09:32 PM CDT
To: RICHARD SPILLMANN
Subject: C14-2020-0053 Cascades - Hilltop at ZAP on July 7, 2020

Mr. / Ms. Spillmann,

Thank you for your interest in this case. Below is a link to next Tuesday's Zoning and Platting Commission (ZAP) agenda. The Cascades - Hilltop zoning case is Item B-1 on the agenda, as shown in the link below.

Link to ZAP Agenda:

<http://www.austintexas.gov/edims/document.cfm?id=342718>

Link to Cascades - Hilltop staff report:

<http://www.austintexas.gov/edims/document.cfm?id=342693>

If you wish to address the ZAP Commission, please be sure to sign up through the Commission Liaison Andrew Rivera at Andrew.rivera@austintexas.gov or by calling him directly at 512-974-6508 prior to Noon next Monday, July 6th. Additional information about participating in next Tuesday's ZAP meeting is provided in the attached document.

Please let me know if you have any questions.

Sincerely,

Wendy Rhoades

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.