

ZONING CHANGE REVIEW SHEET

ZONING CASE: C14-06-0220 Thornton Bungalows

P.C. Date: January 16, 2007
January 30, 2007
February 13, 2007
February 27, 2007

ADDRESS: 2206 – 2210 Thornton Road.

OWNER/APPLICANT: Thornton Cottages Austin, LP (James Austin)

AGENT: Stansberry Engineering (Blayne Stansberry)

FROM: SF-5-CO

TO: SF-4B-CO

AREA: 1.500 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of SF-4B-CO. The conditional overlay would limit impervious cover to 50%, and would prohibit the property from taking advantage the provisions of section 25-6-478 of the Land Development Code which allow for a 20% reduction in the required parking for sites in the urban core.

PLANNING COMMISSION RECOMMENDATION:

January 16, 2007: Planning Commission meeting canceled due to extreme weather.

January 30, 2007: Planning Commission approved SF-4B-CO with the following conditions:

- Impervious cover is limited to 50%
- The property may not take advantage of the advantage the provisions of section 25-6-478 of the Land Development Code which allow for a 20% reduction in the required parking for sites in the urban core.
- A maximum of 18 units may be built.
- If more than 14 units are built, any units in excess of 14 units must be sold at a rate that is affordable to qualified buyers earning 50% of the median household income.

February 13, 2007: The Planning Commission rescinded their action of 1/30/07 on this item and will reconsider the item on 2/13/07.

February 27, 2007: January 30, 2007: Planning Commission approved SF-4B-CO with the following conditions:

- Impervious cover is limited to 50%
- The property may not take advantage of the advantage the provisions of section 25-6-478 of the Land Development Code which allow for a 20% reduction in the required parking for sites in the urban core.
- A maximum of 14 units may be built.

DEPARTMENT COMMENTS:

This property was originally zoned SF-3 and the applicant intended to rezone the property to SF-4B. However, the Land Development Code only allows zoning to SF-4B if the property is already zoned SF-5 or less restrictive. The applicant amended their application, and the property was recommended for SF-5-CO by the Planning Commission on September 26, 2006 by a unanimous vote. Staff and the neighborhood supported this recommendation and the City Council approved SF-5-CO on November 16, 2006.

Now the applicant has submitted a request for the property, currently zoned as SF-5-CO, to be rezoned SF-4B-CO, as was their original intent.

Staff supports the request. The applicant and neighborhood are working on a private restrictive covenant to address additional characteristics of the development that fall outside the scope of the Land Development Code and zoning regulation. While some individual in the neighborhood have expressed objections, there neighborhood association (South Lamar NA) has not made a formal opinion.

On January 30, 2007, the Planning Commission recommended approval of the zoning request with additional conditions concerning affordable housing. Specifically, the Commission recommended that if more than 14 units are built, any units in excess of 14 units must be sold at a rate that is affordable to qualified buyers earning 50% of the median household income. After a later review, City legal staff determined that this last component of the Commission's recommendation is not legally enforceable.

Site Development Standards in Selected Single Family Base Zoning Districts

	SF-3	SF-4A	SF-4B	SF-5	SF-6
Maximum Height	35'	35'	2 stories*	35'	35'
Maximum Building Coverage	40%	55%	40%	40%	40%
Maximum Impervious Cover	45%	65%	60%**	55%	55%
Minimum Lot Area per Unit	3500 sq ft	3600 sq ft	3600 sq ft	3500 sq ft	3500 sq ft
Minimum Setbacks					
Front Yard	25'	15'	25'	25'	25'
Street Side Yard	15'	10'	15'	15'	15'
Interior Side Yard	5'	3 1/2 '	10'	5'	5'
Rear Yard	10'	5'	15'	10'	10'
Selected Permitted Uses					
Single Family Residential	P	P	P	P	P
Duplex Residential	P	X	X	P	P
Small Lot Single-Family	X	P	P	P	P
Multiple SF Homes per lot	X	X	P	P	P
Townhomes	X	X	X	P	P

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Note: The minimum site area for SF-3 is 5750 square feet. 1 unit per 3500 square feet of lot reflects a 7000 square foot lot developed with a duplex.

* Each story may not exceed a plate height of 10 feet.

** In this case a conditional overlay has been offered to limit impervious cover to 50%

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-5-CO	Single Family Homes
<i>North</i>	CS	Apartments, Office and Retail
<i>South</i>	SF-3 and CS	Single Family Homes and Undeveloped
<i>East</i>	SF-3	Single Family Homes
<i>West</i>	SF-3 and MF-2	Single Family Homes

AREA STUDY: The property is part of the South Lamar neighborhood plan area, which began meeting in late 2005.

TIA: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- South Lamar Neighborhood Association
- South Central Coalition
- Austin Neighborhood Council
- Barton Springs / Edward's Aquifer Conservation District
- Homebuilder's Association of Greater Austin
- Austin Independent School District

SCHOOLS: (AISD ISD)

Zilker Elementary School

O. Henry Middle School

Austin High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE	BUS	SIDEWALKS
Thornton Rd	56'	30'	Collector	No	No	No

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Capital Metro Service is located within ¼ mile of this site on Oltorf.

CITY COUNCIL DATE:

ACTION:

January 25, 2007:

Postponed at the request of staff until 02/01/06

February 1, 2007:

Postponed at the request of the neighborhood until 02/15/07

February 15, 2007

Postponed at the request of staff until 03/01/07

March 1, 2007

The public hearing was closed and the first reading of the ordinance for the Planning Commission recommendation of family residence-condominium-conditional overlay (SF-4B-CO) combining district zoning limiting the development to 14 units, and adopting staff's conditional overlay of 50% impervious cover and no parking limits was approved on Council Member Leffingwell's motion, Council Member Cole's second on a 7-0 vote.

May 24, 2007

ORDINANCE READINGS:

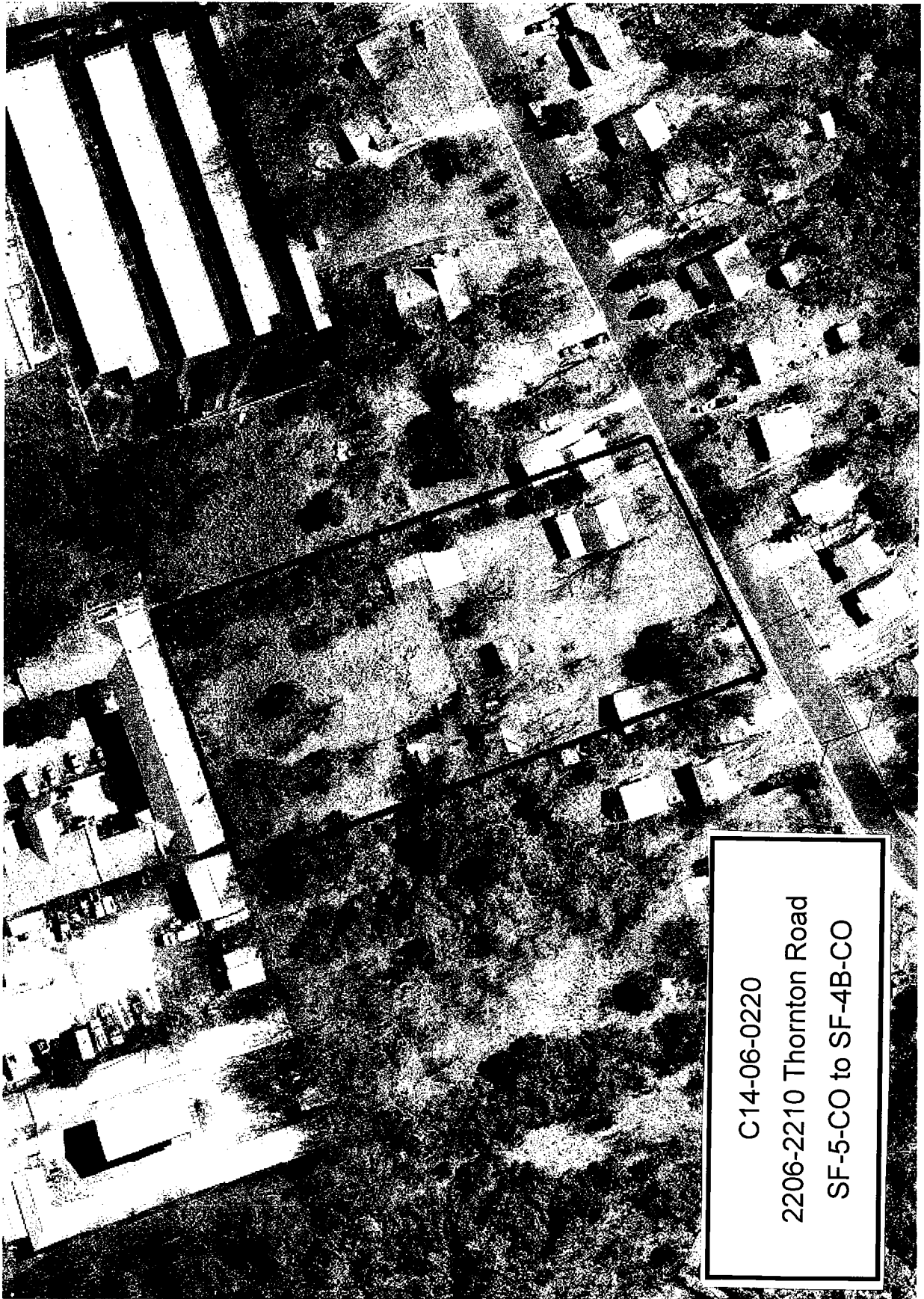
1st 3/1/07

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
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PHONE: 974-2330

C14-06-0182



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2206-2210 Thornton Road

SF-5-CO to SF-4B-CO

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of SF-4B-CO. The conditional overlay would limit impervious cover to 50%, and would prohibit the property from taking advantage the provisions of section 25-6-478 of the Land Development Code which allow for a 20% reduction in the required parking for sites in the urban core.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

SF-4B-CO will allow for flexible infill development without negative impact to the surrounding residential neighborhood.

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

Single-family residence condominium site (SF-4B) district is the designation for a moderate density single-family residential use on a site surrounded by existing structures, most of which are single-family residences. An SF-4B district use is subject to development standards that maintain single family neighborhood characteristics. An SF-4B district designation may only be applied at a proposed location if the existing location is currently designated as an urban family (SF-5) or less restrictive district.

Transportation

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

The trip generation under the requested zoning is estimated to be 174 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).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE	BUS	SIDEWALKS
Thornton Rd	56'	30'	Collector	No	No	No

Capital Metro Service is located within ¼ mile of this site on Oltorf.

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Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

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.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustments 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 design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.