

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0007 – 7300 South Congress Avenue **Z.A.P. DATE:** April 4, 2017
Rezoning

ADDRESS: 7300 South Congress Avenue

DISTRICT AREA: 2

OWNER: Elwyn Carol Williams, Jr.

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: DR

TO: SF-6

AREA: 8.15 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

April 4, 2017: *APPROVED SF-6 DISTRICT ZONING*
[S. LAVANI; B. EVANS – 2ND] (10-0) 1 VACANCY ON THE COMMISSION

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject tract is located between William Cannon Drive and Dittmar Road, contains a few single family residences and is otherwise undeveloped. Given that the property was unplatted and undeveloped prior to annexation in November 1984, it was assigned development reserve (DR) zoning. Primary access to the tract is taken from South Congress Avenue, however Meadow Lea Drive, a local street within the Sunridge South subdivisions also terminates along its west side. There are single family residences, a mobile home residence and undeveloped land to the north (LO-MU; DR), apartments to the east (MF-3-CO), undeveloped land, apartments and two single family residences to the south (MF-2-CO; SF-6-CO; DR) and single family residences on standard lots to the west (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the townhouse and condominium residence (SF-6) district and build up to 70 condominium units both stand-alone and attached, to be constructed in one phase. Private streets are proposed and it will not be a gated community. Transportation review staff has deferred the issue of a vehicular access connection to

Meadow Lea Drive until the site plan stage when the number of dwelling units and a layout of improvements are provided.

Staff is of the opinion that the land use represented and permitted under SF-6, townhouse and condominium residence zoning, is appropriate at this location based on the following considerations: 1) as a district, it is compatible with the single family residences adjacent to the west and promotes a single-family character; 2) it will allow for clustering of units given moderate to extensive tree coverage on site; and 3) it helps to facilitate infill development in a manner that promotes attached and detached housing units, and common open spaces, which in turn creates a wider variety of housing options.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	A few single family residences
<i>North</i>	LO-MU; DR	Two single family residences; Mobile home residence; Undeveloped; Convenience storage
<i>South</i>	MF-2-CO; SF-6-CO	Apartments; Two single family residences; Undeveloped
<i>East</i>	MF-3-CO	Apartments
<i>West</i>	SF-2; SF-3	Single family residences in the Sunridge South and Sunridge South Section 2 subdivisions

AREA STUDY: N / A

NTA: Deferred to site plan

WATERSHED: South Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Assn.
 646 – Circle S Ridge Neighborhood Association
 742 – Austin Independent School District
 1228 – Sierra Club, Austin Regional Group 1340 – Austin Heritage Tree Foundation
 1363 – SEL Texas 1374 – Friends of Williams Elementary
 1429 – Go!Austin/Vamos!Austin (GAVA)-78745
 1440 – South Boggy Creek Environmental Association
 1494 – South Boggy Creek Neighborhood Association
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1550 – Homeless Neighborhood Association 1578 – South Park Neighbors

SCHOOLS:

Williams Elementary School

Bedichek Middle School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0157 - Rezoning of 7200, 7202 and 7204 South Congress	LO to LO-MU	To Grant	Apvd (02-27-2014).
C14-01-0179 – Bethania Rezoning – 7110 S Congress Ave	DR to LO	To Grant	Apvd LO (02-28-2002).
C14-99-2065 – John Lewis Tract – 7201-7401 S Congress Ave	SF-3 to MF-3	To Grant MF-2-CO w/CO for 2,000 trips/day	Apvd MF-3-CO w/CO for 23 u.p.a., 2,000 trips and prohibit vehicular access to Circle S Rd (8-17-2000).
C14-96-0057 – Goel Zoning Change – 7310 S Congress Ave	DR to MF-2	To Grant MF-2 for Tract 1 & SF-6 for Tract 2, with conditions	Apvd MF-2-CO for Tract 1 and SF-6-CO for Tract 2, w/CO which requires access to S Congress Ave; 25' undisturbed buffer on west property line; limit Tract 2 to two single family dwelling units; and multi-family development limited to 18 units per acre on Tract 1 (09-26-1996).
C14-84-456 – Joyce & Issam Kussad – 7400-7406 S Congress Ave	I-RR to GR	To Grant	Apvd GR (04-11-1985).

RELATED CASES:

The property was annexed into the Full purpose City limits on November 15, 1984 (C7A-83-017 A). There are no subdivision or site plan cases in process.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
South Congress Avenue	122 feet	56 feet	Arterial	Yes	Yes (wide shoulder/ bike lane)	Yes
Meadow Lea Drive	58 feet	40 feet	Local	Yes	No	No

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for South Congress Avenue.

CITY COUNCIL DATE: May 4, 2017

ACTION:

ORDINANCE READINGS: 1st

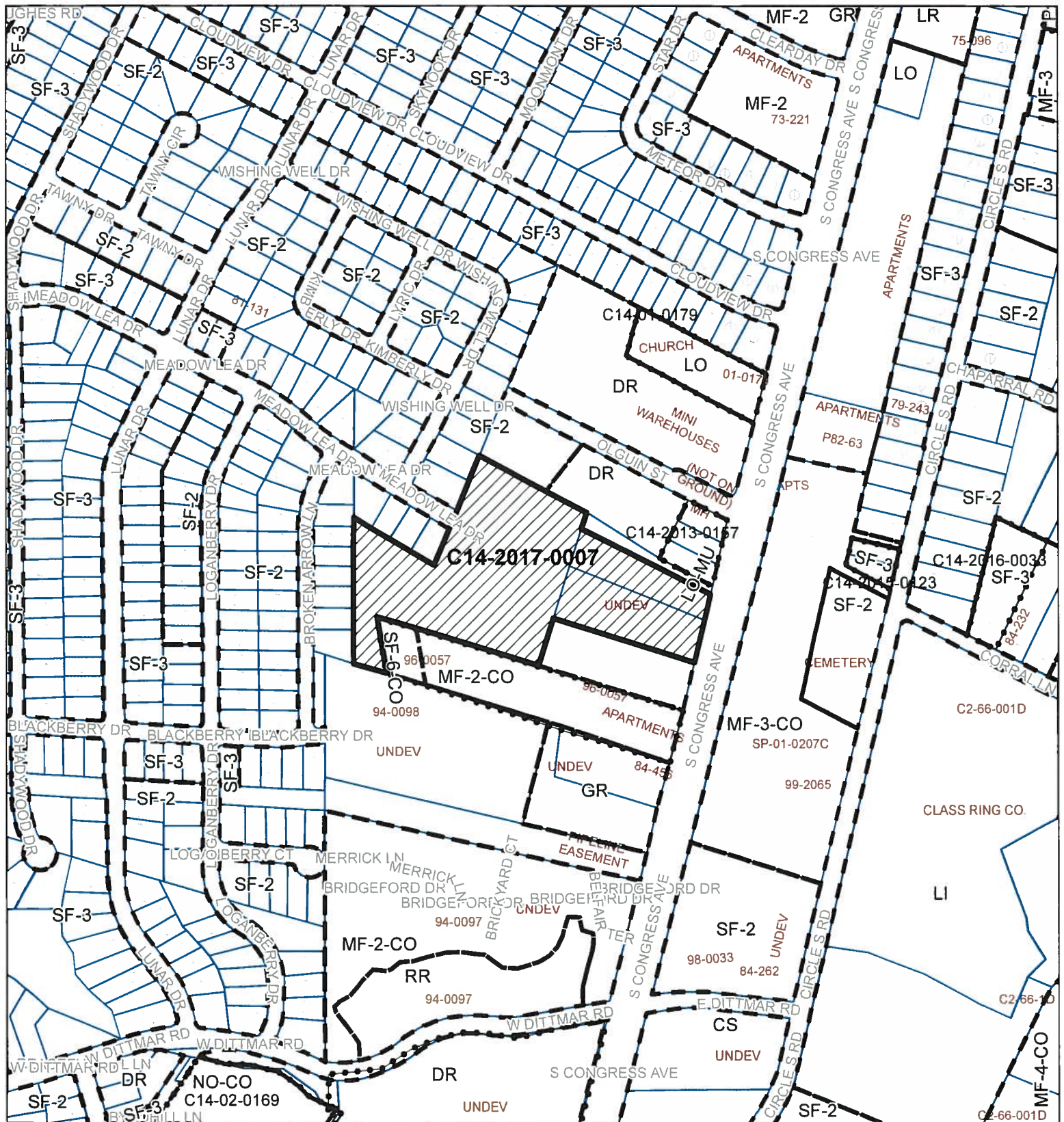
2nd

3rd

ORDINANCE NUMBER:

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

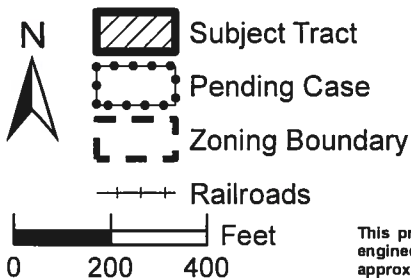
PHONE: 512-974-7719



ZONING

Case#: C14-2017-0007

Exhibit A



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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017



N



1" = 300'

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

 CREEK BUFFER

ZONING

ZONING CASE#: C14-2017-0007

LOCATION: 7300 S CONGRESS AVE

SUBJECT AREA: 8.15ACRES

GRID: G15

MANAGER: WENDY RHOADES

Exhibit A1



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

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure.

2. Zoning should allow for reasonable use of the property.

3. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff is of the opinion that the land use represented and permitted under SF-6, townhouse and condominium residence zoning, is appropriate at this location based on the following considerations: 1) as a district, it is compatible with the single family residences adjacent to the west and promotes a single-family character; 2) it will allow for clustering of units given moderate to extensive tree coverage on site; and 3) it helps to facilitate infill development in a manner that promotes attached and detached housing units, and common open spaces, which in turn creates a wider variety of housing options and price ranges.

EXISTING CONDITIONS**Site Characteristics**

The site contains a few single family residences and is relatively flat.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%, which is a consistent figure between the zoning and watershed regulations.

Comprehensive Planning

This zoning case is located on the west side of S. Congress Avenue, on an 8.15 acre parcel that contains a few residences. The property is not located in a neighborhood planning area. Surrounding land uses includes a residence and mobile home residence to the north, an apartment building to the south, undeveloped land to the west, and an apartment complex to the east. The proposed use is a 70 unit condo/townhouse project.

Connectivity

The Walkscore is 41/100, meaning some errands may be accomplished on foot. Public sidewalks are available on both sides of the street and a CapMetro transit stop is located within 500 ft. of the property.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor**, which are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following Imagine Austin policies are applicable to this project:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, **corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **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: (1) situated along a **Activity Corridor** as designated on the Growth Concept Map, which supports residential and multifamily uses; and (2) the Imagine Austin policies referenced above that supports a variety of development, including a variety of housing types, this project appears to be supported by Imagine Austin.

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.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

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

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 and Compatibility Standards

All single-family development will be reviewed for compliance with Chapter 25-2 of the Land Development code, the 2012 International Residential Code, and Chapter 25-12 Technical Amendments by the Residential Building Review Division.

Since this proposed zoning is SF-6, any development on it will be subject to compatibility standards at the time of site plan review for any portion of the site within 540 feet of property zoned with a more restrictive zoning. Any adjacent property which triggers compatibility requirements will require setback and height requirements.

The site is subject to compatibility standards. Along the west property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No parking or driveways are allowed 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 triggering property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the triggering property line.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed within 50 feet of adjoining SF-4A or SF-2 zoned property.

Transportation

A Neighborhood Traffic Analysis may be required at the time of site plan (access to Meadow Lea Drive) when Staff has an accurate count of proposed land uses and the site layout [LDC, Sec. 25-6-114]. The NTA requires three (3) consecutive 24 hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session.

FYI – The right-of-way for Meadow Lea Drive stubs out to the proposed property. Per LDC 25-4-151, streets must be in line with existing streets in adjoining property except where the Comprehensive Plan, topography, requirements of traffic circulation or other considerations make it desirable to depart from such alignment. Staff recommends extending the street through the site to connect to South Congress Avenue to provide additional connectivity to and from South 1st Street to South Congress.

The Austin Metropolitan Area Transportation Plan calls for a total of 114 feet of right-of-way for South Congress Avenue. The existing right-of-way appears to be greater than 114 feet. Additional right-of-way may be required at the time of subdivision and/or site plan application.

FYI – to provide connectivity between adjacent sites and the public right-of-way, Staff does not recommend gating. This issue will be addressed at the time a site plan is filed.

Water and Wastewater

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.

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: C14-2017-0007

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: April 4, 2017, Zoning and Platting Commission
May 4, 2017, City Council

Sandra Thompson
Your Name (please print)

☐ I am in favor
☒ I object

1202 Wishing Well
Your address(es) affected by this application

Sandra Thompson
Signature

Date

Daytime Telephone: 512 327 7687

Comments:

- This would uncover the schools.

- Reduce property value.

- Increase traffic.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810