

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0098 - Affordable Dream Homes **P.C. DATE:** October 24, 2017

ADDRESS: 2404 Thrasher Lane **AREA:** .95 acres

OWNER: Vahonia Realty (Octavian F. Heresan)

APPLICANT: Landanswers (Jim Whittliff)

ZONING FROM: General commercial services-neighborhood plan (CS-NP)

ZONING TO: Urban family residence – conditional overlay - neighborhood plan (SF-5-CO-NP); Amended request October 3, 2017. Conditional overlay to limit the property to 10 residential units.

NEIGHBORHOOD PLAN AREA: Montopolis Neighborhood Planning Area

SUMMARY STAFF RECOMMENDATION:

Recommendation of Urban Family Residence – Conditional Overlay – Neighborhood Plan (SF-5-CO-NP).

Conditional overlay:
Limit of 10 residential units.

DEPARTMENTAL COMMENTS:

The subject property is a vacant, unplatted .95 acre tract located at 2404 Thrasher Lane in the Montopolis Neighborhood Planning Area. The property is located at the southernmost portion of Thrasher Lane south of East Riverside Drive and Thrasher Lane dead ends just beyond this property.

The property is currently zoned general commercial services – neighborhood plan (CS-NP) and the Future Land Use Map (FLUM) designation is commercial. It was given commercial zoning during the Montopolis Neighborhood Plan adoption. The zoning request is associated with a concurrent Neighborhood Plan Amendment case (NPA-2017-0005.03) to change the FLUM to “mixed use.”

Thrasher Lane is predominately a large lot residential street with single family structures. The area to the south of this property has recently seen several rezoning cases to allow a residential (mixed-use) use. Those cases have been supported by the Planning Commission and approved by the City Council with conditions.

The applicant is proposing to develop the property with 10 small-lot single family residences. Staff is supportive of the zoning request and down zoning of the property to provide a transition between the commercial and mixed use properties to the south and west.

Although this property is not included in the East Riverside Corridor Regulating Plan, the plan does show the extension of Carson Ridge Road from Montopolis Drive to E. Ben White Boulevard. This property is adjacent to property aligned with the other portions of the Carson Ridge right-of-way. Recently, a house was constructed on that property making a roadway connecting Carson Ridge to Thrasher a challenge.

However, the Austin Transportation Department is interested in making a connection and has requested an access easement running along the northeastern portion of the property. During the Neighborhood Plan Amendment meeting for this property, neighbors on Carson Ridge (to the west) expressed their interest in being able to walk across this property to Thrasher. The applicant's agent said they would not fence that portion of the property which would allow pedestrian access to Thrasher. Making a long term connection would also allow residents on Thrasher to walk to Montopolis to access Capital Metro bus service.

Issues

A zoning petition has been filed in opposition to the requested change (see attached). It has been submitted to the GIS department to determine if it is valid.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-NP	Vacant
North	SF-2-NP	Single family
South	CS-NP & CS-MU-CO-NP	Single family and Undeveloped (multifamily site plan under review)
East	CS-MU-CO-NP	Multi family
West	GR-MU-CO-NP	Undeveloped (multifamily site plan under review)

WATERSHED: Carson Creek Watersheds

DESIRED DEVELOPMENT ZONE: Yes

TIA: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Neighborhoods Council
 Bike Austin
 Carson Ridge Neighborhood Association
 Crossing Garden Home Owners Association
 Del Valle Community Coalition
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Montopolis Area Neighborhood Alliance

Montopolis Community Alliance
 Montopolis Neighborhood Association
 Montopolis Neighborhood Planning Contact Team
 Montopolis Tributary Trail Association
 Preservation Austin
 SEL Texas
 Sierra Club, Austin Regional Group

SCHOOLS:

Austin Independent School District

Allison Elementary School	Martin Middle School	Eastside Memorial High School
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ABUTTING STREETS:

Name	ROW	Pavement	Classification	Side-walks	Bike Route	Bus
Thrasher Lane	50-60'	00'	Local Collector	No	No	No

SITE ZONING CASE HISTORIES:

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
C14-01-0060 Thrasher Lane Montopolis Neighborhood Plan	SF-2 to CS-NP	Recommended CS-NP	Approved CS-NP (9-27-01)

RELEVANT ZONING CASE HISTORIES:

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
C14-2016-0113 2509 Montopolis Drive	CS-NP to CS-MU-NP	Recommended CS-MU-CO-NP (4/11/17)	Approved CS-MU-CO-NP (6/22/17)
C14-2016-0070 2500, 2508 & 2514 Thrasher Lane	CS-NP to CS-MU-NP	Recommended CS-CO-NP & CS-MU-CO-NP (1/24/17)	Approved CS-CO-NP & CS-MU-CO-NP (3/23/17)
C14-2015-0099 2407-2409 Montopolis Drive	CS-NP to CS-MU-NP	Recommended CS-MU-CO-NP	Approved CS-MU-CO-NP (12-10-15) restricted uses
C14-2009-0092 6503 Carson Ridge	CS-NP to GR-MU-NP	Recommended GR-MU-CO-NP	Approved GR-MU-CO-NP (1-28-10) Trips limited to 1500.
C14-2011-0169 7016 E. Ben White Blvd	LI-NP & CS-NP to CS-MU-NP	Recommended CS-MU-NP	Approved CS-MU-NP (4-5-12)

CITY COUNCIL ACTION: Scheduled for December 7, 2017**ORDINANCE READINGS:** 1st 2nd & 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Andrew Moore**PHONE:** 512-974-7604

e-mail address: andrew.moore@austintexas.gov

STAFF RECOMMENDATION**C14-2016-0070**

To grant SF-5-CO-NP

Conditions of the CO include:

-limit of 10 residential units

BASIS FOR LAND USE RECOMMENDATION***Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.***

The amended request for Urban Family Residence (SF-5) with a limit of 10 units will provide transition from the commercial mixed use zoning to the south and west to the single family zoning and uses to the north and east.

The Land Development Code describes Urban Family Residence as:

Urban family residence (SF-5) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse, or condominium residential use is permitted in an SF-5 district under development standards that maintain single family neighborhood characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs.

EXISTING CONDITIONS & REVIEW COMMENTS

Site Characteristics

The site is currently vacant and has been used for vehicle cut through from Carson Ridge to Thrasher as evidenced by the aerial photo. Topographically, the parcel slopes from south to north and west to east. Thrasher Lane dead ends just to the south of this property. The site contains some trees, but it is unknown at this time whether any are protected. Similarly, there are no known environmental features, and no known constraints to development at this time.

DSD Transportation Review – Natalia Rodriguez 512-974-1605

TR1. A Neighborhood Traffic Analysis is not required for this project as the applicant has agreed to limit the site to 10 units and Thrasher Lane is considered a collector street.

TR2. Per the East Riverside Corridor Collector Street plan (ERC, Figure 1-5) a collector street is required for the Carson Ridge street extension. This street shall be a Neighborhood Collector Street as indicated within the ERC, Appendix A. Staff is in communication with Austin Transportation Department and Urban Design for the street location. Right-of-way dedication may be required to accommodate the 60-foot cross section.

TR3. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

TR4. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR5. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Thrasher Lane	55 feet	None	Collector	None	N/A	N/A

NPZ Environmental Review - Mike McDougal 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson Creek Watershed of the Colorado River Basin, and 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.
2. 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%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
7. 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.

NPZ Site Plan Review - Thomas Sievers 512-974-1237

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. 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.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

SP 4. The site is subject to compatibility standards:

- 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.

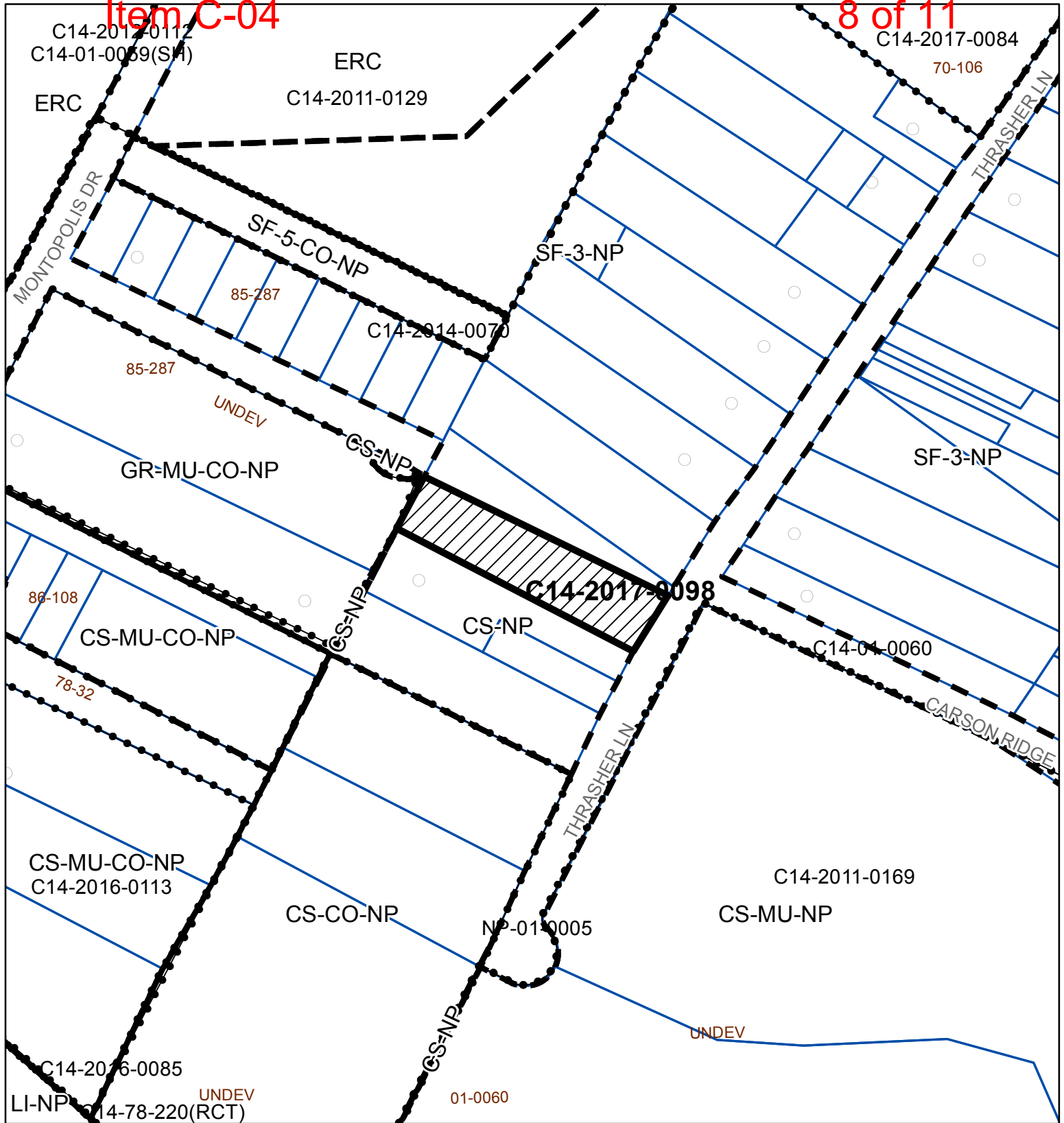
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Airport Overlay

SP 5. FYI – This site is located within the Austin-Bergstrom Airport Controlled Compatible Land Use Area Overlay. No use will be allowed that can create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing. Additional comments may be generated during the site plan review process.

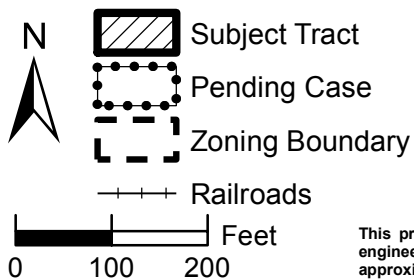
NPZ Austin Water Utility Review - Neil Kepple 512-972-0077

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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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 permits.



ZONING

Case#: C14-2017-0098



1" = 200'

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: 8/4/2017



ZONING

ZONING CASE#: C14-2017-0098
 LOCATION: Affordable Dream Homes
 SUBJECT AREA: .95 ACRES
 GRID: L18
 MANAGER: ANDREW MOORE



N



1" = 400'



SUBJECT TRACT



PENDING CASE

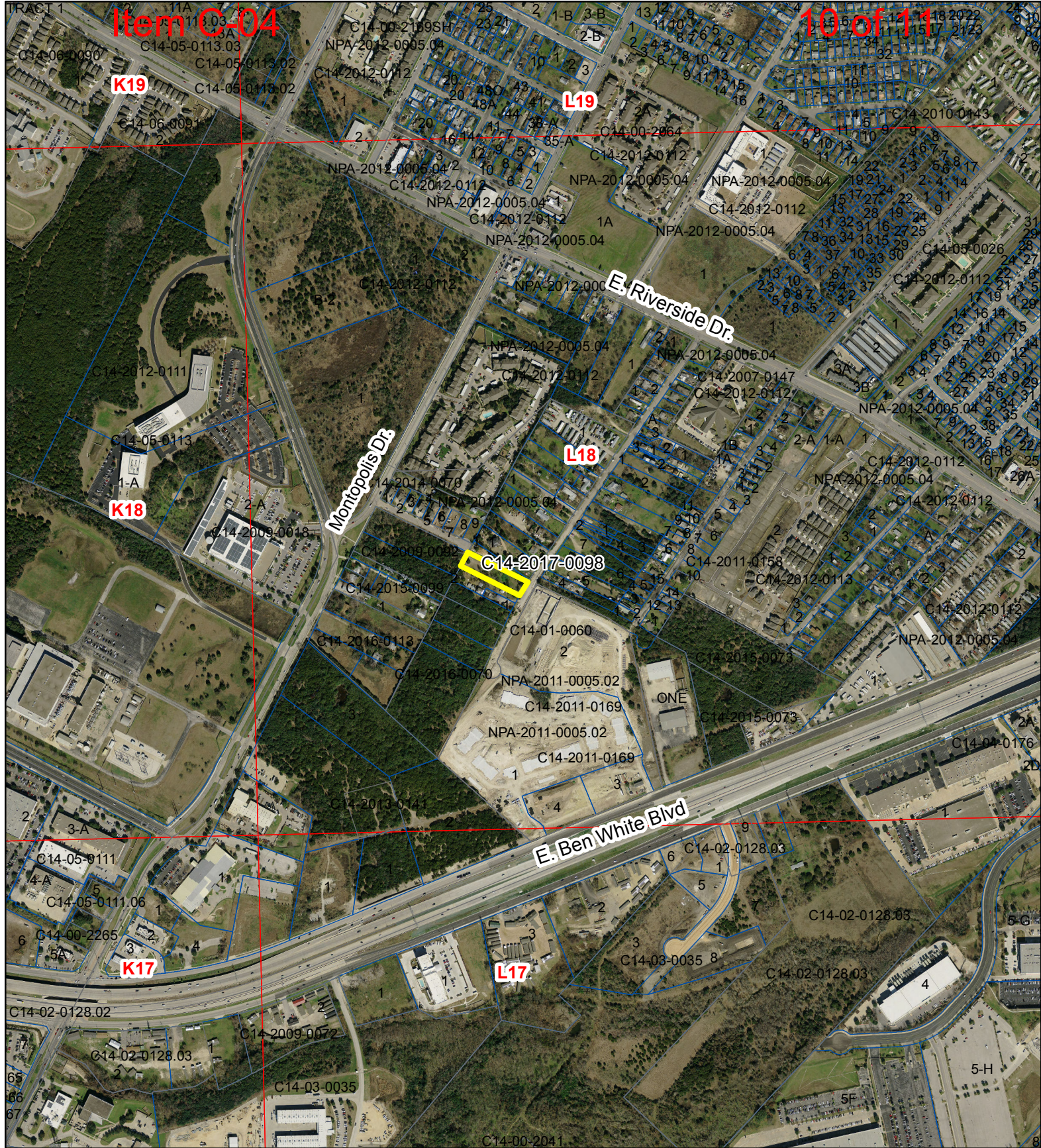


ZONING BOUNDARY



CREEK BUFFER

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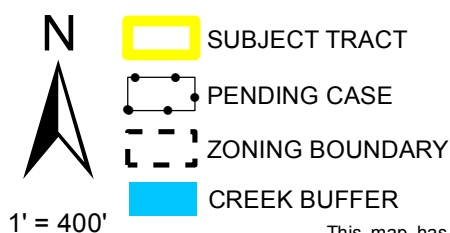


ZONING

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 LOCATION: Affordable Dream Homes
 SUBJECT AREA: .95 ACRES
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Date: 10/13/17Case Number: NPA-2017-0005.03Address of Rezoning Case: 2404 Thrasher Lane

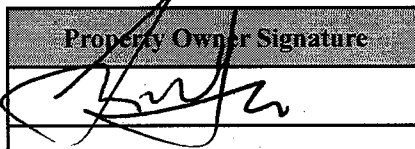

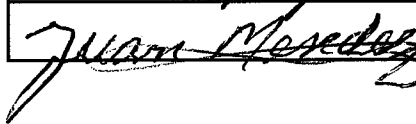
To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than **SF-3**.

REASON FOR PROTEST

We, the undersigned owners of property located within 200 feet of the property that is the subject of this zoning case oppose the requested zoning change because:

This area of Montopolis consists of family homesteads. SF-3 zoning is the appropriate and compatible land use in this area. The commercial zoning of this and adjacent lots should never have happened and is one of the more shameful episodes of land use bigotry in the city's history.

Property Owner Signature	Printed Name	Address or Tax ID Number
	Theresia McGhee	2316 Thrasher Lane
	Felix & Amanda Benavidez	2408 Thrasher Lane
	Manuel Rojas	2317 Thrasher Lane
	Ramiro Benitez	2312 Thrasher Lane

Date: 10/13/17Contact Name: Fred L. McGheePhone Number: (512) 275-6027