ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0078 – All Points Construction Services

DISTRICT: 3

ZONING FROM: SF-3-NP

TO: SF-6-NP

ADDRESS: 4507 and 4511 Vinson Drive

SITE AREA: 1.88 acres

PROPERTY OWNER: All Points Construction Services, LLC (Adrian DeLeon)

AGENT: All Points Construction Services, LLC (Paul Thiessen)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district zoning. The basis of Staff’s recommendation is provided on pages 2-3.

PLANNING COMMISSION ACTION / RECOMMENDATION:
August 13, 2019:

CITY COUNCIL ACTION:
September 19, 2019:

ORDINANCE NUMBER:

ISSUES:

The Owner and Agent met with the Southwood Neighborhood Association on July 14, 2019 at the ACC Campus, and with the South Manchaca Contact Team on July 31, 2019. The Contact Team has provided correspondence that they support maintaining the existing SF-3-NP zoning. Please refer to attached correspondence.

A rezoning application for SF-6-CO-NP with the Conditional Overlay for a maximum of 16 units and prohibiting accessory dwelling units was approved by City Council on Second Reading on March 23, 2017. The application subsequently expired because Third Reading did not occur within the LDC prescribed 361-day time frame from the date of First Reading (February 16, 2017). The subject rezoning case was filed on May 20, 2019. Information about the previous and recorded subdivision, and the previous and current site plans is provided in the Related Cases section of this report.

CASE MANAGER COMMENTS:

The subject property consists of an undeveloped, 8 lot single family subdivision and is zoned family residence – neighborhood plan (SF-3-NP) district. Access to the property is taken to
Vinson Drive, a residential collector street that measures 21 - 25 feet wide. The railroad tracks parallel Vinson Drive which veers to the northwest as it approaches West St. Elmo Road and corresponding railroad crossing sign with directional arrows as well. A non-operational railroad spur borders the northern two tracts of this property. There is a religious assembly use fronting St. Elmo Road to the northwest (LO-MU-CO-NP); single family residences on large lots that front on South 3rd Street and back up to the railroad tracks to the north; and generally standard-sized residential lots that front on South 3rd Street and Philco Drive to the east and south (SF-3-NP). Please refer to Exhibits A (Zoning Map), A-I (Aerial View) and B (Recorded Plat).

The Applicant proposes to rezone the property to the townhouse and condominium residence – neighborhood plan (SF-6-NP) district and construct 19 stand-alone condominium units on 1.9 acres. Please refer to Exhibit C (Proposed Site Plan). Due to the curve in the road approximately midpoint on the property, the Austin Transportation Department (ATD) recommends this site be limited to one driveway because of the unique vertical and horizontal geometry of Vinson Drive. Additionally, ATD is in favor of the driveway in the proposed “south” location illustrated on the site plan currently in process.

BASIS OF RECOMMENDATION:

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. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

3. Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan and

4. The rezoning should be consistent with the policies adopted by the City Council or Planning Commission / Zoning and Platting Commission.

This is a classic case of residential infill in a residential neighborhood. As with the 2016 rezoning case, the Applicant thinks the requested SF-6 zoning will allow for a better community outcome – both in terms of the existing neighbors and future residents.

There will be an impact on Vinson Drive with an additional driveway serving up to 19 condominium units. However, if Austin is to grow and evolve as a compact and connected city, as envisioned in the adopted Imagine Austin Comprehensive Plan (IACP), then residential infill that provides additional housing units is necessary. One of the primary mechanisms for achieving compact growth will be development, or redevelopment, of larger sized properties such as this into higher density residential.
In the broader city-wide context, SF-6 is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. As indicated in the purpose statement of the district, SF-6 can be a transition to single-family residential – reflecting it is an appropriate and compatible use.

In conclusion, Staff believes the proposed SF-6-NP zoning is compatible with adjacent and nearby single family residences, while still promoting single-family character of the surrounding neighborhood.

EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>LO-MU-CO-NP; SF-3-NP</td>
<td>Single family residences; Religious assembly</td>
</tr>
<tr>
<td>South</td>
<td>SF-3-NP</td>
<td>Single family residences in the Greenwood Forest Section 1 subdivision</td>
</tr>
<tr>
<td>East</td>
<td>SF-3-NP</td>
<td>Single family residences in the Greenwood Forest Annex, Cary Subdivision and sections of the Hartkopf Subdivision</td>
</tr>
<tr>
<td>West</td>
<td>SF-3-NP</td>
<td>Railroad r-o-w and tracks; Single family residences</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PLANNING AREA: South Austin Combined (South Manchaca)

WATERSHED: Williamson Creek – Suburban  
TIA: Is not required

CAPITOL VIEW CORRIDOR: No  
SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council  
627 – Onion Creek Homeowners Association  
742 – Austin Independent School District  
950 – Southwood Neighborhood Association  
1228 – Sierra Club, Austin Regional Group  
1363 – SEL Texas  
1424 – Preservation Austin  
1429 – Go! Austin / Vamos! Austin (GAVA)  
1528 – Bike Austin  
1530 – Friends of Austin Neighborhoods  
1531 – South Austin Neighborhood Alliance  
1550 – Homeless Neighborhood Association  
1578 – South Park Neighbors  
1590 – South Manchaca Neighborhood Plan Contact Team  
1596 – TNR - BCP Travis County Natural Resources  
1616 – Neighborhood Empowerment Foundation

SCHOOLS:

St. Elmo Elementary School  
Bedichek Middle School  
Travis High School
AREA CASE HISTORIES:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-04-0134 – Kingdom Hall Zoning 2 – 801 W St. Elmo Rd</td>
<td>SF-3 to LO-MU-CO</td>
<td>To Grant LO-MU-CO w/CO for list of prohibited uses, 315 trips/day, limit driveways to W St. Elmo to 1; limit access to Vinson Dr to emergency only; Restrictive Covenant for the Neighborhood Traffic Analysis</td>
<td>Apvd LO-MU-CO as recommended by ZAP (01-13-2005).</td>
</tr>
</tbody>
</table>

RELATED CASES:

South Manchaca Neighborhood Plan Rezonings
The South Manchaca Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and adopted as part of the Imagine Austin Comprehensive Plan on November 6, 2014 (C14-2014-0018 – Ordinance No. 20141106-087). The site is within the Residential Core Character District and the proposed SF-6-NP zoning does not trigger a change to the Character District. As part of the South Manchaca Neighborhood Plan Rezonings, the Secondary Apartment special use was adopted area-wide with the exception of certain subdivisions and portions thereof. It is an allowed use on the subject property and the surrounding properties too.

Subdivisions
An 8-lot subdivision was recorded on July 30, 2018 (C8-2016-0215.0A – Villas at Vinson Oak Resubdivision). A plat note states: “A single joint-use driveway may serve not more than eight dwelling units.” This note is derived from LDC Section 25-6-451(C) (Joint-Use Driveways) which states that “A joint use driveway used as alternative access for a single family residential use may serve not more than eight dwelling units.”

As information, at the time of the 2016 rezoning case, a one-lot subdivision plat was under review for this tract, and subsequently expired (C8-2016-0089.0A.SH – Villas at Vinson Oak). The plat proposed to combine two lots and an unplatted area into one lot.

Site Plans
A site plan for 19 stand-alone condominium units was filed on July 9, 2019 and is currently in review (SP-2019-0289C – The 19). The proposed 20 to 25 foot wide drive access takes a slightly different route and runs the length of the property.

As information, at the time of the 2016 rezoning case, a site plan application was under review for this property (SP-2016-0276C.SH – Villas at Vinson Oak). The plan proposed 7
detached and 12 attached condominium units, with associated parking on 1.9 acres, and subsequently expired.

EXISTING STREET CHARACTERISTICS:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bicycle Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vinson Drive</td>
<td>60 feet</td>
<td>21 – 25 feet</td>
<td>ASMP Level 2 (Collector Street)</td>
<td>No</td>
<td>Yes</td>
<td>Yes, located 1,320 feet away</td>
</tr>
</tbody>
</table>

EXISTING CONDITIONS

Site Characteristics

The site consists of three undeveloped tracts which are fairly level with the exception of an approximate 5-foot drop in topography on the southernmost tract. There is a 51-inch Live Oak (heritage) tree near the south property line.

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. The 19-unit site plan currently in process proposes 43.2% impervious cover.

Capital Metro

This notice concerns all proposed development within 500-feet of the Capital Metro Rail Tracks

Capital Metro runs freight service on these tracks, and is required to continue to do so as a matter of federal law. Since March 22, 2010, we are operating passenger rail service, primarily, but not limited to, weekday hours. With the start of passenger rail service, we have shifted freight rail service to other times, particularly the hours after the last passenger train has run. This shift is in accordance with Federal regulations and safety procedures.

All concerned parties need to be aware of the freight service in planning any development. The freight trains generate some noise as they move through. At many urban street crossings, there are upgraded signal systems with crossing arms to block the roadway. This allows the City of Austin the ability to apply for a “quiet zone” meaning that the train will not blow its horn, under normal operations, as it moves through the street. At other crossings, the freight train will blow the horn, which is approximately 96 decibels. At any time, if the engineer judges it to be prudent, the horn will be sounded as needed for safe operation.

Capital Metro strives to provide the community with the best passenger and freight service possible. We also try to be sure that all of our neighbors are aware of both our present and possible future operations.
OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the east side of Vinson Drive on an undeveloped subdivision, which is approximately 1.9 acres in size. The property is located in the South Austin Combined Neighborhood Planning Area (SACNPA), in the South Manchaca Neighborhood Planning Area (SMNPA). Surrounding land uses include undeveloped land to the north, single family housing to the south and east, and a railroad track to the west. The proposed use is a 19 unit condominium project.

Connectivity: The Walk Score for this site is 25/100, Car Dependent, meaning almost all errands must be accomplished by car. A Cap Metro transit stop is located a third of a mile from the subject property. Public sidewalks are non-existent along the majority of the streets in this neighborhood.

South Austin Combined Neighborhood Plan (SACNP)
The SACNPA Character District Map classifies this area of the plan as ‘Residential Core’ (almost adjacent to a Neighborhood Transition District) and Zone SF-6 is allowed in the character district. The following SACNPA text and policies are relevant to this case:

The Residential Core character districts consist of contiguous areas within the interior of the neighborhood made up of one- and two-story single-family homes and some duplexes. This is where most people in the neighborhood live. Most homes date from the 1950s to the 1980s, although some areas developed more recently (such as Independence in the mid-2000s). Streets and homes within the district are shaded by mature trees, which contribute to the sense of place distinguishing this district from others. The intent of this district is to maintain the character of the neighborhood. The community would like to preserve the residential character of this district, while improving its walkability. The Residential Core also presents the opportunity to incorporate some “missing middle” housing types into the neighborhood fabric, which aids affordability and can contribute to walkability. (p. 47)

Vision: Well-maintained homes, an abundance of trees, and a complete sidewalk system create a safe and inviting place to walk, bike, and meet neighbors. (p. 48)

Policies for the Residential Core:

RC P1: Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district and is compatible with the existing neighborhood.

RC P2: The following residential building types fit the character of the district and are appropriate as infill or redevelopment options (see page 49 thru 50 for details):
• Single family houses
• Duplexes
• Small houses on small lots
• Cottage clusters/bungalow courts

**RC P6:** Garages or carports should be constructed flush with or behind the front façade of the house for new single-family residential housing. (p. 52)

**RC P7:** Maintain residential character while encouraging missing middle housing types that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code being developed through CodeNEXT, the following zoning districts should be generally considered appropriate to the Residential Core character district:
- MH: Mobile home residence
- SF-2: Standard lot single family
- SF-3: Family residence
- SF-4A: Small lot single family
- SF-4B: Single family condo
- SF-5*: Urban family residence
- SF-6*: Townhouse & condo residence
- MF-1: Limited density multi-family
  * Uses should be conditional and may be appropriate when located next to more permissive districts or intensive uses, depending on context.

Please see pages 47 to 52 of the SACCNP for more specifics.

SACNPA policy and text support townhouse and condo residences in the Residential Core as long as they are compatible with the neighborhood character of the area.

**Imagine Austin**
This property is not located in an Imagine Austin Activity Center or along a Corridor according to the Imagine Austin Growth Concept Map. The following Imagine Austin Comprehensive Plan (IACP) policies are applicable to this project:

- **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.

- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

- **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.
This proposed condo/townhouse project supports both the policies in SACNPA and the IACP, and will provide much needed missing middle housing 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.

Environmental

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

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

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 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 and Compatibility Standards

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.

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

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

The site is subject to compatibility standards due to adjacency of SF-3 zoning to the north, east, and south. 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 parking or driveways are allowed within 25 feet of the property line.
- Landscaping or screening is required along the north, east, and south property lines in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

RESIDENTIAL DESIGN STANDARDS OVERLAY
The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 78 feet of right-of-way for Vinson Dr. Right-of-way dedication shall be required at the time of site plan. 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].

FYI: This site is located within the South Austin Combined Neighborhood Planning Area and will need to comply with the NPA transportation requirements at the site plan stage. For additional information, please see: ftp://ftp.ci.austin.tx.us/npzd/Austingo/SACNP_FINAL.pdf
FYI: Parking spaces for vehicles, other than in a driveway, are prohibited in required front street yards of condominium use in SF-5 and SF-6 districts [LDC 25-2-776].

FYI: Head-in, back-out parking is prohibited in SF-6 or more permissive zoning districts [LDC 25-6-472].

**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 Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th Floor. Ph: 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**

- A: Zoning Map
- A-1: Aerial Map
- B: Recorded Plat
- C: Proposed Site Plan

Correspondence Received
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.
VILLAS AT VINSON OAK RESUBDIVISION

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HERIN, AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL THE STREETS AND EASEMENTS SHOWN HEREIN, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS HEREUNDER HEREFORFOR GRANTED AND NOT RELEASED.

ANTONINO QUARTO, OWNER AND MANAGER
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY'S HANDWRITING

JOHN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18TH DAY OF APRIL, 2016, A.D.

TRAVIS COUNTY, TEXAS

JURISDICTION:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN, IN THE 18TH DAY OF APRIL, 2016, A.D.

ACCEDED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 18TH DAY OF APRIL, 2016, A.D.

L. ROODNEY GONZALEZ, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

L. JERRY PERALES, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND CONFORMS WITH THE ENGINEER'S REPORTED PORTIONS OF CHAPTER 35 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

L. JERRY PERALES, PE NO. 94296

PERALES ENGINEERING, LLC

7000 EDGEWOOD CAVE #201

AUSTIN, TX 78746

info@peraleseng.com

STATE OF TEXAS:

COUNTY OF TRAVIS:

DANA DEBAUER, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30TH DAY OF JULY, 2018, A.D. AT 4:29 O'CLOCK P.M., Duly recorded on the 30TH DAY OF JULY, 2018, A.D. AT 4:29 O'CLOCK P.M., PLAT RECORDS IN SAID COUNTY AND STATE IN DOCUMENT NO. 2018008125 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

DANA DEBAUER, CLERK OF TRAVIS COUNTY, TEXAS

VILLAS AT VINSON OAK RESUBDIVISION

NOTE:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.
2. ELECTRICAL SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
3. WATER/WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER & WASTEWATER UTILITY.
4. ALL STREETS, GRADING, SEWERAGE, FLOOD CONTROL, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
5. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPEX ON ANY LOT IN THIS SUBDIVISION, A FINAL Plat OR SUBDIVISION PLAN MUST BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR LAID OUT CONSTRUCTION AND COMPLIANCE WITH CITY OF AUSTIN STANDARDS, CODES AND REQUIREMENTS OF THE CITY OF AUSTIN, THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VARIANCES OR DEVIATIONS MAY BE APPROVED AT THE OWNERS SOLE EXPEDEE.

BUILDING RETAINING WALLS SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN PLACE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS ASSISSES.

10. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PRODUCE HAZARDS TO THE CITY OR ANY OF ITS LAND OWNERS.

11. AUSTIN ENERGY HAS THE RIGHT TO PRINT AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXISTING UTILITY MAPPING AND IF NECESSARY TO KEEP THE WORKER IN THE AREA OF WORK IN COMPLIANCE WITH CHAPTER 25-A, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

12. MAINTENANCE OF THIS SUBDIVISION SHALL PROVIDE ALL ACCESS RIGHTS TO THE UTILITY MAPPING AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC OR SUBDIVISION WALKWAYS, ROADS, AND OTHER ELECTRICAL, TELEPHONE, GAS, WATER, OR SEWER FACILITIES REQUIRED TO NETWORK THE EASEMENTS. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

13. ALL SUBDIVISIONS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE.

14. DRAINAGE AND SEPTIC SYSTEMS ARE REQUIRED ON EACH LOT, EXCEPT AS NOTED ON THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY PLANS. ELECTRICAL, TELEPHONE, GAS, AND WATER OR SEWER FACILITIES REQUIRED TO NETWORK THE EASEMENTS. THE OWNER SHALL INCLUDE AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

22. MAINTENANCE OF ANY JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.

23. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN SHALL BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONSES.

27. THE PRIVATE DRIVE IN THE JOINT USE ACCESS AREA MAY BE USED BY PUBLIC SERVICE PERSONNEL, EQUIPMENT AND FOR PUBLIC USE.

28. THE OWNER MUST CONSTRUCT A DRIVEWAY, DESIGNED BY A PROFESSIONAL ENGINEER, TO HAVE AN AFITTED TRAFFIC SURFACED AND A PAVING STRUCTURE MEETED IN THE WORD STANDARDSwój

29. THE DRIVeway, NO FURTHER THAN 20 FEET FROM THE END OF THE DRIVEWAY, MUST CONFORM TO THE AREA SIZE REQUIREMENTS OF THE PLAN. WHEN GRANTED ACCESS TO THE JOINT USE DRIVEWAY PROPOSED DESIGN.

30. M. MAINTENANCE OF ANY JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.

OSHA SAFETY NOTE:

THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR LAID OUT CONSTRUCTION AND COMPLIANCE WITH CITY OF AUSTIN STANDARDS, CODES AND REQUIREMENTS OF THE CITY OF AUSTIN, THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VARIANCES OR DEVIATIONS MAY BE APPROVED AT THE OWNERS SOLE EXPENSE.
Exhibit C - Site Plan in Process
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: C14-2019-0078
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: August 13, 2019, Planning Commission; September 19, 2019, City Council

Your Name (please print)

Signature

Your address(es) affected by this application

Date

Daytime Telephone:

Comments: This will have cars parking on the street just like most of the other new homes that have been built in the neighborhood. Old homes are being torn down and replaced by twice the occupancy of before AND parking has become an issue. Cars around these new homes – apt. condo’s park on street and cause roadway to become one lane wide. Open issue and not worse!

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
Wendy Rhoades  
Case Manager  
City of Austin  
Planning and Zoning Department  
505 Barton Springs Rd.  
Austin, TX 78704  
wendy.rhoades@austintexas.gov

Bruce S. Aupperle, P.E.  
Avalon Engineering & Land Development  
511 Eagle  
Lakeway, TX 78734  
baupperle@avalon-engineering.com

Paul Thiessen  
Owner  
All Points Construction Services  
2404 Berwick Cove  
Round Rock, TX 78681  
paul@allpointscs.com

The South Manchaca Neighborhood Plan contact team met on July 31st to hear the applicant's presentation of his proposed development project at 4511 Vinson Drive. After questions and discussion, the contact team voted unanimously in favor of maintaining SF-3-NP zoning at this site in our residential core as per our neighborhood plan.

Sincerely,  
Julian Jones  
Secretary  
SMNP contact team