

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0090 – 7410 Cooper Lane

DISTRICT: 5

ZONING FROM: DR

ZONING TO: SF-6

ADDRESS: 7410 Cooper Lane

SITE AREA: 5.001 acres

PROPERTY OWNERS: Scott Branyon and Kathy Steinke

AGENT: Thrower Design (A. Ron Thrower)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning. *The basis of Staff's recommendation is provided on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
August 20, 2019:

CITY COUNCIL ACTION:
September 19, 2019:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area consists of an unplatted tract that contains one single family residence and is zoned development reserve (DR) district. Access is taken to Cooper Lane which is classified as a residential collector street. Single family residences on large lots and tracts, and an event production business are to the north (DR; SF-3); recently constructed condominiums and an approximate 10 acre area proposed for condominiums are across Cooper Lane to the east (SF-6-CO; SF-2; DR); single family residences and outbuildings on a large tract to the south (DR); and single family residences on large lots are to the west (SF-2; DR). An unnamed natural channel extends along the west portion of the property. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).

The Applicant proposes to rezone the property to the townhouse and condominium residence (SF-6) district as the first step in constructing condominium units. SF-6 zoning allows for the ability to introduce a different type of housing to the area, yet condominiums, including

those recently constructed on Cooper Lane can have more of a single family appearance, and be compatible with the existing single family residences in the vicinity. In 2014, a similarly situated property directly across Cooper Lane received approval for SF-6-CO zoning and was recently constructed (Cooper Lane Condominiums). The Owner was required to widen the pavement to accommodate a dedicated left turn lane into the property. Another property on the east side of Cooper Lane was rezoned to SF-6-CO in December 2015 and is currently in the site plan review process for 30 stand-alone condominium units on 4.65 acres. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

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.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*
3. Zoning should be consistent with approved and existing residential densities.

This is a case of residential infill in a lower density residential area that has recent approvals and pending zoning changes for more compact development. There will be an impact on Cooper Lane with additional vehicle trips, and like the condominiums across Cooper Lane, the Owner will be responsible for right-of-way dedication and potentially, improvements to the existing pavement width.

In the broader city-wide context, SF-6 zoning 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 zoning and condominium development is compatible with the single-family character of the area that now includes two similarly situated condominium projects on Cooper Lane.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	One single family residence
<i>North</i>	DR; SF-3	Residences and outbuildings on large tracts; Event production / custom fabrication
<i>South</i>	DR	Residences and outbuildings on large tracts; Religious assembly; Telecommunications tower; Pipeline easement
<i>East</i>	SF-2; SF-6-CO; DR	Single family residences on standard sized lots;

		Condominiums; Undeveloped and proposed for SF-6 (also see <i>Related cases section</i>)
<i>West</i>	SF-2; SF-2-CO; DR	Undeveloped; Residences and outbuildings on large lots

AREA STUDY: Not ApplicableTIA: Is not requiredWATERSHED: South Boggy Creek – SuburbanCAPITOL VIEW CORRIDOR: NoSCENIC ROADWAY: NoNEIGHBORHOOD ORGANIZATIONS:

39 – Matthews Lane Neighborhood Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1363 – SEL Texas 1374 – Friends of Williams Elementary
 1424 – Preservation Austin 1429 – Go!Austin / Vamos!Austin (GAVA) – 78745
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance 1550 – Homeless Neighborhood Association
 1578 – South Park Neighbors 1616 – Neighborhood Empowerment Foundation

SCHOOLS:

Williams Elementary School

Bedichek Middle School

Crockett High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0100 – 7505 Cooper Ln – addressed as 7501, 7503, 7505, 7507, 7509, and 7511 Cooper Ln	DR; SF-2 to SF- 6	To be scheduled	To be scheduled
C14-2015-0061 – Townbridge Homes Rezoning – 7513 and 7603 Cooper Ln	DR; SF-2 to SF- 6	Apvd SF-6-CO w/CO for 10' vegetative buffer and bike/ped connections along the north, east and south sides	Apvd SF-6-CO as ZAP recommended, w/an add'l condition to prohibit gated access on the property (12-17-2015).
C14-2015-0129 – 7804 Cooper Ln	SF-2-CO to SF- 3-CO	Apvd SF-3-CO w/CO limited to 4 units and prohibiting access to Cooper Ln	Apvd SF-3-CO as ZAP recommended, w/an add'l condition to limit the number of driveways to 1 on Dittmar Rd (4-24-2016).

C14-2014-0052 – Cooper Lane Rezoning – 7405, 7409 and 7415 Cooper Ln	DR; SF-2 to SF- 6-CO, as amended	To Grant SF-6-CO w/CO for a max of 65 units, 25' vegetative buffer along the north property line, restrict uses to sf, townhouse/condo, and the conds. of the Neighborhood Traffic Analysis, and add'l conds. for full access to Sir Gawain, sidewalks to Sir Gawain and Cooper Ln, stub-out to property to south between Lots 43 and 54 (refer to Concept Plan), traffic calming device on private street close to Sir Gawain, and secondary entrance/exit to Cooper Ln.	Apvd as SF-6-CO with a Restrictive Covenant as Commission recommended (8-28- 2014). <u>Note</u> : Site plan apvd for 65 two-story condos w/drives, sidewalks, utilities, drainage and other associated improvements on 9.86 acres.
C14-2014-0049 – Cooper Villas – 7805 Cooper Ln	CS-CO to MF-1	To Grant MF-1-CO w/CO prohibiting residential uses	Apvd MF-1-CO as ZAP recommended (6-26-2014).
C14-05-0161 – Prunty Tracts – 7720 S 1st St; 7801-7805 Cooper Ln; 630-640 Dittmar Rd	DR; LO to CS for Tract 1; MF- 1 for Tract 2	To Grant CS-CO for convenience storage and plant nursery and all W/LO uses on Tract 1, and MF-1-CO for Tract 2; 2,000 trips across Tracts 1 & 2	Apvd CS-CO and MF- 1-CO as ZAP recommended (12-15- 2005). <u>Note</u> : Site Plan apvd for 41 one-story condo units w/parking, pond, rain garden, pool & amenity center on 3.82 acres.
C14-02-0069 – New Life Assembly of God, Inc. – 7612 Cooper Ln	DR to LO	To Grant NO-MU-CO w/CO limited to day care (general) and permitted SF-2 uses with building and impervious cover limited to SF-2 development regulations.	Apvd NO-MU-CO as ZAP recommended (8-29-2002).
C14-02-0039 – Della – 7600 ½ Cooper Ln	DR to SF-6	To Grant SF-6-CO, to allow for a telecommunications	Apvd SF-6-CO zoning as ZAP recommended (6-27-2002).

		tower, with SF-2 development standards.	
C14-02-0018 – Della – 7600 ½ Cooper Ln	DR to MF-1	Withdrawn	Not Applicable

RELATED CASES:

The property was annexed into the City limits on November 15, 1984 (C7A-83-017 A).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Cooper Lane	57 feet	18 feet	Collector (two-lanes)	No	Yes	No

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the west side of Cooper Lane and the property is not located within the boundaries of a neighborhood planning area. The property is approximately **5 acres** in size and contains a house and several out-buildings. Surrounding land uses include large lot single family houses and the Art Seen Alliance facility to the north; to the south is a small farm, a church, single family houses, and the Dittmar District Park; to the east is a large single family subdivision, a convenience storage facility, and undeveloped land; and to the west are two single family subdivisions. The proposed use is 62 residential units.

Connectivity

The Walkscore for this site is **18/100, Car-Dependent**, meaning almost all errands require a car. A CapMetro stop is located on South 1st Street, within 2,100 linear feet from the site. There are no public sidewalks or bike lanes located along Cooper Lane, which is a narrow rural road. The mobility and connectivity options in the area are limited.

Imagine Austin

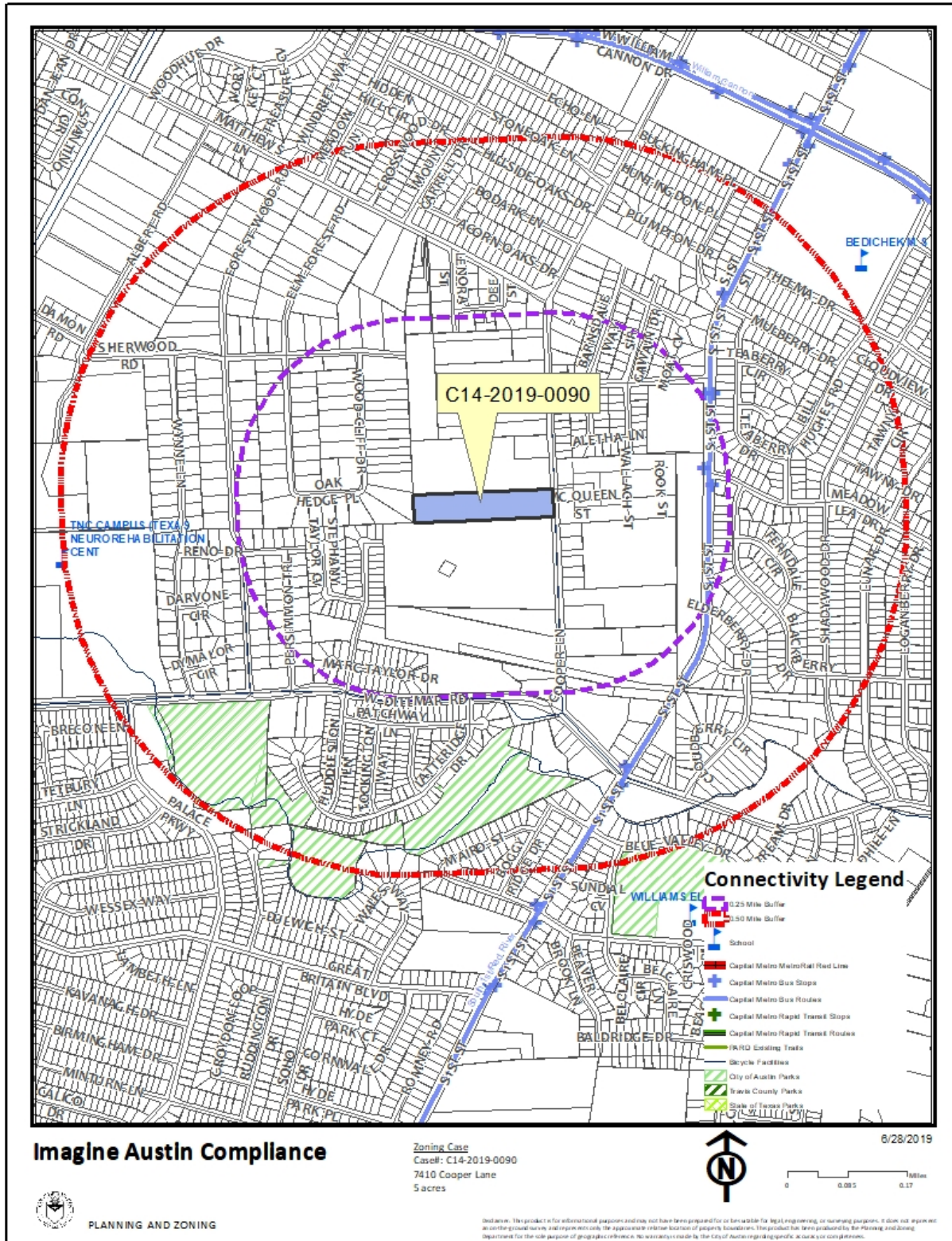
The property is not located along an Activity Center or Corridor.

The following Imagine Austin policies are applicable to this case:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that include 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.

- **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 P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of the Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. While this project does not have an affordable housing component, it will provide much needed missing middle housing (condos or townhouses). Based on this project providing much needed missing middle housing, but lacking nearby mobility options (public sidewalks, bike lanes) it appears to only partially support the policies of the Imagine Austin Comprehensive Plan.



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. However, there is a Critical Water Quality Zone that 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.

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.

Impervious Cover

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

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.

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 to SF-2, SF-3, and DR zoning to the west, north, 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 west, north, 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.

Transportation

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. The Austin Strategic Mobility Plan (ASMP) calls for 78 feet of right-of-way for Cooper lane. It is recommended that 39 feet of right-of-way from the centerline should be dedicated according to the Transportation Plan, which is deferred to site plan [LDC 25-6-51 and 25-6-55].

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.

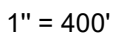
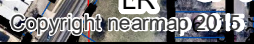
INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map

A-1: Aerial Map

Correspondence Received





ZONING CASE#: C14-2019-0090
LOCATION: 7410 Cooper Lane
SUBJECT AREA: 5.00 Acres
GRID: F15
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.

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: C14-2019-0090

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: August 20, 2019, Zoning and Platting Commission;
September 19, 2019, City Council


TOM CARLSTRAND

Your Name (please print)

78745

7401 COOPER LANE

Your address(es) affected by this application



Signature

8/12/19
Date

Daytime Telephone:

512-905-8633

Comments:

DOOR STREET HAS BEEN
DESTROYED BY TWO OTHER DEVELOP-
MENTS. THE CITY HAS ALREADY
TAKEN THE SFT OF DOOR STREET
YARD. TRAFFIC HAS INCREASED.
STILL NO CURBS, SIDEWALKS OR
SPEED BOUGS. WE DON'T NEED
MORE CONGESTION ON OUR ONLY
COUNTRY ROAD.

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

☐ I am in favor
☒ I object