

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0099 – 6020 Old Fredericksburg Road DISTRICT: 8

ZONING FROM: SF-2-NP

TO: SF-3-NP

ADDRESS: 6020 Old Fredericksburg Road

SITE AREA: 0.493 acres
(21,475 square feet)

PROPERTY OWNER: Chisholm Creek Properties LLC (Tristan J. Santos)

AGENT: Keepers Consulting Corp. (Ricca Keepers)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence – neighborhood plan (SF-3-NP) combining district zoning. *The basis of Staff's recommendation is provided on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

September 10, 2019:

CITY COUNCIL ACTION:

October 3, 2019:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is a portion of a platted lot, is undeveloped that has access to Old Fredericksburg Road and zoned single family residence – standard lot – neighborhood plan (SF-2-NP) district. There are a few single family residences, duplexes and small-scale offices on Old Fredericksburg Road (SF-2-NP; SF-3-NP; LO-CO-NP; LR-NP). The eastbound U.S. 290 frontage road is to the north and there are larger tracts that also have frontage on Old Fredericksburg Road and contain a post office facility, a manufactured home park and a financial services center (P-NP; MH-NP; GR-NP). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant requests family residence – neighborhood plan (SF-3-NP) district zoning in order to develop additional residential units on the property.

BASIS OF RECOMMENDATION:

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

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics. The neighborhood plan (NP) 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*
3. *The proposed zoning should allow for a reasonable use of the property.*

Staff supports the Applicant's request because the property is located in an area containing a mixture of housing types. The SF-3-NP zoning district is compatible and consistent with the surrounding single family residential and duplex residential uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2-NP	Undeveloped
<i>North</i>	MH-NP	Manufactured home park (mostly vacant)
<i>South</i>	SF-2-NP; SF-3-NP; LO-NP	Duplexes; Offices – administrative, professional and medical
<i>East</i>	LO-CO-NP; LR-NP; GR-NP	Single family residence; Office building; Financial services
<i>West</i>	SF-2-NP; P-NP	A few single family residences; U.S. Postal facility

NEIGHBORHOOD PLANNING AREA: Oak Hill Combined (East Oak Hill) NP Area

WATERSHED: Barton Creek – Barton Springs Zone

TIA: Is not required

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

89 – Westcreek Neighborhood Association
 298 – Oak Hill Association of Neighborhoods (OHAN)
 384 – Save Barton Creek Association 605 – City of Rollingwood
 742 – Austin Independent School District
 779 – Oak Hill Neighborhood Plan - COA Liaison 943 – Save Our Springs Alliance
 1166 – Oak Hill Neighborhood Plan Contact Team
 1228 – Sierra Club, Austin Regional Group
 1318 – Covered Bridge Property Owners Association, Inc.

1343 – Oak Hill Trails Association
 1470 – Aviara HOA
 1530 – Friends of Austin Neighborhoods
 1596 – TNR - BCP Travis County Natural Resources
 1616 – Neighborhood Empowerment Foundation
 1714 – East Oak Hill Neighborhood Association

1363 – SEL Texas
 1528 – Bike Austin
 1561 – Southwest Neighbors Alliance

SCHOOLS:

Patton Elementary School Small Middle School Austin High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0044 – O'Brien Animal Transportation Services – 6016 Old Fredericksburg Rd	SF-2 to LO	To Grant LO-CO w/CO for 300 trips/day and list of prohibited uses	Apvd LO-CO as Commission recommended, with a Restrictive Covenant for an Integrated Pest Management Plan and landscape plan for native and adapted plant materials (6-5-2003).
C14-82-115 (Part) – City of Austin Planning Department – 5500 - 6046 Blk of Old Fredericksburg Rd at Westcreek Dr	I-SF-2 to SF-2; LO; MH; LR; GR	To Grant AA (SF-2); O; MH; LR; GR	Apvd SF-2; LO; MH; LR; GR (1-8-1987).

RELATED CASES:

On December 11, 2008, Council appended the –NP combining district to the existing SF-2 zoning as part of the Oak Hill Combined (East Oak Hill) Neighborhood Plan Area rezonings, completed under the City of Austin's Neighborhood Planning Program and adopted as part of the Austin Tomorrow Comprehensive Plan (C14-2008-0129 – Ordinance No. 20081211-098).

The rezoning area is a portion of the Resubdivision of Lot 1B of the Resubdivision of Lot 1 W. T. Wallis Subdivision, recorded in August 1963 (C8S-63-092).

There are no site plan applications in process on the subject property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Old Fredericksburg Road	72 feet	24 feet	ASMP Level 2 (Collector Street)	Yes, south side	Yes	Yes

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November 2014, a bike lane is recommended along Old Fredericksburg Road.

EXISTING CONDITIONSSite Characteristics

The rezoning area is flat and contains moderate to heavy tree coverage.

Impervious Cover

The maximum impervious cover allowed by the SF-3 base zoning district is 15%, based on the more restrictive *watershed* regulations.

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the north side of Old Fredericksburg Road on an undeveloped lot that is approximately 0.49 acres in size. The property is located within the boundaries of Oak Hill Combined Neighborhood Plan (OHCNP) area, in the East Oak Hill Neighborhood Planning Area. Surrounding uses include single family housing, a vacant mobile home park, and U.S. Hwy 290 to the north; to the south is a large single family subdivision; to the east are single family houses, and the Bank of America Financial Center; and to the west are single family houses and a U.S. Post Office. The proposed use is residential.

Connectivity

The Walkscore for this area is **28/100, Car Dependent**, meaning most errands require a car. Public sidewalks are located on the south side of Old Fredricksburg Road. There are no bike lanes or public transit stops within a quarter-mile of this property.

Oak Hill Combined Neighborhood Plan

The OHCNPA Future Land Use Map (FLUM) classifies this property as 'Neighborhood Mixed Use;' and zone SF-3 is permitted under this FLUM category. Neighborhood Mixed

Use is designated as being appropriate for a mix of neighborhood commercial and small to medium-density residential uses. The following text, goals, objectives and recommendations are taken from the OHCNP:

Goal 6.A. Provide opportunities for high-quality new development and redevelopment.

Objective 6A.1: Ensure quality of new construction and renovations. (p 66)

Goal 6.B. - Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment. (p 66)

Objective 6.B.1 - Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

Housing:

Objective 8.A. Balance development and environmental protection by maintaining a vibrant residential and commercial community. (p 126)

8.A2c—Whenever possible, new housing developments should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses.

The policies of the OHCNP supports high quality residential development, which is located near existing services and infrastructure. The property is located near existing services and infrastructure and other residential uses.

Imagine Austin

This property is not located along an Activity Corridor or by an Activity Center. The following Imagine Austin policies are applicable to this case:

- **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.
- **HN P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **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 on the comparatively scale of the site relative to other nearby residential uses and commercial land uses in the area, and adding to the variety of housing types in the area, the project supports 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

This site is located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone

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. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.

Site Plan

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

If rezoned to the SF-3 district, the site shall be subject to the following BASE DISTRICT REQUIREMENTS:

- The building shall maintain a minimum 25 foot setback from the front (south property line).
- The interior side yards shall maintain minimum 5 foot setbacks from the east and west property lines.
- The rear yard setback shall maintain a minimum of 10 feet from the north.
- Maximum height is 35 feet.

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.

DEMOLITION AND HISTORIC RESOURCES

The Applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

A traffic impact analysis nor neighborhood traffic analysis are not required for this case because the traffic generated by the proposed zoning does not exceed the thresholds set forth in LDC 25-6-113 and 25-6-114.

The Austin Strategic Mobility Plan requires 78 of right-of-way for Old Fredericksburg Rd. Additional right-of-way will be required at the time of subdivision and/or site plan.

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.

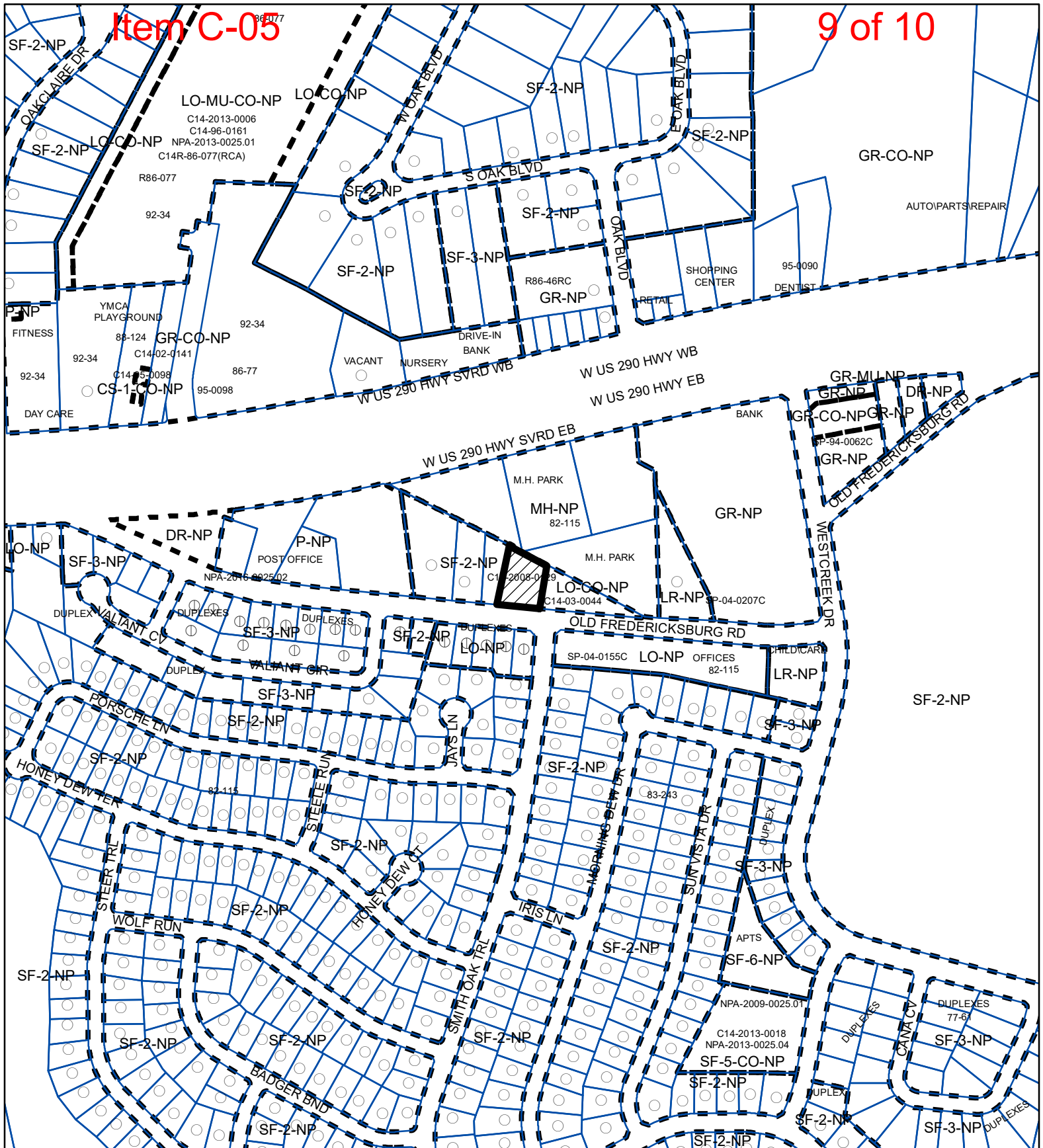
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility 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






ZONING

Exhibit A

ZONING CASE#: C14-2019-0099



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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.

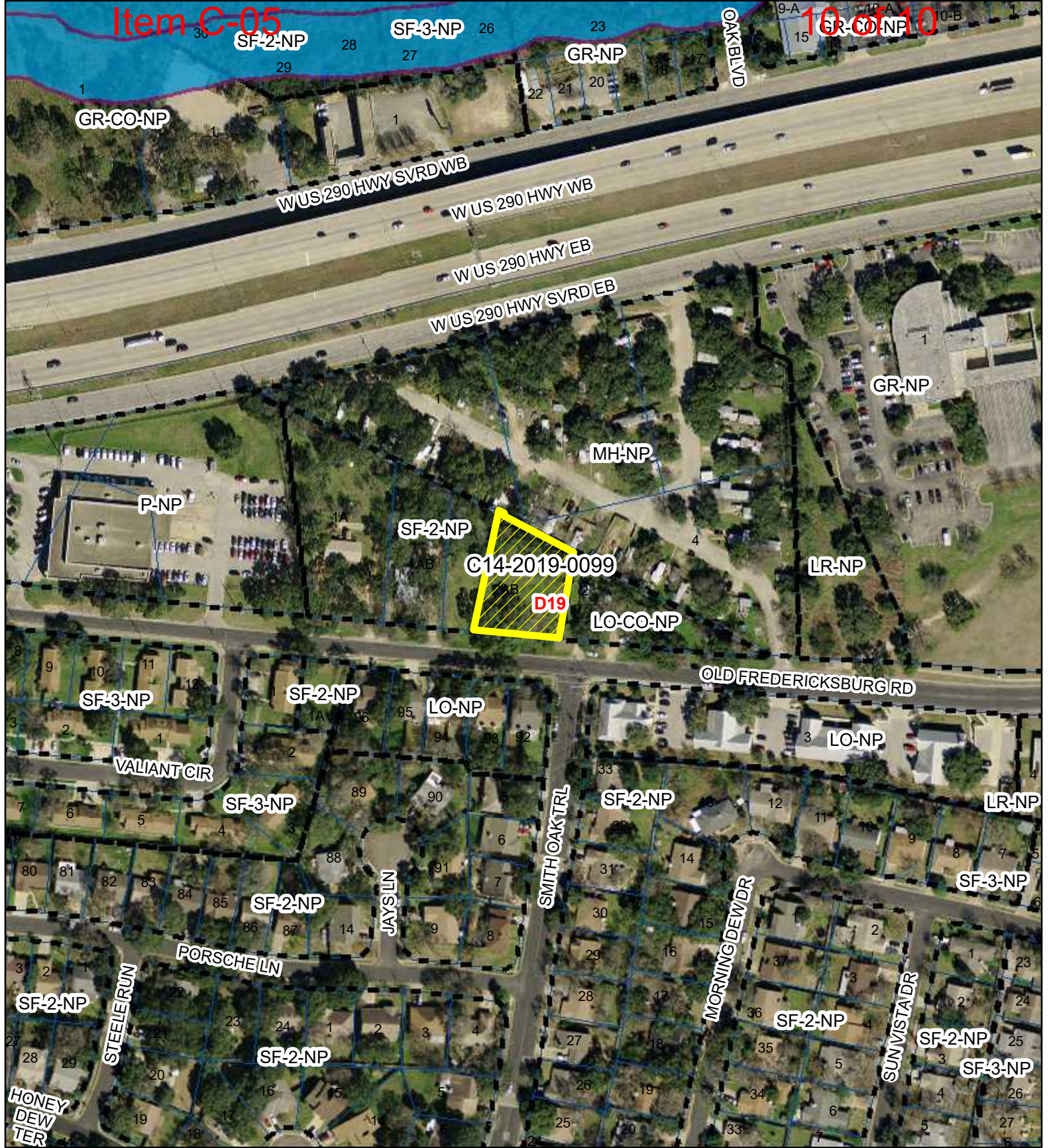
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1" = 200'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

6020 OLD FREDERICKSBURG RD

Exhibit A - 1

ZONING CASE#: C14-2019-0099
LOCATION: 6020 OLD FREDERICKSBURG RD
SUBJECT AREA: 0.493 Acres
GRID: D19
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.