

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0076 – Alpha .89

DISTRICT: 5

ZONING FROM: SF-3

TO: SF-6, as amended

ADDRESS: 4022 Valley View Road

SITE AREA: 0.89 acres

PROPERTY OWNER:

Alpha Builders Group (Gino Shvets)

AGENT:

Bennett Consulting (Rodney Bennett)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends townhouse and condominium residence (SF-6) district zoning. *For a summary of the basis of staff's recommendation, see page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

August 25, 2020 Scheduled for Planning Commission

CITY COUNCIL ACTION:

September 17, 2020 Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

On August 4, 2020 the applicant amended their rezoning request from MF-2 to SF-6.

Staff received a phone call in opposition to this case. No written or emailed comments have been received.

CASE MANAGER COMMENTS:

This property is approximately 0.89 acres in size and is currently developed with a single-family house. It is located on the west side of Valley View Road which is developed with a mixture of single family and multifamily residential, public and office zoning districts. Adjacent to the north and south are properties zoned LO and SF-3. Across Valley View Road to the east are properties zoned SF-3 and adjacent to the west is a property zoned LO, please see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map for context*.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought. Zoning changes should promote compatibility with adjacent and nearby uses.*

The applicant is proposing to build townhomes on this property. Their amended request of SF-6 allows the owner to utilize the property as they originally intended and aids in the transition of zoning between the office zoning districts along Menchaca Road and single-family zoning districts on Valley View Road.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-3	Single family residential
North	LO and SF-3	Transitional housing, two-unit/duplex style residential housing
South	LO and SF-3	Administrative and business offices and single family residential
East	SF-3	Single family residential
West	LO	Administrative and business offices

NEIGHBORHOOD PLANNING AREA: South Lamar (suspended)

TIA: A traffic impact analysis was not required for this rezoning case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day.

WATERSHED: West Bouldin Creek (urban)

OVERLAYS: Residential Design Standards: LDC/25-2-Subchapter F

SCHOOLS: Joslin Elementary, Covington Middle and Crockett High Schools.

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Bike Austin
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Perry Grid 614

Preservation Austin
SELTexas
Sierra Club, Austin Regional Group
South Central Coalition
South Lamar Neighborhood Assn.
TNR BCP - Travis County Natural
Resources

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2018-0123 4004 Clawson Road	From SF-3 to SF-6	To grant SF-6 as staff recommended.	Approved SF-6 as Commission recommended. (2/21/19)
C14-2018-0018 4101 Manchaca Condos 4101 Menchaca Road	From SF-3 to MF-2	To grant GO-MU as staff recommended.	Approved GO-MU-CO, CO was to limit height to 45 feet. (4/26/18)
C14-2017-0116 Texas Health and Science University Dormitory and Library 4004 Valley View Road	From SF-3 to LO-MU	To grant LO-MU-CO, CO was to limit uses to those only allowed in SF-3 as permitted and College/University use as conditional.	Approved LO-MU-CO, CO was to prohibit certain uses and make certain uses conditional. (9/20/18)

RELATED CASES:

There are no related cases for this property.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Valley View Road	35'	28'	Level 1	No	None	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the west side of Valley View Road, on a lot that is approximately 0.89 acres in size and contains a single-family house. The property is also located within the boundaries of the Activity Centers for Redevelopment in Sensitive Environmental Areas Lamar and Ben White, and near the South Lamar Activity Corridor. This case is not located within the boundaries of an adopted neighborhood planning. Surrounding land uses include a duplex development, a Montessori school, a senior rec center, transitional housing and

single family houses to the north; to the south are single family houses and retail and office uses; to the west are single family houses and several small businesses; and to the east are single family houses.

Connectivity

A Cap Metro transit stop is located within 1,600 linear feet from the subject property. There are no public sidewalks located along Valley View Road. The mobility options in this area are below average, while the connectivity options are average. Within 1,500 linear feet of this property is a private school, a senior rec center, a daycare center, restaurant and retail uses.

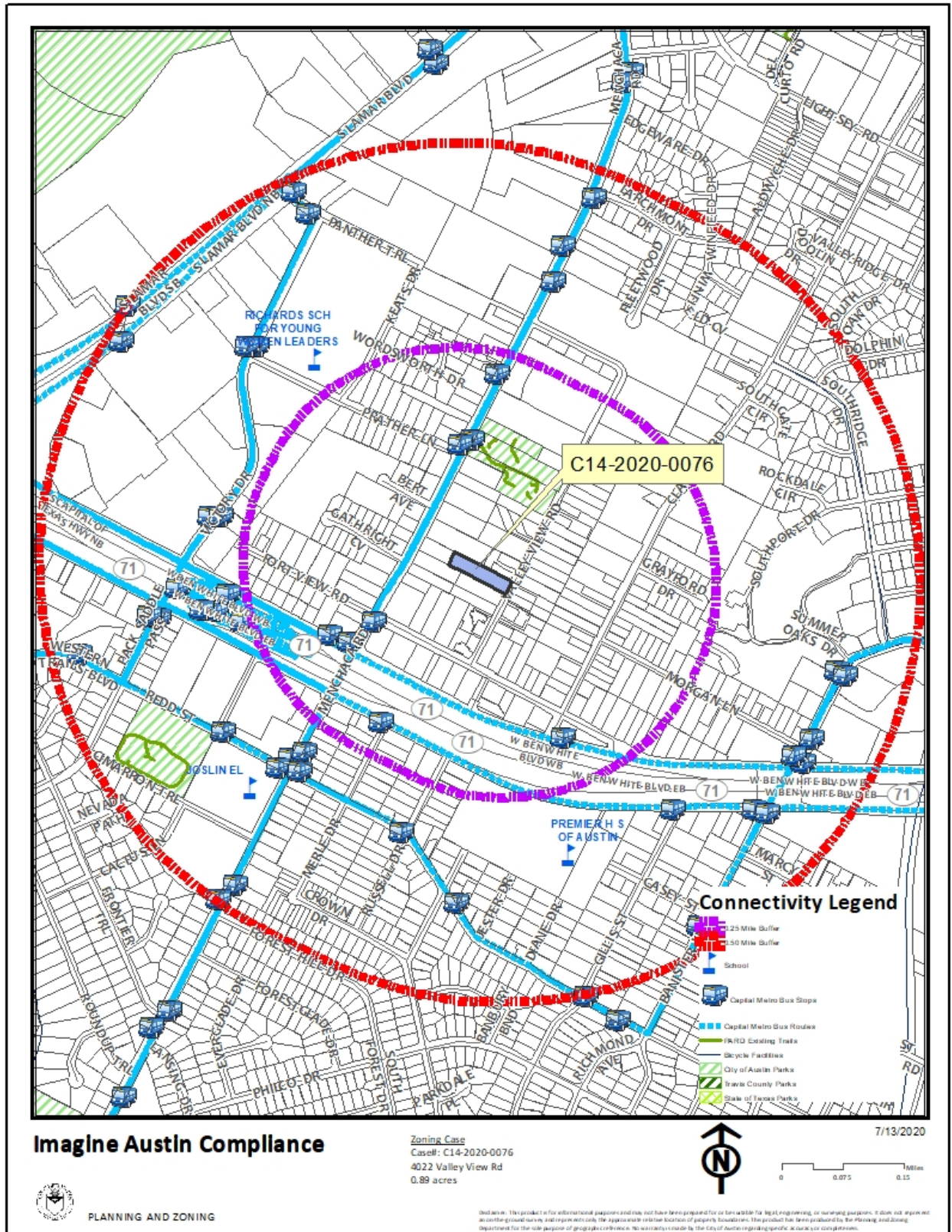
Imagine Austin

The Imagine Austin Growth Concept Map identifies this property as being within the ‘Lamar and Ben White Activity Center for Redevelopment in Sensitive Environmental Area’, which is one of five of these type of centers. The property is also approximately 1,000 feet from the South Lamar Activity Corridor. Page 106 of the Imagine Austin Comprehensive Plan states, “Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context”. One of the Land Use and Transportation policies, LUT P21 (p. 102), clarifies the intent, “Ensure that redevelopment in the Edwards Aquifer’s recharge and contributing zones maintains the quantity and quality of recharge of the aquifer.”

The following Imagine Austin policies are applicable to this case:

- 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 located close to neighborhood goods and services; near two major corridors (South Lamar and Ben White Boulevard); and supporting the Imagine Austin housing and infill policies referenced above, this project supports the Imagine Austin Comprehensive Plan.



Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
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. At this time, site specific information is unavailable regarding vegetation or other environmental features such as springs, caves, sinkholes, and wetlands.
6. 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

1. Any new development is subject to Subchapter E, Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
2. The site is subject to compatibility standards. Along the north, south, and east property lines, the following standards apply:
 - a. No structure may be built within 25 feet of the property line.
 - b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - d. No parking or driveways are allowed within 25 feet of the property line.
 - e. 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.
3. Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

1. Valley View Rd requires 50 feet of right-of-way in accordance with the TCM. 25 feet of right-of-way should be dedicated from the centerline of Valley View Rd in accordance with the TCM at the time of the subdivision and/or site plan application, whichever comes first. LDC 25-6-55; TCM, Tables 1-7, 1-12.
2. A traffic impact analysis was not required for this rezoning 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]

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.

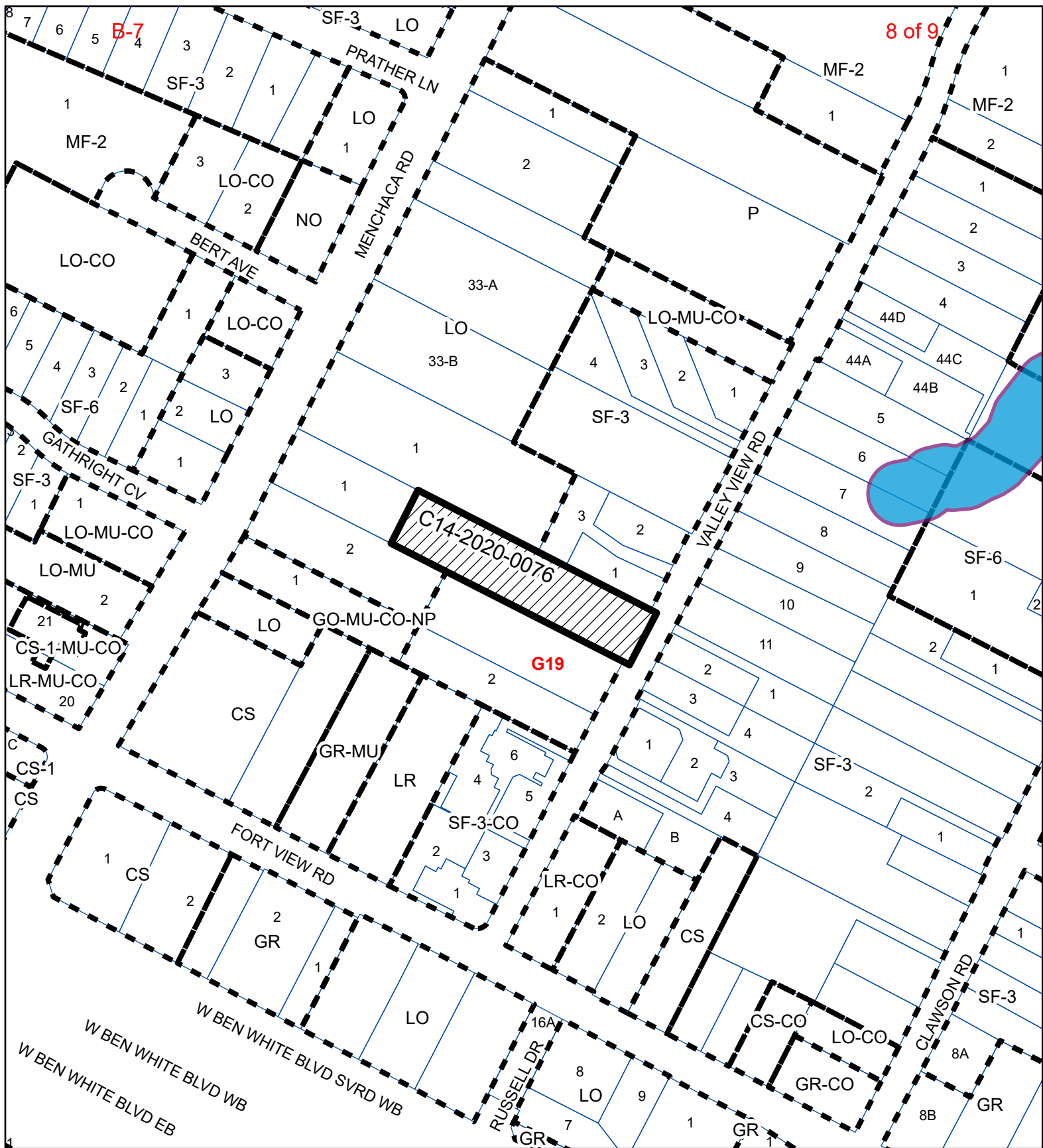
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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

Exhibit A: Zoning Map

Exhibit B: Aerial Map



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SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1" = 200'

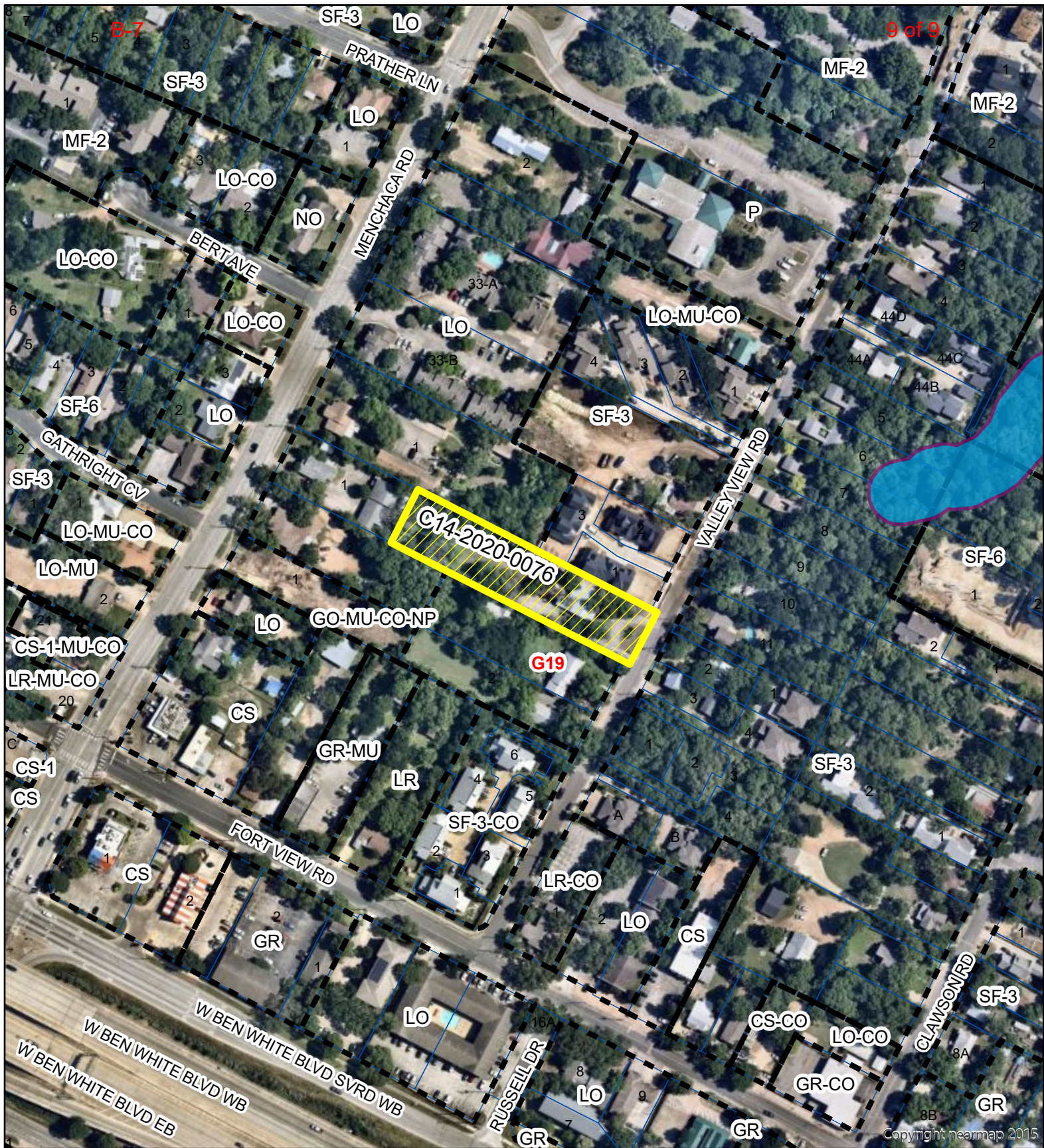
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ZONING CASE#: C14-2020-0076
 LOCATION: 4022 Valley View Rd
 SUBJECT AREA: .89 ACRES
 GRID: G19
 MANAGER: KATE CLARK

Exhibit A



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.



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Exhibit B



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