

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0122 – Rees Tract

DISTRICT: 5

ZONING FROM: I-RR

TO: SF-5-CO, as amended

ADDRESS: 10221 David Moore Drive

SITE AREA: 6.325 acres

PROPERTY OWNERS: Charles and Janice Rees

AGENT: Dunaway Associates
(Meg Greenfield)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant urban family residence – conditional overlay (SF-5-CO) combining district zoning. The Conditional Overlay is for a maximum of six dwelling units. For a summary of the basis of Staff's recommendation, please see page 2.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

October 5, 2021:

September 21, 2021: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO OCTOBER 5, 2021, BY CONSENT*
[H. SMITH; B. GREENBERG – 2ND] (11-0)

CITY COUNCIL ACTION:

Not yet scheduled

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject 6.325 acre unplatted tract contains two single family residences and takes its direct access to David Moore Drive, an unpaved driveway along the property frontage. A 30-foot wide access and utility easement parallels this unpaved section of David Moore Drive and extends northwest to the terminus of David Moore Drive which is paved and serves as the primary access to West Slaughter Lane for the Texas Oaks subdivision. There is also an access and utility easement that extends across an eastern portion of the zoning area and the adjacent tract to the east. The tract has interim – rural residence (I-RR) district

zoning and is situated between two other similar-sized I-RR zoned tracts that contain one single family residence each. A floodplain of Slaughter Creek extends through the north portion of the property. Paredes Middle School is further to the north (I-RR) and Mary Moore Searight Metropolitan Park is further to the east (SF-2). There are single family residences in the Texas Oaks subdivision to the south that take access to Shade Tree Drive, Shiny Rock Drive, and Hess Drive (I-SF-2). ***Please see Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant proposes to zone property to the urban family residence – conditional overlay (SF-5-CO) district in order to build up to six (6) single family residences in a condominium regime on the property to accommodate additional family members. Although the property has access to City water and wastewater lines, a cursory review by City staff indicates that upgrades to roadway and utility infrastructure will be needed to accommodate additional single family residences on the property.

As information, the SF-5 district requires location on a collector street and the maximum number of units allowed on an SF-5 zoned site is 10. David Moore Drive functions as a collector street because it is a primary means of vehicular access for several of the surrounding residential subdivisions.

BASIS OF STAFF RECOMMENDATION:

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

The urban family residence (SF-5) district is the designation for a moderate density single-family residence 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 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.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Based on the location of this tract, its acreage and access, and surrounding SF-2 base district zoning and uses, Staff recommends SF-5-CO as the Applicant has requested. The size of the property allows for additional dwelling units to be built while maintaining a low density residential character. Although SF-5-CO zoning would introduce a new zoning district to the area, the single family residential character of the neighborhood would be maintained due to the limited number of additional units (4) and likely be accompanied by infrastructure upgrades.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Two single family residences
<i>North</i>	I-RR	AISD – Middle School
<i>South</i>	I-SF-2	Single family residences in the Texas Oaks subdivision
<i>East</i>	I-RR; SF-2	One single family residence; City park
<i>West</i>	I-RR	Two single family residences

NEIGHBORHOOD PLANNING AREA: Not ApplicableTIA: Is not requiredWATERSHED: Slaughter Creek – SuburbanCAPITOL VIEW CORRIDOR: NoSCENIC ROADWAY: NoSCHOOLS:

Casey Elementary School

Paredes Middle School

Akins High School

COMMUNITY REGISTRY LIST:

360 – Texas Oaks South Neighborhood Association

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

1228 – Sierra Club, Austin Regional Group

1363 – SEL Texas

1530 – Friends of Austin Neighborhoods

1531 – South Austin Neighborhood Alliance (SANA)

1616 – Neighborhood Empowerment Foundation

1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0109 – Messinger Tract – 9900 David Moore Dr; 9800 Swansons Ranch Rd	RR; I-RR to SF- 6	To Forward to Council with no recommendation due to lack of an affirmative vote	Apvd SF-6 with a Restrictive Covenant for the conditions of a Neighborhood Traffic Analysis (8-27-2020).
C14-2011-0008 – Hollow at Slaughter Creek Zoning, Phase B – Addresses on Hundred Year Oak Dr, Tillerfield Trl, Middlefield Court, Canopy Creek Way, Wading Pool Path	I-SF-4A to SF- 4A	To Grant, as requested	Apvd (5-12-2011).

C14-00-2027 – Texas Oaks Baptist Church – 9910 Bilbrook Pl	I-RR to LO	To Grant SF-6	Apvd SF-6-CO w/CO for 2,000 trips/day (9-7-2000).
C14-97-0031 – St. Paul's Catholic Church – 10000 David Moore Dr	I-RR to SF-2	To Grant, as requested	Apvd (6-26-1997).
C14-96-0073 – Texas Oaks 4B – 9931 Bilbrook Pl	I-RR to SF-3	To Grant, as requested	Apvd (8-8-1996).
C14-00-2098 – Blackhawk Apartments – 1200 West Slaughter Ln	SF-1 to MF-1-CO and LR-CO	To Grant MF-1-CO and LR-CO, w/conditions	Apvd MF-1-CO and LR-CO, with CO for Traffic Impact Analysis; 13.24 u.p.a. (300 units); 15' vegetative buffer along David Moore Rd; list of prohibited uses (1-25-2001).

RELATED CASES:

The property was annexed into the City limits on December 31, 1995 (C7A-95-001, Ordinance No. 951116-S).

There are no subdivision or site plan applications on the property.

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
David Moore Drive	~77 – 120 feet	50 feet	~15 – 23 feet	1	Yes – in some sections	No	No

OTHER STAFF COMMENTS:

Comprehensive Planning

The zoning request is located on the northeast side of David Moore Drive, on an unplatted 6.325 acre tract that contains two single family residences. The property is not located within a small area planning area but is approximately one mile from the Slaughter Lane Activity

Corridor, a half mile from the Southpark Meadows Town Center and 0.60 miles from the Slaughter Lane Station Neighborhood Center. Surrounding land uses include undeveloped land and Paredes Middle School to the north; to the south is a single-family subdivision; to the east is undeveloped land and the Mary Moore Searight Metro Park; and to the west is undeveloped land and houses on large lots. The request is to obtain SF-5 zoning to construct additional houses on the site, while retaining the two existing single-family houses on the property, which is part of a family compound.

Connectivity

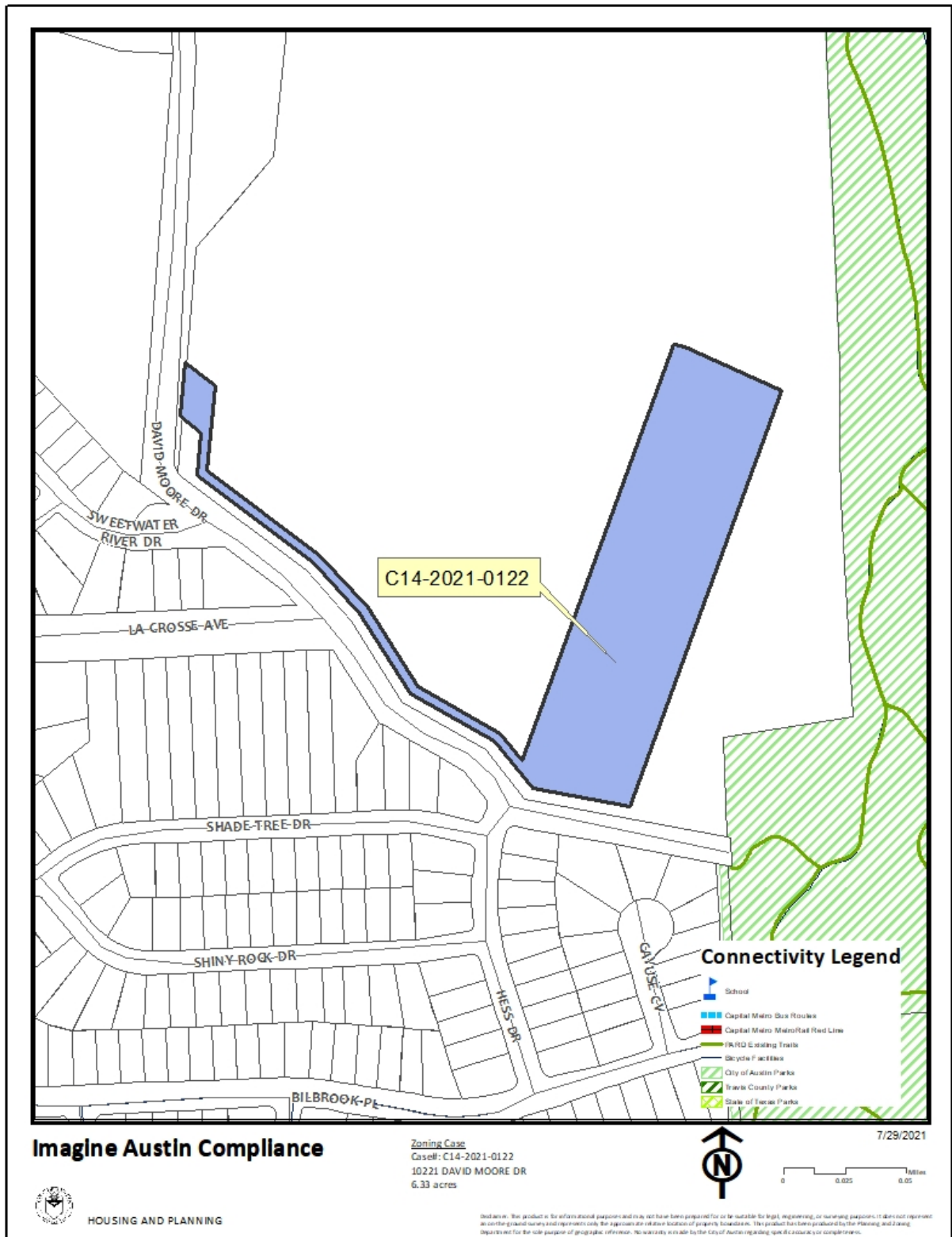
The closest public transit stop is located just over a mile away. This section of David Moore Drive is unpaved. There are no bike lanes. Mobility and connectivity options are below average. The Mary Moore Searight Trail is located within 1,000 feet of the subject property.

Imagine Austin

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

- **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 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.

Based on the project having below average mobility and connectivity options in the area but building additional housing on the property, the project partially 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

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Slaughter 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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone 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 the SF-5 zoning district would be 55%, which is which is a consistent figure between the watershed regulations and the zoning regulations.

PARD – Planning & Design Review

Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development includes few new residential units, so there would be minimal parkland dedication requirements as a result.

The Parks and Recreation Department (PARD) would consider the dedication of Slaughter Creek toward satisfying the requirement at time of permitting (whether subdivision or site plan), if applicable. Such a connection would satisfy an acquisition need for Slaughter Creek, a recommendation identified in the Parks and Recreation Department's Long Range Plan.

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov.

Site Plan and Compatibility Standards

This project will be reviewed by the Residential Review team when site plans are submitted, and will be subject to Subchapter F.

Changing the zoning from I-RR to SF-5 does not trigger the application of compatibility standards.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted April 11, 2019, calls for 50 feet of right-of-way for David Moore Drive. A traffic impact analysis is not required for this case.

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 AND ATTACHMENTS TO FOLLOW:

A: Zoning Map

A-1: Aerial Map

Applicant's correspondence

Declaration of Covenants, Conditions, and Restrictions (private Restrictive Covenant, 2013)

Condominium Layout

Correspondence Received