

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2022-0014  
Sprinkle Cutoff Rezoning

DISTRICT: 1

ZONING FROM: I-RR

TO: SF-6

ADDRESS: 11000 Sprinkle Cutoff Road

SITE AREA: 16.54 acres

PROPERTY OWNER:  
Sprinkle Creek Corporation  
(Glenn Bauries)

AGENT:  
Kimley Horn and Associates  
(Amanda Brown)

CASE MANAGER: Heather Chaffin (512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov))

STAFF RECOMMENDATION:

**Staff supports the Applicant's request for SF-6 zoning.** *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

March 29, 2022:

CITY COUNCIL ACTION:  
TBD

ORDINANCE NUMBER:

ISSUES:

No issues identified at this time.

CASE MANAGER COMMENTS:

The subject property is located on the east side of Sprinkle Cutoff Road approximately 500 feet north of Samsung Boulevard. The I-RR zoned property is undeveloped and heavily vegetated. Properties to the north, east and south are primarily developed with single family residences and are zoned I-SF-2 and PUD (Pioneer Crossing). Across Sprinkle Cutoff Road to the west is undeveloped property zoned SF-6. Further west is property zoned I-RR that is developed with single family residences. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

Staff supports the rezoning request to SF-6. The property across Sprinkle Cutoff Road to the west was rezoned from I-RR to SF-6 in 2017 and other properties in the area are zoned for and developed with single family residences. Granting SF-6 zoning on this tract reflects an equal treatment as the property across the road. Granting of SF-6 zoning also provides the opportunity for a variety of housing types in the area. This reflects the goals and objectives of City Council as outlined in the Strategic Housing Blueprint. Staff has received correspondence regarding the zoning request. ***Please see Exhibit C- Correspondence.***

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the goals and objectives of the City Council.*
2. *Granting of the request should result in an equal treatment of similarly situated properties.*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-SF-2, PUD	Single family residential
<i>South</i>	PUD	Single family residential
<i>East</i>	PUD	Single family residential
<i>West</i>	SF-6, I-RR	Undeveloped, Single family residential

TIA/NTA: Deferred to site plan, if triggered

WATERSHED: Walnut Creek – Water Supply Suburban

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation  
 Bike Austin  
 Harris Branch Master Association, Inc.  
 North Growth Corridor Alliance  
 SELTEXAS

Austin Neighborhoods Council  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Pioneer East Homeowners Association, Inc.  
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0134 11126 Sprinkle Cutoff Rd.	I-RR to MF-1	ZAP: 4/4/17 to grant SF-6	10/5/17: to grant SF-6

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Sprinkle Cutoff Rd	61' – 67'	22'	ASMP Level 2	None	None	No
Future Road: Parmer Ln – Samsung Blvd Connector	ASMP ROW required: 120'	-	-	-	-	-

OTHER STAFF COMMENTS:Comprehensive Planning

Yes	Imagine Austin Decision Guidelines
	<b>Compact and Connected Measures</b>
Y	<b>Imagine Austin Growth Concept Map:</b> Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <b>0.18 miles from unconstructed extension of Braker Lane Activity Corridor</b>
	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Is located within 0.50 miles from a public school or university.
	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
Y	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Mixed Use:</b> Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
2	<b>Total Number of "Yes's"</b>

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut 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.
2. 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%

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, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. 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

SP1) Site plans will be required for any new development other than single-family or duplex residential.

SP2) 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.

SP3) Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

#### Compatibility Standards

SP4) The site is subject to compatibility standards due to the I-SF-2 lot adjacent to the north property line and the single family uses (zoned PUD) on the south and east property lines.

#### Wildland Urban Interface

SP5) This site is located within 150 feet of a wildland area, in the Wildland Urban Interface (WUI).

Please see this website for more information about construction in the WUI:

<http://www.austintexas.gov/departments/wildland-urban-interface-code>

#### Transportation

##### ASMP Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

A Neighborhood Traffic Analysis shall be required at the time of site plan, if triggered, when land uses and intensities will be known. if triggered per LDC 25-6-114.

FYI - There is a proposed Urban Trail adjacent to this site, along the eastern property boundary. The easement required is a minimum of 20 ft as this allows for a 12 ft trail (minimum trail width per the urban trails plan) and room for maintenance activity. This is the same for Tier I and Tier II trails.

### Transportation Assessment

The adjacent street characteristics table is provided below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Sprinkle Cutoff Rd	61' – 67'	22'	ASMP Level 2	None	None	No
Future Road: Parmer Ln – Samsung Blvd Connector	ASMP ROW required: 120'	-	-	-	-	-

### Parkland

PR1: Parkland dedication will be required for the new residential units proposed by this development, condominiums with SF-6 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov).

At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

### Water Utility

AW1. 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.

### EXHIBITS:

- A: Zoning Map
- B. Aerial Exhibit
- C. Correspondence







# B-2 Property Profile

Legend 7 of 8

- Street Labels
- Zoning Review Cases- IN REV
- Zoning Text



0.2 0 0.08 0.2 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

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Notes

From: Tam Tran  
Sent: Wednesday, February 23, 2022 1:45 PM  
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
Subject: Case #C14-2022-0014

\*\*\* External Email - Exercise Caution \*\*\*

Good morning Heather,

I understand that you are the case manager for the 11000 Sprinkle Cutoff Rd zoning redesignation. I have reviewed the application material from Kimley-Horn and associates. As a resident of the Pioneer West community near the area, I am very concerned about the significant increase in traffic around the area should the rezoning be approved and granted. Sprinkle Cutoff, Samsung Blvd are very small thoroughfares and would not be able to accommodate more cars and trucks without expansion from its current two-lanes. I know that cyclists frequently enjoy riding through Sprinkle Cutoff Rd to Springdale or Cameron Rd to get to Decker Lake and the Walnut Creek cycling trails. Can you please tell me if there are plans to widen or improve these roadways? Or added bike lanes? Please let me know when you receive additional detailed plans. Thank you for your time.

Take care,

Tam H. Tran

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