

ZONING CHANGE REVIEW SHEETCASE: C14-2022-0024 – Jaimes Development ProjectDISTRICT: 3ZONING FROM: SF-2-NPTO: SF-4A-NPADDRESS: 202 Red Bird LaneSITE AREA: 0.4968 acres (21,640 square feet)PROPERTY OWNER: Joel M. JaimesAGENT: Moreno Development Services (Candelario Moreno)CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence – small lot – neighborhood plan (SF-4A-NP) combining district zoning. *For a summary of the basis of Staff's recommendation, please see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:**May 10, 2022:**CITY COUNCIL ACTION:**June 9, 2022:**ORDINANCE NUMBER:ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject platted lot is located on Red Bird Lane approximately mid-point between South Congress Avenue to the east and Blue Bird Lane to the west. It contains a vacant single family residence and is zoned single family residence-standard lot – neighborhood plan (SF-2-NP) combining district. There are single family residences, two-family residences and condominiums on Mockingbird Lane to the north (SF-4A-NP; SF-3-NP; SF-6-NP), residential uses to the east and west (SF-2-NP; SF-3-NP), and residential uses and non-conforming commercial uses across Red Bird Lane to the south (SF-2-NP; SF-3-NP; SF-6-NP). Commercial uses front South Congress Avenue further east (CS-MU-NP; CS-1-MU-NP; CS-MU-CO-NP). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant has requested single family residence-small lot – neighborhood plan (SF-4A-NP) district zoning in order to resubdivide the lot and build up to six single family residences.

BASIS OF RECOMMENDATION:

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

The single family residence – small lot (SF-4A) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under 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.*

Staff recommends SF-4A-NP zoning as it is compatible use and zoning with the surrounding residential portion of the Pleasant Hill Addition neighborhood which provides for a variety of housing types, and there are other SF-4A-NP zoned lots in the vicinity.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2-NP	Single family residence (vacant)
<i>North</i>	SF-4A-NP; SF-3-NP; SF-6-NP	Single and two-family residences; Condominiums
<i>South</i>	SF-3-NP; SF-2-NP; SF-6-NP	Single and two-family residences; Commercial
<i>East</i>	SF-2-NP	Residential
<i>West</i>	SF-2-NP; SF-3-NP	Residential

NEIGHBORHOOD PLANNING AREA: South Congress Combined (West Congress)

TIA: Is not required

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

NEIGHBORHOOD ORGANIZATIONS:

9 – Battle Bend Springs Homeowners Association

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 1173 – South Congress Combined Neighborhood Plan Contact Team
 1228 – Sierra Club, Austin Regional Group 1363 – SEL Texas
 1424 – Preservation Austin 1429 – Go Austin Vamos Austin (GAVA) - 78745
 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance (SANA)
 1550 – Homeless Neighborhood Association
 1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0087 – Mockingbird – 203 W Mockingbird Ln	SF-4A-NP to SF-3-NP	To Grant	Apvd (9-28-2017).
C14-2017-0053 – Red Bird Blue Bird – 206 Red Bird Lane	SF-2-NP to SF-3-NP	To Grant	Apvd (8-3-2017).
C14-2009-0031 – The Moore Redbird Project – 313 Red Bird Ln	SF-2-NP to SF-3-NP	To Grant SF-3-NP w/r-o-w dedication on Red Bird Ln	Apvd SF-3-CO-NP w/CO requiring that development comply with Subchapter F: Residential Design and Compatibility Standards (<i>the McMansion Ordinance</i>) (1-14-2010).
C14-05-0106.02 – West Congress NPA Rezoning – 404-414 West Stassney Ln	SF-3-NP to GO-MU-CO-NP	To Grant	Apvd GO-MU-CO-NP w/CO specifying that if property is developed for non-residential uses then access from Hummingbird shall be by a limited-function driveway that allows right-turn out only (11-14-2005).
C14-00-2115 – Mockingbird – 205 & 207 Mockingbird Ln	SF-2 to SF-4A	To Grant	Apvd (2-15-2001).

RELATED CASES:

The subject rezoning area is described as Lot 25, Block 5 of the Pleasant Hill Addition, a subdivision recorded in November 1937 (C8-1937-1514).

The rezonings associated with the West Congress Neighborhood Plan Area were approved by Council on August 18, 2005 (C14-05-0106). The base district of the subject property did not change, and the NP combining district was added. This property is located within the Pleasant Hill Subdistrict. Within this Subdistrict, single family residential, duplex residential, and two family residence uses are subject to the front porch setback as set forth in Section 25-2-1602 and garage placement restrictions as set forth in Section 25-2-1604 of the Code. Secondary apartment special use is permitted in all residential zoning districts other than RR and SF-4A, and the –mixed use (MU) overlay of the Subdistrict as set forth in Sections 25-2-1462 and 25-2-1463 of the Code.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Red Bird Lane	Level 1	Not Applicable	51 feet	18 feet	No	N/A	Yes

OTHER STAFF COMMENTS:Inclusive Planning

Proposed Use: FLUM: Single Family. South Congress Combined Neighborhood Plan (West Congress).

Yes	Imagine Austin Decision Guidelines
Compact and Connected Measures	
Y	Imagine Austin Growth Concept Map: 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. Name(s) of Activity Center/Activity Corridor/Job Center: Stassney Activity Corridor, and South Congress Activity Corridor
Y	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.

	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Is located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
Y	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
	Housing Choice: 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.
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
4	Total Number of "Yes's"
Imagine Austin Priority Program Bonus Features (Extra Points)	
Y	Small Area Plan Policies: Supports applicable Small Area Plans, including the Future Land Use Map, goals, objectives, actions and text. List three small area plan policies that relate to this project. Name of Small Area Plan: South Congress Combined Neighborhood Plan (West Congress).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Culture and Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially an industry that is currently not represented in particular area or that promotes a new technology.
	Workforce Development, the Economy and Education: Promotes educational opportunities or workforce development training.
5	Total Number of "Yes's" From Top and Under Bonus Features

Applicable South Congress Combined Neighborhood Plan Policies:

Top Ten Priorities. 4) New development should be compatibly scaled when adjacent to residential uses. (pg. 14)

GOAL ONE: Enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods. (pg. 33)

Objective 1.1 New development should be compatibly scaled when adjacent to residential uses

Objective 1.6 Preserve affordable housing options. (pg. 46)

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 Williamson 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.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876.

At this time, site specific information is unavailable regarding other 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.

Impervious Cover

The maximum impervious cover allowed by the SF-4A zoning district would be 55%, which is based on the more restrictive watershed regulations described above.

PARD – Planning & Design Review

Parkland dedication will be required for the new residential units proposed by this development, SF-4A-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether fees in-lieu may be allowed will be determined using the criteria in City Code Title 25, Article 14, as amended. Any fees in-lieu 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. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan and Compatibility Standards

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

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

Rezoning from SF-2-NP to SF-4A-NP does not trigger the application of compatibility standards.

Transportation

Transportation 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.

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.

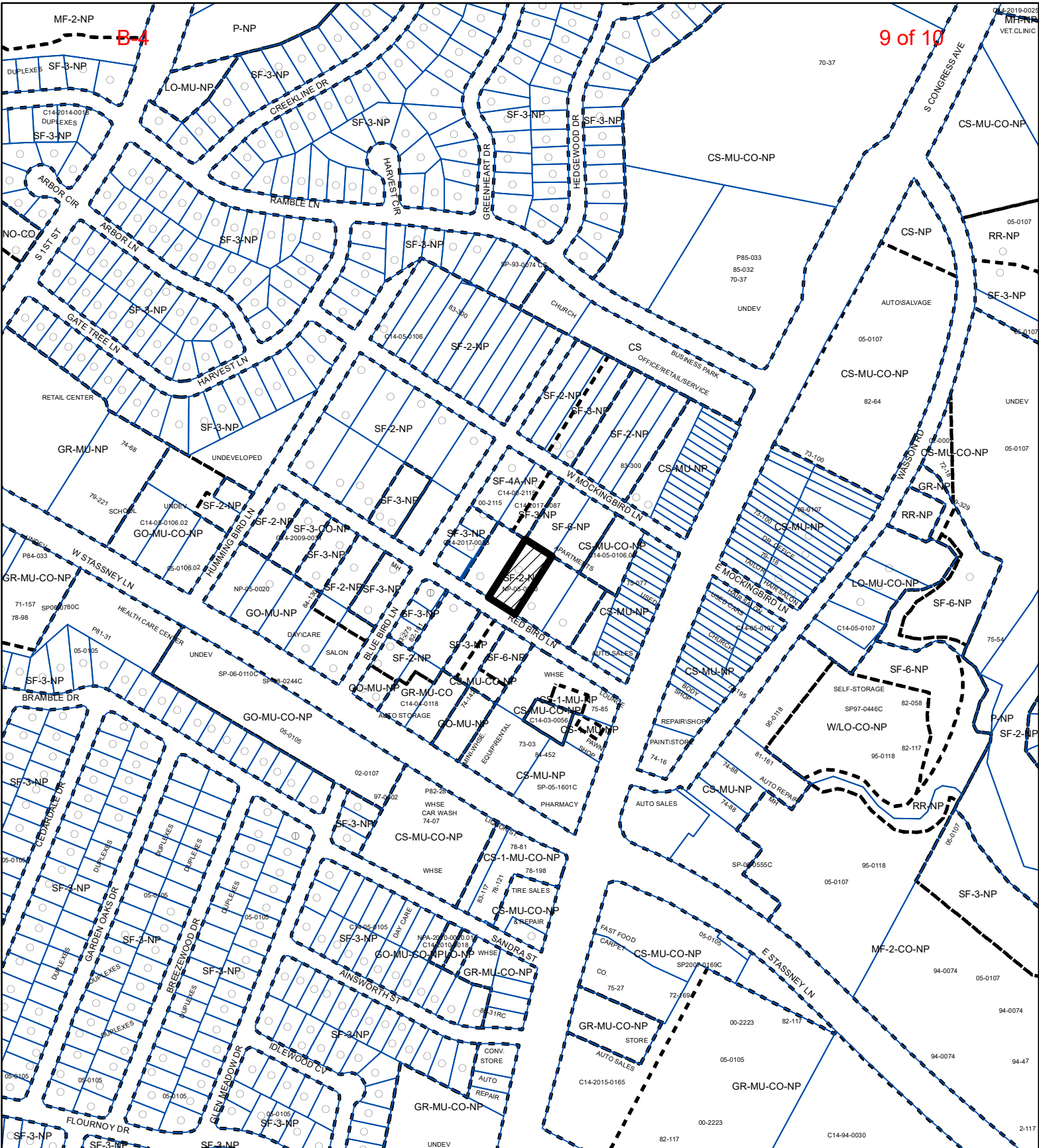
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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:

A: Zoning Map

A-1: Aerial Map



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2022-0024

1" = 400'

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1" = 100'

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

Jaimes Development Project

ZONING CASE#: C14-2022-0024
 LOCATION: 202 Red Bird Lane
 SUBJECT AREA: 0.4968 Acres
 GRID: G17
 MANAGER: WENDY RHOD

Exhibit A - 1



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.