

A U S T I N C I T Y C O U N C I L  
**AGENDA**

Thursday, July 27, 2006

[Back](#) [Print](#)**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 149**

**Subject:** C14-06-0079 - Bluebonnet Creek - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2215 Bluebonnet Lane (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to multi-family residence-medium density (MF-3) district zoning. Planning Commission Recommendation: To grant multi-family residence-medium density conditional overlay (MF-3-CO) combining district zoning. Applicant: Howard Baker. Agent: Charles Whitford. City Staff: Robert Heil, 974-2330.

**Additional Backup  
Material**

(click to open)

- ☐ [Staff Report](#)
- ☐ [Ordinance](#)

**For More Information:** Robert Heil, 974-2330.

**ZONING CHANGE REVIEW SHEET****CASE:** C14-06-0079**PC Date:** May 23, 2006  
June 13, 2006**ADDRESS:** 2215 Bluebonnet Lane**OWNER/APPLICANT:** Howard Baker**AGENT:** Charles Whitford**ZONING FROM:** SF-3**TO:** MF-3**AREA:** 0.565 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of MF-3.

**PLANNING COMMISSION RECOMMENDATION:****May 23, 2006:** Postponed to June 13 at the request of staff.**June 13, 2006:** APPROVED MF-3-CO ZONING; WITH A 25-FEET SETBACK FROM THE FRONT PROPERTY LINE; LIMITED TO 30-FEET IN HEIGHT OR 2-STORIES FOR THE FIRST 75-FEET BACK FROM THE PROPERTY LINE.[M.MOORE, G.STEGEMAN 2<sup>ND</sup>] (6-0) D.SULLIVAN, K.JACKSON – OFF DAIS, C.GALINDO – ABSENT**DEPARTMENT COMMENTS:**

The property is located a neighborhood collector near its intersection with South Lamar Blvd. The site is currently developed with a single family residence. The proposed rezoning is to MF-3. Staff supports the request.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Single Family House
<i>North</i>	MF-3	Low density apartments
<i>South</i>	MF-3 and CS	Residential and Commercial uses
<i>East</i>	CS	Service Station and other commercial uses
<i>West</i>	SF-3	Single Family Homes

**AREA STUDY:** The property lies within the proposed Zilker Neighborhood Planning Area.

**TIA:** A traffic impact analysis was not required for this 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]

**WATERSHED:** West Bouldin Creek

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD ORGANIZATIONS:**

- Zilker Neighborhood Association
- South Central Coalition
- Austin Neighborhoods Council
- Barton Springs/Edwards Aquifer Conservation District
- Austin Independent School District

**SCHOOLS: (AISD)**

Zilker Elementary School      O. Henry Middle School      Austin High School

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification
Bluebonnet Lane	58'	40'	Collector

There are existing sidewalks along Bluebonnet Lane.

Bluebonnet Lane is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is available along Bluebonnet Lane.

**CITY COUNCIL DATE:**

**ACTION:**

July 27, 2006

**ORDINANCE READINGS:**

1<sup>st</sup>

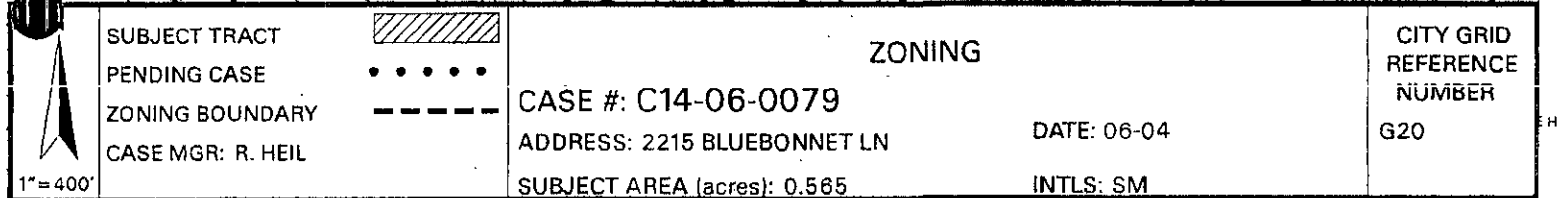
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330



RABBIT GLEN ST  
 BURRIS CR  
 CS  
 SP840214C  
 81-009  
 GROCERY  
 SERVICE  
 STATION  
 72-200  
 OFFICE  
 ALBION BLVD  
 WARDEN BLVD  
 1265

## **SUMMARY STAFF RECOMMENDATION**

Staff recommends approval of MF-3.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

## **Site Plan**

- SP 1. This site is located within a Capitol View Corridor, South Lamar @ La Casa Drive; any new development would be required to development with certain height limitations. A Capitol View Corridor determination can be requested from the Development Assistance Center.
- SP 2. Site plans will be required for any new development other than single-family or duplex residential.
- SP 3. 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.

## **Compatibility Standards**

- SP 4. The site is subject to compatibility standards. Along the west property line, the following standards apply:
- No structure may be built within 19.5 feet of the side or rear property line.
  - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
  - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
  - No parking is allowed within 12 feet of the property.
  - No driveways are allowed within 7 feet of 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.
  - for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.

### **Transportation**

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 136 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this 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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification
Bluebonnet Lane	58'	40'	Collector

There are existing sidewalks along Bluebonnet Lane.

Bluebonnet Lane is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is available along Bluebonnet Lane.

### **Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria and specifications.

The landowner must pay all required water and wastewater utility tap permit, impact, construction inspection, and utility plan review fees.

### **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. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.



## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number:** C14-06-0079

**Contact:** Robert Heil, (512) 974-2330

**Public Hearing:**

May 23, 2006 Planning Commission



*Jo Walker*

Your Name (please print)

*2300-2302 Buve Bonnet Ln*

Your address(es) affected by this application

*\$*

Signature

Date

Comments:

*TO DENSE POPULATION NOW*

*TO MUCH TRAFFIC NOW*

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2215 BLUEBONNET LANE FROM FAMILY  
3 RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM  
4 DENSITY-CONDITIONAL OVERLAY (MF-3-CO) COMBINING DISTRICT.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from family residence (SF-3) district to multifamily residence  
10 medium density-conditional overlay (MF-3-CO) combining district on the property  
11 described in Zoning Case No. C14-06-0079, on file at the Neighborhood Planning and  
12 Zoning Department, as follows:

13  
14 A portion of Lot 1, and all of Lot 2, Stella V Addcox Subdivision, a subdivision in  
15 the City of Austin, Travis County, Texas, more particularly described in Document  
16 No. 2002166858, of the Official Public Records of Travis County, Texas (the  
17 "Property"),

18  
19 locally known as 2215 Bluebonnet Lane, in the City of Austin, Travis County, Texas, and  
20 generally identified in the map attached as Exhibit "A".

21  
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:

- 24  
25 1. A 25-foot building setback shall be established and maintained along the Bluebonnet  
26 Lane right-of-way.  
27  
28 2. The maximum height of a building or structure constructed within 75 feet of the  
29 Bluebonnet Lane right-of-way is 30 feet from ground level.  
30  
31 3. The maximum height of a building or structure constructed within 75 feet of the  
32 Bluebonnet Lane right-of-way is two stories.

33  
34 Except as specifically restricted under this ordinance, the Property may be developed and  
35 used in accordance with the regulations established for the multifamily residence medium  
36 density (MF-3) base district and other applicable requirements of the City Code.  
37

PART 3. This ordinance takes effect on \_\_\_\_\_, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_, 2006

§  
§  
§

Will Wynn  
Mayor

**APPROVED:**

David Allan Smith  
City Attorney

**ATTEST:**

Shirley A. Gentry  
City Clerk

