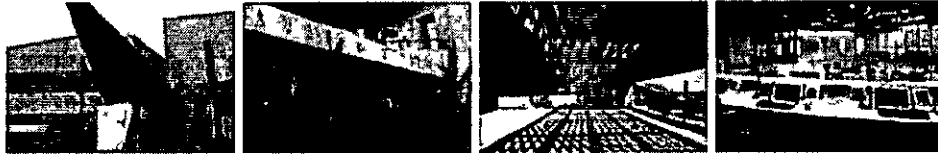


A U S T I N C I T Y C O U N C I L

# AGENDA



Thursday, November 16, 2006

+ Back Print

**Zoning Ordinances / Restrictive Covenants  
 (HEARINGS CLOSED)  
 RECOMMENDATION FOR COUNCIL ACTION**

ITEM No *54*

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**Subject** C14-06-0182 - Thornton Bungalows - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2206-2210 Thornton Road (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to urban family residence (SF-5) district zoning First reading approved on November 2, 2006 Vote 6-0 (McCracken off the dais ) Applicant Thornton Cottages Austin, LP (James Austin) Agent Stansberry Engineering (Blayne Stansberry) City Staff Robert Heil, 974-2330

**Additional Backup Material**  
 (click to open)

- Staff\_Report
- Ordinance

**For More Information**

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER C14-06-0182 Thornton Bungalows

REQUEST

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2206 – 2210 Thornton Road (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to townhouse and condominium residence – conditional overlay (SF-6-CO) combining district zoning

DEPARTMENT COMMENTS

The rezoning is to the development of infill housing in south-central Austin

APPLICANT/AGENT Stansberry Engineering (Blayne Stansberry)

OWNER Thornton Cottages Austin, LP (James Austin)

DATE OF FIRST READING 11/2/06 Approved SF-5-CO on first reading (7-0) The CO limited non-condominium residential uses to no more than 14 units and limited the impervious cover to 50%

PLANNING COMMISSION ACTION September 26, 2006 Approved staff's recommendation of SF-5 (8-0)

CITY COUNCIL ACTION

ORDINANCE NUMBER

ASSIGNED STAFF Robert Heil, e-mail robert.heil@ci.austin.tx.us

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2206-2210 THORNTON ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-5-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to urban family residence-conditional overlay (SF-5-CO) combining district on the property described in Zoning Case No C14-06-0182, on file at the Neighborhood Planning and Zoning Department, as follows

Lots 18 and 19, Block 2, Fredericksburg Road Acres Subdivision, a subdivision in the City of Austin, Travis County, Texas, as described in an instrument recorded in Document No 2006098442, of the Official Public Records of Travis County, Texas,

locally known as 2206-2210 Thornton Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

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

- 1 Development of the Property may not exceed 50 percent impervious cover
- 2 Development of the Property for a residential use other than a condominium residential use may not exceed 14 dwelling units as set forth below
  - the maximum single-family residential units is 14,
  - the maximum single-family attached residential units is 14,
  - the maximum small lot single-family residential units is 14,
  - the maximum duplex residential units is 14, and
  - the maximum two-family residential units is 14





	SUBJECT TRACT	<h2 style="margin: 0;">ZONING EXHIBIT A</h2>	CITY GRID REFERENCE NUMBER  G20	
	PENDING CASE			
	ZONING BOUNDARY			
	CASE # C14-06-0182			DATE 06-08
	CASE MGR R HEIL			ADDRESS 2206 - 2210 THORNTON RD
	SUBJECT AREA (acres) 1.500	INTLS SM		

**ZONING CHANGE REVIEW SHEET**

**ZONING CASE:** C14-06-0182 Thornton Bungalows      **P.C. Date:** September 26, 2006

**ADDRESS:** 2206 – 2210 Thornton Road

**OWNER/APPLICANT:** Thornton Cottages Austin, LP (James Austin)

**AGENT:** Stansberry Engineering (Blayne Stansberry)

**FROM:** SF-3

**TO:** SF-6\*

**AREA:** 1.500 acres

**SUMMARY STAFF RECOMMENDATION**

Staff alternatively recommends approval of SF-5

**PLANNING COMMISSION RECOMMENDATION**

September 26, 2006 Approved staff's recommendation of SF-5 (8-0)

**DEPARTMENT COMMENTS.**

The original application was for SF-4B, but the Land Development Code only allows zoning to SF-4B if the property is already zoned SF-5 or less restrictive. Subsequently, the application was amended to a request for SF-6.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Single Family Homes
<i>North</i>	CS	Apartments, Office and Retail
<i>South</i>	SF-3 and CS	Single Family Homes and Undeveloped
<i>East</i>	SF-3	Single Family Homes
<i>West</i>	SF-3 and MF-2	Single Family Homes

**AREA STUDY:** The property is part of the South Lamar neighborhood plan area, which began meeting in late 2005.

**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

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

C14-06-0182

**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- South Lamar Neighborhood Association
- South Central Coalition
- Austin Neighborhood Council
- Barton Springs / Edward's Aquifer Conservation District
- Homebuilder's Association of Greater Austin
- Austin Independent School District

**SCHOOLS: (AISD ISD)**

Zilker Elementary School      O Henry Middle School      Austin High School

**ABUTTING STREETS.**

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE	BUS	SIDEWALKS
Thornton Rd	56'	30'	Collector	No	No	No

Capital Metro Service is located within ¼ mile of this site on Oltorf

**CITY COUNCIL DATE.**

**ACTION.**

**November 2, 2006**

Approved SF-5-CO on first reading limiting the impervious cover to 50% and limiting non-condominium residential uses to no more than 14 units

**November 16, 2006**

**ORDINANCE READINGS:**

**1<sup>st</sup> 11/02/06**

**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

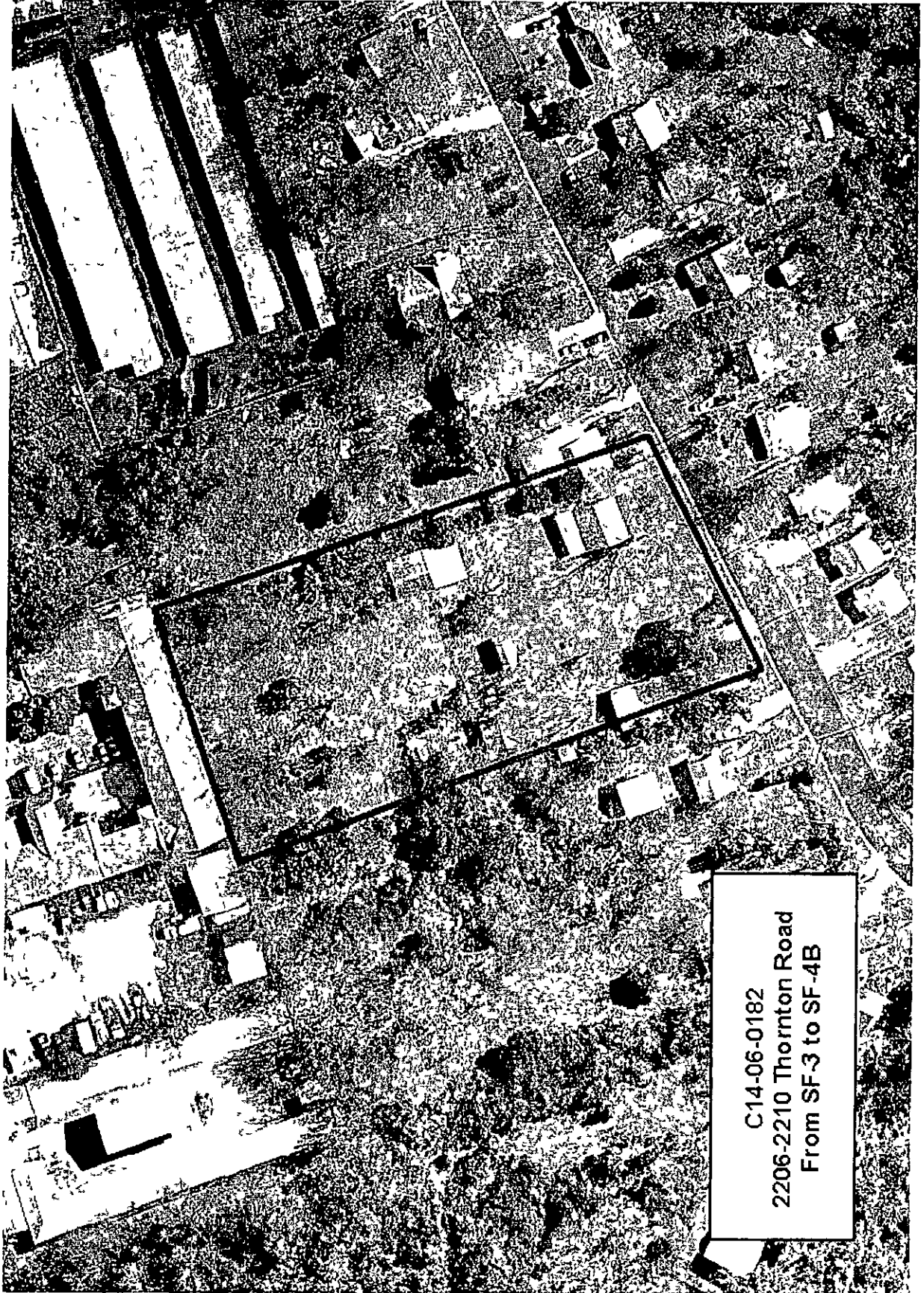
C14-06-0182





<p>1" = 400'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR R HEIL</p>	<p>ZONING</p>		<p>CITY GRID REFERENCE NUMBER</p> <p>G20</p>
	<p>CASE # C14-06-0182</p> <p>ADDRESS 2206 2210 THORNTON RD</p> <p>SUBJECT AREA (acres) 1.500</p>	<p>DATE 06 08</p> <p>INTLS SM</p>		

C14-06-0182



C14-06-0182  
2206-2210 Thornton Road  
From SF-3 to SF-4B

**SUMMARY STAFF RECOMMENDATION**

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

*1 Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character*

SF-5 will allow for flexible infill development without negative impact to the surrounding residential neighborhood

**Transportation**

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

The trip generation under the requested zoning is estimated to be 174 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	BICYCLE	BUS	SIDEWALKS
Thornton Rd	56'	30'	Collector	No	No	No

Capital Metro Service is located within ¼ mile of this site on Oltorf

**Environmental**

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

Impervious cover is not limited in this watershed class, therefore the zoning district impervious cover limits will apply

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

According to flood plain maps, there is no flood plain within the project area

C14-06-0182

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

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

**Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.