

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHORHOOD PLAN:** Oak Hill Combined Neighborhood Plan

**CASE#:** NPA-2013-0025.04

**DATE FILED:** February 28, 2013 (in-cycle)

**PROJECT NAME:** Beiter - 2

**PC DATE:** May 14, 2013

**ADDRESS/ES:** 6110 Hill Forest Drive

**SITE AREA:** Approx. 2.0 acres

**OWNER/APPLICANT:** Michael & Paulette Beiter

**AGENT:** Jim Bennett Consulting (Jim Bennett)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Higher Density Single Family

**Base District Zoning Change**

**Related Zoning Case:** C14-2013-0018

**From:** SF-3-NP

**To:** SF-5-CO-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** December 11, 2008

**PLANNING COMMISSION RECOMMENDATION:** Pending.

**STAFF RECOMMENDATION:** Recommended.

**BASIS FOR STAFF'S RECOMMENDATION:** The request meets the following goals and recommendations of the Oak Hill Plan.

### OAK HILL VISION STATEMENT

As a unique yet integral part of Austin and Travis County, the Oak Hill Area will support measured, sustainable growth in residential and commercial development while maintaining the existence and integrity of its environmental resources, and that of the community and its neighborhoods.

## **CHAPTER 6: LAND USE AND DEVELOPMENT**

- 6.A. Provide opportunities for high-quality new development and re-development.

### **6.A.1**

Ensure quality of new construction and renovations.

- 6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

### **6.B.1**

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of stakeholders while taking into consideration environmental concerns.

## **CHAPTER 8: HOUSING**

- 8.A. Balance development and environmental protection by maintaining a vibrant residential and commercial community.

### **8.A.1**

Assess and minimize the impact of land development on surface and ground water.

8.A.1a—Every housing development/redevelopment should include an environmental impact analysis and incorporate all necessary measures to address its potential impact on the Edwards Aquifer (impervious cover, drainage, traffic, etc).

### **8.A.2**

Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources.

8.A.2a—Clustered development should be encouraged where appropriate (see Chapter 9: Neighborhood Design).

8.A.2b—Residential density should be compatible with surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer.

8.A.2c—Whenever possible, new housing development should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses.

8.B. Preserve neighborhood identity, character, affordability, and diversity.

## **CHAPTER 9: NEIGHBORHOOD DESIGN**

### **9.C.2**

All new residential development/redevelopment projects in Oak Hill should strive to ensure that the environmental impact on the Edwards Aquifer and the existing natural landscape is kept at a minimum.

9.C.2a—Development and redevelopment of large sites should include measures such as pervious paving, rainwater collection system, and smart irrigation where appropriate.

9.C.2 b—Encourage developers to explore clustered development as an option, since it provides sufficient housing units while maintaining and preserving considerable amounts of open space.

9.C.2c—Builders should use the Green Building Standards in their projects whenever possible: Using local materials, considering water needs for landscaping, and installing efficient heating and cooling systems are all steps to building greener homes.

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9.D. Preserve neighborhood identity, character, affordability, and diversity.

9.D.1

New single-family and multi-family developments/redevelopments should be compatible with existing residential architecture to reinforce the Hill Country character of Oak Hill, in terms of materials, lighting, and height.

9.D.1a—Preserve Old German-style masonry and limestone construction.

9.D.1b—Place overhangs on roofs for shade.

9.D.1c—Provide abundant porch space.

9.D.1d—Utilize metal roofing or some other comparable material.

9.D.1e—Preserve character of old while incorporating sustainable green building practices.

9.D.1f—Incorporate vegetative buffers for all new residential neighborhoods.

**Staff Analysis:** The request to change the land use to Higher Density Single Family is compatible because the land use to the contiguous property to the north is also Higher Density Single Family.

**LAND USE DESCRIPTIONS**

**EXISTING - Single Family**

Single family detached or two family residential uses at typical urban and/or suburban densities.

**Purpose**

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

**Application**

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

**PROPOSED - Higher Density Single Family**

Single-family housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.

**Purpose**

1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

**Application**

1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.
3. Applied to existing or proposed mobile home parks.

**BACKGROUND:** The application was filed on February 28, 2013, which is in-cycle for planning areas located on the west side of I.H.-35.

The applicant proposes to change the future land use map from Single Family to Higher Density Single Family. The applicant proposes to change the zoning from SF-3-NP to SF-5-CO-NP with a maximum of eight dwelling units. For more information on the zoning change request, please see the zoning staff report for the associated zoning case C14-2013-0018.

When the Oak Hill Plan was presented to City Council in 2008 for approval, this track was contentious because the owner at the time wanted to change the land use to Higher Density Single Family in order to eventually rezone the property to SF-6 to build up to 20 dwelling units. The neighborhood opposed it and it was eventually part of a city-initiated case, NPA-2009-0025.01, to change the FLUM from Higher Density Single Family back to Single Family after City Council approved the Higher Density Single Family over neighborhood objections.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3-NP	Vacant lot where home once occupied
<i>North</i>	SF-6-NP	Apartment complex
<i>South</i>	SF-2-NP	Single family homes
<i>East</i>	SF-3-NP	Duplexes
<i>West</i>	SF-2-NP	Single family homes

**WATERSHED:** Barton Springs Recharge Zone, Williamson Watershed

09/6

**NEIGHBORHOOD ORGANIZATIONS:**

- 176 Oak Hill Combined NPA
- 527 Homeless Neighborhood Organization
- 179 OHAN - 78737
- 303 Oak Hill Trails Association
- 402 Austin Independent School District
- 641 Beyond2ndNature
- 572 Oak Hill Association of Neighborhoods
- 254 Austin Heritage Tree Foundation
- 421 Sierra Club, Austin Regional Group
- 78 Save Our Springs Alliance
- 310 SEL Texas
- 558 OHAN - 78748
- 574 Save Barton Creek Assn.
- 154 OHAN - 78739
- 155 OHAN - 78735
- 419 1075 League of Bicycling Voters
- 519 1113 Austin Parks Foundation
- 255 Westcreek Neighborhood Assn.
- 427 OHAN - 78749
- 547 OHAN - 78736
- 40 Oak Hill Neighborhood Planning Contact Team
- 238 The Real Estate Council of Austin, Inc.
- 239 Super Duper Neighborhood Objectors and Appealers Organization
- 241 Austin Monorail Project

**PUBLIC MEETINGS:** The ordinance-required plan amendment meeting was held on Monday, April 8, 2013. Two hundred and eighty-two meeting notices were mailed to property owners, utility account holders, and neighborhood organizations within 500 feet of the property who are registered on the Community registry.

After Maureen Meredith introduced the applicant, Michael Bieter, made the following presentation.

Mr. Bieter said they are seeking a change in the future land use map from single family to higher density single family to match the land use directly to the north. They are seeking a zoning change from SF-3 to SF-5 so they can cluster the dwelling units in the middle of the lot. They are proposing a maximum of eight dwelling units. He doesn't know what the development will look like conceptually. We don't want to spend a lot of money on creating conceptual plans until we have the zoning.

After the presentation, the following questions were asked:

**Q. Will you have all eight units in one building?**

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A. Maybe will have a communal drive way with two units here and there. There's a healthy oak tree on the property that we want to save.

**Q. Is there nothing that can prevent you from building a monolithic structure?**

A. Correct. We will have a maximum of 15% impervious cover, which leaves us with about 13,068 square feet of pervious cover. The conditional overlay will be maximum eight dwelling units and a maximum of two stories.

**Q. We want to see duplexes or garden homes, we don't want to see an apartment building like the one the north.**

A. I need a product that will appeal to buyers. They probably won't buy in a monolithic building. I want to build something that I would live in myself.

**Q. Will the zoning change be limited to you?**

A. No, the zoning goes with the land, not to the property owner.

**Q. I would suggest you invest some money to show neighbors where the pad sites will be, also so they can see the setback from their property.**

A. I might sell the property after I get it rezoned.

Response from questioner: But we will be impacted by what you build. Rental units are usually not maintained with cars parked on the grass.

**Q. The traffic from Patton Elementary and the people who cut through to U. S. 290 from Western Oaks and West Creek, especially on Hill Forest, 2000 trips a day from your development will increase the traffic.**

A. Our development, with eight units, will not generate 2000 car trips a day.

**Q. Would you be able to subdivide your property into 7000 square foot lots to put three duplexes on the property?**

A. Yes.

**Q. Will you provide landscaping on the property to provide a buffer to the surrounding property owners?**

A. Sure, fences make good neighbors and we will need landscaping to help sell the units.

**Q. Will you have a single driveway and what will be the width?**

A. Maybe will have a single driveway 10 feet wide, but maybe it needs to be wider.

**Q. Will you try to get above 15% impervious cover? We want certainty.**

A. 15% impervious cover is written in granite.

**Q. It's hard to believe you don't have clear plans for the property, especially since you've developed property before.**

A. I know exactly what I will do, but I can't provide architectural certainty.

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**Q. How will you sell the units? Our homes are worth about \$125,000 upgraded. Maybe some are worth \$300,000.**

A. When Terry Town was a hot market we looked at lots that were a \$225,000 and now it's worth \$750,000. We couldn't imagine we could sell for that much, so I suspect it would be the same here.

**Q. What about lighting on the property. I don't want lights shining through my windows.**

A. We will have to have shielded lights. We will meet with the Land Development Code requires.

**Q. What style of development will you build?**

A. I like the Traditional Texas, craftsman-style with lower pitched roofs.

**Q. Will you have garages?**

A. Yes, I can't imagine selling a home without a two-car garage.

**Q. Will you restrict Civic uses on the property?**

A. Yes.

The Oak Hill Planning Contact Team supports the plan amendment request. Please see the letter on page nine. The Westcreek Neighborhood Association supports the request with conditions. Please see the letter on page ten.

**CITY COUNCIL DATE:** June 6, 2013

**ACTION:** Pending.

**CASE MANAGER:** Maureen Meredith

**PHONE:** 974-2695

**EMAIL:** Maureen.meredith@austintexas.gov



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Tom Thayer, Chair  
Brian Reis, Vice-Chair  
Danielle Lepper, Secretary



April 12th, 2013

To: Maureen Meredith, Senior Planner  
City of Austin, Planning & Development Review Department,  
505 Barton Springs Road, 5th Floor  
Austin, TX 78704

Re: NPA Case # NPA-2013-0025.04  
6110 Hill Forest Dr  
Owner: Michael Beiter

On April 8th, 2013, the Oak Hill Neighborhood Contact Team held a meeting in accordance with our bylaws to discuss the applicant's proposed future land use amendment for the property located at 6110 Hill Forest Dr. The applicant has requested a change in land use **from Single Family to Higher Density Single Family**. The community meeting was held on April 8th, 2013.

April 8th, 2013, the OHNPCT voted to support the proposed change in land use with a conditional overlay requiring a minimum 25 foot vegetative buffer along the south and west property lines, a maximum of two stories with 35 foot maximum height, and a maximum of 8 dwelling units limited to residential uses as currently described under SF5 urban family residences. No action or recommendation was made with respect to the proposed zoning change.

Please let me know if you have any questions.

Sincerely,

Tom Thayer  
Chair, OHNPCT

Cc: Brian Reis – Vice Chair  
Danielle Lepper – Secretary

## Westcreek Neighborhood Association

P.O. Box 91373, Austin, TX 78709-1373

<http://westcreekna.org/>

May 6, 2013

Maureen Meredith (Sent via email: [Maureen.Meredith@austin.texas.gov](mailto:Maureen.Meredith@austin.texas.gov))

City of Austin - Neighborhood Planning & Zoning Department

P.O. Box 1088

Austin, TX 78767

Re: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Maureen:

The Westcreek Neighborhood Association Board is supportive of the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance, which restricts this particular lot to 15% impervious cover and that the following conditional overlays will apply:

- Limit to 8 units max
- Limit to 2 stories max / 35 feet max
- Limit to "residential" uses as currently defined under SF-5 (December 2008 Zoning Guide\*)
- Minimum of 25 foot vegetative buffer around the South and West property lines
- \*December 2008 Zoning Guide  
[http://austintexas.gov/sites/default/files/files/Planning/zoning\\_guide.pdf](http://austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf)

It is the understanding of Westcreek residents and the WNA Board after meeting with the owner that the owner is proposing the zoning change (from SF-3 Single Family to SF-5 Urban Family) in order to gain some flexibility in developing the lot as a single lot (rather than subdividing the lot and building duplexes with long and narrow lots) and to have the ability to build up to 8 condominium units with 2 stories maximum, with the units in a clustered arrangement so that it will be easier to achieve the development within the 15% maximum impervious cover requirements of the SOS Ordinance that applies to this property.

The WNA Board is not supportive of any future changes to the zoning, the conditional overlays, or the land use on this property. The WNA Board is only supportive of the SF-5 Urban Family / Higher Density Single Family Land Use with the understanding that this zoning change is being sought in order to achieve a quality, low density development on the lot.

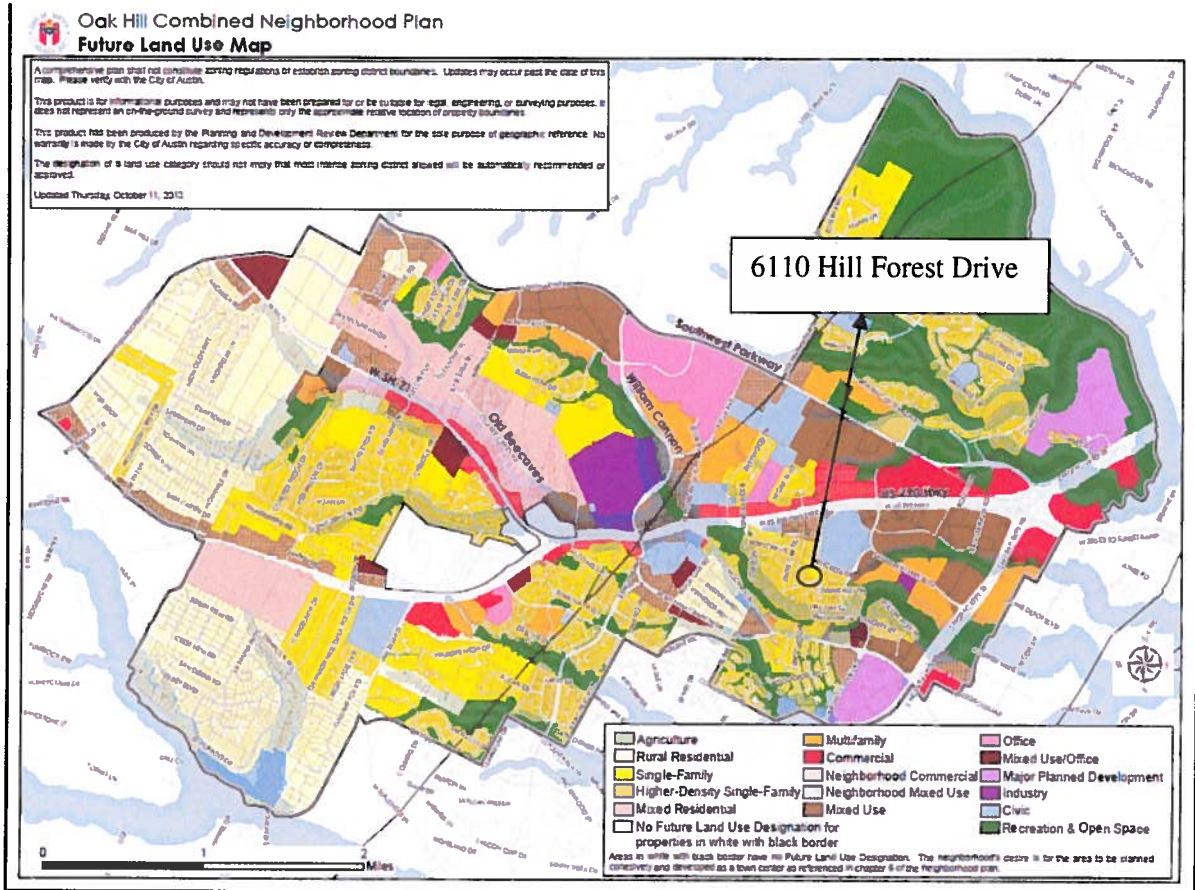
Best regards,

  
Jennifer Voss

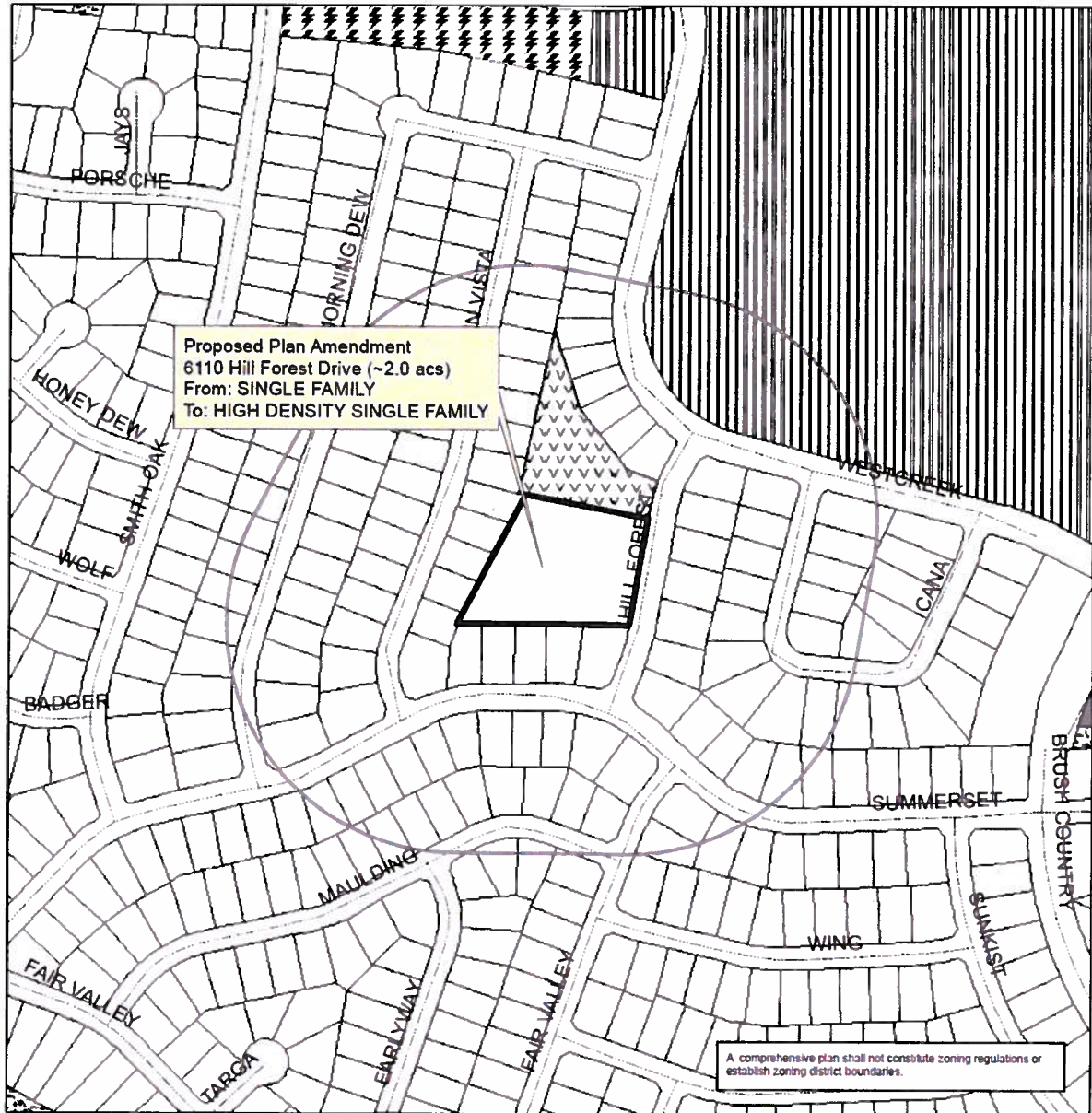
President, Westcreek Neighborhood Association

Cc: Westcreek Neighborhood Association Board  
Wendy Rhoades, City of Austin Zoning Case Manager ([Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov))

C19/11



C10  
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## Oak Hill Combined Neighborhood Plan NPA-2013-0025.04

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



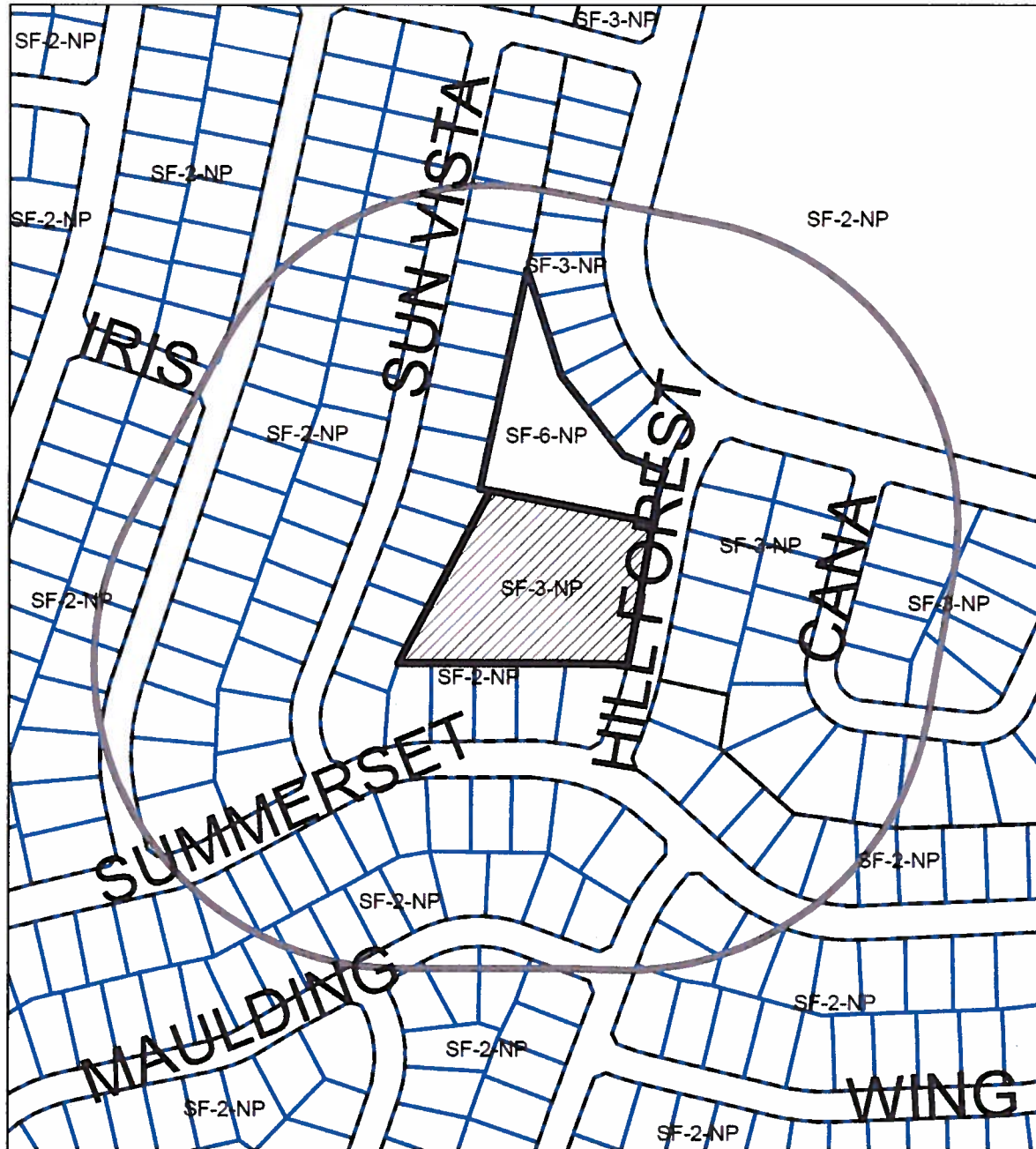
City of Austin  
Planning and Development Review Department  
Created on March 6, 2013\_M Meredith



Legend	
	Subject Tract
	Core Transit Corridors
	500ft notification boundary
	Street Address Centerline
	NPA CASES
	Single-Family
	Higher-Density Single-Family
	Neighborhood Mixed Use
	Mixed Use
	Civic
	Recreation & Open Space



09/13



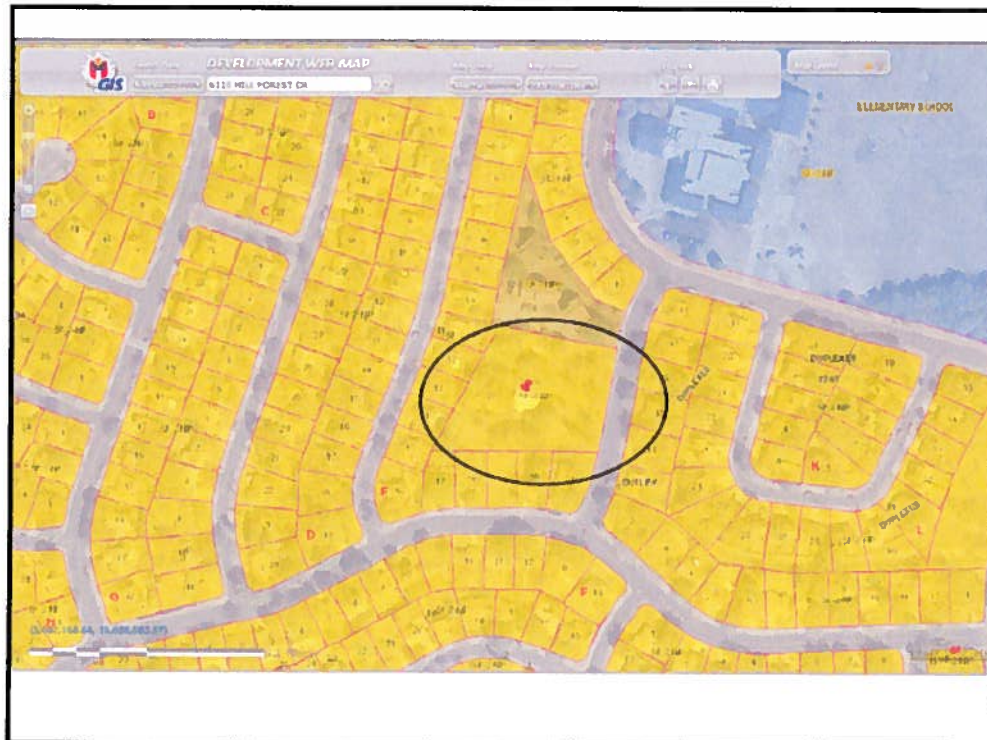
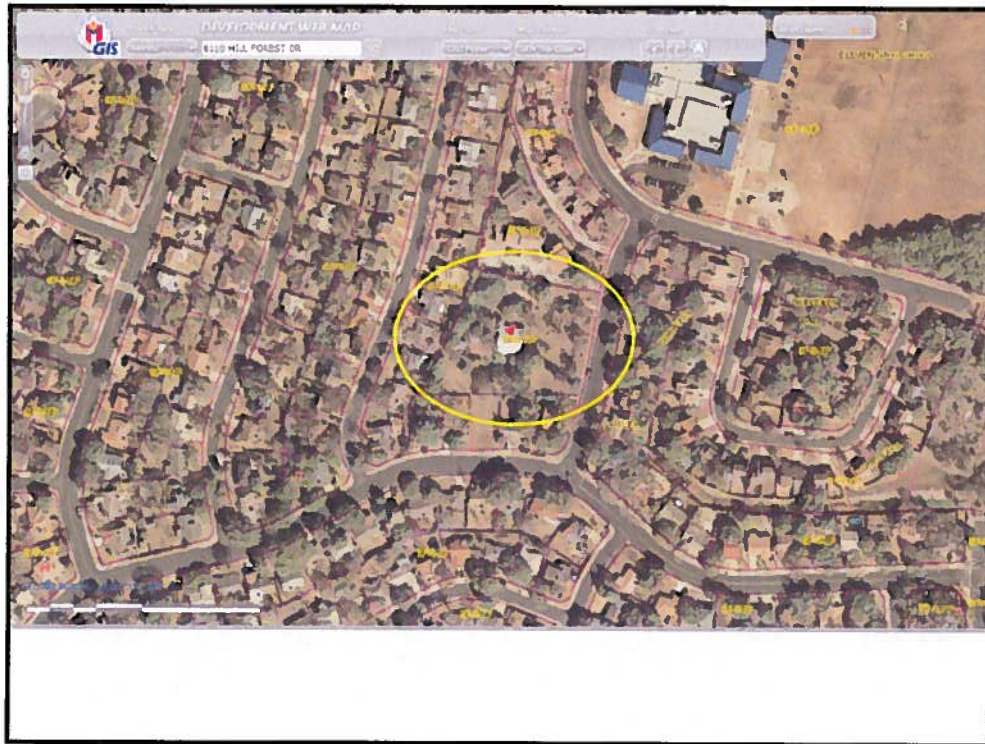
- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY
- 500ft Notification Boundary

**NEIGHBORHOOD PLAN AMENDMENT**  
**Case Number: NPA-2013-0025.04**  
**Address: 6110 Hill Forest Drive**  
**Approx. Acres: 2.0**

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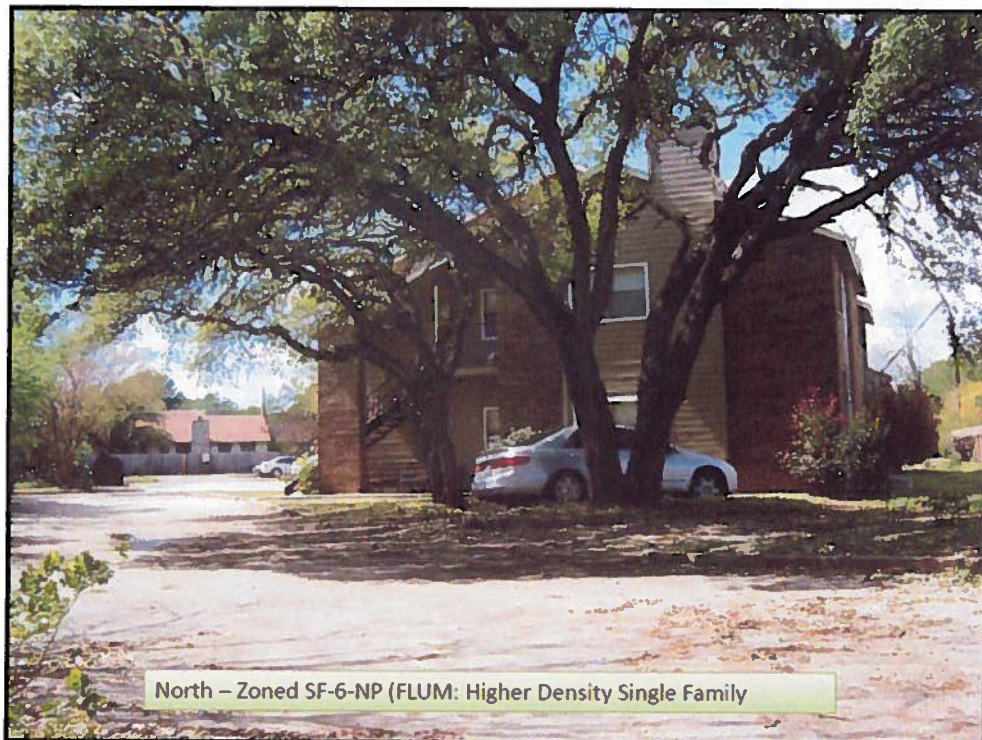
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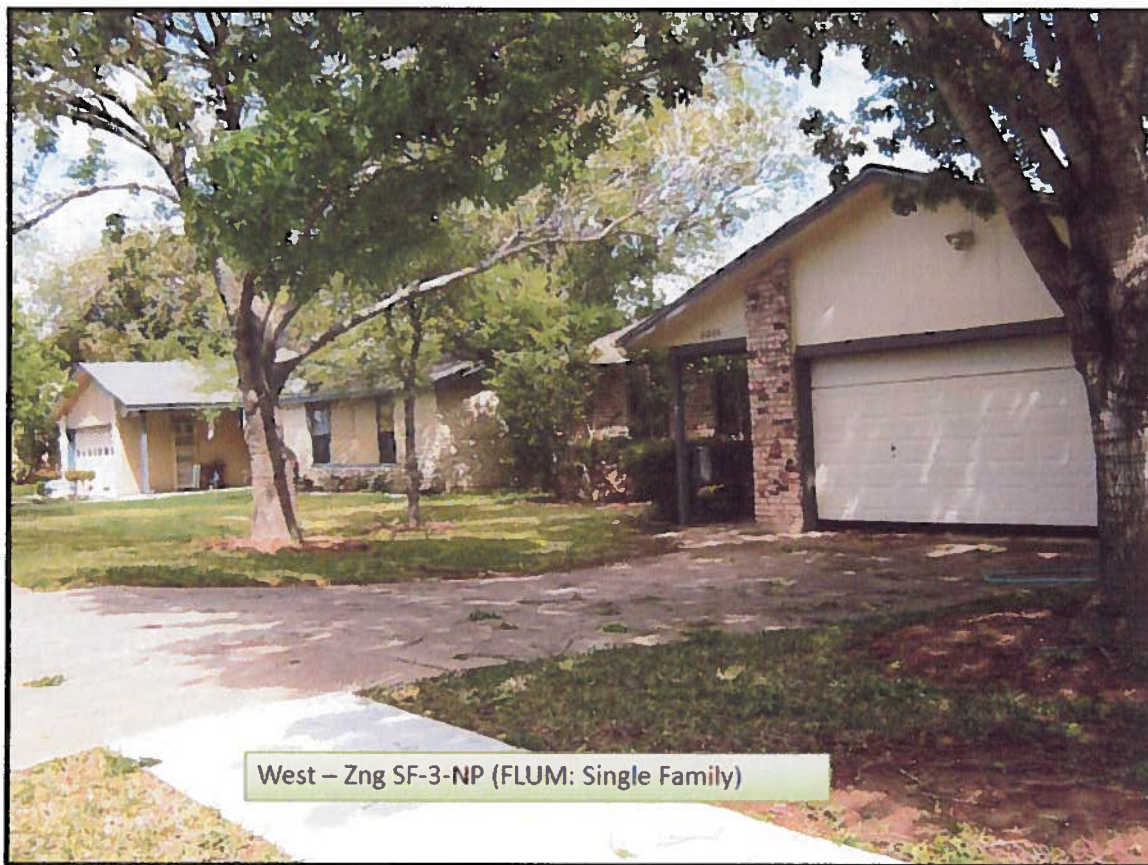


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C/D  
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C10  
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3/18/13

We oppose the change  
of zoning on this  
property. Thanks for  
opportunity to comment.

Don W. Huffman

Lee H. Huffman  
414 Regentview Dr.  
Houston, Tex

77079

2814974642