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ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0093 – Lynnbrook Condos **Z.A.P. DATE:** September 3, 2013

ADDRESS: 2312 Lynnbrook Drive

OWNER: X-Six Properties, LLC **AGENT:** Rob A. Steele
(Rob A. and Kathy L. Steele)

ZONING FROM: I-RR **TO:** SF-6 **AREA:** 3.87 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

September 3, 2013:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot is zoned interim – rural residence (I-RR) district, undeveloped, and has access to Lynnbrook Drive. There are single family residences on large lots to the north (County), commercial uses to the east (County), a few single family residences on large lots and a platted subdivision for a single family residential development to the south (County, I-RR), and an entrance to the single family residential subdivision of Bauerle Ranch to the west (SF-2-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has requested the townhouse and condominium residence (SF-6) zoning district in order to construct townhouses or condominium uses on the tract. Staff recommends the Applicant’s request, given: 1) this lot serves as a transition in land use between the single family residences within the Bauerle Ranch subdivision to the west and commercial development to the east, and 2) townhome / condominium uses are compatible with single family residences while further diversifying the housing options available in this area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	County	Single family residences within the Southwest Gate

<i>South</i>	I-RR; County	Platted for single family residences within the Reserve at Lynnbrook subdivision; Warehouse; A few single family residences on large lots
<i>East</i>	County	Cell tower; Warehouses; Construction sales and services
<i>West</i>	SF-2-CO	Single family residences within the Bauerle Ranch subdivision

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

- 217 – Tanglewood Forest Neighborhood Association
- 627 – Onion Creek Homeowners Association
- 742 – Austin Independent School District
- 1037 – Homeless Neighborhood Organization
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1214 – Bauerle Homeowner’s Association
- 1228 – Sierra Club, Austin Regional Group
- 1363 – SEL Texas
- 943 – Save Our Springs Alliance
- 1075 – Bike Austin
- 1224 – Austin Monorail Project
- 1340 – Austin Heritage Tree Foundation

SCHOOLS:

- Kocurek Elementary School
- Bailey Middle School
- Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-2059 – Bauerle Development – 2700-3300 Squirrel Hollow	RR to SF-2	To Grant staff recommendation of RR-CO and SF-2-CO, with conditions	Approved RR-CO; SF-2-CO, w/the CO for the TIA conditions and prohibits vehicular access to Squirrel Hollow, except for emergency access (2-01-2001).

RELATED CASES:

The property is platted as Lot 1, Block A, Lynnbrook Condominiums Subdivision, recorded on October 18, 2007 (C8J-2007-0061.0A). Please refer to Exhibit B. An administrative site plan for 27 units within six multi-family buildings, associated water quality/drainage

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facilities, and parking areas and driveways was approved on October 30, 2007, but has since expired (SP-07-0089D – Lynnbrook Condos).

The subject property was annexed into the City limits on December 17, 2012 (C7a-2012-0005, Ordinance No. 20121108-034).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	ADT
Lynnbrook Drive	Varies	40 feet	Collector	1,799

- Lynnbrook Drive is not classified in the Bicycle Plan.
- Capital Metro bus service is not available along Lynnbrook Drive.
- There are existing sidewalks along Lynnbrook Drive.

CITY COUNCIL DATE: October 3, 2013

ACTION:

ORDINANCE READINGS: 1st

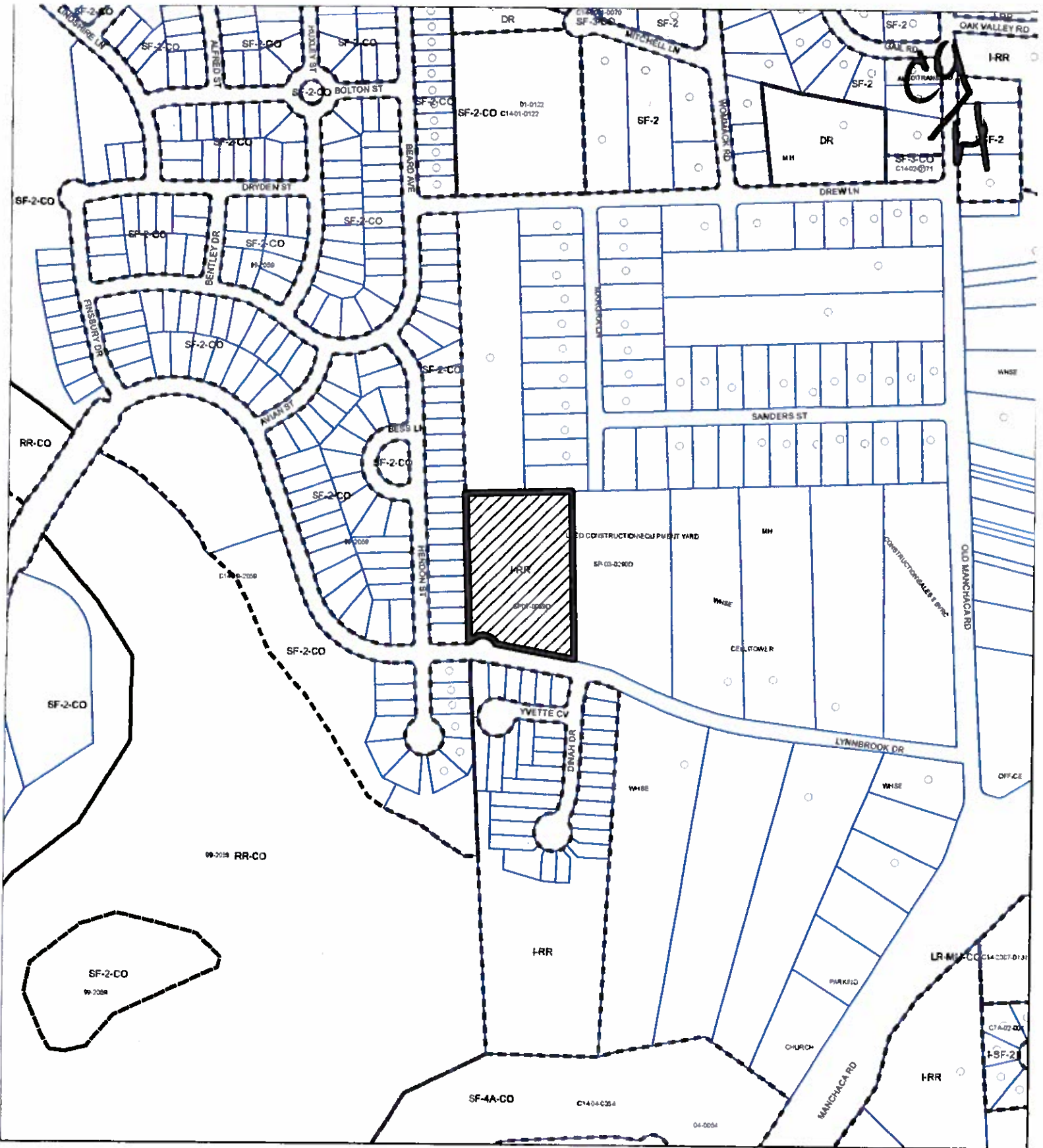
2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail address: wendy.rhoades@austintexas.gov

PHONE: 974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0093

EXHIBIT A



1" = 400'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SF-2-CO

SF-2-CO

SF-2-CO

SF-2-CO

SF-2-CO

SF-2-CO

SF-2-CO

I-RR

CONSTRUCTION EQUIPMENT YARD

SP-03-0290D

SP-07-0089D

RR-CO

I-RR

EXHIBIT A

↑ NORTH

99-2059

35

200700313

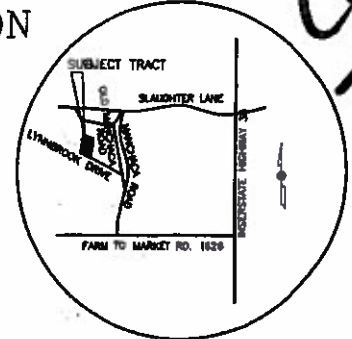
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LYNNBROOK CONDOMINIUMS SUBDIVISION

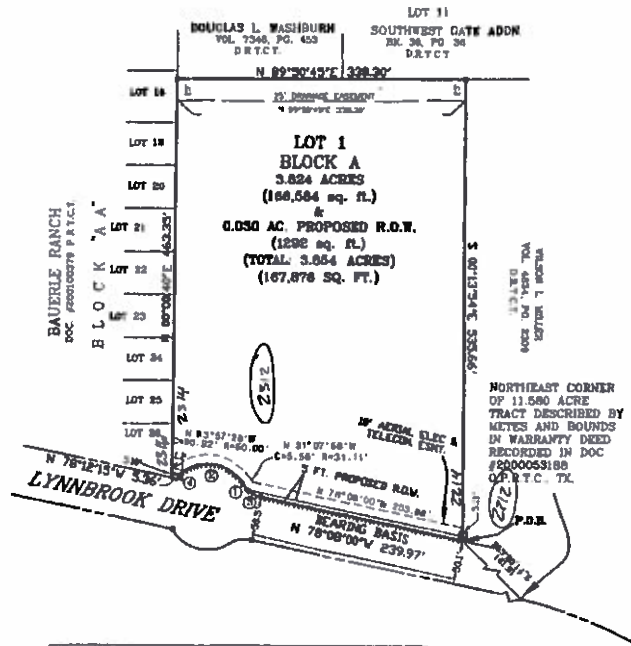
SCALE: 1"=100'

LEGEND

- IRON ROD FND.
- PIPE FND.
- PROPOSED SIDEWALK
- CONCRETE MONUMENT SET
- D.A.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.A.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION OF A 3.854 ACRE (167,875 SQUARE FEET) TRACT OF LAND OUT OF THE WALKER WILSON SURVEY No. 2, SITUATED IN TRAVIS COUNTY, TEXAS AND BEING OUT OF TRACTS 8 AND 9 OF THE ANNE PERRY ESTATE SUBDIVISION RECORDED IN BOOK 2, PAGE 116, TRAVIS COUNTY PLAT RECORDS, SAME BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRIFFIN & COMPANY BY DEED RECORDED IN VOLUME 11848, PAGE 335, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.854 ACRES BEING MORE PARTICULARLY DESCRIBED AS BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found in the North margin of Lynnbrook Drive, same being the Southwesterly corner of that certain tract of land conveyed to Wilson L. Miller by deed recorded in Volume 4634, Page 2309, Deed Records of Travis County, Texas, and the herein described tract for the Southeast corner of said Griffin & Company tract and heretof;

THENCE along said margin of Lynnbrook Drive and with the South line of said Griffin & Company tract, the following three (4) courses and distances:
 1.) N 78°08'00"W, (Bearing Basis) a distance of 239.97 ft. to an iron pipe found for the point of curvature of a curve to the right;
 2.) an arc distance of 28.23 ft. along said curve to the right, whose radius is 311.1 ft. and whose chord bears N 52°28'46"W, a chord distance of 27.37 ft. to a Iron Rod Set for the point of reverse curvature of a curve to the left;
 3.) an arc distance of 91.01 ft. along said curve to the left, whose radius is 50.00 ft. and whose chord bears N 86°50'39"W, a chord distance of 78.95 ft. to a Iron Rod Set,
 4.) N 78°12'15"W, a distance of 5.36 ft. to an iron rod found for the Southeast corner of Lot 26, Block "AA", Bauerle Ranch, a subdivision in the City of Austin, Travis County, Texas, recorded under Document Number 20010079, Plat Records of Travis County, Texas, for the Southwest corner of said Griffin & Company tract and heretof.

THENCE N 00°00'40" E, with the common line of said Lot 26 and Lots 18 thru 25, said Bauerle Subdivision, a distance of 463.35 ft. to an iron pipe found for the Southwesterly corner of that certain tract of land conveyed to Douglas L. Washburn by deed recorded in Volume 7346, Page 453, said Deed Records, for the Northwest corner of said Griffin & Company tract and heretof;

THENCE N 89°50'45" E with the common line of said Washburn tract, a distance of approximately 194.46 ft. pass an iron rod found for the common Southwesterly corner of said Washburn tract and Southwesterly corner of Lot 11, Southwest Gate Addition, a subdivision in Travis County, Texas, recorded in Book 36, Page 36, said Plat Records, continuing with the common line of said Griffin & Company tract and said Lot 11, in all a total distance of 333.30 ft. along the Southwesterly line of said Lot 11, continuing with the Northwesterly corner of said Wilson L. Miller tract, for the Northeast corner heretof.

THENCE S 00°13'54" E, with the common line of said Wilson L. Miller tract, a distance of 531.66 ft. to the PLACE OF BEGINNING and containing 3.854 acres (167,876 square feet) of land, more or less.

The Bearing Basis for the herein described tract of land is the South line of the herein described tract of land as recorded in Volume 11848, Page 335 of the Deed Records of Travis County, Texas, same being the Northwesterly margin of Lynnbrook Drive which bears N 78°08'00" W

Curve	Radius	Arc	Chord	Chord Bear.
C1	31.11'	10.16'	10.11'	N 55°50'50" W
C2	50.00'	85.07'	78.17'	N 83°28'29" W
C3	31.11'	18.07'	17.81'	N 01°50'01" W
C4	50.00'	5.84'	5.84'	S 44°24'50" W

TIME TABLE

11	N 78°12'15" W 9.01'
12	N 78°12'15" W 1.83'

1. ROB STEELE, TRUSTEE
108 WORLD OF TENNIS
AUSTIN, TEXAS 78738
(512) 282-3507
2. AUSTIN CIVIL ENGINEERING
2700 S. LAMAR BLVD. SUITE 200-A
AUSTIN, TEXAS 78704
(512) 308-0018
3. SURVEYED BY:
ALL POINTS SURVEYING
811 SOUTH CONGRESS AVENUE-SUITE 100
AUSTIN, TEXAS 78704
PHONE: (512) 440-0071
FAX: (512) 440-0190
4. THE BENCHMARKS USED ARE:
BENCHMARK-MANCHACA ROAD, EAST SIDE
ACROSS FROM #10402 MANCHACA ROAD,
TRIANGLE ON CURB. ELEVATION = 888.62

LAND USE TABLE

LAND USE:	27 CONDOMINIUM UNITS
TOTAL ACRES:	3.854 ACRES
TOTAL NUMBER OF LOTS:	1
LOT 1, BLOCK A:	= 3.824 AC. (166,584 SQ. FT.)
PROPOSED ADDITIONAL R.O.W. LYNNBROOK DRIVE (SOUTH PORTION)	= 0.029 AC. (1,255 SQ. FT.)
(NORTH PORTION)	= 0.001 AC. (37 SQ. FT.)
TOTAL:	= 3.854 AC. (167,876 SQ. FT.)

15295



ALL POINTS SURVEYING
811 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX 78704
TELE: (512) 440-0071 - FAX: (512) 440-0190

EXHIBIT B
RECORDED PLAT

STAFF RECOMMENDATION

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

BASIS FOR RECOMMENDATION

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

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends the Applicant's request, given: 1) this lot serves as a transition in land use between the single family residences within the Bauerle Ranch subdivision to the west and commercial development to the east, and 2) townhome / condominium uses are compatible with single family residences while further diversifying the housing options available in this area.

EXISTING CONDITIONS

Site Characteristics

The subject tract is undeveloped and sparsely treed.

Impervious Cover

The maximum impervious cover allowed by SF-6 zoning district is 55%, a consistent figure between the *zoning and watershed* regulations.

Comprehensive Planning

I-RR (Interim-Rural Residence) to SF-6 (Townhouse/Condo)

The zoning case is located on the north side of Lynnbrook Drive, on a property that is 3.87 acres in size and is vacant. This area of Austin is located near Bauerle Ranch Park, and is to the west of Manchaca Road and south of Slaughter Lane. The zoning case is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes single family houses to the north and west, a warehouse and equipment yard to the east, and a single family house and vacant land to the south. The proposed use is condos.

Regarding development and redevelopment, the overall goal of the IACP is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride

of one another. This property is within the “Other Development within City Limits” Growth Concept Map category. Page 107 of the IACP states, “*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. The design of new development should be sensitive to and complement its context.*”

The IACP is also supportive of developing a variety of land uses throughout Austin, including a variety of housing types, to promote ‘*complete communities*’, and ‘*compact and connected development*’ as demonstrated in the following IACP policies:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin’s diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the Imagine Austin Growth Concept Map, and the IACP policies referenced above that supports a mix of housing types; and adjacent residential land uses and a park and nearby retail, staff believes that the proposed residential use is consistent with the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Slaughter 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. 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 Net Site Area</i>	<i>% 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 boundary.

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 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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

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

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].

Eric Dusza in the Neighborhood Connectivity Division may provide additional comments regarding mobility enhancement and bicycle/pedestrian facilities.

Water and Wastewater

FYI: 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 proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required (Wastewater service is currently over 100 feet from the property). Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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

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tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

This tract does not currently have a site plan under review with the City of Austin.

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

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.

The site is subject to compatibility standards. Along the entire property line, the following standards apply:

- No structure may be built within 25 feet of the 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 or driveways are allowed within 25 feet of the property line.
- 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.

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.austintexas.gov

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: C14-2013-0093

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: September 3, 2013, Zoning and Platting Commission
October 3, 2013, City Council

Scott Steinbaugh
Your Name (please print)

2505 JANNERS LN

Your address(es) affected by this application

I am in favor
 I object

28 Sept 13
Date

Signature: 512-660-9934
Daytime Telephone:

Comments:

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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