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ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0061 – Simpson Tract

Z.A.P. DATE: August 20, 2013
September 3, 2013

ADDRESS: South Chisholm Trail (4,800 feet south of its intersection with West Slaughter Lane)

OWNERS: Floyd Earl Simpson, Sr.;
Calvin Wesley Simpson, Jr.
(Sandra Simpson)

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: I-RR **TO:** SF-6 **AREA:** 9.98 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence – conditional overlay (SF-6-CO) combining district zoning. The Conditional Overlay would prohibit vehicular access to South Chisholm Trail.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

August 20, 2013: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO SEPTEMBER 3, 2013*

[J. MEEKER; G. ROJAS – 2ND] (5-0) C. BANKS; R. MCDANIEL – ABSENT

September 3, 2013:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject tract is zoned interim – rural residence (I-RR) district, undeveloped, and has access to the terminus of South Chisholm Trail. There is an undeveloped tract to the north that is approved for up to 200 condominiums (SF-6-CO), Mary Moore Searight Metropolitan Park to the east (P), an AISD middle school to the south (I-RR), and single family residences to the west (I-RR, RR). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has requested the townhouse and condominium residence – conditional overlay (SF-6-CO) zoning district in order to construct condominium uses on the tract. The Conditional Overlay would prohibit access to South Chisholm Trail which is only 15 feet wide and terminates at the northwest corner of the property. The Applicant is working with the adjacent property owner to the north who has frontage on West Slaughter Lane to obtain an access easement through this property. On August 22, 2013, the adjacent property was

rezoned to the SF-6-CO district with the CO limiting the number of residential units to 200 (9 units per acre), the number of vehicle trips per day to 2,000, and restricting vehicular access to South Chisholm Trail except for emergency purposes (C14-2013-0047 – JDJ Family Holdings, Ltd.). As information, if any type of access, including emergency access to South Chisholm Trail is proposed, then the Applicant will be required to post boundary street fiscal at the subdivision stage to bring the roadway up to standards.

Staff recommends the Applicant’s request for SF-6 based on its consistency with the zoning and proposed uses that are adjacent to the property to the north, and because access will be provided through adjacent property to West Slaughter Lane, an improved arterial roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	SF-6-CO	Undeveloped (approved for SF-6-CO)
<i>South</i>	I-RR	AISD middle school
<i>East</i>	P	Park
<i>West</i>	I-RR; RR	Single family residences on large lots

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:

- 26 – Far South Austin Community Association
- 627 – Onion Creek Homeowners Association
- 742 – Austin Independent School District
- 1037 – Homeless Neighborhood Organization
- 1075 – Bike Austin
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1228 – Sierra Club, Austin Regional Group
- 1224 – Austin Monorail Project
- 1340 – Austin Heritage Tree Foundation
- 1363 – SEL Texas

SCHOOLS:

- Casey Elementary School
- Paredes Middle School
- Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0047 – JDJ Family Holdings, Ltd. (Slaughter 25	DR; SF-1-CO to SF-6, as amended	To Grant MF-2-CO w/CO for 2,000 trips and emergency access only to S Chisholm Tr	Apvd SF-6-CO, w/CO for 2,000 trips, max. 200 units (9 u.p.a), & emergency access only

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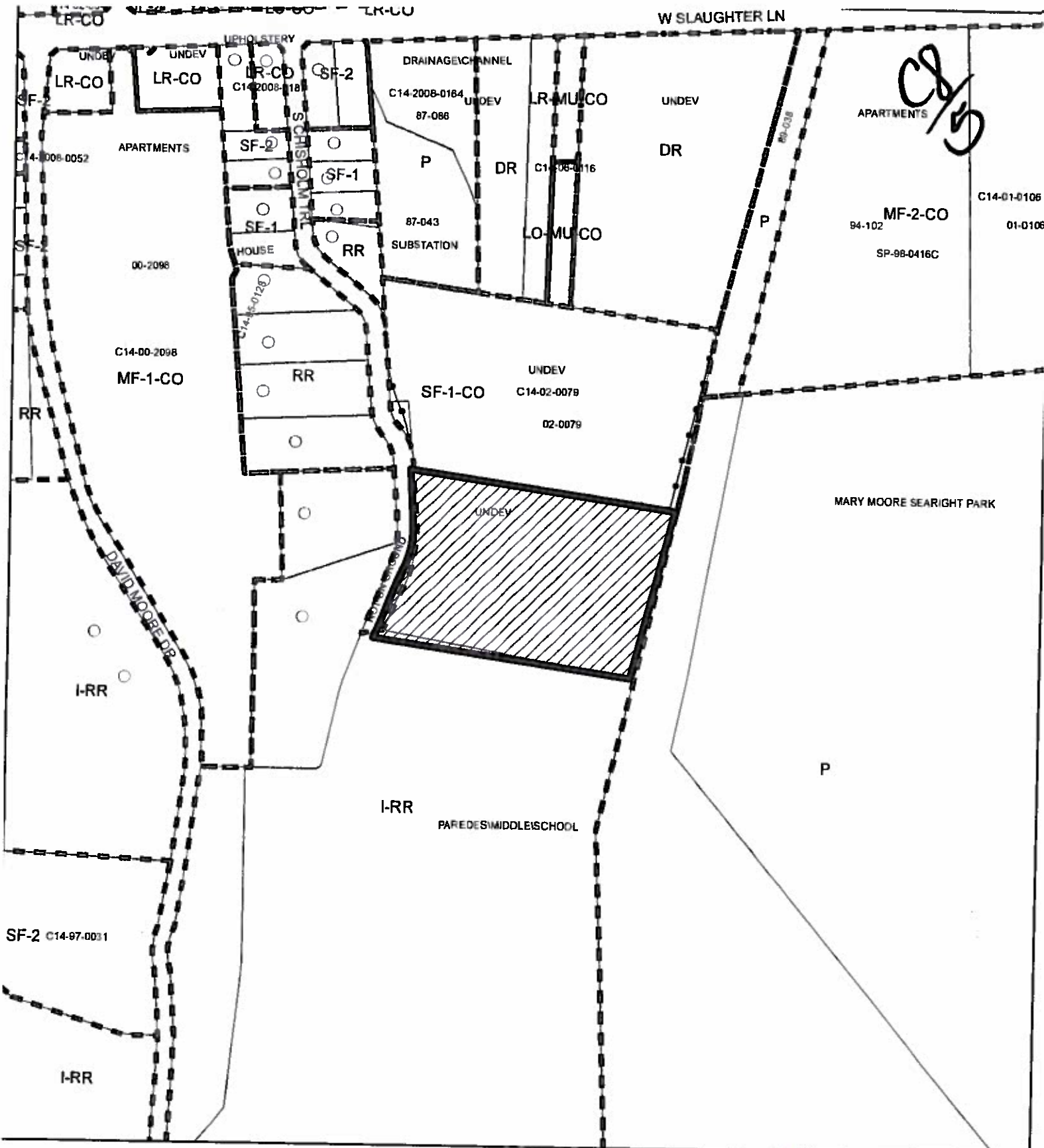
Rezoning) – 913 W Slaughter Ln			to S Chishom Tr (8-22-2013).
C14-2008-0187 – Burr – 1201 W Slaughter Ln	DR to LR	To Grant LR-CO w/CO permitting food sales, general retail sales (limited and general) and all permitted LO uses	Apvd LR-CO as Commission recommended (11-6-2008).
C14-2008-0164 – 2.458 acres adjacent to Slaughter Lane Substation – 1021-1111 W Slaughter Ln	DR to P	To Grant	Apvd P (10-2-2008).
C14-06-0116 – 1017 W Slaughter Ln	DR to LR	To Grant LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2	Apvd LR-MU-CO and LO-MU-CO (8-31-2006).
C14-00-2098 – Blackhawk Apartments – 1200 W Slaughter Ln	SF-1 to MF-1-CO and LR-CO	To Grant MF-1-CO and LR-CO, w/conditions	Apvd MF-1-CO and LR-CO, with CO for Traffic Impact Analysis; 13.24 u.p.a. (300 units); 15' vegetative buffer along David Moore Rd; list of prohibited uses (1-25-2001).
C14-87-043 – City of Austin Electric – 1111 W Slaughter Ln	DR to P	To Grant P	Apvd P (5-7-1987).

RELATED CASES:

The subject property was annexed into the City limits on November 16, 1995 (C7A-95-001, Ordinance Number 951116-S). A zoning change for a 23.083 acre area that consisted of the adjacent tract to the north (SF-1-CO) and the subject tract to SF-2 expired (C14-07-0022 – Chisholm Trail).




ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
South Chisholm Trail	60 feet	15 feet only at the northwest corner of the site. No pavement exists along approximately 470 feet of ROW frontage.	Local Residential	N/A



CS/S



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0061

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

DR

DR

SF-2

SF-4A

SF-2

DR

SF-4A

LO-CO

LO-CO

LR-CO

GR

LR

LR-MU-CO

LR-CO

SF-2

DRAINAGE CHANNEL

UNDEV

LR-CO

P

DR

DR

SF-2

SF-1

LO-MU-CO

MF-2-CO

SF-1

RR

P

RR

SF-1-CO

MF-1-CO

I-RR

I-RR

P

SF-2

ARENAS MIDDLE SCHOOL

APARTMENTS

SPRING LAKE

MARY MOORE SEBRIGHT PARK

P

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STAFF RECOMMENDATION

The Staff recommendation is to grant townhouse and condominium residence – conditional overlay (SF-6-CO) combining district zoning. The Conditional Overlay would prohibit vehicular access to South Chisholm Trail.

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 for SF-6 based on its consistency with the zoning and proposed uses that are adjacent to the property to the north, and because access will be provided through adjacent property to West Slaughter Lane, an improved arterial roadway.

EXISTING CONDITIONS

Site Characteristics

The subject tract is undeveloped and heavily 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

The zoning case is located on the east side of S. Chisholm Trail, approximately 4,800 ft. south of W. Slaughter Lane. The property is 9.9 acres in size and is undeveloped. The zoning case is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes undeveloped land to the north, Paredes Middle School to the south, single family housing to the west, and Mary Moore Searight Park to the east. The proposed use is townhouse/ condominiums.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP), identifies S. Chisholm Trail as being located just off an Activity Corridor (W. Slaughter Lane). Activity Corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types

of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion of a variety of housing types and promoting a compact and connected development:

- **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.
- **LUT P10.** Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.
- **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 surrounding residential land uses, 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 flood plain maps there is no flood plain 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.

Numerous 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.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

Additional right-of-way may be required at the time of subdivision and/or site plan.

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].

Water and Wastewater

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 the Austin Water Utility for compliance with City criteria. 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.

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Site Plan and Compatibility Standards

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. This site has residential zoning within 540 feet and is subject to compatibility standards.

Along the west property line where adjacent to South Chisholm Trail, 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.