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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2014-0165  
2712 & 2800 Del Curto Rezoning

**P.C. DATE:** December 9, 2014

**ADDRESS:** 2712 & 2800 Del Curto Road

**AREA:** 2.08 acres

**NEIGHBORHOOD PLAN AREA:** South Lamar Neighborhood  
(South Lamar Combined Neighborhood Planning Area)

**OWNER:** Jett Abram, LLC (Sarah Lahmers)

**APPLICANT:** Thrower Design (Ron Thrower)

**ZONING FROM:** SF-3; Family Residence

**ZONING TO:** SF-6; Townhouse and Condominium Residence

**SUMMARY STAFF RECOMMENDATION:**

To grant SF-6, Townhouse and Condominium Residence, district zoning, with conditions. The condition is that the owner, prior to third reading of a rezoning ordinance, dedicate right-of-way for Del Curto up to a width of 30' from the current centerline.

**PLANNING COMMISSION RECOMMENDATION:**

To be considered December 9, 2014

**DEPARTMENT COMMENTS:**

The subject tract is located on the western side of Del Curto Road, opposite the terminus of Cinnamon Path (see Exhibits A). Commercial uses and religious assembly abut the tract to the west. A mixed use-condominium residential project lies to the south and stretches westward toward Manchaca and Lamar; condominium residential also lies to the south and east along Del Curto. Single-family residential lies both to the north and east, north of Cinnamon Path. The Del Curto Neighborhood Park, through which an unnamed creek runs, is less than 100 feet away to the south.

The current request would allow for redevelopment of the site with a condominium residential use. The property is currently three parcels; two smaller lots along Del Curto, and a larger lot with a flag down the middle. Although a site plan or subdivision has not been submitted for review, it is anticipated by staff that the property would be redeveloped with more than the three existing residences.

Correspondence regarding the application has been attached (please see Exhibit C).

**ABUTTING STREETS & TRANSIT:**

Street Name	ROW Width	Pavement Width	Classification	Bicycle Route/Plan	Bus Service	Sidewalks
Del Curto	Varies	22' - 26'	Collector	Yes, No. 25	Yes (1)	No (2)

(1) Bus service is not available on Del Curto, but is along Manchaca and South Lamar. It is approximately 1700 feet to the intersection of Lamar and Bluebonnett. Bike and pedestrian trails to be developed on the City park property immediately to the south of the subject tract, and the mixed-use development at

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the intersection of South Lamar, Manchaca, and Lightsey Road, would provide access to bus service within 1200 feet.

- (2) Sidewalks do not exist on this property. Sidewalks are expected to be installed during the time of subdivision or site plan construction for projects to the south and east.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	SF-3	Single-family Residential
North	SF-3	Single-family Residential; Duplex & Townhouse Residential
East	SF-3; SF-5; SF-6	Single-family and Condominium Residential
South	SF-6	Mixed Use Retail-Condominium Residential (Cielo, under construction)
West	CS-V; GR-CO	Mixed Use (Cielo); Professional Offices and Mini-Storage

TIA: Not Required

WATERSHED: West Bouldin Creek (urban)

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

**NEIGHBORHOOD ASSOCIATIONS & COMMUNITY ORGANIZATIONS:**

COMMUNITY REGISTRY NAME	COMMUNITY REGISTRY ID
South Central Coalition	498
Austin Neighborhoods Council	511
The Village at Kinney Court	679
Austin Independent School District	742
South Lamar Neighborhood Assn.	926
Bike Austin	1075
Perry Grid 614	1107
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
SEL Texas	1363
Preservation Austin	1424
Friends of the Emma Barrientos MACC	1447
Friends of Larry Monroe	1493

**SCHOOLS:**

Austin Independent School District:

Zilker Elementary

O Henry Middle School

Austin High School

**ZONING CASE HISTORIES FOR THIS TRACT:**

None of record

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**ZONING CASE HISTORIES IN THE AREA:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>LAND USE COMMISSION</b>	<b>CITY COUNCIL</b>
2608 Del Curto C14-06-0189	SF-3 to SF-5-CO	Recommended 10/24/2006	Approved 11/30/2006; CO limits # of units & imp cover
2711-2715 Lamar, 2803-2901 Manchaca & 2806-3000 Del Curto C14-2007-0083 (4 tracts ~ 12 acres)	CS-CO & SF-3 to GR & SF-6-CO	Recommended 11/27/2007	Approved 12/13/2007; CO limits access and uses
3000 Del Curto C14-2010-0075 (City Initiated)	SF-3-CO to P-CO	Recommended 06/22/2010	Approved 07/29/2010; CO requires trail
2807 Manchaca C14-2012-0020	GR to GR-CO	Recommended 03/13/2012	Approved 03/22/2012; CO clarifies V site dev standards
2807 Del Curto C14-2009-0159	SF-3 to SF-6-CO	Recommended 06/22/2010	Approved 06/24/2010; CO limits vtd and specifies site dev stnds.
2811 Del Curto C14-2007-0233	SF-3 to SF-5-CO	Recommended 01/15/2008	Approved 02/14/2008; CO limits # of units, building size & height & other site dev stnds.
2905 Del Curto & 1814 Lightsey C14-2012-0032	SF-3 to SF-6-CO	Recommended 09/25/2012	Approved 02/14/2013; CO limits trips, access, # of units and unit type

Properties along South Lamar, including the property immediately adjacent to the west of the subject tract, were granted Vertical Mixed Use Building (V) combining district zoning in June 2008 (C14-2008-0019), as part of the neighborhood opt-in process.

**CITY COUNCIL ACTION:** Scheduled for Consideration January 29, 2015.

**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Lee Heckman  
e-mail address: lee.heckman@austintexas.gov

**PHONE:** 512-974-7604

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## **SUMMARY STAFF RECOMMENDATION**

To grant SF-6, Townhouse and Condominium Residence, district zoning, with conditions. The condition is that the owner, prior to third reading of a rezoning ordinance, dedicate right-of-way for Del Curto up to a width of 30' from the current centerline.

## **BACKGROUND/PURPOSE STATEMENTS**

The current base zoning is family residence (SF-3), which is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

The proposed base zoning of townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

## **BASIS FOR RECOMMENDATION**

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

The property is surrounded on three sides by residential uses, including single-family, condominium residential, and condominium-retail mixed-use. As a district, townhouse and condominium residence is compatible with these residential uses, and also promotes a single-family character that matches the surrounding neighborhood.

The majority of the western boundary abuts a CS-V zoned tract currently used for single-story professional offices and mini-storage. If at some point that property redevelops under a vertical mixed use scenario, the requested SF-6 would remain compatible with any new residential component.

***Granting of the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city; and***

***Granting a request for zoning should result in an equal treatment of similarly situated properties;***

Residential infill is happening throughout the City. SF-6 zoning helps to facilitate such infill in a manner that promotes detached housing units, and common open spaces. SF-6 has been requested and granted throughout the City. Indeed, it has been granted to 4 tracts along this stretch of Del Curto (along with a couple of SF-5 tracts). With one exception these rezonings have occurred since 2006; the exception is the SF-6 at 2601 Del Curto, which was granted in 1982.

SF-6 is an appropriate zoning district at this location, and is consistent with the zoning recently granted to properties elsewhere along Del Curto Road.

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There has been discussion recently at Planning Commission regarding the proposed Lightsey 2 subdivision, which is located south of Lightsey Road, east of its intersection with Del Curto. That subdivision proposes dividing 4 acres into 16 residential lots, under existing SF-3 zoning. The concerns raised by neighborhood stakeholders regarding that application were primarily site-specific environmental issues and transportation related, although recent concerns have also included City staff and procedural issues. The Planning Commission is scheduled to reconsider its recommendation of subdivision approval, based on potentially new information, at its meeting on December 9, 2014 – the same night this rezoning case is scheduled. While resolution of the concerns surrounding that case may be ongoing and its disposition by the Commission unknown, this current application is a rezoning. Staff is of the opinion that the land use represented and permitted under SF-6, condominium residential, is appropriate at this location, despite the concerns voiced over a specific project at a different location in the area.

Staff is also aware of the more global but just as pressing issue of adequate drainage and transportation infrastructure in the South Lamar neighborhood. With the recent adoption of the South Lamar Neighborhood Mitigation Plan on November 20, 2014, the City Council has formally recognized that this neighborhood is in need of improved infrastructure for transportation and drainage. Development regulations to help ensure that infill and urban development or redevelopment does not adversely affect the built and natural environments for the area are proposed. While some of this will likely be formalized city-wide in CodeNext, interim development regulations for the South Lamar neighborhood are also proposed. While it might be the case that adding additional residential units to the area only exacerbates the challenges, this does not preclude staff from recognizing that the proposed land use is appropriate and reasonable.

***Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan; and***

***The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.***

The South Lamar Combined Neighborhood Plan effort has been suspended. As such, there is no neighborhood plan or future land use map to consult in developing the staff recommendation. The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP), identifies South Lamar Boulevard as an Activity Corridor characterized with High Capacity Transit. From this property to the intersection of Lamar and Manchaca is less than 800 feet. Though this property is not individually identified in the IACP, staff is of the opinion that additional development, whether office, residential, or office-mixed use, would be a welcome and contributing component to the Activity envisioned along nearby South Lamar Boulevard.

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## **EXISTING SITE CHARACTERISTICS AND REVIEW COMMENTS**

### **Site Characteristics**

The subject tract consists of 3 lots platted in 1963 and 1973; a single-family residence is located on each lot. The property slopes from west to east, towards Del Curto, falling about 50 feet over a distance of 616 feet. The site contains many trees, not just at the Del Curto and south property line, but nearly the western third of the site is treed. It is unknown if any of these trees are protected under City ordinances. In addition to the existing residential structures, there appears to be an electrical and water/wastewater easement running along the southern property line. In sum, redevelopment of the site should not be unduly constrained by environmental features or existing improvements.

### **PDRD Comprehensive Planning Review (10/07/2014) (KF)**

The zoning case is located on the west side of Del Curto Road, in the S. Lamar Neighborhood Planning Area, which does not have an adopted neighborhood plan. The two properties combined are approximately 2 acres in size and each lot contains a single family house. Surrounding land uses includes residential housing in all four directions, including condos. There appears to have been a church to the south but it now looks like a condo. The proposed use is townhouse/condo.

### **Imagine Austin**

The comparative scale of this site relative to other residential uses in this area, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed residential rezoning.

### **PDRD Environmental Review (10/13/2014) MM)**

1. COA GIS indicates this site is not located over the Edwards Aquifer Recharge Zone. However, the site is located approximately 400 feet from the Recharge Zone boundary. A geologic study might be necessary to more accurately determine the Recharge Zone status of this property. 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. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is a floodplain and a Critical Water Quality Zone immediately adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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 512-974-1876. 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.

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6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

#### **PDRD Site Plan Review (10/29/2014) (RA)**

1. Site plans will be required for any new development other than single-family or duplex residential.
2. FYI- This site is in the South Lamar Neighborhood Plan. Additional comments will be made during time of site plan submittal.
3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
4. 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 north 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.
- A landscape area at least 25 feet wide is required along 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.
  - Additional design regulations will be enforced at the time a site plan is submitted.

#### **PDRD Transportation Review (11/17/2014) (IN)**

1. If the requested zoning is granted for this site, 30 feet of right-of-way should be dedicated from the centerline of Del Curto Road in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.
2. 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].
3. Del Curto Road is classified in the Bicycle Plan as Bike Route No. 25.



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- 4. Capital Metro bus service is not available along Del Curto Road.
- 5. There are no existing sidewalks along Del Curto Road.
- 6. The Neighborhood Connectivity Division of the Public Works Dept. may provide additional comments regarding mobility enhancement and pedestrian facilities.

NOTE: No comment for this zoning case for connectivity (10/17/2014). (RA)

7. Existing Street Characteristics:

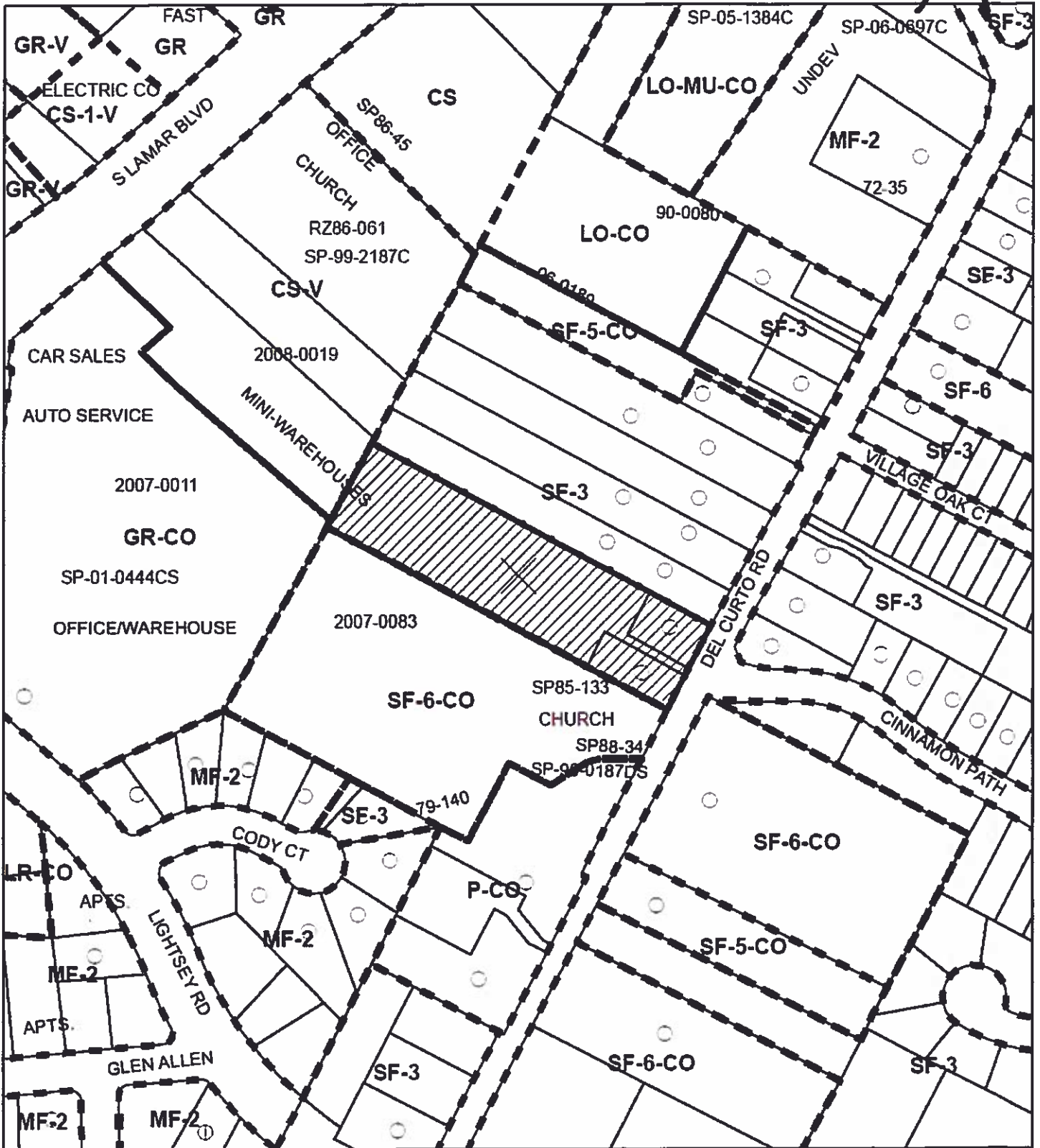
Name	ROW	Pavement	Classification	ADT
Del Curto Road	Varies	22'-26'	Collector	2,670

**Water Utility Review (10/03/2014) (NK)**

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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. There are wastewater capacity limitations in this area. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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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- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

**ZONING CASE**  
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1" = 200'

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.

**Exhibit A - Zoning Map**







**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: <http://www.austintexas.gov/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: C14-2014-0165  
 Contact: Lee Heckman, 512-974-7604  
 Public Hearing: Dec 9, 2014, Planning Commission  
 Jan 29, 2015, City Council

Gesti + Sherren Harter  
 Your Name (please print)

1811 Village Oak

Your address(es) affected by this application

*[Signature]*

Signature

Daytime Telephone: 512 800 5888

Date

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I am in favor  
 I object

Comments: The south Lamar corridor has been mindated with development in the past 4 years. It can not sustain more density. Del Curto road is a narrow road that has a dangerous curve nearby. There are no storm drains nor sidewalks. There's a park next door. There's no street parking within 250 ft of this address so where will people park for this dense development? Perhaps street park next door? park next door?

If you use this form to comment, it may be returned to:  
 City of Austin  
 Planning & Development Review Department  
 Lee Heckman  
 P. O. Box 1088  
 Austin, TX 78767-8810  
 And what about the trees?