

ZONING CHANGE REVIEW SHEET

08/1

CASE: C14-2015-0015 – Sunset Trail Residences **P.C. DATE:** April 28, 2015
May 12, 2015

ADDRESS: 4704, 4706, 4800 and 4802 Sunset Trail

DISTRICT AREA: 5

OWNER/APPLICANT: Sunset Ventures, LP (Michael Young) **AGENT:** Alice Glasco Consulting (Alice Glasco)

ZONING FROM: SF-2-NP **TO:** MF-2-NP **AREA:** 2.75 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse & condominium residence – conditional overlay – neighborhood plan (SF-6-CO-NP) combining district zoning. The Conditional Overlay limits trips to 300 per day.

PLANNING COMMISSION RECOMMENDATION:

April 28, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF AND THE APPLICANT TO MAY 12, 2015, BY CONSENT*
[J. NORTEY; J. STEVENS – 2ND] (8-0) B. ROARK – ABSENT

May 12, 2015:

ISSUES:

The Applicant met with the Western Trails Neighborhood Association on Thursday, April 30, 2015 and representatives of the Montessori School (located to the south, on Sunset Trail) on Thursday, May 7th.

Correspondence from the Mayor of City of Sunset Valley is located at the back of the Staff report.

The Applicant would like to discuss the Staff recommendation with the Planning Commission.

DEPARTMENT COMMENTS:

The rezoning area consists of four platted lots located on the west side of Sunset Trail, a local street that connects with the eastbound U.S. 290 frontage road, and has single family residence – standard lot – neighborhood plan (SF-2-NP) district zoning. There is an electrician’s supply company to the north (SF-2-NP), offices, a church parking lot, two single

family residences and four-plexes on the east side of Sunset Trail (CS-NP, GO-CO-NP, SF-2-NP), two single family residences and a private elementary educational facility to the south (SF-2-NP). The rear property line is adjacent to undeveloped property within the City of Sunset Valley (unzoned). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant requests multi-family residence – low density – neighborhood plan (MF-2-NP) district zoning as the first step in developing the tract with up to 48 attached condominiums. Access would be taken up from a driveway to Sunset Trail. Please refer to the Applicant’s conceptual plan provided as Exhibit C.

Staff views the rezoning area as one that provides a transition between the offices and commercial use to the north and the adjacent single family residences to the south and across Sunset Trail. Staff also acknowledges that there are four-plexes, considered a multi-family residential use on the opposite side of Sunset Trail. The four-plexes pre-dated annexation and upon any significant addition or redevelopment would likely require MF-1 zoning. Sunset Trail support a variety of low density housing types including single family residences, duplexes and four-plexes, and the Applicant’s proposal for condominiums would be a compatible addition. The Staff recommendation of townhouse & condominium residence (SF-6) along with a Conditional Overlay establishing a vehicle trip limit that is appropriate for a local street would provide for the Applicant’s use, but at a lesser density than proposed.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2-NP	Undeveloped
<i>North</i>	SF-2-NP	Electrician’s supply company
<i>South</i>	SF-2-NP	Two single family residences; Private primary educational facility and parking area
<i>East</i>	CS-NP; GO-CO-NP; SF-2-NP	Offices; Church and parking area; Two single family residences; Four-plexes
<i>West</i>	N/A	Sunset Valley Elementary School; Undeveloped

NEIGHBORHOOD PLAN AREA: South Austin Combined (Westgate) **TIA:** Is not required

WATERSHED: Williamson Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

- 511 – Austin Neighborhoods Council
- 742 – Austin Independent School District
- 779 – Oak Hill Neighborhood Plan-COA Liaison
- 627 – Onion Creek Homeowners Association
- 943 – Save Our Springs Alliance



CITY COUNCIL DATE: June 11, 2015

ACTION:

ORDINANCE READINGS: 1st

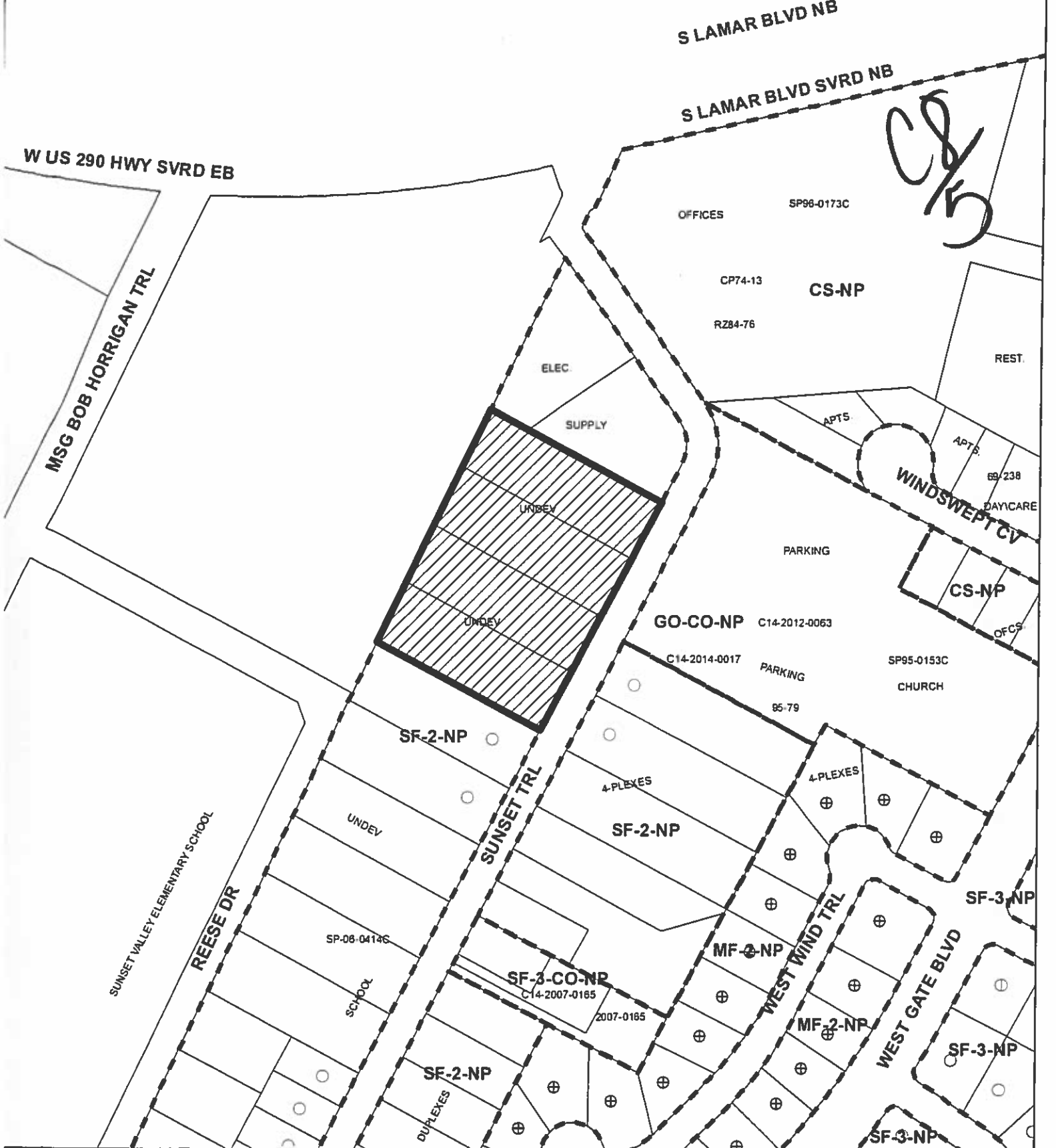
2nd

3rd

ORDINANCE NUMBER:




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

PHONE: 512-974-7719



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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
CASE#: C14-2015-0015

EXHIBIT A



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.

DEVELOPMENT SUMMARY

MF-2 zoning with Compatibility Standards

unit A1(1 BR): 698 sf
 unit B1(2 BR): 1295 sf
 unit C1(3 BR): 1350 sf
TOTAL

23 DU
 23 DU
 2 DU
 48 DU

48,539 sf
 0.41

17.8 DU / acre
 59.0%
 24.0%

residential area:
 FAR:

residential density:
 impervious cover:
 building cover:

Parking required:

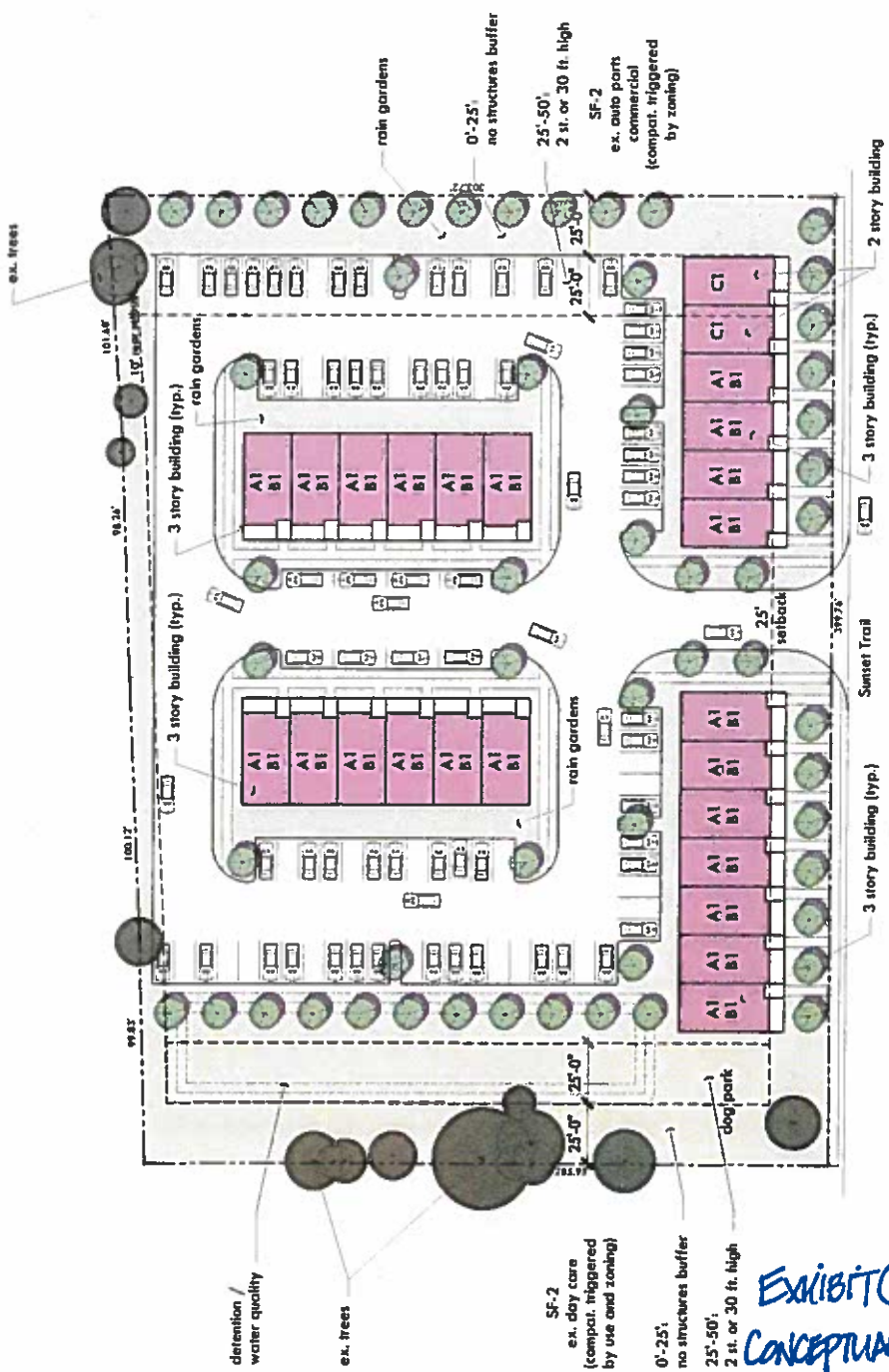
1 BR: (1.5 sp. per DU)(23 DU) = 35 sp.
 2 BR: (2.0 sp. per DU)(23 DU) = 46 sp.
 3 BR:(2.5 sp. per DU)(2 DU) = 5 sp.
 Total parking spaces req. = 86 sp.

Parking provided: 94 spaces (surface parking)

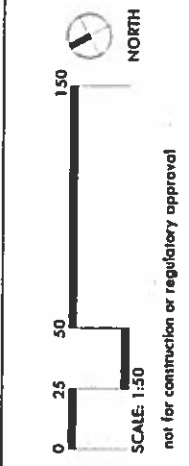
Site area requirements:

1 BR units: (2000 sf / DU)(23 DU) = 46,000 sf
 2BR /3R units: (2400 sf / DU)(25 DU) = 60,000 sf

Total site area required: 106,000 sf
 Actual site area: 117,222 sf



4702 Sunset Trail
Austin, Texas
Multifamily Community
 Site Concept Plan
 Stacked Townhomes



Site Area: 117,222 sf (per survey) / 2.69 acres
 Zoning: MF-2 (proposed)
 Max. Impervious Cover: 60%
 Max. Building Coverage: 50%
 Max. Building Height: 40 ft./3 stories max (refer to compatibility standards)
 Setbacks: Front - 25' / Side - 25' / Rear - 10'
 *Residential Compatibility Standards apply
 Site Area Requirements: 1 BR: 2000 sf / 2BR: 2400 sf

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DRAFT

04.01.2015

[Handwritten signature]

*EXHIBIT C
 CONCEPTUAL PLAN*

CS/a

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse & condominium residence – conditional overlay – neighborhood plan (SF-6-CO-NP) combining district zoning. The Conditional Overlay limits trips to 300 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The multi-family residence low density (MF-2) district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate given its location near supporting transportation and commercial facilities.

The property has access to the northbound frontage road of IH 35, a major arterial roadway.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

3. Zoning should be consistent with approved and existing residential densities.

Staff views the rezoning area as one that provides a transition between the offices and commercial use to the north and the adjacent single family residences to the south and across Sunset Trail. Staff also acknowledges that there are four-plexes, considered a multi-family residential use on the opposite side of Sunset Trail. The four-plexes predated annexation and upon any significant addition or redevelopment would likely require MF-1 zoning. Sunset Trail support a variety of low density housing types including single family residences, duplexes and four-plexes, and the Applicant's proposal for condominiums would be a compatible addition. The Staff recommendation of townhouse & condominium residence (SF-6) along with a Conditional Overlay establishing a vehicle trip limit that is appropriate for a local street would provide for the Applicant's use, but at a lesser density than proposed.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped and relatively flat, and portions of the southern two lots are heavily vegetated. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the MF-2-NP zoning district is 60%, a consistent figure between the *zoning and watershed* regulations.

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Comprehensive Planning

This rezoning case is located on the west side of Sunset Trail and 385 ft. south of SH71 and the US 290 Service Road, within the South Austin Combined Neighborhood Plan Area. The property is approximately 2.75 acres in size and is undeveloped. Surrounding land uses includes an electrical supply company to the north, single family housing to the south, a church to the east, and vacant land to the west. The proposed use is a 44 unit apartment complex.

South Austin Combined Neighborhood Plan (SACNP)

This property is located within the Westgate Neighborhood Planning Area, which is part of the South Austin Combined Neighborhood Planning area. The SACNP Character District Map classifies this area of the plan as '**Neighborhood Transition**' and MF-2 zoning is allowed in the character district. The following SACNP text and policies are relevant to this case:

The Neighborhood Transition character districts, along with Neighborhood Nodes, border the Residential Core along arterial roadways. Primarily residential, these areas consist of clusters of duplexes, fourplexes, and **apartment buildings**, along with small-scaled offices and neighborhood-serving businesses. Neighborhood Transition districts create a buffer between Residential Core districts and more intense character districts or busy roads. Many of these districts are located along Imagine Austin Activity Corridors.

Neighborhood Transition districts in particular present an opportunity to **incorporate more missing middle housing types that are compatible with the neighborhood**. The missing middle refers to duplexes and other housing types, such as row houses, bungalow courts and other housing types compatible with the existing neighborhood, that provide options between the scale of single-family houses and **mid-rise apartments** or condos. (p 53)

Vision: The Neighborhood Transition District blends seamlessly with the Residential Core. It contains an **abundance of mature trees and landscaping and is walkable, bikeable, and supportive of transit.** (Pg 54)

NT P1: This district should primarily consist of residential housing types, but at higher densities than in the Residential Core. The following building types **should be encouraged in the district** to meet the needs of a wider range of households:

- Duplexes
- Four-plexes
- ***Small- and medium-sized apartments***
- Cottage clusters/bungalow courts
- Row houses or townhouses
- Single family houses adapted into offices or retail
- Live/work building

NT P2: Building scale, height and siting within the Neighborhood Transition district **should be harmonious with the adjacent Residential Core district.**

NT P3: Moving from the Neighborhood Transition to the Residential Core, setbacks, *similar building footprints, landscaping (including green infrastructure), similar building heights or setbacks in building height, and/or other means should be used to create compatible developments which fit within the fabric of the neighborhood.* Buildings should be no more than 3 stories tall (40 ft).

NT P4: New construction in the Neighborhood Transition district should front the street, *with surface or structured parking located behind buildings.* Where the Neighborhood Transition character district abuts the Residential Core either mid-block or across a street, special care should be taken to create compatibility between the districts

CC P5: Encourage private properties to redevelop in a way that *creates a more walkable, vibrant, and coherent sense of place.*

HA P2: Encourage development of additional affordable housing integrated into the neighborhood. P 93

HA A9: Encourage affordable housing in all character districts to meet the needs of a diverse population at different income levels:

- Residential Core: secondary apartments
- Neighborhood Transition: duplexes, “missing middle” housing types, multi-family buildings.
- Neighborhood Node: multi-family buildings, vertical mixed use buildings
- Mixed Use Activity Hub: multi-family buildings, vertical mixed use buildings

HA A10: Encourage affordable housing near schools. (p 94)

SACNP policy and text appears to support an apartment building in this portion of the planning area as long as: (1) parking is located to the rear of the project; (2) the project is affordable for renters; (3) it is harmonious, walkable and connected to the adjoining neighborhood; and (4) is similar in building height as to create a compatible development that fits within the fabric of the neighborhood.

Imagine Austin

The comparative scale of the site relative to other residential uses, as well as the site not being located along an Activity Corridor or within an Activity Center as identified on the Imagine Austin Growth Concept Map falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning. Furthermore, page 107 of IACP specifically addresses new development that occurs outside of GCM centers and corridors, including this language: “The type of infill housing will vary... and include single-family houses, duplexes, secondary apartments, townhouses, row houses, and smaller-scaled apartments. New commercial, office, larger apartments... may also be located in areas outside of centers and corridors.”

Additionally, because the property is located less than 400 ft. from the heavily travelled US 290 Service Road/SH 71 and less than 200 ft. away from a retail uses and a shopping center, the developer of this multifamily project is encouraged to make this project part of a ‘complete community’ by including the following amenities or features: (1) adding street trees to provide shade and beauty; (2) varying the density and height of the project that abuts

the single family neighborhood to the south so the massing of this project does not overwhelm the abutting single family neighborhood; (3) installing parking to rear of the building to be compatible to the adjoining single family neighborhood; and (4) adding a sidewalk to the US 290 Service Road so residents and adjoining neighbors may readily access retail uses located along the US 290 Service Road without needing to walk in the street or use an automobile.

Environmental

COA GIS shows this property to be located entirely within the Williamson Creek Watershed / Suburban, desired development zone, and not located over the Edwards Aquifer Recharge Zone. However, approximately 300 feet north of this site is a watershed boundary. Beyond this boundary, property is classified as Barton Creek Watershed / Barton Springs Zone, drinking water protection zone, and located over the Edwards Aquifer Recharge Zone. A geological and / or topographical analysis of the site may be needed to determine the exact boundaries of the aforementioned watersheds and zones.

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.

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

According to flood plain maps, there is no flood plain within or adjacent to the project location.

Following are comments specific to the aforementioned watershed classifications:

Suburban Watershed

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 Gross Site Area</i>	<i>% of Gross Site Area 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%

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Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Barton Springs Zone Watershed

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.

Transportation

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

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 300 vehicle trips per day [LDC, 25-6-117].

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 and suitability for operation and maintenance. 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.

Site Plan and Compatibility Standards

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

5% of the Gross Site Area will be required to be dedicated to private common open space and pedestrian amenities.

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, South and East property lines, 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 15 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.
- 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.



City of Sunset Valley
3205 Jones Road
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April 23, 2015

Wendy Rhoades
Planning and Zoning Department
PO Box 1088
Austin, TX 78735

RE: Case Number C14-2015-0015
4704, 4706, 4800, and 4802 Sunset Trail

Dear Ms. Rhoades:

The City of Sunset Valley owns the property immediately west of the subject property. Additionally, the subject property fronts on Sunset Trail which enters the City of Sunset Valley on both the north and south.

The City Council discussed this Zoning Change request on April 21st and heard from both the applicant and Sunset Valley residents living near the property.

At present, the City of Sunset Valley is not taking a position to support or oppose the zoning change request. We may take a position prior to this being presented to the Austin City Council in June; however, there are some important issues that were discussed and that should be thoughtfully considered prior to any change in the zoning for this property:

Traffic congestion

Sunset Trail between US 290 and Jones Road is already burdened by the current amount of traffic which includes traffic from Christian Life Church, Austin Montessori School, and Sunset Valley Elementary. Any increase in density from the current zoning will add to this traffic congestion.

CL/16

Water Quality/Drainage

Sunset Valley has adopted an 18% impervious cover limit in the entire city. Any increase in impervious cover on the subject property will harm water quality and contribute runoff to an already over taxed drainage system.

Buffering to adjacent property

The City of Sunset Valley has concerns that there is no proposed buffering on the west side of the subject property. As the owner of this property, we would expect that some buffering would be provided.

We may provide more specific comments at a future date and would request to be contacted as an interested party regarding any zoning or site plan activity associated with this property.

If there are any questions or additional information is needed, please do not hesitate to contact me or our City Administrator, Clay Collins.

Sincerely,



Rose Cardona
Mayor