

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2015-0141**P.C. DATE:** December 8, 2015**ADDRESS:** 2106 Allwood Drive & 2103 Bluebonnet Lane**DISTRICT AREA:** 5**OWNER/APPLICANT:** River City Homes, LLC**AGENT:** Hector Avila**ZONING REQUEST FROM:** SF-3**TO:** SF-6**AREA:** .94 acre**SUMMARY STAFF RECOMMENDATION:****Recommend SF-6-CO**

The conditional overlay would limit the site to 7 residential units.

**COMMISSION RECOMMENDATION:**

December 8, 2015

**DEPARTMENT COMMENTS:**

The property consists of .948 acres with access to Allwood Drive and Bluebonnet Lane in the Zilker Neighborhood Planning Area. There are currently two single family structures located on the property. The applicant is proposing to leave the structure which fronts Bluebonnet Lane, relocate the second the structure and construct six (6) new, stand-alone condominiums which will take vehicle access to Allwood Drive.

Immediately to the north is SF-3 (2 units) and MF-3, to the east is SF-3 and MF-3, to the south is SF-3 (duplexes) and to the west across Bluebonnet is SF-3 (duplexes and parkland). The property is located within the Zilker Neighborhood Planning (ZNP) area. The ZNP does not have an adopted plan at this time so a plan amendment is not required.

**ISSUES:** Staff is unaware of any issues at this time.**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Two single family structures
<i>North</i>	SF-3 & MF-3	Single family & Multi-family
<i>South</i>	SF-3	Duplexes
<i>East</i>	SF-3 & MF-3	Single family & Multi-family
<i>West</i>	SF-3	Duplexes & Parkland

**NEIGHBORHOOD PLANNING AREA:** Zilker Neighborhood Planning Area (Suspended).

**TIA or NTA:** None is required.

**WATERSHED:** Urban, West Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

Zilker Neighborhood Association

South Central Coalition

Barton Springs Heritage Association

Friends of Austin Neighborhoods

Austin Heritage Tree Foundation

Bike Austin

Austin Neighborhoods Council

Real Estate Council of Austin

Preservation Austin

Friends of the Emma Barrientos MACC

Sel Texas

Sierra Club

Save Our Springs Alliance

**SCHOOLS:** Austin HS, O'Henry MS, Zilker Elementary

**RELATED CASES FOR THIS PROPERTY:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C8-01-0051.0A	Final Plat	Granted	

**SURROUNDING PROPERTIES CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-66-001 (2021-2023 Bluebonnet Ln & 2102 Goodrich Ave)	A to B (MF-3)	B (MF-3)	B (MF-3)
C14-64-184 (2015-2019 Bluebonnet Ln)	A to BB (MF-2)	BB (MF-2)	BB (MF-2)

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:**      1st

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:**      Andrew Moore

**PHONE:** 512-974-7604

**EMAIL:** [andrew.moore@austintexas.gov](mailto:andrew.moore@austintexas.gov)

**STAFF RECOMMENDATION**

Staff recommends approval of townhouse and condominium residence (SF-6).

**BASIS FOR RECOMMENDATION**

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

“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.”

Nearly one acre in the Zilker Neighborhood, located adjacent to multi-family zoning developments, is suitable for the additional density allowed in the SF-6 zoning category. The applicant is also agreeing to limit the residential units to seven (7). The project will consist of 6 (six) newly constructed, stand-alone single family residences and the applicant plans on keeping the existing structure which fronts Bluebonnet Lane. The newly constructed units will take vehicle access to Allwood Drive via a private driveway. SF-6 is also subject to compatibility standards.

This is consistent with the land use patterns of the Zilker neighborhood. Large lots like this one are being redeveloped with additional units as this is a desirable location for residential infill.

**EXISTING CONDITIONS**

The subject tract currently consists of two single family residences. The surrounding area is developed to the north, east and south with a mixture of multi-family and single-family residences and duplexes. Across Bluebonnet Lane to the west are duplexes and parkland (Little Zilker Park).

***Site Characteristics***

The zoning change request is for a .94 acre, subdivided tract located in the Zilker Neighborhood Planning Area with frontage along Allwood Drive and Bluebonnet Lane. Allwood Drive is a short residential street currently serving two residences. The tract is sloped from west to east.

***Comprehensive Planning*** - Kathleen Fox 512-974-7877

SF-3 to SF-6

The zoning case is located on lot at the terminus of Allwood Drive, on a .91 acre lot, which contains several small buildings. This case is also located in the Zilker Neighborhood Planning Area, which does not have an adopted neighborhood plan. Surrounding land uses includes a small multifamily building to the north, single family housing to the west and

south, and a small multifamily building and a single family house to the east. The proposed use is a seven unit condo project.

**Imagine Austin**

Based on 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, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed residential rezoning.

**ADDITIONAL STAFF COMMENTS*****Environmental – Mike McDougal 512-974-6380***

1. The site is located over the Edwards Aquifer Buffer Zone. 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.
2. This project is located immediately east / southeast of the boundary between the West Bouldin Creek Watershed (Urban classification) and the Ladybird Lake (Barton Springs Zone classification and Edwards Aquifer Contributing Zone). A hydrologic or geologic study will likely be necessary to confirm the location of this watershed boundary as shown in GIS.
3. Zoning district impervious cover limits apply in the Urban Watershed classification. Impervious cover is limited to 25% within the Ladybird Lake / Barton Springs Zone classification / Edwards Aquifer Contributing Zone.
4. According to floodplain maps there is no floodplain within or adjacent to the project location.
5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
6. 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.
7. In the Urban classification, 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. In the Barton Springs Zone classification, 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.

8. 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.

### ***Transportation***

Additional right-of-way may be required at the time of subdivision/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]

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	Sidewalks	CAPITAL METRO
Alwood Dr	50'	30'	Local Residential	No	No	No
Bluebonnet Ln	60'	40'	Collector	Yes	Yes	No

### ***Water and Wastewater***

AWU-Utility Development Service Review – Neil Kepple – 512-972-0077

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, water or wastewater easements, 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. 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.

### ***Storm Water Detention***

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

***Site Plan and Compatibility Standards – Elsa Garza 512-974-2308***

SP1) Site plans will be required for any new development other than single-family or duplex residential.

SP2) 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.

**Compatibility Standards**

The site is subject to compatibility standards. Along the North/East and southwest property line, the following standards apply:

- No structure may be built within 25 feet of the triggering property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the Triggering property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the Triggering property line.
- No parking or driveways are allowed within 25 feet of the property line.

## PUBLIC HEARING INFORMATION

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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/planning](http://www.austintexas.gov/planning).

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: C14-2015-0141

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

Kevin S. Fontenot

Your Name (please print)

2115 GOODRICH AVE #207

Your address(es) affected by this application

Kevin S. Fontenot

Signature

11/25/15

Date

Daytime Telephone: 512-332-4146

Comments: Our neighborhood has enough

density with several condos in the area. Traffic is heavy in this area, made worse by a over lot system that lets people run in the street & block traffic. Plus this is near a school, and traffic is bad because of the school. Plus there are too many condos going up on Janner in this area.

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

City of Austin

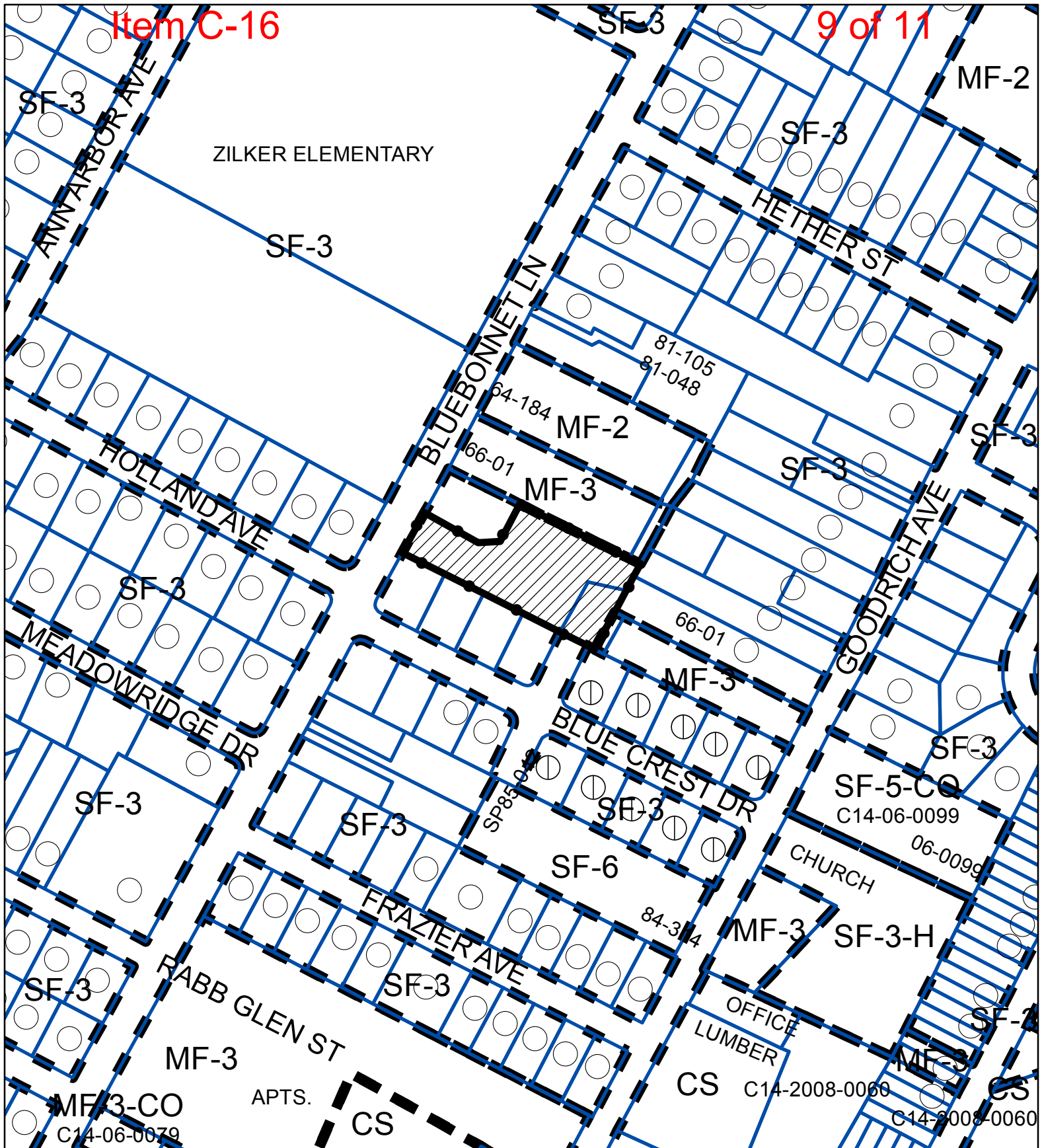
Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810








**ZONING**

ZONING CASE#: C14-2015-0141



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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**ZONING**

ZONING CASE#: C14-2015-0141

LOCATION: 2106 ALLWOOD DR &amp; 2103 BLUEBONNET

SUBJECT AREA: .94 ACRES

MANAGER: Andrew Moore



SUBJECT TRACT



PENDING CASE



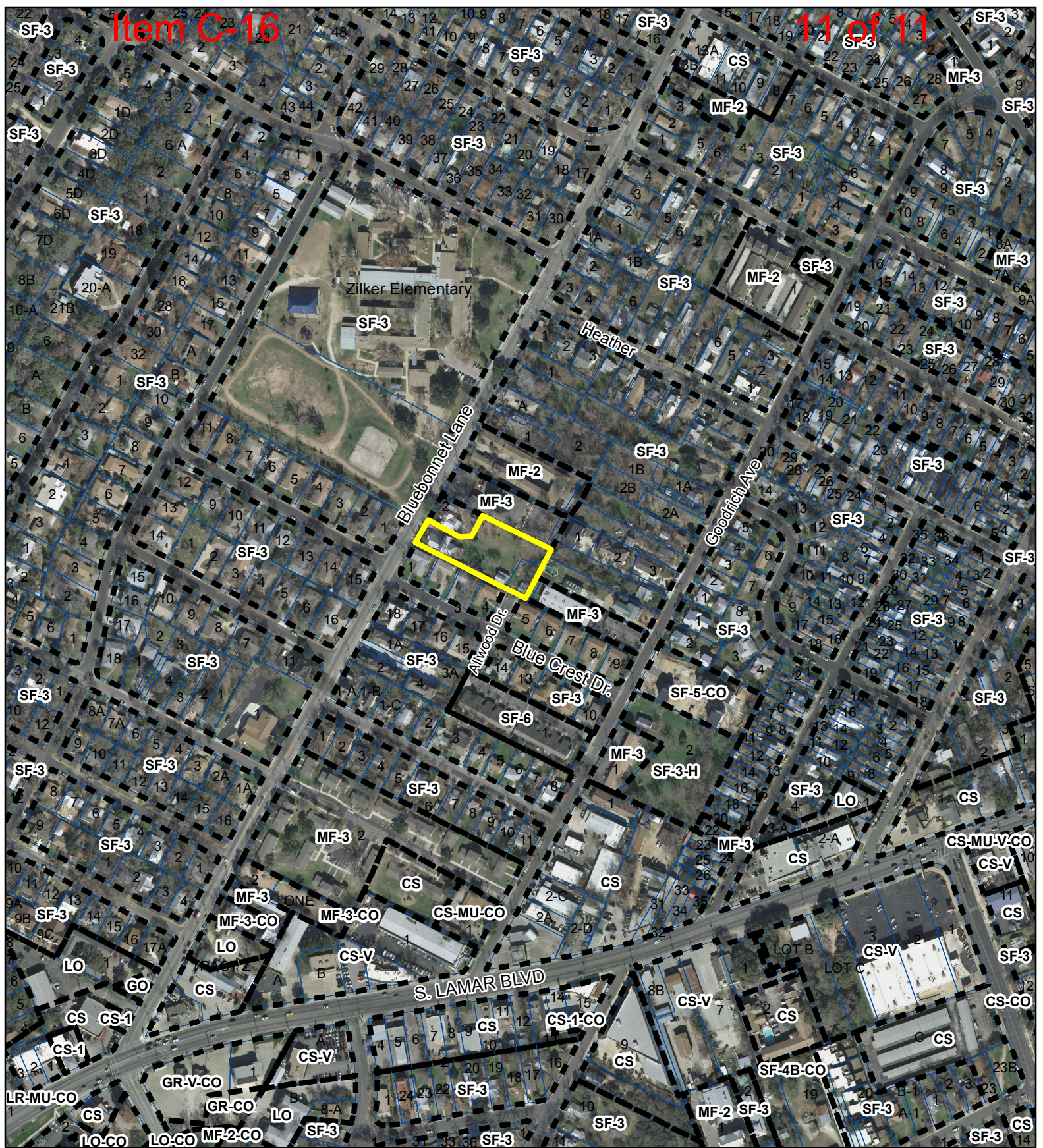
ZONING BOUNDARY

1' = 400'

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



**ZONING and VACINITY**

ZONING CASE#: C14-2015-0141  
LOCATION: 2106 ALLWOOD DR & 2103 BLUEBONNET  
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 SUBJECT TRACT

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