

ZONING CHANGE REVIEW SHEET**CASE:** C14-2017-0019 – Oak Bridge Amendment**P.C. DATE:** June 13, 2017**ADDRESS:** 6707 Raccoon Run**DISTRICT AREA:** 8**OWNER/APPLICANT:** Fidelma O’Leary**AGENT:** Pyramid Consulting (Yousef Nazif)**ZONING FROM:** RR-NP & SF-1-NP**TO:** MF-1-CO-NP**AREA:** 3.396 acres
(147,930 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

Staff recommends multifamily residence limited density – conditional overlay - neighborhood plan (MF-1-CO-NP) combined district zoning as requested by the applicant.

The conditional overlay will limit the property to 4 units as requested by the applicant.

DEPARTMENT COMMENTS:

The subject property is a 3.396 acre platted tract in the Oak Bridge subdivision. It is currently developed with two structures containing 4 residential units. The property was cited by Code Compliance because of unpermitted work to construct additional units beyond what is allowed by the current zoning district. It has been determined that this work was done prior to the purchase by the current property owner/applicant. There was also a complaint regarding the construction of a bridge over Williamson Creek. The bridge construction has ceased. This zoning case and associated Neighborhood Plan Amendment are part of the process to bring the property into compliance. The applicant will also need to file a site plan and associated permits. Should the applicant want to construct a bridge over William Creek that would be addressed with the site plan.

The property has access to US Highway 71 and Raccoon Run. The Hwy 71 access is shared by 3 adjacent properties. The primary access is to Raccoon Run. The property is heavily wooded and Williamson Creek crosses the northeast portion and includes 100 year flood plain (see aerial map). The surrounding zoning and uses include MF-1-NP (religious assembly), PUD (undeveloped) across Hwy 71 and LO-CO-NP (undeveloped) to the north; MF-1-NP (apartments/condos) to the east; SF-1-NP (single family) to the south and SF-2-CO-NP & RR-NP (single family) to the west. The conditional overlay for the LO-CO-NP property to the north limits the site to 2000 daily vehicle trips. The conditional overlay for the SF-2-CO-NP property to the west limits the development to 90 total units and 2 units per acre. It also has a 2000 trip limit.

Staff supports the request of MF-1-CO-NP to bring the existing structures and use into compliance.

ISSUES: The Oak Hill Association of Neighborhoods (OHAN) supports the zoning change and Neighborhood Plan Amendment (see attached letter).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-1-NP, RR-NP	fourplex
<i>North</i>	MF-1-NP, LO-CO-NP	Church/religious assembly
<i>South</i>	SF-1-NP	Single family residences
<i>East</i>	MF-1-NP, RR-NP, LR-NP	Multifamily residences, Williamson Creek, retail
<i>West</i>	RR-NP	Single family residences

NEIGHBORHOOD PLANNING AREA: Oak Hill

TIA or NTA: No

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- Austin Independent School District
- Austin Heritage Tree Foundation
- Bike Austin
- Friends of Austin Neighborhoods
- Oak Hill Neigh Plan Contact Team
- Save Our Springs Alliance
- Thomas Springs Alliance
- Sierra Club, Austin Regional Group
- Oak Hill Association of Neighborhoods
- Oak Hill Trails Association

SCHOOLS: Patton Elementary, Small Middle, Bowie High

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2008-0125– West Oak Hill Combined Neighborhood Plan	RR & SF-1 to RR-NP & SF-1-NP	8/07/2008 – Rcmd RR-NP & SF-1-NP.	12/11/2008 – Apvd RR-NP & SF- 1-NP.
C14-00-2005 8431 & 8437 Hwy 71 West	I-RR to RR	Rcmd – RR	4/20/2000 – Apvd –RR
C14-85-288.A– Oak Hill Area Study 6707 Raccoon Run	I-RR to RR and SF-1	Rcmd RR & SF-1	6/11/1987 – Apvd RR & SF-1
C14-04-0071	I-RR to LO	Rcmd LO-CO	3/3/2005 – Apvd – LO-CO

8423 Hwy 71 West			
C14-2007-0065 8437 Hwy 71 West	RR to SF-2	Rcmd SF-2-CO	12/17/2007 – Apvd SF-2-CO
C14-85-288.A Oak Hill Area Study 6701 Silvermine Drive	I-SF-2 to MF-1	Rcmd MF-1	6/11/1987 – Apvd RR & SF-1

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?	ADT
Hwy 71 West	150 ft.	72 ft.	Arterial	No	Yes	Yes	
Raccoon Run	50 ft.	26 ft. to 40 ft.	Local	Yes, one side	Yes	Yes	

CITY COUNCIL DATE: Scheduled for August 3, 2017

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore

PHONE: 512-974-7604

EMAIL: Andrew.moore@austintexas.gov

STAFF RECOMMENDATION

Staff recommends multifamily residence limited density – conditional overlay - neighborhood plan (MF-1-CO-NP) combined district zoning as requested by the applicant. The conditional overlay will limit the property to 4 units.

BASIS FOR RECOMMENDATION

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

Multifamily residence limited density (MF-1) district is the designation for a multifamily use with a maximum density of up to 17 units per acre, depending on unit size. An MF-1 district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multifamily uses or in an area for which limited density multifamily use is desired. An MF-1 district may be used as a transition between a single family and higher intensity uses.

The property is located in a residential neighborhood and is adjacent to single family and multifamily uses.

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

The property is adjacent to single family and multifamily uses.

3. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The proposed change is consistent with the intention of the MF-1 district and provides a transition to the surrounding residential uses.

4. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The proposed change is consistent with the intention of the MF-1 district and provides a transition to the surrounding residential uses.

ADDITIONAL DEPARTMENTAL COMMENTS

PZ Environmental Review - Atha Phillips 512-974-6303

1. This site is not located over the Edwards Aquifer Recharge Zone but is over the Edwards Aquifer Contributing Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.
2. Project applications at the time of this report are subject to the SOS Ordinance that allows 25% impervious cover in the contributing zone.
3. According to floodplain maps there is a floodplain within the project location and takes up nearly half the lot.
4. This lot has a creek centerline to Williamson Creek, a Critical Water Quality Zone of 150' and a Water Quality Transition Zone of 300'. The entire lot is within creek buffer areas.
5. Site specific amendments to SOS will be required to construct multi-family within the CWQZ and WQTZ.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development.
7. 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.

- 8. This site will be subject to SOS standard water quality controls which include re-irrigation.
- 9. 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 Planning - Natalia Rodriguez - 512-974-3099

- TR1. The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for W SH 71. 75 feet of right-of-way should be dedicated and 125 feet of right-of-way reserved from the existing centerline of W SH 71 in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55). The right-of-way shall be dedicated and reserved at the time of subdivision and /or site plan application, whichever comes first.
- TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR3. The Towana Trail to Ridge Oak Road Urban Trail is proposed within the property. If the requested zoning is granted, staff recommends dedicating a 25 ft. sidewalk, trail, and recreational easement to accommodate the future urban trail. The alignment and design of the trail shall be reviewed and approved by Urban Trail Program.
- TR4. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR5. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an Urban Trail is recommended for SH 71.
- TR6. FYI – At the time of subdivision application, per 25-4-151, Raccoon Run shall be extended through the tract and stubbed out to the west or a variance is required.
- TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
SH 71	150 ft.	72 ft.	Arterial	No	Yes	Yes
Raccoon Run	50 ft.	26 ft. to 40 ft.	Local	Yes, one side	No	Yes

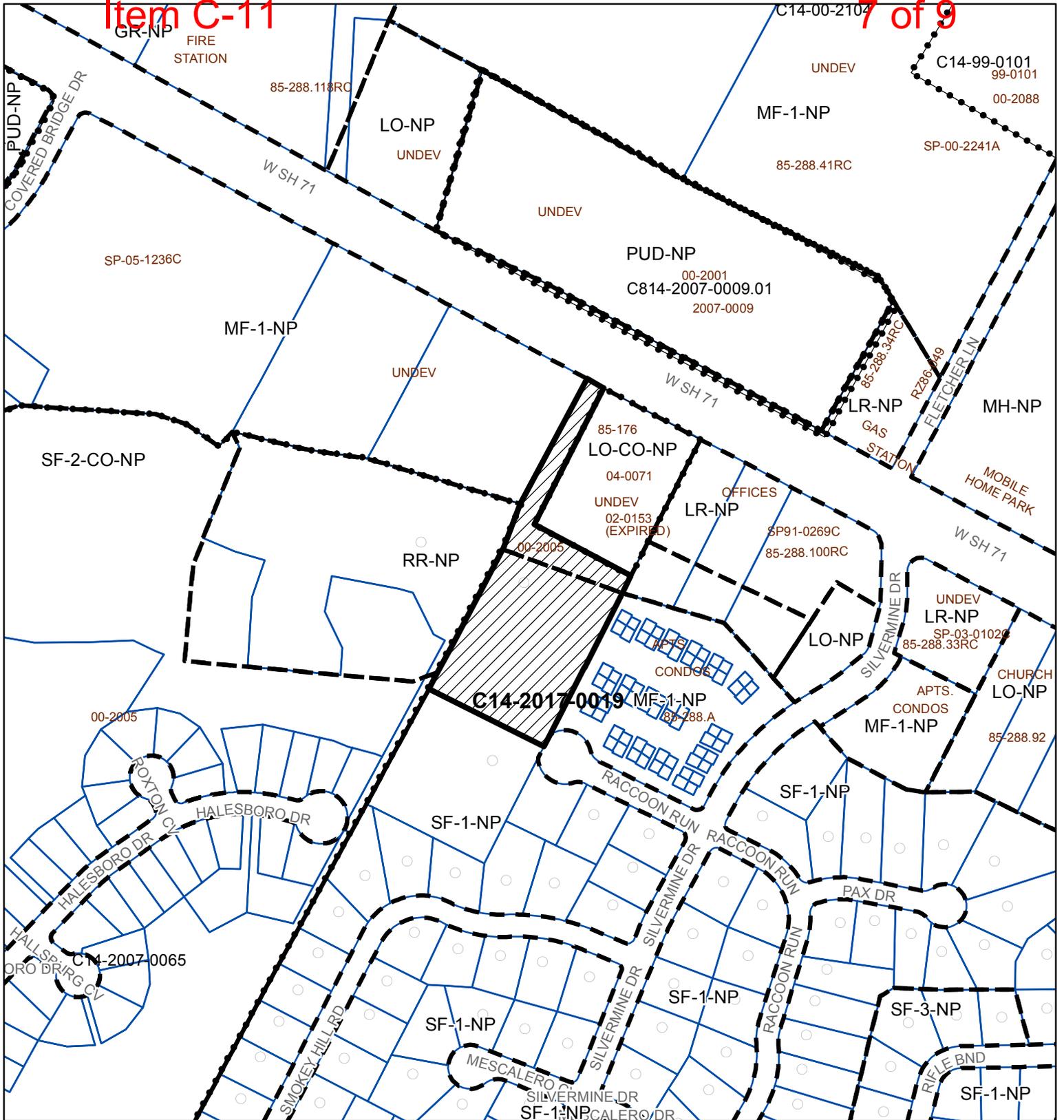
NPZ Austin Water Utility Review - Neil Kepple 512-972-0077

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 Austin Water 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 fees once the landowner makes an application for Austin Water utility tap permits.

NPZ Site Plan Review - Clarissa E. Davis 512-974-1423

- SP 1 Site plans will be required for any new development other than single-family or duplex residential.
- SP 2. 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.
- SP 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.
- SP 4 This property is located within the Barton Spring Zone Overlay.
- Compatibility Standards**
- SP 5. The site is subject to compatibility standards. Along the north, east, and west 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 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.
 - For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
 - 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.
 - A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- Additional design regulations will be enforced at the time a site plan is submitted
- SP 6. FYI – This site is located within the Oak Hill Combined NPA. Additional comments may be generated during the site plan review process.



ZONING

Case#: C14-2017-0019

-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads

0 200
 Feet

1" = 300'

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



Created: 3/22/2017

May 2, 2017

To: Maureen Meredith, Senior Planner
City of Austin, Planning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: 6707 Raccoon Run
NPA Case Number: NPA-2017-0025.01
Zoning Case Number: C14-2017-0019

Dear Maureen,

The Oak Hill Neighborhood Contact Team (OHNPT) convened on April 26th after the City's public meeting and **voted in favor** of the plan amendment request by the applicant to change the future land use map (FLUM) from **single family** to **multifamily**. Furthermore, the contact team voted to support the requested zoning change from **SF-1-NP** to **MF-1-NP** with a conditional overlay limiting the number of dwellings to no more than four (4) units.

Please let me know if you have any questions.

Sincerely,



Brian Reis
Chair - OHNPCT