## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2017-0053 – Red Bird Blue Bird **P.C. DATE:** June 13, 2017

**ADDRESS:** 206 Red Bird Lane

**DISTRICT:** 3

**OWNER & APPLICANT:** Rudolfo and Rose Conde **AGENT:** PTR (Justin Poses)

**ZONING FROM:** SF-2-NP **TO:** SF-3-NP **AREA:** 0.4965 acres (21,627.54 square feet)

**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant family residence – neighborhood plan (SF-3-NP) combining district zoning.

**PLANNING COMMISSION RECOMMENDATION:**

June 13, 2017: *APPROVED SF-3-NP AS STAFF RECOMMENDED, BY CONSENT [J. SCHISSLER; J. SHIEH – 2ND] (12-0) A. DE HOYOS HART – ABSENT*

**ISSUES:**

On Wednesday, May 24, 2017, the Applicant attended the South Congress Combined Neighborhood Plan Contact Team meeting held at the Pleasant Hill Branch Library.

**DEPARTMENT COMMENTS:**

The subject platted lot located at the northeast corner of Red Bird Lane and Blue Bird Lane contains two non-residential structures and construction material storage, and is zoned single family residence-standard lot – neighborhood plan (SF-2-NP) combining district. There are single family residences and apartments to the north (SF-4A-NP; SF-6-NP), single family residences and two family residences to the east, south and west (SF-2-NP; SF-3-NP). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested a zoning change to the family residence – neighborhood plan (SF-3-NP) district in order to enable duplex development. Staff recommends the Applicant's request as SF-3 zoning is compatible with the mix of existing residential zoning and housing types in this neighborhood. As information, the boundaries of Subchapter F: Residential Design and Compatibility Standards (also known as the McMansion ordinance) were expanded to include the South Congress Combined NP Area in August 2010 (Ordinance 20100805-051). Therefore, any new residential development would be subject to 0.4 gross floor area.

**EXISTING ZONING AND LAND USES:**

| | ZONING | LAND USES |
|---|---|---|
| *Site* | SF-2-NP | 20' x 40' steel frame building; Shed; Storage of construction materials |
| *North* | SF-4A-NP; SF-6-NP | Single family residences; Apartments |
| *South* | SF-3-NP; SF-2-NP; CS-MU-CO-NP | Two single family residences; Construction-related business |
| *East* | SF-2-NP | Single family residences; Two family residences |
| *West* | SF-2-NP; SF-3-NP | Single family residences; Two family residences |

**NEIGHBORHOOD PLANNING AREA:** West Congress **TIA:** Is not required

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

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

**NEIGHBORHOOD ORGANIZATIONS:**

511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association
742 – Austin Independent School District
1108 – Perry Grid 644
1173 – South Congress Combined Neighborhood Plan Contact Team
1228 – Sierra Club, Austin Regional Group
1340 – Austin Heritage Tree Foundation
1363 – SEL Texas
1424 – Preservation Austin
1429 – Go!Austin/Vamos!Austin (GAVA) - 78745
1528 – Bike Austin
1530 – Friends of Austin Neighborhoods
1550 – Homeless Neighborhood Association
1578 – South Park Neighbors

**SCHOOLS:**

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

**CASE HISTORIES:**

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|---|---|---|---|
| C14-2009-0031 – The Moore Redbird Project – 313 Red Bird Ln | SF-2-NP to SF-3-NP | To Grant SF-3-NP w/r-o-w dedication on Red Bird Ln | Apvd SF-3-CO-NP w/CO requiring that development comply with Subchapter F: Residential Design and Compatibility Standards (*the McMansion Ordinance*) (01-14-2010). |
| C14-05-0106.02 – | SF-3-NP to GO- | To Grant | Apvd GO-MU-CO-NP |

| | | | |
|---|---|---|---|
| West Congress NPA Rezonings – 404-414 West Stassney Ln | MU-CO-NP | | w/CO specifying that if property is developed for non-residential uses then access from Hummingbird shall be by a limited-function driveway that allows right-turn out only (11-14-2005). |
| C14-00-2115 – Mockingbird – 205 & 207 Mockingbird Ln | SF-2 to SF-4A | To Grant | Apvd (2-15-2001). |

**RELATED CASES:**

The rezonings associated with the West Congress Neighborhood Plan Area were approved by Council on August 18, 2005 (C14-05-0106). The base district of the subject property did not change, and the NP combining district was added. This property is located within the Pleasant Hill Subdistrict. Within this Subdistrict, single family residential, duplex residential, and two family residence uses are subject to the front porch setback as set forth in Section 25-2-1602 and garage placement restrictions as set forth in Section 25-2-1604 of the Code. Secondary apartment special use is also permitted in residential districts of the Pleasant Hill Subdistrict as set forth in Sections 25-2-1462 and 25-2-1463 of the Code (C14-05-0106 - Ordinance 20051006-036).

The subject zoning area is platted as Lot 23, Block 5 of the Pleasant Hill Addition, a subdivision recorded in November 1937 (C8-1937-1514). Please refer to Exhibit B.

**ABUTTING STREETS:**

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|---|---|---|---|---|---|---|
| Blue Bird Lane | 50 feet | 18 feet | Local | No | No | Yes |
| Red Bird Lane | 50 feet | 18 feet | Local | No | No | Yes |

**CITY COUNCIL DATE:** August 3, 2017 **ACTION:**

**ORDINANCE READINGS:** 1st 2nd 3rd

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades **PHONE:** 512-974-7719
e-mail: wendy.rhoades@austintexas.gov




# ZONING

Case#: C14-2017-0053

Exhibit A

N

Subject Tract

Pending Case

Zoning Boundary

Railroads

Feet

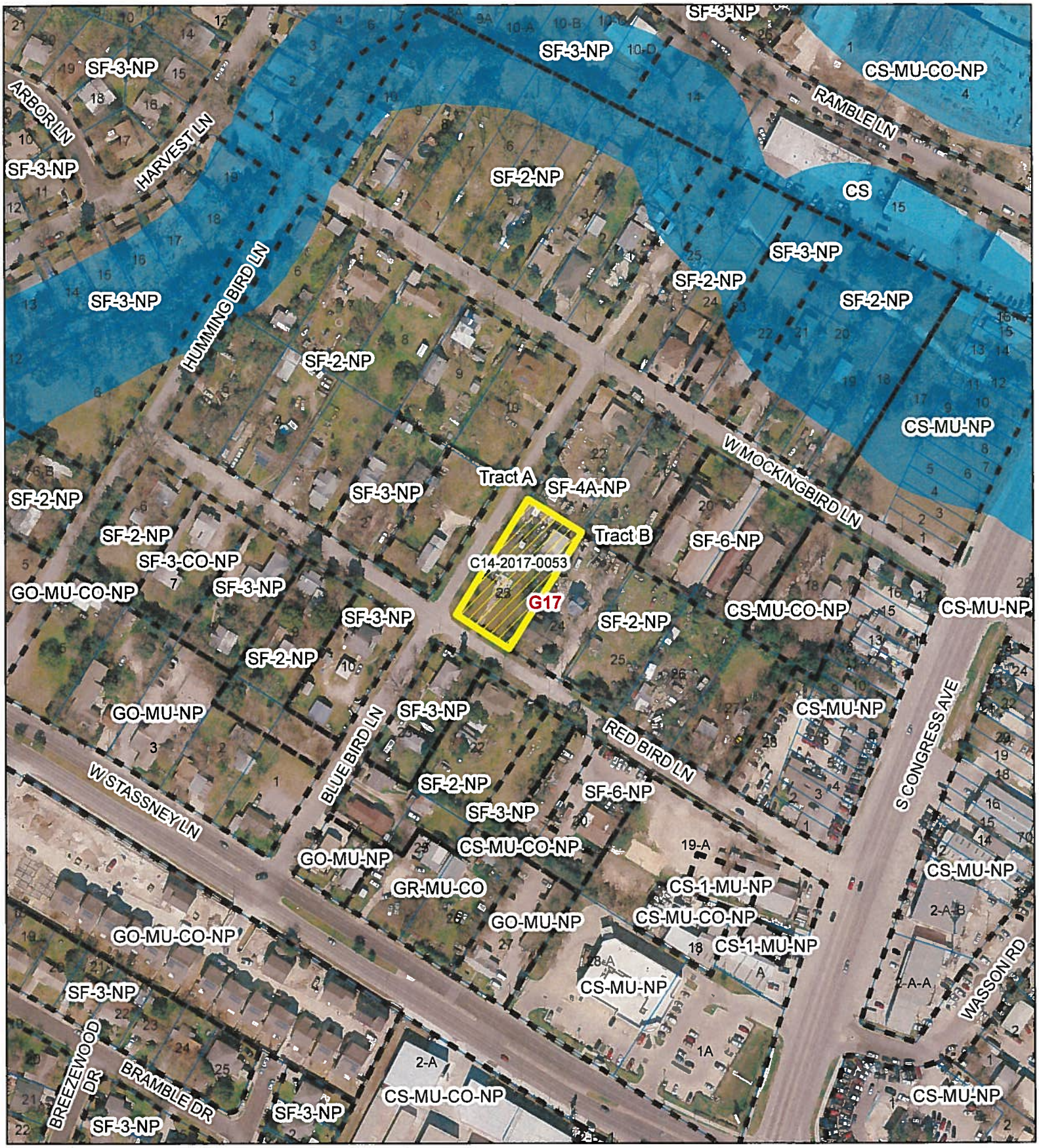
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1 " = 200 '

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 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: 4/25/2017




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1" = 200'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CREEK BUFFER

# RED BIRD BLUE BIRD - ZONING

Exhibit A-1

ZONING CASE#: C14-2017-0053
LOCATION: 206 RED BIRD LANE
SUBJECT AREA: .4965 ACRES
GRID: G17
MANAGER: WENDY RHOADES

CITY OF AUSTIN FOUNDED 1839

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

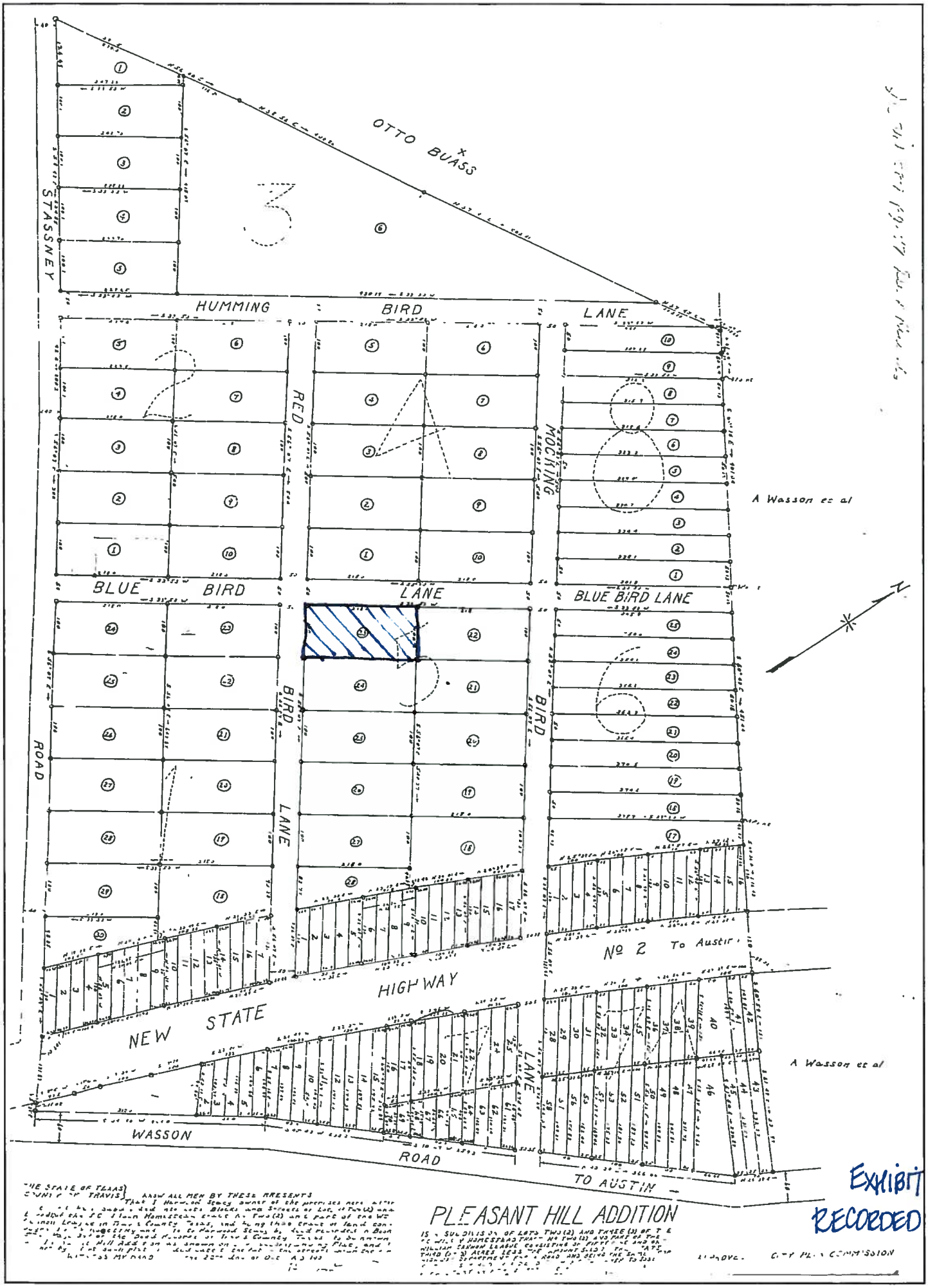



EXHIBIT B
RECORDED PLAT

## SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant family residence – neighborhood plan (SF-3-NP) combining district zoning.

## BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The family residence (SF-3) zoning district is intended as an area for moderate density single family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

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

Staff recommends the Applicant's request as SF-3 zoning is compatible with the mix of existing residential zoning and housing types in this neighborhood.

## EXISTING CONDITIONS

### Site Characteristics

The subject property contains a steel frame building, shed and the storage of construction materials. The site is relatively flat and there appear to be no significant topographical constraints on the site.

### Impervious Cover

The maximum impervious cover allowed by the SF-3-NP zoning district would be 45%, which is based on the more restrictive zoning regulations.

### Comprehensive Planning

This rezoning case is located on the northeast corner of Blue Bird Land and Red Bird Lane, on a 0.49 acre lot, which contains an 800 square foot steel frame building, a shed and construction material storage, and once contained a single family house. The property is located within the boundaries of the South Congress Combined (West Congress) Neighborhood Planning Area. The SCCNPA Future Land Use Map designates this property as Single Family. SF-3 zoning is permitted in this zone. Surrounding land uses includes single family homes in all four directions. This neighborhood consists of many older, smaller and modest houses built before the 1960s that are now being renovated, or demolished to make way for large and modern single family houses. The proposed use is a residential.

The following are goals and objectives excerpted from the SCCNPA, regarding the preservation and enhancement of single family neighborhoods, which supports maintaining the affordability and character of various neighborhoods in the planning area:

**GOAL ONE**: Preserve and enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods. (p. 33)

**Objective 1.1** - New development should be compatibly scaled when adjacent to residential uses.

**Objective 1.3** - Preserve the character of single-family neighborhoods. (p. 34)

**Objective 1.6** - Preserve affordable housing options. (p. 47)

The plan appears to support maintaining the character and affordability of single family neighborhoods in the planning area.

**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 rezoning.

**Drainage**

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

| *Development Classification* | *% of Gross Site Area* | *% of Gross Site Area with Transfers* |
|---|---|---|
| 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 floodplain maps there is no floodplain within or adjacent to the project location.

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

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.

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

**Transportation**

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

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

**Water and Wastewater**

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.

**Site Plan and Compatibility Standards**

Rezoning from SF-2 to SF-3 does not trigger the application of compatibility standards.

The applicable building standards are outlined below:
Breakdown by square footage for living area/garage/patio/porch is required on duplex residential site plans.

Setbacks for duplex residential:

- Anything that juts more than 5 feet into a setback must be fireproofed. Standard side setback is 5 feet with a maximum allowable 2 foot overhang. The overhang cannot have any openings, soffit vents, windows, etc.

- Setbacks between buildings is 10 feet (5 feet on each side). Any encroachment into this setback must be fireproofed.
- Nothing can encroach into a 2 foot setback.