

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0126
2110 Thrasher Lane

P.C. DATE: November 14, 2017
December 12, 2017

ADDRESS: 2110 Thrasher Lane

AREA: 2.4 acres

OWNER: TLH Riverside 6507MF-1, LP (David Cox)

APPLICANT: Graves, Dougherty, Hearon & Moody, PC (Michael Whellan)

ZONING FROM: Family Residence-neighborhood plan; SF-3-NP

ZONING TO: Townhouse and Condominium Residence-neighborhood plan
SF-6-NP;

NEIGHBORHOOD PLAN AREA: Montopolis Neighborhood Planning Area

SUMMARY STAFF RECOMMENDATION:

Recommend SF-6-NP

PLANNING COMMISSION RECOMMENDATION:

NOVEMBER 14, 2017 – APPROVED POSTPONEMENT REQUEST BY THE MONTOPOLIS NEIGHBORHOOD ASSOCIATION TO DECEMBER 12, 2017 ON CONSENT, VOTE 13-0 [J. SHIEH 1ST, T. WHITE 2ND].

DEPARTMENTAL COMMENTS:

The subject property is 2.4 acres located on Thrasher Lane, south of the intersection with East Riverside Drive and east of Montopolis Drive in the Montopolis Neighborhood. The requested zoning is in association with another zoning case, C14-2017-0084 for adjacent property at 6505-6509 E. Riverside and 2108 Thrasher Lane. That case is within the East Riverside Corridor regulating plan (ERC). 2110 Thrasher was originally included in that zoning application however it was removed because it would have required a code amendment to change the boundary of the East Riverside Corridor regulating plan. The applicant submitted a separate zoning change application for 2110 Thrasher for townhouse and condominium residence (SF-6). The Montopolis Neighborhood Plan was adopted prior to 2002 and 2110 Thrasher is designated as single family on the Future Land Use Map (FLUM). For plans adopted prior to January 2002, all single family zoning categories are allowed without a Neighborhood Plan Amendment.

The original request was to change 2110 Thrasher to Neighborhood Residential within the ERC (ERC-NR). Neighborhood Residential is describes as:

Neighborhood Residential is the residential transition zone located between the higher density, more active urban Subdistricts and existing single-family neighborhoods. It provides for a height transition to the existing neighborhoods outside of the ERC Zoning District. The Neighborhood Residential Subdistrict allows for single family homes, duplexes, townhouses, rowhouses, and smaller scale mutli-family buildings.

As mentioned previously, the application was changed because of the need for a code amendment to include this property in the ERC. The applicant requested SF-6-NP to provide a transition from the ERC property to the single family properties to the south of 2110 Thrasher. SF-6 is described as:

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.

Staff’s support of changing the ERC districts from NR to CMU (C14-2017-0084) is dependent on this property changing to SF-6-NP to provide a similar transition as the ERC-NR district.

The site is currently vacant and was previously used as a mobile home park with 23 units. The applicant is proposing a similar number of residential units.

Issues

There are no known issues at this time. The Montopolis Neighborhood Plan Contact Team has submitted a letter in opposition to case C14-2017-0084 for 6505-6509 E. Riverside Drive and 2108 Thrasher Lane.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Vacant
North	ERC-NR & ERC-CMU	Undeveloped & Vacant
South	SF-3	Single family
East	SF-3-NP	Single family
West	ERC-NMU	Multifamily

WATERSHED: Carson Creek

DESIRED DEVELOPMENT ZONE: Yes

TIA: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Carson Ridge Neighborhood Association
 Crossing Garden Home Owners Association
 Del Valle Community Coalition
 Friends of Austin Neighborhoods
 Housing Authority of Austin
 Homeless Neighborhood Association

Montopolis Area Neighborhood Alliance
 Montopolis Community Alliance
 Montopolis Neighborhood Association
 Montopolis Neighborhood Planning Contact Team
 Montopolis Tributary Trail Association
 Preservation Austin
 Save Our Springs Alliance
 SEL Texas
 Sierra Club, Austin Regional Group

SCHOOLS:

Austin Independent School District

Allison Elementary School	Martin Middle School	Eastside Memorial High School
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ABUTTING STREETS:

Name	ROW	Pavement	Classification	Side-walks	Bike Route	Bus w/in ¼ mile
Thrasher Lane	50-60'	30'	Local	No	No	Yes

SITE ZONING CASE HISTORIES:

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
C14-01-0060 Montopolis Neighborhood Plan	LR to SF-3-NP	Recommended SF-3-NP	Approved SF-3-NP (9-27-01)
C14-70-106 2110-2202 Thrasher Lane	A to LR	Recommended LR	Approved LR (12-3-1970)

RELEVANT ZONING CASE HISTORIES:

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
C14-2013-0110 6505-6509 E. Riverside Drive East Riverside Corridor Plan	CS-NP & MF-2 to ERC-CMU & ERC-NR	Recommended ERC-CMU & ERC-NR	Approved ERC-CMU & ERC-NR (5-9-2013)
C14-2015-0099 2407-2409 Montopolis Drive	CS-NP to CS-MU-NP	Recommended CS-MU-CO-NP	Approved CS-MU-CO-NP (12-10-15) restricted uses
C14-2009-0092 6503 Carson Ridge	CS-NP to GR-MU-NP	Recommended GR-MU-CO-NP	Approved GR-MU-CO-NP (1-28-10) Trips limited to 1500.
C14-2011-0169 7016 E. Ben White Blvd	LI-NP & CS-NP to CS-MU-NP	Recommended CS-MU-NP	Approved CS-MU-NP (4-5-12)

CITY COUNCIL ACTION: Scheduled for December 14, 2017

ORDINANCE READINGS:

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore

e-mail address: andrew.moore@austintexas.gov

PHONE: 512-974-7604

STAFF RECOMMENDATION

To grant SF-6-NP

C14-2017-0126

BASIS FOR LAND USE RECOMMENDATION

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

Townhouse and Condominium residence (SF-6) can be used as a transition from a multifamily use to single family residential. The property adjacent to the north is within the East Riverside Corridor and allows a multifamily use.

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

The Montopolis Neighborhood Plan was adopted prior to 2002 and 2110 Thrasher is designated as single family on the Future Land Use Map (FLUM). For plans adopted prior to January 2002, all single family zoning categories are allowed without a Neighborhood Plan Amendment.

ADDITIONAL DEPARTMENTAL REVIEW COMMENTS

Comprehensive Planning Review – Kathleen Fox 512-974-7877

SF-3-NP to SF-6-NP

This zoning case is located on the east side of Thrasher Lane and is situated on a lot that is approximately 2.40 acres in size, which recently contained a mobile home park with 23 pad sites. The project area is located within the boundaries of the Montopolis Neighborhood Planning Area. Surrounding land uses includes single family houses to the north and south, vacant land to the east, and a large multifamily apartment complex to the west. This address is only a portion of a project area, which includes 5 address points and a total of 7.53 acres. The proposed use for when all five parcels are combined is a mixed use development with 250 unit multifamily and townhouse/condo project.

Connectivity

The Walkscore for this site is 18/100, Car-Dependent, meaning almost all errands require a car. A Cap Metro stop is located within walking distance to this site, on Riverside Road. There are no public sidewalks located along Thrasher Lane.

Montopolis Neighborhood Plan

The Montopolis Future Land Use Map classifies this portion of Montopolis Drive as single family. For all plans adopted prior to January 2002 (the Montopolis Plan was adopted in 2001), zones SF-5 and SF-6 are permitted in the "Single Family" land use designation. The following goal, objections and actions are taken from the Montopolis Plan.

Goal 2: Create Homes for all Stages of Life within Montopolis. (p 14)

Objective 4: Enhance and protect existing single family housing.

- **Action 12:** Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis.
- **Action 13:** Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built.
- **Action 14:** Preserve Single Family zoning in the interior of South Montopolis.

Objective 5: Create multiple housing types of varied intensities.

Based on the goal, objectives and actions above, this project appears to be supported by the Montopolis Neighborhood Plan because it is providing new housing of varying types and intensities.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being partially within the **Riverside Station Town Center**. These centers will have a variety of housing types. The buildings found in a Town Center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. The following policies are relevant to this case:

- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin’s diverse population.

Conclusion: Imagine Austin policies, the Growth Concept Map, and Montopolis Neighborhood Plan appear to support this housing project.

DSD Transportation Review – Katie Wettick 512-974-3529

- TR1. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

- TR2. Per TIA determination worksheet, the applicant is to participate in the ATD directed study of traffic controls for the intersection of Vargas Street/East Riverside Drive.

- TR3. A Neighborhood Traffic Analysis shall be required at the time of site plan if triggered per LDC 25-6-114. LDC, Sec. 25-6-114.
 - If the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 vehicle trips per day; or

 - the application is for a public primary or secondary educational facility.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Thrasher Lane	55 feet	None	Collector	None	N/A	Yes (Route 350 on E. Riverside)

NPZ Environmental Review - Mike McDougal 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson Creek Watershed of the Colorado River Basin, and are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.
2. 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%

3. According to floodplain maps there is no floodplain within or 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. 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
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.

NPZ Site Plan Review - Amelia Watts 512-974-3103

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2) Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the 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 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.

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 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.

01-0060

UNDEV

NPA-2011-0005.03

C14-2011-0129

ERC

01-0060

SP-02-0287C.SH

NPA-2012-0005.04

C14-2012-0112

NPA-2013-0005.01

C14-2017-0018

C14-2017-0084

C14-2013-0110

SF-3-NP

MOBILE

HOME

NPA-2017-0005.01

C14-2017-0126

C14-2007-0147

11374964

SF-3-NP

THRASHER LN

SF-3-NP

ZONING

Zoning Case: C14-2017-0126



 SUBJECT TRACT

 PENDING CASE

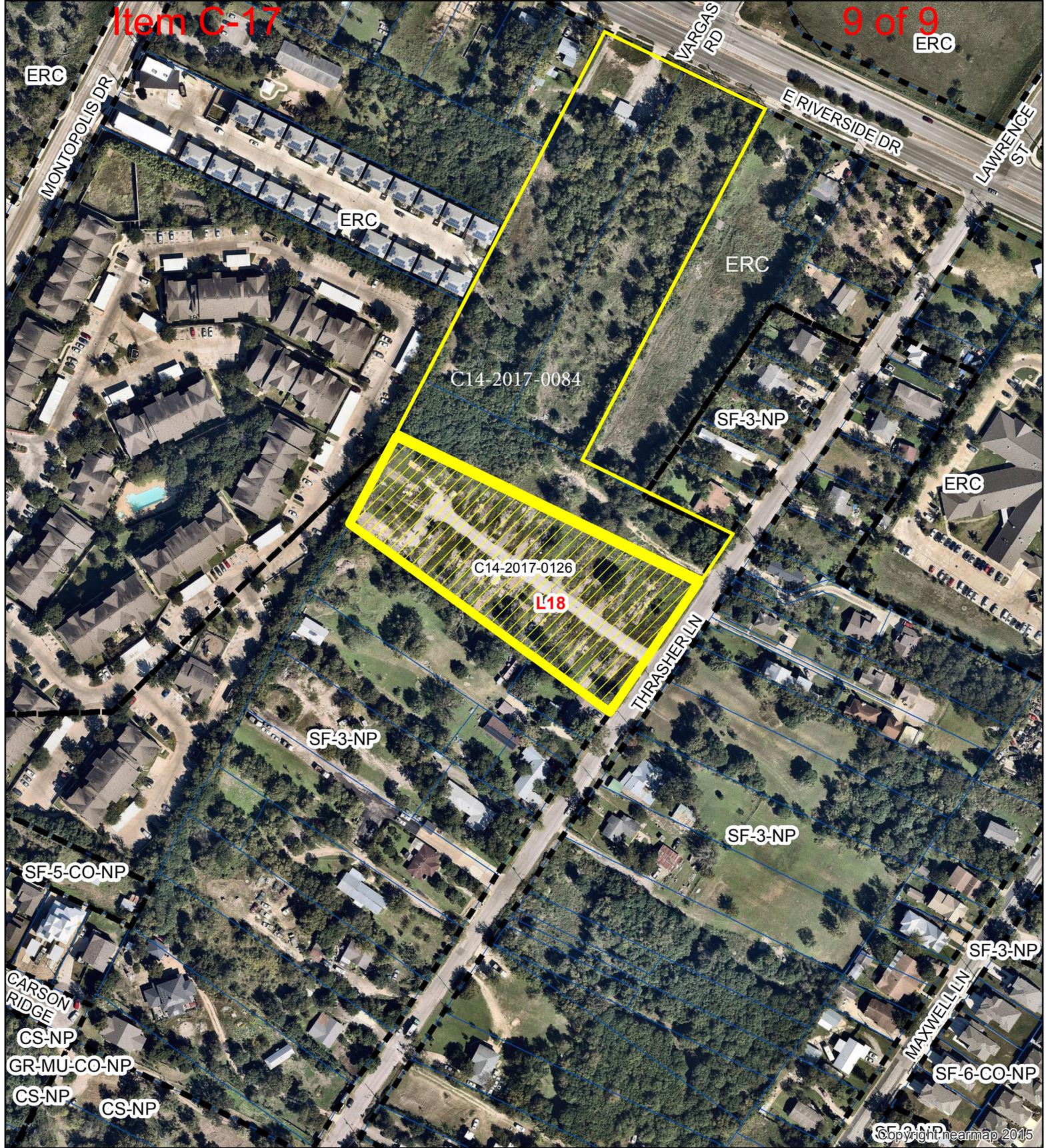
 ZONING BOUNDARY

1" = 125'

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFERS

2110 THRASHER

ZONING CASE#: C14-2017-0126
 LOCATION: 2110 THRASHER LANE
 SUBJECT AREA: 2.40 ACRES
 GRID: L18
 MANAGER: ANDREW MOORE



1" = 200'

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