

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0039 – Alpine Road Rezoning

P.C. DATE: August 14, 2018

ADDRESS: 410 West Alpine Road

DISTRICT AREA: 3

OWNER: West Alpine Partners LLC

APPLICANT: Thrower Design
(Ron Thrower)

ZONING FROM: SF-3-NP

TO: MF-2-NP

AREA: 0.986 acres

NEIGHBORHOOD PLANNING AREA: Dawson

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant the Applicant's request for multi-family residence-low density-neighborhood plan (MF-2-NP) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

August 14, 2018: *APPROVED MF-2-NP DISTRICT ZONING AS STAFF
RECOMMENDED, BY CONSENT*

*[P. SEEGER; C. KENNY – 2ND] (10-0) K. MCGRAW, T. SHAW – ABSENT; 1
VACANCY ON THE COMMISSION*

ISSUES:

The Dawson Neighborhood Plan Contact Team does not object to the requested zoning change. Please refer to the correspondence attached at the back of this report.

DEPARTMENT COMMENTS:

The subject tract is located on West Alpine Road, contains one single family residence and has family residence – neighborhood plan (SF-3-NP) zoning. The tract is situated between apartments to the west and a recently constructed 45 unit townhouse development to the east (MF-2-NP). There is a single family residential subdivision and apartments to the south (SF-3-NP; MF-3-NP) and single family residences to the north that front on Lightsey Road. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the multi-family residence-low density-neighborhood plan (MF-2-NP) district and develop between 17 and 20 units. Based on review of the zoning map and existing land uses, Staff believes the tract is well-suited for additional residential development and would be compatible with the apartments to the west

and the townhouses to the east. Under MF-2 zoning, the maximum height is 40 feet and the average density is 20 units per acre.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	One single family residence
<i>North</i>	SF-3-NP	Single family residences
<i>South</i>	SF-3-NP; MF-3-NP	Single family residences; Apartments
<i>East</i>	MF-2-NP	Townhomes
<i>West</i>	MF-2-NP	Apartments

TRAFFIC IMPACT ANALYSIS: Is not required

WATERSHED: East Bouldin Creek – Urban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

154 – Dawson Neighborhood Association	511 – Austin Neighborhoods Council
742 – Austin Independent School District	
976 – Dawson Neighborhood Plan Contact Team	
1228 – Sierra Club, Austin Regional Group	1363 – SEL Texas
1424 – Preservation Austin	1498 – South Central Coalition
1528 – Bike Austin	1530 – Friends of Austin Neighborhoods
1550 – Homeless Neighborhood Association	1553 – Dawson Neighborhood Organization
1558 – South Austin Commercial Alliance	1578 – South Park Neighbors
1616 – Neighborhood Empowerment Foundation	

SCHOOLS:

Galindo Elementary School Fulmore Middle School Travis High School

RECENT CASE HISTORY:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0006 – Dawson Mixed Use Building (City Initiated) – 3507 S 1st. ST	LR-NP to LR-CO-NP, to add the Neighborhood Mixed Use Building Special Use to a commercial zoned property	To Grant LR-CO-NP as requested and make the following uses conditional: service station and drive through services as an accessory use	Apvd as Commission recommended (03-11-2004).

RELATED CASES:

The subject property is located within the boundaries of the Dawson Neighborhood Planning Area and the –NP combining district was appended to the SF-3 zoning at that time (C14-01-0061 – Ordinance No. 011206-10). There is a corresponding neighborhood plan amendment case to change the land use designation on the Future Land Use Map (FLUM) from Single Family land use to Multifamily land use (NPA-2018-0001.01).

The property is unplatted and there are no related subdivision or site plan cases in process.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
West Alpine Road	60 feet	25 feet	Local	Yes (north side only)	No	Yes. Route 10

CITY COUNCIL DATE: September 20, 2018 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719





ALPINE ROAD REZONING

Exhibit A

ZONING CASE#: C14-2018-0039

LOCATION: 410 WEST ALPINE ROAD

SUBJECT AREA: .9855 ACRES

GRID: H19

MANAGER: WENDY RHOADES

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.



N



1" = 200'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant the Applicant's request for multi-family residence-low density-neighborhood plan (MF-2-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 MF-2, Multifamily Residence (Low Density) district is intended for multifamily developments with a maximum density of up to 23 units per acre, dependent on unit size. This district is appropriate for multifamily residential areas near single family neighborhoods, and in selected areas where low density multifamily use is desirable. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

- 2. Zoning changes should promote consistency and orderly planning.*
3. Zoning should be consistent with approved and existing densities.

Based on review of the zoning map and existing land uses, Staff believes the tract is well-suited for additional residential development and would be compatible with the apartments to the west and the townhouses to the east.

EXISTING CONDITIONS**Site Characteristics**

The subject rezoning area contains one residence and is heavily treed.

Impervious Cover

The maximum impervious cover allowed by MF-2 zoning district would be 60%, which is based on the zoning regulations.

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 located in the East 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. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

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 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.

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.

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.

Site Plan

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

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.

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

Compatibility Standards

The site is subject to compatibility standards. Along the South property line, 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.

FYI – This site is located on an urban roadway.

Transportation

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].

Water / 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.

1. *Journal of Management Studies*, 1990, 27, 1, 1-14.

1. *Journal of Management Studies*, 1997, 34, 1, 1-15.