

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0062 Webberville

DISTRICT: 1

ZONING FROM: SF-3-NP

TO: SF-6-NP

ADDRESS: 1907 Webberville Road

SITE AREA: 11.643 Acres

PROPERTY OWNERS/APPLICANT:
Webberville Holdings, LLC
(Elisa Jiang and Haung Lung Wang)

AGENT:
Storybuilt
(Jarred Corbell)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request of SF-6-NP. *For a summary of the basis of staff's recommendation, see case manager comments on page 3.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

August 25, 2020: To grant SF-6-NP as recommended by Staff. (10-2) [Azhar- 1st, Shieh- 2nd; Llanes-Pulido, Seeger- Nay; Hempel- Off dais]

June 28, 2020: Postponement to August 25, 2020 as requested by Neighborhood, on consent.

CITY COUNCIL ACTION:

September 17, 2020:

ORDINANCE NUMBER:

ISSUES:

No issues at this time.

CASE MANAGER COMMENTS:

The subject property is located between Webberville Road and Tannehill Lane, approximately 500 feet north of Samuel Huston Avenue. The property is zoned SF-3-NP and is undeveloped. Immediately to the south is land zoned MF-3-NP and SF-3-NP. Both areas are developed with single family residential land uses. Immediately to the north is SF-3-NP that is developed with religious assembly land use. Across Webberville Road to the west is primarily property zoned SF-3-NP that is developed with single family land uses—the area also includes small areas of SF-4A-NP and SF-6-NP with higher density residential uses. Across Tannehill Lane to the east is property zoned MF-2-CO-NP that is developed with religious assembly land use. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

A land use-only site plan (an “A” site plan) was filed for this site in 2016 to develop the site under the residential infill standards that were approved under the East MLK Combined Neighborhood Plan (EMLKNP) and is under City review for extension. Development under these regulations requires that at least 40% of any residential units be located on fee-simple single family lots; cottage lots may not be more than 20% of total single-family units. The infill tool has minimum requirements of 10% townhouse and multifamily as well. Maximums are also established for these categories and others. If the site is developed under this program, an engineered site plan (a “B” site plan) will be required, as well as subdivision of the single family lots, public roads, and other infrastructure. ***Please see Exhibit C-Residential Infill Requirements.***

Staff supports the requested SF-6-NP. The property has significant topographic constraints, with elevations ranging from 520 feet to 560 feet. The current SF-3-NP zoning and this topography makes it difficult to develop with consistently and reasonably sized buildable lots. Under SF-3-NP zoning, development of this site would likely require an interior street which requires more impervious cover. SF-6-NP is the most restrictive zoning category that would allow the units to be developed in a clustered manner. Clustered residential units will allow development around the existing topography and reduce the level of impervious cover that would be needed to construct single family residential access.

BASIS FOR STAFF RECOMMENDATION:

1. *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.

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

The Strategic Housing Blueprint promotes a mix of housing types and densities across the city.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Undeveloped
<i>North</i>	SF-3-NP	Religious assembly
<i>South</i>	MF-3-NP, SF-3-NP	Single family residential
<i>East</i>	SF-3-NP	Single family and duplex residential
<i>West</i>	SF-3-NP	Single family and duplex residential

NEIGHBORHOOD PLANNING AREA: East MLK Combined NP Area (MLK-183)

SCHOOLS:

Norman Elementary School
 Martin Middle School
 NE Early College, Sadler Means/Garcia High School

TIA: Deferred to time of site plan

WATERSHED: Fort Branch

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association	AISD
Neighbors United for Progress	Austin Neighborhood Association
Del Valle Community Coalition	Sierra Club
Neighborhood Empowerment Foundation	Bike Austin
Friends of Austin Neighborhoods	Del Valle Community Coalition
East MLK Neighborhood Plan Contact Team	East Austin Conservancy
Truman Heights Neighborhood Association	Lincoln Garden Association
Stonegate Neighborhood Association	Preservation Austin
Friends of North East Austin	Austin Lost & Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
5010 & 5102 Heflin	SF-6-NP	6/23/20: To grant SF-6-NP	7/30/2020:
C14-2020-0031.SH MLK & 183 Residential	MF-3-NP, as amended	6/14/2020: To grant MF-3-NP	7/30/2020:
C14-2015-0114 5010 & 5102 Heflin	11/1/2016: Withdrawn	N/A	N/A
C14-2015-0019 5306 Samuel Huston	SF-4-A to SF-6- NP	6/23/15: to grant SF-6-CO; 300 v.p.d. limit	8/13/15: to grant SF-6-CO as recommended

EXISTING STREET CONDITIONS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Webberville Road	~66'	78'	40'	2	Yes	Yes	Yes
Tannehill Lane	~57'	70'	42'	2	Yes	No	Yes

OTHER STAFF COMMENTS:

COMPREHENSIVE PLANNING

Connectivity- Public sidewalks are located along both sides of Webberville Road and Tannehill Lane. Transit stops are located either next to or across the street from the subject property on both Tannehill Lane and Webberville Road. There are bike lanes on Webberville Road. Mobility options in this area are good and there is an abundance of civic uses (a park, a half a dozen churches and an elementary school).

East MLK Combined Neighborhood Plan (EMLKCNP)- The EMLKCNP Future Land Use Map (FLUM) designates this portion of the planning area as 'Mixed Residential Zone.' SF-6 is permitted under the Mixed Residential FLUM category. The Mixed Residential Land Use Category supports a variety of different housing types in one area, including single-family residential, townhouses, duplexes, and apartments. The following East MLK Plan policies and text are applicable to this request, including text and recommendation taken from the East MLK Planning Policies:

Goal One - Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

Objective 1.2: Promote new infill housing in appropriate locations.

Goal Five - Provide housing that helps maintain the social and economic diversity of residents.

Objective 5.1: Allow a mix of residential types on larger tracts having access to major roadways.

Fort Branch area recommendations: The greatest need in the Fort Branch area is continued development of quality residential infill. Some larger tracts on Webberville, Tannehill Lane, and Jackie Robinson Street could be developed with mixed residential, while new single-family homes are appropriate on the smaller vacant lots. Planned channel improvements to Fort Branch Creek should improve the safety and desirability of many vacant lots.

Neighborhood-oriented commercial development should be encouraged in small, existing nodes on Webberville.

This mixed residential project is supported by both policies and text found in the East MLK Combined Neighborhood Plan. The developer is encouraged to follow the voluntary East MLK Design Guidelines to ensure aesthetic harmony and compatibility with the adjoining single family neighborhoods.

Imagine Austin- The Imagine Austin Growth Concept Map identifies this property as being approximately one third of a mile from the East Martin Luther King Boulevard Activity Corridor. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policies are applicable to this case:

☐ LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

☐ HN P5. Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multigenerational families.

☐ HN P11. Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Based on the Imagine Austin and East MLK Combined Neighborhood Plan policies and the Austin Strategic Housing Blueprint, which supports walkable infill housing and a variety of housing types and the strengths of mobility and connectivity options in the area, this project supports the Imagine Austin Comprehensive Plan.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Fort Branch 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. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. 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.

SITE PLAN

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.

SP3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP4. FYI: Additional design regulations will be enforced at the time a site plan is submitted.

SP5. FYI: The subject property is currently part of an active site plan application, case # SPC-2016-0028A(XT).

Compatibility Standards

SP6. The site is subject to compatibility standards due to the adjacency of SF-3-NP zoning to the north west and south. 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. (Maximum height in a SF-6 zoning district is 35 feet.)
- ☐ No parking or driveways are allowed within 25 feet of the property line.
- ☐ Landscaping or screening is required along the north, west, and south property lines in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- ☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

Airport Overlay

SP7. FYI – This site is located within the Austin-Bergstrom Airport Controlled Compatible Land Use Area Overlay. No use will be allowed that can create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing. Additional comments may be generated during the site plan review process.

SP8. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

SP9. The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

TRANSPORTATION

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, calls for 78 feet of right-of-way for Webberville Road. It is recommended that 39 feet of right-of-way from the existing centerline should be dedicated for Webberville at the time of subdivision or site plan. Additionally, 70' of right-of-way is required for Tannehill Lane and 35' of right-of-way should be dedicated from the centerline at the time of subdivision or site plan. A traffic impact analysis should be deferred to the site plan application when land uses and intensities will be finalized.

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Webberville Road	~66'	78'	40'	2	Yes	Yes	Yes
Tannehill Lane	~57'	70'	42'	2	Yes	No	Yes

WATER UTILITY

1. 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, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

INDEX OF EXHIBITS TO FOLLOW:

- A: Zoning Map
- B. Aerial Exhibit
- C. Residential Infill Requirements

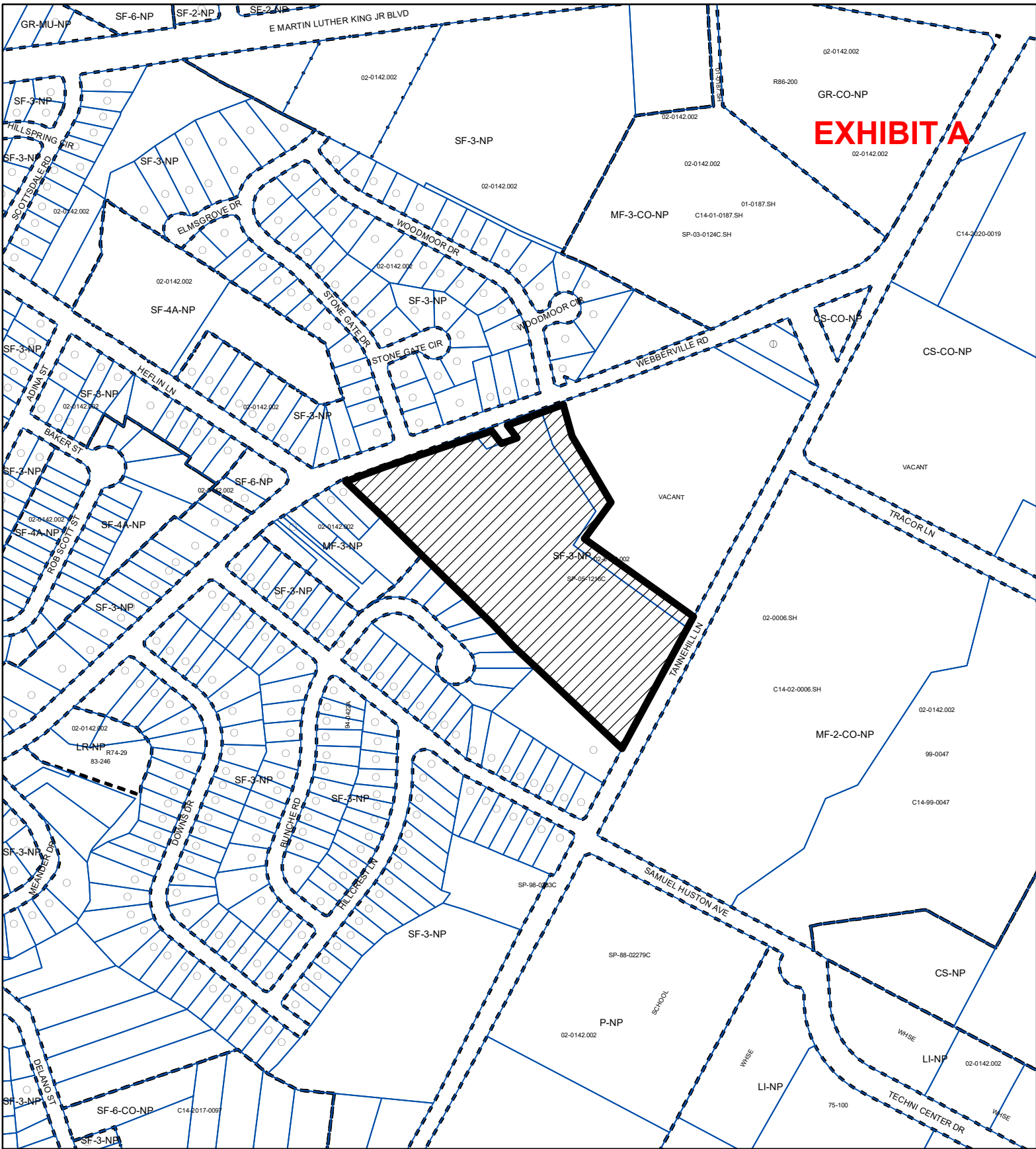





EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0062

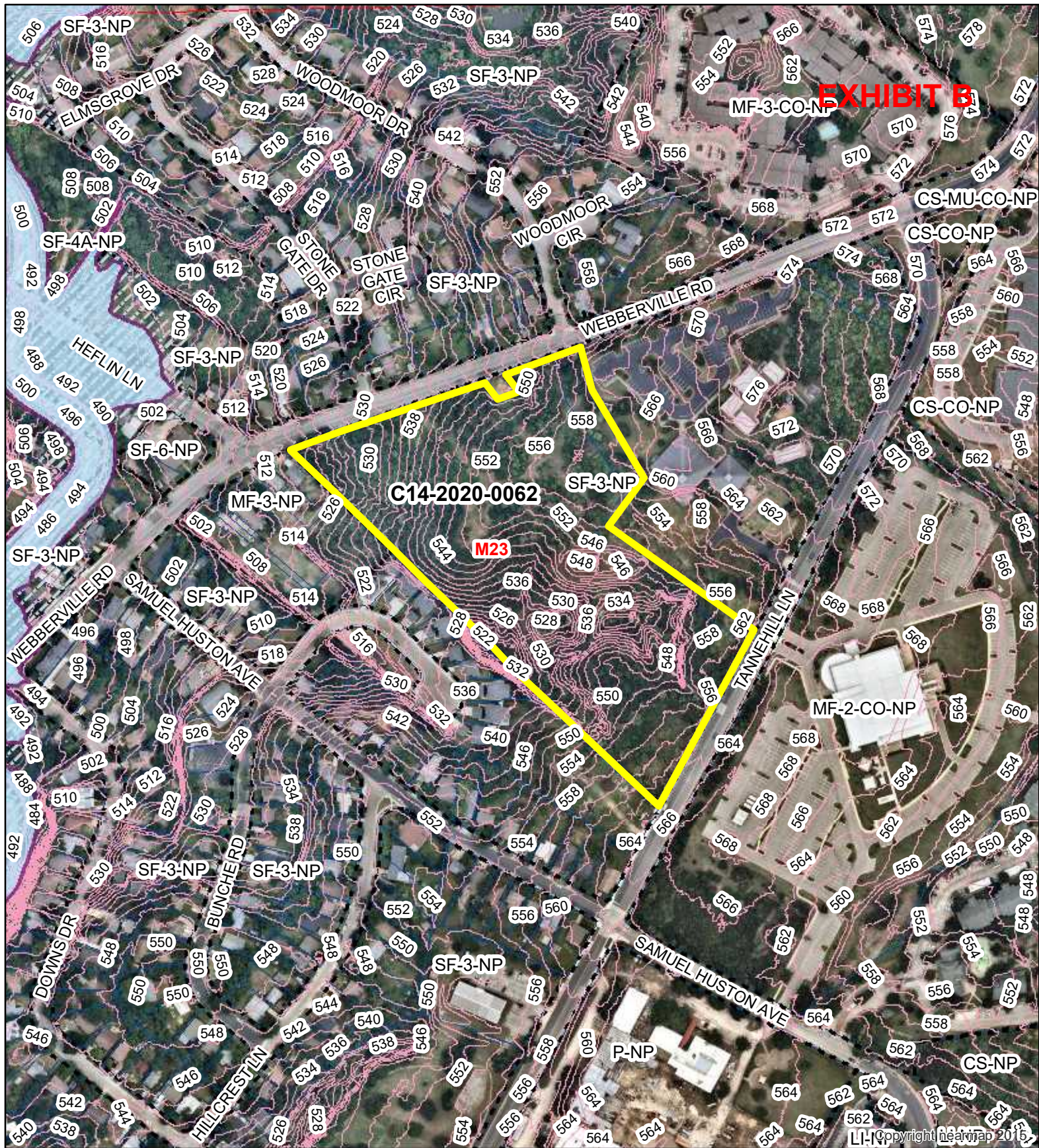
1" = 400'

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



Created: 6/3/2020



- C14-2020-0062
- Creek Buffers
- Elevation Contours
- ZONING BOUNDARY
- FULLY DEVELOPED FLOODPLAIN

WEBBERVILLE

ZONING CASE#: C14-2020-0062
 LOCATION: 1907 WEBBERVILLE RD
 SUBJECT AREA: 11.643 Acres
 GRID: M23
 MANAGER: Heather Chaffin



1" = 300'

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.

RESIDENTIAL INFILL

Applied to Specific Properties

LDC Chapter 25-2-1521 through 1539 and 1561 through 1569

DESCRIPTION

The Residential Infill special use requires a diversity of housing types and open space and permits a limited amount of neighborhood compatible retail development. If chosen, this special use is applied to specific properties of at least one acre but not more than 40 acres in the SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts.

For a proposed Residential Infill development, a development plan showing the location of land uses and the layout of streets, lots and open space must be approved by the Planning Commission. The following residential uses are permitted: single-family (including Urban Home and Cottage), duplex, townhouse, condominium, multi-family, and Secondary Apartments. However each plan must show compliance with the following land use mix requirements:

<u>Land Use</u>	<u>Minimum</u>	<u>Maximum</u>
Single-Family*	40% of total units	80% of total units
Duplex	None	10% of total units
Townhouses & Multi-Family townhouses)	10% of total units	20% of total units (excluding condominiums and
Neighborhood Commercial**	None	1,000sf of building area per acre of site area
Community Open Space	10% for 2-5 acre Infill parcels 20% for Infill parcels > 5 acres	---

* Cottage lots may not be more than 20% of total single-family units.

** The permitted Commercial uses are the same uses as permitted for the Corner Store.

Additional Regulations:

- There are separate site development regulations for each use within the Residential Infill special use.
- Single-family development is required adjacent to SF-3 zoning or uses.
- Not more than 50% of the required community open space may be plazas or squares.