

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0114 – 12183 Windy Ridge Road DISTRICT: 6

ZONING FROM: DR

TO: SF-1

ADDRESS: 12183 Windy Ridge Road

SITE AREA: 5.014 acres

PROPERTY OWNER:

Penny Leppin

CASE MANAGER Mark Graham (512-974-3574, mark.graham@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence - large lot (SF-1) district zoning. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

August 17, 2021

CITY COUNCIL ACTION:

September 02, 2021

ORDINANCE NUMBER:

ISSUES

No issues have been identified for this case.

CASE MANAGER COMMENTS:

The area was annexed into Austin Limited Purpose Jurisdiction in 1986. The subject site is south of Anderson Mill Road and west of FM 620. Access to the site from FM 620 to Windy Ridge Road heading west then bending north for about 0.8 miles. The rezoning tract is located on the west side of Windy Ridge Road where it currently terminates. The area around the subject site is within the Austin Limited Purpose Jurisdiction on three sides and zoned Development Reserve (DR). The land contiguous to the western property line is in the Austin ETJ and not zoned.

The area is mixed woodland, scrub and open areas. There is CS-CO zoning east of the subject tract, across Windy Ridge Road and 200 feet to the east. That site is developed with mini-storage and has frontage on FM 620. Note that FM 620 is almost 1,200 to the east. Windy Ridge Road is a paved road without curbs, gutters or sidewalks. Detached residences on large lots are visible along the road from where it splits with Hanging Valley Drive and bends northward. The Applicant is requesting zoning for a similar use, a single family residence - large lot (SF-1) district zoning for the 5.014 acre (218,409 square foot) tract. Applicant intends to subdivide the tract into two residential building sites. While a 10,000 square foot site is the minimum lot size for SF-1 in some areas, this location, over the Edwards Aquifer Recharge Zone, allows 1 residential unit per 2 net acres. There are neither floodplains nor creek buffers on the site.

BASIS OF RECOMMENDATION:

Staff recommends single-family residence - large lot (SF-1) district zoning as the applicant requested.

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

Single-family residence - large lot (SF-1) district is intended as an area for low density single-family residential use, with a minimum lot size of 10,000 square feet. This district is appropriate for locations where sloping terrain or environmental limitations preclude standard lot sizes, or where existing residential development has lots of 10,000 square feet or greater.

The Windy Ridge Road area is developing at low densities due to the designation of the Edwards Aquifer Recharge Zone which requires 2 acres net per home site. The development pattern is one of detached residences on large lots which minimizes impervious cover.

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

The requested zoning will result in land uses and development compatible with the environmental restrictions that apply to the property and existing low-density development.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	DR	vacant
North	DR	Residential
South	DR	Residential
East	DR, CS-CO	(Across Windy Ridge Rd.) Residential, commercial (mini-storage)
West	Austin ETJ	Residential

NEIGHBORHOOD PLANNING AREA: N/A

TIA: A Traffic Impact Analysis is not required because the traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.

WATERSHED: Lake Travis – Water Supply Rural

OVERLAYS: Wildland Urban Interface: Proximity Class- Within 150 feet of a wildland area.

SCHOOLS: Leander ISD: Grandview Hills Elementary, Four Points Middle, Vandegrift H.S.

NEIGHBORHOOD ORGANIZATIONS

Austin Lost and Found Pets	TNR BCP - Travis County Natural Resources
Friends of Austin Neighborhoods	The Parke HOA
Leander ISD Population and Survey Analysts	Volente Neighborhood Assn.
Sierra Club, Austin Regional Group	

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2015-0080 Convenience Storage 11200 N. FM 620	Rezone 7.8 acres from GR-CO to CS-CO	Approved staff's recommendation of GR-CO	Approved applicant's request of CS-CO with Convenience Storage as the only CS use. Apvd. 10/08/2015 Ord.#20151008-015

RELATED CASES:

Ordinance 860109-C (Annexation of the Property into the Limited Purpose Jurisdiction)

LEGAL DESCRIPTION:

Part of the William P. Rutland Survey No. 603, in Travis County, Texas.

Deed Conveying Property: 2019103226 Travis County, Official Public Records

OTHER STAFF COMMENTS:

Comprehensive Planning

This case is located on the west side of Windy Ridge Road on a 5-acre lot. The subject property is not located within the boundaries of a neighborhood planning area or near an Activity Corridor or Center. *The property is also located in Austin's Limited Purpose jurisdiction.* Surrounding land uses including large lot single family housing in all four directions. The request is to obtain SF-1 zoning.

Connectivity

Windy Ridge Road is a narrow rural road. There are no bike lanes, public sidewalks, public transit stops or civic uses within three-quarters of a mile driving distance. The mobility and connectivity options in the area are below average. FM 620, which has a variety of goods and services along it, but few mobility options beyond the car, is located approximately three-quarters of a mile away.

Imagine Austin

This property is not located along or near an Activity Corridor or Activity Center. 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 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.

Based on the comparatively large scale of the site (5 acres) relative to adjacent residential land uses but below average mobility and connectivity strengths in the area, this proposal only partially supports the policies of the Imagine Austin Comprehensive Plan.

Please note: To be consistent with Imagine Austin, prioritize annexation of land that can be economically served with existing services, major commercial and industrial areas on the periphery of the city, and residential areas that help broadly distribute the cost of services.

Environmental

1. The site is located over the Edwards Aquifer Recharge Zone. The site is in the Lake Travis Watershed of the Colorado River Basin, which is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.
2. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

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. 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. 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.

Parks and Recreation Department

PR1: Parkland dedication will be required for the new residential units proposed by this development, single family with SF-1 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. For the required fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant’s request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

SP1 – This project will be reviewed by the Residential Review team upon permit submittal.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, calls for 50 feet of right-of-way for Windy Ridge Road. A traffic impact analysis is not required for this case.

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Windy Ridge Road	60’	50’	25’	1	No	No	No

Austin Water Utility

AW1. 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. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. City Council approval of the SER is required due to the property’s location within the Drinking Water Protection Zone and outside the full purpose corporate limits (LDC 25-9-35). For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

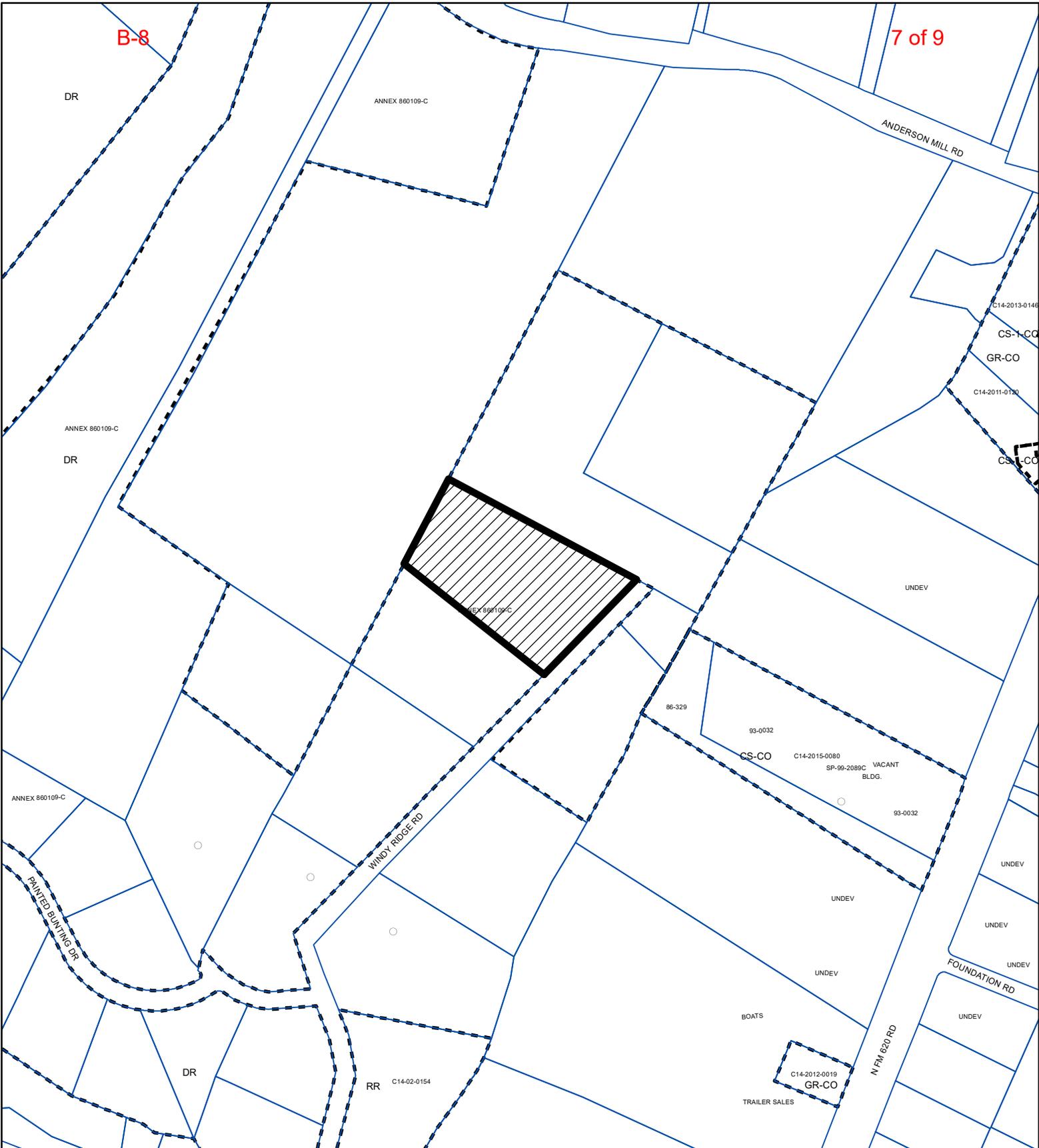
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- Exhibit A: Zoning Map
- Exhibit B: Aerial Map

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ZONING

Exhibit A

ZONING CASE#: C14-2021-0114



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

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.

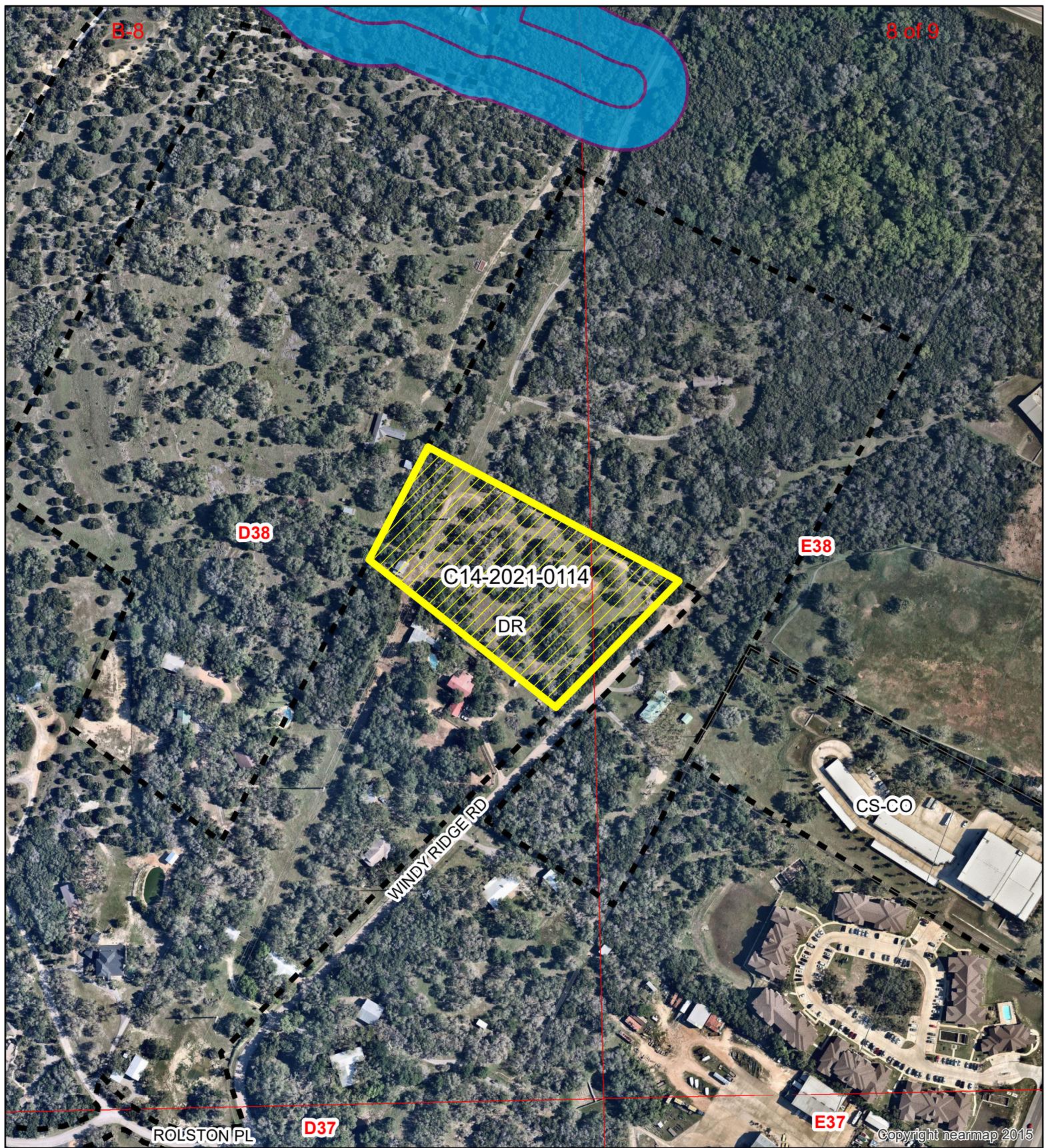
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12183 Windy Ridge Road

Exhibit B

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

ZONING CASE#: C14-2021-0114
 LOCATION: 12183 Windy Ridge Road
 SUBJECT AREA: 5.033 Acres
 GRID: D38 & E38
 MANAGER: MARK GRAHAM



1" = 300'

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Note: Should additional backup be submitted after the online publishing of this staff report, it may be found at the following link:

https://www.austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm