

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0128 – ALPHA .95

DISTRICT: 3

ZONING FROM: CS-NP

TO: SF-6-NP

ADDRESS: 2404 Thrasher Lane

SITE AREA: 0.95 acres

PROPERTY OWNER:

Alpha Builders Group, Inc. (Gino Shvetz)

AGENT:

Bennett Consulting (Rodney K. Bennett)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning. *For a summary of the basis of staff's recommendation, see page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

November 9, 2021 Scheduled for Planning Commission

October 12, 2021 Approved applicant's request to postpone to November 9, 2021 on the consent agenda. Vote: 9-0. [Commissioner Schneider - 1st, Commissioner Shieh - 2nd; Commissioner Praxis was off the dais; Vice Chair Hempel and Commissioners Azhar and Connolly were absent].

September 28, 2021 Approved neighborhood's request to postpone to October 12, 2021 on the consent agenda. Vote: 10-0. [Commissioner Azhar – 1st, Commissioner Schneider – 2nd; Commissioners Cox, Praxis and Shieh were absent].

CITY COUNCIL ACTION:

To be Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

Staff has received comments in opposition to this rezoning request. For all written or emailed comments, please see *Exhibit C: Correspondence Received*.

CASE MANAGER COMMENTS:

This property is undeveloped and approximately 0.95 acres in size. It is located on the northwestern side of Thrasher Lane. Adjacent zoning to the south consists of CS-NP, to the west is CS-NP and GR-MU-CO-NP and to the north is SF-3-NP. Across Thrasher Lane to the east is CS-MU-NP, please see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

Per the applicant's rezoning application, they are requesting SF-6-NP to construct 10 residential units, the proposed unit mix would include eight two-bedroom units and two three-bedroom units. The future land use map (FLUM) designates this property as "commercial" and therefore requires a neighborhood plan amendment (NPA) to be considered with the rezoning request. Please refer to case no. NPA-2021-0005.01.

BASIS OF RECOMMENDATION:

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

This property is adjacent to CS-NP zoning to the south and SF-3-NP zoning to the north. Rezoning this property to SF-6-NP would provide a transition in land use and site development intensity between these properties.

EXISTING ZONING AND LAND USES:

| | Zoning | Land Uses |
|-------|-------------|---------------------------|
| Site | CS-NP | Undeveloped |
| North | SF-3-NP | Single-family residential |
| South | CS-NP | Multi-family residential |
| East | CS-MU-NP | Multi-family residential |
| West | GR-MU-CO-NP | Multi-family residential |

NEIGHBORHOOD PLANNING AREA: Montopolis

TIA: A TIA shall be required at the time of site plan if triggered per LDC 25-6-113.

WATERSHED: Carson Creek Watershed

OVERLAYS: Airport Overlay (Controlled Compatible Land Use Area), Residential Design Standards, Select Sign Ordinances and Wildland Urban Interface (Proximity Class - Within 1.5 miles of a Wildland Area).

SCHOOLS: Allison Elementary, Martin Middle and Eastside Memorial High Schools

NEIGHBORHOOD ORGANIZATIONS

| | |
|--|---|
| Austin Lost and Found Pets | Montopolis Community Alliance |
| Austin Neighborhoods Council | Montopolis Neighborhood Plan Contact Team (MNPCT) |
| Carson Ridge Neighborhood Association | Montopolis Tributary Trail Association |
| Crossing Gardenhome Owners Assn. (The) | Neighborhood Empowerment Foundation |
| Del Valle Community Coalition | Pleasant Valley |
| Del Valle Independent School District | Preservation Austin |
| East Riverside Corridor Staff Liaison | SELTexas |
| Friends Of Austin Neighborhoods | Sierra Club, Austin Regional Group |
| Homeless Neighborhood Association | |

AREA CASE HISTORIES:

| Number | Request | Commission | City Council |
|--|-------------------|---|--|
| C14-2016-0113 2509 Montopolis Drive | CS-NP to CS-MU-NP | Approved CS-MU-CO-NP; CO was to prohibit dwelling units within 1000 FT of the northern boundary due to hazardous materials near the property. | Approved CS-MU-CO-NP and Commission recommended (6/22/17). |
| C14-2016-0070 Thrasher Lane Lots 2500, 2508 & 2514 Thrasher Lane | CS-NP to CS-MU-NP | Approved CS-MU-CO-NP on Tract 1 and CS-CO-NP on Tract 2; CO included limiting site development standards to SF-6 if accessing Thrasher Lane and trips per day for Tract 1, and a set of prohibited land uses for both tracts. | Approved CS-MU-CO-NP on Tract 1 and CS-CO-NP on Tract 2 as Commission recommend (3/23/17). |
| C14-2015-0099 2407-2409 Montopolis Drive | CS-NP to CS-MU-NP | Approved CS-MU-CO-NP; CO was to prohibit a set of land uses. | Approved CS-MU-CO-NP as Commission recommended (12/10/15). |

| Number | Request | Commission | City Council |
|--|--------------------------------------|---|--|
| C14-2011-0169 CSK Austin 7016 East Ben White Boulevard | LI-NP and CS-NP to CS-MU-NP | Approved CS-MU-NP. | Approved CS-MU-NP as Commission recommended (4/5/12). |
| C14-2009-0092 Carson Ridge Development 6503 Carson Ridge | CS-NP to GR- MU-NP, as amended | Approved GR-MU-CO- NP; CO was to limit number of trips. | Approved GR-MU-CO- NP as Commission recommended (1/28/10). |

RELATED CASES:

NPA-2021-0005.01: This is the NPA case being considered with this rezoning application.

C14-2017-0098 & NPA-2017-0005.03 (Affordable Dream Homes): the applicant requested to rezone from CS-NP to CS-MU-NP. Applicant later amended their request to SF-5-CO-NP; the CO was to limit the number of units on site to a maximum of 10. Planning Commission approved SF-5-CO-NP; CO was to limit maximum number of units to eight, minimum of 10 feet between each building and to provide pedestrian and bicycle access to Carson Ridge Drive. This case was postponed at City Council twice and ultimately withdrawn by the applicant.

C14-01-0060 (Montopolis Neighborhood Plan): This was the Montopolis Neighborhood Plan rezoning case (Ordinance No. 010927-28). This property's base zoning district was rezoned from SF-2 to CS-NP during this process.

EXISTING STREET CHARACTERISTICS:

| Street | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|---------------|-----|----------|----------------|-----------|---------------|----------------------------------|
| Thrasher Road | 64' | 30' | Level 2 | No | None | No |
| Carson Ridge | 78' | 33' | Level 1 | No | None | No |

OTHER STAFF COMMENTS:

Environmental

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, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.
2. 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% |

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.

PARD Review

- PR1: Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be considered, as well as any remaining fees in-lieu.

The surrounding neighborhood area currently lacks connectivity to two new parks, Thrasher Pocket Park and Carson Ridge Pocket Park. The development as proposed will

require parkland dedication for the new residential units that will serve this neighborhood through the additional park investment. The Parks and Recreation Department (PARC) would consider a connection along the north side of the property, from Carson Ridge to Thrasher Lane, toward satisfying the requirement at time of permitting (whether subdivision or site plan). The connection would require a minimum 15-foot-wide area for a trail. Such a connection would improve neighborhood connectivity and pedestrian access to two existing parks, thereby satisfying a recommendation identified in the Parks and Recreation Department's Long Range Plan.

Should there be any remaining 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).

Should the applicant wish 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, PARC can provide an early determination letter of the requirements as stated in this review.

Site Plan

SP1. The site may be subject to compatibility standards depending on how it's developed. Projects built to SF-5 standards do not trigger compatibility; projects built to SF-6 standards do. Along the north property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. 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.

SP2. Additional design regulations will be enforced at the time a site plan is submitted.

SP3. This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) calls for 92 feet of right-of-way for Thrasher Road and 60 feet of right-of-way for Carson Ridge. It is recommended that 46 feet of right-of-way from the future centerline should be dedicated for Thrasher Road and 30 feet of right-of way from the future centerline should be dedicated for Carson Ridge according to the Transportation with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

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. 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

Exhibit C: Correspondence Received

B-6

8 of 10

ERC

SF-5-CO-NP

SF-3-NP

CARSON RIDGE

CS-NP

GR-MU-CO-NP

C14-2021-0128

L18

CS-NP

SF-3-NP

THRASHER LN

CS-MU-CO-NP

CS-MU-NP

N



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1" = 150'

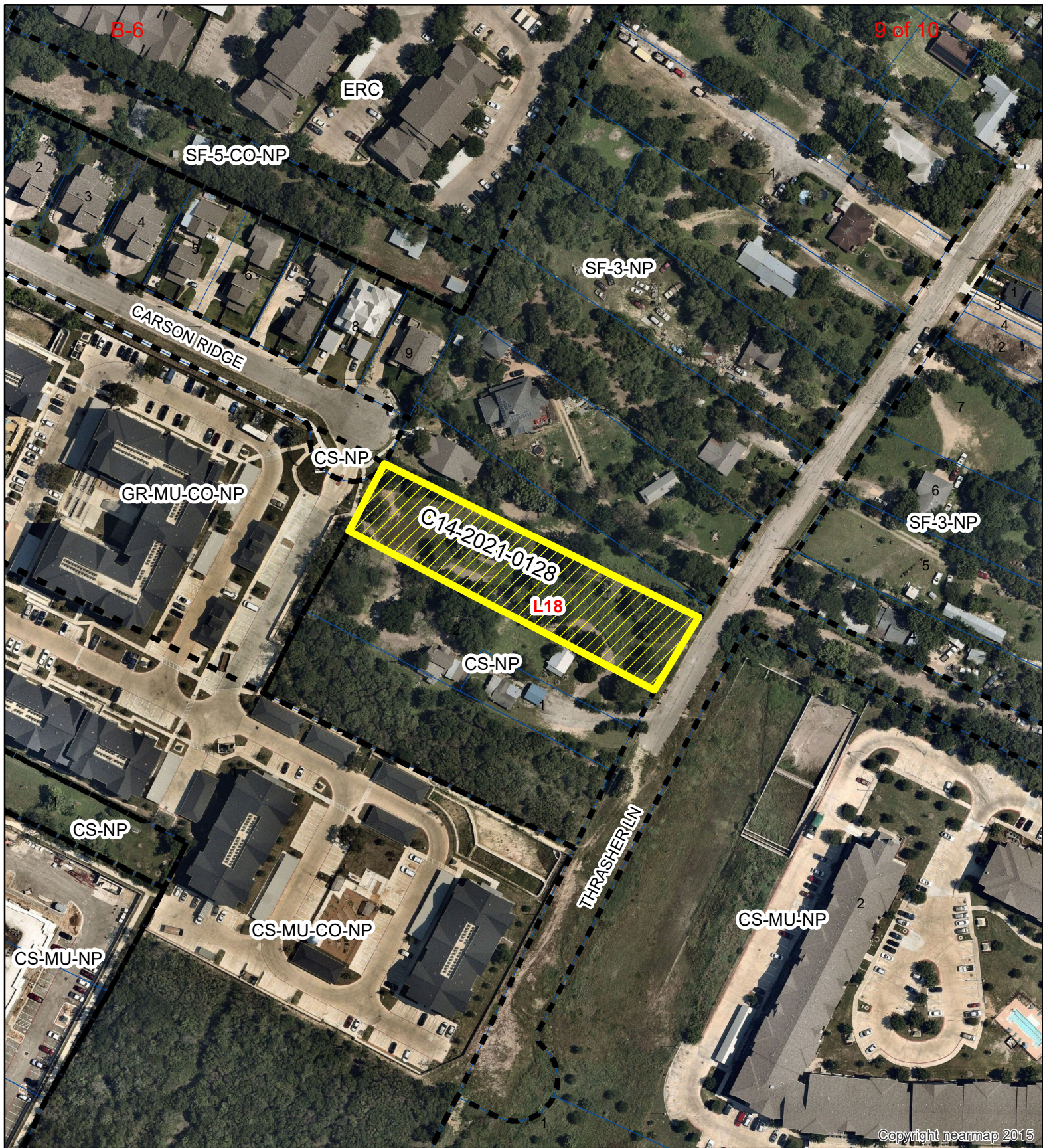
ALPHA .95

Exhibit A

ZONING CASE#: C14-2021-0130
LOCATION: 2404 Thrasher Ln
SUBJECT AREA: .961 Acres
GRID: L18
MANAGER: KATE CLARK



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" = 150'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

ALPHA .95

Exhibit B

ZONING CASE#: C14-2021-0130
 LOCATION: 2404 Thrasher Ln
 SUBJECT AREA: .961 Acres
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To: Kate Clare, Housing & Planning Department

From: Susana Almanza, President-Montopolis Neighborhood Plan Contact Team

Date: November 2, 2021

Subject: Opposition Zoning & Plan Amendment of 2404 Thrasher Lane, Case #C14-2021-0128 & NPA-2021-0128

The Montopolis Neighborhood Plan Contact Team met on September 27, 2021. The Montopolis Neighborhood Plan Contact Team opposes the re-zoning and Neighborhood Plan Amendment (NPA) for the property located at 2404 Thrasher Lane. This development will bring more gentrification to a poverty area with most people of color. The Montopolis neighborhood plan area falls within the area that Project Connect Anti-Displacement area calls for protection. The University of Texas Uprooted Report (2018) also calls for the protection of the Montopolis community.

We request that the Planning Commission and the Austin City Council deny the NPA and re-zoning for 2404 Thrasher Lane.