

ZONING CHANGE REVIEW SHEETCASE: C14-2022-0012 – 7001 Circle S RoadDISTRICT: 2ZONING FROM: SF-2TO: SF-3ADDRESS: 7001 Circle S RoadSITE AREA: 0.55 acres
(23,958 square feet)OWNER / APPLICANT: Paul LongAGENT: Land Answers, Inc. (Jim Wittliff)CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning. *For a summary of the basis of Staff's recommendation, please see page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:**April 5, 2022:**CITY COUNCIL ACTION:**May 5, 2022:**ORDINANCE NUMBER:ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject platted lot is located at the southeast corner of Circle S Road and Chaparral Road, contains a single family residence and is zoned single family residence - standard lot (SF-2) district. The property is surrounded by several types of residential development in all directions, including single family residences, two-family residences, duplexes, multiple residences on lots, and apartments (multifamily residences) (SF-2; SF-3). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant has requested family residence (SF-3) district zoning in order to resubdivide the lot and create a total of three lots with a two-family residence on each lot, for a total of six residential units.

BASIS OF RECOMMENDATION:

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

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A two-family residence allows for one single family residence, plus a second detached unit not to exceed 1,100 square feet or a floor-to-area ratio of 0.15 : 1, whichever is smaller on each lot. The detached unit is limited to 2 stories or 30 feet in height, and 550 square feet on the second story, if any. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

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

The requested SF-3 zoning would allow for up to two residential units on each lot. Staff recommends the Applicant's request because the property meets the intent of the SF-3 district as it fronts on residential streets and is located within an existing residential neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	One single family residence
<i>North</i>	SF-2	Residential, including single family residences, two-family residence, and multifamily residences
<i>South</i>	SF-2	Residential, including single family residences and multifamily residential
<i>East</i>	SF-2	Residential, including single family residences, multifamily residential, manufactured home park and auto repair
<i>West</i>	SF-3	Residential, including single family residences, duplexes and multifamily residential

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Is not required

WATERSHED: South Boggy Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Pleasant Hill Elementary School

Bedichek Middle School

Crockett High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Assoc.

742 – Austin Independent School District 1228 – Sierra Group, Austin Regional Group
 1363 – SEL Texas 1424 – Preservation Austin
 1429 – Go Austin Vamos Austin (GAVA) – 78745
 1494 – South Boggy Creek Neighborhood Association
 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance (SANA)
 1550 – Homeless Neighborhood Association
 1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets
 1787 – Circle S. Ridge Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0044 – Templeton Mobile Home Park – 305 and 401 Chaparral Rd	SF-2 to MH on 1.5 acres	To Grant	Apvd (6-6-2019).
C14-2016-0033 – 300 Corral Ln	SF-2 to SF-3	To Grant	Apvd (6-16-2016).
C14-2015-0123 – Langan Rezoning – 7016 Circle S Rd	SF-2 to SF-3	To Grant	Apvd (11-12-2015).
C14-2010-0199 – C G & S Corral – 402 Corral Ln	SF-2 to CS-MU-CP	To Grant CS-MU-CO w/construction sales & services as the only permitted CS use, administrative/business office, the existing residences, existing building coverage and impervious cover. R-O-W is not req'd.	Apvd CS-MU-CO as Commission recommended, w/public Restrictive Covenant to limit the size of a trash receptacle on the property and prohibit 18-wheel trucks from accessing the site (6-23-2011).
C14-84-232 – 304 and 308 Corral Ln	Interim “AA” First Height and Area to “A” Residence, First Height and Area, as amended	To Grant “A” Residence, First Height and Area	Apvd “A” Residence, First Height and Area (11-15-1984). <u>Note:</u> “A” converted to SF-3 on 1-1-1985).
C14-79-243 – 6910 -7004 Circle S Rd	Interim “A” Residence, First Height and Area to “A” Residence, First Height and Area		Apvd “A” Residence, First Height and Area (12-20-1979).

RELATED CASES:

The area east of Circle S Road was annexed into the Full Purpose City limits on December 31, 1975 (C7a-75-012). The rezoning area is platted as Lot 1, Tamayo Subdivision recorded in December 1979 (C8s-79-208).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Circle S Road	70 feet	20 feet	ASMP Level 2	No	Shared Lane	Yes
Chaparral Road	50 feet	20 feet	ASMP Level 1	No	None	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 7001 Circle S Road. 1 lot to 3 lots. 0.55 acres. SF-2 to SF-3

Yes	Imagine Austin Decision Guidelines
	Compact and Connected Measures
	Imagine Austin Growth Concept Map: Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map.
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Is located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing

	(80% MFI or less) and/or fee in lieu for affordable house.
	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of <u>Imagine Austin and the Strategic Housing Blueprint</u> .
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
Y	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
2	Total Number of “Yes’s”

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 in the South Boggy 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. The site is in the Desired Development Zone.

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%

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.

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

Impervious Cover

The maximum impervious cover allowed by the SF-3 zoning district would be 45%, which is based on the more restrictive zoning regulations.

PARD – Planning & Design Review

Parkland dedication will be required for the new residential units proposed by this development, single family with SF-3 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Fees in-lieu of land and park development may be required, as determined using the criteria in City Code Title 25, Article 14, as amended. 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 and Compatibility Standards

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

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

Rezoning from SF-2 to SF-3 does not trigger the application of compatibility standards.

The applicable building standards are outlined below:

Breakdown by square footage for living area / garage / patio / porch is required on duplex residential site plans.

Setbacks for duplex residential:

- Anything that juts more than 5 feet into a setback must be fireproofed. Standard side setback is 5 feet with a maximum allowable 2-foot overhang. The overhang cannot have any openings, soffit vents, windows, etc.
- Setbacks between buildings is 10 feet (5 feet on each side). Any encroachment into this setback must be fireproofed.
- Nothing can encroach into a 2-foot setback.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 78 feet of right-of-way for Circle S Road. It is recommended that 39 feet of right-of-way from the existing centerline should be dedicated for Circle S Road 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

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.

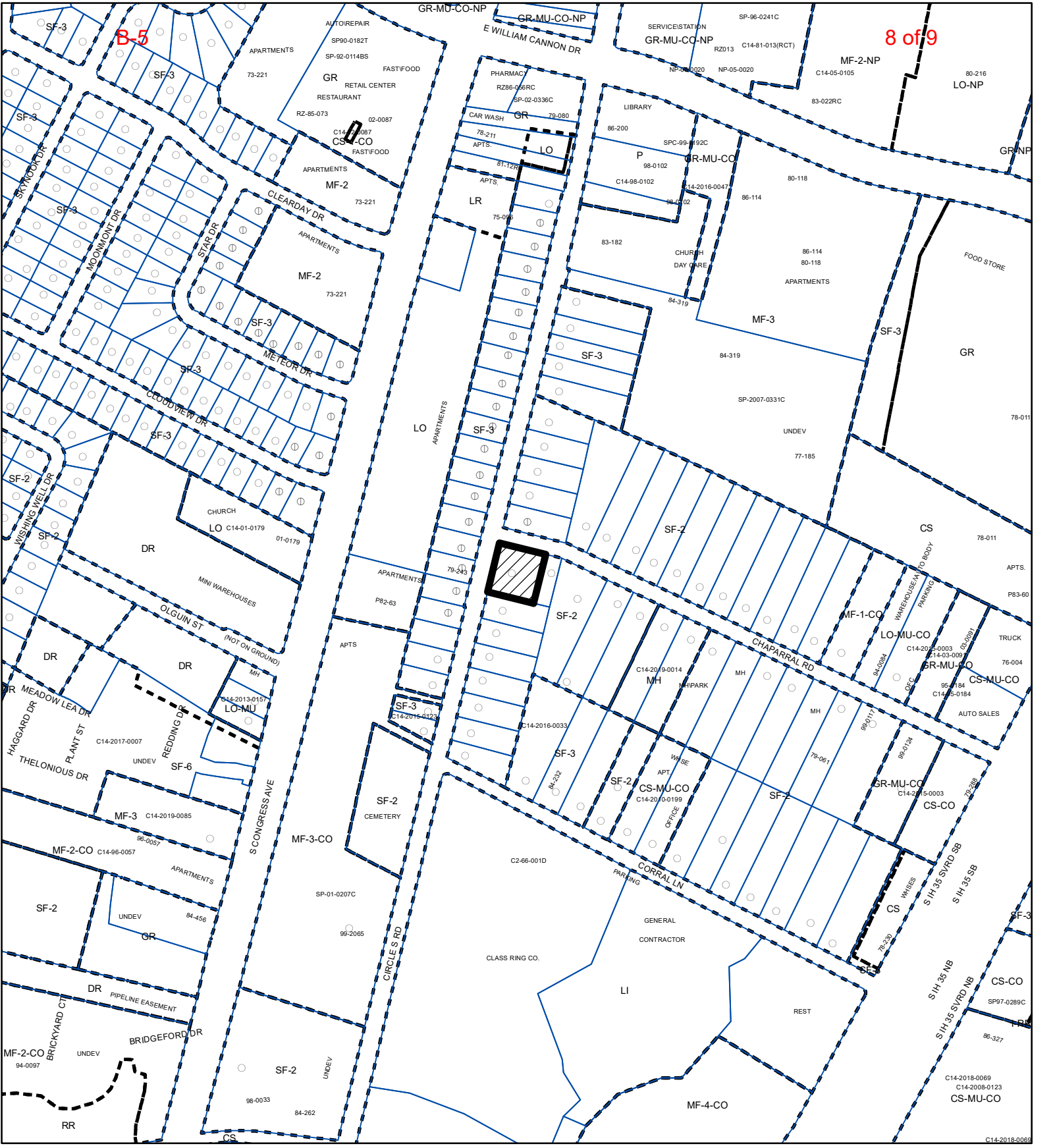
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.


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

A-1: Aerial Map





 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

1" = 400'

ZONING

Exhibit A

ZONING CASE#: C14-2022-0012

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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1" = 75'

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

7001 Circle S Road

Exhibit A - 1

ZONING CASE#: C14-2022-0012
 LOCATION: 7001 Circle S Rd.
 SUBJECT AREA: 0.55 Acres
 GRID: G15
 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.