ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0134
3101 Hibbetts Road

DISTRICT: 1

ZONING FROM: SF-2-NP

TO: SF-6-NP

ADDRESS: 3101 Hibbetts Road

SITE AREA: 1.08 acres

PROPERTY OWNER:
George Jr. and Barbara Kurachi

AGENT:
Drenner Group PC
(Leah Bojo)

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

STAFF RECOMMENDATION:
Staff supports the Applicant's request for rezoning to SF-6-NP.

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:
April 12, 2022: To grant SF-6-NP as requested, on consent.

CITY COUNCIL ACTION:
May 19, 2022:

ORDINANCE NUMBER:

ISSUES:
No issues at this time.

CASE MANAGER COMMENTS:
The subject property is located east of Ed Bluestein Boulevard between the proposed Capital Metro Green Line rail right-of-way and FM 969. The SF-2-NP property has frontage on Hibbetts Road along the southern and western property lines and is currently developed with single family residential and related accessory uses. The property immediately to the north is developed with a single family residence, and also zoned SF-2-NP. The rezoning property and the residential property to the north are both under the same ownership. Further north is property that was rezoned to LI-PDA-NP in 2020. That property, also known as the Zen Garden rezoning case, includes commercial, office and limited industrial land uses. East of the rezoning tract is undeveloped land that was rezoned to LI-PDA-NP in 2021-2022. The LI-PDA-NP zoning on this tract allows a mix of residential, commercial and limited industrial land uses. South of the subject property are tracts zoned LI-PDA-NP, SF-2-NP and LI-CO-NP. These include undeveloped and single family residential properties. Across Ed Bluestein Boulevard to the west is a mix of commercial and limited industrial land uses. ***Please see Exhibits A and B-Zoning Map and Aerial Exhibit.***

Staff supports the rezoning request to SF-6-NP. The one-acre property is adjacent to an existing SF-2-NP property with a single family residence under the same ownership, as well as a PDA area that permits a mix of land uses, including residential uses. Properties further to the south include a mix of zoning including single family residential. The addition of SF-6-NP zoning in this area will allow for a diversity of residential types in an area that is currently limited to single family residential; providing a mix of housing types is encouraged by the Strategic Housing Blueprint adopted by City Council. The proposed rezoning will also provide a transition from the commercial and limited industrial land uses to the north to the residential areas to the south and east.

BASIS FOR RECOMMENDATION
1. *Zoning should be consistent with approved and existing residential densities.*
2. *Zoning changes should promote an orderly relationship among land uses.*
3. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*
4. *Zoning changes should promote a balance of intensities and densities.*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2-NP	Residential and accessory uses
North	SF-2-NP, LI-PDA-NP	Single family residential, Limited industrial, Office
South	LI-PDA-NP, SF-2-NP, LI-CO-NP	Undeveloped, Single family residential
East	LI-PDA-NP	Undeveloped
West	CS-NP	Limited industrial and commercial uses

NEIGHBORHOOD PLANNING AREA: East MLK

TIA: Deferred to time of site plan, if required.

WATERSHED: Boggy Creek (Urban)

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Neighborhoods Council
Bike Austin
SEL Texas
FRS Property Owners Association
Austin ISD
Lower Boggy Creek Neighborhood Association
East MLK Combined Neighborhood Contact Team
Del Valle Community Coalition
Friends of Austin Neighborhoods
Imperial Valley Neighborhood Association
Sierra Club, Austin Regional Group
Del Valle ISD

AREA CASE HISTORIES:

NUMBER	REQUEST	ZAP/PLANNING COMMISSION	CITY COUNCIL
C14-2021-0158 6603 Regiene Road	LI-NP to LI-PDA-NP	TBD	TBD
C14-2021-0157 6600 6702 6704 6706 Regiene Road	LI-NP to LI-PDA-NP	TBD	TBD
C14-2020-0150 6705 and 6501 Regiene Road	SF-2-NP and LI-NP to LI-PDA-NP	November 9, 2021: After discussion and debate, item forwarded to Council without a recommendation due to lack of an affirmative vote.	December 9, 2021: To grant applicant request, 1st reading only. (11-0) January 28, 2022: To grant on 2nd and 3rd readings. (11-0)
C14-2021-0032 Shelton Road	SF-2 to P	June 15, 2021: To grant, on consent	July 29, 2021: To grant, on consent
C14-2017-0148 Zen Garden	LI-NP to LI-PDA-NP	January 14, 2020: To grant with conditions	November 12, 2020: To grant with conditions
C14-2019-0137 Delwau RV Park	SF-2 to CS-MU-CO	January 7, 2020: To grant with conditions	January 23, 2020: To grant with conditions
C14-2018-0002 Delwau Campgrounds	SF-2 to CS-MU-CO and CS-1-MU-CO	May 15, 2018: To grant with conditions	August 23, 2018: To deny request
C14-2016-0017 Driveway Austin	GO to GR	August 2, 2016: To grant GR district zoning as recommended by staff, on consent.	September 22, 2016: To grant GR zoning as recommended by Staff, on consent.
C14-2011-0114 Southern Walnut Creek Hike & Bike Trail	CITY INITIATED SF-2 to P	October 18, 2011: To grant P as requested	November 3, 2011: To grant P as requested

A Neighborhood Plan Amendment (NPA) has been filed in conjunction with the rezoning request (City File # NPA-2021-0015.02).

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Hibbetts Road	150'	50'	25'	1	No	Yes	No
Regiene Road	43'	50'	15'	1	No	No	No

ADDITIONAL STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain 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. Site specific information regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands will be reviewed at time of site plan.
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. EV 02 LDC 25-8-604(A)(2) requires that a proposed development preserve the natural character to the extent feasible. In addition, ECM 1.4.4 requires construction phase controls that include minimizing the size of the disturbed area as well as preserving existing vegetation to the greatest extent feasible.

Site Plan

SP 1 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
SP 2 The site may be subject to compatibility standards. If the site is built to SF-6 standards, compatibility will apply on the south property line. If the site is built to SF- 5 standards, compatibility will not apply.
SP 3 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.

Parks & Recreation

PR1: Parkland dedication will be required for the new residential units proposed by this development, single-family/condominiums/townhomes with SF-6-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, 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.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, requires a minimum of 50 feet of right-of-way for Hibbetts Road and Regiene Road. It is recommended that 25 feet of right-of-way from the existing centerline should be dedicated for Regiene Road according to the Transportation Plan at the time of subdivision and/or site plan application, whichever comes first.

There is an Urban Trail adjacent to this site (183 Tollway Shared Use Path), along the western property boundary. The Trail is built, and additional easement or right-of-way is not anticipated at this time.

Street Characteristics:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Hibbetts Road	150'	50'	25'	1	No	Yes	No
Regiene Road	43'	50'	15'	1	No	No	No

Water Utility

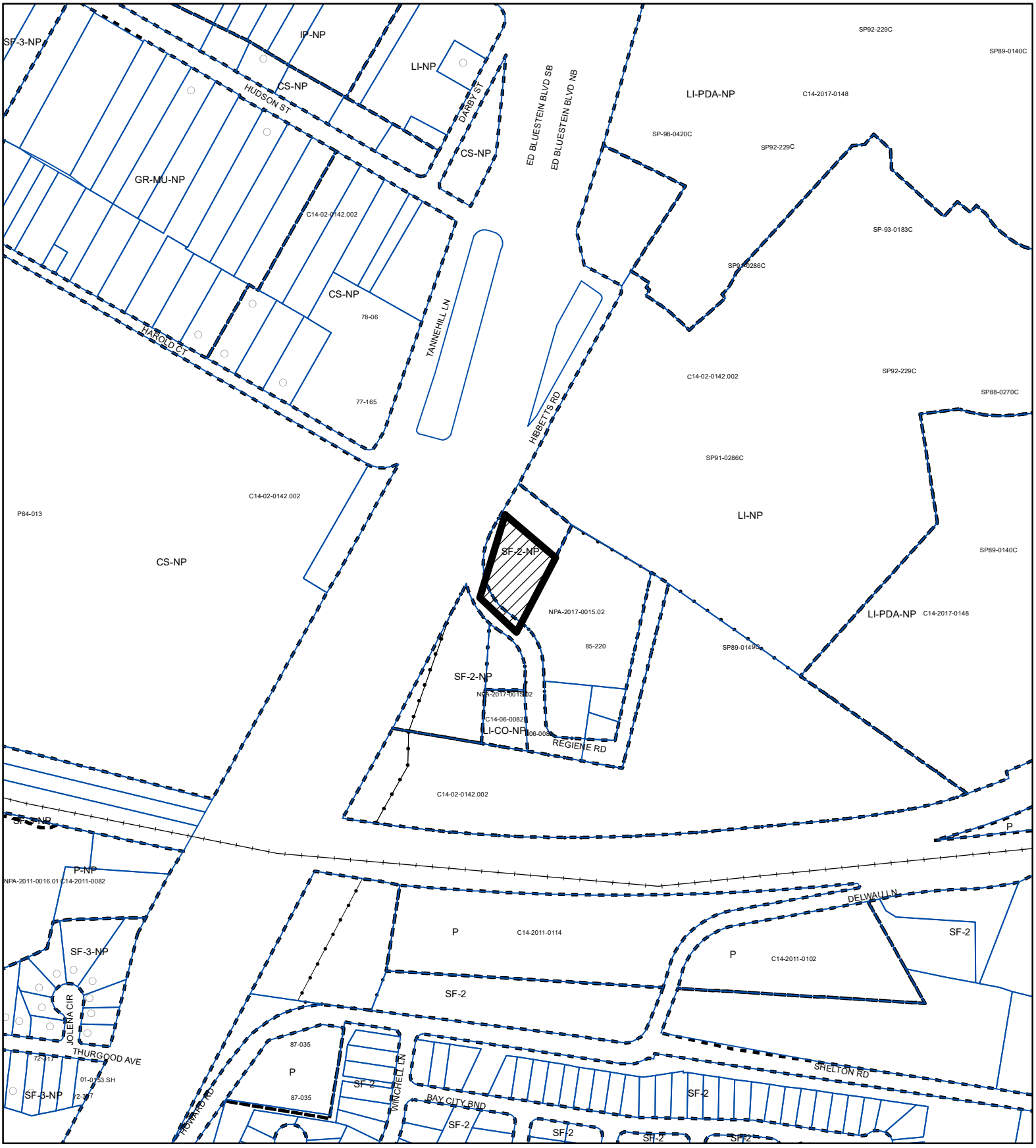
AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The 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, 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 Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

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



ZONING

ZONING CASE#: C14-2021-0134

N

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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CITY OF AUSTIN FOUNDED 1839

Created: 8/9/2021

Property Profile



Legend

- Street Labels
- Zoning Review Cases- IN REV
- Capital Metro Bus Routes
- ASMP Transit Priority Network
- Core Transit Corridors
- Zoning Text

Notes

0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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