

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0025 – Mirador Drive –
Single Family Residence

DISTRICT: 8

ZONING FROM: RR

TO: SF-2

ADDRESS: 4901 Mirador Drive

SITE AREA: 1.4896 acres

PROPERTY OWNER: Jauregui, Inc. (Luis Jauregui)

AGENT: Jauregui, Inc. (Claudia De La Vega)

CASE MANAGER: Andrei Lubomudrov (512-974-7659,
andrei.lubomudrov@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence – standard lot (SF-2) 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:

April 19, 2022: APPROVED SF-2 DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT

[J. KIOLBASSA; A. DENKLER – 2ND] (11-0)

CITY COUNCIL ACTION:

May 19, 2022:

ORDINANCE NUMBER:

ISSUES:

On Monday, March 14, 2022, the Board of Adjustment approved a variance from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) to decrease the minimum front yard setback from 40 feet (required) to 30 feet (requested) in order to erect a single family residence in a RR, Rural Residence district (C15-2022-0022 – 4901 Mirador Drive).

The Applicant has submitted a rezoning application as a result of an error made during construction of the single family residence on the property. The property owner had begun to develop the property with a front setback of 30 feet compliant with the SF-2 zoning front setback minimum of 25 feet, whereas the existing RR zoning of the property calls for deeper front setback of 40 feet.

CASE MANAGER COMMENTS:

The rezoning area is bisected by the Austin city limits line (Limited Purpose jurisdiction) and about half the property is in the City limits (1.4896 acres) and the remainder (1.2704 acres) is in the extraterritorial jurisdiction. The property is surrounded by single family residences on large lots in the Barton Creek Section M subdivision to the north, south and west (County; RR) and undeveloped land to the east (County). Rezoning to SF-2 for the portion of the property in City limits would bring the existing development into compliance and allow the property owner to move forward with the original plans.

The owner has acknowledged making a mistake with the setback line in the City limits portion of the property. A 30-foot front setback line aligns with other recently developed homes in the subdivision.

BASIS OF RECOMMENDATION:

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

The family residence (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

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

The requested SF-2 zoning would not change the number of units allowed on the property but would apply a zoning designation that is consistent with the single family residential development in the area.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|-------------------|--|
| <i>Site</i> | RR | Under construction for a single family residence |
| <i>North</i> | Travis County ETJ | Single family residences |
| <i>South</i> | RR | Single family residences |
| <i>East</i> | Travis County ETJ | Undeveloped |
| <i>West</i> | RR | Single family residences; Undeveloped |

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Is not required

WATERSHED: Barton Creek – Barton Springs Zone (Contributing Zone)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes –
Southwest Parkway

SCHOOLS: Oak Hill Elementary School O’Henry Middle School Austin High School

NEIGHBORHOOD ORGANIZATIONS:

1343 – Oak Hills Trails Association 1596 – Travis County Natural Resources – BCP
 943 – Save Our Springs Alliance 742 – Austin Independent School District
 298 – Oak Hill Association of Neighborhoods
 1228 – Sierra Club – Austin Regional Group
 1714 – East Oak Hill Neighborhood Association
 605 – City of Rollingwood 1530 – Friends of Austin Neighborhoods
 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

No recent case histories in the vicinity.

RELATED CASES:

The rezoning area was annexed into the Limited Purpose jurisdiction in 1986. It is a portion of Lot 4, Block A of the Barton Creek Section M subdivision, recorded in September 2000 (C8-00-2022.1A). The 2.762 acre lot includes areas in the City’s limited purpose jurisdiction and unincorporated Travis County.

EXISTING STREET CHARACTERISTICS:

| Name | ROW | Pavement | Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|---------------|---------|----------|----------------|-----------|---------------|-------------------------------|
| Mirador Drive | 72 feet | 25 feet | Level 1 | No | N/A | No |

OTHER STAFF COMMENTS:

Inclusive Planning

Project Name and Proposed Use: 4901 Mirador Dr. RR to SF-2. One single family residence.

| 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. |
| Y | 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. |
| Y | 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 Imagine Austin and the Strategic Housing Blueprint. |
| | Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area). |
| | Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). |
| 3 | Total Number of "Yes's" |

Environmental

This site is located over the Edwards Aquifer Contributing Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

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. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.

PARD – Planning & Design Review

Parkland dedication will be required for any new residential units resulting from this rezoning, single family with SF-2 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. If applicable, fees in-lieu may be required based on 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.

Site Plan and Compatibility Standards

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

Hill Country Roadway

A portion of the site is located within 1,000 feet of Southwest Parkway and within a Hill Country Roadway Corridor. The site is located within the low intensity zone (Section 25-2-1121). The allowable height is as follows: either that permitted by the zoning or approved site plan for the property or 60 feet, whichever is less [25-2-1124(C)].

This site is located within 150 feet of a wildland area, in the Wildland Urban Interface (WUI). Please see this website for more information about construction in the WUI:

<http://www.austintexas.gov/departments/wildland-urban-interface-code>

Transportation

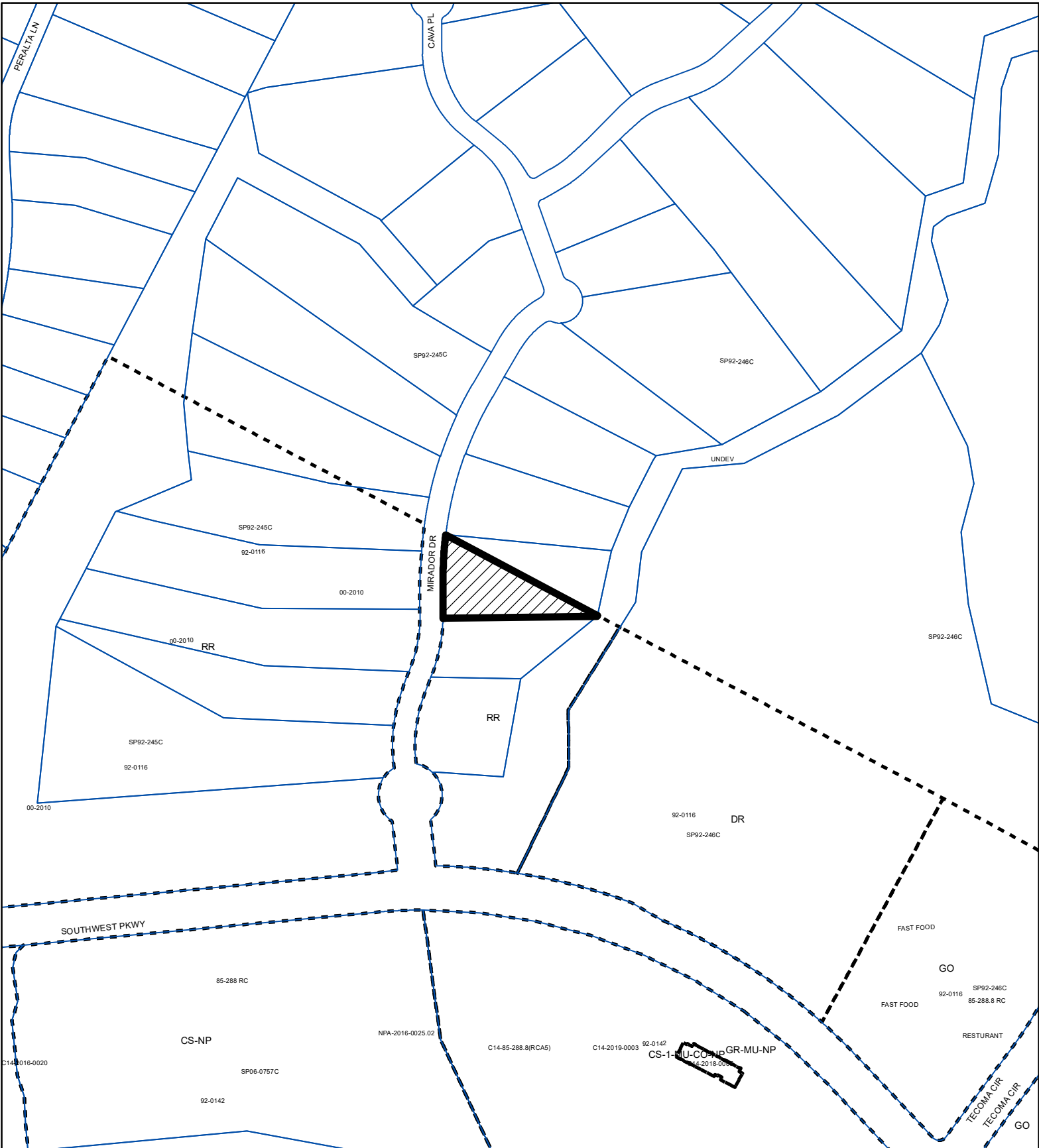
Transportation Assessment

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.




INDEX OF EXHIBITS TO FOLLOW:

A: Zoning Map

A-1: Aerial Map



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0025

Exhibit A

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 3/17/2022



1" = 200'

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

Mirador Drive - Single Family Residence

ZONING CASE#: C14-2022-0025
 LOCATION: 4901 Mirador Drive
 SUBJECT AREA: 1.4896 Acres
 GRID: C21
 MANAGER: WENDY RHOAD

Exhibit A - 1



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.