

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0067 – Villas at South Austin

DISTRICT: 2

ZONING FROM: SF-4A-CO

TO: SF-6

ADDRESS: 7311 and 7313 Bluff Springs Road

SITE AREA: 1.2850 acres (55,975 square feet)

PROPERTY OWNER: Srinivas Prudhvi Minnekanti & Vamshi Krishna Sunchu

AGENT: Srinivas Prudhvi Minnekanti

CASE MANAGER: Michael Dietz; michael.dietz@austintexas.gov; (512) 974-7617

STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning. *For a summary of the basis of Staff's recommendation, see the Case Manager Comments section of this report.*

ZONING AND PLATTING ACTION / RECOMMENDATION:

July 19, 2022

CITY COUNCIL ACTION:

September 1, 2022

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area consists of one platted lot, which is located near the intersection of Bluff Springs Road and Tranquilo Trail and is currently zoned as single family – small lot – conditional overlay (SF-4A-CO) district (C14-98-0224 – Ordinance No. 990506-65). The Conditional Overlay serves to restrict the project site and all other existing and previously authorized uses within the combining district to a maximum cumulative total of 2,000 vehicular trips per day and also to prohibit vehicular access from the subject property to Dakota Lane.

It should also be noted that a Longhorn Pipeline gas easement is recorded over the subject property, as verified by the submitted survey. The easement requires a 50-foot building setback from the gas lines and additional building construction and design standards may be required for the proposed residential units, including the installation of fire sprinklers, a restriction on the proposed locations of windows, and limitations on construction materials designed to ensure that fire-resistive materials are used.

The subject site is mostly triangular in shape and is currently undeveloped. Bluff Springs Road primarily features residential uses of varying densities. There are apartments to the west of the site (CS-MU-CO), single-family residences to the north and east (SF-4A-CO), and an automotive repair use to the south (I-RR). *Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).*

The applicant has requested townhouse & condominium (SF-6) district zoning. The application indicates that the applicant intends to construct seven residential units on the property. The SF-6 district does not establish a maximum density or floor area ratio for each lot. However, the district does identify a maximum building height of 35 feet and a maximum building coverage of 40%. The requested SF-6 zoning designation would allow for the clustering of the proposed units, given the irregular shape of the property and the gas line along the northern property line. The clustered units would allow for more flexibility with the potential design and the maximization of common open space on-site.

BASIS OF RECOMMENDATION:

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

The townhouse & condominium (SF-6) district is the designation for a moderate density single-family residential, duplex, two-family, townhouse, or condominium use on a lot that is a minimum of 5,750 square feet. An SF-6 district designation may be applied to a use in an existing single-family or smaller multi-family residential neighborhood with moderately sized lots or to new development with lots that are 5,750 square feet or more. The SF-6 zoning designation is appropriate in areas where a transition from single-family to multi-family residential uses is desirable.

The proposal would be consistent with the purpose statement of the SF-6 zoning district.

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

The requested SF-6 zoning would allow for the potential future construction of a variety of residential uses on-site. Staff recommends approval of the applicant's request because the location is appropriate for a transitional zone between the higher-density residential use to the west, the industrial use to the south, and the single-family residential uses to the north and east. Furthermore, the subject property is of sufficient size to benefit from the SF-6 designation. Public transit options in the area are limited at this time, with only one established bus route accessible at the intersection of Bluff Springs Road and Blue Meadow Drive. However, CapMetro's Connections 2025 Transit Plan indicates that another bus line

to serve the area has been proposed. As such, the proposal would be compatible with the adjacent and nearby uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-4A	Undeveloped
<i>South</i>	I-RR	Automotive repair
<i>North/ East</i>	SF-4A-CO	Single-family residences
<i>West</i>	CS-MU-CO	Apartment buildings

NEIGHBORHOOD PLANNING AREA: None

TIA: Not Required

WATERSHED: South Boggy Creek Watershed – Suburban & Onion Creek Watershed – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Langford Elementary School

Mendez Middle School

Akins High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council

627 – Onion Creek HOA

742 – Austin Independent School District

1228 – Sierra Club, Austin Regional Group

1249 – Los Jardines Homeowners Association

1258 – Del Valle Community Coalition

1363 – SEL Texas

1408 – Go!Austin/Vamos!/Austin (GAVA) – 78744

1431 – Indian Hills Neighborhood Watch

1441 – Dove Springs Proud

1530 – Friends of Austin Neighborhoods

1550 – Homeless Neighborhood Association

1616 – Neighborhood Empowerment Foundation

1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0189 – 2015 Tranquilo Trail	SF-4A-CO	To Grant	Apvd (12-15-2015).
C14-2008-0123 – 7309 S IH 35 Service Rd. NB	GR; I-RR to MF-3; CS	To Grant with conditions of the TIA and with additional prohibited uses	Apvd as Commission recommended (03-11- 2010).
C14-2019-0020 – Little Texas MHC	I-RR to MH	To Forward to Council without a recommendation due to lack of an affirmative vote	Apvd (06-06-2019).
C14-2013-0060 – 7101 Bluff Springs Rd.	LR-CO to LR-CO to revise Conditional Overlay	To Grant	Apvd (11-21-2013).

RELATED CASES:

The property was annexed into the City limits in December 1994 (C7A-94-011, Ord. 940908-N). The property is platted as Lot 12, Block C, of the Amended Plat of Lot 12, Block C, of Meadows at Bluff Springs, Document Number 201600088.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Bluff Springs Road	3	120'	110'	48'	No	Shared Lane	Yes

OTHER STAFF COMMENTS:Inclusive Planning

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. Name(s) of Activity Center/Activity Corridor/Job Center:
Y	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 (across the street)
	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 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 housing.
Y	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"

Drainage

The applicant would be 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 and the Onion Creek Watershed, of the Colorado River Basin, which are classified as a Suburban Watersheds 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 two-year storm on site.

Parks & Recreation Department (PARD) – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, single family with SF-6 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.

Site Plan and Compatibility Standards

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. The site is subject to compatibility standards due to the adjacent SF-4A-CO district to the north.

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

This site will be subject to the condominium density provisions in 25-2-559 (*Urban Family Residence (SF-5) District or Townhouse and Condominium Residence (SF-6) District Retirement Housing Use*).

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for Bluff Springs Road. It is recommended that 10 feet of right-of-way from the existing centerline should be dedicated for Bluff Springs Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

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.

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:

A: Zoning Map

A-1: Aerial Map

Correspondence Received