

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0085
10600 Jonwood Way

DISTRICT: 1

ZONING FROM: SF-2-NP

TO: SF-6-NP

ADDRESS: 10600 Jonwood Way

SITE AREA: 5.49 Acres

PROPERTY OWNER/APPLICANT:
33D Dessau Rd Austin, LLC

AGENT:
H. D. Brown Consulting, LLC
(Amanda Brown)

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:

October 25, 2022: To grant SF-6-NP as recommended by Staff, on consent.

CITY COUNCIL ACTION:

December 1, 2022:

ORDINANCE NUMBER:

ISSUES:

The southwestern property line of the subject property is located along a segment of Walnut Creek. As a result, the majority of the property is constrained by a creek buffer.

While this tract is located at the terminus of Jonwood Way with no other street frontage, the property to the east is under the same ownership and has frontage on Dessau Road. The Applicant has stated their intent to develop the properties as one cohesive development.

CASE MANAGER COMMENTS:

As stated in the Issues section, the rezoning tract is located at the terminus of Jonwood Way and west of Dessau Road. The property is currently zoned SF-2-NP and is undeveloped. Also stated in the Issues section, the property is constrained by creek buffers; the site is also heavily wooded. North of the property is a single family residential neighborhood with PUD-NP and SF-2-NP. A majority of the properties to the south and west are also zoned SF-2-NP and developed with single family residential uses. Further south are properties zoned SF-3-NP and SF-6-CO-NP that are also developed with residential uses. East of the property is a tract zoned SF-6-CO-NP that is undeveloped and under the same ownership. Conditional overlays on this property were established in 2003 and limited residential and daycare land uses. Further east, across Dessau Road, are SF-2, SF-1 and SF-6-CO-NP that are a mix of undeveloped and residential land uses. ***Please see Exhibits A and B- Zoning Map and Aerial Exhibit.***

Staff has received correspondence regarding the rezoning request. ***Please see Exhibit C- Correspondence.***

Staff supports the rezoning to SF-6-NP as requested. The majority of the property is constrained by creek buffers and vegetation, making development of single family residential land use under the existing SF-2-NP zoning very limited. SF-6-NP does not have the same subdivision requirements as SF-2-NP and encourages clustered residential development well suited for a site with significant environmental constraints. If combined with the property to the east the Applicant would further be able to make a cohesive development of townhouse/condominium residences on constrained sites. The addition of townhouse/condominium residential uses also provides a variety of housing types in an area primarily developed with traditional single family residential units. This reflects priorities identified the Austin Housing Blueprint.

BASIS FOR RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*
3. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

NEIGHBORHOOD PLANNING AREA: Heritage Hills/Windsor Hills (Windsor Hill)

WATERSHED: Walnut Creek

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2-NP	Undeveloped
North	PUD-NP, SF-2-NP	Single family residential
West	SF-2-NP	Single family residential
East	SF-6-CO-NP, SF-2, SF-1	Undeveloped, Single family residential
South	SF-2-NP, SF-3-NP, SF-6-CO-NP	Single family residential, Residential (undetermined)

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District	Austin Lost and Found Pets
Austin Neighborhoods Council	Friends of Austin Neighborhoods
Go Austin Vamos Austin – North	Homeless Neighborhood Association
Neighborhood Empowerment Foundation	North Growth Corridor Alliance
SELTexas	Sierra Club, Austin Regional Group
North Acres Homeowners Residents Assn.	TechRidge Neighbors
Heritage Hills/Windsor Hills Neighborhood Plan Contact Team	

AREA CASE HISTORIES: There are no recent rezonings in the area.

TIA: N/A

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Jonwood Way	Local Mobility – Level 1	64 feet recommended; 58 feet required	45 feet	27 feet	None	None	None

ADDITIONAL STAFF COMMENTS:

Environmental

- The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut 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.
- 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	50%	60%

(minimum lot size 5750 sq. ft.)		
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

3. According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists 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. 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.

Site Plan

SP1. Site plans will be required for any new development other than single-family or duplex residential.

SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

SP3. The site is subject to compatibility standards due to the SF-2 lots it abuts on the north, south, and west property lines.

Parks & Recreation

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 required, as well as any remaining fees in-lieu. The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that will serve the neighborhood through the additional park investment. The Parks and Recreation Department (PARC) would consider a connection along Walnut Creek tributary toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would improve neighborhood connectivity, and satisfy an acquisition need for Walnut Creek, 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.

Transportation

ATD 1. The traffic impact analysis for this site was waived as the proposed development does not exceed the thresholds established in the Land Development Code.

ATD 2. The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Jonwood Way	Local Mobility – Level 1	64 feet recommended; 58 feet required	45 feet	27 feet	None	None	None

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. 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
- B. Aerial Exhibit
- C. Correspondence

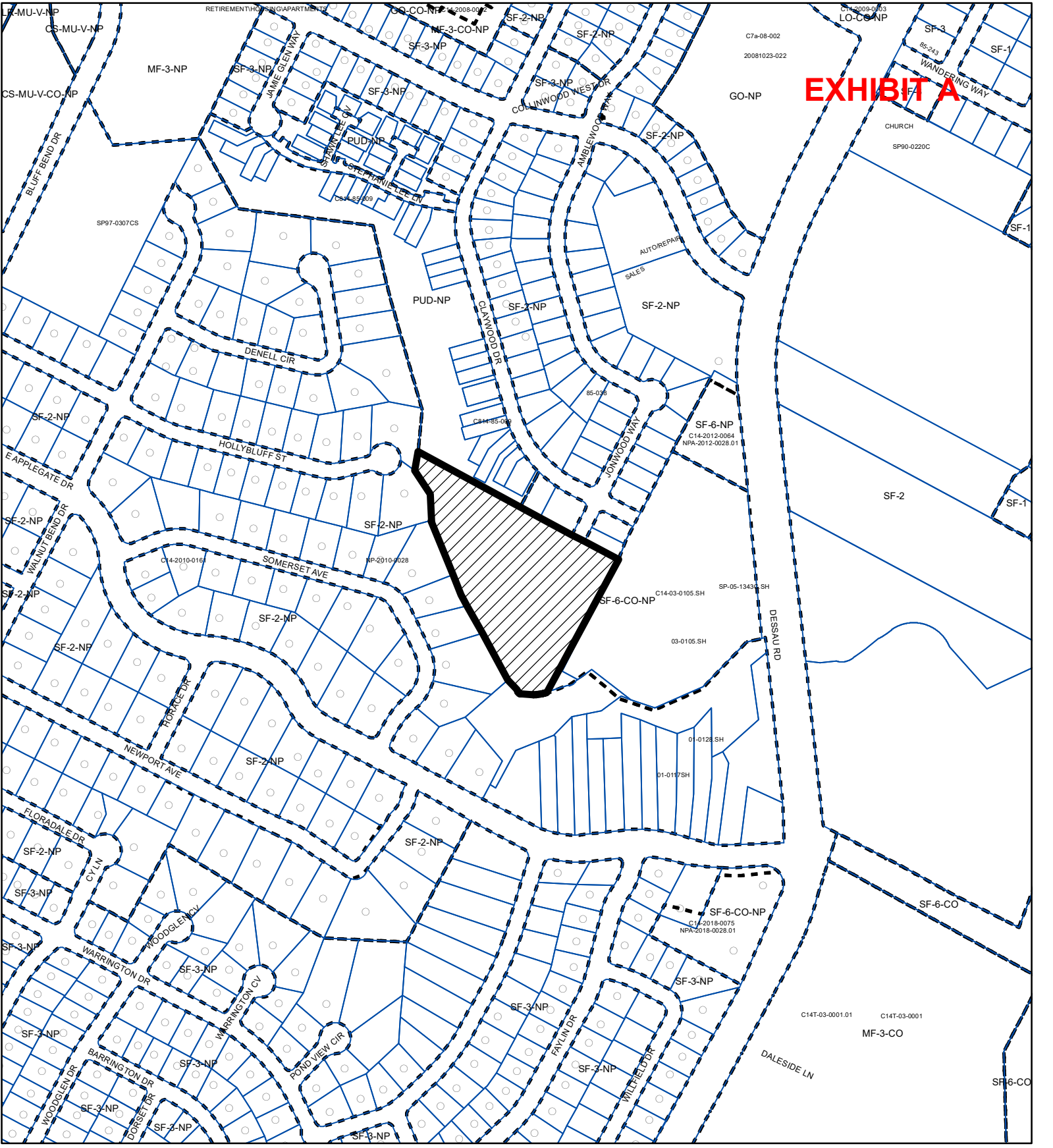





EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0085

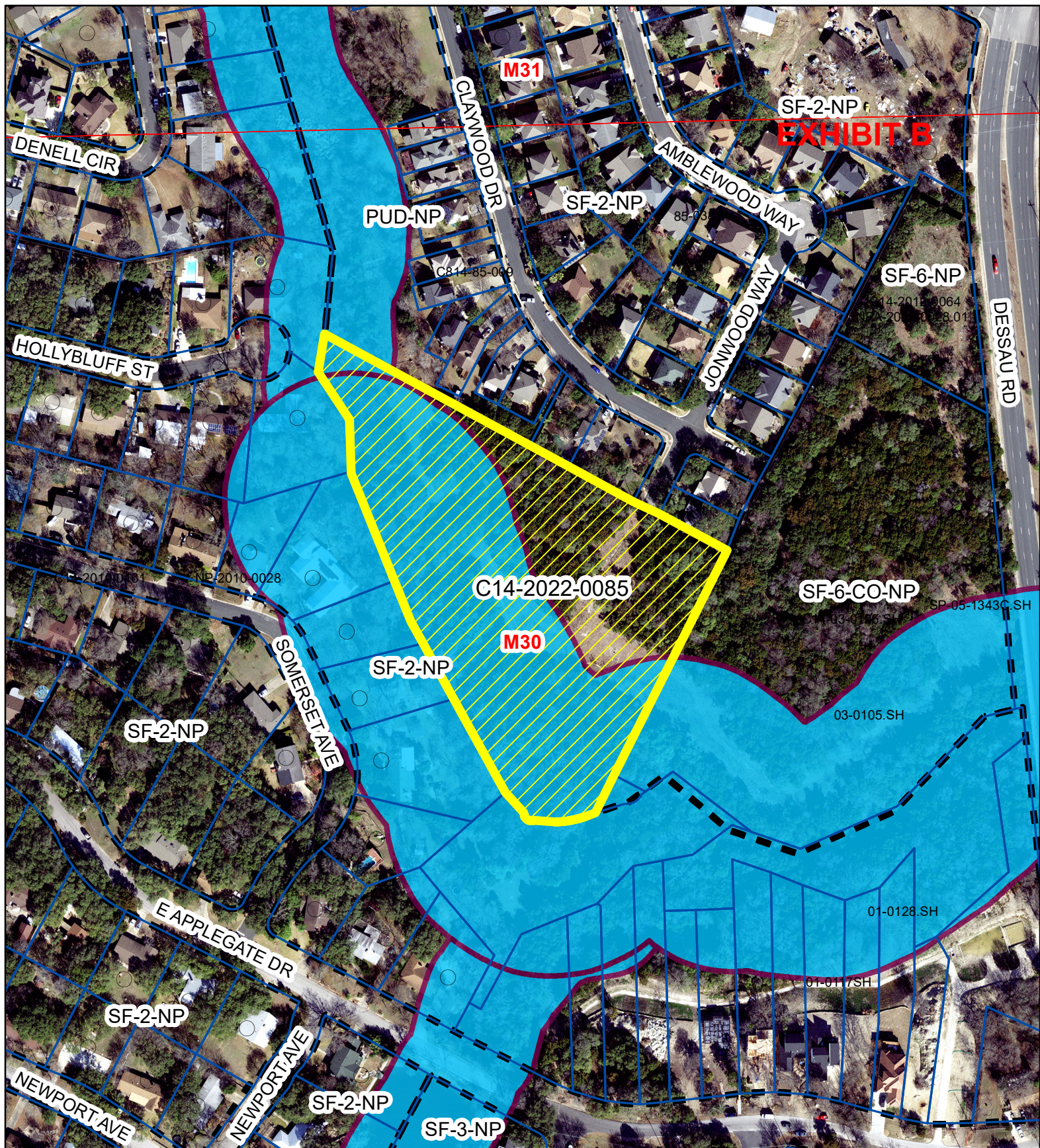
1" = 400'

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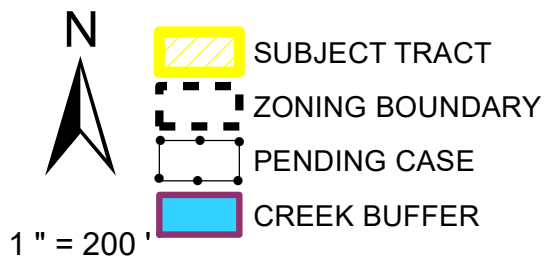


Jonwood Way Rezoning

ZONING CASE#: C14-2022-0085
 LOCATION: 10600 Jonwood Way
 SUBJECT AREA: 5.49 Acres
 GRID: H30
 MANAGER: Wendy Rhoades



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