

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0151 (White Cliff)

DISTRICT: 10

ADDRESS: 8600 White Cliff

ZONING FROM: DR

TO: SF-3

SITE AREA: 1.52 acres*

*On April 12, 2023, the applicant amended their request to reduce the proposed rezoning area to the 0.521 acres (22,694 sq. ft.) that is within the City of Austin (*please see Revised Case Area Survey - Exhibit D*).

PROPERTY OWNER: Anton Ukrainster

AGENT: Keepers Land Planning (Ricca Keepers)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends SF-3, Family Residence District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
July 11, 2023

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is undeveloped and is currently zoned DR, Development Reserve. It was annexed by the city on November 15, 1984 through Ordinance No. 841115-D. The surrounding tracts of land are also zoned DR. Further to the east and west there is SF-6-CO, SF-2-CO and SF-6 zoning. The applicant is requesting SF-3 zoning to build a single-family residential home on this 0.521 acre parcel (*please see Applicant's Request Letter - Exhibit C*).

The staff is recommending SF-3, Family Residence District, zoning for this property because this tract of land is surrounded by residential uses/residential zoning to the south, east and west. This property is part of a larger 1.52 acre parcel, with the remaining 0.999 acres located within the county. The applicant intends to annex the remaining acreage once a new annexation officer has been hired by the city. This tract connects to White Cliff Drive thorough a private access easement to the east (*please see copy of Private Easement Agreement – Exhibit E*).

The applicant agrees with the staff's recommendation for this case.

BASIS OF RECOMMENDATION:

- 1) *The recommended zoning should be consistent with the purpose statement of the district sought.*

Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

- 2) *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning is consistent with development in this area as there are other properties in the immediate vicinity that are zoned for residential development at various densities. There are existing single-family residential uses to the south, east and west of this site. There is DR, SF-2-CO and SF-6-CO zoning in this area along White Cliff Drive and Spicewood Springs Road.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	DR	Undeveloped
<i>South</i>	County, DR	Single-Family Residence
<i>East</i>	DR, I-SF-2, SF-2	Single-Family Residences
<i>West</i>	County, LR-CO, SF-6	Undeveloped Area, Bull Creek, Single-Family Residences

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Not Required

WATERSHED: Bull Creek

SCHOOLS: Austin I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Bull Creek Foundation
Bull Creek Homeowners Association
Friends of Austin Neighborhoods
Lakewood Homeowners Association
Long Canyon Homeowners Association
Long Canyon Phase II & LLL Homeowners Association Inc.
Mountain Neighborhood Association (MNA)
River Place HOA
Sierra Club, Austin Regional Group
TNR BCP – Travis County Natural Resources
2222 Coalition of Neighborhood Associations, Inc.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0027 (ACE Discount Glass: 6308 Spicewood Springs Road)	I-RR to CS-MU (Tract 1) and to CR (Tract 2)	11/04/14: Approved staff rec. of SF-6-CO zoning, with a CO to limit development on the site to less than 2,000 vehicle trips per day (7-0); G. Rojas-1 st , R. McDaniel-2 nd .	11/20/14: Approved SF-6-CO zoning on 1 st reading only (7-0); B. Spelman-1 st , L. Morrison-2 nd . 12/11/14: Approved SF-6-CO zoning on consent on 2 nd /3 rd readings (7-0)

C814-06-0054 (Prominent Pointe II PUD: 5401, 5405, 5505 Bluffstone Lane; 8310 N. Capital of Texas Highway; Bluffstone at Bluegrass Drive)	I-RR, SF-2-CO, LO, GR, PUD to PUD	6/20/06: Approved staff recommendation of PUD zoning by consent (7-0, S. Hale, J. Gohil-absent); J. Martinez-1 st , M. Hawthorne-2 nd .	7/27/06: Approved PUD zoning by consent, with the following conditions: 1) Parking requirements are temporarily adjusted to the extent necessary during demolition of the existing surface parking and construction of the parking garage to allow continued occupancy of the existing building; 2) Requirements for construction sequencing are temporarily adjusted to allow construction of the parking garage and utilities to utilize the existing pond and allow construction of the new pond to occur after the garage utilities are completed (7-0); 1 st reading 8/09/06: Approved 2 nd /3 rd readings for planned unit development (PUD) district zoning, including the following language in the Restrictive Covenant: Restrictive Covenant Language, Page 2, Number 8 will read, “Requirements for construction sequencing are temporarily modified to allow construction of the building, parking garage and utilities to utilize the existing pond and additional erosion and sedimentation controls to allow the construction of the new pond to occur after the garage and utilities are completed.” Vote: (7-0); B. McCracken-1 st , B. Dunkerley-2 nd .
C814-01-0096 (Bluffstone PUD: 5401, 5405 and 5505 Bluffstone Dr.)	GR, LR to PUD	12/04/01: Approved staff's recommendation of PUD zoning by consent (8-0, M. Casias-absent)	1/17/02: Approved PUD on 3 readings (6-0, Wynn out of room)

C14-97-0100	SF-2 to GR	9/16/97: Approved GR-CO allowing only certain uses (7-0)	10/23/97: Approved GR-CO & RR for floodplain w/conditions (7-0), subject to 25% maximum impervious cover; 1 st reading 1/15/98: Approved GR-CO & RR w/ conditions (7-0); 2 nd /3 rd readings
C14-97-0098	SF-6 to SF-2	9/16/97: Approved staff rec. of SF-2 (7-0)	10/23/97: Approved SF-2-CO w/ conditions (7-0), subject to 25% maximum impervious cover; 1 st reading 1/15/98: Approved SF-2-CO w/conditions (7-0); 2 nd /3 rd readings
C14r-86-193	LO to GR	9/23/86: Approved GR zoning subject to conditions (8-0)	10/08/86: Approved GR subject to conditions (6-0); all 3 readings
C14r-86-045	TR1: SF-2, DR to LR TR2: SF-2, DR to GR	7/01/86: Approved LR (TR1) and GR (TR2), subject to conditions (9-0)	8/28/86: Approved LR, GR (6-0); 1 st reading 1/15/87: Approved LR and GR; 2 nd / 3 rd readings
C14r-86-044	SF-2, DR to LO	7/01/86: Approved LO (7-2)	10/30/86: Approved LO

RELATED CASES:

C7A-84-021 (Limited Purpose Annexation)

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
White Cliff Dr	Level 2 (Collector)	58'	62'	20'	No	No	no

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 8600 WHITE CLIFF DRIVE. C14-2022-0151. Project: White Cliff. 1.52 acres from DR to SF-3. Build single family house on lot.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center:
	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.
	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: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation 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, and/or 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.
	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 a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
1	Total Number of "Yes's"

Environmental

The site may be located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

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 Water Quality Transition Zone / Critical Water Quality Zone exist within 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.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, single-family with SF-3 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

No comments.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for White Cliff Drive. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for White Cliff Dr. Please coordinate with the county.

Additional right-of-way maybe required at the time of subdivision and/or site plan.

Water Utility

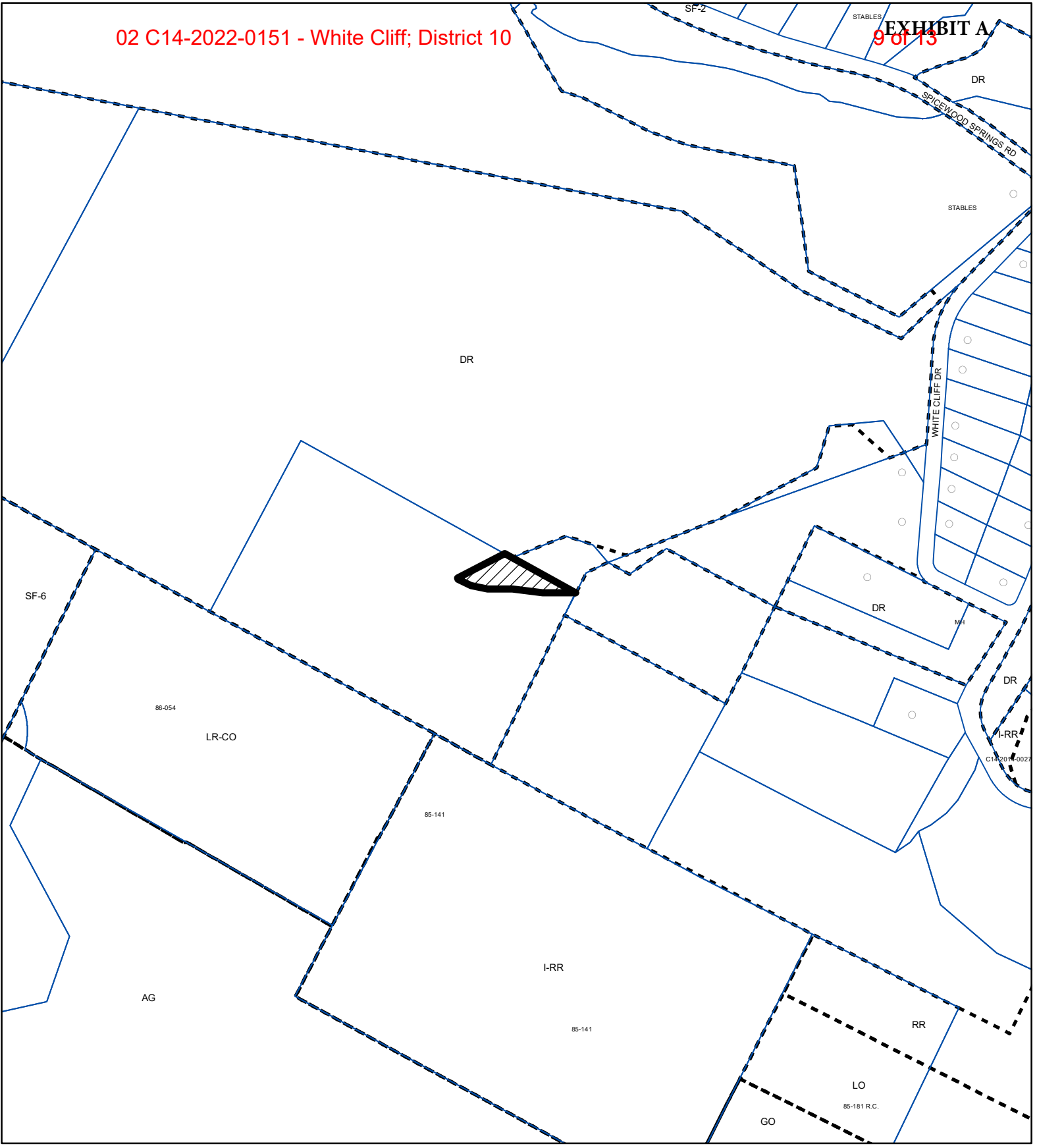
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water 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
- B. Aerial Map
- C. Applicant's Request Letter
- D. Revised Case Area Survey
- E. Private Easement Agreement



ZONING

ZONING CASE#: C14-2022-0151



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

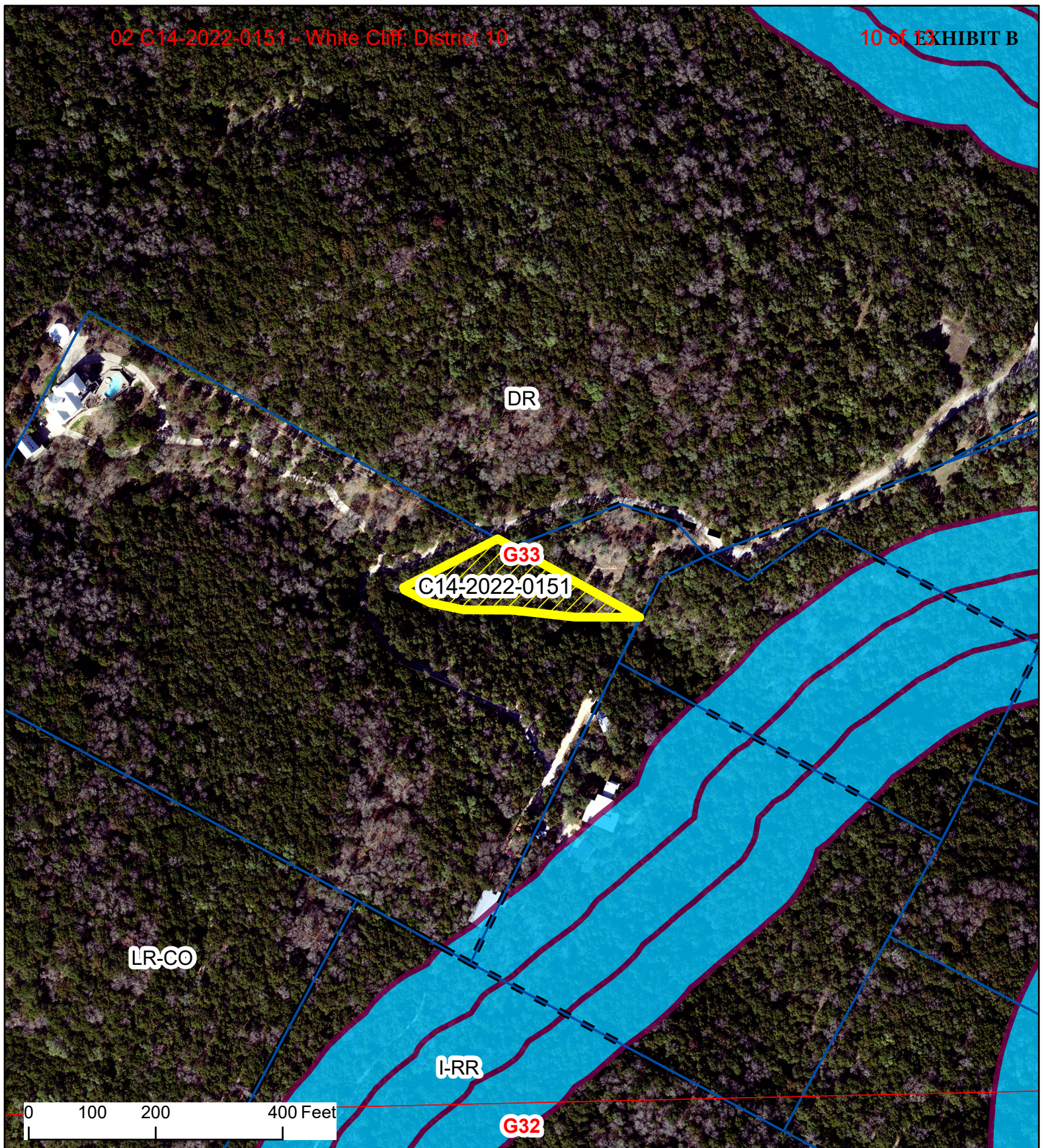
1" = 400'

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.

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: 11/9/2022



White Cliff

ZONING CASE#: C14-2022-0151
 LOCATION: 8600 White Cliff Drive
 SUBJECT AREA: 1.52 Acres
 GRID: G33
 MANAGER: Sherri Sirwaitis



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





March 29, 2022

Letter of Intent
Rezone

8600 White Cliff Dr., Austin, TX

Dear Land Management,

This letter is to provide you with the necessary information about this property for a rezone we are submitting for with the city.

We are requesting a rezone for the property with the above address. The owner is wanting to rezone from DR to SF-3. The owner plans on building a single-family residence on the property.

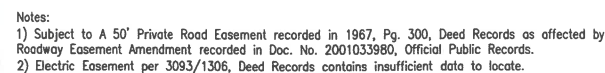
Please, do not hesitate to reach out to us with any questions or concerns. Thank you in advance for your time.

Sincerely,

Ricca Keepers, MUP

Ricca Keepers, MUP

Keepers Land Planning
Land Planner
512-550-6508
KeepersLandPlanning.com



THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned O. P. Hastings and David L. Tisinger, both of Travis County, Texas, have agreed and by these presents do mutually agree that, respecting the properties mentioned and described on Exhibit "A" attached hereto and made a part hereof, that a private easement with permanent right of ingress and egress shall exist and same is hereby created for a width of fifty (50') feet, the exact centerline thereof being more particularly described on said Exhibit "A" attached hereto and made a part hereof, and such easement shall inure to the benefit of the undersigned, their grantees, heirs, executors, administrators and assigns forever, in order that such ingress and egress may be made through the David L. Tisinger tract more particularly described in Book 1676 at Page 345 of the Deed Records of Travis County, Texas, and the O. P. Hastings 60 acre tract more particularly described in Book 1277 at Page 165 of the Deed Records of Travis County, Texas, and any lawful subdivisions of said tracts which now may exist or which may hereafter lawfully be made in the future, provided however, that the said O. P. Hastings covenants and guarantees on behalf of himself, his heirs, executors, administrators and assigns to erect and maintain suitable gates in the David L. Tisinger property line fences, keep same locked, and provide keys thereto for David L. Tisinger and the latter's heirs, executors, administrators and assigns, and this shall be a covenant running with the land enforceable by injunction or other appropriate remedy at law or in equity.

WITNESS OUR HANDS this 20 day of October, A.D.
1958.

O. P. Hastings
O. P. Hastings
David L. Tisinger
David L. Tisinger