

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0008 (Ionian Cove Rezoning)

DISTRICT: 10

ZONING FROM: SF-1

TO: SF-2

ADDRESS: 2509 Ionian Cove

SITE AREA: 0.3640 acres (15,855 sq. ft.)

PROPERTY OWNERS: Eric L Gove, Trustee, Eric L Gove Revocable Trust

AGENT: Jim Wittliff (Land answers, Inc)

CASE MANAGER: Ricky Barba (512-974-7740, Ricky.Barba@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant Single family residence (SF-2) district zoning.

For a summary of the basis of Staff's recommendation, see case manager comments.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

***May 16th, 2023 APPROVED SF-3 DISTRICT ZONING AS STAFF RECOMMENDED BY
CONSENT WITHOUT OBJECTION (8-0) FOUTS, GREENBERG AND THOMPSON
ABSENT***

CITY COUNCIL ACTION:

July 20th, 2023

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The rezoning area is Lot 27, Block A of Woods of Green shores Section 1 and is zoned SF-1, single-family residence - large lot. The lot contains one 2-story single family residence with a swimming pool. The Applicant has requested single family residence standard lot (SF-2) district zoning in order to allow for additional impervious coverage for property improvements.

BASIS OF RECOMMENDATION:

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

The single-family residence standard lot (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. This district is appropriate for existing single-family neighborhoods having moderate-sized lots or to new development of single-family housing areas with minimum land requirements.

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

Staff supports the Applicant's request because the property is located in an area that is developed with single-family residences. The SF-2 zoning district would be compatible with the surrounding uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-1	One Single Family Residence
<i>North</i>	SF-1	Single Family Residences
<i>South</i>	SF-1	Single Family Residences; open space
<i>East</i>	SF-1	Open space
<i>West</i>	SF-1	Single Family Residences; open space

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Is not required

WATERSHED: Connors Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Highland park elementary school, Lamar middle school, McCallum high school

NEIGHBORHOOD ORGANIZATIONS:

- Homeless Neighborhood Association
- 2222 Coalition of Neighborhood Associations, Inc.
- Austin Independent School District
- Austin Lost and Found Pets
- Canyon Creek H.O.A.
- Friends of Austin Neighborhoods
- Glenlake Neighborhood Association
- Lake Austin Collective

- Lake Austin Ranch
- Long Canyon Homeowners Assn.
- Long Canyon Phase II & III Homeowners Assn Inc.
- River Place HOA
- Sierra Club, Austin Regional Group
- Steiner Ranch Master Homeowners Association
- TNR BCP - Travis County Natural Resources
- Westminster Glen Estates

AREA CASE HISTORIES:

<u>NUMBER</u>	<u>REQUEST</u>	<u>COMMISSION</u>	<u>CITY COUNCIL</u>
C14-05-0072 – Woods of green shores City initiated	I-SF-1 to SF-1	To Grant SF-1	Apvd SF-1 (6-23-2005).

RELATED CASES:

This lot was included as part of C14-05-0072 as referenced above.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within $\frac{1}{4}$ mile)
Ionian Cave	Level 1	58 feet	50 feet	29 feet	Yes, on both sides of street	No	No

ADDITIONAL STAFF COMMENTS:Inclusive Planning

Project Name and Proposed Use: 2509 IONIAN COVE. C14-2023-0008. 0.3640 acres from SF-1 to SF-2. Existing house

<u>Yes</u>	<u>Imagine Austin Decision Guidelines</u>
	<u>Complete Community Measures</u>
	<u>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:</u>
	<u>Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.</u>
<u>Y</u>	<u>Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.</u>
	<u>Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.</u>
	<u>Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.</u>
	<u>Connectivity and Education: Located within 0.50 miles from a public school or university.</u>
	<u>Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.</u>
	<u>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.)</u>
	<u>Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.</u>
	<u>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.</u>
	<u>Mixed use: Provides a mix of residential and non-industrial uses.</u>
	<u>Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).</u>
	<u>Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.</u>
	<u>Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)</u>
	<u>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.</u>
	<u>Industrial Land: Preserves or enhances industrial land.</u>
<u>1</u>	<u>Total Number of "Yes's"</u>

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Connors Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Rural 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>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

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.

Site Plan and Compatibility Standards

A site plan will be required for any new development other than single-family, two-family or duplex residential.

Any new development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 ft. or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Ionian Cave. It is recommended that 29 feet of right-of-way from the centerline should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Austin Water Utility

FYI: The site is currently served with Oak Shores Water System water and wastewater (operated by PK-RE) utilities. All development must comply with the Greenshores Annexation and Development Agreement (City Ordinance 050113-12). 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. 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.

NPZ PARD/Planning & Design Review

Parkland dedication will be required for any new dwelling 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. Should fees in-lieu be required from any increase in dwelling units, 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.

INDEX OF EXHIBITS TO FOLLOW:

- A: Zoning Map
- A-1: Aerial Map