

## ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0041

DISTRICT: 3

ZONING FROM: SF-3-NP

TO: SF-6-NP

ADDRESS: 2110 & 2110 1/2 Thrasher Lane

SITE AREA: 2.4 acres  
(104,544 sq. ft.)

PROPERTY OWNER: TLH Riverside 6507 GP, LLC,  
M. Timothy Clark

AGENT: Alice Glasco Consulting

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

**The Staff recommendation is to grant townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district zoning.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

**September 26, 2023: *APPROVED THE APPLICANTS REQUEST FOR SF-6-NP DISTRICT ZONING***

*[A. AZHAR; F. MAXWELL-2<sup>ND</sup>] (10-0) VC HEMPEL, P. HOWARD, J. MUSHTALER-ABSENT*

CITY COUNCIL ACTION:

**October 19, 2023:**

ORDINANCE NUMBER:

ISSUES:

There are currently no issues.

CASE MANAGER COMMENTS:

The subject rezoning area on the northwestern side of Thrasher Lane consists of an undeveloped, unplatted tract and is zoned townhouse and condominium – neighborhood plan (SF-3-NP) district. There are single family residences and multifamily residences to the north (ERC), and single family residences across Thrasher Lane to the east (SF-3), to the south (SF-3). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant has filed a request to rezone the property to the family residence – neighborhood plan (SF-6-NP) district. The future land use map (FLUM) designates this

property as “Single family”. The SF-6 base zoning district allows for single family residences, townhomes, condominiums, two-family residences, or duplex residences on the property. The proposed rezoning does not have a maximum dwelling unit count per lot.

Per the future site plan, there will be two points of entry for residential use. There will be one on Thrasher and the other one will be the Vargas Road extension. This helps justify the SF-6-NP rezone because there is easier access to a major intersection for the higher dwelling count.

#### BASIS OF RECOMMENDATION:

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

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should allow for a reasonable use of the Property.*

Staff recommends the Applicant’s request because the lot meets the intent of the SF-6-NP district as it fronts on a residential section of Thrasher Lane and a rezoning would be consistent with that established to the north and northeast of the Property.

#### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF3-NP	Undeveloped
<i>North</i>	ERC-NR	Neighborhood residential – Single family
<i>South</i>	SF3-NP	Single family residential
<i>East</i>	SF3-NP	Single family residential
<i>West</i>	ERC-NMU	Neighborhood mixed use - Multifamily

NEIGHBORHOOD PLANNING AREA: Montopolis

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

WATERSHED: Carson Creek - Suburban

SCHOOLS: Austin Independent School District

Allison Elementary School    Martin Middle School    Eastside Memorial High School

COMMUNITY REGISTRY LIST:

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Carson Ridge Neighborhood Association  
 Crossing Gardenhome Owners Assn.  
 (The)  
 Del Valle Community Coalition  
 Del Valle Independent School District  
 East Riverside Corridor Staff Liaison  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Montopolis Community Alliance

Montopolis Community Development  
 Corporation  
 Montopolis Neighborhood Association  
 Montopolis Neighborhood Plan Contact  
 Team (MNPCT)  
 Montopolis Tributary Trail Association  
 Neighborhood Empowerment Foundation  
 Pleasant Valley  
 Preservation Austin  
 SELTexas  
 Sierra Club Austin Regional Group

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2017-0125 2514 Thrasher	CS-CO-NP to CS-MU-NP	Approved CS-MU-CO-NP; CO included a prohibition of residential use within the 1000 foot “Praxair Buffer”; access to Thrasher Lane was restricted to 300 trips and Right-of-Way dedication for the extension of Thrasher Lane required at the time of site plan.	Approved CS-MU-CO-NP; CO included a prohibition of residential units within an area as determined by AFD; a maximum of 300 trips per day and vehicular traffic associated with residential use of the property to/from Thrasher Lane is prohibited except for pedestrian, bicycle, and emergency ingress and egress. Access to the property for all vehicular traffic associated with a residential use shall be from other adjacent public streets or through other adjacent property (3/8/2018).

Number	Request	Commission	City Council
C14-2016-0113 2509 Montopolis Drive	CS-NP to CS-MU-NP	Approved CS-MU-CO-NP; CO was to prohibit dwelling units within 1000 feet of the northern boundary due to hazardous materials near the property.	Approved CS-MU-CO-NP and Commission recommended (6/22/2017).
C14-2016-0070 Thrasher Lane Lots 2500, 2508 & 2514 Thrasher Lane	CS-NP to CS-MU-NP	Approved CS-MU-CO-NP on Tract 1 and CS-CO-NP on Tract 2; CO included limiting site development standards to SF-6 if accessing Thrasher Lane, CS-MU development standards is allowed if vehicle access is not to Thrasher Lane and a maximum of 300 trips per day for Tract 1, and a set of prohibited land uses for both tracts.	Approved CS-MU-CO-NP on Tract 1 and CS-CO-NP on Tract 2; CO included a set of prohibited land uses, a maximum of 300 trips per day, and for any use on the property permitted in a district more intense than SF-6 vehicular access is prohibited on to or from Thrasher Lane and must be taken through other public streets or adjacent property (3/23/2017).
C14-2015-0099 2407-2409 Montopolis Drive	CS-NP to CS-MU-NP	Approved CS-MU-CO-NP; CO was to prohibit a set of land uses.	Approved CS-MU-CO-NP as Commission recommended (12/10/2015).
C14-2011-0169 CSK Austin 7016 E. Ben White Boulevard	LI-NP and CS-NP to CS-MU-NP	Approved CS-MU-NP	Approved CS-MU-NP as Commission recommended (4/5/2012).
C14-2009-0092 Carson Ridge Development 6503 Carson Ridge	CS-NP to GR-MU-NP, as amended	Approved GR-MU-CO-NP; CO was to limit number of trips	Approved GR-MU-CO-NP as Commission recommended (1/28/2010).

RELATED CASES:

NPA-2017-0005.01: The Applicant requested to change the future land use designation for the specified properties within the Montopolis Neighborhood Plan from Montopolis Neighborhood Plan to East Riverside Corridor Regulating Plan. The applicant withdrew their application.

C14-2017-0126: The Applicant requested to rezone from Family residence - neighborhood plan (SF-3-NP) combining district zoning to Townhouse and Condominium residence - Neighborhood Plan (SF-6-NP) combining district zoning. Staff Recommendation: To grant Townhouse and Condominium residence - Neighborhood plan (SF-6-NP) combining district zoning. Planning Commission Recommendation: To deny Townhouse and Condominium residence - Neighborhood Plan (SF-6-NP) combining district zoning. The applicant withdrew their application.

ADDITIONAL STAFF COMMENTS:Comprehensive Planning

**Project Name and Proposed Use:** 2110 and 2110 ½ THRASHER LANE. C14-2023-0041.  
Project: The Village at Vargas. 2.4 acres from SF-3-NP to SF-6NP. Vacant lot to 28 townhouses/condos. Montopolis NP

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> 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. <b>Name(s) of Activity Center/Activity Corridor/Job Center: Within Riverside Stations Town Center and 0.13 mile from the East Riverside Road Activity Corridor</b>
Y	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	<b>Connectivity and Health:</b> 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.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	<b>Housing Choice:</b> 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.
	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.

	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
6	<b>Total Number of "Yes's"</b>

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson 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. 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 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: There are no comments.

### 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](mailto: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

Site plans will be required for any new development other than single-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.

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

The site is subject to compatibility standards. Along the Southwest property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- Additional design regulations will be enforced at the time a site plan is submitted.
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#### Austin Transportation Department – Engineering Review

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

The adjacent street characteristics table is provided below:

#### EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Thrasher Lane	Level 1	58'	46'	30'	No	No	Yes

#### TIA:

No TIA is required.

#### Austin Water Utility

No comments on zoning change.

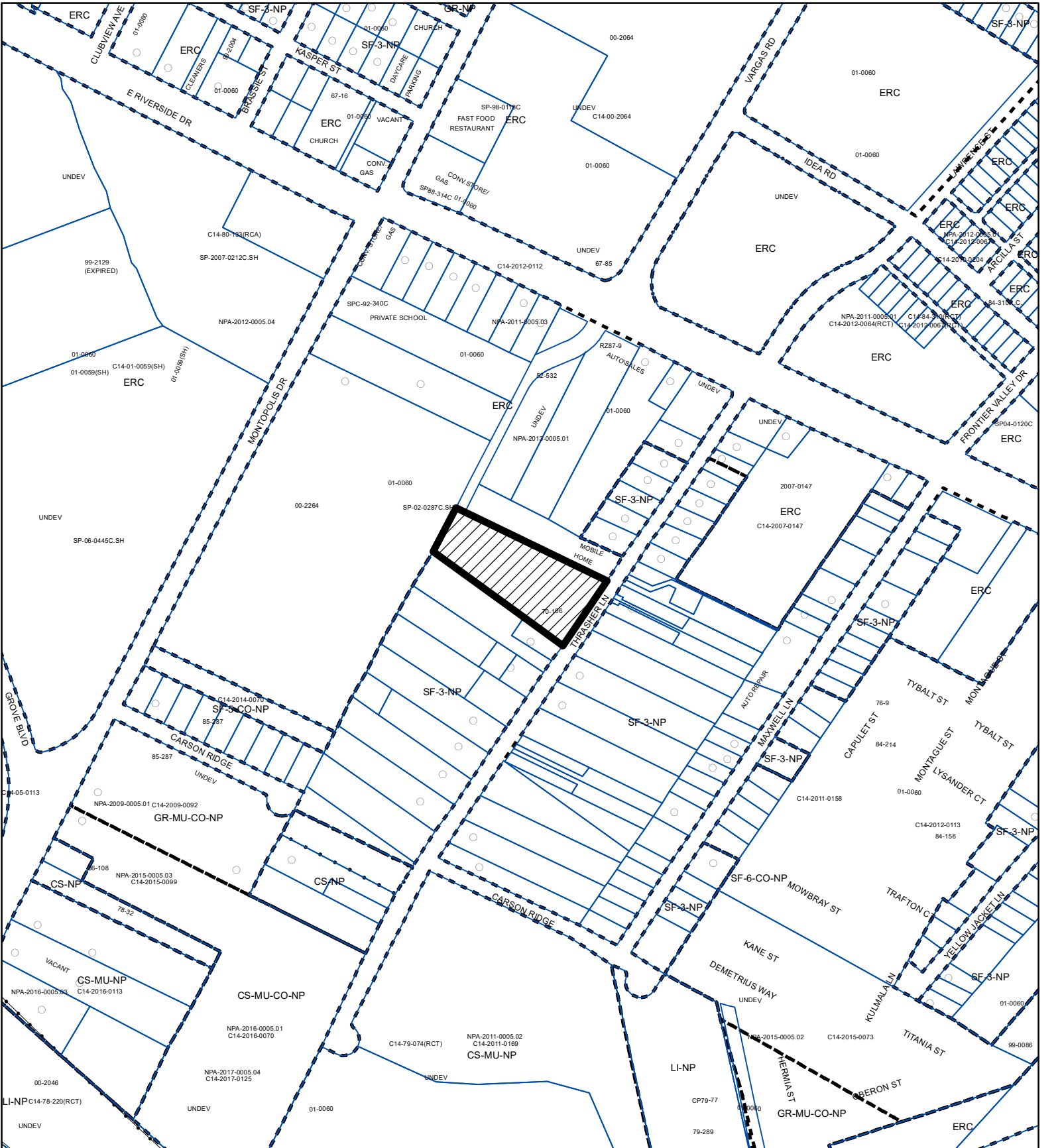
The landowner intends to serve the site with existing City of Austin water utilities.


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](mailto:ser@austintexas.gov).




#### INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- Correspondence from Interested Parties







 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2023-0041**

1" = 400'  
Exhibit A

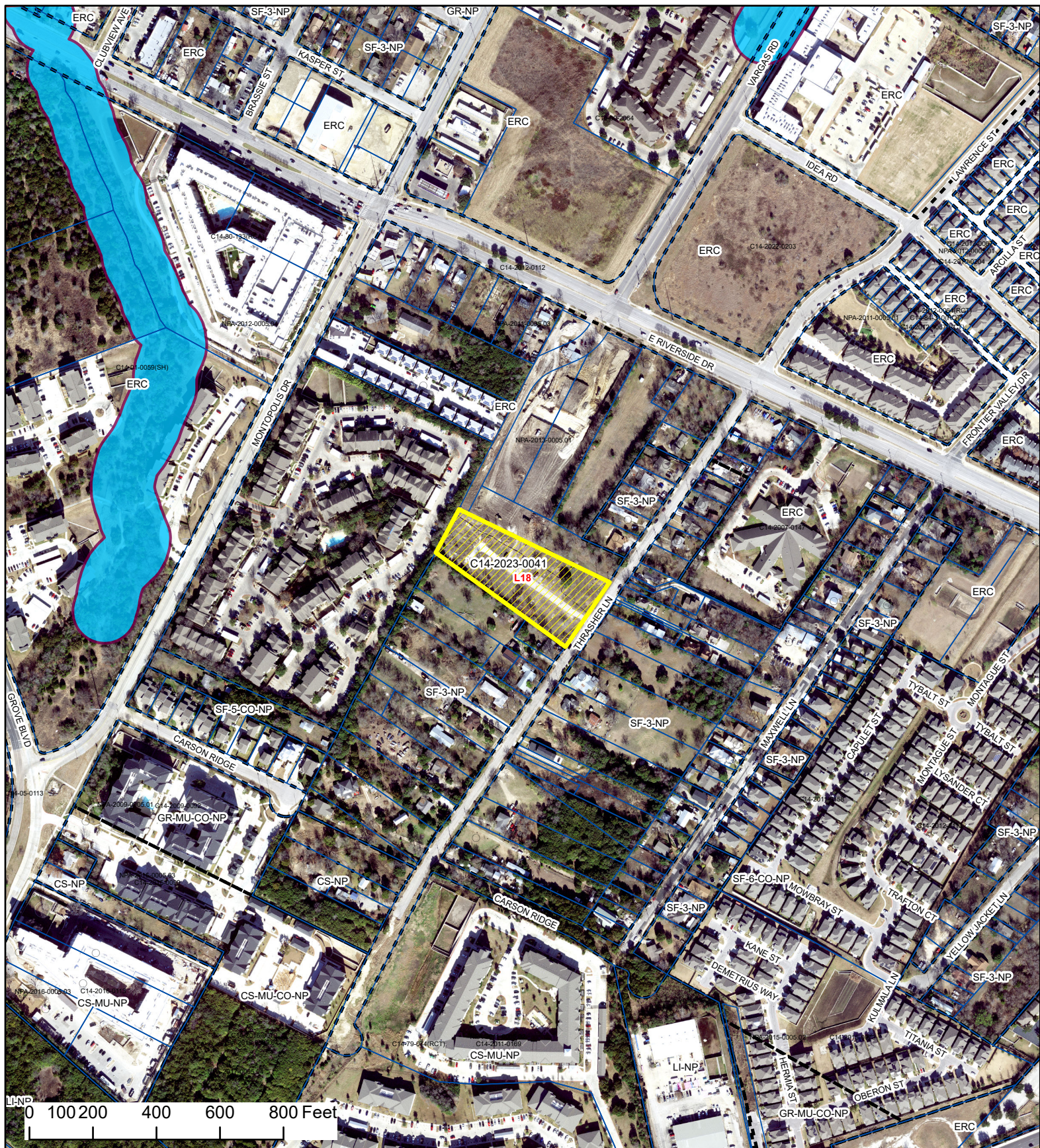
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**Created: 4/4/2023**





## The Village at Vargas

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

ZONING CASE#: C14-2023-0041  
 LOCATION: 2110 & 2110 1/2 Thrasher Ln  
 SUBJECT AREA: 2.4 Acres  
 GRID: L18  
 MANAGER: Nancy Estrada

