

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0086

DISTRICT: 2

ZONING FROM: I-RR

ZONING TO: MF-4

ADDRESS: 7614 Bluff Springs Road

SITE AREA: 15.95 acres
(694,782 sq. ft.)

PROPERTY OWNER: Michael and Elena Woolstrum

AGENT: Armbrust & Brown, PLLC (Michael J. Whellan) 512-435-2300

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

STAFF RECOMMENDATION:

The staff recommendation is to grant multifamily residence (moderate-high density) (MF-4) district zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

November 14, 2023: *APPROVED THE APPLICANTS REQUEST FOR MULTIFAMILY RESIDENCE (MODERATE-HIGH DENSITY) (MF-4) DISTRICT ZONING [B. GREENBURG; A. FLORES – 2ND] (9-0) S. BOONE AND SECRETARY THOMPSON – ABSENT*

CITY COUNCIL ACTION:

December 14, 2023:

ORDINANCE NUMBER:

ISSUES:

There are no issues at this time.

CASE MANAGER COMMENTS:

The property in question is 15.95 acres that is undeveloped and platted, has access to Bluff Springs Road (level 3), and is currently designated interim-rural residence (I-RR). The property has multifamily residences (moderate to high density) (MF-4) to the north, community commercial to the south, ETJ to the east, and multifamily residences (medium density) (MF-3) to the west.

Staff is recommending the multifamily residence (moderate-high density) (MF-4) district zoning as it is consistent with adjacent zonings on the west side of Bluff Springs Road. The applicant is requesting permanent zoning to develop this property with approximately 120 residential units.

Per the comprehensive plan review comments this site meets four of the Imagine Austin Decision Guidelines. The site adjoins a public sidewalk, shared path, and/or bike lane, is located within 0.50 miles to goods and services, and/or employment center and is located within 0.50 miles from a recreation area, park or walking trail. It also expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population in support of Imagine Austin and the Strategic Housing Blueprint.

BASIS OF RECOMMENDATION:

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

The multifamily residence (moderate-high density) district is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. This district is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable.

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

The proposed zoning would promote compatibility with adjacent and nearby uses as the surrounding properties are developed with multifamily residence-high density (MF-4) and multifamily residence-medium density (MF-3). The staff recommends the request for MF-4 zoning because the surrounding properties on Bluff Springs Road and Interstate Highway-35 have been rezoned to MF-3 or MF-4-CO with the same intent of providing additional residential units in this area of the city.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	MF-4-CO	Multifamily Residences
<i>South</i>	GR-CO	Towing & Storage Facilities
<i>East</i>	ETJ	Multifamily Residences
<i>West</i>	MF-3	Multifamily Residences

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: South Boggy Creek (Suburban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Perez Elementary School

Paredes Middle School

Akins High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Del Valle Community Coalition
 Dove Springs Proud
 Friends of Austin Neighborhoods
 Go Austin Vamos Austin 78744

Homeless Neighborhood Association
 Indian Hills Neighborhood Watch
 Neighborhood Empowerment Foundation
 Onion Creek Homeowners Assoc.
 SELTexas
 Sierra Club Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0089	ETJ; GO to MF-3	To Grant MF-3 (10/15/2013).	Approved MF-3 as Planning Commission Recommended (12/12/2013).
C14-2008-0211	GR & RR to MF-4-CO	To Grant MF-4-CO (11/04/2008).	Approved MF-4-CO as Planning Commission Recommended (11/20/2008).
C14-2015-0159	I-RR to GR	To Grant GR (2/02/2016).	Approved GR as Planning Commission Recommended (3/24/2016).
C14-2019-0020	I-RR to MH	Forwarded to city council without a recommendation due to lack of an affirmative vote (05/07/2019).	Approved MH as Planning Commission Recommended (6/06/2019).

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:Comprehensive Planning:

Project Name and Proposed Use: 7614 Bluff Springs Rd. C14-2023-0086. Project: Bluff Springs Multifamily. 15.95 Acres From I-Rr To Mf-4. 120 Multifamily Units. July 24, 2023

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. Names of Activity Centers/Activity Corridors/Job Centers:
	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.
Y	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.)
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.
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	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 a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
4	Total Number of "Yes's"

Drainage:

The developer is 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 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 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.

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 at this time.

PARD – Planning & Design Review:

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 Southeast Austin neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider a connection along South Boggy Creek, from Bluff Springs Road to the upstream portion of the creek onsite, 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 South Boggy 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, PARD can provide an early determination letter of the requirements as stated in this review.

Site Plan:

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

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 multifamily density provisions in 25-2-563.

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Bluff Springs Road. It is recommended that 58 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].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Bluff Springs Road	Level 3	116'	90'	50'	No	Yes	No

TIA: It is not required.

Austin Water Utility:

No comments on zoning change.

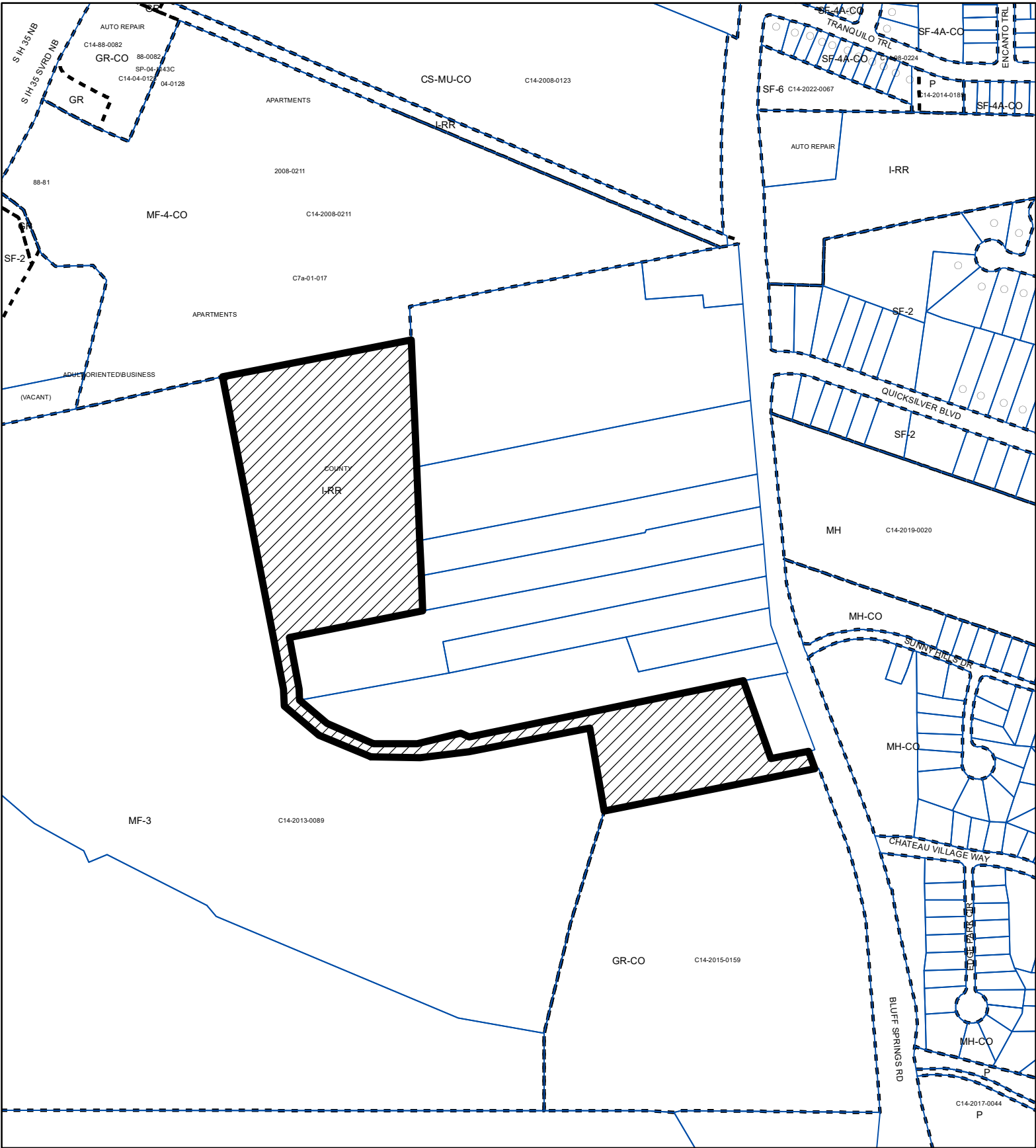
The landowner intends to serve the site with existing City of Austin water utilities.

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.


INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:




- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter



ZONING

ZONING CASE#: C14-2023-0086



 **SUBJECT TRACT**
 **PENDING CASE**
 **ZONING BOUNDARY**

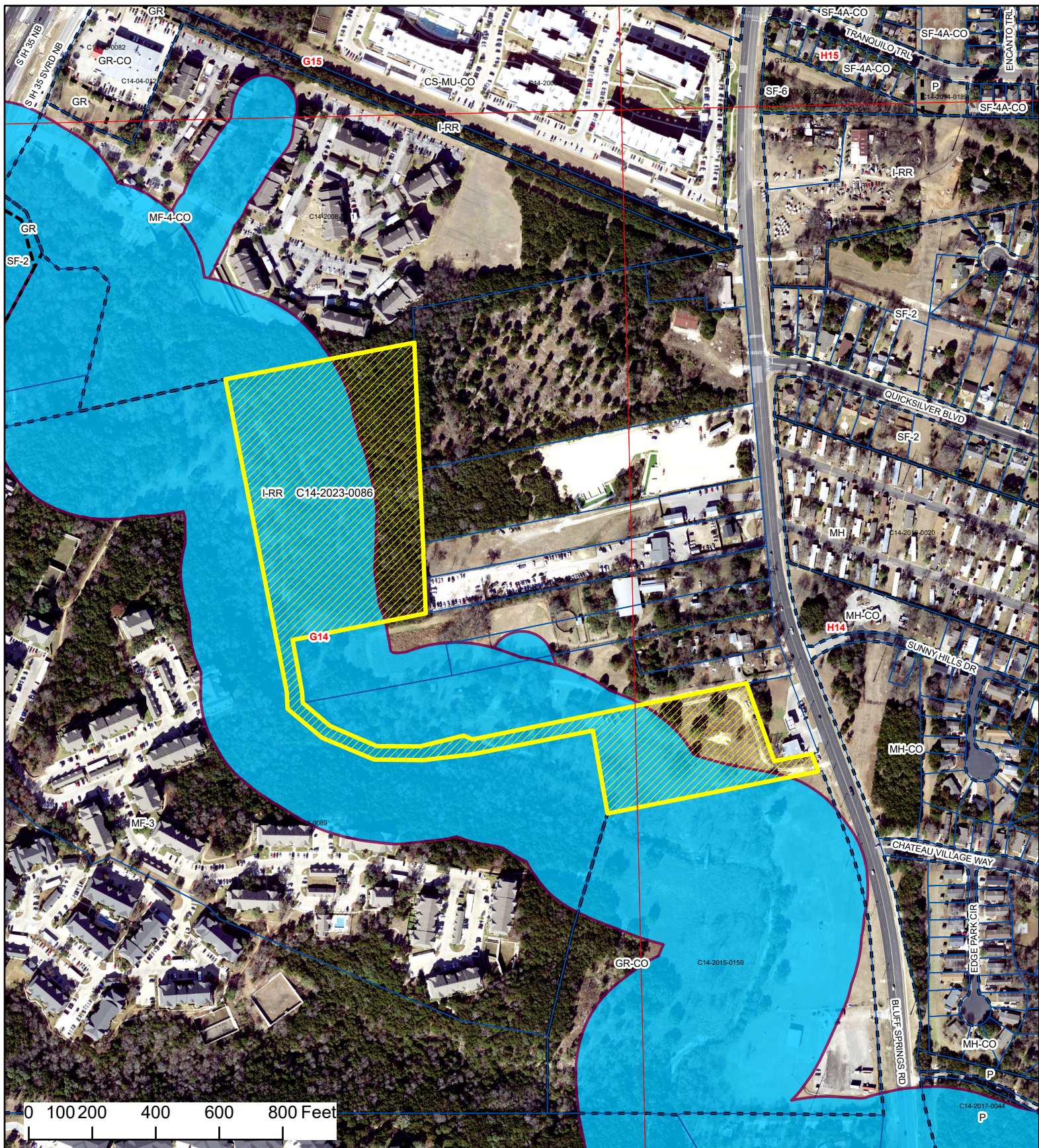
1" = 400'
Exhibit A

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: 7/25/2023



Bluff Springs Multifamily

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

ZONING CASE#: C14-2023-0086
 LOCATION: 7614 Bluff Springs Road
 SUBJECT AREA: 15.95 Acres
 GRID: G14, H14
 MANAGER: Nancy Estrada



ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

July 19, 2023

Joi Hardin, Zoning Officer
City of Austin
Housing and Planning Department
1000 E. 11th St.
Austin, Texas 78702

Re: Rezoning for 7614 Bluff Springs Rd. (the "Property")

Dear Ms. Hardin:

On behalf of Michael and Elena Woolstrum (the "Owners"), I am submitting the attached application package to request that the City of Austin rezone the Property from its current Interim Rural Residence (I-RR) designation to Multifamily – Moderate Density (MF-4), in order to allow it to be developed for multifamily uses.

Council annexed this 15.95-acre Property in 2013, as part of larger annexation that incorporated about 130 acres of land into the full-purpose jurisdiction. While Council later designated most of that area with permanent zoning to allow for multifamily and commercial development, they have not yet done so for the Property – which remains the final remaining parcel from that annexation without permanent zoning.

Our application would address this outstanding gap by approving MF-4 zoning for the Property, thus allowing it to be developed for approximately 120 units, as currently envisioned. In addition to providing 'permanent' zoning status, this request is also fully consistent with the surrounding land use context, as most neighboring properties are zoned for similar or higher-intensity designations, as follows:

- | | |
|--------------------------------|--|
| • North: | Multifamily – Moderate Density – Conditional Overlay (MF-4-CO) |
| • East (Adjacent): | Unzoned Extraterritorial Jurisdiction Land |
| • East (Across Bluff Springs): | Mobile Home Residence – Conditional Overlay (MH-CO) |
| • South: | Community Commercial – Conditional Overlay (GR-CO) |
| • West: | Multifamily – Medium Density (MF-3) |

We believe that MF-4 zoning – a moderate multifamily designation – is appropriate for the Property and would finally provide it with permanent status. I appreciate your consideration and am available to answer your questions and provide further details.

Respectfully,



Michael J. Whellan