ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0118

DISTRICT: 2

ZONING FROM: I-RR

ZONING TO: MF-3

ADDRESS: 7331 And 7333 Bluff Springs Road

SITE AREA: 8.46 acres (368,517 sq. ft.)

PROPERTY OWNER: RPM Living (William Krenger)

AGENT: Drenner Group, PC (Leah Bojo)

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

STAFF RECOMMENDATION:

The staff recommendation is to grant multifamily residence – medium density (MF-3) district zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

December 5, 2023:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is 8.46 acres, developed with one building, has access to Bluff Springs Road (level 3) and Dan Pass (level 1), and is currently designated interim-rural-residence (I-RR). The property has single family residences and park (SF-6, SF-4A-CO and P) to the north, single family residences and Kendra Page Neighborhood Park (SF-2, SF-4A-CO and I-RR) to the south and east, and multifamily residences (moderate to high density) and the AISD transportation (MF-4, MF-4-CO and CS-MU-CO) so the west. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Staff is recommending the multifamily residence (medium density) (MF-3) district zoning as it is a lower multifamily zoning to take into account the single family residences surrounding the property.

Per the comprehensive plan review comments this site meets three of the Imagine Austin Decision Guidelines. The site adjoins a public sidewalk, shared path, and/or bike lane and is located within 0.25 miles of public transit stop and/or light rail station. 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 (medium density) district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multiple use is desirable.

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

The proposed zoning would promote compatibility with nearby uses as the properties to the west are developed with multifamily residence-high density (MF-4). The staff recommends the request for MF-3 zoning because the surrounding properties on Bluff Springs Road and Interstate Highway-35 have been rezoned to MF-4 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
Site	I-RR	Mobile Homes
North	SF-6 & SF-4A-CO P	Single Family Residential Park
South	SF-2	Single Family Residential
East	SF-2 & SF-4A-CO I-RR	Single Family Residential Kendra Page Neighborhood Park
West	CS-MU-CO MF-4 & MF-4-CO	Multifamily Residential & AISD Transportation Multifamily Residential

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Onion Creek & South Boggy Creek (Suburban)

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District
Langford Elementary School Mendez 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
Los Jardines Homeowners Association
Neighborhood Empowerment Foundation
Onion Creek Homeowners Assoc.
SELTexas
Sierra Club
Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0086	I-RR to MF-4	To Grant MF-4 (11/14/2023)	Approved MF-4 as Planning Commission Recommended (12/14/2013).
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-CO with CO for 2,000 trips per day and a list of prohibited uses (2/02/2016).	Approved GR-CO as Planning Commission Recommended (3/24/2016).
C14-2022-0067	SF-4A-CO to SF-6	Forwarded to Council without a recommendation. (08/16/2022)	Approved SF-6 (10/27/2022)
C14-2014-0189	SF-4A-CO to P	To Grant P (01/20/2015)	Approved P as Zoning & Platting Commission Recommended (2/12/2015)
C14-2019-0020	I-RR to MH	Forwarded to Council without a recommendation. (05/07/2019)	Approved MH (01/27/2022)

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 7331 and 7333 BLUFF SPRINGS RD. 8.46 acres from I-RR to MF-4. Undeveloped parcel to 247 unit, 3 story apartment complex.

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:**
Y	**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.
	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.
	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.
3	**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 and Onion 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:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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:

Acknowledge the ordinance setbacks in the revised letter of intent and if you have an exhibit show the setbacks on that as well for approval. ***Please refer to Exhibit C (Applicants Summary Letter).***

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 currently lacks sufficient access to neighborhood parks. The future development of the site will require parkland dedication for the new residential units that will serve this neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider a connection from Bluff Springs Road to

Kendra Page Neighborhood Park toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would improve neighborhood connectivity to parkland, a criterion for onsite parkland dedication per City Code Title 25, Article 14.

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 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 North, East, and South 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 15 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.

Additional design regulations will be enforced at the time a site plan is submitted.

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

This property falls within the Hazardous Pipelines Overlay

This property falls within the Wildland Urban Interface

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’	117’	50’	No	Yes	Yes
Dan Pass	Level 1	58’	56’	34’	Yes	No	Yes

TIA:

It is not required.

Austin Water Utility:

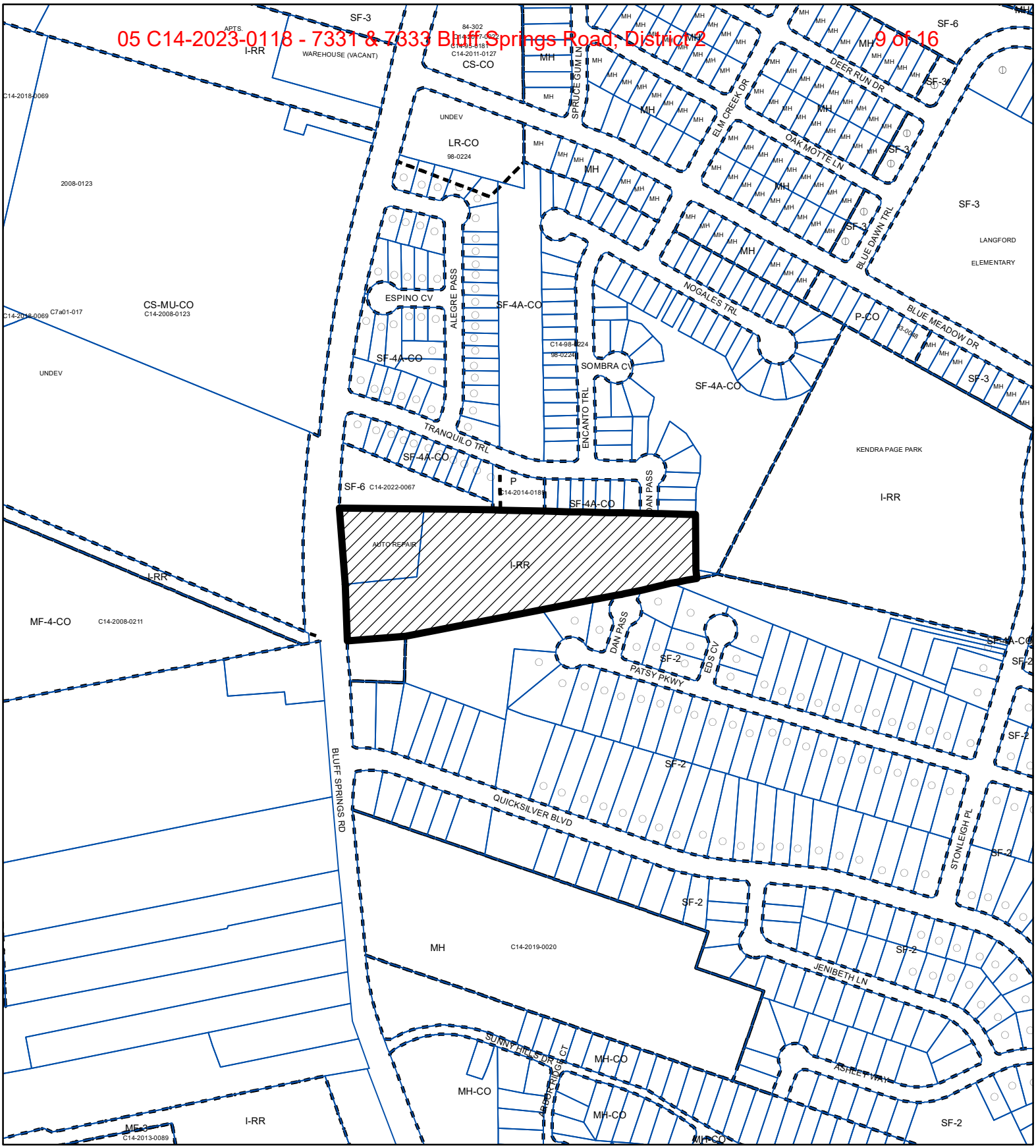
No comments on zoning change.

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
Correspondence from Interested Parties



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2023-0118

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: 10/12/2023

Exhibit

7331 & 7333 Bluff Springs Road

N

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

ZONING CASE#: C14-2023-0118
LOCATION: 7331, 7333 Bluff Springs Rd; 7300 Dan Pass
SUBJECT AREA: 8.46 Acres
GRID: H14
MANAGER: Nancy Estrada

Exhibit B

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 11/1/2023

Leah Bojo
lbojo@drennergroup.com
512-807-2918

DRENNER GROUP

December 10, 2023

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
1000 E 11th Street, Suite 200
Austin, TX 78702

Via Electronic Delivery

Re: 7331 & 7333 Bluff Springs Road – zoning application package for the 8.46-acre property located at 7331 & 7333 Bluff Springs Road & 7300 Dan Pass, Austin, TX 78744 (the "Property")

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed Zoning application package. The project is titled 7331 & 7333 Bluff Springs Road and is 8.46 acres of land, located on the east side of Bluff Springs Road between Tranquilo Trail and Quicksilver Boulevard. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned I-RR (Interim – Rural Residence). The requested rezoning is from I-RR to MF-3 (Multifamily – Medium Density). Currently, the Property is undeveloped. The purpose of the rezoning is to allow for multifamily development on the site. The Property is not located in a Neighborhood Planning Area and has no Future Land Use Map designation. Therefore a Neighborhood Plan Amendment is not necessary.

A Traffic Impact Analysis (TIA) is not required, per the attached TIA determination waiver dated August 23, 2023 by Adrianna Morrow.

The Property is located within the Williams, Southex and Equilon hazardous pipelines. The proposed development will conform with the requirements in LDC §25-2-516 development near a hazardous pipeline. It will also comply with Section 4 Fire Protection Rules, Table 104.9 minimum construction requirements within 200 feet of a hazardous pipeline.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

Leah M. Bojo

cc: *Joi Harden, Planning Department (via electronic delivery)*
Nancy Estrada, Planning Department (via electronic delivery)

Exhibit

Zoning change at 7331 and 7333 Bluff Springs Rd Austin TX 78744

Bethany Simmons
Mon 11/20/2023 12:15 PM
To:Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
External Email - Exercise Caution

To Whom It May Concern;
I am writing to voice my objection to the zoning change at 7331 and 7333 Bluff Springs Road. The plan to make this property into an apartment complex is quite problematic given the recent large population growth along Bluff Springs and the recent reduction of lanes which turned this two lane street into a one lane street.
There have been numerous apartment complexes that have been constructed here in recent years leading to mass influx of people on the street. Bluff Springs was a notoriously congested roadway even prior to the reduction in lanes where people struggled to get in and out of our neighborhood. The reduction in lanes has greatly magnified the traffic issue. Changing this zoning to allow another apartment complex will only worsen the situation on this road.
The AISD bus depot is also on Bluff Springs, near this property, and it is already hard enough as it is for buses to get out of our neighborhood. This bus depot serves students all over the city and they do not need more traffic on this road, impairing their ability to get out of the neighborhood.

I appreciate your time,
Beth Simmons

Sent from my iPhone

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(No subject)

Erica Paniagua

Mon 11/20/2023 10:30 AM
To:Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

To Whom It May Concern:

I am writing to voice my objection to the zoning change at 7331 and 7333 Bluff Springs Road. The plan to make this property into an apartment complex is quite problematic given the recent large population growth along Bluff Springs and the recent reduction of lanes which turned this two lane street into a one lane street. There have been numerous apartment complexes that have been constructed here in recent years leading to mass influx of people on the street. Bluff Springs was a notoriously congested roadway even prior to the reduction in lanes where people struggled to get in and out of our neighborhood. The reduction in lanes has greatly magnified the traffic issue. Changing this zoning to allow another apartment complex will only worsen the situation on this road. The AISD bus depot is also on Bluff Springs, near this property, and it is already hard enough as it is for buses to get out of our neighborhood. This bus depot serves students all over the city and they do not need more traffic on this road, impairing their ability to get out of the neighborhood.

My husband can barely get out of our neighborhood as it is for work in the morning!

Personally, I'd like to see it remain something commercial (as Ed's was) as opposed to more housing given how much housing we already have on our street.

We ask have a lot of traffic in our yards because we live by the gas line “alley” and I feel that would be increased as well.

Erica Paniagua
7301 Eds Cv

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Zoning change at 7331 and 7333 Bluff Springs Road

-Faiz Baghezza

Mon 11/20/2023 12:14 PM

To:Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Hello Cynthia,

I am writing to inform you about my objection to the zoning change at 7331 and 7333 Bluff Springs Road. I feel the plan to make this property into an apartment complex is problematic given the recent significant population growth along Bluff Springs and the recent reduction of lanes.

Numerous apartment complexes have been constructed here in recent years, leading to a mass influx of people on the street. Bluff Springs was a notoriously congested roadway even before the reduction in lanes, where people struggled to get in and out of our neighborhood. The reduction in lanes has dramatically magnified the traffic issue. Changing this zoning to allow another apartment complex will only worsen the situation on this road.

While I fully support the growth of our community, it should be done responsibly. In this situation, the infrastructure that includes the roads, lights, and traffic mitigation must be addressed well before concluding that adding high density housing in the area is warranted.

I'd love to talk about the topic that includes evaluating which options work best as a solution.

Thank you,
-Faiz Baghezza

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objection

January Martin

Mon 11/20/2023 10:11 AM

To:Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

To Whom It May Concern;

I am writing to voice my objection to the zoning change at 7331 and 7333 Bluff Springs Road. The plan to make this property into an apartment complex is quite problematic given the recent large population growth along Bluff Springs and the recent reduction of lanes which turned this two lane street into a one lane street. There have been numerous apartment complexes that have been constructed here in recent years leading to mass influx of people on the street. Bluff Springs was a notoriously congested roadway where people struggled to get in and out of our neighborhood, sitting through many light changes before people were able to exit, even prior to the reduction in lanes that was done for safety reasons as this is a very unsafe roadway. Reducing lanes has greatly magnified the traffic issue. Changing this zoning to allow another apartment complex will only worsen the situation on this road.

The AISD bus depot is also on Bluff Springs, near this property, and it is already hard enough as it is for buses to get out of our neighborhood. This bus depot serves students all over the city and they do not need more traffic on this road, impairing their ability to get out of the neighborhood.

As the facebook administrator for our neighborhood, I am writing on behalf of myself and many others, to object to allowing this property to house more people. What our street could use, however, is some type of commercial operation. We are a sea of houses and apartments over here, and more houses and apartments are not needed. This property has been an auto repair shop (Ed's Auto) for many years and I believe it should remain commercial. I was recently told Ed had had it zoned his homestead, but the reality is it was always an auto shop and a place that rented u-hauls.

Thank you for considering my objection. If you have any questions, please feel free to call me.

Sincerely,
January Martin
(512) 638-2682

January Martin, LCSW, LCDC

Greenbelt Therapy

https://greenbelttherapy.com/index.html

Individual, Family, & Group Psychotherapy

Re: C14-2023-0118 7331 & 7333 Bluff Springs Road

Nancy Isles Nation

Mon 12/4/2023 1:23 PM

To:Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Hello.

I think some of the large apartment buildings that occupy land that was formerly heavily wooded have improved Bluff Springs Road but they are mostly not adjacent to single-family homes. An apartment complex of the scale of two major projects built in recent years would be out of place next to 20 single-family homes. A large building, two or three stories would be overbearing so I formally object.

If the developer could be persuaded to build a smaller, less dense project, I could probably agree to that. It would be very important that the developer provide a buffer to allow privacy to its neighbors .

Thank you for your consideration.

Nancy Isles Nation
7207 Dan Pass
Austin 78744