

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0121

DISTRICT: 2

ZONING FROM: I-RR

ZONING TO: SF-3

ADDRESS: 10801 Bradshaw Road

SITE AREA: 2.0 acres
(87,120 sq. ft.)

PROPERTY OWNER: DRMTX Investment LLC

AGENT: Keppers Land Planning (Ricca Keepers)

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

STAFF RECOMMENDATION:

The staff recommendation is to grant family residence (SF-3) district zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

February 20, 2024:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 2.0 acres, consists of one lot and currently zoned interim rural residence (I-RR) district. The subject site is currently developed with a manufactured home residence. There is single family residential to the north, south and east (SF-2 & SF-4A), a high school and golf course (I-RR & CR-CO) to the west, and an RV and boat storage to the south that takes access from Bradshaw Road (LR-CO). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).*** The applicant has requested rezoning to the family residence (SF-3) district in order to demolish the mobile home and construct two single family houses.

Per the comprehensive plan review comments this site meets four of the Imagine Austin Decision Guidelines. The site is located on an Imagine Austin Corridor, within 0.50 miles from goods and services and a public school. This site 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 family residence (SF-3) 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. *Zoning should allow for reasonable use of the property.*

Family residence (SF-3) district zoning will allow for the proposed residential development and is suitable since it is consistent with the land uses in the surrounding area. Staff recommends approval of the applicant's request because the site fronts on a minor arterial residential street. Furthermore, there are other single family (SF-2 & SF-4A) zoned properties within the immediate vicinity.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Mobile Home Residential
<i>North</i>	SF-2 & SF-4A	Single Family Residential & Undeveloped
<i>South</i>	SF-2 & LR-CO	Single Family Residential & RV & Boat Storage
<i>East</i>	SF-2 & SF-4A	Single Family Residential & Undeveloped
<i>West</i>	I-RR & CR-CO	High School & Golf Course

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Rinard Creek Watershed

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Blazier Elementary School Paredes Middle School

Akins High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
Austin Lost and Found Pet
Del Valle Community Coalition
Friends of Austin Neighborhoods
Neighborhood Empowerment Foundation

Onion Creek Homeowners Assoc.
SELTexas
Sierra Club
Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0093	I-RR to SF-2	To Grant SF-2 with conditions of the TIA, as staff recommended. (12/18/2012)	Approved SF-2 as Zoning & Platting Commission Recommended (1/17/2013)
C14-04-0052	I-RR to CR	To Grant CR-CO, the CO has the following prohibited uses; Cultural Services, Marinas, Recreational Equipment, Maintenance & Storage, Recreational Equipment Sales, Bed & Breakfast Residential (Group 1 And Group 2), Art & Craft Studios (General), Campground, Hospital Services (Limited), Hotel-Motel, Indoor Entertainment, Indoor Sports & Recreation, Primary Educational Facilities (Private & Public), Secondary Educational Facilities (Private & Public), Service Stations (4/6/2004)	Approved CR-CO as Zoning & Platting Commission Recommended (5/6/2004)
C14-04-0211	I-RR to LR	To Grant LR-CO with conditions of 2000 vehicle trips per day. Restrictive Covenant (neighborhood) to be filed prior to 3rd reading at city council. (8/16/2005)	Approved LR-CO as Zoning & Platting Commission Recommended (8/29/2005)
C14-06-0085.SH	I-RR to SF-4A	To Grant SF-4A with conditions of a TIA (1/9/2007)	Approved SF-4A as Zoning & Platting Commission Recommended (3/1/2007)

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:Comprehensive Planning:

Project Name and Proposed Use: 10801 BRADSHAW RD. C14-2023-0121. Project: Bradshaw. 2 acres from I-RR to SF-3. Mobile homes to single family houses.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	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: Located adjacent to the Bradshaw Road Activity Corridor

	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.
Y	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	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 Rinard 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%

Fire:

There are no comments at this time.

PARD – Planning & Design Review:

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:

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.

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

FYI, this property is within the Wildland Urban Interface Overlay.

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Bradshaw Road. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for Bradshaw 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: [This will be in the transportation comments.](#)

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Bradshaw Road	Level 3	116'	68'	24'	No	Yes	No

TIA:

Not required at this time.

Austin Water Utility:

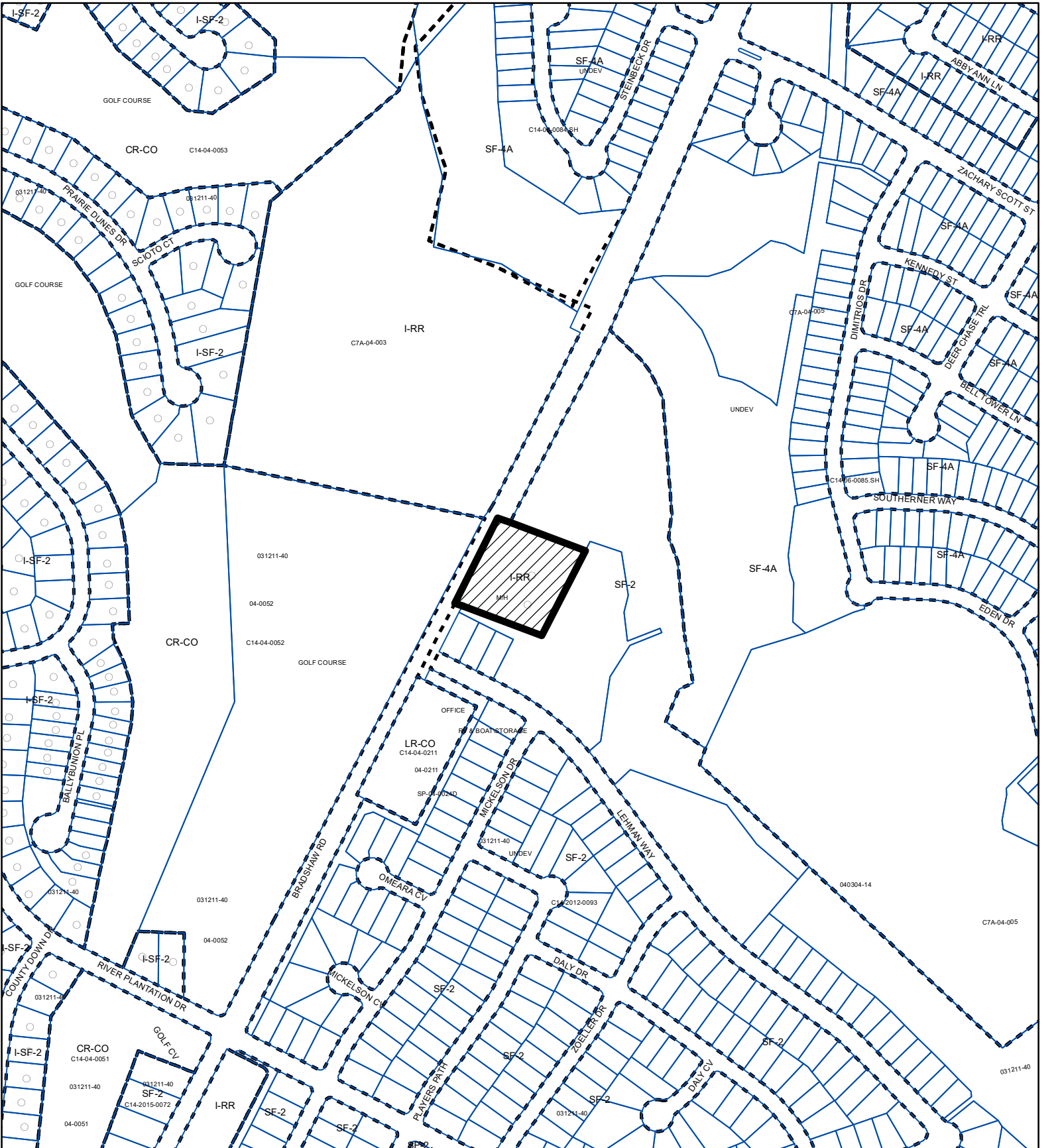
No comments on zoning change.

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

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. 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#: C14-2023-0121



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

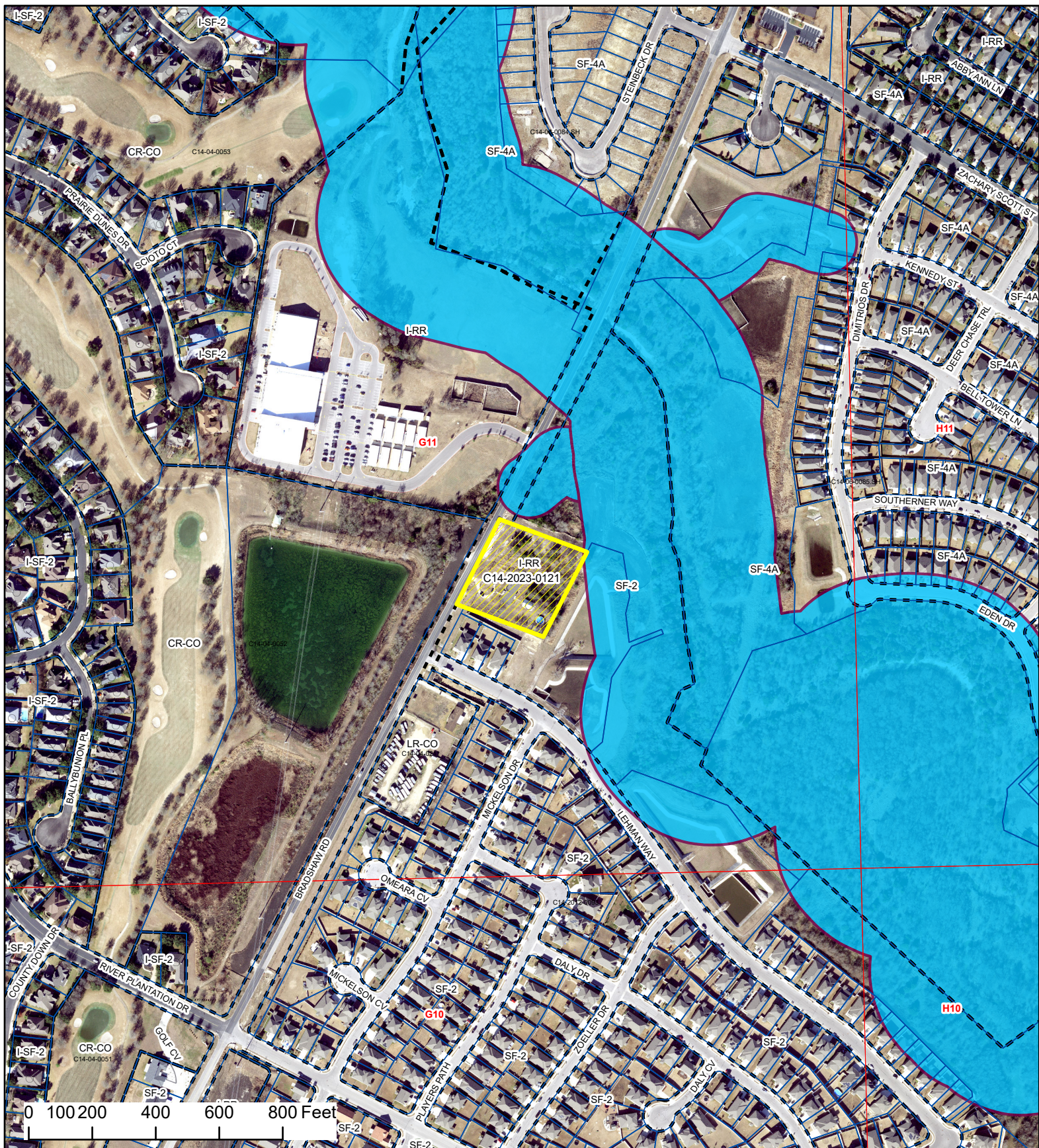
1" = 400'

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


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Created: 10/18/2023



Bradshaw

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

ZONING CASE#: C14-2023-0121
 LOCATION: 10801 Bradshaw Rd
 SUBJECT AREA: 2 Acres
 GRID: G11
 MANAGER: Nancy Estrada



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Created: 11/1/2023



August 23, 2023

Letter of Intent Rezone

10801 Bradshaw, Austin, TX 78747

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 wants to rezone from I-RR to SF-3. The owner plans on going through the process of building more housing, which is so needed in Austin.

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