ZONING CHANGE REVIEW SHEET

CASE: **C14-2024-0057**– 2100 Patsy Parkway DISTRICT: 2

ADDRESS: 2100 Patsy Parkway

ZONING FROM: SF-2 TO: MF-3

SITE AREA: 1.9071 acres

PROPERTY OWNER: Steve Cisneros

AGENT: Drenner Group (Leah Bojo)

CASE MANAGER: Marcelle Boudreaux (512-974-8094, marcelle.boudreaux@austintexas.gov)

STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

August 6, 2024:

CITY COUNCIL:

ORDINANCE NUMBER:

ISSUES:

The rezoning request of the subject site is related to an adjacent rezoning case at 7331 and 7333 Bluff Springs Road, request from I-RR to MF-3, which was approved by City Council on February 15, 2024 (Case no. C14-2023-0118; Ordinance No. 20240215-041). According to the applicant, the purpose of this rezoning is to unify this subject site with that at 7331 and 7333 Bluff Springs Road, anticipating a 247-unit multifamily residence, to allow additional acreage for needed drainage and infrastructure. This rezoning request to MF-3 encompasses 1.9071 acres, portioned from a parcel that is 2.2409 acres; the remaining portion will remain SF-2. Further, the TIA worksheet on file for this rezoning request and the applicant summary notes that Patsy Parkway will not be used for access; access to this property will be from Bluff Springs Road via the adjacent parcel at 7331 and 7333 Bluff Springs Road.

CASE MANAGER COMMENTS:
The subject rezoning area is approximately 1.9071 acres, however the entire parcel is 2.2409 acres, and is developed with a single family residence with frontage on Patsy Parkway. The portion of the parcel at the eastern end surrounding the single family residence will remain zoned SF-2 (see Attachment A: Location Map annotated). The rezoning area is situated on the east side of Bluff Springs Road. Bluff Springs Road is a level 3 mobility corridor, with dedicated bicycle lanes in both directions, and Cap Metro bus stop 1/3-mile to the north (at Blue Meadow Drive). The site is near to commercial services, approximately ¾-mile south of the intersection with William Cannon Drive and 1/3-mile from I-35 frontage road.

The property to the north is the aforementioned, recently-rezoned 7331 and 7333 Bluff Springs site, exhibits Automotive Rentals use (MF-3). Single family residences and Kendra Page Neighborhood Park are to the south and east (SF-2, SF-4ACO and I-RR). To the immediate west fronting Bluff Springs Road is a small parcel with a single family residence, and further west across Bluff Springs Road are multifamily residences (moderate to high density) (I-RR; MF-4, MF-4-CO and CS-MU-CO). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

The Applicant proposes to rezone a portion of the property to multifamily residence (medium density) (MF-3) district, which will provide additional acreage for drainage and infrastructure to support a multifamily development on the parcel to the north, which anticipates a multifamily development of approximately 247 residential units.

BASIS OF RECOMMENDATION:

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

   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 surrounding uses and zoning are primarily residential. The location is appropriate for multifamily residential areas, as this site is located near supporting transportation and commercial facilities.

3. *Zoning changes should promote an orderly relationship among land uses.*

   Staff recommends the Applicant's request as described above for MF-3 zoning based on following considerations:

   1) The proposal is in alignment with surrounding multifamily residential uses,

2) Recognizing the property's proximity to the I-35 freeway and commercial services,
3) The area has experienced a degree of transition in the past few years with rezonings of large parcels from interim Rural Residential and SF-4 to MF-3 and MF-4,
4) It is within half a mile of a Capital Metro bus stop.

4. The rezoning should be consistent with the policies and principles adopted by the City Council.

City Council has provided policy and direction for having more residential density. This rezoning supports maximum number of units at a multifamily residential project at an adjacent site, proposed as a unified development.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2	Undeveloped; one single family residence at eastern end with frontage on Patsy Parkway
North	MF-3	Automotive Rentals
South	SF-2	Single family residential
East	SF-2; I-RR	Single family residential; Public Park
West	I-RR; MF-4, MF-4-CO and CS-MU-CO	Single-family residential; Multifamily residential (medium and high density)

NEIGHBORHOOD PLANNING AREA: None

WATERSHED: Onion Creek and South Boggy Creek

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 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.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0118 - 7331 & 7333 Bluff Springs Road	I-RR to MF-4	To Grant MF-3, as staff recommended (1/16/2024)	Apvd MF-3 as Commission

			recommended (2/15/2024)
C14-2023-0086 – Bluff Springs Multifamily	I-RR to MF-4	To Grant MF-4, as staff recommended (11/14/2023)	Apvd MF-4 as Commission recommended (12/14/2023)
C14-2022-0067 – Villas at South Austin	SF-4A-CO to SF-6	Forwarded without a recommendation due to lack of an affirmative vote (8/16/22)	Apvd SF-6 (10/27/2022)
C14-2019-0020 – Little Texas MHC	I-RR to MH	Forwarded without a recommendation due to lack of an affirmative vote (5/7/19)	Apvd MH (6/6/19)

RELATED CASES:

C14-2023-0118 – 7331 & 7333 Bluff Springs Road rezoning to MF-3, February 2024

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 2100 PATSY PARKWAY. C14-2024-0057. 2100 Patsy Parkway. 1.92-acre tract from SF-2 to MF-3. Existing: single-family residential unit with undeveloped extent to West (3,463 sf) Proposed for analysis purposes, however, intent is for a unified development with northern lot and for subject site to support development with infrastructure and drainage: application indicates single-family residential type, with 36 proposed residential units on a site zoned for multifamily. Demolition is proposed, with the demolition of 1 residential unit. Note that the application does not indicate transportation infrastructure connections to Bluff Springs Rd or other adjacent roadway, therefore Patsy Pkwy is utilized as the assumed transportation route for this review.

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.
	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.
Y	**Connectivity and Healthy Living ***: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **0.40 miles to Kendra Page Neighborhood Park**
	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.)
	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.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
2	**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 Onion Creek and South Boggy Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds 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 Department
No comments.

PARD – Planning & Design Review
Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with MF-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 § 25-1-609, as amended.

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.

The site is adjacent to SF-3 zoning district with existing single family residences and is 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 site is part of the Hazardous Pipelines Overlay.

Austin Transportation Department – Engineering Review
The adjacent street characteristics table is provided below:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Patsy Parkway	Level 1	58’	76’	76’	No	No	No

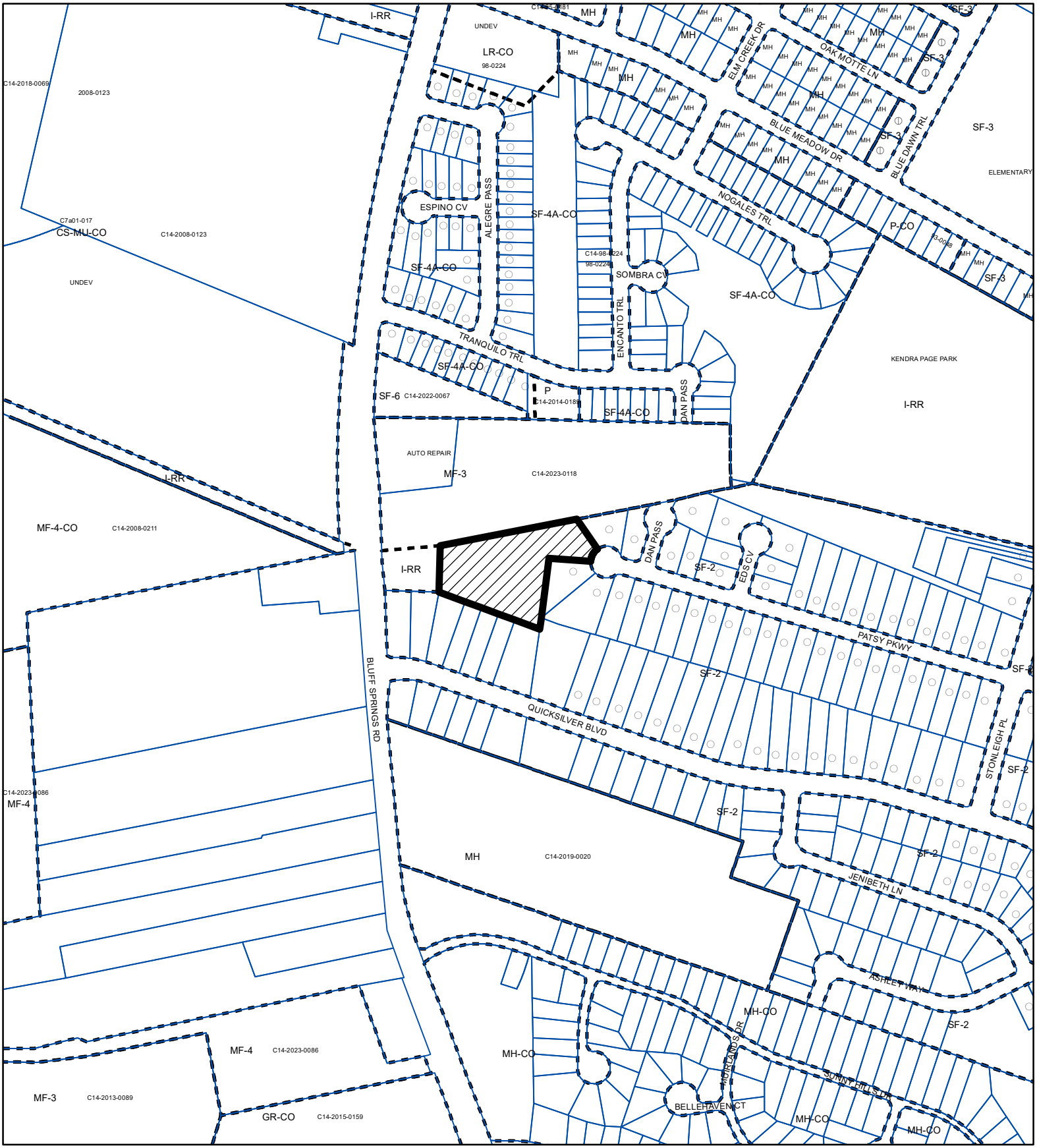
Austin Water Utility
No comments on zoning change.

FYI: 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:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map
Exhibit B: Applicant’s Summary Letter
Attachment A: Location Map annotated



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2024-0057

1 " = 400 '

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

CITY OF AUSTIN FOUNDED 1839

Created: 4/11/2024

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

1 " = 400 '

2100 Patsy Parkway

ZONING CASE#: C14-2024-0057
LOCATION: 2100 Patsy Parkway
SUBJECT AREA: 1.92
MANAGER: Marcelle Boudreaux

CITY OF AUSTIN FOUNDED 1839

Created: 8/6/2024
by: meekss

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

DRENNER GROUP

Revised July 30, 2024
March 1, 2024

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

Via Electronic Delivery

Re: 2100 Patsy Pkwy – Zoning application for 1.9071-acre property located at 2100 Patsy Pkwy Austin, TX 78744, comprised of TCAD ID: 0428050212 (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 2100 Patsy Pkwy and is 1.9071 acres of land, located on the west end of Patsy Pkwy, west of Dan Pass. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned SF-2 (Single Family – Standard Lot). The requested zoning is from SF-2 to MF-3 (Multifamily—Medium Density). The portion of the lot where the existing single-family home sits will remain SF-2. The adjacent parcels 7331 & 7333 Bluff Springs Road were recently rezoned to MF-3 under zoning application C14-2023-0118. The purpose of this rezoning is to allow for drainage and infrastructure needed to support the adjacent 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 dated 2/28/2024 by Julie Apagya Bonney. Access for this Property will be through the adjacent parcel on 7331 & 7333 Bluff Springs Road.

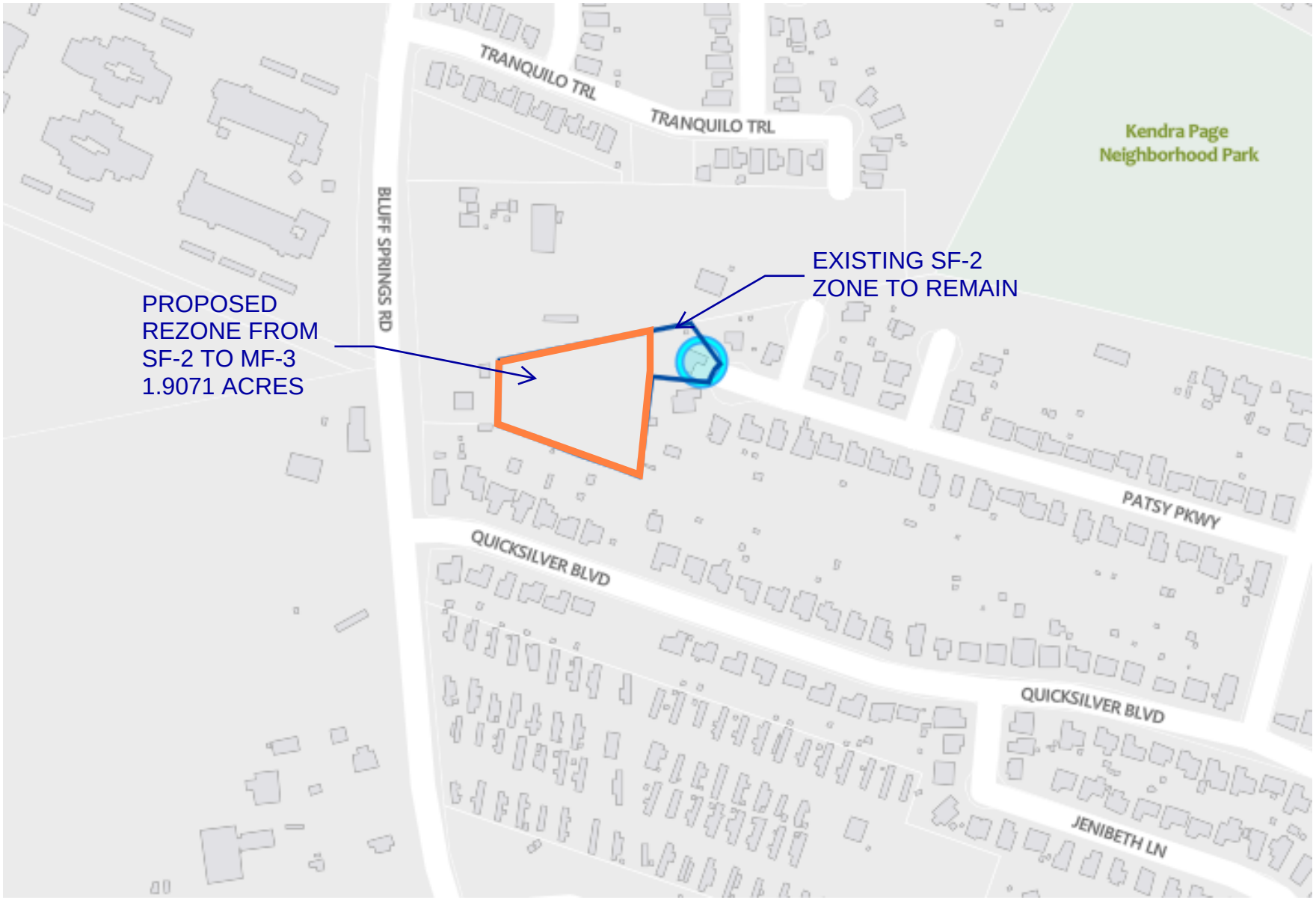
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

Leah M. Bojo

cc: Joi Harden, Planning Department *(via electronic delivery)*
Marcelle Boudreaux, Planning Department *(via electronic delivery)*

Location Map
2100 Patsy Pkwy



Attachment A