

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0022

DISTRICT: 1

ADDRESS: 3900 ½ Tannehill Lane

ZONING FROM: SF-3-NP

TO: SF-6-NP

SITE AREA: 6.069 acres (264,366 sq. ft.)

PROPERTY OWNER: Greater Works Baptist Church

AGENT: Victoria Haase, Thrower Design

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends Townhouse and Condominium Residence-Neighborhood Plan (SF-6-NP) district zoning.

Please see the basis of recommendation section below.

PLANNING COMMISSION or ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

June 27, 2023: Neighborhood requested postponement to July 11, 2023

July 11, 2023: Approved on consent. Motion by Commissioner Conley, seconded by Vice Chair Hempel, no objections.

CITY COUNCIL ACTION:

August 31, 2023: Scheduled to be heard by City Council.

ORDINANCE NUMBER: N/A

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question currently is vacant except for an unpaved walking trail. There is substantial tree cover over the western quarter of the parcel. Tannehill is a level 2 ASMP corridor that provides Capital Metro Route #5 bus service. The parcel is approximately 2,000 feet west of US Highway 183 and 3,000 feet southwest of FM 969 which is an Imagine Austin Corridor. The parcel is proximate to Colony Park Station, Mueller Station, and Springdale Station Imagine Austin Centers (less than 2 miles from each). The area case histories detail several rezonings to SF-6 in the immediate area over the last several years.

BASIS OF RECOMMENDATION:

Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities

All parcels on the eastern side of Tannehill Lane have more intense MF or CS zoning. Several parcels on the western side of Tannehill Lane have recently been rezoned to SF-6 zoning, this can serve as a transition between the more intense uses to the east and single-family homes to the west.

Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.

Similarly situated parcels on and around Tannehill Lane have recently been granted SF-6-NP district zoning. This precedent has resulted in more housing diversity. Granting this rezoning would result equal treatment based on established precedents within recent years in the immediate area.

The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.

The area case history indicates a consistent desire to see more density and housing choices along Tannehill Lane. Both Planning Commission and Council have supported staff recommendations on several SF-3-NP to SF-6-NP cases on similarly sized parcels in the area in recent years.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Unpaved walking trail, substantial tree cover to on the western quarter of the parcel
<i>North</i>	SF-3-NP	Greater Works Baptist Church (6,388sqft built 2003)
<i>South</i>	SF-3-NP and SF-6-CO-NP	Vacant land and one single family home
<i>East</i>	MF-4-NP and P-NP	Vacant land (owned by the Austin Housing Finance Corporation) and Norman-Sims Elementary School
<i>West</i>	SF-3-NP	12 single family homes

NEIGHBORHOOD PLANNING AREA: East MLK Combined Neighborhood Planning Area (MLK-183)

TIA: Deferred to the time of Site Plan

WATERSHED: Fort Branch Watershed**SCHOOLS:** A.I.S.D.

Norman-Sims Elementary School

Martin Middle School

Eastside Memorial High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, East MLK Combined Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Friends of Northeast Austin, Hog Pen, NA, Homeless Neighborhood Association, Lincoln Garden Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, Reissig Group, SELTexas, Sierra Club, Austin Regional Group, and Truman Heights Neighborhood Association

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2017-0097	The applicant is proposing to rezone property from SF-3-NP to SF-6-NP.	<p>01.23.18 - Approved SF-6-CO-NP District Zoning, with condition to limit units to 62. Neighborhood Traffic Analysis to be enforced through a public restrictive covenant. [A. De Hoyos-Hart; J. Schissler 2nd] (7-5), G. Anderson, A. De Hoyos-Hart, F. Kazi, C. Kenny, J. Schissler Nay.</p> <p>Separately not as a condition of zoning, commissioners recommended to council to prohibit through truck traffic on Delano Street, Elanor Street, and Fort Branch Boulevard.</p>	02.15.18 - Approved SF-6-CO-NP as PC recommended. CO for a limit of 62 units. Vote 11-0.

C14-2019-0107.SH	The Applicant proposes to rezone approximately 6.149 acres from SF-3-NP to SF-6-NP, as amended.	06.23.20 – Approved SF-6-NP as staff recommended.	07.30.20 – Approved SF-6-NP as PC recommended, on all 3 readings.
C14-2020-0062	The Applicant is proposing to rezone approximately 11.643 acres from SF-3-NP to SF-6-NP	08.26.20 – Approved SF-6-NP as staff recommended.	09.17.20 – Approved SF-6-NP as PC recommended, on all 3 readings.
C14-2022-0122.SH	The applicant is proposing to rezone approximately 8.92 acres from P-NP to MF-4-NP.	PC 02.28.23 - Approved MF-4-NP, as Staff recommended	03.23.23 - Approved MF-4-NP, as Staff recommended

RELATED CASES:

None

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Tannehill Lane	Local Mobility - Level 2	84 feet	49 feet	41 feet	No	No	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

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. Name(s) of Activity Center/Activity Corridor/Job Center:
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.
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.
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.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
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.
	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.
6	Total Number of "Yes's"

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Fort Branch Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.

6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

7. 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.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, residential 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. 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 North, West, and South property lines, 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.

Transportation

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

If access to DOWNS DR is proposed at the time of Site Plan, NTA (Neighborhood Transportation Analysis) may be required.

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for TANNEHILL LN. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for TANNEHILL LN according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Austin Water Utility

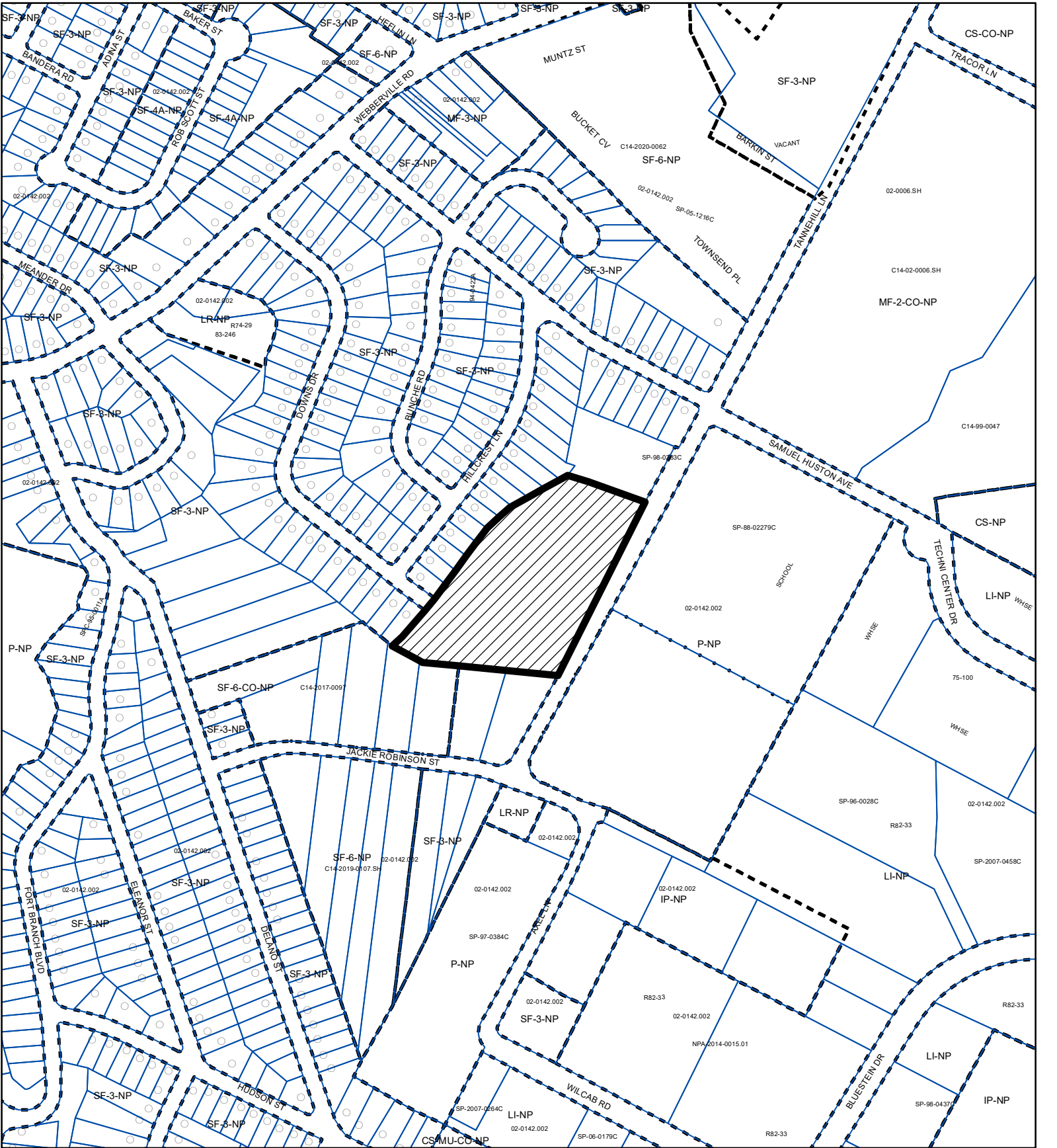
No comments on zoning change.




FYI: 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 TO FOLLOW

A: Zoning Map

B. Aerial Map



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0022

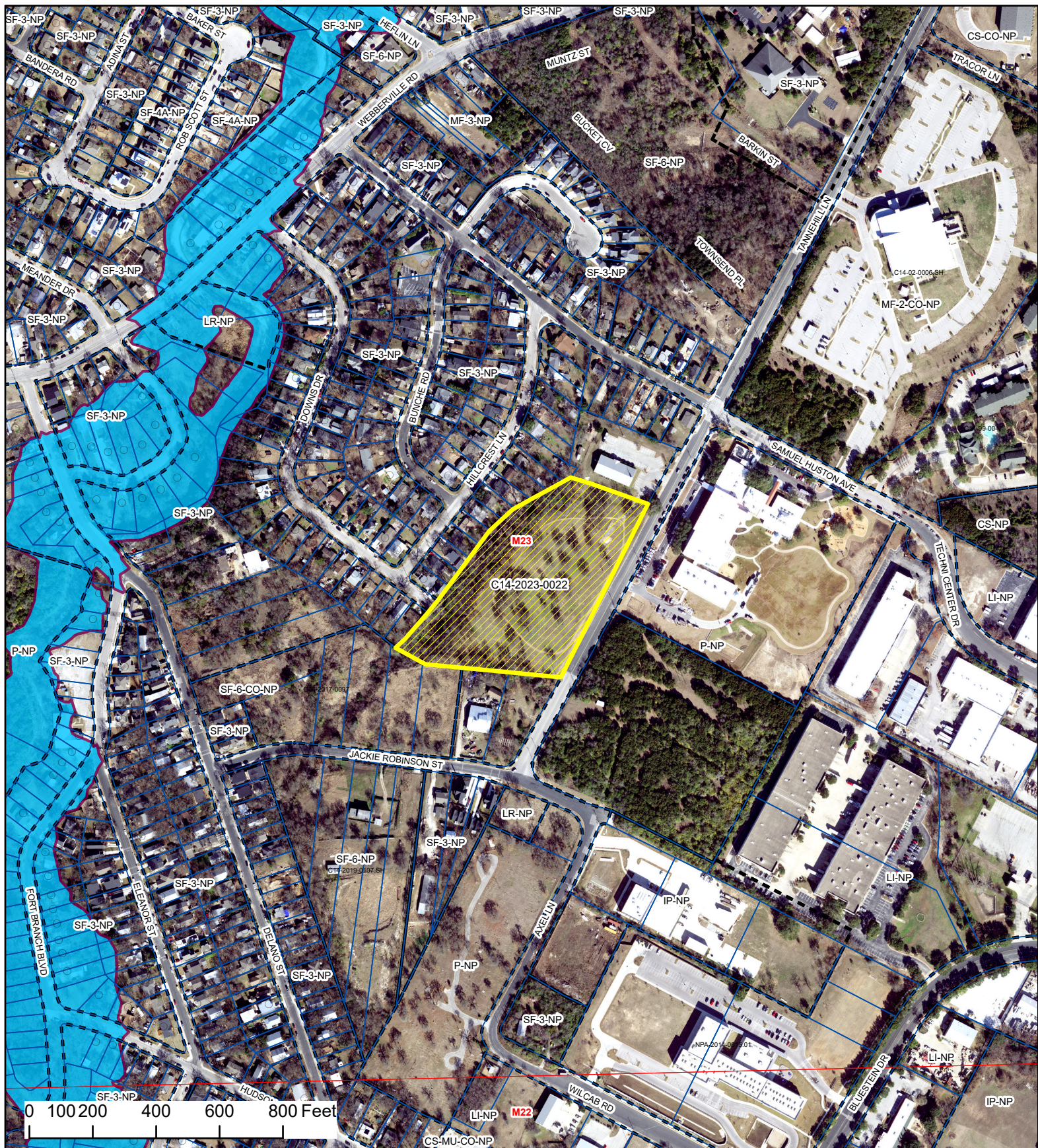
1" = 400'

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Tannehill Residences

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

ZONING CASE#: C14-2023-0022
 LOCATION: 3900 1/2 Tannehill Ln
 SUBJECT AREA: 6.069 Acres
 GRID: M23
 MANAGER: Jonathan Tomko



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