

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0128 (Tannehill)

DISTRICT: 1

ADDRESS: 4108 Tannehill Lane

ZONING FROM: SF-3-NP

TO: MF-3-NP

SITE AREA: approximately 1.398 acres (approximately 60,896 square feet)

PROPERTY OWNER: Coma Rey, Inc.

AGENT: Keepers Land Planning (Ricca Keepers)

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

STAFF RECOMMEDATION:

Staff recommends granting multifamily residence – medium density – neighborhood plan (MF-3-NP) combining district zoning. *For a summary of the basis of Staff's recommendation, please see the basis of recommendation section below.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

December 17, 2024: Motion to approve staff recommendation on the consent agenda made by Commissioner Haney, seconded by Commissioner Maxwell (11-0).

CITY COUNCIL ACTION:

January 30, 2025: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER: N/A

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently undeveloped land. The approximately 1.398-acre parcel is a deep lot with a small amount of frontage along Tannehill Lane, an ASMP level 2 roadway. The subject tract is just north of where Samuel Huston Avenue intersects with Tannehill Lane and approximately 1,500 feet from where Webberville Road intersects with Tannehill Lane to the north. Ed Bluestein Boulevard (183 Toll Road) is approximately 2,000 feet to the east of the subject tract. To the north is additional undeveloped land. To the east across Tannehill Lane is the Greater Mount Zion Church. To the south are six single-family homes and two duplexes and to the west are three relatively new duplexes. The Mueller Imagine Austin Activity Center is approximately 1 mile northwest of the subject tract and the Colony Park Station Imagine Austin Activity Center is approximately 2 miles northeast of the subject tract.

The Capital Metro #5 Woodrow/East 12th St. Bus offers bus stops in both directions on Tannehill Lane within walking distance of the subject tract. There are sidewalks on both sides of Tannehill Lane.

BASIS OF RECOMMENDATION:

Zoning should allow for reasonable use of the property.

The subject tract is currently undeveloped. It is situated across from a large parking lot that serves the Greater Mount Zion Church. There are sidewalks and a bus stop, and the site is across the street from a substantial amount of more intense zoning that fronts Ed Bluestein Boulevard (183 Toll Road). This rezoning would allow for a reasonable use of the property and this rezoning does not require an NPA or a Future Land Use Map change as the property is already identified as Mixed Residential.

Zoning should be consistent with approved and existing residential densities.

There is existing MF-2-NP and MF-4-NP zoning along Tannehill Lane, including across the street. The zoning case history shows a number of properties within the immediate area being rezoned from SF-3-NP to SF-6-NP in recent years. Granting this MF-3-NP request would be consistent with approved and existing residential densities.

Granting of the request should result in an equal treatment of similarly situated properties.

There is another MF-3-NP zoned parcel on Webberville Road approximately 500 feet west of the subject tract. It is on the west side of the duplexes recently constructed along Bunche Road, a cul-de-sac. It is home to the recently constructed East Grove Condominiums, which appears to provide ownership housing options on a parcel similar in size to the one seeking this request in this case. Granting of this request would result in an equal treatment of this property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Undeveloped land, a shed and some mounds of dirt.
<i>North</i>	SF-6-NP	Undeveloped land
<i>South</i>	SF-3-NP	Six single-family homes and two duplexes
<i>East</i>	MF-2-CO-NP	Greater Mount Zion Church
<i>West</i>	SF-3-NP	Three relatively new duplexes

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

WATERSHED: Fort Branch Watershed (Urban)

SCHOOLS: A.I.S.D.

Norman-Sims Elementary School
Martin Middle School
LBJ High School

COMMUNITY REGISTRY LIST:

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, Overton Family

Committee , Preservation Austin, Reissig Group, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group, Truman Heights Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0022 (Tannehill Residences)	The Applicant is proposing to rezone approximately 6.069 acres from SF-3-NP to SF-6-NP.	07.11.2023 (PC): To grant SF-6-NP on consent agenda. Motion by Commissioner Conley, seconded by Vice Chair Hempel, no objections.	09.14.2023: To grant SF-6-NP on Council Member Ryan Alter’s motion, Council Member Kelly’s second on a 7-0 vote. Mayor Pro Tem Ellis was off the dais. Council Members Alison Alter, Harper-Madison, and Pool were absent.
C14-2020-0062 (Webberville)	The Applicant is proposing to rezone approximately 11.643 acres from SF-3-NP to SF-6-NP.	08.25.2020: To grant SF-6-NP as recommended by Staff. (10-2) [Azhar-1st, Shieh-2nd; Llanes-Pulido, Seeger- Nay; Hempel- Off dais]	09.17.2020: To grant SF-6-NP on Mayor Pro Tem Garza's motion, Council Member Pool's second on a 10-0 vote. Council Member Casar was off the dais.

RELATED CASES:

None

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 4108 TANNEHILL LANE. C14-2024-0128. Project: Tannehill. East MLK Combined Neighborhood Planning Area. FLUM: Mixed Residential. 1.3980 acres from SF-3 to MF-3-NP. Existing: undeveloped. Proposed: multifamily.

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 *: <ul style="list-style-type: none"> • 0.37 miles from MLK Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.04 miles from bus stop along Tannehill LN
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along Tannehill LN
	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. <ul style="list-style-type: none"> • 0.2 miles to Norman-Sims Elementary School
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.11 miles to Normal School 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
6	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.

Fire

No comments on rezoning.

PARD – Planning & Design Review

PR1: Residential units that are certified affordable under a municipal, county, state, or federal program are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, multifamily with MF-3-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: scott.grantham@austintexas.gov. At the applicant's request, PARD can provide an early determination of parkland dedication requirements.

Site Plan

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.
- SP 2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

- SP 3. The site is subject to compatibility standards due to the proximity/adjacency of SF-3-NP on the south and the west, and SF-6-NP on the north. *Reference 25-2-1051, 25-2-1053*
- SP 4. Any structure that is located:
 - a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet.
 - b. Less than 50 feet from any part of a triggering property may not exceed 40 feet. *Reference 25-2-1061*

- SP 5. A 25-foot (15-foot if site is less than 75 feet wide) compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer. *Reference 25-2-1062(B)*
- SP 6. An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.
 Reference 25-2-1062

Airport Overlay

- SP 7. The site is located within Austin-Bergstrom Overlay {CCLUA, or AO-1,2,3}. No use will be allowed that creates electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance.
- SP 8. FYI this tract is within the MLK-183 Neighborhood Planning area.

Transportation and Public Works Department – Engineering Review

TPW 1. 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].

TPW 2. A Neighborhood Traffic Analysis is required and will be performed for this project by TPW staff. Results will be provided in a separate memo. LDC 25-6-114. NTA requires three (3) consecutive 24-hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. Please contact this reviewer to discuss the location of the tube counts. Results will be provided in a separate memo. LDC 25-6-114. NTA fees will be added in AMANDA. This comment will be cleared once the Memo is approved and the fees are paid. Submit the NTA for review via <https://atd.knack.com/development-services#services/neighborhood-traffic-analysis/>

TPW 3. 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].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro

							(within ¼ mile)
TANNEHILL LN	Local Mobility - Level 2	84 feet	58 feet	47 feet	Existing 6 feet sidewalks	No	Yes

TIA:

A Neighborhood Traffic Analysis is required for this case and was performed for this case by TPW staff. Results are provided in the memo included below as *exhibit D*.

Austin Water Utility

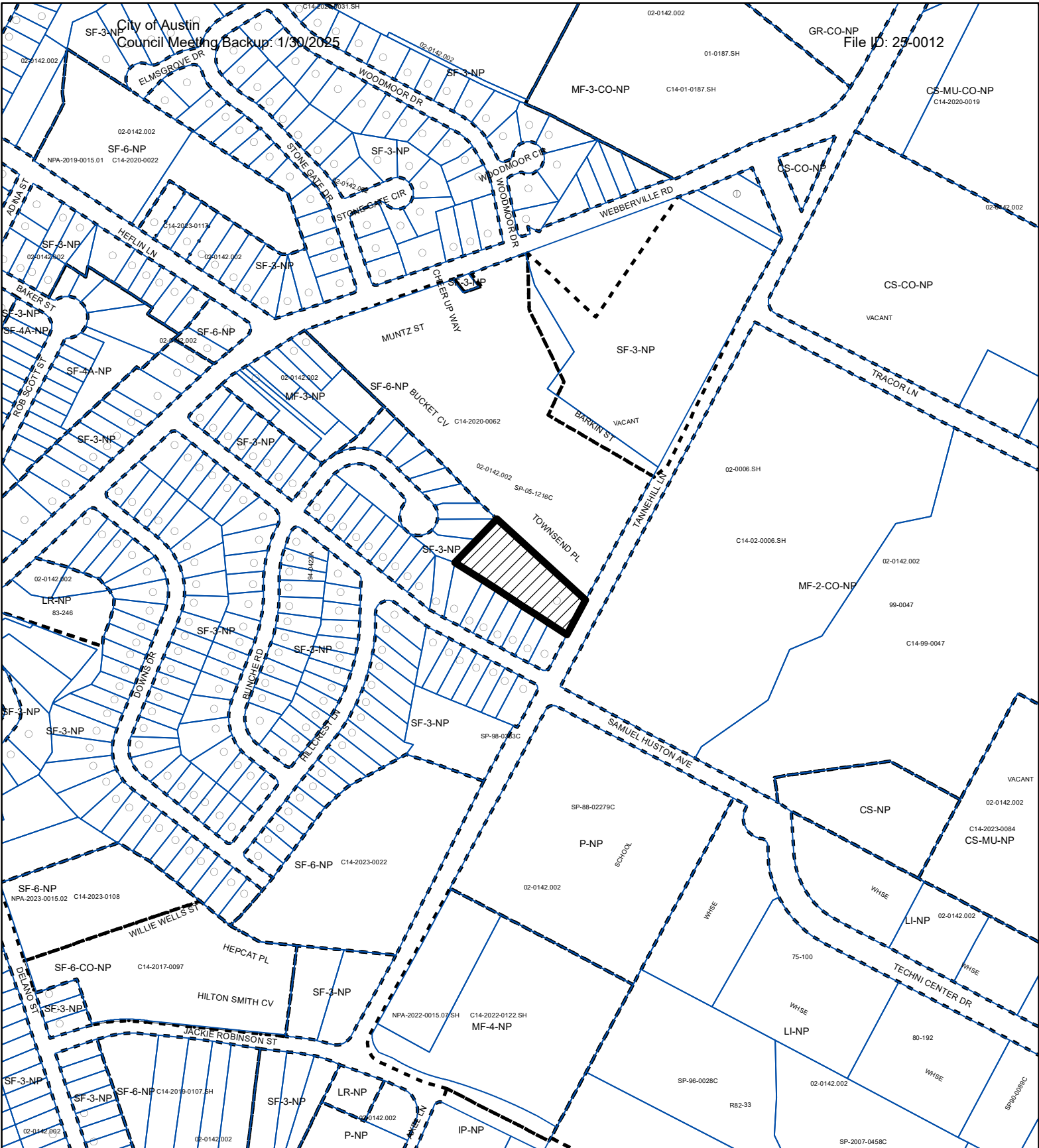
AW1. No comments on zoning change.

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
- D. Neighborhood Traffic Analysis Memo (NTA)



ZONING

ZONING CASE#: C14-2024-0128



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'





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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.

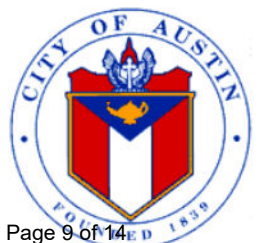




Tannehill

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

ZONING CASE#: C14-2024-0128
 LOCATION: 4108 Tannehill Ln.
 SUBJECT AREA: 1.398 Acres
 MANAGER: Jonathan Tomko



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 completeness.



August 22, 2024

City of Austin
P.O Box 1088
Austin, Tx 78767

Subject Property: 4108 Tannehill Ln Austin Tx 78721

Dear City of Austin,

Please see the attached documentation and application for this rezone request. The lot is undeveloped and is currently zoned Single Family-3 Neighborhood Plan (SF-3-NP). The owner would like to rezone this lot to Multi Family-3 Neighborhood Plan (MF-3-NP). The property to the north is zoned Single Family-6-NP and to the south is zoned Single Family-3-NP. Across Tannehill Lane the property is zoned Multi Family-3. Per the staff member Ms. Maureen Meredith, we fall within the current future land use map labeled Mixed Residential and as such do not require a Neighborhood Plan Amendment.

There will be little impact to traffic surrounding the property since Tannehill Lane connects directly to Martin Luther King Blvd. Highway 183 is a direct connection to Martin Luther King Blvd. We look forward to working with staff and the community to develop this project. This is another way we can help Commissioners with building appropriate density in Austin.

If you have any questions or need additional documents feel free to contact me. My contact information is at the bottom of this letter. Thank you!

Sincerely,

Ricca Keepers

Ricca Keepers, MUP
Keepers Land Planning
(512)550-6508
Ricca@keeperslandplanning.com



MEMORANDUM

To: Ricca Keepers
CC: Kaylie Coleman, Bryan Golden
FROM: Matiur Rahman, Ph.D., P.Eng.
DATE: December 3, 2024
SUBJECT: 4108 Tannehill Neighborhood Traffic Analysis (C14-2024-0128)

The proposed development consists of 45 Multifamily Housing units. The site is a 1.3980-acre tract on Tannehill Ln, in between Townsend Pl and Samuel Huston Ave, as shown in Figure 1 below. This site proposes access to Tannehill Ln, which is a level 2 street. The Transportation Development Services (TDS) division has conducted an NTA and offers the following comments.

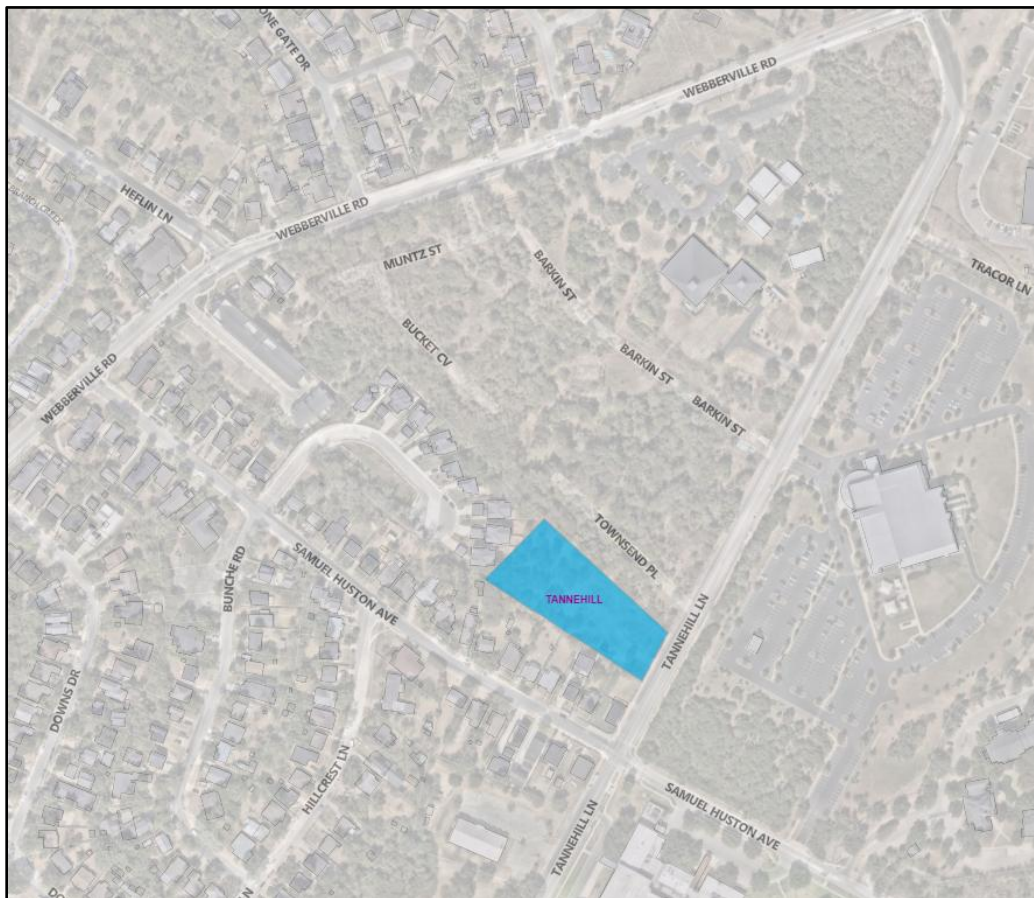


Figure 1: Site Location

Roadways

Tannehill Ln: The ASMP designates Tannehill Ln as a Level 2 road. The pavement width of Tannehill Ln along the site frontage is approximately 40 feet north of Samuel Huston Ave and 30 feet south of Samuel Huston Ave. There are two striped travel lanes and on street parking with curb and gutter along the site frontage of Tannehill Ln. There is sidewalk in both directions in the vicinity of the site on Tannehill Ln. It functions as a 30-mph street. According to the ASMP, the required right-of-way of Tannehill Ln in the vicinity of the site is 84 feet.

Samuel Huston Ave: The ASMP designates Samuel Huston Ave as a Level 2 road. The pavement width of Samuel Huston Ave near the site is approximately 30 feet. There are two unstriped travel lanes and on street parking with curb and gutter on Samuel Huston Ave near the site. There is sidewalk in the EB direction near the site on Samuel Huston Ave. It functions as a 25-mph street.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, the proposed development will generate 364 adjusted vehicle trips per day. See Table 1 for a detailed breakdown of the trip generation.

Table 1. Trip Generation

Land Use	ITE Code	Units	Trip Generation
Proposed			
Multifamily Housing (Low-Rise)	220	45 Dwelling Units	364
NET DAILY TRIPS			364

24-hour traffic volumes were collected at three points, see Figure 2 below, on Tannehill Ln and Samuel Huston Ave on October 22nd, 23rd, and 24th, 2024.

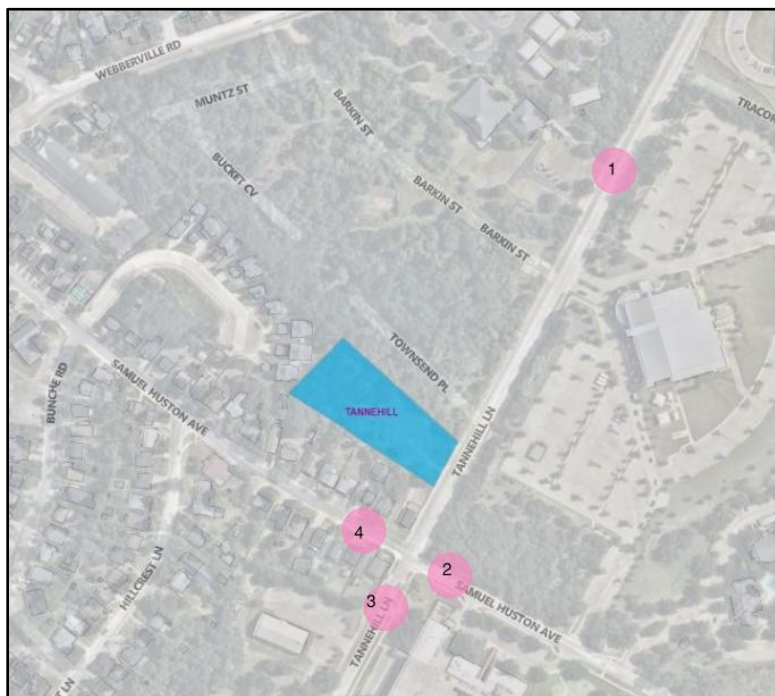


Figure 2: Tube count locations

Table 2 provides an assumed trip distribution for the proposed land uses. This development proposes access to Tannehill Ln.

Table 2. Trip Distribution

Street	Expected Trip Distribution (Percentage)
Tannehill Ln, north of existing church driveways (Location 1)	35%
Samuel Huston Ave, east of Tannehill Ln (Location 2)	25%
Tannehill Ln, south of Samuel Huston Ave (Location 3)	10%
Samuel Huston Ave, west of Tannehill Ln (Location 4)	30%

Table 3 represents a breakdown of traffic on Tannehill Ln and Samuel Huston Ave: existing traffic, proposed site traffic, and total traffic after development.

Table 3. Traffic Summary

Street	Adjusted Existing Traffic from Counts (vehicles per day, vpd)	Site Traffic added to Roadway (vpd)	Total Future Traffic (vpd)
Tannehill Ln, north of existing church driveways (Location 1)	1,578	127	1,705
Samuel Huston Ave, east of Tannehill Ln (Location 2)	2,542	91	2,633
Tannehill Ln, south of Samuel Huston Ave (Location 3)	1,467	36	1,503
Samuel Huston Ave, west of Tannehill Ln (Location 4)	1,846	109	1,955

According to Section 25-6-116 of the Land Development Code (LDC), residential local or collector streets that have 40 feet or more of pavement width are operating at an undesirable level if the average daily traffic volume for such a roadway exceeds 4,000 vehicles per day. Based on the LDC criteria, Tannehill Ln, north of Samuel Huston Ave is currently operating at desirable levels and will continue operating at desirable levels with the addition of site traffic.

According to Section 25-6-116 of the LDC, residential local or collector streets that have between 30 and 40 feet of pavement width are operating at an undesirable level if the average daily traffic volume for such a roadway exceeds 1,800 vehicles per day. Based on the LDC criteria, Tannehill Ln south of

Samuel Huston Ave is currently operating at desirable levels and will continue operating at desirable levels with the addition of site traffic. However, Samuel Huston Ave, both east and west of Tannehill Ln is currently operating at undesirable levels and will continue operating at undesirable levels with the addition of site traffic as per LDC criteria.

Recommendations/Conclusions:

As a condition of approval for the site plan application, staff recommends the following mitigations:

- Construct the missing section of pedestrian and bicycle facilities on the northern side of Samuel Huston St beginning from Tannehill Ln to Hillcrest Ln as per the ASMP. This will be reevaluated at the time of site plan.

This site will also be subject to Street Impact Fee (SIF), which will help fund roadway capacity projects identified in RCP necessitated by new developments. SIF calculation shall be performed during the Site Plan review and fee will be collected at the time of building permit. For SIF-related information, please visit the City's SIF website (<https://www.austintexas.gov/department/street-impact-fee>).

This assessment is based on the proposed uses and access; any changes in these assumptions may require an updated NTA. This NTA does not grant nor guarantee approval of proposed driveway types or locations. Driveway types and locations will be reviewed with the site plan application.

Please contact me at (512) 978-1699 if you have questions or require additional information.
Sincerely,



Matiur Rahman, Ph.D., P.Eng.
Transportation and Public Works Department, City of Austin