

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0049

DISTRICT: 4

ZONING FROM: SF-6-NP

ZONING TO: SF-3-NP

ADDRESS: 504 Kenniston Drive

SITE AREA: 0.24 acres
(10,454 sq. ft.)

AGENT: Waterlily Homes, LLC (Tina Barrett and Elizabeth Wimberley)

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

STAFF RECOMMENDATION:

The staff recommendation is to grant family residence-neighborhood plan (SF-3-NP) combining district.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 28, 2024: APPROVED THE APPLICANTS REQUEST FOR SF-3-NP.

[F. MAXWELL; A. WOODS-2ND] (10-0) P. HOWARD AND A. PHILLIPS – ABSENT, G. COX – ARRIVED LATE

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is 0.24 acres, developed with one (1) single family residence, is on Kenniston Drive (level 1) and is currently zoned townhouse and condominium residence - neighborhood plan (SF-6-NP). The property has single family residences, townhomes and duplex residential (SF-3-NP, SF-6-NP) to the north, east and west. There are also multifamily zoned properties (MF-3-NP and MF-6-NP) to the north, south and east. Reznicek Fields (P-NP) are to the north, restaurants (GR-CO-NP, LR-V-CO-NP, CS-V-NP) to the south, and there are automotives sales and repairs (TOD-NP) to the west. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant has requested a rezoning to the family residence-neighborhood plan (SF-3-NP) combining district to construct three (3) single family units as the new HO.M.E amendments allow three unit residential in SF-3.

Staff is recommending the family residence-neighborhood plan (SF-3-NP) combined district because this property meets the intent of the district and would provide more housing on this lot. The new H.O.M.E amendments allow three unit residential on SF1, SF-2 and SF-3 zonings. Three-unit residential use is not a permitted use in the existing zoning, townhome and condominium residence-neighborhood plan (SF-6-NP).

This site is 0.07 miles east of Airport Blvd Activity Corridor; 0.3 miles east of Crestview Station Town Center; 0.20 miles north of Highland Mall Station Regional Center and there is a bus stop located .03 mil away. There is a rapid bus stop, Crestview station, a grocery store, Highland Park and other good and services within 0.5 miles.

BASIS OF RECOMMENDATION:

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

The family residence district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. Up to three units are permitted under single-family residential development standards.

The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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 local residential street and is located within an existing residential neighborhood. Furthermore, there are other SF-3-zoned properties along Kenniston Drive.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-6-NP	Single Family Residence
<i>North</i>	MF-3-NP P-NP SF-6-NP	Multifamily Residences Reznicek Fields Duplex/Condos
<i>South</i>	MF-3-NP GR-CO-NP, LR-V-CO-NP, CS-V-NP	Multifamily Residences Restaurants
<i>East</i>	SF-6-NP, SF-3-NP MF-3-NP, MF-6-NP	Duplexes/Townhomes & Single Family Residences Multifamily Residences
<i>West</i>	SF-6-NP, TOD-NP	Duplexes and Automotive Repair/Sales

NEIGHBORHOOD PLANNING AREA: Highland

WATERSHED: Waller Creek (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Reilly Elementary School

Webb Middle School

McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Highland Neighborhood Association
 Highland/Skyview Neigh. Plan
 Contact Team
 Homeless Neighborhood Association

Lamar Blvd./Justin Ln. TOD Staff Liaison
 Neighborhood Empowerment Foundation
 North Austin Neighborhood Alliance
 Red Line Parkway Initiative
 SELTexas
 Sierra Club
 Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0122	SF-6-NP to MF-6-NP	To Grant MF-6-NP (01/23/2024)	Approved MF-6-NP as Planning Commission Recommended (03/21/2024)
NPA-2023-0018.05	NPA associated with C14-2024-0122	To Grant Multifamily FLUM change (01/23/2024)	Approved Multifamily FLUM change as Planning Commission Recommended (03/21/2024)
C14-2009-0012	Highland Planning Area Vertical Mixed Use Building (V) Rezoning	To Grant Vertical Mixed Use Building (V) Rezoning (04-14-2009)	Approved Vertical Mixed Use Building (V) combining district as Planning Commission Recommended (06/11/2009)
NPA-2008-0018.01	NPA associated with C14-2009-0012	To Grant Vertical Mixed Use Building (V) Rezoning (04-14-2009)	Approved Vertical Mixed Use Building (V) combining district as Planning Commission Recommended (06/11/2009)
C14-04-0012	SF-3 & MF-3 to GR-MU-CO	Approved at Planning Commission. (02/24/2004)	Approved with CO's. The CO's prohibit Drop-off recycling collection facility, Outdoor Sports and recreation, outdoor entertainment, pawn shop services. (05/13/2004)

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 504 KENNISTON DRIVE. C14-2024-0049. Project: Kenniston Court. Brentwood/Highland Combined NP. FLUM: Higher Density Single Family. 0.243-acre tract from SF-6 to SF-3. Existing: 1 single family residential unit. Proposed: 3 single family residential units. Demolition is proposed for 1 existing occupied residential unit.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	<p>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 *:</p> <ul style="list-style-type: none"> • 0.07 miles east of Airport Blvd Activity Corridor; 0.3 miles east of Crestview Station Town Center; 0.20 miles north of Highland Mall Station Regional Center
Y	<p>Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> • Bus stop located 0.03 miles away along Kenniston Dr; 0.36 miles from rapid bus stop along N Lamar Blvd; 0.4 miles from Crestview Station
	<p>Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.</p>
Y	<p>Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.</p>
Y	<p>Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.</p> <ul style="list-style-type: none"> • 0.3 miles from 99 Ranch Market
	<p>Connectivity and Education *: Located within 0.50 miles from a public school or university.</p>
Y	<p>Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.</p> <ul style="list-style-type: none"> • 0.5 miles from Highland Neighborhood Park
	<p>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.)</p>
	<p>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.</p>
	<p>Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.</p>
	<p>Mixed use *: Provides a mix of residential and non-industrial uses.</p>
	<p>Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).</p>

	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”

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 located in the Waller 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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

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.

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.

<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 § 25-1-609, 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.

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.

Compatibility Standards

The site is subject to compatibility standards. Along the East and West property line, the following standards apply:

- No structure may be built within 19 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 19 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.
- 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.
- 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.
- 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.

FYI This site is in the Highland Neighborhood Plan

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Kenniston Dr. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Kenniston Dr 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)
Kenniston Dr	Level 1	58 feet	Approx 43 feet	Approx 30 feet	Yes	No	Yes

TIA:

Not required at this time.

Austin Water Utility:

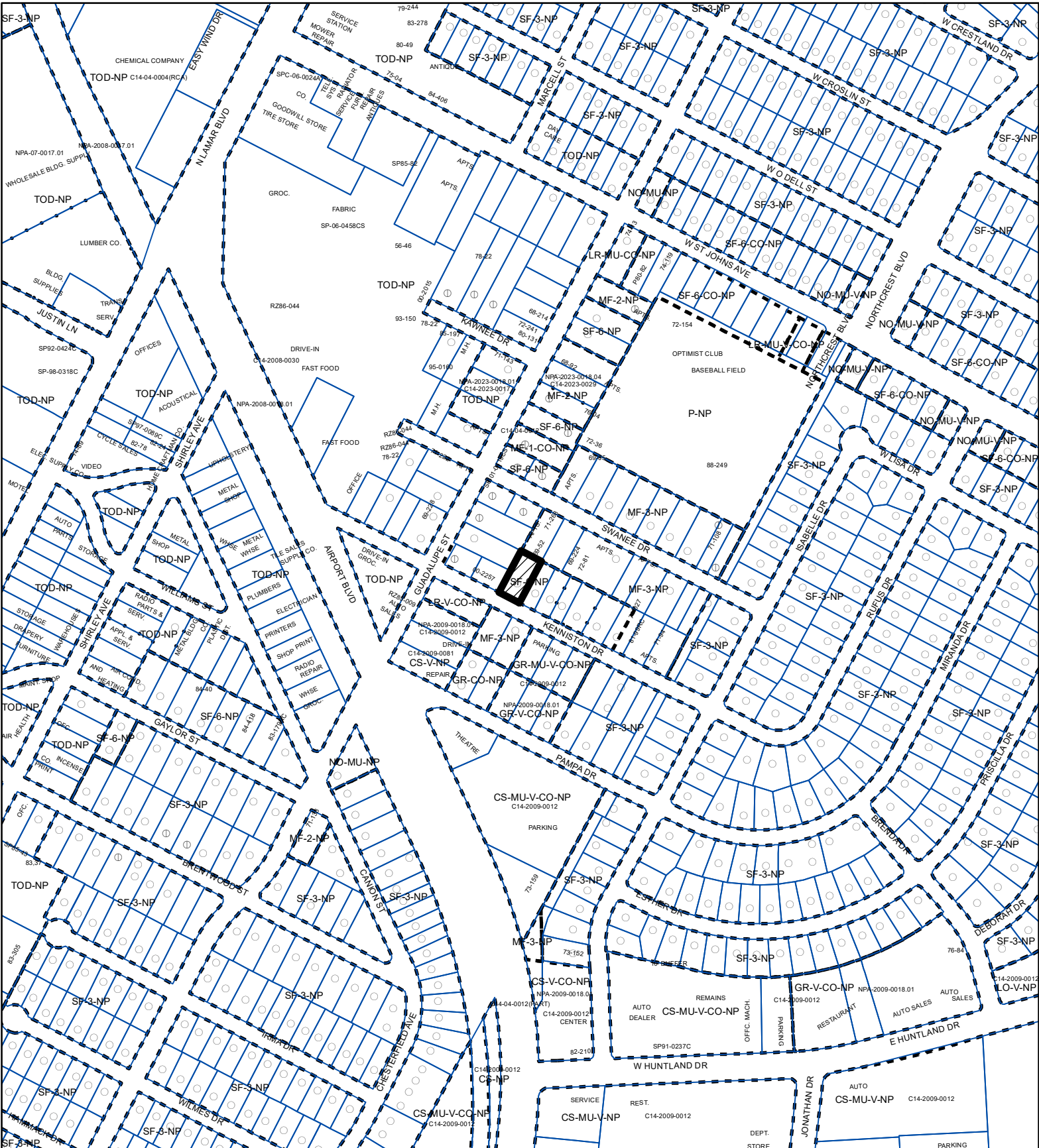
No comments on zoning change.

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
- Correspondence from Interested Parties





ZONING

ZONING CASE#: C14-2024-0049



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

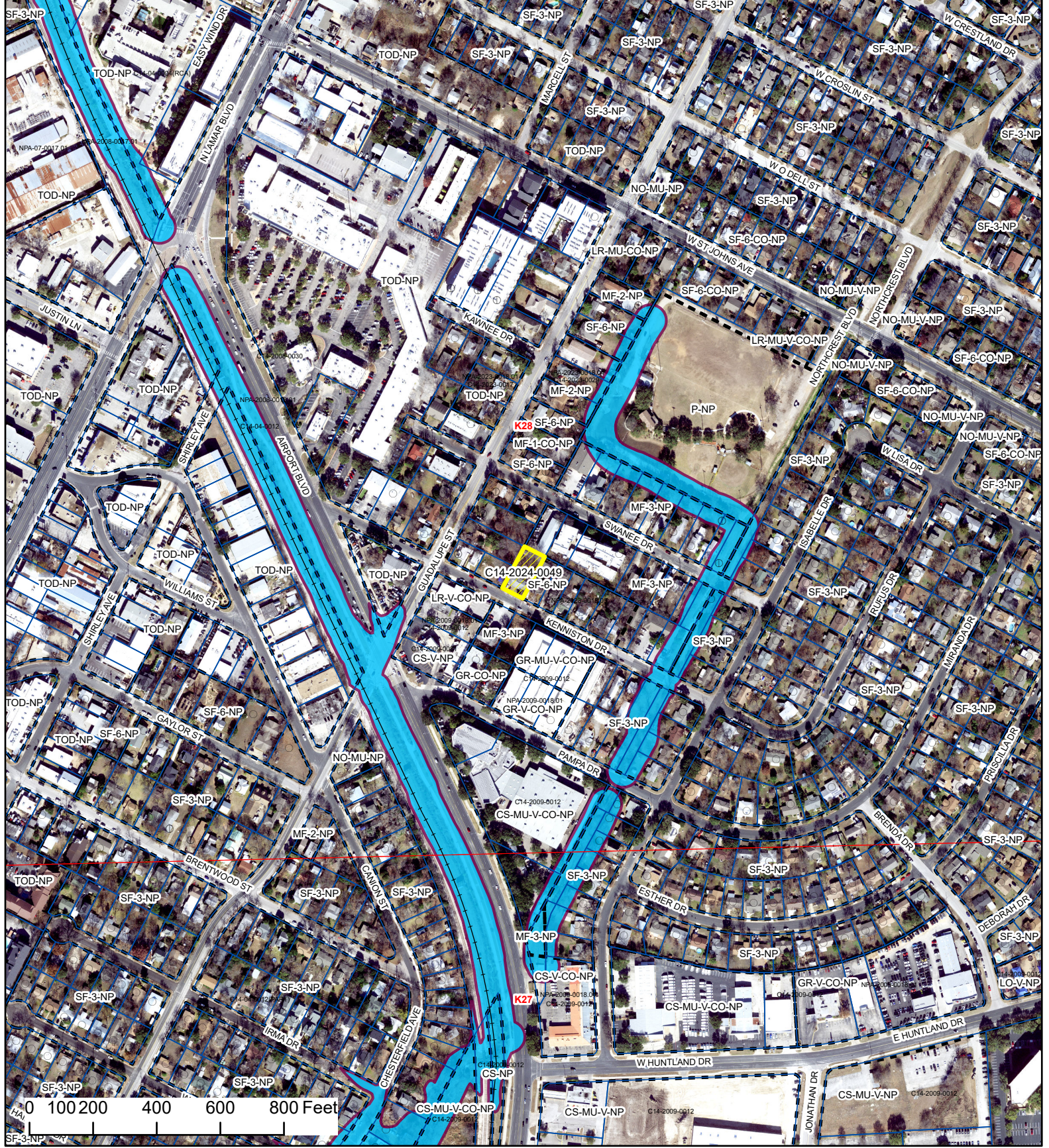
1" = 400'
Exhibit A

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.



Created: 3/29/2024



Kinniston Court

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

CASE#: C14-2024-0049
 LOCATION: 504 Kenniston Dr
 SUBJECT AREA: 0.243 Acres
 GRID: K28
 MANAGER: Cynthia Hadri



Ms. Lauren Middleton-Pratt
City of Austin Via Electronic Submittal
Planning Department
6310 Wilhelmina Delco Dr.
Austin, Texas 78752

Re: Rezoning request for C14-2024-0049 504 Kenniston Dr. Austin, TX 78752; TCAD Parcel 553123

Dear Ms. Lauren Middleton-Pratt


As the owners of the above stated property, we respectfully submit an application for rezoning of 504 Kenniston Drive. This property is currently zoned SF-6; we would like to request to rezone it to SF-3.

The purpose for this rezoning is to be able to build three single family homes. Although SF-6 zoning allows for more than two units in certain cases, it does so only for lots of 14,000 square feet or more. 504 Kenniston is below this threshold.

We would like to rezone to SF-3 so that we can take advantage of the HOME initiative which allows three units on SF-3 zoned lots.

Please let us know if you have any questions,

Sincerely,
Liza Wimberley

A handwritten signature in black ink, appearing to read 'Liza W', with a long horizontal line extending to the right.

Tina Barrett

A handwritten signature in blue ink, appearing to read 'Tina A. Barrett', with a long horizontal line extending to the right.