

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2013-0032 / Clawson Patio Homes II **PC DATE:** May 28, 2013**ADDRESS:** 3903 Clawson Road **AREA:** 0.83 acres (36,155 square feet)**OWNER:** Roy G. Crouse**AGENT:** Bleyl Interests, Inc. (Vincent G. Huebinger)**ZONING FROM:** SF-3; Family Residence**ZONING TO:** MF-1; Multifamily Residence – Limited Density**NEIGHBORHOOD PLAN AREA:** South Lamar Neighborhood  
(South Lamar Combined Neighborhood Plan Area)**SUMMARY STAFF RECOMMENDATION:**

To grant MF-1, Multifamily Residence – Limited Density, district zoning with conditions. These conditions include:

- 1) A conditional overlay to limit vehicle trips per day to less than 2000; and
- 2) Prior to or in tandem with adoption of a rezoning ordinance, execution of a public restrictive covenant that commits the owner to dedicate right-of-way, as necessary to match 35' of right-of-way from the existing centerline of Clawson Road, at the time of site-planning.

**PLANNING COMMISSION RECOMMENDATION:**

Scheduled for consideration May 28, 2013

**DEPARTMENT COMMENTS:**

Clawson Road is located between S 1<sup>st</sup> St and Manchaca Road, and extends north from Ben White Boulevard to Roberts Avenue, for a distance just under 1 mile (see Exhibit A, A-1, & A-2). With the exception of some commercial uses at Fort View Road and Ben White Boulevard, Clawson Road is residential in nature, with a mix of lower density single-family, higher-density single family, and lower-density multifamily.

The subject tract is approximately 1500 feet north of Ben White. The subject tract, along with its companion tract to the south, were subdivided in 1937. The Travis Central Appraisal District lists 1959 as the year of improvements, whereas City data shows a water tap permit from 1949, with both a water and sewer permit in 1959. In any case, a 1314 square feet house has existed on the site for 50-plus years.

The rezoning request is driven by a desire to redevelop this tract and the 1.06-acre tract immediately to the south as duplexes or patio homes. Taken together, the two tracts are surrounded on three sides by a PUD developed as lower-density multifamily, and single-family homes. As proposed, this MF-1 tract would be developed with up to 3 buildings and 6 units. The tract to the south, proposed to be rezoned SF-5, would be developed with up to 5 buildings and 10 units, and attempt to mirror the density of the row of 8 single-family lots to the south abutting Grayford Drive.

MF-1, as a base zoning district, has a slightly higher allowances for building and impervious cover. Given these additional allowances under MF-1, it is anticipated that visitor parking, a round-a-bout, and other areas or impervious cover may be located on this tract. The applicant has provided a preliminary conceptual plan to illustrate the project (see Exhibit B).

A site plan, renderings, or other illustrations may be conceptual in nature, may not necessarily comply with all aspects of the Land Development Code, have not been reviewed by staff for compliance with the LDC, are not required as part of the rezoning request, and are not in any way binding on the applicant or formally incorporated into an application.

Of note, if not restricted or otherwise constrained by regulations and standards, the MF-1 base district does allow for 17 units per acre.

#### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>Site</b>	SF-3	Single-family residential
<b>North</b>	PUD	Multi-family residential
<b>South</b>	SF-3 (SF-5 proposed)	Single-family residential (urban family residential proposed)
<b>East</b>	PUD	Multi-family residential
<b>West</b>	SF-3; MF-2; SF-6	Clawson Road; Single-family and duplex residential, multi-family residential

**AREA STUDY:** No

**TIA:** Not Required

**CAPITOL VIEW CORRIDOR:** No

**WATERSHED:** West Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**HILL COUNTRY ROADWAY:** No

#### **NEIGHBORHOOD ORGANIZATIONS:**

South Central Coalition	498
Austin Neighborhoods Council	511
Austin Independent School District	742
South Lamar Neighborhood Association	926
Homeless Neighborhood Organization	1037
League of Bicycling Voters	1075
Perry Grid 614	1107
Austin Parks Foundation	1113
Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Monorail Project	1224
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
SEL Texas	1363
Beyond2ndNature	1409

#### **SCHOOLS:**

Austin Independent School District

Joslin Elementary School

Covington Middle School

Crockett High School

**ABUTTING STREETS:**

STREET	RIGHT-OF-WAY / PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC	BICYCLE PLAN *	CAPITAL METRO	SIDEWALKS
Clawson Road	Varies / 24 feet	Collector	2,536	Route 325	No	No

\* Currently the bike facility is a shared lane; the 2009 Bicycle Plan Update recommends a bike lane.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
3504 Clawson Road C14-06-0168	SF-3 to SF-5	Recommended SF-5-CO; 09/06/2006	Approved SF-5-CO; 11/13/2006 (CO limits to 8 units)
3510 Clawson C14-84-330	"A-1" 1 <sup>st</sup> H&A to "A-2" 1 <sup>st</sup> H&A / to SF-6	Recommended "A-2" 1 <sup>st</sup> H&A, 1 <sup>st</sup> H&A; 11/27/1984	Approved A-2" 1 <sup>st</sup> H&A; 12/06/1984; Approved SF-6; 09/12/1985
3606 Clawson C14-70-134	"A" to "BB"	Recommended "BB" with ROW Condition; 10/14/1970	Approved "BB" 04/13/1972
C14-72-112	"BB" to "LR"	Not Recommended	Denied; 07/06/1972
3604-3606 Clawson C14-85-342	SF-6 to MF-2	Recommended MF-2; 12/10/1985	Approved MF-2; 06/26/1986 (RC limits to 2 units)
3608 and 3706 Clawson Road C14-2007-0067	SF-3 to MF-2	Forward with no rec; 08/24/2007	Approved MF-2-CO; 06/18/2008 (CO limits to 300 vtd) (RC requires water conservation and green building)
3701-3711 Clawson & 1507- 1512 Rockdale Ci C14-81-208	Interim "A" 1 <sup>st</sup> H&A to "A-2" 1 <sup>st</sup> H&A	Recommended with conditions (per CC minutes)	Approved "A-2" 1 <sup>st</sup> H&A; 10/28/1982 (included ROW deed and various easements)
3706-3804 Southridge, Southport and Bannister C814-75-006	"A" and "B" to "BB" based PUD (10 u/a on west, 20 u/a on east)	Recommended (per CC minutes)	Approved PUD; 04/01/1976

3801-3903 Clawson Road C814-75-006.1	"A" 1 <sup>st</sup> H&A (SF-3) to PUD-Multi- Family	Recommended (per CC minutes)	Approved PUD; 07/13/1985
3906 Clawson C14-83-028	Interim "A" 1 <sup>st</sup> H&A to "BB" 1 <sup>st</sup> H&A	Recommended; 04/05/1983	Approved; 02/09/1984 (RC limits to 32 units)
4008 Clawson C14-84-307	"A" 1 <sup>st</sup> H&A to "A- 2" 1 <sup>st</sup> H&A / SF-6	Recommended "A-2" 1 <sup>st</sup> H&A; 10/16/1984	Approved "A-2" 1 <sup>st</sup> 11/08/1984; Approved SF-6; 04/25/1985
1506 Morgan Ln C14-84-080	"A" 1 <sup>st</sup> H&A to "B" 1 <sup>st</sup> H&A	Not Recommended; 06/05/1984	Denied; 07/12/1984
1503 Morgan Ln C14P-74-047	Day Care Center for 40 Children	Approved; 12/10/1974	N/A
1411 Morgan Ln C14-71-272	"A" 1 <sup>st</sup> H&A to "GR" 1 <sup>st</sup> H&A	Recommended with conditions (per CC minutes)	Approved as Recommended; 12/09/1971; Dismissed 02/24/1977

**CITY COUNCIL DATE:** June 6, 2013**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Lee Heckman  
e-mail address: lee.heckman@austintexas.gov**PHONE:** 974-7604

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**SUMMARY STAFF RECOMMENDATION**

To grant MF-1; Multifamily Residence – Limited Density district zoning with conditions. These conditions include:

- 1) A conditional overlay to limit vehicle trips per day to less than 2000; and
- 2) In conjunction with adoption of a Rezoning Ordinance at City Council, if so granted, dedication of 35' or right-of-way from the existing Centerline of Clawson Road.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

The existing family residence (SF-3) 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. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

The requested multifamily residence-limited density (MF-1) district is intended for multifamily use with a maximum density of up to 17 units per acre, depending on unit size. An MF-1 district designation maybe applied to a use in a residential neighborhood that contains a mixture of single family and multifamily uses or in an area for which limited density multifamily use is desired. An MF-1 district may be used as a transition between a single family and higher intensity uses.

***Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character; and***

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

Clawson Road is a residential street. Granted, at its intersection with Ben White Boulevard and Fort View Road there are a number of GR and CS-zoned establishments. Travelling northward, however, one finds large-lot SF-3-zoned residences, several SF-5 and SF-6-zoned properties, and more than a couple MF-2 properties. There is a diversity of residential types and development densities along Clawson Road, but it is all residential.

This subject tract is across the street from an MF-2 zoned property, is surrounded on two sides by a PUD constructed as multifamily, and is immediately north of a property proposed to be zoned SF-5 and jointly developed with the subject tract.

The proposed MF-1 and SF-5 project is compatible with adjacent and nearby residential uses. Clawson Road may be characterized by transition, but these properties, if rezoned MF-1 and SF-5, can still serve as a transition between the remaining single-family residentially-zoned properties and the SF-5, SF-6, and MF-zoned properties.

***Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan; and***

***The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.***

The South Lamar Combined Neighborhood Plan effort has been suspended. As such, there is no neighborhood plan or future land use map to consult in developing the staff recommendation.

The Planning Commission recommended and the City Council has adopted the Imagine Austin Comprehensive Plan, which contains a paramount theme of growing and evolving into complete communities within a compact and connected city. To reach that goal, responsible residential infill that provides additional housing units is necessary. Indeed, one of the primary mechanisms for achieving compact growth will be development, or redevelopment, of larger tracts such as this into more dense residential.

Additionally, if Austin is to develop a diversity of housing types and choices under the policy of creating complete communities that recognize diverse financial and lifestyle needs, then this type of residential construction is an appropriate addition to the neighborhood. At the same time, the proposed MF-1 and SF-5 zoning districts, as opposed to a more intense multifamily district, respect the neighborhood's character – another goal of the Imagine Austin plan.

## **EXISTING CONDITIONS & REVIEW**

### **Site Characteristics**

The subject tract lies to the east of Clawson Road and is under an acre in size. It contains an existing single-family home that dates from the Fifties. There are a number of mature trees on site, and the property slopes from southeast to northwest (see Exhibit A-3).

### **PDR Comprehensive Planning Review**

March 18, 2013

The zoning case is located on the east side of Clawson Road and is not located within the boundaries of planning area with an approved neighborhood plan. Surrounding land uses include a residential PUD to the north and east, a multi-family apartment complex to the west, and single family houses to the south. The developer wants to clear the existing single family house on the .83 acre site and build attached or detached patio houses at a higher density, which a multi-family zoning designation would allow.

The overall goal of the IACP is to achieve '*complete communities*' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Page 107 of the IACP states, 'While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. *Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context.* It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. Not all land within the city limits will be developed. Some may remain or enter into agricultural production; continue as single-family houses, duplexes, and apartments; or become part of the planned open space

network. The Growth Concept Map not only guides where Austin may accommodate new residents and jobs but also reflects the community intent to direct growth away from environmentally sensitive areas, and to protect the character of neighborhoods by directing growth to areas identified by small area plans.”

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion and development of a variety of types of housing throughout Austin:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon surrounding residential land uses, the Growth Concept Map and Imagine Austin policies referenced above that supports a variety of housing types being located throughout Austin, staff believes that the proposed residential use is in compliance with the Imagine Austin Comprehensive Plan.

### **PDR Environmental Review**

March 21, 2013

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin 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. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has

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been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

4. According to flood plain maps there is no flood plain within the project area.
5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### **PDR Site Plan Review**

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March 21, 2013

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 south and west 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.

Additional design regulations will be enforced at the time a site plan is submitted.

### **PDR Transportation Review**

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April 10, 2013

1. If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of Clawson Road in accordance with the Transportation Criteria Manual. LDC, 25-6-55; TCM, Tables 1-7, 1-12.
2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips/day. [LDC, 25-6-113]
3. Clawson Road is classified in the Bicycle Plan as Bike Route No. 325.



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4. Capital Metro bus service is not available along Clawson Road.
5. There are no existing sidewalks along Clawson Road.
6. Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Clawson Road	Varies	24'	Collector	2,536

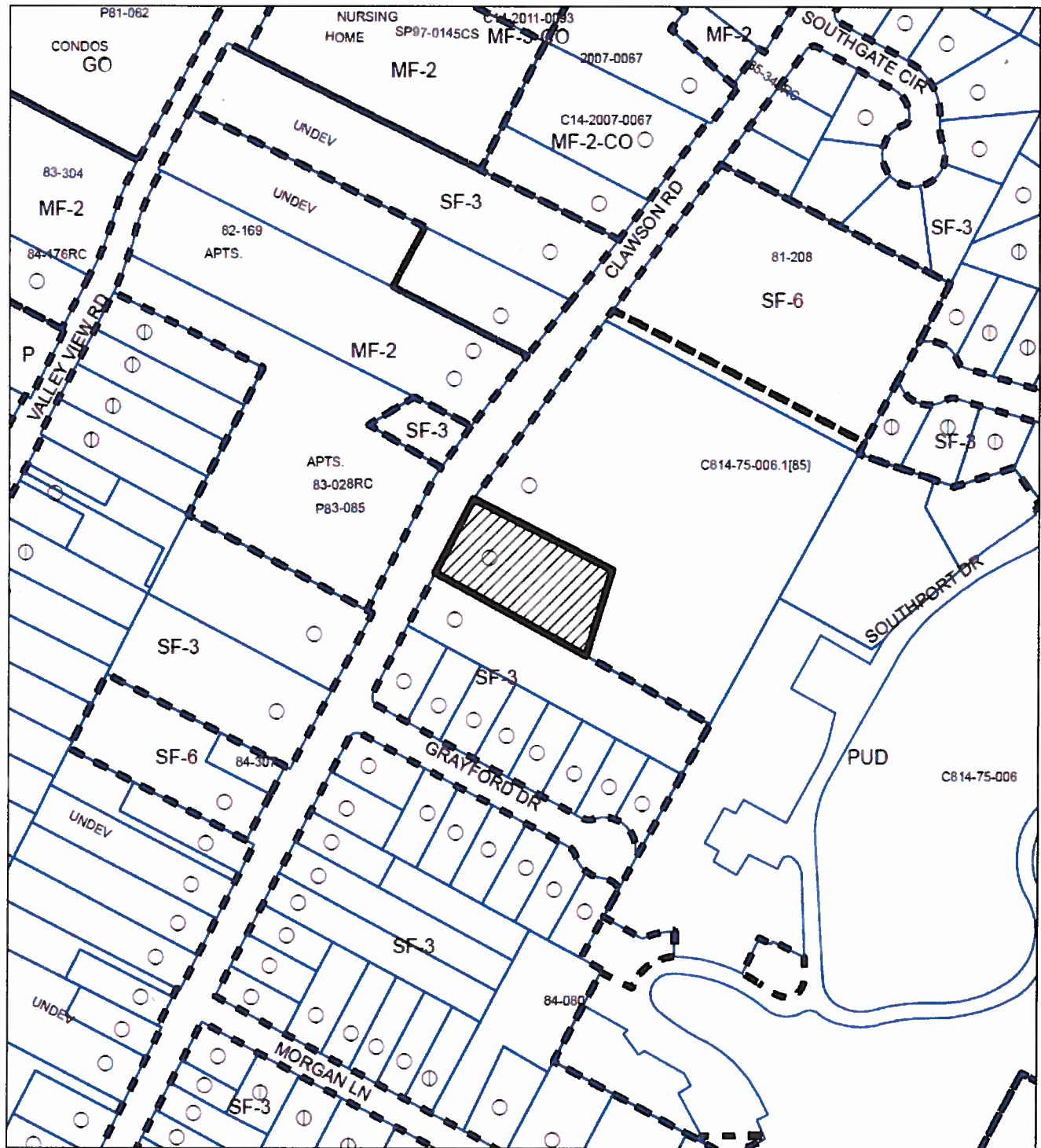
**PDR Austin Water Utility Review**




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March 11, 2013

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

C14-10



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
ZONING CASE#: C14-2013-0032

1" = 200'

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





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**Image Data: 2011**

## Exhibit A-1 Aerial & Zoning



1 inch = 300 feet



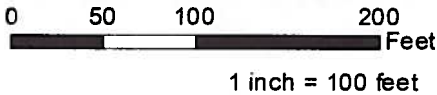
*CAG*

# C14-2013-0031 and 0032 / Clawson Patio Homes



Image Data: 2009

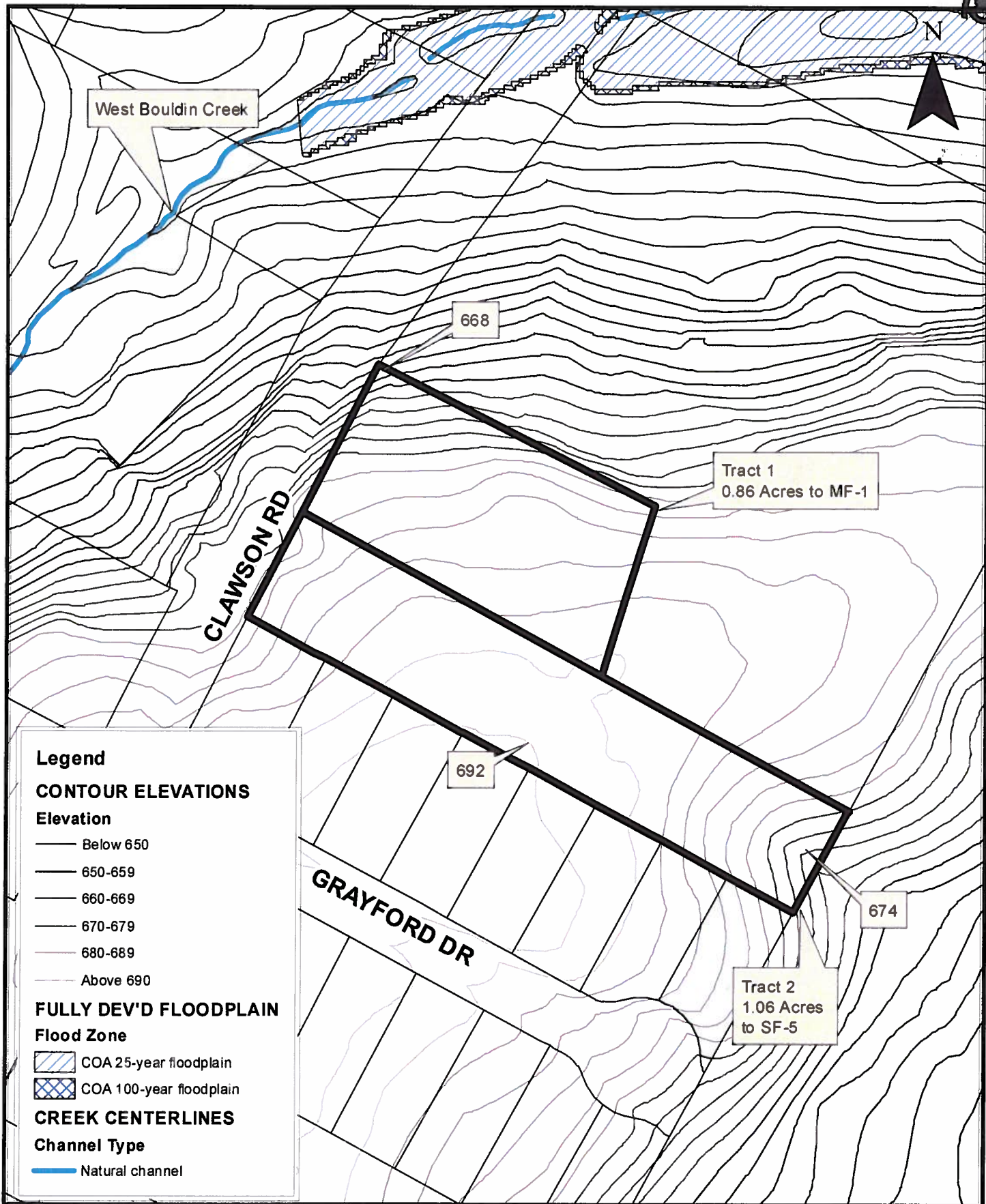
Exhibit A-2  
Aerial & Zoning





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# C14-2013-0031 and 0032 / Clawson Patio Homes



Contour Data: 2003

**Exhibit A-3**  
**Contours & Floodplain**

FRONT YARD TREE CLUSTERS LOT 3093 NOT SURVEYED

TREES LOT 3907 NOT SURVEYED

**B & A**  
**Bleyl & Associates**  
**Project Engineering & Management**  
1715 S CAPITAL OF TX HWY  
SUITE 108  
AUSTIN, TEXAS 78745  
TEL: 512-325-7878  
512-325-7874 FAX

CLAWSON PATION HOMES

## Exhibit B

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## MEMORANDUM

**TO:** Planning Commissioners

**FROM:** Lee Heckman, AICP  
Planning and Development Review Department

**DATE:** May 23, 2013

**SUBJECT:** C14-2013-0031 & C14-2013-0032 / Clawson Patio Homes  
Postponement Request

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Attached please find correspondence from the South Lamar Neighborhood Association requesting a postponement of the application until **June 25, 2013**.

Staff has been informed the applicant is amenable to a postponement request, but requests the case be postponed until **June 11, 2013**.

Consequently, there will be a discussion-postponement at the Planning Commission meeting to determine the length of the postponement.

A handwritten signature in black ink, appearing to be "LH", with a horizontal line drawn through it.

**Lee Heckman**  
Planning and Development Review Department

01/31/16

**From:** Justin Scanio  
**Sent:** Wednesday, May 22, 2013 9:15 PM  
**To:** Heckman, Lee  
**Cc:** Nancy Maclaine  
**Subject:** Re: Clawson Rezoning: C14-2013-0031 and 0032  
Lee,

We plan to have a representative at the meeting on Tuesday, but please accept the following for the record in our request for a 4 week postponement. Information from the applicant was received by SLNA on May 21 (i.e. schematic site plan). Due to the late receipt of documentation from the applicant for the applicant's request, we have been unable to discuss the request with both the applicant and the neighborhood, including neighbors which live in close proximity to the sites in this case. The SLNA will be holding a meeting on June 20th. This 4 week request allows the neighborhood the opportunity to discuss the parameters of this request with both the applicant and the neighbors.

Regards,

Justin Scanio  
South Lamar Neighborhood Association Zoning Committee