

THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2013-0031 – Clawson Patio Homes

REQUEST:

Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3907 Clawson Road (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to urban family residence-conditional overlay (SF-5-CO) combining district zoning. As approved at First and Second Readings, the Conditional Overlay limits the number of daily trips to 2,000. Subsequent to Second Reading, the Owner and South Lamar Neighborhood Association agreed to limit height of buildings abutting SF-3 zoned residences to 2 stories or 26 feet; this has been added a Conditional Overlay.

A public Restrictive Covenant approved at First and Second Readings requires that right-of-way be dedicated along Clawson Road prior to site plan approval, requires the property to be developed with the property to the north as a unified project, limits the number of residential units within that project area to 15, a density of approximately 9 units per acre, and prohibits gated roadways or driveways.

Subsequent to Second Reading, the Owner and the South Lamar Neighborhood Association agreed to reduce the number of units within the project area from 16 to 15. Other conditions to be incorporated into the public Restrictive Covenant are: 1) The owner shall construct sidewalks to City standards along Clawson Road prior to the issuance of the first Certificate of Occupancy, unless a fee-in-lieu thereof is specifically required and approved by the Transportation or Public Works Departments at the time of site planning and 2) Throughout site development and building construction, the owner shall preserve at least 5 trees that measure 19 inches or more in diameter.

DEPARTMENT COMMENTS:

A petition in opposition was submitted to staff on August 20, 2013. With subsequent withdrawal and additions, staff has determined the petition is valid at 23.59% (as of September 23, 2013).

OWNER: Dean Chen

APPLICANT: Bleyl Interests, Inc. (Vincent G. Huebinger)

DATE OF FIRST AND SECOND READING: August 22, 2013, Approved SF-5-CO combining district zoning, on First and Second Reading (5-2, Council Members Morrison and Tovo – nays).

CITY COUNCIL HEARING DATE: September 26, 2013

ASSIGNED STAFF: Lee Heckman
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THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2013-0032 – Clawson Patio Homes II

REQUEST:

Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3903 Clawson Road (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to townhouse and condominium-conditional overlay (SF-6-CO) combining district zoning, as amended. As approved at First and Second Readings, the Conditional Overlay limits the number of daily trips to 2,000.

A public Restrictive Covenant approved at First and Second Readings requires that right-of-way be dedicated along Clawson Road prior to site plan approval, requires the property to be developed with the property to the south as a unified project, limits the number of residential units within that project area to 16, a density of approximately 9 units per acre, and prohibits gated roadways or driveways.

Subsequent to Second Reading, the Owner and the South Lamar Neighborhood Association agreed to reduce the number of units within the project area from 16 to 15. Other conditions to be incorporated into the public Restrictive Covenant are: 1) The owner shall construct sidewalks to City standards along Clawson Road prior to the issuance of the first Certificate of Occupancy, unless a fee-in-lieu thereof is specifically required and approved by the Transportation or Public Works Departments at the time of site planning and 2) Throughout site development and building construction, the owner shall preserve at least 5 trees that measure 19 inches or more in diameter.

DEPARTMENT COMMENTS:

A petition in opposition to the associated zoning case (C14-2013-0031) was submitted to staff on August 20, 2013. With subsequent withdrawal and additions, staff has determined the petition is valid at 23.59% (as of September 23, 2013). That petition does not affect this property.

OWNER: Roy G. Crouse

APPLICANT: Bleyl Interests, Inc. (Vincent G. Huebinger)

DATE OF FIRST AND SECOND READING: August 22, 2013, Approved SF-6-CO combining district zoning, on First and Second Reading (5-2, Council Members Morrison and Tovo — nays).

CITY COUNCIL HEARING DATE: September 26, 2013

ASSIGNED STAFF: Lee Heckman
e-mail: lee.heckman@austintexas.gov

PETITION

Case Number: C14-2013-0031

Date: 9/23/2013

Total Square Footage of Buffer: 360244.62

Percentage of Square Footage Owned by Petitioners Within Buffer: 23.59%

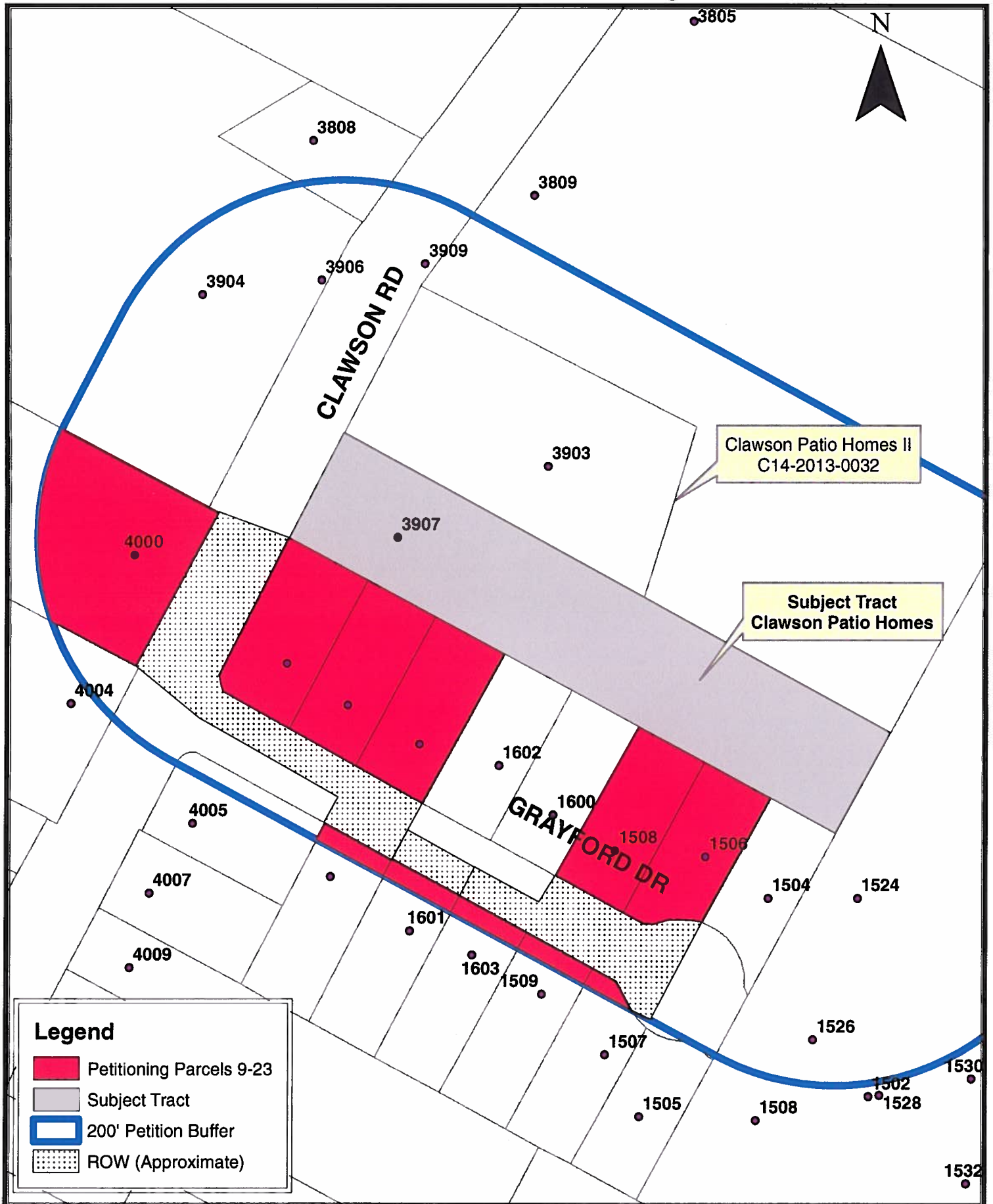


Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	<u>0406090248</u>	<u>1506 GRAYFORD DR</u> <u>78704</u>	<u>AMARO CLAUDE JR &</u> <u>NORMA JEAN</u>	<u>yes</u>	<u>9427.40</u>	<u>2.62%</u>
2	<u>0406100215</u>	<u>4000 CLAWSON RD</u> <u>78704</u>	<u>AMDUR DAVID M</u>	<u>yes</u>	<u>20808.32</u>	<u>5.78%</u>
3	<u>0406090250</u>	<u>1600 GRAYFORD DR</u> <u>78704</u>	<u>CARROLL J SPEED</u> <u>CHERRY CREEK</u> <u>WINDWOOD</u>	<u>no</u>	<u>9616.07</u>	<u>0.00%</u>
4	<u>0406100255</u>	<u>3810 VALLEY VIEW RD</u> <u>78704</u>	<u>APARTMEN</u> <u>APARTMENTS L P</u>	<u>no</u>	<u>39148.13</u>	<u>0.00%</u>
5	<u>0406090210</u>	<u>3903 CLAWSON RD</u> <u>78704</u>	<u>CROUSE GLEN R</u>	<u>no</u>	<u>39433.31</u>	<u>0.00%</u>
6	<u>0406090242</u>	<u>1603 GRAYFORD DR</u> <u>78704</u>	<u>DAY LUCAS</u>	<u>yes</u>	<u>2433.34</u>	<u>0.68%</u>
7	<u>0406090251</u>	<u>1602 GRAYFORD DR</u> <u>78704</u>	<u>FOSSMEYER DAVID</u> <u>ALAN & NANCY ANNE</u> <u>TRUSTEES OF THE</u>	<u>no</u>	<u>9710.73</u>	<u>0.00%</u>
8	<u>0406090244</u>	<u>1509 GRAYFORD DR</u> <u>78704</u>	<u>HORN ANDREW T &</u> <u>LYNN JEANETTE KARHI</u>	<u>yes</u>	<u>2374.28</u>	<u>0.66%</u>

9	<u>0406090252</u>	<u>1604 GRAYFORD DR</u> <u>78704</u>	<u>KLAHN OPAL F</u>	<u>yes</u>	<u>9820.51</u>	<u>2.73%</u>
10	<u>0406090243</u>	<u>1601 GRAYFORD DR</u> <u>78704</u>	<u>KONITZER WILLIAM M</u> <u>& CHANTELLE</u>	<u>yes</u>	<u>2412.58</u>	<u>0.67%</u>
11	<u>0406090247</u>	<u>1504 GRAYFORD DR</u> <u>78704</u>	<u>NELSON RANDALL L &</u> <u>JILA R</u>	<u>no</u>	<u>9499.19</u>	<u>0.00%</u>
12	<u>0406090241</u>	<u>1605 GRAYFORD DR</u> <u>78704</u>	<u>PECAN PROPERTIES</u> <u>PONDER MICHAEL J &</u> <u>MANOLI BOLAR</u>	<u>no</u>	<u>2438.20</u>	<u>0.00%</u>
13	<u>0406100254</u>	<u>3808 CLAWSON RD</u> <u>4005 CLAWSON RD</u>	<u>ROCHA JAIME</u>	<u>no</u>	<u>6394.73</u>	<u>0.00%</u>
14	<u>0406090240</u>	<u>78704</u> <u>1303 SUMMER OAK</u> <u>DR 78704</u>	<u>TPI OAK RUN LTD</u>	<u>no</u>	<u>81660.60</u>	<u>0.00%</u>
15	<u>0406090603</u>	<u>1508 SOUTHPORT DR</u> <u>78704</u>	<u>TPI VILLAS LTD % JOHN</u> <u>MORRIS</u>	<u>no</u>	<u>66499.16</u>	<u>0.00%</u>
16	<u>0406090211</u>	<u>1606 GRAYFORD DR</u> <u>78704</u>	<u>TREVINO ROBERT D</u>	<u>yes</u>	<u>9696.34</u>	<u>2.69%</u>
17	<u>0406090253</u>	<u>1508 GRAYFORD DR</u> <u>78704</u>	<u>WALDRIP DAMON L</u>	<u>yes</u>	<u>9765.29</u>	<u>2.71%</u>
18	<u>0406090249</u>	<u>1608 GRAYFORD DR</u> <u>78704</u>	<u>WEAVER WILLIAM T &</u> <u>KISHNA</u>	<u>yes</u>	<u>15851.05</u>	<u>4.40%</u>
19	<u>0406090254</u>	<u>1507 GRAYFORD DR</u> <u>78704</u>	<u>WILKES SAM</u>	<u>yes</u>	<u>2404.72</u>	<u>0.67%</u>
20	<u>0406090245</u>	<u>4004 CLAWSON RD</u> <u>78704</u>	<u>YOUNG JAMES S</u>	<u>no</u>	<u>3482.38</u>	<u>0.00%</u>
21	<u>0406100216</u>	<u>78704</u>				<u>0.00%</u>
22						Total %
						23.59%

C14-2013-0031 / Petitioning Parcels



NOTE: This illustrative map is for educational and informational purposes only. No warranty is made regarding the completeness and accuracy of any data depicted or represented herein. Drafted by LAH on 09/23/2013.

Exhibit P-4
PDR Annotated Map

0 50 100 200 Feet
1 inch = 100 feet