

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0176 – Cuellar Rezoning

P.C. DATE: February 24, 2015
January 27, 2015

ADDRESS: 617 Thrasher Lane

DISTRICT AREA: 3

OWNER/APPLICANT: Eddie Sanchez, Naomi Cuellar Sanchez, Susan G. Garza

AGENT: I.T. Gonzalez Engineers (Bill Graham)

ZONING FROM: SF-3-NP

TO: SF-4A-NP

AREA: .216 acres (9,407sqft)

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant SF-4A-NP, single-family residence – small lot – neighborhood plan combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

January 27, 2015 - *APPROVED THE NEIGHBORHOOD'S REQUEST FOR POSTPONEMENT TO FEBRUARY 24, 2015.*

February 24, 2015 - *APPROVED SF-4A-CO-NP COMBINED DISTRICT ZONING, WITH THE CONDITIONAL OVERLAY LIMITING THE FLOOR-TO-AREA RATIO TO 0.4:1. [N. ZARAGOZA; J. STEVENS – 2ND] (10-0)*

ISSUES:

The Montopolis Neighborhood Planning Contact team (NPCT) has concerns for the potential of larger homes being built if the property is redeveloped. Currently the neighborhood consists of older, smaller scale homes. For this reason the Montopolis NPCT requested that the floor to area ratio be limited to 0.4:1. The Planning and Zoning Commission agreed with this restriction and made it a part of their motion. The owner of the property is not supportive of this restriction, and wishes to discuss this issue with the Council.

DEPARTMENT COMMENTS:

The subject property is located on the north east corner of Ponca Street and Thrasher Lane and is developed with two single family homes. One home is addressed as 617 Thrasher Lane. The other home addresses as 6404 Ponca Street. The lot has two curb-cuts on Ponca Street that serve as drive ways for each of the single family homes.

The subject property is co-owned by two family members who seek to divide the lot for individual ownership of the land and the two existing single family homes. A rezoning of the property to SF-4A is necessary in order to meet the proposed requirements for a subdivision. A subdivision case has been submitted and is under review at this time (C8-2014-0200.0A). The applicant does not have plans to add to the existing development on the two lots except that the driveway for proposed lot 1 will be removed and relocated to the west side of the single family residence on the Lot 1. This will decrease the impervious cover of Lot 2 and will maintain the existing impervious cover of Lot 1.

Staff is recommending the applicant's request for SF-4A-NP zoning because the proposed zoning is consistent with the purpose of the district sought. Also, the proposed zoning maintains the existing single family use which is congruent with the Montopolis Neighborhood Plan and is also compatible with adjacent and nearby single family uses. Additionally, this zoning district is most appropriate based on the size of each lot that will be created should the subdivision case be approved.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single Family Residential
<i>North</i>	SF-3-NP	Single Family Residential
<i>South</i>	SF-3-NP, GR-NP	Single Family Residential
<i>East</i>	SF-3-NP	Single Family Residential
<i>West</i>	SF-3-NP	Single Family Residential

NEIGHBORHOOD PLANNING AREA: Montopolis **TIA:** not required

WATERSHED: Country Club East **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

- 634 Montopolis Area Neighborhood Alliance
- 1447 Friends of Emma Barrientos MACC
- 1145 Carson Ridge Neighborhood Association
- 742 Austin Independent School District
- 1258 Del Valle Community Coalition
- 299 Crossing Gardenhome Owners Assn. (The)
- 1255 Pleasant Valley
- 1363 SEL Texas
- 511 Austin Neighborhoods Council
- 1179 Vargas Neighborhood Association
- 1444 East Austin Conservancy
- 1228 Sierra Club, Austin Regional Group
- 1340 Austin Heritage Tree Foundation
- 1339 Montopolis Neighborhood Association
- 1357 Montopolis Community Alliance
- 477 El Concilio Mexican-American Neighborhoods
- 1424 Preservation Austin
- 1236 The Real Estate Council of Austin, Inc.
- 1365 Montopolis-Ponca Neighborhood Association
- 1314 Bonnett Neighborhood Association
- 1075 Bike Austin

SCHOOLS:

Allison Elementary School, Martin Middle School, Eastside Memorial High School at Johnston

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-03-0117, Farshad Raissedonna, 805 Montopolis Drive	SF-3-NP to GR- MU-NP	12/9/2003 – Recommended GR- MU-NP zoning	1/15/2004 – Apvd GR-MU-NP zoning
C14-01-0126, 904 Vargas Road	SF-3-NP to LR- NP	9/18/2001 – Recommended LR- MU-NP	10/4/2001 – Apvd LR-MU-NP zoning
C14-77-184, 609 Thrasher Street	Interim “A” Residence to MH		2/9/1978 – Apvd MH zoning
C14-72-033, 803 Montopolis Drive	Interim “A” Residence to GR		7/6/1972 – Apvd GR zoning
C14-71-241, 745 Montopolis Drive	C to C-2		11/11/1971 - Apvd C-2 zoning

RELATED CASES:

A subdivision case has been filed to create two lots and is in review for the subject property (C8-2014-0200.0A). The subdivision case cannot be approved until the zoning change of this case is approved.

The subject property is within the boundaries of the Montopolis Neighborhood Planning Area (NP-01-0005, Ord No. 010927-05). The –NP combining district was appended to the existing SF-3 base district in 2001 (C14-01-0060, Ord No. 010927-28).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Average Daily Trips	Capital Metro (within ¼ mile)
Thrasher Lane	50'	30'	Local	No	No	N/A	No
Ponca Street	50'	30'	Local	Yes	No	1,345	No

CITY COUNCIL DATE:

February 26, 2015;

April 9, 2015;

April 16, 2015;

ACTION:

POSTPONED BY COUNCIL TO APRIL 9, 2015 (11-0).

Case not on the agenda.

ORDINANCE READINGS: 1st

2nd

3rd

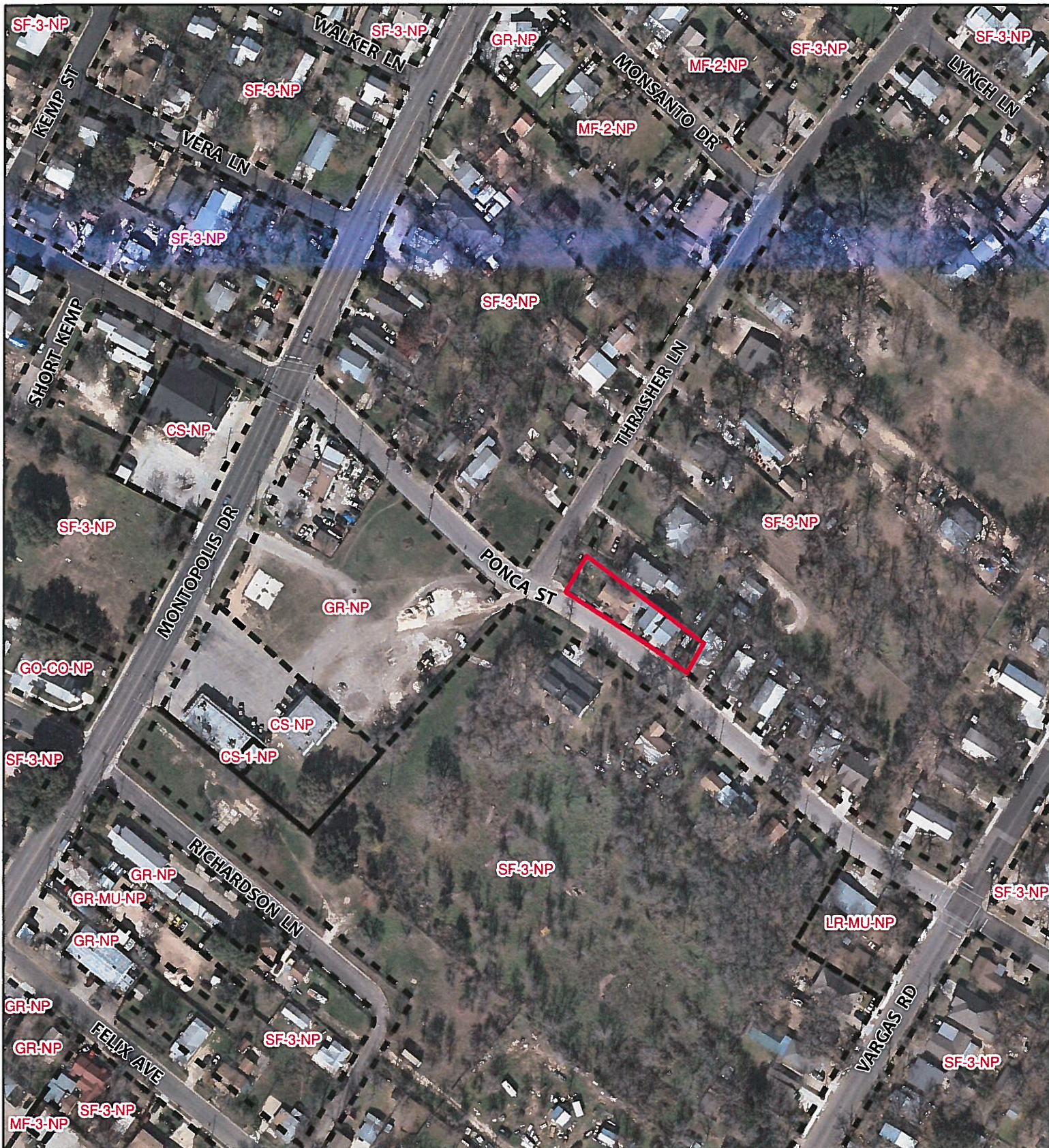
ORDINANCE NUMBER:

CASE MANAGER: Tori Haase

PHONE: 512-974-7691

EMAIL: tori.haase@austintexas.gov

$$1'' = 200'$$



1' = 400'



Subject Property

ZONING

ZONING CASE#: C14-2014-0176
 LOCATION: 617 Thrasher Lane
 SUBJECT AREA: .216 acres (9,407 sqft)
 GRID: L19
 MANAGER: TORI HAASE

EXHIBIT B



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

STAFF RECOMMENDATION

The Staff's recommendation is to grant SF-4A-NP, single-family residence – small lot – neighborhood plan combining district zoning.

BASIS FOR RECOMMENDATION

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

The purpose of the Single-family residence – small lot – zoning district is to maintain single-family residential use and single-family neighborhood character by allowing for moderate density on a substandard size lot (less than 5750 square feet and at least 3600 square feet).

Very little to no development on the lot is proposed. The lot will remain single family in use with the existing residential structures in place.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The proposed zoning change is compatible with the adjacent single family uses.

3. *Zoning should allow for reasonable use of the property.*

The zoning change will allow for the continuation of the existing use as single family residential.

4. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

The zoning change is supported by the goals and objectives of the Montopolis Neighborhood plan that encourage the protection of single family housing.

EXISTING CONDITIONS

Site Characteristics

The subject property is located on the northeast corner of Ponca Street and Thrasher Lane and is developed with two single family homes. The lot has two curb-cuts on Ponca Street that serve each of the single family homes. There does not appear to be any topographical constraints on the site. There are numerous small trees and 2 larger trees along the north property line.

Impervious Cover

The maximum impervious cover for the SF-4A zoning district would be 55% which is based on the more restrictive watershed regulations described below in the environmental comments.

Comprehensive Planning – Kathleen Fox, 512-974-7877

1. The Montopolis Neighborhood Plan - Future Land Use Map classifies this portion of Thrasher Lane as single family. The following policies are taken from the Montopolis Plan.

Objective 4: Enhance and protect existing single family housing. (p 14)

- Action 12: Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis.
- Action 13: Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built.

The Montopolis policies above appear to support single family housing, including the construction of new units.

2. Imagine Austin

The comparative scale of the site relative to adjacent residential uses, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Environmental - Mike McDougal, 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Country Club East Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.
2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<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%

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. 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 512-974-1876. 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. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

Transportation – Ivan Naranjo, 512-974-7649

1. No additional right-of-way is needed at this time.
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 per day. [LDC, 25-6-113]
3. Thrasher Lane and Ponca Street are not classified in the Bicycle Plan.
4. Capital Metro bus service is not available along Thrasher Lane and Ponca Street.
5. There are no existing sidewalks along Thrasher Lane. There are existing sidewalks along Ponca Street.

Water and Wastewater – Bradley Barron, 512-972-0078

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 land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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. 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.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards – Rosemary Avila, 512-974-2784

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

3. This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

Haase, Victoria [Tori]

Subject:

FW: 617 Thrasher Lane C14-2014-0176

From: PODER Austin, Texas

Sent: Tuesday, February 24, 2015 12:38 PM

To: Haase, Victoria [Tori]; IT Gonzalez; Chimenti, Danette - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Nortey, James - BC; Jack, Jeff - BC; Roark, Brian - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC

Subject: 617 Thrasher Lane C14-2014-0176

Dear Chair Danette Chimenti and Planning Commissioners:

The Montopolis Neighborhood Contact Team met February 19th to discuss the zoning case of 617 Thrasher Lane - C14-2014-0176. There was a long discussion regarding the zoning change. Montopolis residents are very much concerned about the new gentrification housing that is being developed in possibly the last affordable housing neighborhood in East Austin. The Contact Team was concerned that Condos could be built on the site. After discussing the case with Victoria Hasse and reviewing the requirements for SF-4, which only would allow for the construction of a total of two (2) units on the lot, the Montopolis Contact Team approves the zoning change for this site.

Susana Almanza, President Montopolis Neighborhood Contact Team

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PODER

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