

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0123 – Langan Rezoning

Z.A.P. DATE: October 6, 2015

ADDRESS: 7016 Circle S Road

DISTRICT AREA: 2

OWNER/AGENT: Francis X. Langan

ZONING FROM: SF-2 **TO:** SF-3 **AREA:** 0.359 acres (15,638 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 6, 2015: *APPROVED SF-3 DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*

[J. GOODMAN; A. DENKLER – 2ND] (10-0) 1 VACANCY ON THE COMMISSION

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject zoning area contains portions of two platted lots, contains one single family residence, and has access on Circle S Drive. The property previously contained a second single family residence which was removed in the early 1980s. There are single family residences and duplexes on Circle S Drive to the north (SF-3), a mix of residential types to the east (SF-2), a cemetery to the south (SF-2) and apartments to the west that front South Congress Avenue (MF-3-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested family residence (SF-3) district zoning in order to enable the property to be built with an additional residence. The SF-3 district allows for a greater variety of housing types to occur, including single family residences, two-family use (defined as one single family residence, plus a second detached unit not to exceed 850 square feet) and duplex use. Staff believes duplexes and two family residences are compatible with detached single family residences, and can be successfully incorporated into the existing single family neighborhood. The surrounding properties also include SF-2 and SF-3 zoned land and lots.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	One single family residence
<i>North</i>	MF-3-CO; SF-3	Single family residences and duplexes
<i>South</i>	SF-2; MF-3-CO	Cemetery; Apartments
<i>East</i>	SF-2; LI	Single family residences; Duplex; Manufactured home; Class ring company
<i>West</i>	MF-3-CO	Apartments

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** South Boggy Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**SCHOOLS:**

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 646 – Circle S. Ridge Neighborhood Association
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas
 1374 – Friends of Williams Elementary 1424 – Preservation Austin
 1429 – GO! Austin/Vamos! Austin (GAVA) 1447 – Friends of Emma Barrientos MACC
 1494 – South Boggy Creek Neighborhood Association 1428 – Bike Austin
 1530 – Friends of Austin Neighborhoods

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-2065 – John Lewis Tract – 7201-7401 S Congress Ave	SF-3 to MF-3	To Grant MF-2-CO w/CO for 2,000 trips/day and prohibit access to Circle S Rd	Apvd MF-3-CO w/CO for 2,000 trips/day, prohibit access to Circle S Rd and limit to 200 units (23 u.p.a.) (8-17-2000).
C14-84-232 – 304 and 308 Corral Ln	Interim “AA” First Height and Area to “A” Residence, First Height and Area,	To Grant “A” Residence, First Height and Area	Apvd “A” Residence, First Height and Area (11-15-1984).

	as amended		
C14-79-243 – 6910 -7004 Circle S Rd	Interim “A” Residence, First Height and Area to “A” Residence, First Height and Area		Apvd “A” Residence, First Height and Area (12-20-1979).

RELATED CASES:

The rezoning area is a portion of Lots 8 and 9 of the San Antonio Road Addition, a subdivision approved in October 1933 (C8-1933-1452). Please refer to Exhibit B. There are no related subdivision or site plan applications on the subject property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Circle S Road	57 feet	21 feet	Collector	No	No	No

CITY COUNCIL DATE: November 12, 2015 **ACTION:**

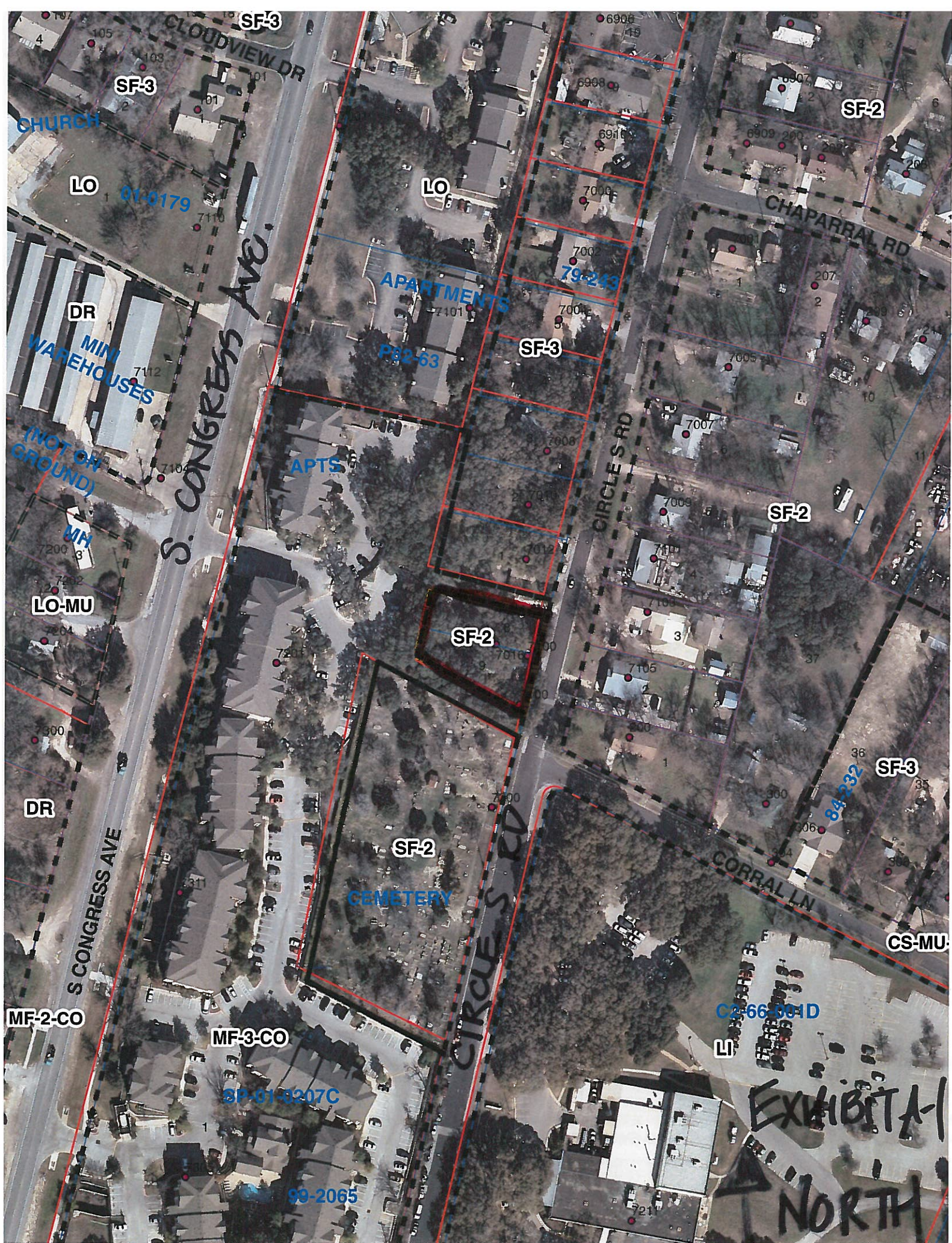
ORDINANCE READINGS: 1st 2nd 3rd

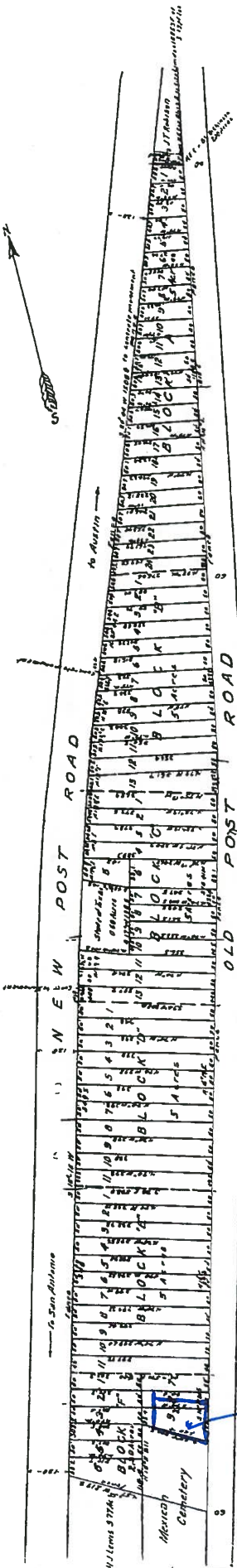
ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719

$$1'' = 200'$$





State of Texas
County of Travis
Know all men by these presents
That L. Frank Moore hereby adds the plot shown as San Antonio
Road Addition as the subdivision of the eastern part of a tract of
200 acres out of the Wm Cannon League No 10 as conveyed to me
by B.S. Dickinson & wife Howard Dickinson according to Travis
County Deed Record in Volume 486 page 174
Witness my hand this 17th day of October 1933
L. Frank Moore
Notary Public for Travis County, Texas
My Comm. Expires Oct 18, 1935
FILED FOR RECORD OCT 18 1933 11:15
RECORDED OCT 19 1933 9 00A M

MAP OF
SAN ANTONIO ROAD ADDITION
A SUBDIVISION OF EASTERN PART OF A TRACT OF 200 ACRES OUT OF THE WM
CANNON LEAGUE NO 10 BELONGING TO BS DICKINSON & WIFE AS ON RECORD
IN VOL 424 PAGE 179 TRAVIS COUNTY DEED RECORDS
S. & C. 100 Feet 1 inch
Survey of October 2-29 1933 by
J. M. Thompson
Surveyor Travis Co. Tex.

Recommended for Approval
by City Plan Commission
J. M. Thompson
Approved by City Plan Commission
J. M. Thompson
W. J. Thompson
J. M. Thompson
J. M. Thompson

ZONING AREA

EXHIBIT B
RECORDED
PLAT

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The 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 in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

2. *The proposed zoning should allow for a reasonable use of the property.*

The SF-3 district allows for a greater variety of housing types to occur, including single family residences, two-family use (defined as one single family residence, plus a second detached unit not to exceed 850 square feet) and duplex use. Staff believes duplexes and two family residences are compatible with detached single family residences, and can be successfully incorporated into the existing single family neighborhood. The surrounding properties also include SF-2 and SF-3 zoned land and lots.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area contains one single family residence and has moderate vegetative cover. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *SF-3 zoning district* is 45%, which is based on the more restrictive *zoning* regulations.

Comprehensive Planning

This zoning case is located on the west side of Circle S Road, and contains a single family house situated on a 0.36 acre parcel. The property is not located with the boundaries of a neighborhood planning area. The property is surrounded by single family residences and duplexes to the north and east, an apartment complex to the west, and a cemetery to the south. The proposal is to amend the residential zoning classification.

Imagine Austin

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

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the South Boggy Creek 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.

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%

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.

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 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.

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

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

If rezoned to the SF-3 district, the site shall be subject to the following BASE DISTRICT REQUIREMENTS:

- The building shall maintain a minimum 25 foot setback from the front (south property line).
- The interior side yards shall maintain minimum 5 foot setbacks from the east and west property lines.
- The rear yard setback shall maintain a minimum of 10 feet from the north.
- Maximum height is 35 feet.
- Maximum building coverage is 40% and maximum impervious cover is 45%.

Transportation

A traffic impact analysis is 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].

A neighborhood traffic analysis is not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 300 vehicle trips per day [LDC, 25-6-113].

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of Circle S Road in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site [LDC, 25-6-55; TCM, Tables 1-7, 1-12].

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a Bike Lane is recommended for Circle S Road.

Water / Wastewater

FYI: 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, water or wastewater easements, 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 and suitability for operation and maintenance. 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.