

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** East Riverside/Oltorf Combined

**CASE#:** NPA-2016-0021.02      **DATE FILED:** July 21, 2016

**PROJECT NAME:** 2624 Metcalfe Rd.

**PC DATE:** September 13, 2016

**ADDRESS:** 2624 Metcalfe Road

**DISTRICT AREA:** 3

**SITE AREA:** 2.75 acres

**OWNER/APPLICANT:** Charles Robert Metcalfe ET AL (Laverne Rose Metcalfe – EXECUTOR)

**AGENT:** KBGE Engineers (Jennifer Garcia)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Higher Density Single Family

**Base District Zoning Change**

**Related Zoning Case:** C14-2016-0080

**From:** SF-3-NP

**To:** SF-6-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** November 16, 2006

**PLANNING COMMISSION RECOMMENDATION:**

*September 13, 2016 -*

**STAFF RECOMMENDATION:** Recommended

**BASIS FOR STAFF'S RECOMMENDATION:** Staff supports the applicant's request to change the future land use map from Single Family land use to Higher Density Single Family land use because the proposed development is an infill, single family development that staff believes is consistent with the plan goals and the surrounding land uses. The residential development will add new housing options for the community and the city.

Below are goals and recommendations for the East Riverside/Oltorf Neighborhood Plan that supports the applicant's request:

## **Land Use**

### **Goal 1**

#### **Preserve and enhance the character of existing residential neighborhoods.**

R1 Retain single family uses in established single family neighborhoods (NPZD; Neighborhood).

R2 Consider existing residential densities and current housing stock in future land use and zoning decisions to promote compatibility (NPZD; Neighborhood).

R3 Promote and support compatibility between single family residences by (NPZD; Neighborhood):

- retention of scale between structures regarding height, mass and impervious cover in both remodeling and new home construction.
- encouraging City Council to incorporate the following recommendation developed by neighborhood stakeholders into their proposed Single Family Development Regulations:
  - o Retain the existing scale and massing in new single family structures and remodels adjacent to residences and limit height to 35 feet, measured from existing grade of the adjacent residences.

R4 The significant canopy created by the mature trees is a highlight of our planning area and especially of our traditional single-family neighborhoods. Therefore, whenever possible, mature trees should be preserved (Neighborhood).

Obj 1.1 Minimize the negative effects between differing intensities of uses by:

R5 Requiring strict adherence to Compatibility Standards (NPZD).

R6 Encouraging City Council to modify the Land Development Code to require compatibility standards between residential uses (including multifamily) and all office and commercial uses, and require vegetative buffers of 25 feet within the setback (Neighborhood).

### **Goal 2**

#### **Increase home ownership opportunities that are compatible with surrounding properties.**

Obj 2.1 Apply zoning tools or options in specified areas that promote housing types which are traditionally owner-occupied.

**LAND USE DESCRIPTIONS*****Existing Land Use on the Property***

**Single family** land use is generally detached or two family residential uses at typical urban and/or suburban densities.

**Purpose**

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

**Application**

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

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***Proposed Land Use on the Property***

Higher Density Single-family land use is housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.

**Purpose**

1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

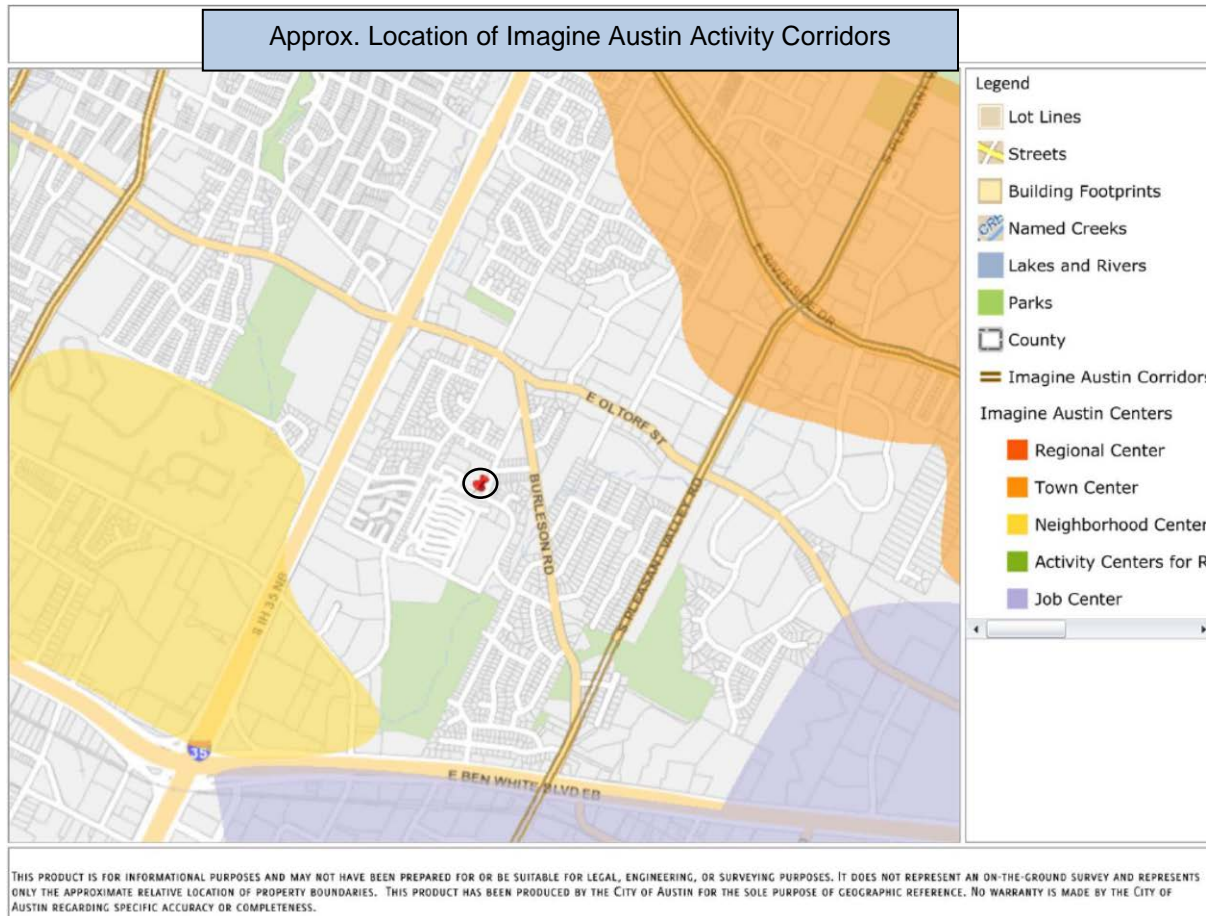
**Application**

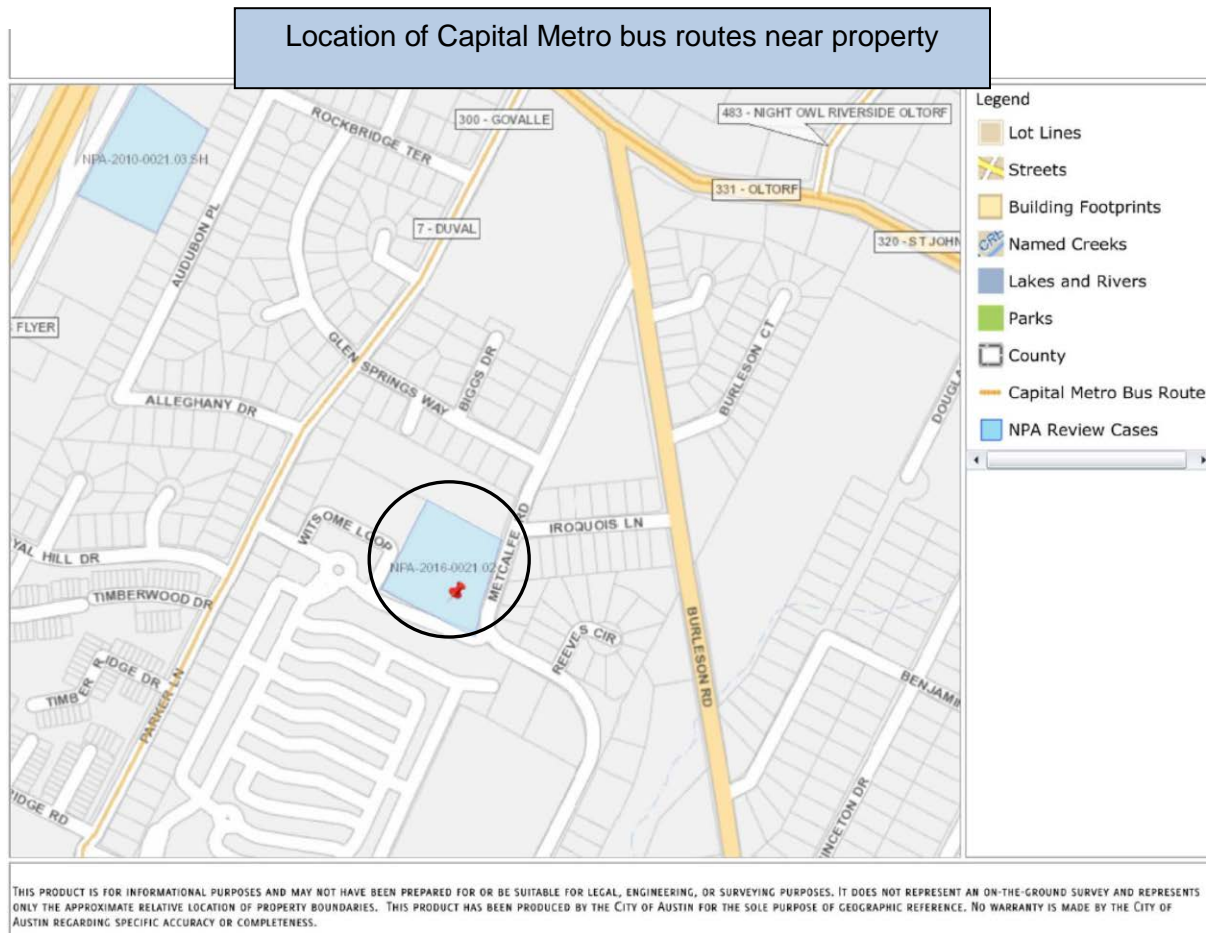
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.
3. Applied to existing or proposed mobile home parks.

***IMAGINE AUSTIN PLANNING PRINCIPLES***

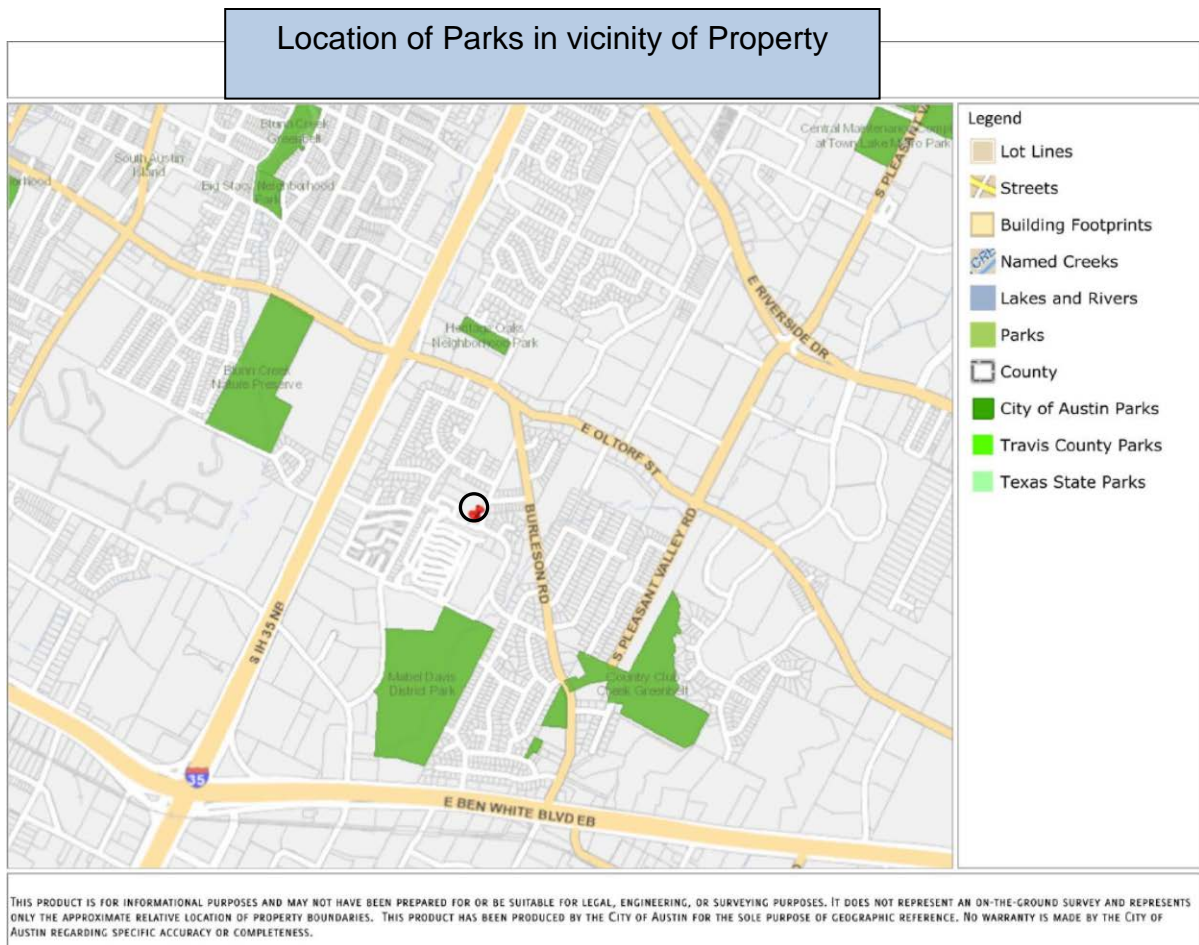
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
  - ***The proposed development of 22 to 25 dwelling units will provide additional housing units for the area and for the city. The property is located near Capital Metro bus routes and city parks. The property is located within 0.5 miles of East Oltorf Street, which has numerous businesses.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
  - ***The property is located within one mile of Neighborhood Center, a Town Center, a Job Center, and an Activity Corridor as identified on the Imagine Austin Growth Concept Map. The property is within walking distance of Capital Metro bus routes.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.

- ***The proposed development is an infill development near activity centers and an activity corridor on South Pleasant Valley Road.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
    - ***The proposed development of 22-25 homes will provide housing options for the area and for the city.***
  5. Ensure harmonious transitions between adjacent land uses and development intensities.
    - ***The applicant's request for Higher Density Single Family land use is appropriate for this location.***
  6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
    - ***The property is not within an environmentally sensitive area. The part of the property that is within the Critical Water Quality Zone will not be developed and will remain in its natural state.***
  7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
    - ***Not applicable.***
  8. Protect, preserve and promote historically and culturally significant areas.
    - ***There are no historic structures on the property.***
  9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
    - ***Not directly applicable.***
  10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
    - ***Not directly applicable.***
  11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
    - ***Not applicable.***
  12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
    - ***Not directly applicable.***









## IMAGINE AUSTIN GROWTH CONCEPT MAP

### *Definitions*

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although



fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The application was filed on July 21, 2016, which is in-cycle for neighborhood planning area located on the east side of I.H.-35.

The plan amendment application proposes a change in the future land use map from Single Family to Higher Density Single Family. The proposed zoning change is from SF-3-NP to SF-6-NP to build 22-25 detached condominiums. For more information on the zoning request, see case report C14-2016-0080

**PUBLIC MEETINGS:** The ordinance required community meeting was held on August 11, 2016. Approximately 357 community meeting notices were mailed to people who live or

own property within 500 feet of the property, in addition to neighborhood and environmental groups registered on the Community Registry who have requested notification for the area. Forty one people attended the meeting.

Jennifer Garcia, agent/civil engineer who is representing the applicant/owner, said the property is 2.75 acres in size and has one single family dwelling on it. The northern part of the property has a creek and a 1.5 acres of the property is in the Critical Water Quality Zone (CWQZ), which has additional environmental regulations. One acre cannot be developed, which leaves 1.75 acres to be developed. The conceptual plan shows 22-25 dwelling units, two to three stories. The parking regulations will meet the City's Land Development Code Regulations. The property drains towards the north of the property. There are no heritage trees on the property. All ingress and egress will be off Metcalfe Road. The homes will be similar to the one built to the south in Edgewick development to the south and west of the property. We are asking for SF-6 because the existing zoning does not allow condominiums.

After the presentation, the following questions were asked:

Q. Do you own the property?

A. Not yet, the purchaser is under contract and if the zoning is approved the prospective buyer will purchase it.

Q. What about parking for the dwelling units?

A. We will meet the City's parking regulations and provide give or six additional spaces.

Q. My concern is about traffic on Metcalfe Road. It's already a busy road.

A. The peak time traffic for 22-25 dwelling units only triggers about 120 additional vehicle trips, which is not as many as you would think.

Q. We need homeownership in our planning area. Can you have restrictions that people cannot own more than one unit? We don't want people leasing out more than three homes.

A. We could potentially consider that. We'd have to talk to the developer. I suspect that would have to be a private restrictive covenant.

Q. The northern part of the property that is in the CWQZ, what do you propose to do with it?

A. We will leave it natural. The City won't allow us to build in that part.

Q. What will be the cost of the units?

A. They will be prices in the same range as Edgewick Condos to the south.

Q. Could you put pedestrian crossing at Carlson Drive, which would help transit users?

A. We are required to build sidewalks.

Q. Will it be a gated community?

A. No, it's not a gated community.

Q. What is the project timeline?

A. If we were to be approved for the zoning, it takes about one year to get permits from the city.

Comments:

- I like what I'm seeing with the new development in this area. Your development will bring value to the area.
- We have a problem with people who come to us to develop, but don't follow through with purchasing the property and then developing it.

The letter from the East Riverside/Oltorf Planning Contact Team is on page 13.

**CITY COUNCIL DATE:** October 13, 2016

**ACTION:**

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

**EMAIL:** [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)

## Summary Letter Submitted by the Applicant

City of Austin Application Packet for Neighborhood Plan Amendment  
For Individual Property Owner

Page 13 of 16

NPA-2016-0021.02  
2624 Metcalfe Rd

## Neighborhood Plan Amendment

**SUMMARY LETTER**

We are requesting a change in the Future Land Use Map from Single Family to Higher Density Single Family with a separate request to rezone from SF-3-NP to SF-6-NP for the property located at 2624 Metcalfe Road (adjacent to Carlson Drive). The property is approximately 2.749 acres and is located within the East Riverside/Oltorf Combined Neighborhood Planning Area. Approximately 1 acre of the said property lies with the FEMA Floodplain and City of Austin Critical Water Quality Zone buffer.

There is an one (1) existing single family residence located on the said property.

The existing property to the north is zoned SF-3-NP and is described as having a Kennel Use per the current City of Austin GIS information. The existing properties to the south and west are zoned SF-6-NP.

The proposed development is planning approximately 25 two(2)/three (3) Town-Home Condominium For Sale Units with City required parking. Per the City of Austin LDC and Drainage Criteria Manuals, no impervious cover is allowed within the Critical Water Quality Zone buffer. Therefore, the proposed development will not be constructing impervious cover within the said buffer.

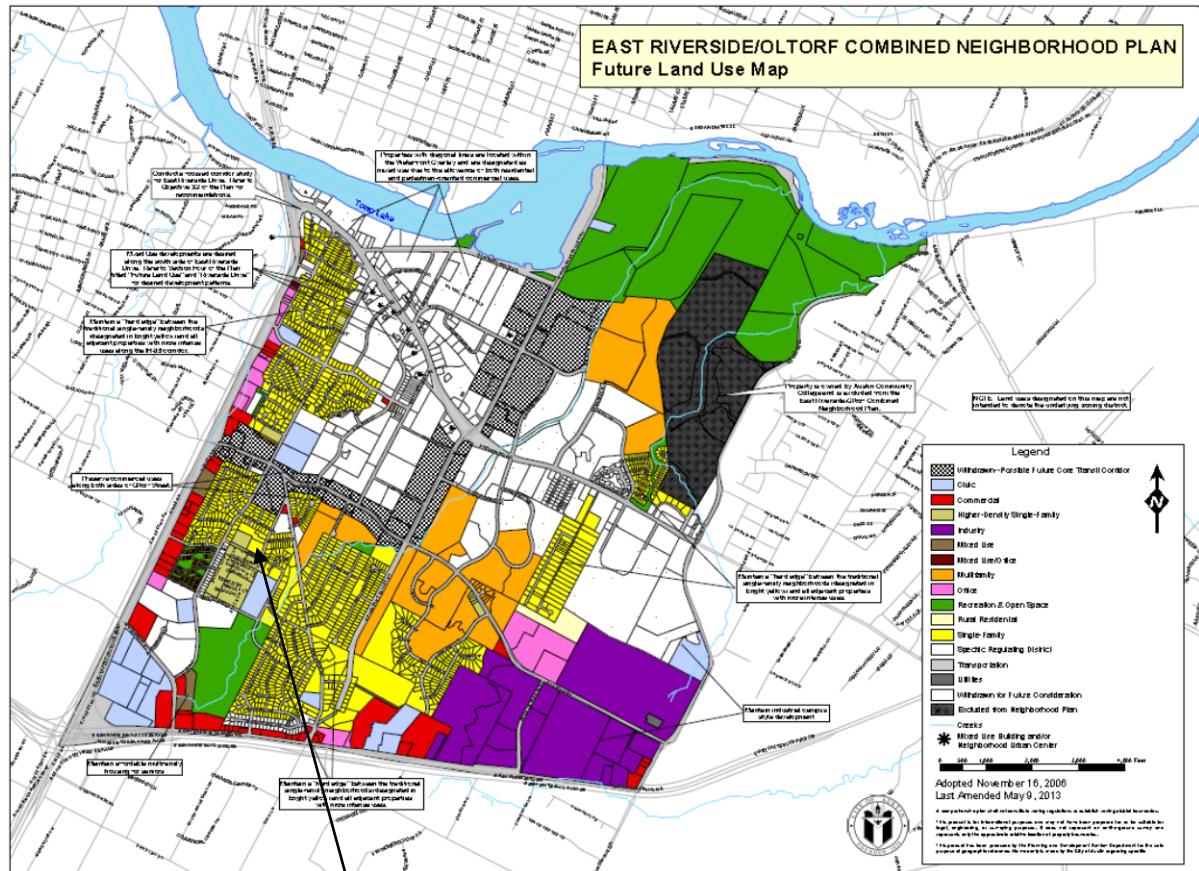
Per the City of Austin LDC, Environmental Criteria Manual and Drainage Criteria Manual, the proposed development will require water quality and detention controls for the additional impervious cover.

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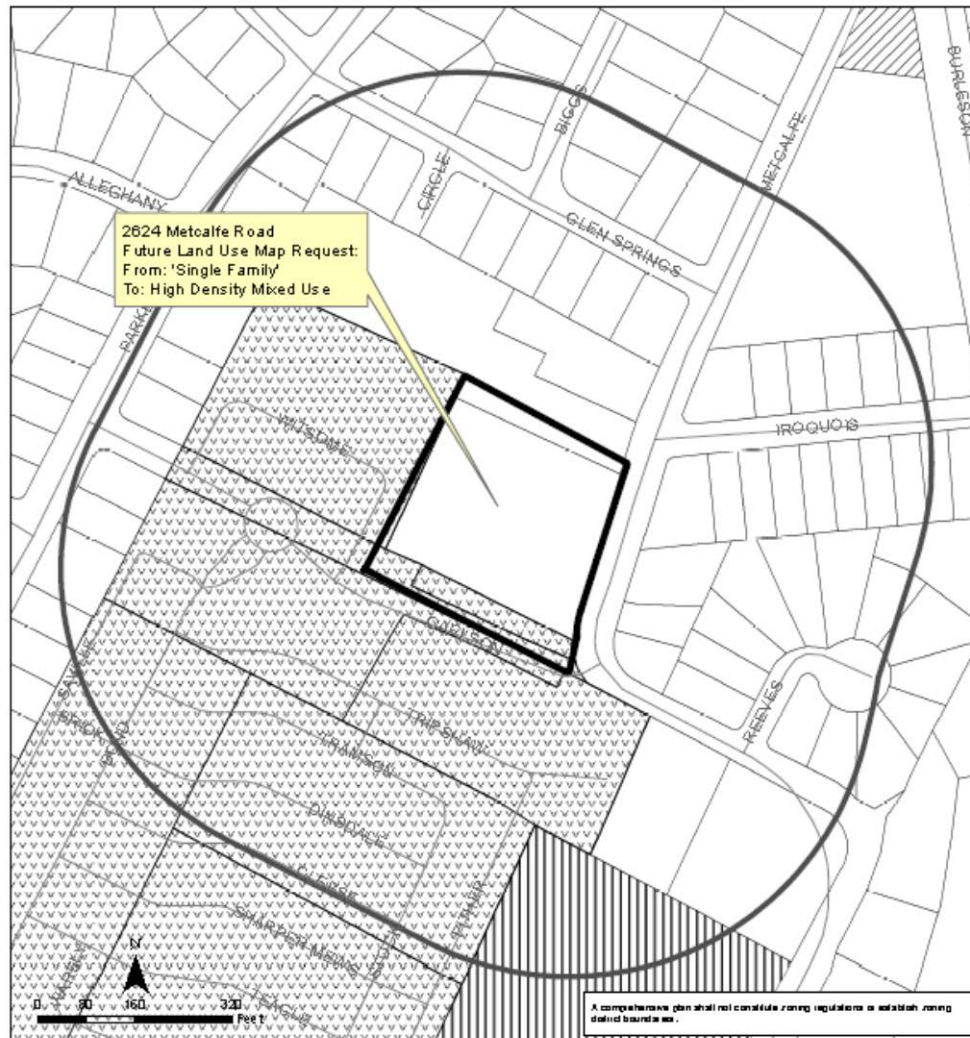
Letter from the East Riverside/Oltorf  
Neighborhood Plan Contact Team

**From:** Malcolm Yeatts  
**Sent:** Tuesday, August 30, 2016 12:55 PM  
**To:** Meredith, Maureen  
**Cc:** 'Sunil O. Lavani'  
**Subject:** NPA-2016-0021-02

The EROC Contact Team has voted to not support the zoning change from SF-3 to SF-6 for 2624 Metcalfe.







### East Riverside/Oltorf Combined Neighborhood Planning Area NPA-2016-0021.02

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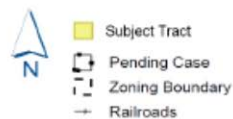
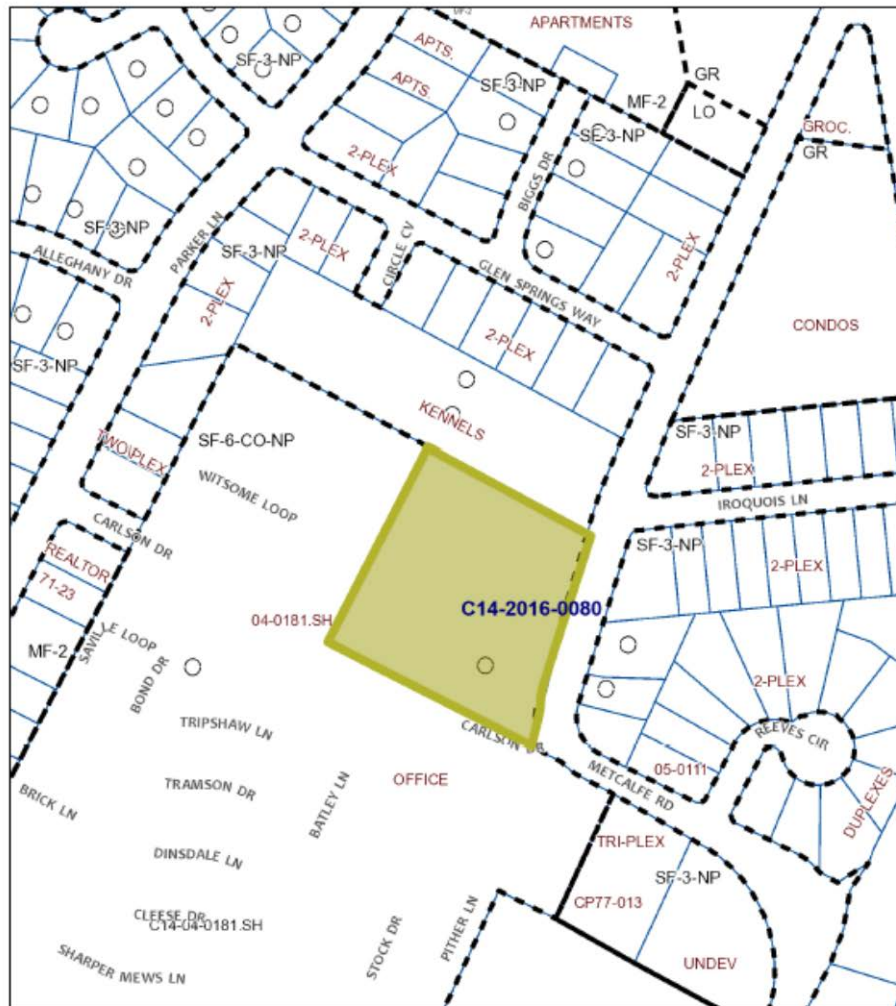
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City of Austin  
Planning and Zoning Department  
Contact: 312.222.2222

#### Future Land Use

500 ft buffer boundary	Mixed Use
Single Property	Office
Single-Family	Club
Higher-Density Single-Family	Recreation & Open Space
Multi-Family	Transportation
Commercial	Excluded from FLUM



100 200 Feet

1" = 200'

### ZONING

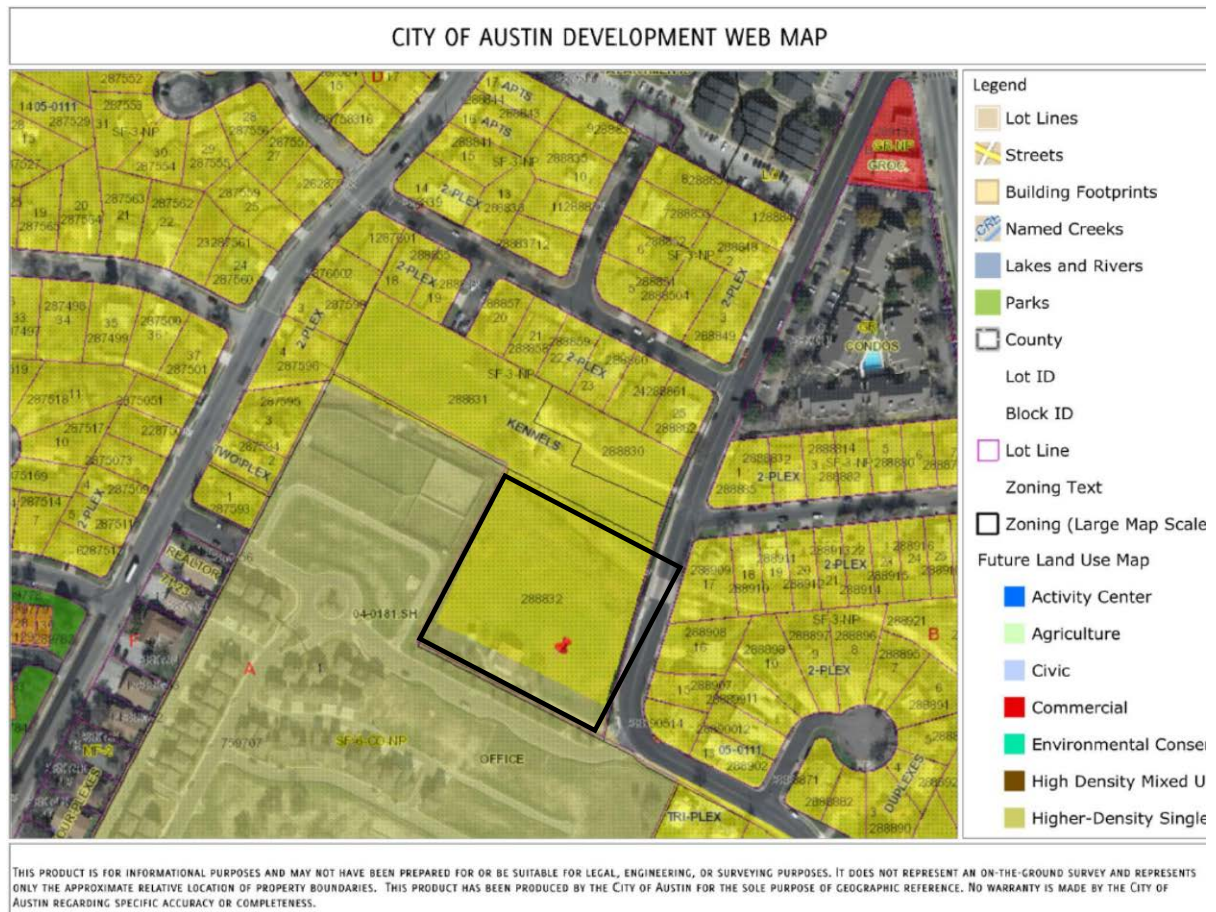
ZONING CASE# C14-2016-0080

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Presentation from Applicant's Agent

NEIGHBORHOOD PLAN AMENDMENT / REZONING

2624 METCALFE ROAD

CITY OF AUSTIN, TRAVIS COUNTY

CITY OF AUSTIN CASE NUMBERS NPA-2016-0021.02 / C14-2016-0080

AUGUST 11, 2016

APPLICANT:

JENNIFER M GARCIA, PE, CFM

PARTNER / KBGE

105 W RIVERSIDE DR SUITE 110

AUSTIN TEXAS 78704

512-439-0400

## Presentation from Applicant's Agent

**2624 METCALFE ROAD**

- NORTHWEST CORNER OF METCALFE ROAD AND CARLSON DRIVE
- APPROXIMATELY 2.75 ACRES
- CITY OF AUSTIN CITY LIMITS, TRAVIS COUNTY

## Presentation from Applicant's Agent



## CURRENT ZONING DISTRICTS

- SITE ZONING SF-3-NP
- SOUTHERN PROPERTY ZONING SF-6-CO-NP
- WESTERN PROPERTY ZONING SF-6-CO-NP
- EASTERN PROPERTY ZONING SF-3-NP
- NORTHERN PROPERTY ZONING SF-3-NP



## Presentation from Applicant's Agent



## CURRENT LAND USES

- SITE LAND USE: SINGLE-FAMILY
- SOUTHERN PROPERTY LAND USE: SINGLE FAMILY CONDO/TOWNHOMES
- WESTERN PROPERTY ZONING: SINGLE FAMILY DUPLEXES
- EASTERN PROPERTY LAND USE: SINGLE FAMILY DUPLEXES
- NORTHERN PROPERTY LAND USE: SINGLE FAMILY

## Presentation from Applicant's Agent



- INPA: SINGLE FAMILY TO HIGHER DENSITY SINGLE FAMILY
- REZONING DISTRICT: SF-3-NP TO SF-6-NP TO ALLOW CONDOMINIUMS
- CONCEPTUAL LAND USE:
  - APPROXIMATELY 25 TWO-THREE STORY CONDOMINIUM "FOR SALE" UNITS
  - CONCEPTUAL LAYOUT MEETS THE PARKING REQUIREMENT REGULATED BY THE CITY OF AUSTIN
  - REQUIRED WATER QUALITY AND DETENTION CONTROLS
  - PROPOSED INGRESS/EGRESS FROM METCALFE DRIVE
  - NO HERITAGE TREES ONSITE

NEIGHBORHOOD PLAN / FLUM AMENDMENT  
REZONING DISTRICT  
CONCEPTUAL LAND USE



Presentation from Applicant's Agent



CONCEPTUAL ARCHITECTURAL ELEVATION EXAMPLES

## Presentation from Applicant's Agent



## FLOODPLAIN AND CRITICAL WATER QUALITY ZONE

- APPROXIMATELY ONE (1) ACRES OF THE 2.75 ACRE SITE IS WITHIN THE FEMA FLOODPLAIN AND CRITICAL WATER QUALITY ZONE SETBACK. PROPOSED WATER QUALITY/DETENTION FACILITY IS APPROXIMATELY 0.15 ACRES. TOTAL BUILDABLE AREA IS APPROXIMATELY 1.6 ACRES.
- PER CITY OF AUSTIN REGULATIONS, IMPERVIOUS COVER IS NOT ALLOWED WITHIN THE CRITICAL WATER QUALITY ZONE SETBACK. ONLY UTILITIES AND INGRESS/EGRESS IS ALLOWED WITHIN THIS SETBACK
- (INFORMATION SHOWN FROM CURRENT CITY OF AUSTIN GIS)

## PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:

[www.austintexas.gov/departments/neighborhood-planning](http://www.austintexas.gov/departments/neighborhood-planning).

## PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin  
Planning and Zoning Department  
Maureen Meredith  
P. O. Box 1088  
Austin, TX 78767-8810

RECEIVED  
9/9/16

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

**Case Number: NPA-2016-0021.02**

**Contact: Maureen Meredith, phone 512-974-2695**

**Public Hearings: Sep 13, 2016, Planning Commission  
Oct 13, 2016, City Council**

☒ I am in favor  
☐ I object

Holly Pauzer  
Your Name (please print)

2909 Stock Drive Austin, TX 78741  
Your address(es) affected by this application

[Signature]  
Signature

9/5/16  
Date

Comments: \_\_\_\_\_  
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