

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2016-0137 (Grady .46)**P.C. DATE:** February 14, 2017**ADDRESS:** 600 East Grady Drive**OWNER/APPLICANT:** Saleem Memon**AGENT:** Bennett Consultants (Rodney Bennett)**ZONING FROM:** SF-2-NP**TO:** SF-3-NP**AREA:** 0.46 (20,037.6 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant SF-3-NP, Family Residence-Neighborhood Plan Combining District, zoning.

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of E. Grady Drive through a street deed prior to third reading of the case at City Council in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site.

**PLANNING COMMISSION RECOMMENDATION:****DEPARTMENT COMMENTS:**

The property in question is undeveloped. The applicant is requesting SF-3-NP zoning to construct a duplex residence on the site.

The land under consideration was annexed by the City of Austin in case C7a-76-007, through Ordinance No. 760617. This tract was included in the Mockingbird Hill Area Study completed in October of 1985. The area study recommended single-family zoning for this site.

In 2010, the North Lamar Combined Neighborhood Plan was devised for this area of the City. The neighborhood plan recommended Single-Family on the future land use map for this property (Please see North Lamar Combined NP FLUM – Attachment A). On June 24, 2010, the City Council approved the North Lamar Combined Neighborhood Plan along with SF-2-NP, Single Family Residence-Standard Lot-Neighborhood Plan Combining District, zoning for this tract of land.

The staff recommends the applicant's request for SF-3-NP zoning in this case for this property. SF-3-NP zoning is consistent with the Single-Family land use designation on the adopted in on the Future Land Use Map for this portion of the North Lamar Combined Neighborhood Planning Area (Please see North Lamar Neighborhood Planning Area FLUM – Attachment A). SF-3-NP zoning provides for the re-development of this lot adjacent to the existing single-family uses to the south and west. The proposed zoning is compatible with the existing SF-3-NP zoning to the south, across E. Grady Drive.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2	Undeveloped
<i>North</i>	CS-NP	Office/Warehouse (Golfsmith)
<i>South</i>	SF-3-NP	Undeveloped
<i>East</i>	LR-NP	Undeveloped
<i>West</i>	SF-2-NP	Single-Family Residence

**AREA STUDY:** Mocking Bird Hill Area Study  
North Lamar Neighborhood Plan

**TIA:** Waived

**WATERSHED:** Little Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
Austin Independent School District  
Austin Neighborhoods Council  
Bike Austin  
Friends of Austin Neighborhoods  
Heritage Hills/Windsor Hills Combined Neighborhood Contact Team  
Homeless Neighborhood Association  
Mockingbird Hill Neighborhood Association  
North Growth Corridor Alliance  
North Lamar Combined Neighborhood Plan Contact Team  
North Lamar Neighborhood Association  
SELTEXAS  
Sierra Club, Austin Regional Group

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2012-0023 (601 W. Applegate Drive: 601 W. Applegate Drive)	LO-MU-CO-NP to GR-MU-NP	6/12/12: Approved staff recommendation to deny the requested zoning (6-1, A. Hernandez-No, D. Anderson and D. Chimenti-absent); M. Dealey-1 <sup>st</sup> , D. Tiemann-2 <sup>nd</sup> .	6/28/12 : Denied the rezoning request (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .
C14-2010-0048 (North Lamar NP Rezoning)	CR-CO to LO- MU-CO-NP	5/11/10: Approved the staff's recommendation for LO-MU-CO-NP zoning, with condition to remove Art Gallery, Art Workshop, and Counseling Services as prohibited uses, for Tract 20 (ABS 29 SUR 38 Applegate J ACR .17, Lot 1 Block K Mockingbird Hill Section 1 Subdivision, Lot 2 Block	6/24/10: Approved the North Lamar Combined Neighborhood Plan, except for tract 32 (postponed to July 29, 2010), and tracts 134 and 135B, on Council Member Spelman's motion, Council Member Cole's second on a 7-0 vote.  Approved the North Lamar

		K Mockingbird Hill Section 1 Subdivision, and 601 West Applegate Drive); Vote: (8-0, J. Reddy-absent); C. Small-1 <sup>st</sup> , M. Dealey-2 <sup>nd</sup> .	Neighborhood Plan Combining District (NP) was approved on Council Member Spelman's motion, Council Member Cole's second on a 7-0 vote.
C14-05-0163 (Landrum-4: 601 W. Applegate Drive)	SF-2 to GR* *The applicant amended their rezoning request to CR zoning on November 14, 2005	<p>10/18/05: Postponed to November 1, 2005 by the staff (9-0); J. Martinez-1<sup>st</sup>, J. Gohil-2<sup>nd</sup>.</p> <p>11/01/05: Postponed to November 15, 2005 by the applicant (9-0); J. Martinez-1<sup>st</sup>, J. Gohil-2<sup>nd</sup>.</p> <p>11/15/05: Case continued to January 17, 2006 ZAP Commission meeting (7-0, J. Gohil, J. Martinez – absent); M. Hawthorne-1<sup>st</sup>, T. Rabago-2<sup>nd</sup>).</p> <p>1/17/06: Postponed to January 31, 2006 at the applicant's request (9-0); J. Martinez-1<sup>st</sup>, J. Gohil-2<sup>nd</sup>.</p> <p>1/31/06: Approved CR-CO zoning with the following conditions: 1) Recreational Equipment Maintenance &amp; Storage as the only permitted CR (Community Recreation) district use; 2) Permit SF-6 (Townhouse &amp; Condominium Residence) district uses; 3) SF-6 (Townhouse &amp; Condominium Residence) district site development standards; 4) Limit access to the driveway previously considered Motheral Drive (vacated Motheral Drive); 5)The applicant will provide a vegetative buffer along Applegate Drive; 6) The site shall be limited to less than 300 vehicle trips per day above the existing trip generation. Vote: (8-0, J. Gohil-absent)</p>	<p>3/02/06: Approved CR-CO zoning on 1<sup>st</sup> reading with the following additional restrictions: 18 foot height limitation, minimum of 6 foot solid fence around all four sides of the property with the additional provision that the fence along Applegate must be 10 feet off the north property line and must have landscaping in front of it, and driveway access would be from Motheral Drive (6-1, Kim-Nay); Alvarez-1<sup>st</sup>, Wynn-2<sup>nd</sup></p> <p>4/20/06: Approved CR-CO zoning with conditions by consent (6-0, D. Thomas-off dais); 2<sup>nd</sup>/3<sup>rd</sup> readings</p>
C14-04-0209	CS-CO, CS to CS-1	3/01/05: Approved staff rec. of CS-1-CO with following conditions: Prohibit Adult Oriented Businesses, Liquor Sales, Cocktail Lounge, Vehicle Storage, Pawn Shop Services, Indoor Entertainment, Exterminating Services, Guidance Services; limit height to a maximum of 40 feet; limit	3/24/05: Approved CS-1-CO (7-0); all 3 readings

		development to 2,000 vtpd (8-0)	
C14-03-0150 (Gilleland Zoning Change: 606 West Grady Drive)	SF-2 to CS* *Amended to 'GR' on 11/5/03	11/4/03: Approved staff's recommendation to deny CS, General Commercial Services District, zoning (9-0)	12/11/03: The motion to deny zoning request was approved (7-0); Slusher-1 <sup>st</sup> , McCracken-2 <sup>nd</sup> . The motion to approve reconsideration of this item was approved (7-0); Slusher-1 <sup>st</sup> ; Thomas-2 <sup>nd</sup> . This item was postponed to January 29, 2004 (7-0); Slusher-1 <sup>st</sup> , Wynn-2 <sup>nd</sup>  1/29/04: Denied request (4-0), Thomas/ Goodman-absent, McCracken-off dias)
C14-01-0116	LO to CS	1/22/02: Approved staff alternate rec. of CS-CO; w/conditions (8-0)	2/28/02: Approved CS-CO w/other conditions (6-0); all 3 readings: 1) Subject to TIA conditions; 2) Prohibiting the following uses: a) Automotive Washing (of any type) b) Commercial Off-Street Parking c) Convenience Storage d) Equipment Sales e) Funeral Services f) Kennels g) Monument Retail Sales h) Outdoor Sports and Recreation i) Residential Treatment j) Local Utility Services k) Service Station l) Campground m) Construction Sales and Services n) Equipment Repair Services o) Exterminating Services p) Hotel-motel q) Laundry Services r) Outdoor Entertainment s) Vehicle Storage t) Community Recreation (public) u) Community Recreation (private) v) Off-site Accessory Parking w) Drop-off Recycling Collection Facility 3) Prohibit Drive-in Service

C14-01-0037	MF-2, SF-3, SF-2 to NO-NP	4/17/01: Approved staff rec. of NO-NP, CS-NP, MF-2-NP, LO-NP, GR-NP, P-NP, LI-NP (9-0)	5/24/01: Approved PC rec. on all 3 readings, except Tract 9 (1 <sup>st</sup> reading only); (6-0)  8/9/01: Approved CS-NP for Tract 9 (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
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**RELATED CASES:** C14-2010-0048 (North Lamar Neighborhood Plan Rezoning)  
C14-85-0178 (Mockingbird Hill Area Study Rezoning)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Brownie Drive	50'	38'	Local Street	No	No	No
E. Grady Drive	50'	38'	Collector	No	Yes	No

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

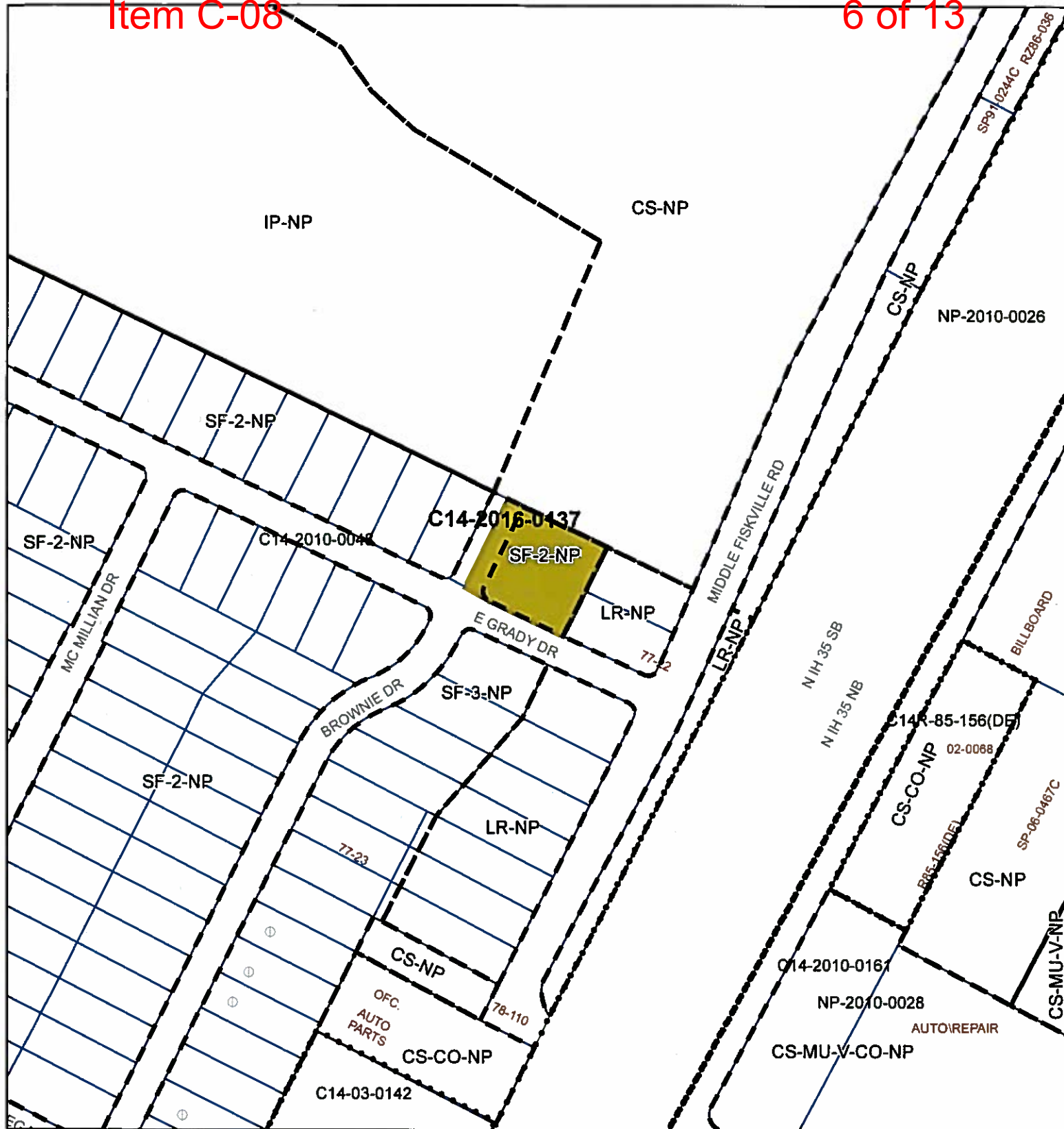
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

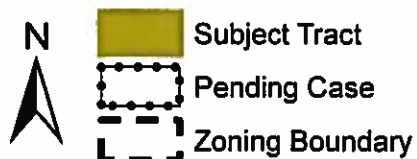
**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 512-974-3057,  
sherri.sirwaitis@austintexas.gov



## ZONING

Case#: C14-2016-0137



0 200 Feet

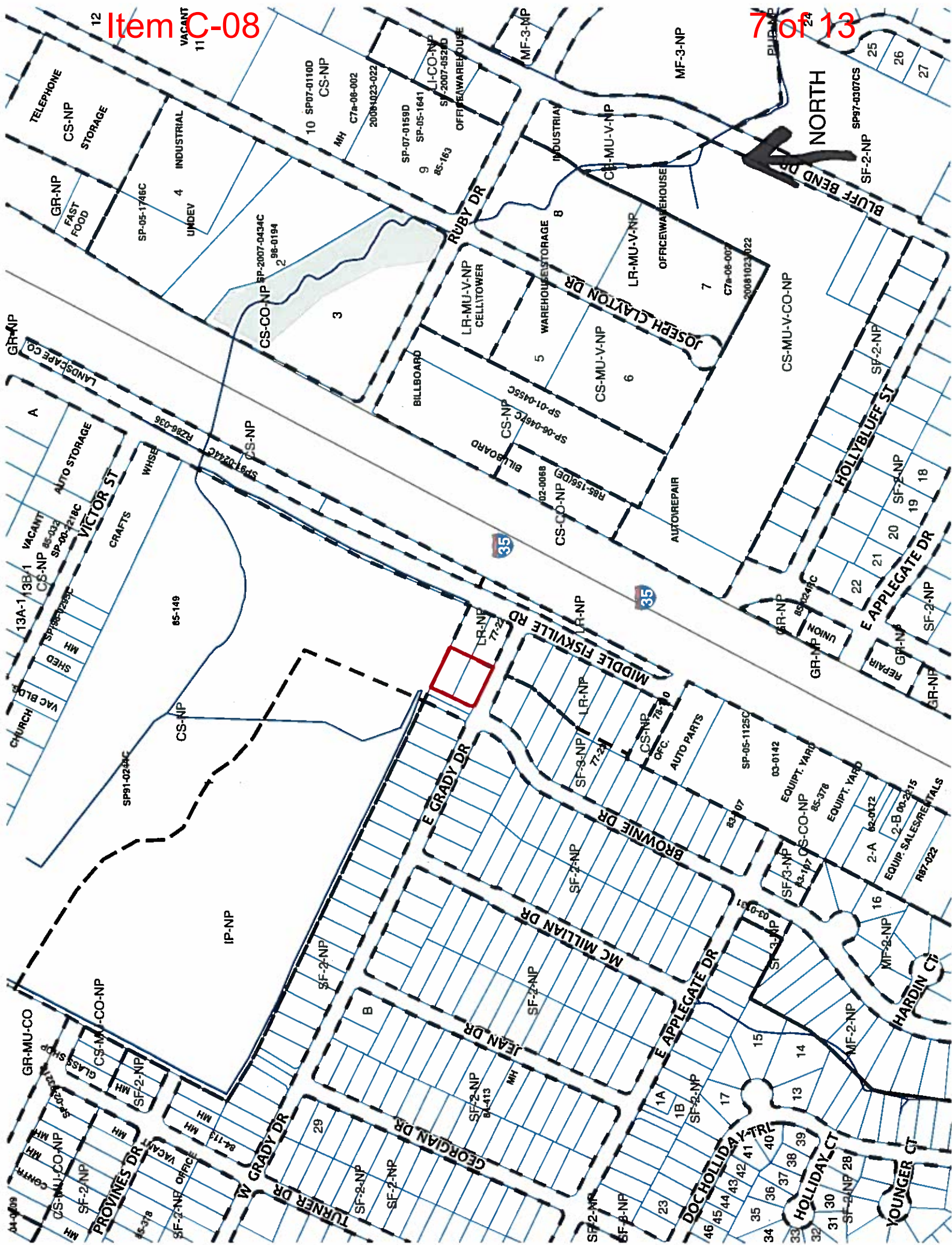
1" = 200'

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.

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Created: 12/30/2016











## STAFF RECOMMENDATION

The staff's recommendation is to grant SF-3-NP, Family Residence-Neighborhood Plan Combining District, zoning.

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of E. Grady Drive through a street deed prior to third reading of the case at City Council in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site.

## BASIS FOR RECOMMENDATION

- 1. The proposed zoning is consistent with the purpose statement of the district sought. The existing zoning is appropriate for this location.*

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.

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

The proposed SF-3-NP zoning is consistent with the Single-Family land use designation on the adopted in on the Future Land Use Map for this portion of the North Lamar Combined Neighborhood Planning Area. SF-3-NP zoning is compatible with the existing SF-3-NP zoning to the south, across E. Grady Drive.

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

SF-3-NP zoning will permit the applicant to develop a duplex residence on this vacant/undeveloped property.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration is undeveloped. The lots to the east and south are undeveloped. There are single-family residences to the west. The tract of land to the north is developed with an office/warehouse use (Golfsmith).

### Comprehensive Planning

#### SF-2-NP to SF-3-NP

This zoning case is located on the northeast side E. Grady Drive and Brownie Drive on a .46 acre property, which is vacant. The property is located within the boundaries of the North Lamar Combined Neighborhood Planning (NLCNP) area. The NLCNP Future Land Use Map Classifies this property as Single Family. Zone SF-3 is permitted in this zone. Surrounding land uses include

Golfsmith to the north, vacant land to the south and east, and single family housing to the west. The proposed use is a residential.

### **Imagine Austin**

The comparative scale of this site relative to other nearby residential uses in this area, 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 this proposed rezoning.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut 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.

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.

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.

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.

### **Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.

### **Impervious Cover**

The maximum impervious cover allowed by the SF-3 zoning district would be 45%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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%

Note: The most restrictive impervious cover limit applies.

### **Site Plan**

No comments received.

### **Stormwater 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 stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

### **Transportation**

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of E. Grady Drive 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.

It is recommended that access to E. Grady Drive be prohibited because E. Grady Drive is a collector roadway and it is very close to the intersection here.

FYI, additional right-of-way maybe required at the time of subdivision and/or site plan.

It is recommended that joint access be provided for the two lots along Brownie Drive.

FYI, Chad Cramer, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

FYI, according to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a shared bike lane is recommended for E. Grady Drive.

FYI, 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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Brownie Drive	50'	38'	Local Street	No	No	No
E. Grady Drive	50'	38'	Collector	No	Yes	No



**Water and 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 Austin Water 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 fees once the landowner makes an application for Austin Water utility tap permits.



# North Lamar Combined Neighborhood Planning Area Future Land Use Map

Plan Adopted: June 24, 2010  
Last Amended: January 28, 2013



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Updates may occur past the date of this map. Please verify with the City of Austin.

The designation of a land use category does not imply that the most intense zoning district associated with that category will be automatically recommended or approved.

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

