

ZONING CHANGE REVIEW SHEET**CASE:** C14-2017-0085 (Charles Ford Rezoning)**Z.A.P. DATE:** September 5, 2017**ADDRESS:** 12101 ½ Conrad Road**DISTRICT AREA:** 6**OWNER/APPLICANT:** Charles Ford**ZONING FROM:** SF-2**TO:** SF-3**AREA:** 0.3992 acres**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is grant SF-3, Family Residence District, zoning.

ZONING AND PLATTING COMMISSION:**DEPARTMENT COMMENTS:**

The property in question is currently undeveloped. The applicant is requesting SF-3 zoning because they would like to develop a single family residence with an accessory dwelling unit (ADU) on the site. The staff recommends applicant's request for SF-3, Family Residence District, zoning because the property meets the intent of the SF-3 district designation as it fronts onto a local residential street and is located within an existing single-family neighborhood on a moderately sized lot. In addition, the property is surrounded by SF-2 and SF-3 zoning and single-family residential development to the north, south, east and west.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Undeveloped
<i>North</i>	SF-2	Single-Family Residence
<i>South</i>	SF-2, SF-3, GR, CS	Undeveloped Lot, General Retail Sales (Cash America Pawn), Office Building
<i>East</i>	LI, LI-CO	Undeveloped Area, 3M Buildings
<i>West</i>	SF-2	Single-Family Residence

AREA STUDY: N/A**TIA:** N/A**WATERSHED:** Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

Angus Valley Area Neighborhood Association
 Austin Heritage Tree Foundation
 Austin Independent School District
 Friends of Angus Valley
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Long Canyon Homeowners Association
 North Oaks Neighborhood Association
 Northwest Austin Coalition
 NW Austin Working Group
 Raintree Estates
 SELTEXAS
 Sierra Club, Austin Regional Group
 TNR BCP-Travis County Natural Resources

SCHOOLS:

North Oaks Elementary School
 Canyon Vista Middle School
 Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0228 11722 Bell Avenue)	SF-2 to SF-3	12/18/07: Approved staff recommendation of SF-3 zoning by consent (8-0); K. Jackson-1 st , J. Shieh-2 nd .	1/17/08 : Approved SF-3 zoning by consent (7-0); all 3 readings
C14-00-2008 (Summit Oaks Office Park: Howlett Ct.)	SF-2 to LO	2/29/00: Approved staff recommendation of LO zoning, with prohibition on Medical Office uses and a 2,000 vehicle trip per day limit (7-0)	3/30/00: Approved LO-CO zoning, with conditions as recommended by Planning Commission on all 3 readings (6-0)
C14-98-0155 (Tweed Court: 12000 Block of Bell Avenue and Tweed Court)	LO, GR to LO-CO	11/10/98: Approved staff rec. of LO-CO, with conditions for no vehicular access to Bell Avenue, access to Tweed Court is permitted only if TxDOT prohibits access to U.S. 183 and a 2,000 vehicle trip per day limit (7-0)	1/14/99: Approved PC rec. of LO-CO zoning, with conditions (7-0); 1 st reading 3/25/99: Approved LO-CO zoning with conditions (6-0); 2 nd /3 rd readings
C14-89-0009 (Wilson Tract: 11805-11841 Block of North U.S. Highway 183)	LO to LI	6/27/89: Approved LI-CO zoning with conditions: 1) 40 foot height limit, 2) prohibit Scrap and Salvage Services, Convenience Storage, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Resource Extraction, Hotel-motel, Basic	7/27/89: Approved LI zoning, with conditions, on 1 st reading 1/18/90: Approved LI-CO zoning, with conditions, on 2 nd /3 rd readings

		Industry and Vehicle Storage uses, 3) prohibit the following uses on the rear portion of the property for a depth of 150 feet: General Warehousing and Distribution, Equipment Sales, Equipment Repair Services and Kennels, and 4) the property is subject to TIA conditions.	
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RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Conrad Road	60 ft.	20 ft.	Local	No	No	No

CITY COUNCIL DATE: September 28, 2017

ACTION:

ORDINANCE READINGS: 1st

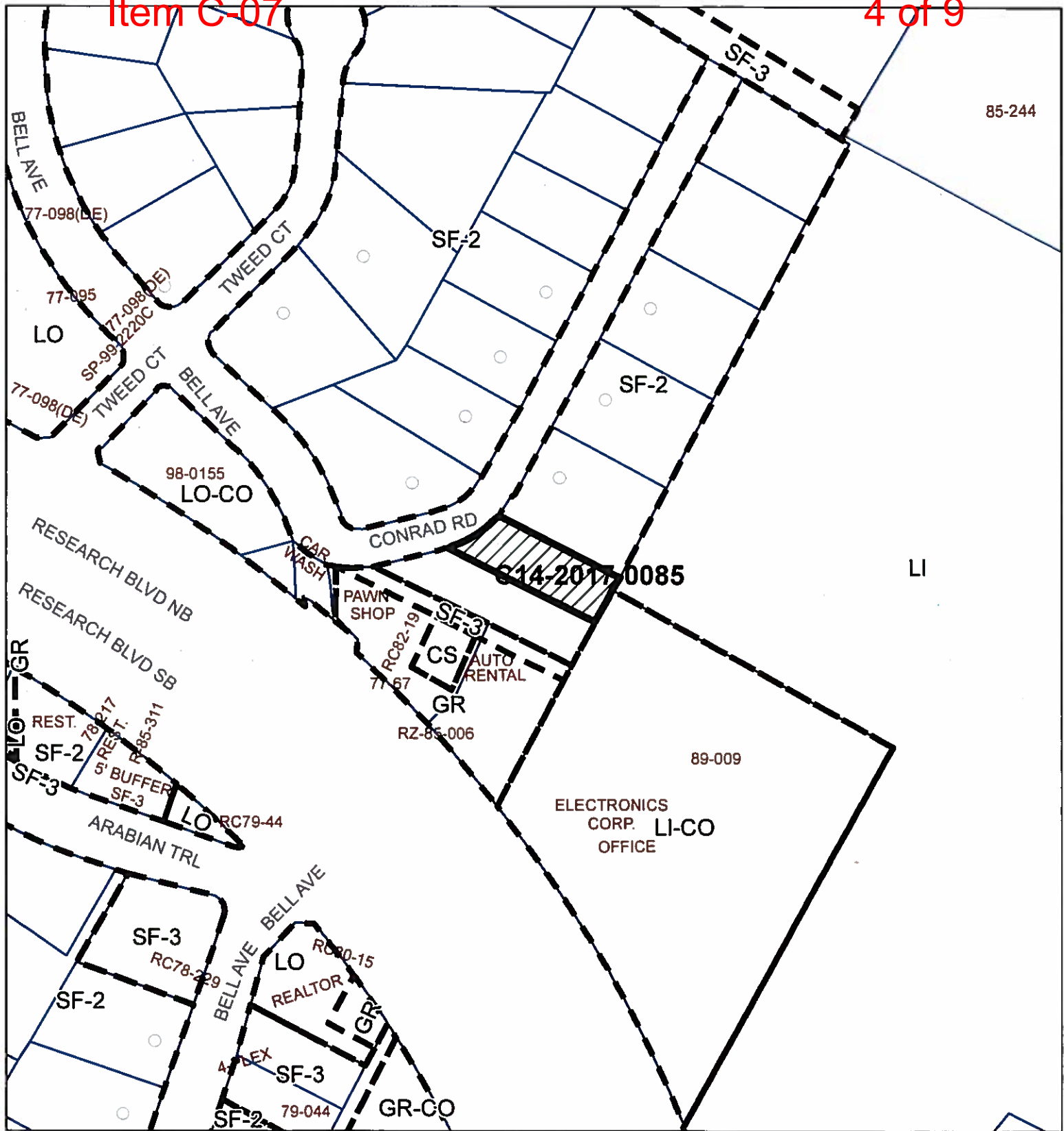
2nd

3rd

ORDINANCE NUMBER:

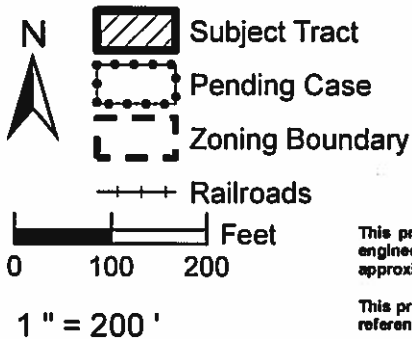
CASE MANAGER: Sherri Sirwaitis

PHONE: 512- 974-3057,
sherri.sirwaitis@ci.austin.tx.us



ZONING

Case#: C14-2017-0085

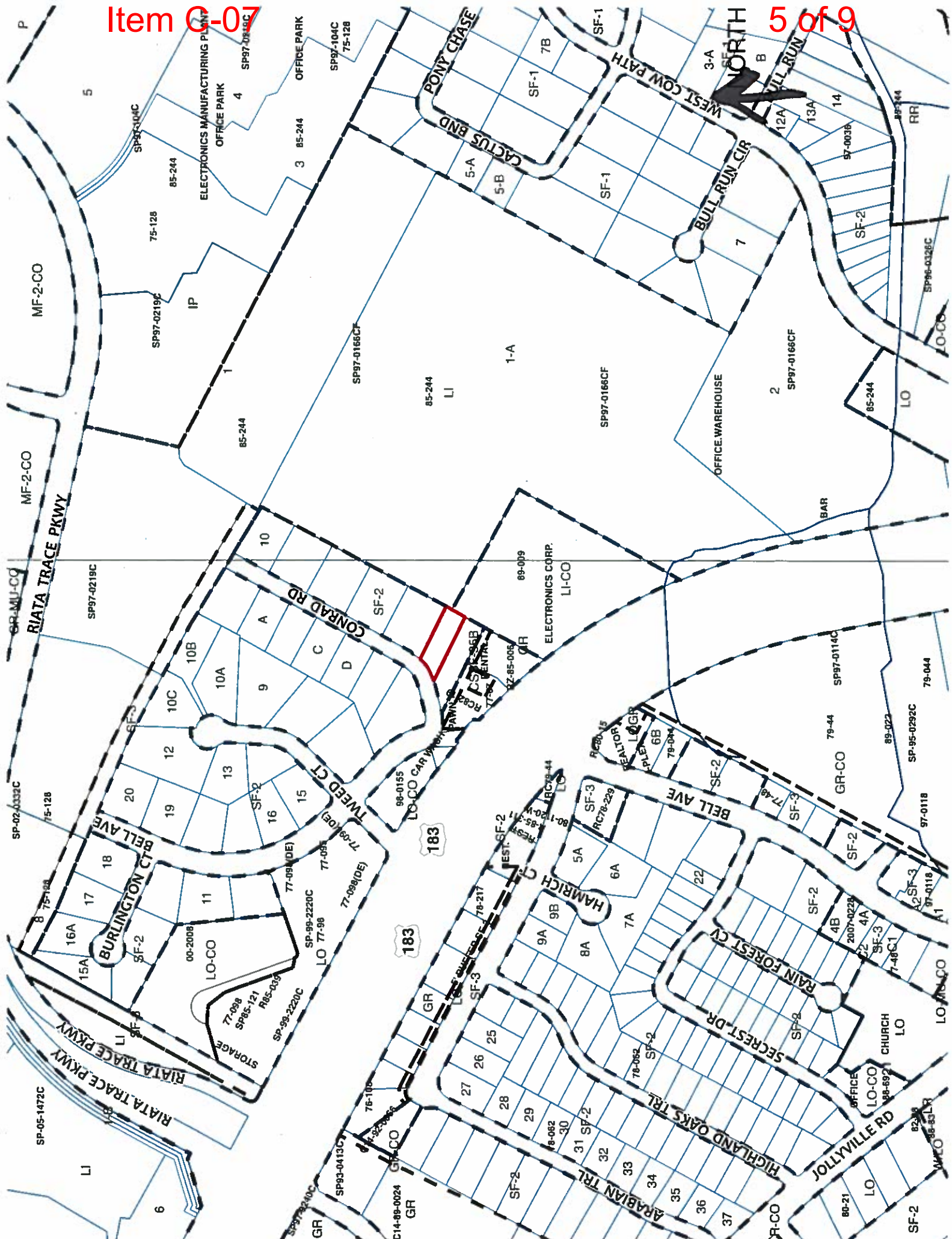


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Created: 7/19/2017





STAFF RECOMMENDATION

The staff's recommendation is grant SF-3, Family Residence District, zoning.

BASIS FOR RECOMMENDATION

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

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. *The proposed zoning should promote consistency and orderly planning.*

The proposed SF-3 zoning is consistent and compatible with the surrounding SF-2 and SF-3 single-family residential zoning and development in this area.

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

The SF-3 zoning district will permit the applicant to construct a duplex on this site which will provide for an additional residential unit at this location.

EXISTING CONDITIONS**Site Characteristics**

The site under consideration is currently undeveloped. There are single-family homes to the north and west. There is undeveloped land directly to the south and east.

Comprehensive Planning**SF-2 to SF-3**

This zoning case is located on the east side of Conrad Road, on a 0.39 acre property, which is undeveloped. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family housing to the north and west; and vacant land to the east and south. The proposed use a single family house with an ADU (accessory dwelling unit) as an accessory use.

Connectivity

There are no public sidewalks on either side of Conrad Road but there is a public transit stop within walking distance from this property. The Walkscore for this property is 29/100, meaning most errands require a car.

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 by 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 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.

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.

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 on this site would be limited by the watershed ordinance.

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%

Site Plan

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

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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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

Staff recommends providing one driveway to the site to reduce the number of curb cuts to Concord Road.

Janae Ryan, 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 – Sidewalks shall be required at the time of Subdivision and Residential Permit Application.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Conrad Road	60 ft.	20 ft.	Local	No	No	No

Water and Wastewater

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 Austin Water 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.