

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0033 (10610 Macmora Road)

P.C. DATE: June 12, 2018

ADDRESS: 10610 Macmora Road

DISTRICT AREA: 4

OWNER/APPLICANT: Shawn Lauzon

AGENT: Reilly Realtors (Alex Larsen)

ZONING FROM: SF-1-NP **TO:** SF-3-NP

AREA: 0.54 acres (23,522 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

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

PLANNING COMMISSION RECOMMENDATION:

6/12/18: Approved staff's recommendation for SF-3-NP zoning by consent (12-0, C. Kenny-absent); J. Schissler-1st, K. McGraw-2nd.

DEPARTMENT COMMENTS:

The property in question is developed with a single-family residence. There are single-family homes to the south, east and west. To the north of this property, there is an undeveloped area and a religious assembly use. The applicant is requesting SF-3-NP zoning because they would like to redevelop the site with a duplex residence.

The staff is recommending SF-3-NP zoning for this tract of land because the property meets the intent of the SF-3 district designation. The proposed zoning promotes consistency and orderly planning because there is a mixture of SF-1-NP, SF-2-NP, SF-3-NP and SF-6-NP zoning districts within this neighborhood. There is existing SF-6-NP zoning to the north of this site and to the southwest, across Macmora Road. The North Austin Civic Association Neighborhood Plan Future Land Use Map calls for single-family residential uses at this location. The plan does not designate the intensity of single-family uses. The proposed SF-3 zoning will permit the applicant to develop two units on this property and will provide for additional of housing opportunities (single-family, two-family and duplex uses) in this area of the city.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-1-NP	Single-Family Residence
<i>North</i>	SF-1-NP, SF-6-NP	Undeveloped Area, Church
<i>South</i>	RR-NP, SF-1-NP	Single-Family Residences
<i>East</i>	SF-1-NP	Single-Family Residence
<i>West</i>	SF-1-NP	Single-Family Residence

AREA STUDY: North Austin Civic Association **TIA:** Not Required**WATERSHED:** Little Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Austin Civic Association
 North Austin Civic Association Plan Contact Team
 North Growth Corridor Alliance
 SELTEXAS
 Sierra Club Austin Regional Group
 Shoal Creek Conservancy

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0255 (Holly's Retirement: 10614 Macmora Road)	SF-1-NP to SF-6-NP	2/26/08: Approved SF-6-CO-NP zoning, with the following conditions: 1) A maximum of fifteen (15) dwelling units may be developed on the site; 2) Limit the property to SF-1 impervious cover (40%); 3) Permit one (1) driveway on the site. Vote: (7-1, D. Sullivan-No); J. Reddy-1 st , M. Dealey-2 nd	3/27/08: Denied SF-6-CO-NP zoning (7-0); B. McCracken-1 st , J. Kim-2 nd .
C14-06-0022 (1601 Kramer Lane)	SF-6-NP to LO-MU-NP	4/11/06: Approved staff rec. of LO-MU-CO-NP, with conditional overlay to 1) Limit development on the site to 2,000 vtpd., 2) Prohibit Club or Lodge, Counseling Services, College and University Facilities,	5/18/06: Approved LO-MU-CO-NP (7-0)

		Communication Service Facilities, Community Recreation (Private and Public), Congregate Living, Private Secondary Educational Facilities, Residential Treatment and Safety Services uses, 3) Establish a 50 ft. wide building setback along the south property line, 4) Provide a 25 foot vegetative buffer along the south property line and 5) Limit the height to 35 feet (7-0).	
C14-02-0187 (1517 Kramer Lane)	SF-6 to LO	2/12/02: Approved LO-MU-CO-NP zoning with CO to 1) Limit development to less than 2,000 vehicle trips per day and 2) establish a 50-building setback along the south property line, 3) Provide a 25 foot vegetative buffer along the south property line and 4) Prohibit Club or Lodge, Counseling Services, College and University Facilities, Communication Service Facilities, Community Recreation (Private and Public), Congregate Living, Private Secondary Educational Facilities, Residential Treatment and Safety Services uses (7-0)	3/20/03: Approved LO-MU-CO-NP (7-0); 1 st reading 4/24/03: Approved LO-MU-CO-NP (6-0); 2 nd /3 rd readings
C14-01-0037 NACA Neighborhood Plan)	MF-2, SF-2, SF-3 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 for Tract 9 (6-0); 1 st reading only 7/19/01: PP Tract 9 to 8/09/01 by staff (6-0) 8/09/01: Approved CS-NP zoning for Tract 9 (7-0); 2 nd /3 rd readings

RELATED CASES: C14-01-0037 (NCA Neighborhood Plan Rezoning)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Macmora Road	55'	20'	Collector	N/A

CITY COUNCIL DATE: August 9, 2018

ORDINANCE READINGS: 1st

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

ACTION:

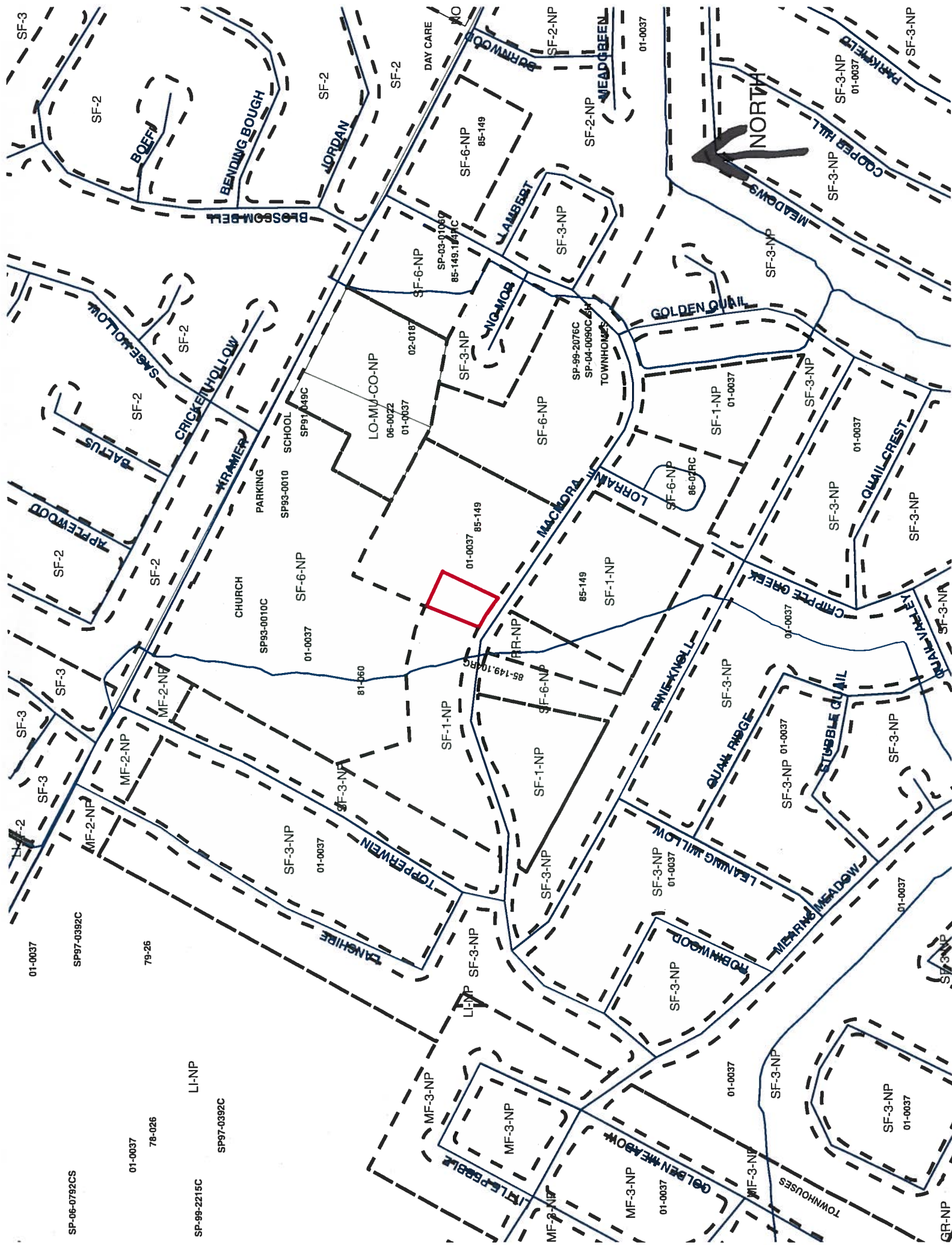
2nd

3rd

PHONE: 512-974-3057

sherri.sirwaitis@austintexas.gov

$$1'' = 250'$$





STAFF RECOMMENDATION

The staff recommendation is to grant SF-3-NP, Family Residence-Neighborhood Plan Combining 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 zoning promotes consistency and orderly planning because the North Austin Civic Association Neighborhood Plan Future Land Use Map calls for single-family residential uses at this location. There is a mixture of SF-1-NP, SF-2-NP, SF-3-NP and SF-6-NP zoning districts within this neighborhood. There is existing SF-6-NP zoning to the north of this site and to the southwest, across Macmora Road.

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

The staff's recommendation of SF-3-NP zoning will allow for a reasonable use of the property because the SF-3 density will permit the applicant to develop an additional residential unit on a site that is located on a residential collector street and is surrounded by existing single-family homes to the south, east and west. The proposed SF-3 -NP zoning will provide for more housing opportunities (single-family, two-family and duplex) in this area of the city.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is a large lot that is developed with a single-family residence. There are single-family homes to the south, east and west. To the north of this property, there is an undeveloped area and a religious assembly use (Grant A.M.E. Worship Center).

Environmental

Monday April 09, 2018

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location. However, COA GIS indicates a Critical Water Quality Zone located 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 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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

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.

Impervious Cover

The maximum impervious cover allowed by the SF-3 zoning district would be 45%. Zoning district impervious cover limits apply in the Urban Watershed classification.

Site Plan

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

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.

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

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	Class	Sidewalk	Bus Route	Bike Route
Macmora Road	60 ft.	20 ft.	Local	None	None	None

Water and Wastewater

Thursday April 05, 2018

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.

Sirwaitis, Sherri

Subject: FW: Zoning change # C14-2018-0033

From: Barbara Gillett []
Sent: Monday, June 11, 2018 10:14 AM
To: Sirwaitis, Sherri
Subject: Zoning change # C14-2018-0033

My name is Barbara Gillett and I am the owner of the property at 10606 Macmora Rd.

I support the zoning change for the 10610 Macmora Rd.

We already have Condos, Town Homes, and Fourplexes on this street. I am planning to put my property on the market, probably late August and hope that someone will purchase it with developing in mind. I currently have almost an acre with my house on it, so there is plenty of vacant space to be developed if it can be done.

Thank you for your help in this matter.

Sincerely,

Barbara Gillett

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and 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 development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its 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 zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2018-0033

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 12, 2018, Planning Commission

August 09, 2018, City Council

Thomas W. Matthews

Your Name (please print)

10612 Macmora Rd.

Your address(es) affected by this application

Thomas W. Matthews

Signature

6/8/2018

(Date)

Daytime Telephone: 512-836-0631

Comments:

1. TOO MUCH RENTAL ALREADY ON MACMORA RD.
2. AGREEMENT BETWEEN CITY COUNCIL
AND NORTH AUSTIN CIVIC ASSOCIATION THAT
STREET HAVE NO MORE DENSE BUILDING,
3. NEEDS DRAINAGE SYSTEM FIXED.
IT IS OBSOLETE.
WE HAVE LIVED HERE FOR 51 YRS & WE DO
LIVE OUR COUNTRY AT MOS THERE.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810