

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0110 (Middleton-Raley Residence) **Z.A.P. DATE:** December 4, 2018

ADDRESS: 3707 McNeil Drive

DISTRICT AREA: 7

OWNER/APPLICANT: Jefferson Raley

AGENT: Steinbomer, Bramwell & Vrazel Architects (Jennifer Vrazel)

ZONING FROM: RR

TO: SF-1

AREA: 0.4451 acres (19,388 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff recommendation is to grant SF-1, Single-Family Residence-Large Lot District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is a developed lot located at the southeast intersection of McNeil Drive and El Camino Road. The site contains a single-family residence with a separate three car garage. There are single-family residences to the north, south, east and west. The applicant is requesting a rezoning to bring this residential lot into compliance with zoning regulations as the property does not meet the minimum lot size for the Rural Residence District (1 acre/43,560 sq. ft.). The applicant would like to expand the existing single family residential use, with amenities, on the property.

The staff is recommending SF-1 zoning for this site because the applicant's request meets the intent of the purpose statement for the zoning district. The minimum lot size for the Single-Family Residence-Large Lot District is 10,000 sq. ft. The proposed SF-1 zoning will bring the existing residential lot into compliance with site development regulations set out in the Land Development Code. The property is adjacent to existing residential uses and zoning designations and fronts onto a major arterial roadway, McNeil Drive.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Single-Family Residence
<i>North</i>	RR	Large Lot Single-Family Residence/Ranchette
<i>South</i>	RR	Single-Family Residence
<i>East</i>	RR	Single-Family Residence
<i>West</i>	RR	Single-Family Residence

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Walnut Creek

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Bike Austin
Friends of Austin Neighborhoods
Homeless Neighborhood Association
McNeil/Ashton Woods Neighborhood
Neighborhood Empowerment Foundation
Northwest Austin Coalition
North Growth Corridor Alliance
SELTEXAS
Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0188 (Cedar Elm-BWL:13201-13205 Burnet Road)	GO to GR	4/03/04: Approved staff's recommendation of GR zoning, by consent (9-0); J. Martinez-1 st , J. Gohil-2 nd .	3/04/04 : Granted GR zoning (6-0, B. McCracken-absent); all 3 readings
C14-00-2179	IP to SF-2, SF-3, MF-1	10/17/00: Approved staff rec. of SF-2 (TR1), SF-3 (TR 2), and MF-1 (TR3) by consent (8-0)	11/30/00: Approved SF-2-CO (TR1), SF-3-CO (TR2); MF-1-CO (TR3) w/condition of 2,000 vehicle trip per day limit (7-0); all 3 readings
C14-00-2112	IP to MF-3	9/19/00: Approved staff alternate rec. of MF-3-CO by consent (9-0); conditions as follows: 1) 2,000 vehicle trip per day limit 2) Maximum of 23 residential units per acre 3) A residential structure or portion of a residential structure may not be constructed within 100 ft of the north property line between Ida Ridge and Orchid Lane	10/26/00: Approved MF-3-CO (7-0); 1 st reading 12/7/00: Approved MF-3-CO (7-0); 2 nd /3 rd readings
C14-95-0051	GO to CS-CO	5/23/95: Approved staff alternate rec. of CS-CO w/conditions (7-0)	6/22/95: Approved CS-CO w/conditions (5-0); all 3 readings
C14-92-0109	IP to MF-3	11/24/92: Approved MF-3	12/3/92: Approved MF-3-CO; with following conditions: 1) Limit of 23 units per acre for multifamily development 2) Parkland dedication shall apply at site plan approval

			(6-0-1, RR-abstain); 1 st reading 4/7/94: Approved MF-3-CO (5-0-1, RR-abstain); 2 nd reading 4/21/94: Approved MF-3-CO (5-0-1, RR-abstain); 3 rd reading
C14-95-0051	GO to CS-CO	5/23/95: Approved staff alternate rec. of CS-CO w/conditions (7-0)	6/22/95: Approved CS-CO w/conditions (5-0); all 3 readings
C14-94-0056	LO, LR to MF-3	9/27/94: Approved MF-2-CO (TR1), MF-3-CO (TR2) w/conditions (9-0)	11/3/94: Approved MF-2-CO (TR1), MF-3-CO (TR2) w/conditions (5-0); all 3 readings
C14-92-0135	GR to CS	3/16/93: Approved W/LO as amended w/conditions offered by neighborhood association (7-0) 5/23/93: Approved CS w/conditions (6-1)	4/1/93: Approved W/LO w/conditions [Action later rescinded] 5/13/93: Rescind action on 1 st reading, refer back to PC for reconsideration (7-0) 5/27/93: Approved CS-CO (7-0); 1 st reading 6/10/93: Approved CS-CO (6-0); 2 nd /3 rd readings
C14-92-0108	IP to MF-3	11/24/92: Approved MF-3	12/3/92: Approved MF-3-CO; with following conditions: 1) Limit of 23 units per acre for multifamily development 2) Parkland dedication shall apply at site plan approval (6-0-1, RR-abstain); 1 st reading 4/7/94: Approved MF-3-CO (5-0-1, RR-abstain); 2 nd reading 4/21/94: Approved MF-3-CO (5-0-1, RR-abstain); 3 rd reading

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Mc Neil Drive	70 feet	20 feet	Collector	No	No	No
El Camino Road	55 feet	18 feet	Local	No	No	No

CITY COUNCIL DATE: December 13, 2018

ACTION:

ORDINANCE READINGS: 1st

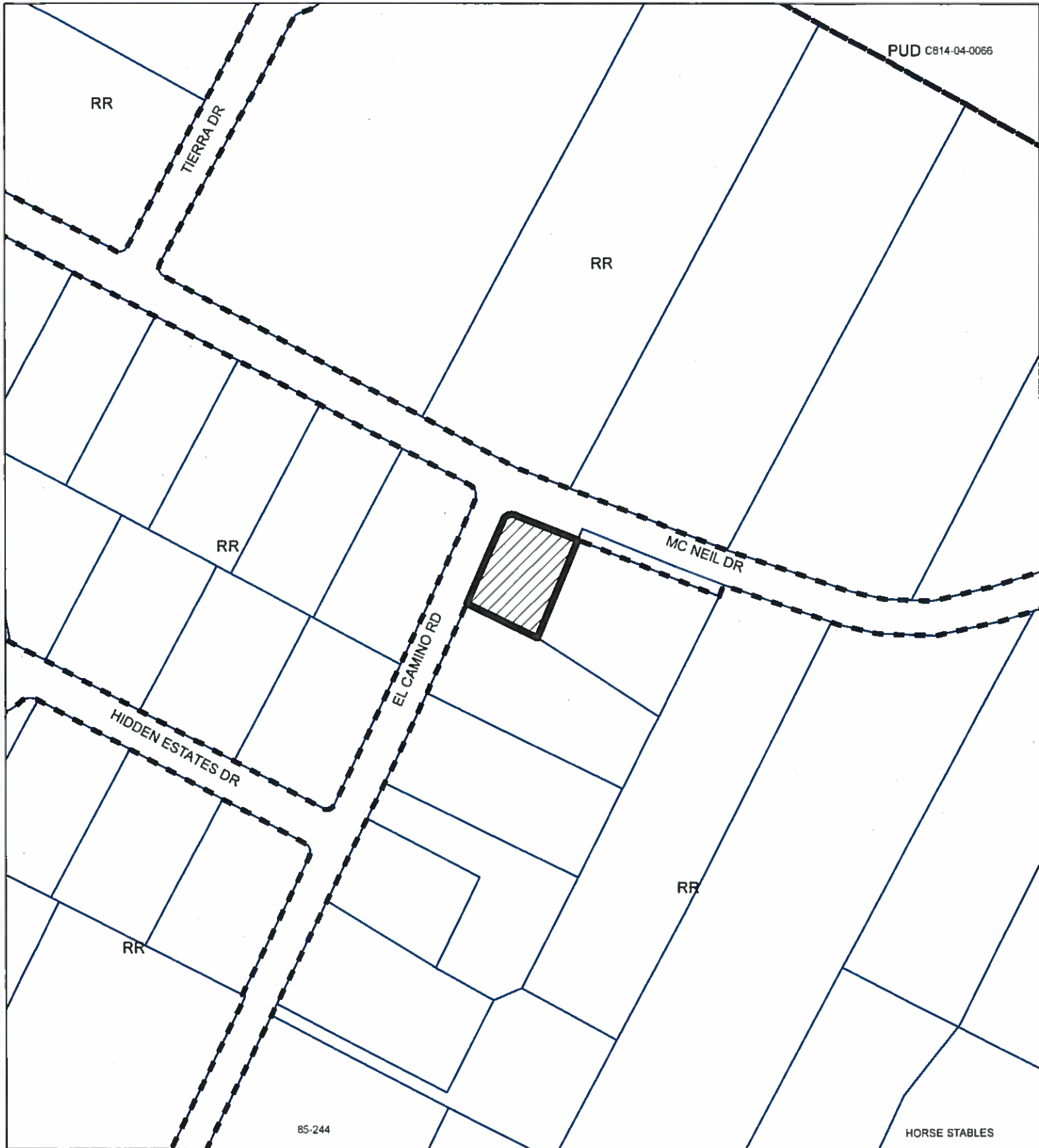
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

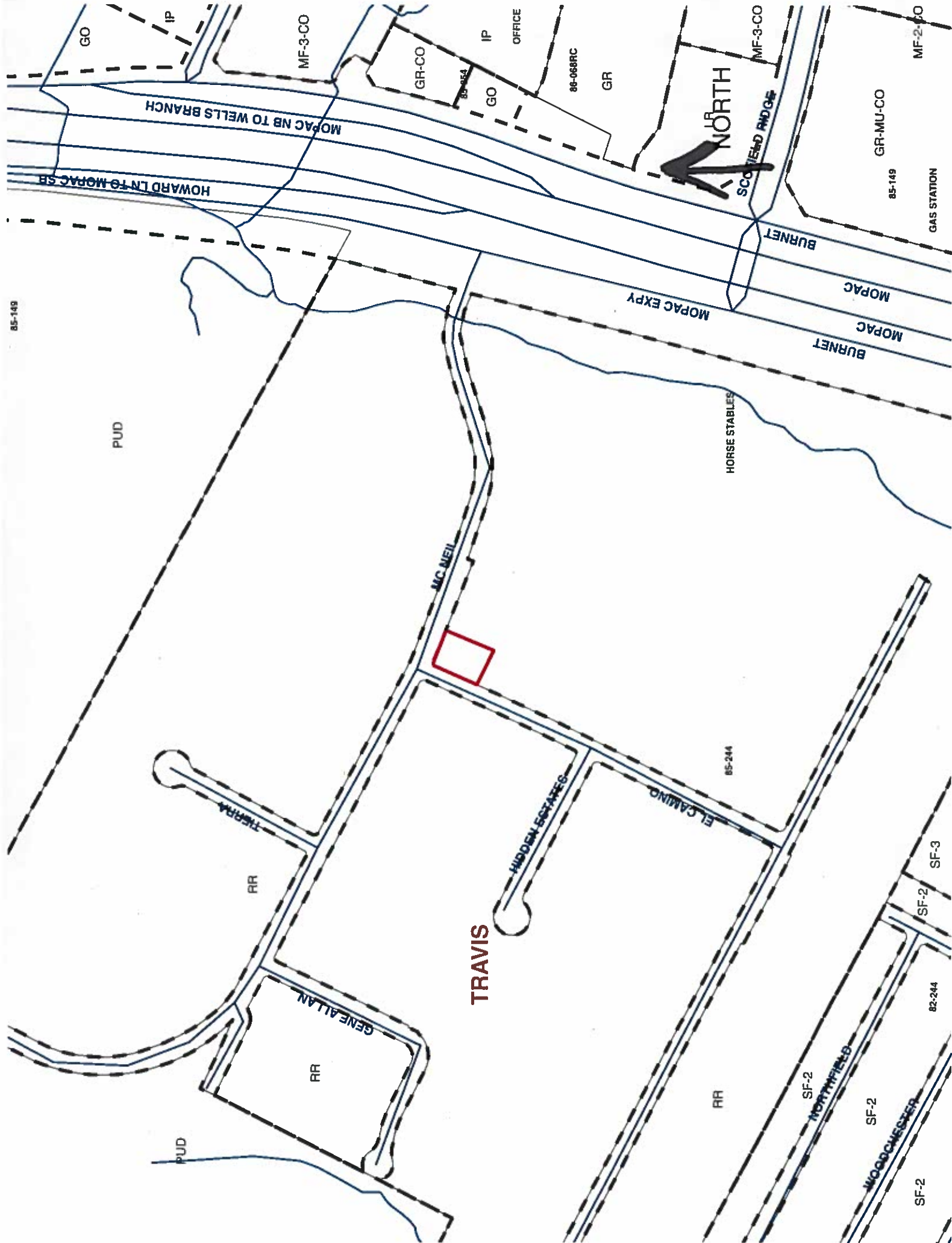
Zoning Case
C14-2018-0110

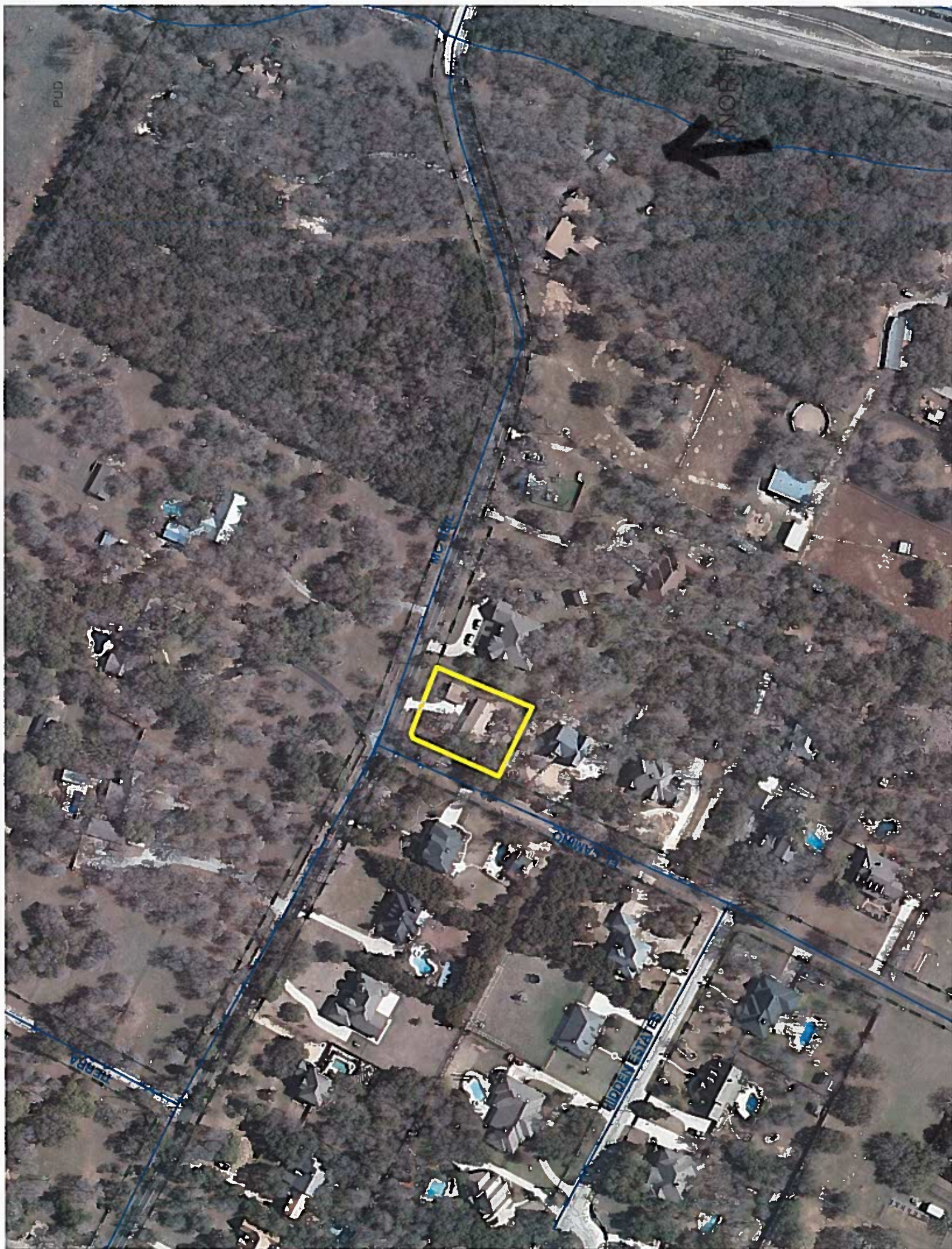
1" = 200'

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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STAFF RECOMMENDATION

The staff recommendation is to grant SF-1, Single-Family Residence-Large Lot District, zoning.

BASIS FOR RECOMMENDATION

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

Single-family residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

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

The site under consideration is adjacent to an existing residential zoning and single family residential uses to the north, south, east and west.

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

The proposed SF-1 zoning will bring the existing residential lot into compliance with site development regulations set out in the Land Development Code and will allow for the applicant to expand the existing single family residential use with amenities on the property.

EXISTING CONDITIONS

Site Characteristics

The property in question is developed with a single-family residence with a separate three car garage. There are single-family residential uses to the north, south, east and west.

Comprehensive Planning

Friday September 28, 2018

RR TO SF-1

This zoning case is located on the southeast corner of McNeil Drive and El Camino Road, on 0.45 acre lot, which contains a single family house. The subject property is not located within the boundaries of a neighborhood planning area. The property is surrounded by single family housing and vacant land to the north; single family housing to the south and west; and single family housing, vacant land, the Metro Rail, and Mopac to the east. Most of the single family houses in the area are situated on large lots. The proposal is to obtain residential zoning.

Connectivity

There are no public sidewalks, bike lanes, urban trails, or transit stops located within a quarter mile of this site.

Imagine Austin

The Howard Station Neighborhood Center is located north of this property.

Based on the *comparative scale the existing and proposed residential use of this site relative to adjoining residential uses*, and not being situated along an Activity Center or Corridor as specified on the Imagine Austin Growth Concept Map, this case falls below the broad scope of Imagine Austin, and consequently the plan is neutral on this proposed rezoning.

Impervious Cover

The maximum impervious cover allowed by the SF-1 zoning district would be 35%. 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 Net Site Area</i>	<i>% NSA with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	50%	60%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Environmental

Tuesday September 25, 2018

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.

Site Plan

No comments.

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

Transportation

A neighborhood traffic analysis was 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]

FYI – Sidewalks are required to be constructed in accordance with the Land Development Code along McNeil Road and El Camino Road at the time of the residential building application.

FYI – Single-family residential lots should not normally front on arterial streets or neighborhood collectors. TCM, Sec. 1.3.2.B.2 and C.1. It is recommended for vehicular access to be taken to El Camino Road.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Mc Neil Drive	70 feet	20 feet	Collector	No	No	No
El Camino Road	55 feet	18 feet	Local	No	No	No

Water and Wastewater

Friday September 14, 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.