

## SECOND / THIRD READINGS SUMMARY SHEET

CASE: C14-2019-0075 – Cannonleague Residences

DISTRICT: 5

ADDRESS: 6501 and 6503 Cannonleague Drive

PROPERTY OWNER:

Don R. Hancock

AGENT:

Land Answers, Inc. (Jim Wittliff)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

REQUEST:

**Approve Second and Third Readings  
From family residence-neighborhood plan (SF-3-NP)  
To urban family residence-conditional overlay-neighborhood  
plan (SF-5-CO-NP)  
The -CO limits the number of dwelling units to 6**

PREVIOUS CITY COUNCIL ACTION:

**August 22, 2019**

**Approved SF-5-CO-NP district zoning on First Reading.  
Vote: 6-4, Council Members Alter, Kitchen, Pool and Tovo voted  
nay; Council Member Casar abstained.**

September 19, 2019

ISSUES:

The Applicant is in agreement with Council action taken on First Reading and has submitted additional correspondence, at the back of this packet.

## ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0075 – Cannonleague Residences

DISTRICT: 5

ZONING FROM: SF-3-NP

TO: SF-5-NP

ADDRESS: 6501 and 6503 Cannonleague Drive

SITE AREA: 0.527 acres (22,956.12 square feet)

PROPERTY OWNER: Don Hancock

AGENT: Land Answers, Inc.  
(Jim Wittliff)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

### STAFF RECOMMENDATION:

**The Staff recommendation is to deny urban family residence – neighborhood plan (SF-5-NP) combining district zoning.** *For a summary of the basis of Staff's recommendation, see case manager comments.*

### PLANNING COMMISSION ACTION / RECOMMENDATION:

**July 23, 2019: APPROVED SF-5-NP DISTRICT ZONING, AS REQUESTED**  
**[C. KENNY; J. SHIEH – 2<sup>ND</sup>] (9-1) P. SEEGER – NAY; R. SCHNEIDER, T. SHAW, J. THOMPSON – ABSENT**

### CITY COUNCIL ACTION:

**September 19, 2019:**

*August 22, 2019: APPROVED SF-5-CO-NP WITH THE –CO LIMITING THE NUMBER OF DWELLING UNITS TO 6, ON FIRST READING. VOTE: 6-4, COUNCIL MEMBERS ALTER, KITCHEN, POOL AND TOVO VOTED NAY; COUNCIL MEMBER CASAR ABSTAINED.*

### ORDINANCE NUMBER:

### ISSUES:

The Applicant has submitted additional correspondence for Council consideration, attached at the back of this packet.

### CASE MANAGER COMMENTS:

The subject two lots contain two duplexes (total of 4 units) and are situated on Cannonleague Drive, approximately mid-point between Miles Avenue and Berkeley Avenue, and have family residence – neighborhood plan (SF-3-NP) combining district zoning. There are single family residences on Cannonleague to north (SF-3-NP), single family residences and one

duplex each on Berkeley Avenue to the east, Miles Avenue to the south, and on the west side of Cannonleague Drive (all zoned SF-3-NP). ***Please see Exhibits A, A-1 and B – Zoning Map, Aerial Exhibit and Recorded Plat.***

The Applicant proposes to rezone property to the urban family residence (SF-5-NP) district in order to build a total of 6 condominium units on the property. As information, the SF-5 district requires location on a collector street and the maximum number of units allowed on an SF-5 zoned site is 10.

**BASIS OF STAFF RECOMMENDATION OF DENIAL:**

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

The urban family residence (SF-5) district is the designation for a moderate density single-family residence on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse or condominium residential use is permitted in an SF-5 district under development standards that maintain single family characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning changes should promote an orderly relationship among land uses.*

Based on the property's location mid-block, and surrounding SF-3-NP zoning and uses, Staff recommends maintaining the existing zoning. The size of the property allows for the property to be resubdivided to create additional units that would also achieve the Applicant's proposal for 6 units. Rezoning to SF-5-NP would introduce new zoning district and a new housing type in the middle of a neighborhood that is low density and developed predominantly with single family residences and a limited number of duplexes.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	2 duplex lots (total of 4 units)
<i>North</i>	SF-3-NP	Single family residences
<i>South</i>	SF-3-NP	Single family residences; 1 Duplex
<i>East</i>	SF-3-NP	Single family residences; 1 Duplex
<i>West</i>	SF-3-NP	Single family residences; 1 Duplex; Undeveloped

**NEIGHBORHOOD PLANNING AREA:** South Austin Combined (Garrison Park)

TIA: Is not required

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Cunningham Elementary School      Covington Middle School  
Crockett High School

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
742 – Austin Independent School District      1228 – Sierra Group, Austin Regional Group  
1363 – SEL Texas      1424 – Preservation Austin  
1429 – Go!Austin/Vamos!Austin (GAVA) – 78745      1528 – Bike Austin  
1530 – Friends of Austin Neighborhoods      1531 – South Austin Neighborhood Alliance  
1550 – Homeless Neighborhood Association      1578 – South Park Neighbors  
1596 – TNR BCP - Travis County Natural Resources  
1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

No recent case histories in the vicinity.

RELATED CASES:

The subject property is within the boundaries of the South Austin Combined (South Manchaca) Neighborhood Planning Area and is designated as a Residential Core District on the adopted Character District Map (NP-2014-0030). The –NP combining district was appended to the existing base districts on November 6, 2014 (C14-2014-0019 – Ordinance No. 20141106-088).

The subject lots are platted as Lots 6-D and 6-E of the Resubdivision of Lot 6-B of the Wolsch Subdivision of Lot 6, Block 5, Manchaca Estates, recorded in August 1972 (C8s-72-244).

The property was annexed into the City in March 1968.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Cannonleague Drive	60 feet	28 feet	Residential Collector	One side	Yes	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the east side of Cannonleague Drive on a property with two lots, which is approximately 0.527 acres in size and contains two duplex lots. The property is located in the South Austin Combined Neighborhood Planning Area (SACNPA), in the Garrison Park Neighborhood Planning Area (NPA). Surrounding land uses include single family housing, the Garrison Park Market Garden, and the Garrison Park District Park to the north; to the south and east is single family housing; and to the west is single family housing, a fire station and a church. The proposed use is to demolish the existing residential structures and build a six-unit condominium project.

**Connectivity:** Public sidewalks are located along the west side of Cannonleague Drive. A CapMetro transit stop is located within 1,300 feet of the subject property, on Manchaca Road. The Walkscore for this site is **50/100, Somewhat Walkable**, meaning some errands may be accomplished on foot. However, when considering transportation and land use connectivity and the full range of sustainable mobility choices, the options in the area are limited.

**South Austin Combined Neighborhood Plan (SACNP)**

The SACNPA Character District Map classifies this area of the plan as ‘**Residential Core**’ (almost adjacent to a Neighborhood Transition District) and Zone SF-5 is allowed in the character district. The following SACNP text and policies are relevant to this case:

**The Residential Core** character districts consist of contiguous areas within the interior of the neighborhood made up of one- and two-story single-family homes and some duplexes. This is where most people in the neighborhood live. Most homes date from the 1950s to the 1980s, although some areas developed more recently (such as Independence in the mid-2000s). Streets and homes within the district are shaded by mature trees, which contribute to the sense of place distinguishing this district from others. The intent of this district is to maintain the character of the neighborhood. The community would like to preserve the residential character of this district, while improving its walkability. The Residential Core also presents the opportunity to incorporate some “missing middle” housing types into the neighborhood fabric, which aids affordability and can contribute to walkability. (p. 47)

**Vision:** Well-maintained homes, an abundance of trees, and a complete sidewalk system create a safe and inviting place to walk, bike, and meet neighbors. (p. 48)

**Policies for the Residential Core:**

**RC P1:** Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district and is compatible with the existing neighborhood.

**RC P2:** The following residential building types fit the character of the district and are appropriate as infill or redevelopment options (see page 49 thru 50 for details):

- Single family houses
- Duplexes
- Small houses on small lots
- Cottage clusters/bungalow courts

**RC P6:** Garages or carports should be constructed flush with or behind the front façade of the house for new single-family residential housing. (p. 52)

**RC P7:** Maintain residential character while encouraging missing middle housing types that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code being developed through CodeNEXT, the following zoning districts should be generally considered appropriate to the Residential Core character district:

MH: Mobile home residence

SF-2: Standard lot single family

SF-3: Family residence

SF-4A: Small lot single family

SF-4B: Single family condo

SF-5\*: Urban family residence

SF-6\*: Townhouse & condo residence

MF-1: Limited density multi-family

\* Uses should be conditional and may be appropriate when located next to more permissive districts or intensive uses, depending on context.

Please see pages 47 to 52 of the SACNP for more specifics

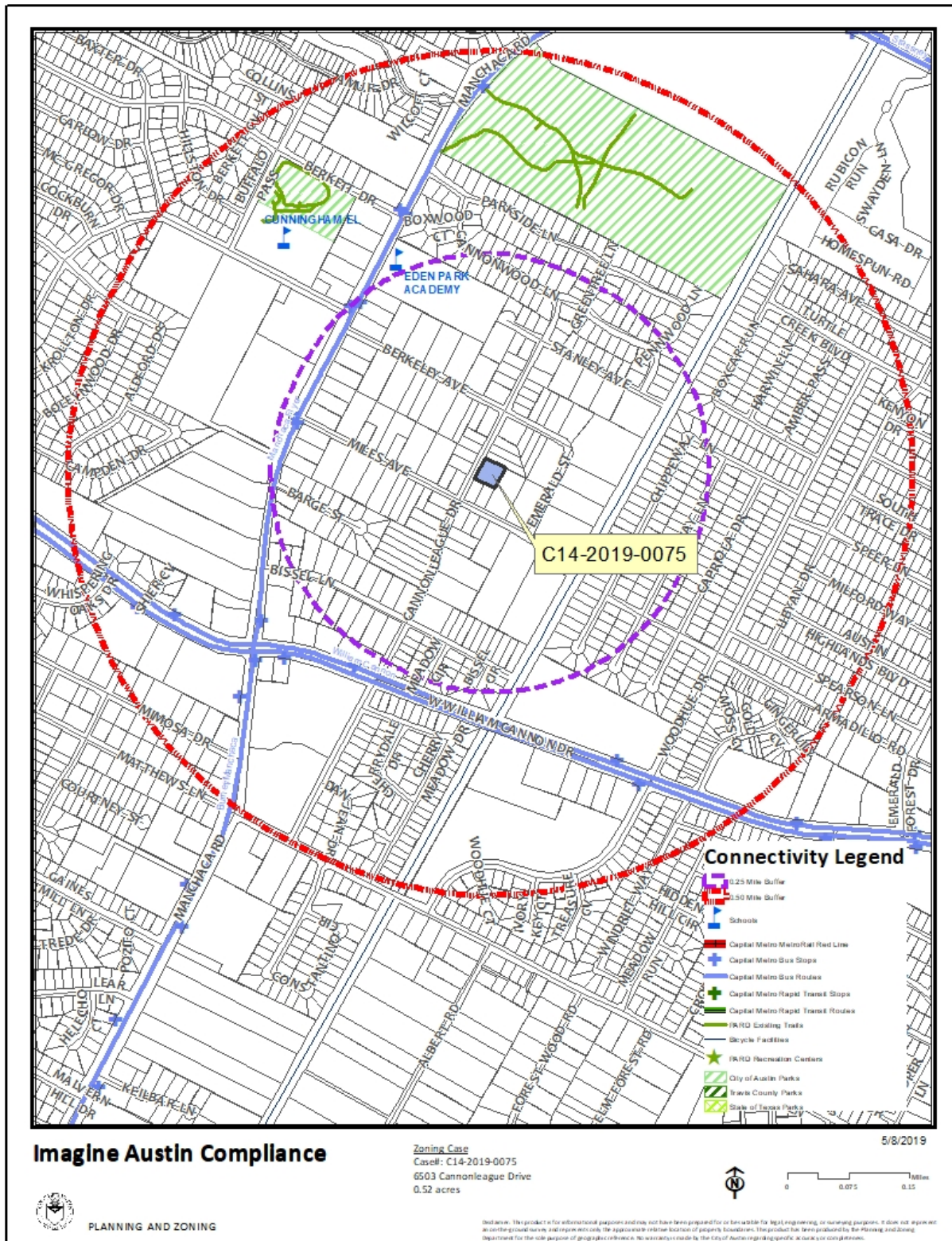
SACNP policy and text supports townhouse and condo residences within the Residential Core as long as they are compatible with the neighborhood character of the Residential Core.

### **Imagine Austin**

This property is not located in an Imagine Austin Activity Center or along a corridor according to the Imagine Austin Growth Concept Map. The following IACP policies are applicable to this project:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

The policies in both the SACNP and Imagine Austin does not appear to support this type of housing in middle of a neighborhood, although it may be appropriate as transitional land use between single family and higher intensity uses.



### Impervious Cover

The maximum impervious cover allowed by the SF-5 zoning district would be 55%, which is which is a consistent figure between the watershed regulations and the zoning regulations.

### Environmental

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

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%

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.

At this time, site specific information is unavailable regarding 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.

### Site Plan and Compatibility Standards

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

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

FYI: Additional design regulations will be enforced at the time a site plan is submitted.



**RESIDENTIAL DESIGN STANDARDS OVERLAY**

The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

Transportation

No additional comments received.

Austin Water Utility

This is a change of use plan. The property is currently served by City of Austin water and wastewater utilities. The change of use must be approved by the AFD for fire protection. 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 change of 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.

The site is within a capacity concern area for wastewater, and depending on required fire demand the existing water infrastructure may not be adequate to provide sufficient demand. Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7<sup>th</sup> Floor. Ph: 512-972-0211.

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.

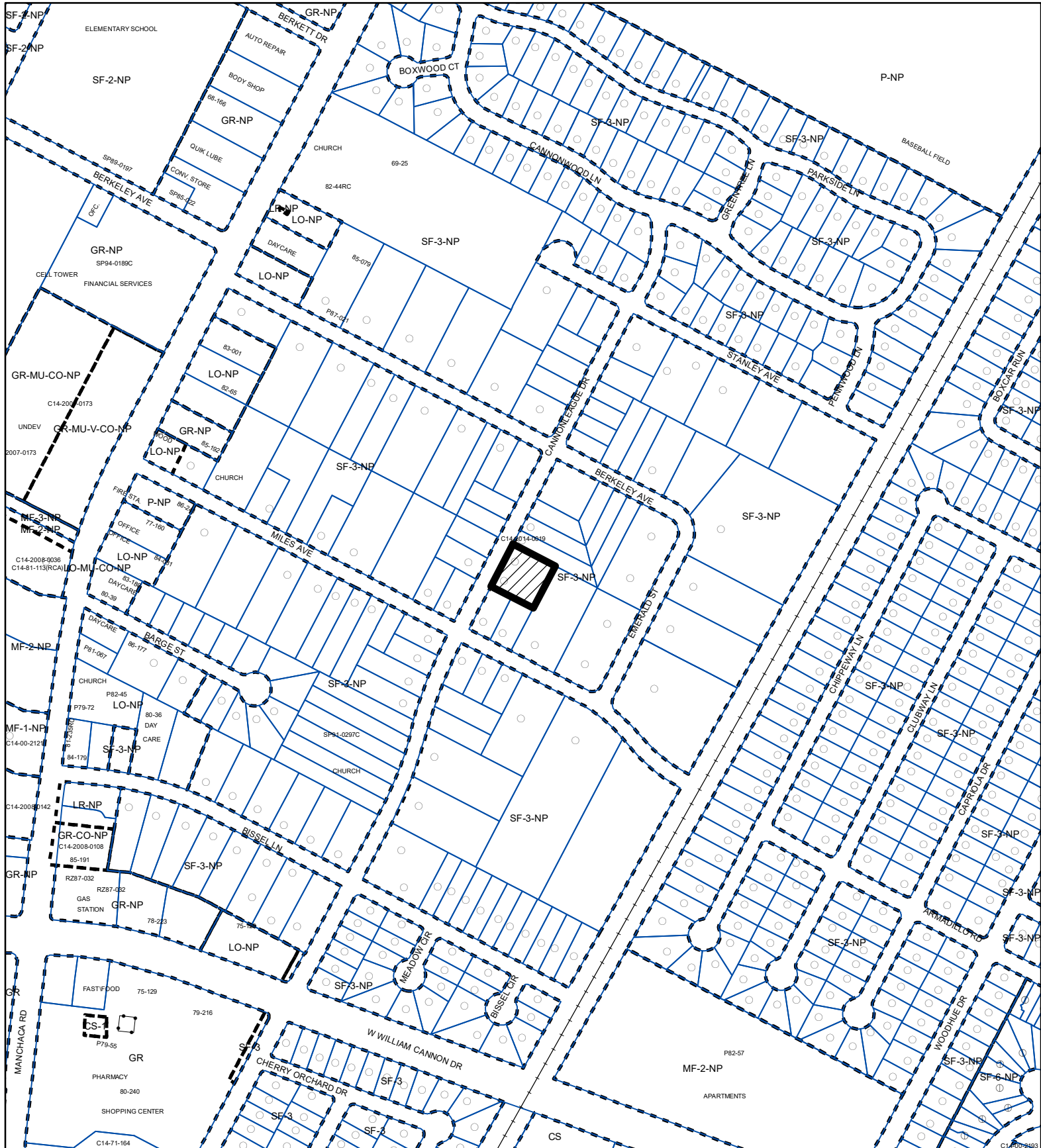
**INDEX OF EXHIBITS TO FOLLOW**

A: Zoning Map

A-1: Aerial Map

B: Recorded Plat

Correspondence attached






## ZONING

Exhibit A

ZONING CASE#: C14-2019-0075



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

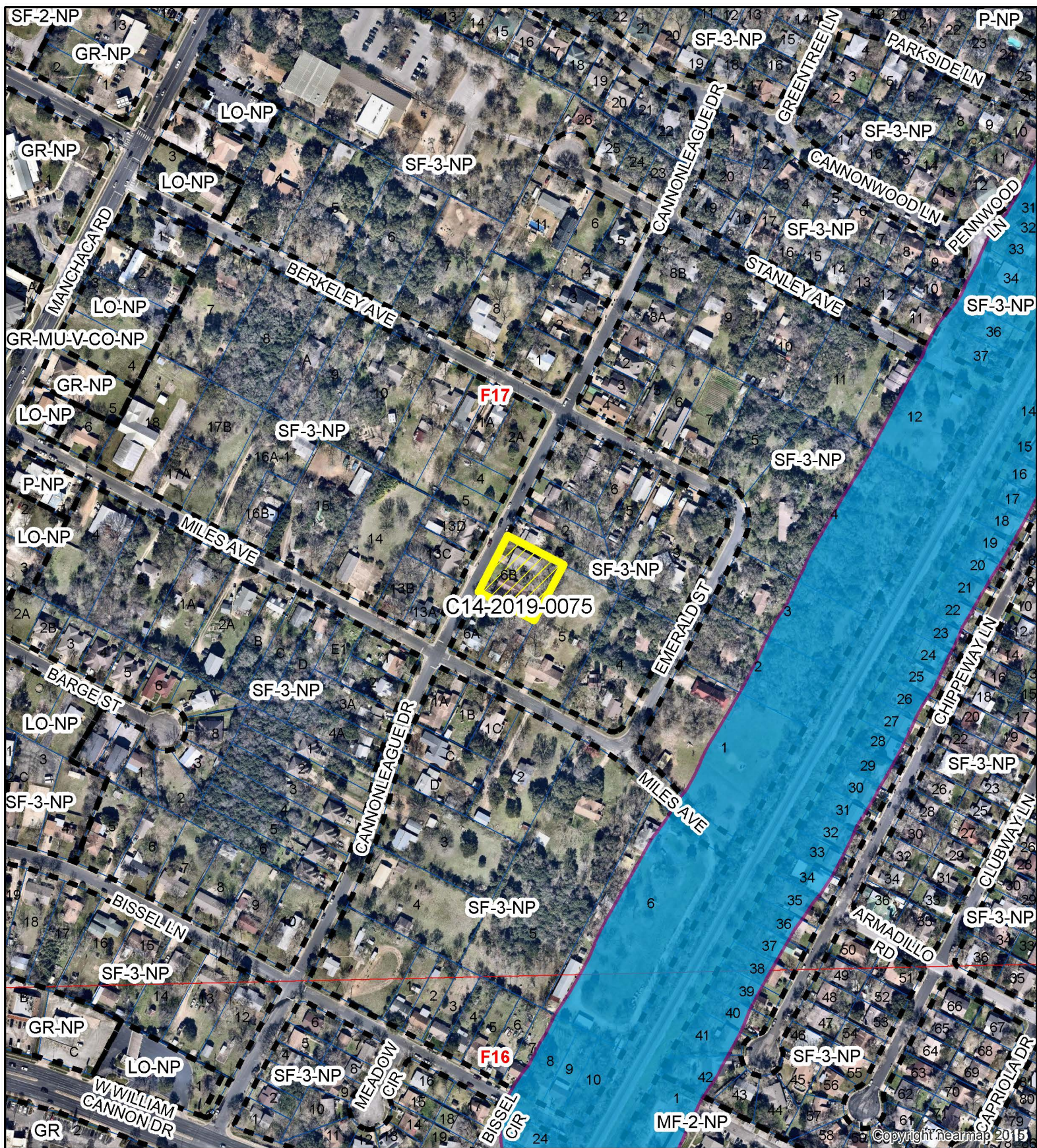
1" = 400'

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 5/2/2019





N



1" = 300'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

Cannonleague Residence

**Exhibit A - 1**

ZONING CASE#: C14-2019-0075

LOCATION: 6501 & 6503 Cannonleague Dr.

SUBJECT AREA: .527 Acres

GRID: F17

MANAGER: Wendy Rhoades



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



CITY OF AUSTIN  
DEPT. OF PUBLIC WORKS

RESUBDIVISION OF LOT 6-B OF THE WOLSCH  
SUBDIVISION OF LOT 6, BLOCK 5, MANHACIA  
ESTATES  
E-17

LEGEND: SCALE: 1" = 100'

- - Iron Stake Found
- - Iron Stake Set

By Claude F. Rush, Jr.  
Claude F. Rush, Jr.  
Reg. Public Surveyor #202  
August 2, 1972



REZONING  
AREA

APPROVED FOR ACCEPTANCE on the \_\_\_\_\_ day of \_\_\_\_\_  
D. 1972  
By Richard L. Lurie  
Richard L. Lurie, Director of Planning

WOLSCH SUBD. OF THE PLANNING COMMISSION  
THE CITY OF AUSTIN, TEXAS, on \_\_\_\_\_ day of \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:  
That I, Mrs. Leonard F. Wolsch, wife of Leonard F. Wolsch, dec'd., owner of the tract designated hereon as Lots 6-D & 6-E, being a part of Lot 6-B of the Wolsch Subdivision of Lot 6, Block 5, Manchaca Estates, according to the map or plat of said subdivision recorded in Book 45, Page 42 of the Plat Records of Travis County, Texas, being a part of that certain land conveyed to the said Leonard F. Wolsch by deed recorded in Volume 1609, Page 172 of the Deed Records of Travis County, Texas, do hereby adopt this plat as my subdivision to be known as RESUBDIVISION OF LOT 6-B OF THE WOLSCH SUBDIVISION OF LOT 6, BLOCK 5, MANHACIA ESTATES, subject to any easements or restrictions heretofore granted.  
WITNESS MY HAND this the 3rd day of August, A.D. 1972.

Mrs. Leonard F. Wolsch  
Mrs. Leonard F. Wolsch  
Elmora Wolsch

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
Before me the undersigned authority on this day personally appeared Mrs. Leonard F. Wolsch, known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same as her act and deed for the purposes and consideration therein expressed.  
WITNESS MY HAND AND SEAL OF OFFICE this the 3rd day of August, A.D. 1972.

Margaret Anne Blairfield  
Margaret Anne Blairfield  
Notary Public in/for Travis County, Texas

FILED FOR RECORD on the 18 day of Aug A.D. 1972 at 4 o'clock  
By Bertha Lush  
Bertha Lush  
Deputy

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
I, Doris Shropshire, clerk of the county court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the 18 day of August, A.D. 1972 at 4 o'clock P.M. and duly recorded on the 18 day of August, A.D. 1972 at 4:15 o'clock P.M. in the Plat Records of said county in Book 61, Page 13.  
WITNESS MY HAND AND SEAL OF OFFICE the date last written above.  
Doris Shropshire, County Clerk, Travis County, Texas  
By Bertha Lush  
Deputy

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:  
That we William R. Deeg and wife Margaret Deeg, owners of the tract designated hereon as Lot 6-C, being a part of Lot 6-B of the Wolsch Subdivision of Lot 6, Block 5, Manchaca Estates, according to the map or plat of said subdivision recorded in Book 45, Page 42 of the Plat Records of Travis County, Texas, and being the same land conveyed to us by deed recorded in Volume 4283, Page 1733 of the Deed Records of Travis County, Texas, do hereby adopt this plat as our subdivision to be known as RESUBDIVISION OF LOT 6-B OF THE WOLSCH SUBDIVISION OF LOT 6, BLOCK 5, MANHACIA ESTATES, subject to any easements or restrictions heretofore granted.  
WITNESS OUR HANDS this the 3 day of August, A.D. 1972.

William R. Deeg  
William R. Deeg  
Margaret Deeg  
Margaret Deeg

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
Before me the undersigned authority on this day personally appeared William R. Deeg and wife, Margaret Deeg, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same as their act and deed for the purposes and consideration therein expressed.  
WITNESS MY HAND AND SEAL OF OFFICE this the 3 day of August, A.D. 1972.

Clive A. Bowman  
Clive A. Bowman  
Notary Public in/for Travis County, Texas

C83-72-244

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 18 day of August, A.D. 1972, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said court in Book 3, Page 390.  
WITNESS MY HAND AND SEAL OF OFFICE this the 18 day of August, A.D. 1972  
Doris Shropshire, County Clerk, Travis County, Texas  
By W. R. Wolsch  
Deputy

EXHIBIT B  
RECORDED PLAT

ADD 845

## July 23, 2019 Planning Commission Agenda Question and Answer Report

1. **Rezoning:** [C14-2019-0075 - Cannonleague Residences; District 5](#)  
Location: 6501 and 6503 Cannonleague Drive, Williamson Creek Watershed;  
South Austin Combined (Garrison Park) NP Area  
Owner/Applicant: Don R. Hancock  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: SF-3-NP to SF-5-NP  
Staff Rec.: **Not Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

### Question: Commissioner Seeger

What is the difference between Collector and Residential Collector (as defined in the existing street characteristics)?

Is there a CO included in this zoning?

### Answer: Staff

Residential Collector is a street that primarily carries residential traffic from adjacent neighborhoods, whereas a Collector street is a more general term that implies the street carries non-residential traffic (office, commercial, mixed use, industrial uses).

The Applicant did not propose a Conditional Overlay –(CO), however, the rezoning application proposes 6 units, and a limit on the number of units could be added as a CO.

2. **Rezoning:** [C14-2018-0128 - 2323 South Lamar; District 5](#)  
Location: 2323 South Lamar Boulevard, 2421 Bluebonnet Lane, and 2315  
South Lamar Boulevard, West Bouldin Creek Watershed; South  
Lamar Combined (Zilker) NP Area (Suspended)  
Owner/Applicant: 2323 South Lamar LTD (Kirk Rudy)  
Agent: Armbrust & Brown PLLC (Richard Suttle)  
Request: GR-V-CO, LO-CO, and GR-CO to LO-V-CO and GR-V-CO  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

### Question: Commissioner Hempel

## 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](http://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: C14-2019-0075

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: July 23, 2019, Planning Commission;

August 22, 2019, City Council

A. Renee' Sheikh

Your Name (please print)

6409 Cannonleague Dr.

Your address(es) affected by this application

A. Renee' Sheikh

7-15-19

Signature

Date

Daytime Telephone: 512-939-5101

Comments:

The traffic is bad already with 4 schools within a mile. I can't drive out of my driveway without waiting for another car. We have a peaceek that belongs to a neighbor that won't move. The neighbor had knows that and respect that I also have alot right in front of my house with 2

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Christian School

Cunningham Elementary  
Monte Somers' Primrose  
Charter School  
Crockett High School  
A.C.C.

(over)

Esta petición de zonificación / re zonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

**Numero de caso: C14-2019-0075**

**Persona designada: Wendy Rhoades, 512-974-7719**

**Audiencia Publica: July 23, 2019, Planning Commission;**

**August 22, 2019, City Council**

*Su nombre (en letra de molde)*

☐ A Favor

☐ En Contra

Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

Número de teléfono diurno:

## Comentarios:

Comentarios:  
OR 3 other owners, who have not built yet. It is crowded already on my side on trash day, and you all want to put more housing, adding 8-12 additional trash cans, not counting add. cars. Our street isn't wide enough, & no extra

Si usted usa esta forma para proveer comentarios, puede retornarlos:

City of Austin

Planning &amp; Zoning Department

## Wendy Rhoades

P O Box 1088

Austin TX 78767-8810

We respect each other, we don't want  
add, trash, traffic, noise,



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**Case Number:** C14-2019-0075

**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearings:** July 23, 2019, Planning Commission;

August 22, 2019, City Council

Terri L. Curtis

*Your Name (please print)*

1921 Berkeley Ave

*Your address(es) affected by this application*

Terri L. Curtis

*Signature*

7/14/19

*Date*

Daytime Telephone: 737-333-9086

Comments: I do not believe that a

condo complex fits with our neighbor-  
hood. There are already people  
parking on the street in this  
area and I believe that there  
may not be adequate parking for  
condos. This could impact emergency  
services being able to reach  
residents in time of need.

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

City of Austin

Planning & Zoning Department

**Wendy Rhoades**

P. O. Box 1088

Austin, TX 78767-8810



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**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearings:** July 23, 2019, Planning Commission;  
August 22, 2019, City Council

Your Name (please print)

MARJORIE FERRELL

Your address(es) affected by this application

Marjorie Ferrell

Signature

July 18, 2019

Date

Daytime Telephone: 512-444-2973

Comments: I highly object to the change of the zoning of our addition, there is an FM 3 and fire station in the addition which use our streets. If it was changed by the zoning our streets would be too crowded to drive down in a safe manner. There is also a Church and a school already here where the cars parked obstruct traffic. I object.

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Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Traffic already

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**Case Number:** C14-2019-0075

**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearings:** July 23, 2019, Planning Commission;  
August 22, 2019, City Council

Ophelia R. Martinez  
Your Name (please print)

1911 Berkeley Ave 78745  
Your address(es) affected by this application

☐ I am in favor  
☒ I object

Ophelia R. Martinez 7-17-2019  
Signature Date

Daytime Telephone: 512 441-2083

Comments: We moved into our home in 1973. We were attracted to this area because of the schools, park, and families living here.

Our neighborhood is changing for the worse, with more duplexes and more traffic on Cannon Lake Drive. Building more duplexes or other multi-family housing will only exacerbate this problem.

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

City of Austin  
Planning & Zoning Department  
**Wendy Rhoades**  
P. O. Box 1088  
Austin, TX 78767-8810

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CANDIST COMMISSION

Case Number: C14-2019-0075

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: July 23, 2019, Planning Commission;

August 22, 2019, City Council

PATRICIA L HARPER

Your Name (please print)

OWNER of 3 LOTS: BERKELEY + CANNONDALE

Your address(es) affected by this application

Patricia L. Harper

7/18/19

Date

Signature

Daytime Telephone: 860-767-0629

Comments:

DESIRE TO KEEP NEIGHBORHOOD  
STRICTLY RESIDENTIAL WITH SINGLE  
FAMILY RESIDENCES

OBJECT TO MIX USE  
DEVELOPMENT IN THIS  
RESIDENTIAL NEIGHBORHOOD

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Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearings:** July 23, 2019, Planning Commission;

August 22, 2019, City Council

Elizabeth A. Harris

Your Name (please print)

1913 Berkeley Ave.

Your address(es) affected by this application

Elizabeth A. Harris

Signature

16 July 2019

Date

Daytime Telephone: 512-442-3827

Comments: The reason I object is. We already have too many apartment & duplexes; 2 Cannon League cannot have anymore cars on it, 3 Cannon League & Berkeley are a "cut thru" from Wm. Cannon to Manchaca-- & most of them speeder do not even stop at the stop sign on Berkeley & Cannon League. We have small children on Berkeley, so speeding is bad. One morning I counted 14 cars while making my coffee. Would it be possible to put the things above to check traffic?

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City of Austin

Planning & Zoning Department

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P. O. Box 1088

Austin, TX 78767-8810

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**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearings:** July 23, 2019, Planning Commission;

August 22, 2019, City Council

Rudolfo Martinez  
 Your Name (please print)

1311 Bearkeley Ave.

Your address(es) affected by this application

Rudolfo Martinez  
 Signature

7-17-2019  
 Date

Daytime Telephone: 512 401-1143

Comments: We have been living in our home for 46 years. We love our neighborhood, Garrison Park and the close proximity to schools. Multi-family housing will ruin our neighborhood.

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

City of Austin  
 Planning & Zoning Department

**Wendy Rhoades**

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object

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**Public Hearings:** July 23, 2019, Planning Commission;  
August 22, 2019, City Council

Sherry Richardson  
Your Name (please print)

Austin TX

1915 Berkeley Ave 78745

Your address(es) affected by this application

Sherry Richardson

Signature

Date

Daytime Telephone: 512 447 0173

Comments: Absolutely no Cannon League  
is the only entrance from  
William Cannon Blvd to the  
only North/South thoroughfare  
through our small neighborhood.  
It will be dangerous. There is  
already too much street parking  
with the existing dwelling  
frequently it narrows to one lane  
sub to street parking!!

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City of Austin

Planning & Zoning Department

**Wendy Rhoades**

P. O. Box 1088

Austin, TX 78767-8810

No room for guests  
or overflow parking  
with out endangering  
existing residents!!  
from 6 units ??? no way!!



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August 22, 2019, City Council

JACQUELINE GREGORY

Your Name (please print)

1915 Berkeley Ave.

Your address(es) affected by this application

☐ I am in favor  
☒ I object

AUSTIN, TX 78745

Signature

Date

7-23-19

Daytime Telephone: 512-423-9802

Comments: Cannonleague is the only entrance

into our small neighborhood from  
William Cannon. It is the only North/South  
thoroughfare. It will be dangerous. There  
is already too much street parking on  
Cannonleague. Frequently there are spots  
where it narrows to one lane. There is  
no room for guests or overflow parking from  
garage or that lot without endangering  
the lives of existing residents.

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Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

## Rhoades, Wendy

---

**From:** Land Answers <landanswers@landanswers.com>  
**Sent:** Monday, August 26, 2019 11:14 AM  
**To:** Adler, Steve; natasha.harpermadison@austintexas.gov; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison  
**Cc:** Rhoades, Wendy; Rusthoven, Jerry; 'Don Hancock'  
**Subject:** C14-2019-0075; Cannonleague Residences

### **[External email. Caution with links & attachments!]**

Dear Mayor and Council Members:

I wish to clarify several issues and misunderstandings that were discussed at first reading of this case:

**1) Maximum allowed number of units**

Per LCD 25-2-776(D)(3), an SF-5 condominium site may not contain more than ten units. However, LDC 25-2-776(C) requires each SF-5 condominium unit to have at least 3,500 square feet of site area. Since this site contains 22,934 square feet, the maximum number of units allowed is six units. Therefore, a conditional overlay limiting the site to six units is not necessary; the Code already limits the site to six units.

**2) Maximum allowable FAR for condominiums**

CM Kitchen suggested that our reason for requesting SF-5 rezoning was because she thought it would allow the owner to construct additional square footage, and therefore make more money when the units are sold. This is incorrect. Per Section 1.2.2 of Subchapter F, both SF-3 duplexes and SF-5 condominium units are limited to an identical FAR of 0.4, or 9,173.6 square feet of building floor area on the site, which averages to 1,529 square feet per unit.

**3) Does the adopted South Austin Combined Neighborhood Plan encourage SF-5 zoning and cottage clusters/bungalow courts?**

Despite the fact that there are currently no SF-5 zoning tracts anywhere within the approximately 10.5 square mile neighborhood plan area, the adopted SACNP mentions SF-5 zoning and "cottage clusters/bungalow courts" condominium concepts a total of 15 times in the plan (see pages 48, 50, 52, 53, 54, 56, 57, 139, 140, 141, 142, 143, 161 and 164), with the adopted plan stating these "*residential types fit the Character of the district and are appropriate as infill or redevelopment options*," as a "missing middle" housing type. Clearly, the adopted neighborhood plan encourages SF-5 rezoning along residential collector streets, as allows by Section 25-2-776 of the Land Development Code.

I encourage you to support this rezoning approval on 2<sup>nd</sup> and 3<sup>rd</sup> readings.

Thank you,

Jim Wittliff  
Land Answers, Inc.  
3606 Winfield Cove  
Austin, Texas 78704  
(512) 416-6611