

ZONING CHANGE REVIEW SHEETCASE: C14-2021-0094 – Drew Lane ResidentialDISTRICT: 5ZONING FROM: DRTO: SF-3ADDRESS: 2414 Drew LaneSITE AREA: 2.40 acresPROPERTY OWNER: Walton Homes, LLC
(Brenda Walton)AGENT: Thrower Design, LLC
(Victoria Haase)CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:**June 15, 2021:**CITY COUNCIL ACTION:**To be scheduled for July 29, 2021:**ORDINANCE NUMBER:ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject platted lot is located on Drew Lane, contains one single family residence and is zoned development reserve (DR) district. There are single family residences and manufactured homes to the north (SF-2); a two-family residence and single family residences on large lots to the east (SF-3-CO; SF-2; I-SF-2); single family residences and duplexes across Drew Lane to the south (County); and single family residences on large lots to the west (SF-2). The Bauerle Ranch subdivision is further west near the terminus of Drew Lane (SF-2-CO). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial Exhibit) and B (Recorded Plat).***

The Applicant has requested family residence (SF-3) district zoning in order to build up to 18 single family residences on the property. The property was originally part of the Ford Oaks Annex subdivision which contains a plat note that requires 10,000 square foot lots (C8-54-

020). The plat restriction also applies to the west that front on Wommack Road and to the north that access Gail Road. In 1961, the subject property was resubdivided as Lot 2 of the Drew Lane Addition, and the Applicant intends to adhere to the lot size restriction in redevelopment of the property.

BASIS OF RECOMMENDATION:

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

The 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 in 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.*

The requested SF-3 zoning would allow for additional residences on this platted lot. Staff recommends the Applicant's request because the tract meets the intent of the SF-3 district as it fronts on a local residential street and is located within an existing single family residential neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	One single family residence
<i>North</i>	SF-2	Single family residences and manufactured homes in the Ford Oaks Annex Resubdivision
<i>South</i>	County	Single family residences and duplexes in the Southwest Gate Addition
<i>East</i>	SF-2; SF-3-CO; I-SF-2	Two-family residence; Single family residences on large lots
<i>West</i>	SF-2	Single family residences on large lots

NEIGHBORHOOD PLANNING AREA: Not Applicable TIA: Is not required

WATERSHED: Slaughter Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Kocurek Elementary School Bailey Middle School Akins High School

NEIGHBORHOOD ORGANIZATIONS:

627 – Onion Creek Homeowners Association 742 – Austin Independent School District
 1214 – Bauerle Ranch Owners Association, Inc. 1228 – Sierra Club, Austin Regional Group
 1343 – Oak Hill Trails Association 1363 – SEL Texas
 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance (SANA) 1559 – Palomino Park HOA
 1596 – TNR BCP – Travis County Natural Resources
 1616 – Neighborhood Empowerment Foundation
 1624 – Southwest Gate Addition Neighborhood Association
 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0134 – 10302 Old Manchaca Road	SF-2 to SF-3	To Grant SF-3, w/conds of a r-o-w dedication on Old Manchaca Rd	Apvd SF-3, w/Street Deed for r-o-w as Commission recommended (1-23-2020).
C14-2014-0007 – Drew Lane Zoning – 2507 Mitchell Ln	SF-2-CO to SF- 2, as amended	To Grant SF-2-CO, w/CO for max 16 units	Apvd SF-2 (4-17-2014).
C14-2011-0070 – Bergstrom Duplex Rezoning – 2508 Mitchell Ln	DR; SF-2 to SF- 3-CO	To Grant SF-3-CO w/CO limiting development of Lot 27 to 1 duplex use and all SF-2 uses (east lot), and Lot 26 to 1 two- family residence use and all SF-2 uses (west lot).	Apvd SF-3-CO as Commission recommended (8-25-2011).
C14-02-0171 – Page Rezoning – 10318 Old Manchaca Rd	SF-2 to SF-3-CO	To Deny SF-3-CO	Apvd SF-3-CO w/CO prohibiting duplex use (2-13-2003).
C14-01-0122 – Hidden Forest – 2507 Mitchell Ln	DR to SF-2	To Grant SF-2-CO w/CO for a minimum 1 acre lot size	Apvd SF-2-CO (10-25-2001).
C14-99-2059 – Bauerle Development – 2700-3300 Squirrel Hollow	I-RR to SF-2	To Grant RR for Tract 1 and SF-2 for Tract 2 with conditions of the TIA	Apvd RR-CO for Tract 1 and SF-2-CO for Tract 2 with the CO for the conditions of the TIA and restricting access to Squirrel Hollow to emergency

			access (2-1-2001).
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RELATED CASES:

The property was annexed into the City's full-purpose jurisdiction on November 15, 1984 (C7a-83-017 A).

The rezoning area is platted as Lot 2, Drew Lane Addition, a subdivision recorded in May 1961 (C8S-61-051).

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Drew Lane	56 feet	50 feet	20 feet	1 (Local)	No	No	No

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the north side of Drew Lane, on a 2.4 acre property that contains one house. The property is not located within the boundaries of a Neighborhood Planning Area but is located 0.14 miles from the **Slaughter Lane Station Neighborhood Center** and just under one-half linear mile from the **Slaughter Lane Activity Corridor**. Surrounding uses include single family housing in all four directions, as well as a few duplexes / two family residences and manufactured homes. The proposal is to obtain SF-3 zoning for the lot, demolish the existing house and build additional single-family housing units on the property, which allows up to 15 units per acre.

Connectivity

Drew Lane is a narrow rural road, with no curbing, public sidewalks, or bike lanes. The nearest public transit stop is located approximately 0.45 linear miles from the subject property. The mobility and connectivity options in the immediate vicinity are below average.

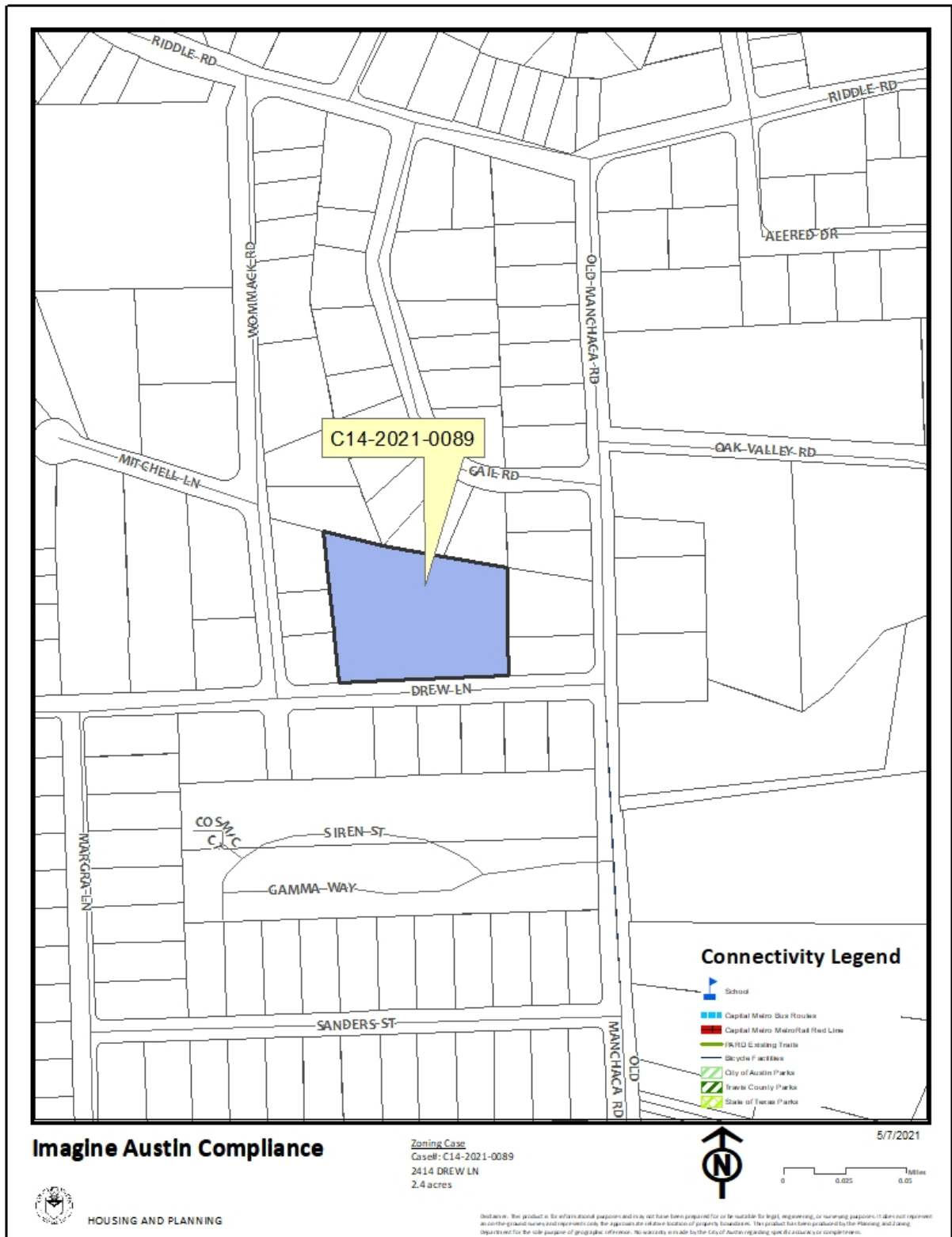
Imagine Austin

The property is not located along an Activity Corridor or within or near an Activity Center. The following Imagine Austin policies are applicable to this case:

- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

- **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 schools, retail, employment, community services, and parks and recreation options

Based on the comparatively scale of the site relative to adjacent residential uses but the below average mobility and connectivity options in this area, this project partially supports the policies of the Imagine Austin Comprehensive Plan.



Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

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

Impervious Cover

The maximum impervious cover allowed by the SF-3 zoning district would be 45%, which is based on the more restrictive zoning regulations.

PARD – Planning & Design Review

Parkland dedication will be required for the new residential units proposed by this development, single family with SF-3 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan and Compatibility Standards

Rezoning from DR to SF-3 does not trigger the application of compatibility standards.

FYI – The applicable building standards are outlined below:

Breakdown by square footage for living area/garage/patio/porch is required on duplex residential site plans.

Setbacks for duplex residential:

- Anything that juts more than 5 feet into a setback must be fireproofed. Standard side setback is 5 feet with a maximum allowable 2-foot overhang. The overhang cannot have any openings, soffit vents, windows, etc.
- Setbacks between buildings is 10 feet (5 feet on each side). Any encroachment into this setback must be fireproofed.
- Nothing can encroach into a 2-foot setback.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted April 11, 2019, identifies sufficient right-of-way for Drew Lane.

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if trigger per LDC 25-6-113.

Austin Water Utility

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.

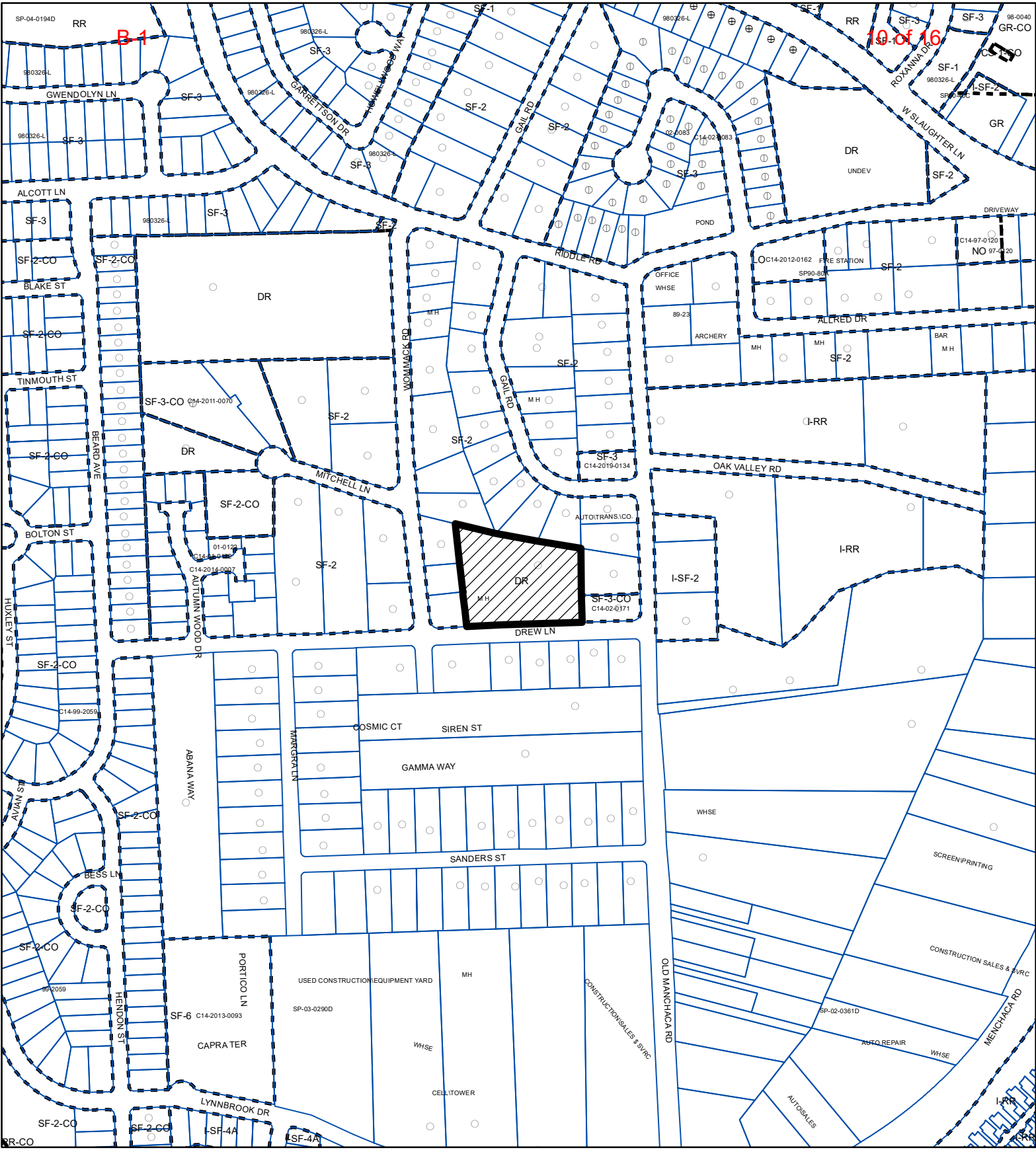
INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map

A-1: Aerial Map

B: Recorded Plat


Correspondence Received





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PENDING CASE

ZONING BOUNDARY

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2021-0089

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 5/5/2021



N



1" = 200'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

Drew Lane Residential

Exhibit A - 1

ZONING CASE#: C14-2021-0089
 LOCATION: 2414 Drew Lane
 SUBJECT AREA: 2.4 Acres
 GRID: E14
 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.

May-1-61 ROCHA 7682 450

DREW LANE ADDITION

SCALE 1" = 100'

Lot 18 Lot 13 Lot 11 Lot 2

Lot No. 12 Lot No. 11

REZONING AREA

DREW LANE

MANCHACA ROAD

STATE OF TEXAS::

COUNTY OF TRAVIS:: KNOW ALL MEN BY THESE

PRESENTS::

THAT WE, JIMMIE W. FELPS, OWNER OF A PORTION OF LOT NO. 12, AND WARREN TITTLE, AND WIFE, IVY JEWEL TITTLE, OWNER OF A PORTION OF LOT NO. 12 AND A PORTION OF LOT NO. 11, IN FORD OAKS ANNEX, IN TRAVIS COUNTY, TEXAS, ACCORDING TO A PLAT OF RECORD IN BOOK 7, PAGE 5, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY ADOPT THIS AS OUR SUBDIVISION THEREOF, TO BE KNOWN AS

DREW LANE ADDITION

AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS ON THIS THE

11th OF

APRIL, 1961

Jimmie W. Felps JIMMIE W. FELPS

Warren Tittle WARREN TITTLE

Ivy Jewel Tittle IVY JEWEL TITTLE

STATE OF TEXAS::

COUNTY OF TRAVIS::

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JIMMIE W. FELPS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING, AND HE ACKNOWLEDGED TO ME THAT HE SIGNED IT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BEFORE ME APPEARED WARREN TITTLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING AND HE ACKNOWLEDGED TO ME THAT HE SIGNED IT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND ALSO APPEARED IVY JEWEL TITTLE, WIFE OF THE SAID WARREN TITTLE, AND SHE HAVING THE SAME FULLY EXPLAINED TO HER, ACKNOWLEDGED THAT SHE HAD SIGNED IT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND THAT SHE DID NOT WISH TO RETRACT IT.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS

THE 24th DAY OF April A. D. 1961

Ms. K. NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

APRIL 21, 1961

THIS IS TO CERTIFY THAT I SURVEYED THE PROPERTY HEREON DESCRIBED AND SUBDIVIDED IT IN ACCORD WITH THE SUBDIVISION ORDINANCE OF THE CITY OF AUSTIN, TEXAS.

Doak Rainey DOAK RAINEY, P. S. AND P. E.

APPROVED FOR ACCEPTANCE APRIL 25, 1961. APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION

Hoyle M. Osborne HOYLE M. OSBORNE
DIRECTOR OF PLANNING

OF THE CITY OF AUSTIN, TEXAS, APRIL 25, 1961.

David B. Banon DAVID B. BANON
CHAIRMAN

STATE OF TEXAS::

COUNTY OF TRAVIS::

I, EMILIE LIMBERG, COUNTY CLERK AND CLERK OF THE COUNTY COURT, OF THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT ON THE 1st DAY OF May A. D. 1961, THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT THE SAID ORDER HAD BEEN DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK 3, PAGE 348.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 1st DAY OF May A. D. 1961

EMILIE LIMBERG, COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

M. Ephraim DEPUTY.

STATE OF TEXAS::

COUNTY OF TRAVIS::

I, EMILIE LIMBERG, COUNTY CLERK AND CLERK OF THE COUNTY COURT OF THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING AND WITHIN INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF May A. D. 1961, AT 10⁰⁵ CLOCK, A.M., AND DULY RECORDED ON THE 1st DAY OF May A. D. 1961, AT 10⁰⁵ CLOCK, A.M.

IN THE PLAT RECORDS OF SAID COUNTY, IN BOOK 13, PAGE 60.

WITNESS MY HAND AND THE SEAL OF THE SAID COUNTY, THE DAY LAST WRITTEN ABOVE.

EMILIE LIMBERG, COUNTY CLERK AND CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS.

E. Limberg DEPUTY

589-51-51

EXHIBIT B
RECORDED PLAT

Rhoades, Wendy

From: Scott Jarrett [redacted]
Sent: Wednesday, June 9, 2021 2:37 PM
To: Rhoades, Wendy
Cc: Ani Jarrett
Subject: Re: Case # C13-2021-0089
Attachments: IMG_0962.JPG; IMG_0957.JPG; IMG_0954.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks, Wendy. We would prefer that this zoning is not changed as we like the area behind our house the way it is...perhaps you can pass this along to include in the staff report? Thanks. I don't know what the rules are on cutting down trees in Austin - I think there are some restrictions regarding this. Currently it is a very nice, forested area - at least on the part of the lot closest to us. It would seem a shame to cut these down (which we fear would happen if the zoning is changed). Here are some pics I took the other morning from our back porch (maybe include those too?).

Thanks,

Scott & Ani Jarrett
10409 Wommack Road

From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Sent: Monday, June 7, 2021 6:50 PM
To: Scott Jarrett [redacted]
Cc: Ani Jarrett [redacted]
Subject: RE: Case # C13-2021-0089

Hi Scott,

The Applicant has requested SF-3 zoning in order to build additional residences on this 2.4 acre property. The property was originally part of the Ford Oaks Annex subdivision which contains a plat note that requires a 10,000 square foot lot size. The Applicant intends to adhere to the lot size restriction in redevelopment of the property.

If you would like to submit correspondence regarding this case, please email that to me by the close of business this Wednesday, June 9th so that it can be included with the Staff report that will be forwarded to the Zoning and Platting Commissions in advance of their June 15th meeting. On Friday I will send you the finalized Zoning and Platting Commission agenda and speaker registration instructions for next Tuesday's Zoning and Platting Commission (virtual) meeting.

Sincerely,
Wendy Rhoades





B-1

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