

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0115 – Clawson Heights Residential

DISTRICT: 5

ZONING FROM: SF-3

TO: SF-5

ADDRESS: 4009 & 4011 Clawson Road

SITE AREA: 1.0 acre

PROPERTY OWNER:

Clawson Heights LLC (Frank Gordon)

AGENT:

Thrower Design (Ron Thrower)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends urban family residence (SF-5) district zoning. *For a summary of the basis of staff's recommendation, see page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

August 24, 2021

Scheduled for Planning Commission

CITY COUNCIL ACTION:

September 30, 2021

To be Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

There are no known issues at this time. Staff has received comments in favor of this rezoning request. For all written or emailed comments, please see *Exhibit C: Correspondence Received*.

CASE MANAGER COMMENTS:

This site is located on the east side of Clawson Road and consists of two lots totaling approximately 1.0 acre in size. It is currently developed with two single-family buildings, one on each lot. One of the buildings is unoccupied and the other has a tenant that is aware redevelopment of the property is possible. Current adjacent zoning to the site consists of SF-3 on the north, east and south. Across Clawson Road to the west is SF-6 and SF-3 zoned properties. Please see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

Per the applicant's rezoning application, they are requesting SF-5 to construct up 10 units. This site is located within the South Lamar Combined NP Area and does not have an adopted future land use map (FLUM).

BASIS OF RECOMMENDATION:

- 1. The proposed zoning should be consistent with the purpose statement of the district sought; Zoning changes should promote compatibility with adjacent and nearby uses.*

The purpose statement for the SF-5 base zoning district states the following: *A duplex, two-family, townhouse, or condominium residential use is permitted in an SF-5 district under development standards that maintain single family neighborhood characteristics.* Rezoning this property to SF-5 would be consistent with the zoning district's purpose statement and maintain compatibility with adjacent land uses.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-3	Single-family
North	SF-3	Single-family
South	SF-3	Single-family
East	SF-3	Single-family
West	SF-6 and SF-3	Multi-family (condominium) and Single-family

NEIGHBORHOOD PLANNING AREA: South Lamar Combined NP Area - South Lamar (suspended)

TIA: TIA shall be required at the time of site plan if triggered per LDC 25-6-113.

WATERSHED: West Bouldin Creek Watershed

OVERLAYS: Residential Design Standards and Selected Sign Ordinances.

SCHOOLS: Joslin Elementary, Covington Middle and Crockett High Schools.

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Friends of Austin Neighborhoods
Homeless Neighborhood Association

Neighborhood Empowerment Foundation
Perry Grid 614
Preservation Austin
SELTexas
Sierra Club, Austin Regional Group

South Central Coalition
South Lamar Neighborhood Assn.

TNR BCP - Travis County Natural
Resources

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2018-0123 4004 Clawson Rd	SF-3 to SF-6	Approved SF-6 as staff recommend.	Approved SF-6 as Commission recommended. (2/21/19)
C14-2013-0031 Clawson Patio Homes 3907 Clawson Rd	SF-3 to SF-5	Approved SF-5-CO; CO was to limit the number of residential units to 16.	Approved SF-5-CO; CO was for a maximum of 2,000 trips per day and limited height of structures within 50 feet of southern boundary to 2 stories or 26 feet. (10/03/13)
C14-2013-0032 Clawson Patio Homes II 3903 Clawson Rd	SF-3 to MF-1	Approved SF-5-CO; CO was to limit the number of residential units to 16.	Approved SF-6-CO; CO was for a maximum of 2,000 trips per day. (10/03/13)

RELATED CASES:

There are no related cases to this rezoning case.

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Clawson Road	~53' - 70'	64'	27'	2	No	Yes	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the east side of Clawson Road on a one acre property, with each lot containing a single family house. The property is located in an area without an adopted neighborhood plan and is located 0.14 miles east of the Lamar and Ben White Activity Centers for Redevelopment in Sensitive Environmental Areas. Surrounding land uses include single family housing to the north, south and east and a townhouse/condo project to the west. The proposal is to obtain SF-5 zoning and construct a 10-unit residential project.

Connectivity

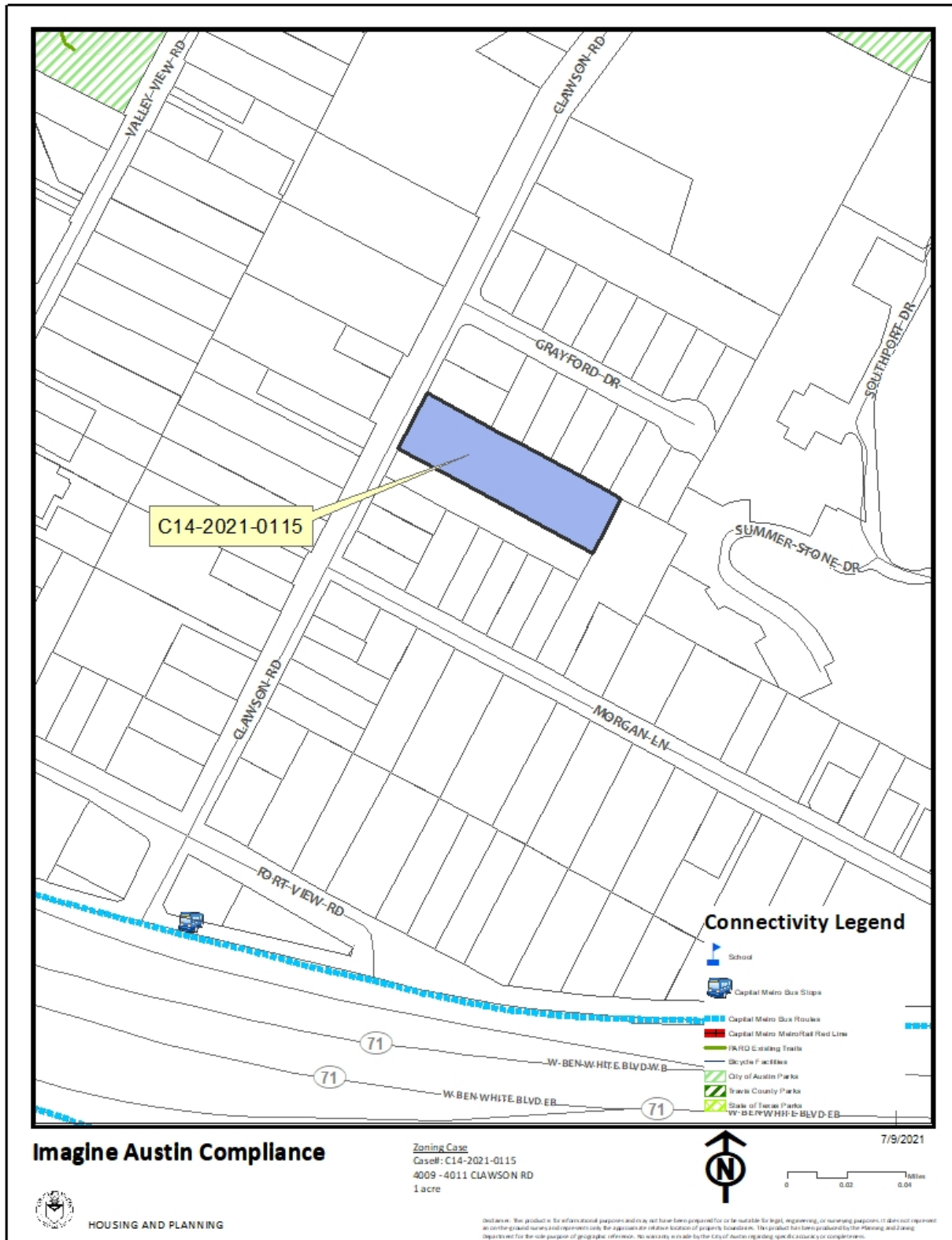
Public sidewalks are located sparsely along Clawson Road and are not located in front of this property. There are no bike lanes, public transit stops, or urban trails located along Clawson, which is a narrow road with no curb or gutters. The closest public transit stop is located along Ben White Boulevard, approximately 1,000 feet south. The mobility options in the area are below average while the connectivity options are fair, necessitating the use of a car for access. Civic uses are also lacking in this area.

Imagine Austin

The following Imagine Austin policies are taken from Chapter 4 of the Imagine Austin Comprehensive Plan (IACP), which specifically discuss the promotion and development of a variety of housing types throughout Austin:

- 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.
- 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 P1. Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

Based upon the project providing 'a missing middle' housing type but with Clawson Road lacking mobility option and access to nearby goods and services, this project partially supports the Imagine Austin Comprehensive Plan.



Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. 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 square feet cumulative is exceeded, and on-site control for the two-year storm.
7. 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.

PARD Review

PR1: Parkland dedication will be required for the new residential units proposed by this development, condominiums with SF-5 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

SP1. Site plans will be required for any new development other than single-family or duplex residential.

- SP2. 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.
- SP3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. This site is located on an Urban Roadway. Additional comments will be made when the site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, calls for 64 feet of right-of-way for Clawson Road. It is recommended that 32 feet of right-of-way from the existing centerline should be dedicated for Clawson Road according to the Transportation Plan at the time of subdivision and/or site plan application, whichever comes first. A Traffic Impact Analysis (TIA) shall be required at the time of site plan if triggered per LDC 25-6-113.

Austin Water Utility

- AW1. 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

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Correspondence Received



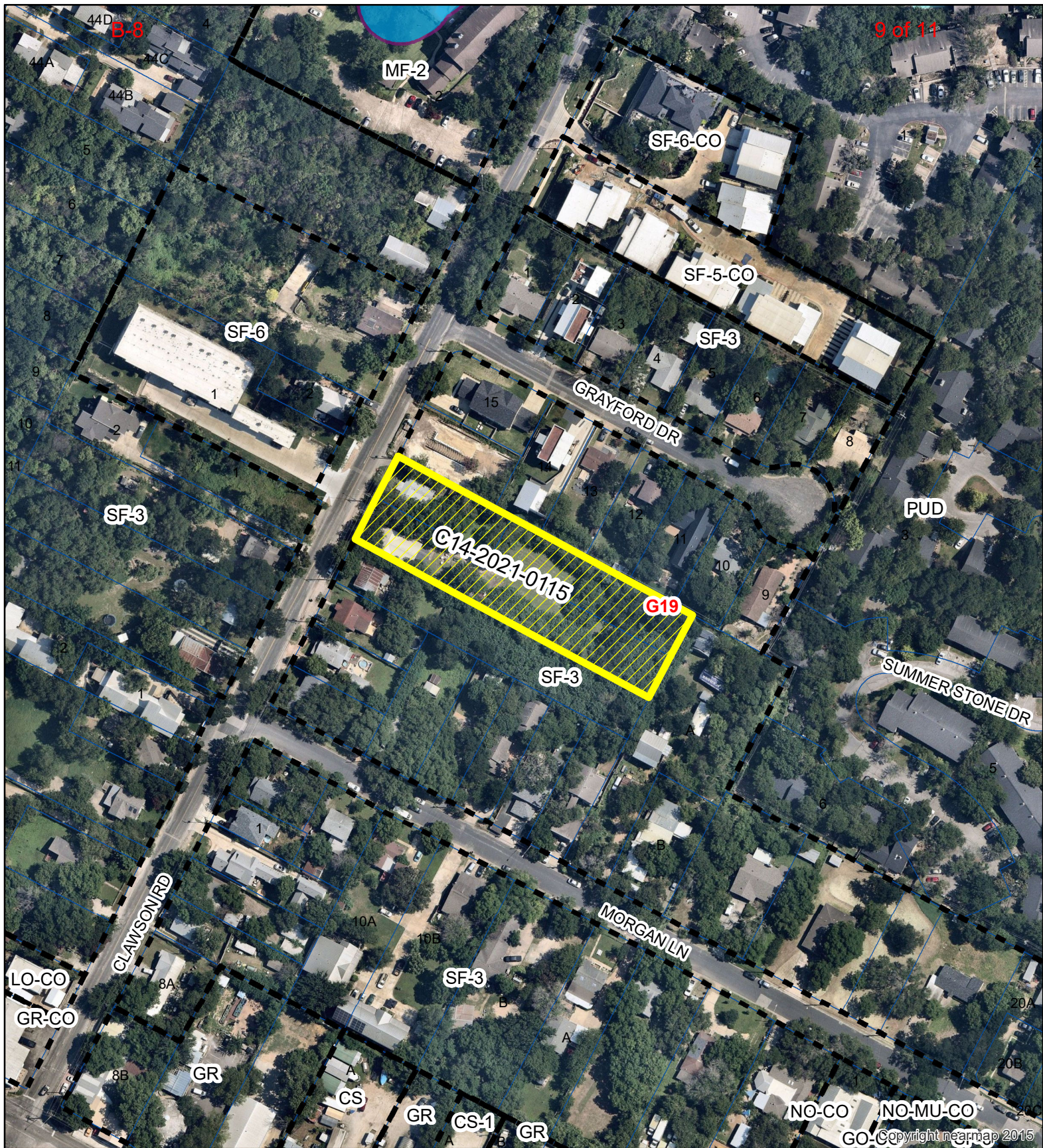
CREEK BUFFER

Exhibit A





MANAGER: KATE CLARK



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.



1" = 150'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

Clawson Heights Residential

Exhibit B

ZONING CASE#: C14-2021-0115
 LOCATION: 4009-4011 Clawson Road
 SUBJECT AREA: 1.00 Acres
 GRID: G19
 MANAGER: KATE CLARK



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Clark, Kate

From: Claudia Cuchia
Sent: Friday, July 23, 2021 2:36 PM
To: Clark, Kate
Subject: Rezoning of 4009-4011 Clawson Road

*** External Email - Exercise Caution ***

Ms. Clark,

My husband, Johnny Cuchia & I support the rezoning of the properties as requested. We developed 3504 Clawson Road & are currently completing the development of 3905 Clawson Road. This area could use a major facelift! Hopefully, all this new development will inspire District 5 Rep. Ann Kitchen, to do something about the lack of sidewalks, flooding of Clawson Road & Fort View & the hideous conditions of Clawson Road. Please be advised that the South Lamarr neighborhood association only has about 29 dues paying/voting members so please don't give too much weight to their whining! Those people complain about any development and they think anything built is ugly and inferior to modern construction.

Claudia Cuchia, Owner
Gold Key Real Estate, Inc.
Gold Key Custom Homes
3903 Clawson Road
Austin, Texas 78704
512.799.0801

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http://www.austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm