

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0154 – Clawson Road Residences DISTRICT: 5

ZONING FROM: SF-3 TO: MF-2

ADDRESS: 4000 Clawson Road

SITE AREA: 1.07 acres

PROPERTY OWNER: AGENT:
Heartwood REG Holdings, LLC (Chris Affinito) Alice Glasco Consulting (Alice Glasco)

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

STAFF RECOMMENDATION:

Staff recommends multifamily residence low density (MF-2) district zoning. *For a summary of the basis of staff's recommendation, see page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 26, 2021 Scheduled for Planning Commission

CITY COUNCIL ACTION:

November 18, 2021 To be Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

There are no known issues at this time and staff has not received any written or emailed comments in favor of or in opposition to this rezoning case.

CASE MANAGER COMMENTS:

This property is located on the west side of Clawson Road and is zoned SF-3. It is just over an acre in size and is currently developed with a single-family residential unit. Adjacent zoning consists of MF-2 to the north, SF-6 to the south and SF-3 to the west. Across Clawson Road to the east are SF-5-CO and SF-3 zoned properties.

From the applicant's application, they are requesting MF-2 to construct up to 19 townhome residential units.

BASIS OF RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

This property is currently between two tracts, one zoned MF-2 and the other SF-6. Rezoning this property to MF-2 would be compatible and consistent with the existing zoning pattern along this street.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-3	Single-family residential
North	MF-2	Multi-family residential
South	SF-6	Single-family residential
East	SF-5-CO and SF-3	Multi-family and single-family residential
West	SF-3	Single-family residential

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

TIA: A traffic impact analysis 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, Selected Sign Ordinances

SCHOOLS: Joslin Elementary, Covington Middle and Crockett High Schools

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Preservation Austin
Austin Lost and Found Pets	SELTexas
Austin Neighborhoods Council	Sierra Club, Austin Regional Group
Friends of Austin Neighborhoods	South Central Coalition
Homeless Neighborhood Association	South Lamar Neighborhood Assn.
Neighborhood Empowerment Foundation	TNR BCP - Travis County Natural Resources
Perry Grid 614	

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2021-0115 Clawson Heights Residential 4009 & 4011 Clawson Rd	SF-3 to SF-5	Approved SF-5 as staff recommended.	Approved SF-5 as Commission recommended (10/14/21).
C14-2018-0123 4004 Clawson Rd	SF-3 to SF-6	Approved SF-6 as staff recommended.	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.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Clawson Road	59'	26'	Level 2	No	Shared Lane	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the west side of Clawson Rd on a 1.07-acre parcel containing a single-family house. The property is located in an area without an adopted neighborhood plan and is approximately 500 linear feet east of the Lamar and Ben White Activity Centers for Redevelopment in Sensitive Environmental Areas. Surrounding land uses include an apartment building to the north; to the south is a single-family house; and to the east and west are townhouse/condo projects.

Request: Obtain MF-2 zoning to construct up to a 19-unit townhouse project.

Connectivity

Clawson Rd is classified as a Level 2 road in the City's ASMP with public sidewalks located intermittently along the road. There are no dedicated bike lanes, public transit stops, or urban trails located along Clawson Rd. A Senior Recreation Center is located on the next block. The mobility options in the area are below average while the connectivity options are fair, necessitating the use of a car to access them.

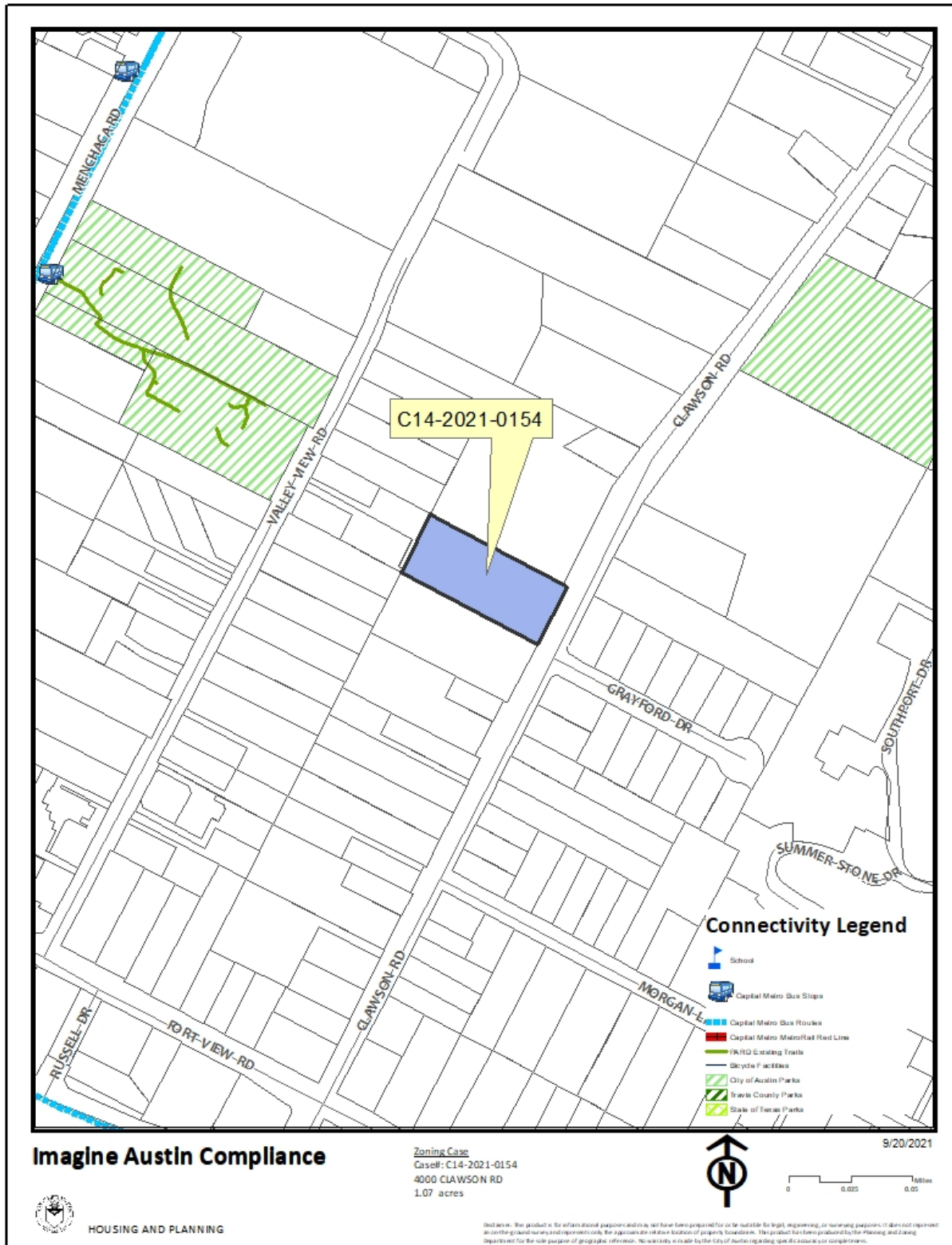
Imagine Austin

The property is not located along an Activity Center or within an Activity Corridor.

The following Imagine Austin policies are applicable to this case:

- 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.

Based upon the project providing 'a missing middle' housing type, similar to residential projects adjoining the subject property, but with Clawson Rd lacking existing mobility options including intermittent sidewalks or a close public transit stop to access nearby goods and services beyond using a car, 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, multifamily with MF-2 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. The Parks and Recreation Department (PARD) would consider the dedication of West Bouldin Creek toward satisfying the requirement at time of permitting (whether subdivision or site plan).

Should any 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

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.
- SP 2. 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.
- SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

- SP 4. The site is subject to compatibility standards. Along the southern (4004 Clawson is a single family residence and triggers compatibility) and western property lines, the following standards apply:
- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of property zoned SF-5 or more restrictive.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
 - For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
 - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
 - A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- SP 4. The site is subject to height compatibility standards. Along the northern property line, the following standards apply:

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) calls for 64 feet of right-of-way for Clawson Rd. It is recommended that 32 feet of right-of-way from the existing centerline should be dedicated for Clawson Rd according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Transportation Assessment

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 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.

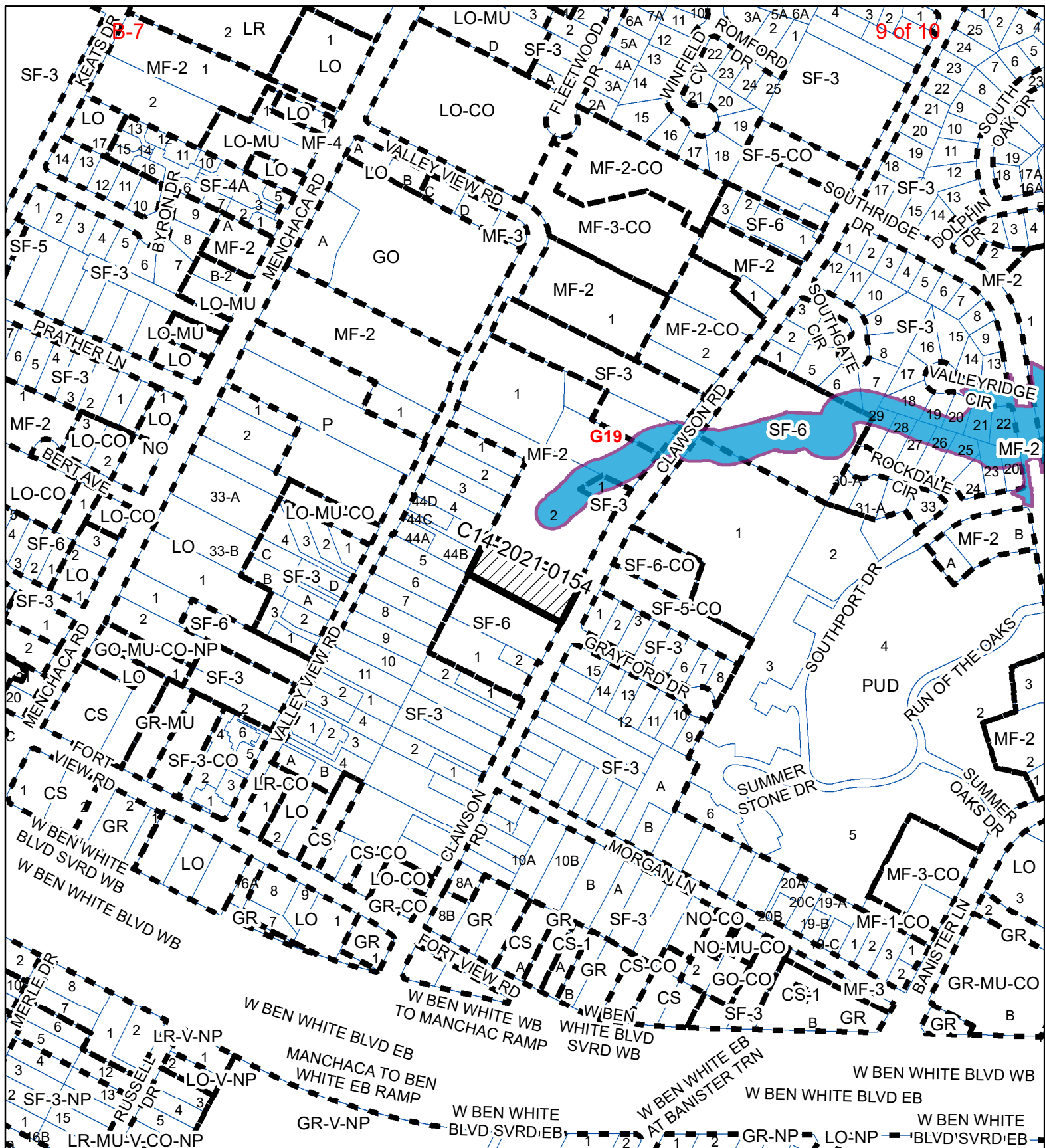
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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



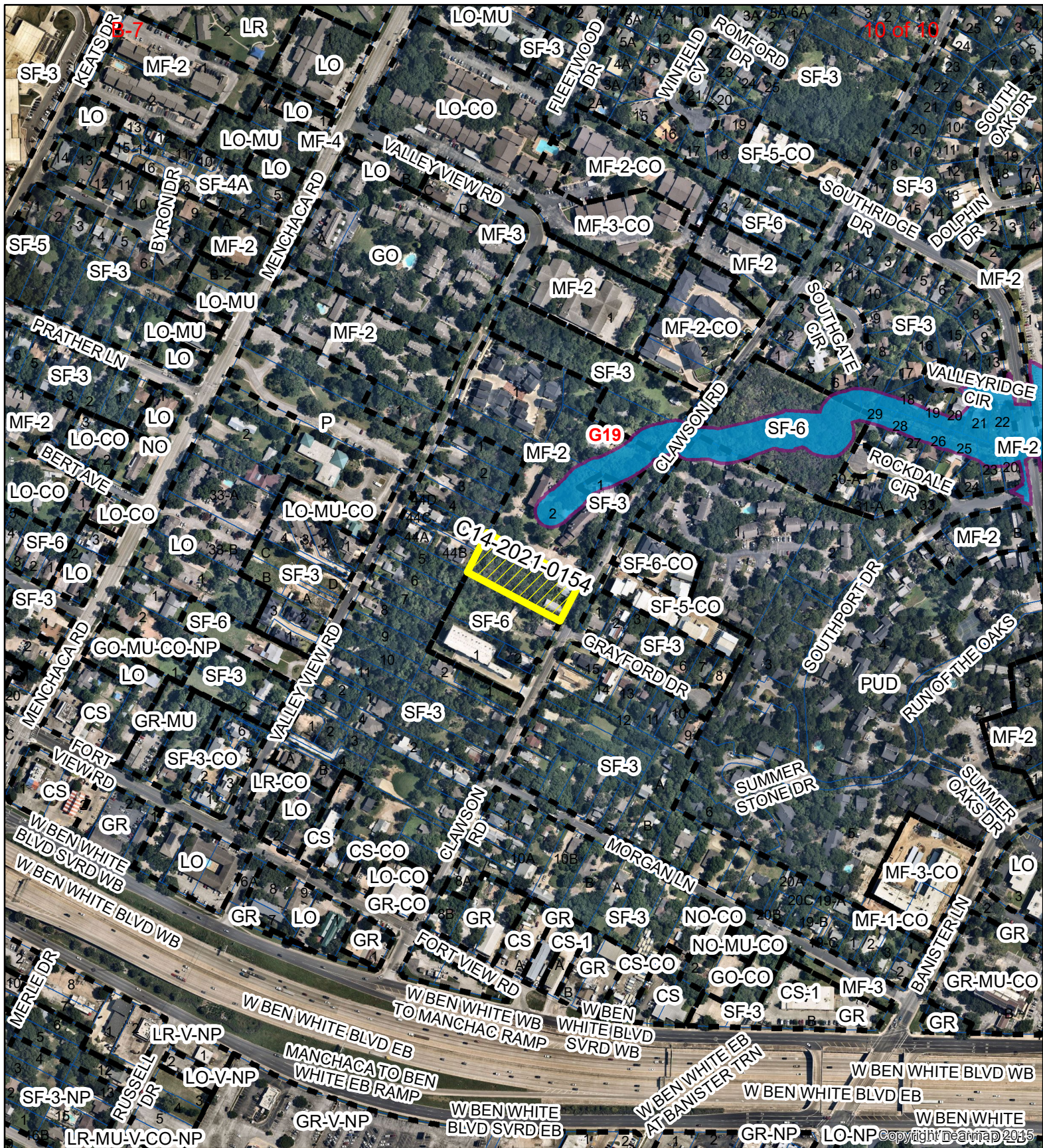
Clawson Road Residences

Exhibit A

ZONING CASE#: C14-2021-0154
 LOCATION: 4000 Clawson Road
 SUBJECT AREA: 1.0704 Acres
 GRID: G19
 MANAGER: KATE CLARK







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Clawson Road Residences

Exhibit B



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

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1" = 400'