

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0115

DISTRICT: 1

ADDRESS: 5803 Gloucester Lane

ZONING FROM: SF-3-NP

TO: SF-6-NP

SITE AREA: 1.65 acres

PROPERTY OWNER: Denise Shannon & Shannon Baston

AGENT: Thrower Design LLC

CASE MANAGER: Joi Harden (512) 974-1617, joi.harden@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends SF-6-NP zoning. For a summary of the basis of staff's recommendation, see case manager's comment on page 2.

PLANNING COMMISSION RECOMMENDATION:

February 28, 2023: Postponed to March 28, 2023

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

No issues at this time.

CASE MANAGER COMMENTS:

The subject property is located on the east side of Gloucester Lane approximately 530' north of Rogge Lane and 300' south of Edgedale Dr. The property is currently zoned SF-3-NP and is immediately surrounded by SF-3-NP properties on all sides. The subject property is notably larger than it's surrounding SF neighbors which tend to encompass about 0.18 acres per property. According to TCAD data, the subject property is 1.65 acres and includes one dwelling on the property that was built in 1920. The East MLK Neighborhood Combined Plan FLUM shows the subject property as Single Family.

Staff supports the rezoning request. The request maintains the FLUM's residential zoning category while allowing for denser housing options, including Condominium Residential and Townhouse Residential. The size of the lot and the need for more diversity of housing throughout Austin make SF-6-NP a compatible and reasonable change.

BASIS OF RECOMMENDATION:

1. *Zoning should be consistent with the Future Land Use Map (FLUM) or adopted neighborhood plan.*
2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*
3. *The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single family
<i>North</i>	SF-3-NP; MF-3-NP	Single family; Duplexes; Sacred Heart Catholic Church
<i>South</i>	SF-3-NP; NO-NP	Single family; Two Steps Learning; Little Folks Bilingual Child Development Center
<i>East</i>	SF-3-NP; P-NP	Single family; Undeveloped; Pecan Springs Elem School
<i>West</i>	SF-3-NP	Single family; Duplexes

NEIGHBORHOOD PLANNING AREA: Pecan Springs – Springdale within the East MLK Combined Neighborhood Planning Area

TIA: Deferred to the time of Site Plan

WATERSHED: Fort Branch

OVERLAYS: n/a

SCHOOLS:
Pecan Springs Elementary
Blanton Elementary
Northeast Early College High School

URBAN ROADWAY: Yes

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, East MLK Combined Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Friends of Northeast Austin, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Pecan Springs/Springdale Hills Neighborhood Assoc., Preservation Austin, SELTexas, Senate Hills Homeowners' Association, Sierra Club, Austin Regional Group, Sweeney Farms Neighborhood Association, Windsor Park-Pecan Springs Heritage NA

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0017	GR-NP to GR-MU-NP	08/24/2021 approved GR-MU-NP combining district zoning by consent	10/14/2021 approved
C14-2020-0082	GR-NP to GR-MU-V-NP	10/12/2021 to grant GR-MU-V-NP as recommended by staff, on consent	11/18/2021 approved
C14-2018-0131 The Ridge at Walnut Creek	GR-NP to GR-MU-NP	To grant	11/29/2018 approved
C14-2017-0088 Little Walnut Greenbelt	MF-3-CO-NP, GR-NP, SF-6NP and CS-MU-CO-NP to P-NP	To grant	12/7/2017 approved
C14-2015-0108 Little Folks Day Care	SF-3-NP TO NO-NP	10/27/2015 To grant NO-NP zoning as recommended by staff, on consent (10-0)	12/8/2015 Approve NO-NP zoning
C14-2007-0130 Rogge Lane	SF-3 to GR-MU-CO-NP for the bulk of the property	To grant community commercial-mixed-use-conditional overlay0neighborhood plan (LR-MU-CO-NP)	11/8/2017 Approved GR-MU-CO-NP and LR-MU-CO-NP

RELATED CASES:

NPA-2022-0015.06 – the applicant is proposing to amend the East MLK Combined Neighborhood Area Plan in conjunction with seeking a zoning change from SF-3-NP to SF-6-NP.

EXISTING STREET CHARACTERISTICS:

NAME	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Cap Metro (within ¼ mile)
GLOUCESTER LN	Local Mobility - Level 1	58 feet	51 feet	29 feet	No	No	Yes

OTHER STAFF COMMENTS:

COMPREHENSIVE PLANNING:

N/A

ENVIRONMENTAL:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Fort Branch 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. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

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 s.f. cumulative is exceeded, and on site control for the two-year storm.

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.

PARKS AND RECREATION

Parkland dedication will be required for the new applicable uses proposed by this development, townhomes and condos with SF-6-NP 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

General

A site plan will be required for any new development other than single-family, two-family or duplex residential.

Any new development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted.

This site will be subject to the condominium residential density provisions in 25-2-776.

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.

Compatibility Standards

The site is subject to compatibility standards along all sides due to surrounding SF-3-NP zoning. The following standards apply:

- No structure may be built within 25 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- No structure in excess of two stories and 30 feet in height may be constructed within 50 feet of the property line of the compatibility-triggering property.
- No structure in excess of three stories and 40 feet in height may be constructed within 100 feet of the property line of the compatibility-triggering property.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, the height is limited to 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, the height is limited to 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.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- 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-NP property.

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

Demolition

In the event that demolition or relocation of existing buildings is proposed, the applicant is responsible for requesting demolition or relocation permits upon site plan approval. The City Historic Preservation Office will review proposed building demolitions and relocations. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Neighborhood Planning Area

This site is located in the East MLK Combined Neighborhood Plan. Please see the City's [Neighborhood Plans and Resources webpage](#) for a copy of the recommended design guidelines.

TRANSPORTATION

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. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for GLOUCESTER LN. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for GLOUCESTER LN according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

AUSTIN WATER UTILITY

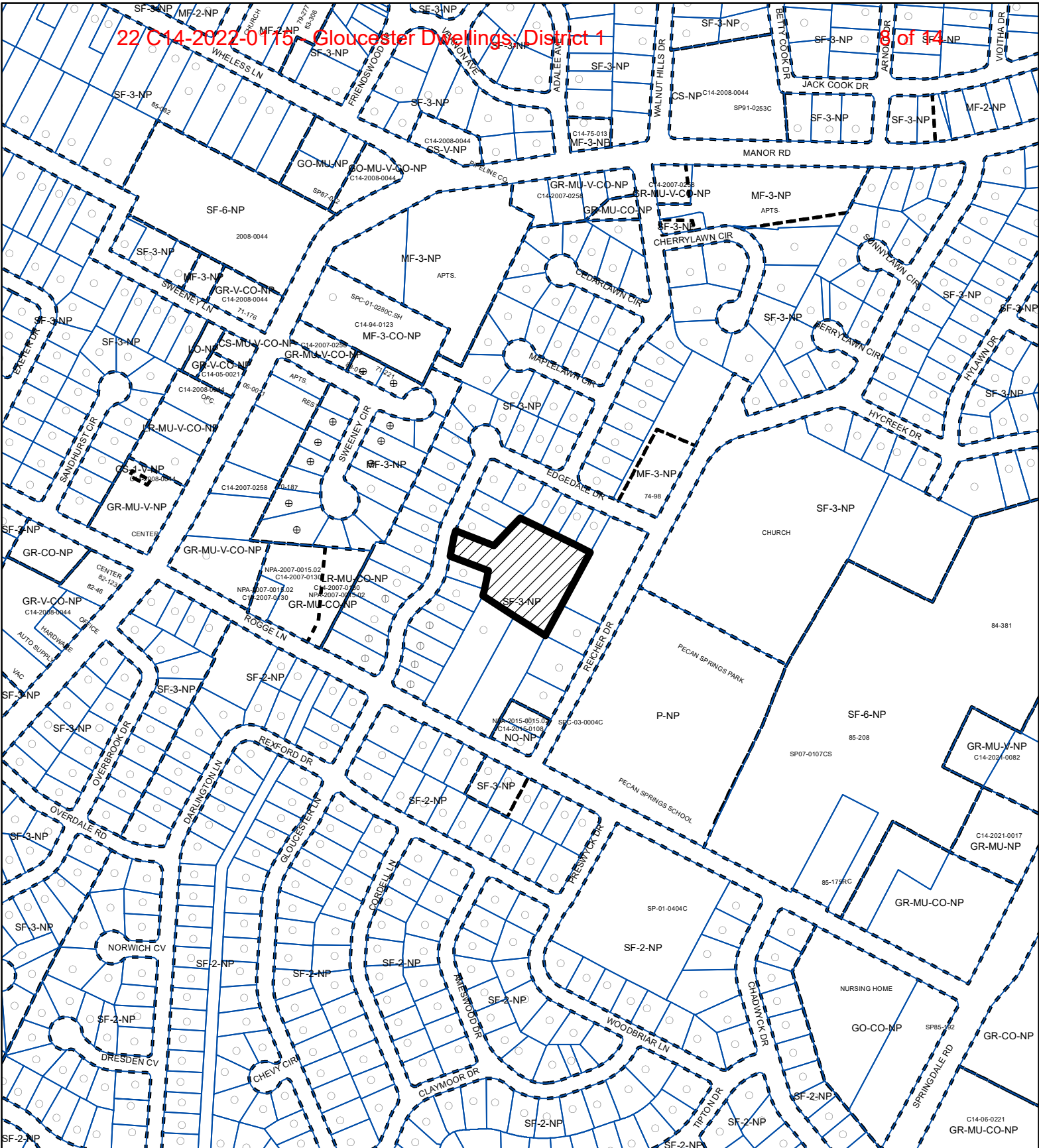
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

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 the Austin Water SER team at ser@austintexas.gov.

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
- B. Aerial Map
- C. Applicant's Request Letter
- D. Correspondence from Interested Parties



ZONING

EXHIBIT A

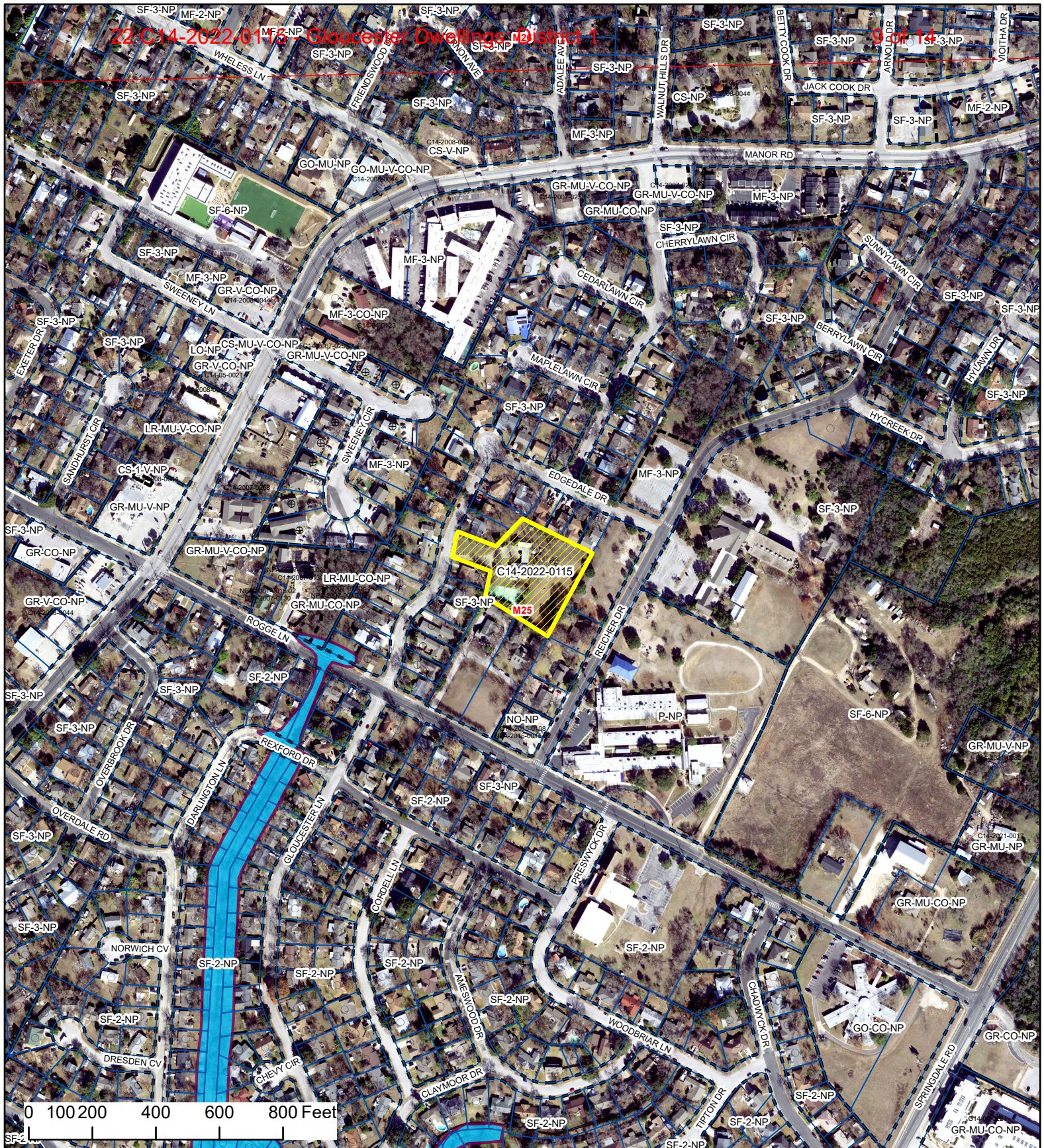
ZONING CASE#: C14-2022-0115



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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Created: 8/26/2022



Gloucester Dwellings

EXHIBIT B



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

ZONING CASE#: C14-2022-0115
 LOCATION: 5803 Gloucester Lane
 SUBJECT AREA: 1.65 Acres
 GRID: M25
 MANAGER: Sophia Benner



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 completeness.

Created: 2/21/2023

July 26, 2022

Ms. Rosie Trulove
Housing & Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Rezoning of 5803 Gloucester Lane, Austin, 78723 – Gloucester Dwellings

Dear Ms. Trulove:

On behalf of the Owner(s) of the property referenced above, we respectfully submit the enclosed package including Neighborhood Plan Amendment and Rezoning applications. The property is a platted lot within Council District 1, represented by Natasha Harper-Madison and is also located within the Pecan Springs-Springdale subdistrict of the East MLK Combined Neighborhood Planning Area.

The property is designated as *Single-Family* on the Future Land Use Map (FLUM) and is zoned *SF-3-NP* (Single-Family – Neighborhood Plan). The request is to amend the FLUM to *Higher-Density Single-Family* and to rezone the property to *SF-6-NP* (Townhouse & Condominium Residence – Neighborhood Plan). SF-6 zoning district regulations will allow development of approximately 18 single-family units.

The property is in an ideal location to accommodate increased residential density since the property is a quarter mile from an existing bus stop and transit service on Manor Road and is within a half mile of Pecan Springs Elementary School and Little Walnut Creek Greenbelt. Further, Manor Road is an Imagine Austin Corridor and is of the Austin Strategic Mobility Plan Transit Priority Network that anticipates improvements for multi-modal transit. The request for infill density at this location is supported by several Imagine Austin Principles:

1. Creating complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offering a variety of transportation options, and having easy access to daily needs such as schools, retail, employment, community services, and parks and recreations options.

2. Supporting the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
3. Protecting neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers, corridors, redevelopment, and infill site.
4. Expanding the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
5. Ensuring harmonious transitions between adjacent land uses and development intensities.
6. Protecting Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserving open space and protecting the function of the resource.
7. Encouraging active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

While it is understood that the requested changes do not fully align with the East MLK Combined Neighborhood Plan, Austin has gone through significant change and growth since the plan was adopted in 2002 to suggest that the requests are appropriate and urgently needed to bring more homes to the City and to do so without creating further sprawl in our rural lands.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

A handwritten signature in black ink, appearing to read 'Victoria Haase', with a stylized, flowing script.

Victoria Haase

cc: Heather Chaffin, Housing & Planning Department (*via electronic delivery*)

From: [Chaffin, Heather](#)
To: [Benner, Sophia](#)
Subject: FW: Case#: C14-2022-0115
Date: Friday, February 17, 2023 11:12:08 AM

EXHIBIT D

From: Emily Wardell
Sent: Tuesday, September 13, 2022 9:37 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Case#: C14-2022-0115

*** External Email - Exercise Caution ***

Good morning,

I am writing in regards to the case listed in the subject line. I have concerns about the neighbors property being re-zoned. I would like more information regarding number of units and if access to this project would be via Gloucester Ln.

It is a very narrow street with several children in the neighborhood and am concerned about the construction, as well as how many people would be using our street.

If it is re-zoned, does it open up the rest of the street to this kind of development? I am not sure if this is being done just to increase salee value or if there is already a developer lined up. Meeting with other folks from the neighborhood later this week to discuss. What are the neighbors options to protest this?

Thanks for your help,
Emiy

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From: [Chaffin, Heather](#)
To: [Benner, Sophia](#)
Subject: FW: Zoning case: #C14-2022-0115, a rezoning from SF-3-NP to SF-6-NP
Date: Friday, February 17, 2023 11:13:19 AM

From: Drew Graham
Sent: Wednesday, February 1, 2023 2:50 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>
Cc: Victoria
Subject: Zoning case: #C14-2022-0115, a rezoning from SF-3-NP to SF-6-NP

Some people who received this message don't often get email from drewgraham70@gmail.com. [Learn why this is important](#)

*** External Email - Exercise Caution ***

Please take this message to show my support for the Neighborhood Plan Amendment case: #NPA-2022-0015.06, amending the Future Land Use Map from "Single Family" to "Highest-Density Single Family." Zoning case: #C14-2022-0115, a rezoning from SF-3-NP to SF-6-NP.

I have worked with Victoria, copied, and feel good about the plan change with our additional parking agreement. Please let me know if you need any other information.

--

Andrew Graham
Owner
5804 Gloucester Lane
Austin, TX 78723

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