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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2011-0070 – Bergstrom Duplex Rezoning      **Z.A.P. DATE:** August 2, 2011

**ADDRESS:** 2508 Mitchell Lane

**OWNER:** Cara Griswold

**AGENT:** Land Answers, Inc.  
(Jim Wittliff)

**ZONING FROM:** DR; SF-2

**TO:** SF-3-CO

**AREA:** 2.27 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant family residence – conditional overlay (SF-3-CO) combining district zoning. The Conditional Overlay limits development of Lot 27 to one duplex residential use and all SF-2 district uses, and Lot 26 to one (1) two-family residence use and all SF-2 district uses.

**ZONING & PLATTING COMMISSION RECOMMENDATION:**

August 2, 2011:

**ISSUES:**

None at this time.

**DEPARTMENT COMMENTS:**

The subject two lots are located on the cul-de-sac of Mitchell Lane is developed with one duplex and a garage that straddles the common lot line. Lot 27, the western lot that contains the duplex is zoned development reserve (DR) district and Lot 26, the eastern lot is zoned single family residence standard lot (SF-2) district. There is a single family residence on a large tract to the north (DR), single family residences to the east and south (SF-2), and single family residences to the west within the Bauerle Ranch subdivision (SF-2-CO).

The Applicant has requested a zoning change to the family residence – conditional overlay (SF-3-CO) district in order to bring the existing duplex on Lot 27 which was brought to the property in January 1997 (prior to annexation) into conformance with the Code, and would also allow all permitted SF-2 uses. Lot 26 is proposed to allow for the development of one (1) two-family residence use on Lot 26, and would also allow for all permitted SF-2 uses. A two-family residence use allows for a single family residence in addition to an unconnected second dwelling unit that may not exceed a gross floor area of 850 square feet (or 550 square feet on a second story), and is limited to 30 feet and two stories in height (LDC Section 25-2-774). Duplex residential use would be prohibited on Lot 26. The Applicant also intends to prepare an amended plat to relocate the common property line so that the existing garage serving the duplex would be entirely situated on Lot 27.

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Staff recommends the Applicant's request as SF-3-CO zoning brings a non-conforming use into compliance with the Zoning Code (Lot 27) and a two-family residence on Lot 26 is compatible with the existing single family residences and represents an incremental change over what the current zoning allows.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR; SF-2	One duplex
<i>North</i>	DR	One single family residence
<i>South</i>	DR; SF-2-CO	Undeveloped; Single family residences
<i>East</i>	SF-2	Single family residence
<i>West</i>	SF-2-CO	Single family residence within the Bauerle Ranch subdivision

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Slaughter Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

742 – Austin Independent School District  
 786 – Home Builders Association of Greater Austin  
 943 – Save Our Springs Alliance  
 1037 – Homeless Neighborhood Association      1075 – League of Bicycling Voters  
 1113 – Austin Parks Foundation  
 1200 – Super Duper Neighborhood Objectors and Appealers Organization  
 1214 – Bauerle Ranch Homeowners Association  
 1224 – Austin Monorail Project      1228 – Sierra Club, Austin Regional Group

**SCHOOLS:**

Kocurek Elementary School

Bailey Middle School

Akins High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-02-0171 – Page Rezoning – 10318 Old Manchaca Road	SF-2 to SF-3-CO	To Deny SF-3-CO	Approved SF-3-CO (2-13-03).
C14-01-0122 – Hidden Forest – 2507 Mitchell Lane	DR to SF-2	To Grant SF-2-CO with the CO for a minimum one acre lot size	Approved SF-2-CO (10-25-01).

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	Approved 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- 1-01).
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**RELATED CASES:**

The rezoning area is platted as Lots 26 and 27 of Ford Oaks Annex, a subdivision recorded on June 1954 (C8-54-020). Please refer to Exhibit B.

Lot 26 was annexed on November 15, 1984. Lot 27 was annexed on December 31, 1997.

**ABUTTING STREETS:**

Name	ROW	Pavement	Class
Mitchell Lane	50 feet	18 feet	Local Street
Wommack Road	Varies	20 feet	Local Street
Riddle Road	Varies	24 feet	Collector Street, 2,987 vpd

- Riddle Road is classified in the Bicycle Plan as Bike Route No. 25.
- Capital Metro bus service (Routes No. 3 and No. 10) is available along Slaughter Lane.
- There are no existing sidewalks along Mitchell Lane, Riddle Road and Wommack Road.

**CITY COUNCIL DATE:** August 25, 2011

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us

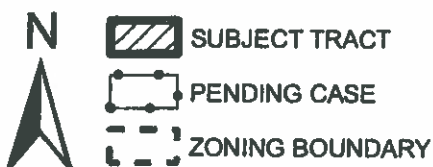
**PHONE:** 974-7719



# ZONING

EXHIBIT A

ZONING CASE#: C14-2011-0070  
 LOCATION: 2508 MITCHELL LANE  
 SUBJECT AREA: 2.27 ACRES  
 GRID: D14  
 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









**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant family residence – conditional overlay (SF-3-CO) combining district zoning. The Conditional Overlay limits development of Lot 27 to one duplex residential use and all SF-2 district uses, and Lot 26 to one (1) two-family residence use and all SF-2 district uses.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The family residence (SF-3) zoning district is intended as an area for moderate density single family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

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

Staff recommends the Applicant's request as SF-3-CO zoning brings a non-conforming use into compliance with the Zoning Code (Lot 27) and a two-family residence on Lot 26 is compatible with the existing single family residences and represents an incremental change over what the current zoning allows.

**EXISTING CONDITIONS****Site Characteristics**

The rezoning area is developed with one duplex. There appear to be no significant topographical constraints on the 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.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development 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. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% 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 flood plain maps there is no floodplain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other 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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

### **Transportation**

No additional right-of-way is needed at this time.

A traffic impact analysis is not required for this case because the traffic generated by the proposed land use will not exceed the threshold of 2,000 vehicle trips per day. LDC, 25-6-113.

### **Water and Wastewater**

The property is in the City's water and wastewater service area. 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 proposed land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.



**Site Plan and Compatibility Standards**

There are no Site Plan Review comments for this rezoning case.

2508 Mitchell Lane, Austin TX 78748•  
E-Mail: Griswold.cara@gmail.com

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Date: June 2, 2011  
City of Austin Zoning Department  
505 Barton Springs Rd # 175  
Austin, TX 78704-1245

To Whom It May Concern:

We are neighbors living within 500 feet of 2508 Mitchell Lane, Austin TX 78748 (lot 26 and 27 of the Ford Oaks Annex). We understand that the owner of this property, Carrie (Cara) Griswold is requesting that this property be re-zoned from DR and SF-1 to SF-3. We have had no complaints about this property, which has functionally been a duplex during the 14 years that this structure has occupied lot 27. We have no objection to this zoning change.

Sincerely,

- BRENDA J. WATSON  
[Signature] 2505 Mitchell Lane, Lot 24
- H. L. BAKER 2504 Mitchell Lane, Lot 25  
H. L. Baker
- BRIAN WINTERDUND 2507  
GERYL WINTERDUND ~~2509~~ Mitchell Lane, Lot 28  
[Signature]
- Charles E. Clinger 2503 Mitchell Lane, Lot  
Charles E. Clinger 6/2/11

2508 Mitchell Lane, Austin TX 78748•  
E-Mail: Griswold.cara@gmail.com

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- Patricia M Hohertz 2500 Mitchell Lane, ~~2500~~

Patricia M. Hohertz

- \_\_\_\_\_ 2513 Mitchell Lane, Lor 30

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- \_\_\_\_\_ 2515 Mitchell Lane, Lor 31

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