

City of Austin Council Meeting 08.22.13

Item 109: C14-2013-0031 - Clawson Patio Homes

3907 Clawson Road from family residence (SF-3) district zoning to urban family residence (SF-5) district zoning.

South Lamar Neighborhood Association Response

- We support development of the property, and respect the existing development rights of the owners. We can support SF 5/SF 6 zoning with SF-3 density, building cover and impervious cover if it results in increased setbacks from the properties on Grayford, improved tree protection, improved water quality and detention, and safer ingress and egress from the site.

The association's position is based on the following:

1. Clawson Rd. is classified and functions as a Residential Collector, but only has 24 feet of pavement (compare to LDC cross section for collector), has sight distance issues, no curbs and no shoulders.

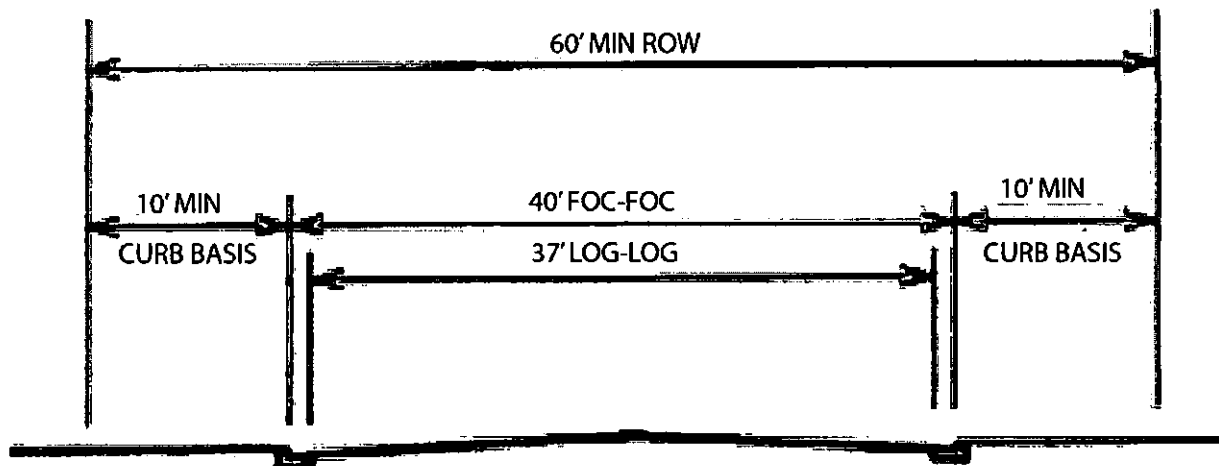


Figure 1.1. LDC Collector Street Typical Cross-Section per Transportation Criteria Manual

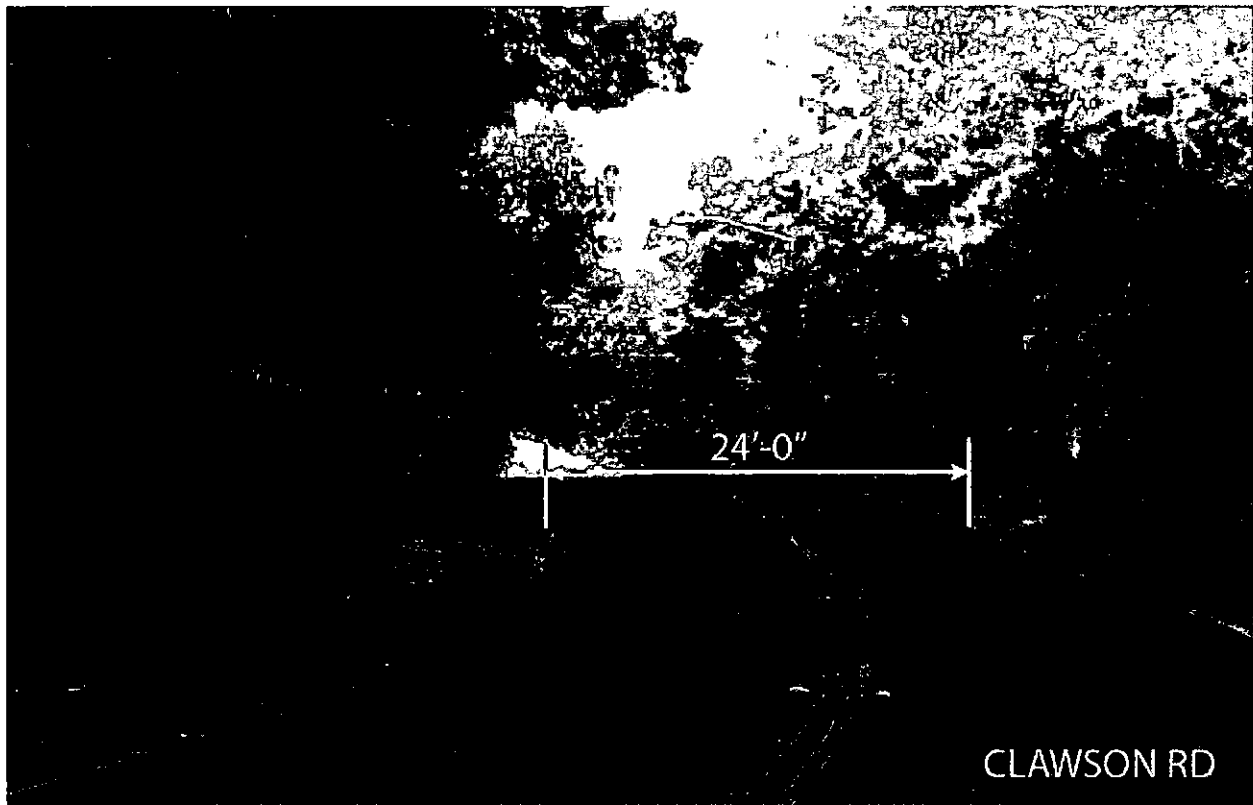


Figure 1.2. Clawson Rd

2. The most recent Average Daily Traffic (ADT) for Clawson is 2,536 trips and is 10 years old.
3. The City is placing an emphasis on development that provides pedestrian and bicycling transportation options in order to reduce the number of vehicle trips. There are no sidewalks on this segment of Clawson Rd., and the prioritization ranking for this roadway in the Sidewalk Master Plan is "medium" priority.
4. Although this roadway segment is a Bike Route in the City Bicycle Plan, there are no bike lanes. The bike route facility is a shared lane on a total pavement width of 24 feet. In the most recent Bicycle Map process, the City received insufficient comments on this segment of Clawson to designate it as a frequently used route. The remaining portions of Clawson were rated as "Low Comfort Roads" intended for skilled and experienced bike riders.
5. The COA Street and Bridge Division is not aware of any City plans to improve Clawson Rd.

6. There is no Capital Metro bus service on Clawson:

- The closest Capital Metro bus stop is more than 1/4 mile away near the intersection of Clawson Rd. and the US 71/290 frontage road. There are no sidewalks between the subject tract and this bus stop until you walk across Fortview Rd (the last xx feet of the walk).
- The next nearest Capital Metro bus stop is more than .4 miles away at the intersection of Bannister Lane and the US 71/290 frontage road. There are no sidewalks between the subject tract and the intersection of Clawson and Morgan Lane, sidewalks on some sections of Morgan Lane (need to check for specifics), and sidewalks on Bannister Lane.
- The Capital Metro bus stop near the intersection of Southridge and Bannister Lane is approximately 2/3rds of a mile away. Although there are more sidewalks on this route than the other two, you have to travel approximately 900 feet down and up a steep hill with little walking room to reach the first sidewalk segment.

7. South Lamar Neighborhood - New Development

1. PSW 1814 Lightsey

4.7 acres. Property rezoned 2/2013 to SF-6-CO. 36 homes, no duplexes, no Lightsey access, 47.4% IC.

2. PSW new acquisition BONA/SLNA

4 acres, 3 properties combined. In both SLNA and BONA. Zoned SF-3. 1805 Lightsey/Aldwyche new PSW acquisition -- no case yet.

3. Cypress

Mixed-Use, 327 rental apartments and 30 townhomes. Zoned GR-CO on Manchaca side, SF-6-CO on Del Curto side.

SP-2012-0013C -- 2717 S Lamar 113 permits listed

4. My Milestone

Completed except for flood mitigation. Zoned SF-3.

2602 Del Curto Rd "My Milestone" eventually named "Silver Leaf" -- permits for this buildout of 12 (duplex) units were all in 2011; 54 of them

5. SOLA City Homes

Final phases under development. Zoned MF-2.

6. PSW Thornton Apartments

109 units, 3 story. Zoned MF-2.

2501 Thornton Rd: Thornton Apartments 3 buildings

8. 2807 Del Curto

Bartlett property 2.8 acres. Zoned SF-6-CO

9. 2811 Del Curto - Del Curto Condos

Michael Friedman, Austin Infill Builders .65 acres. Zoned SF-5-CO.

2811 Del Curto Rd cases from 2010-2011: SP-2010-0010C

10. Warehouse Project

Second phase of existing warehouse site. Zoned CS.

11. Clawson Partners

3 properties, zoned MF-2-CO, total ~2.5 acres.

7 3-story buildings with different #units in each, ranging from 3 to 11. 40 units total.

12. Clawson South 8

3504 Clawson. Zoned SF-5-CO. 4 buildings, 8 units total, duplex/condo. .8 acres.

13. RG Builders - New Duplex

2 family buildings. Zoned SF-3. ~.5 acre.

14. Ravey Duplexes

1608 - 1610 Ravey

A duplex on each lot

Moore-Tate Projects and Design LLC

14. Clawson Patio Homes

Zoned SF-3.

Case C14-2013-0031, "Clawson Patio Homes", is 1.06 acres ?? units.

C14-2013-0032, "Clawson Patio Homes II" is 0.83 acres and indicates a desire of 6-10 units.

15. Turner Residential

2505 and 2507 Bluebonnet, combined 1 acre.

Wants to rezone to MF-2 to build 18 units

16. City Homes at Valley View

Zoned SF-3 CO.

17. 1322 Morgan

Banister Morgan LLC

Zoned SF-3.

New 1 story SF res -att. and new detached 1 story accessory structure (art studio)

18. 4006 Valley View

LPK Investments LLC, Townbridge homes building duplexes. Status rejected: 2013-022447 PR.

Zoned SF-3

19. 3801 Valley View

Group Investment Holdings Inc. This property is for sale.

Property zoned MF-2, 2 adjoining tracts for a total of 1.644 acres.

20. Talisman

Zoned commercial GR-V-CO.

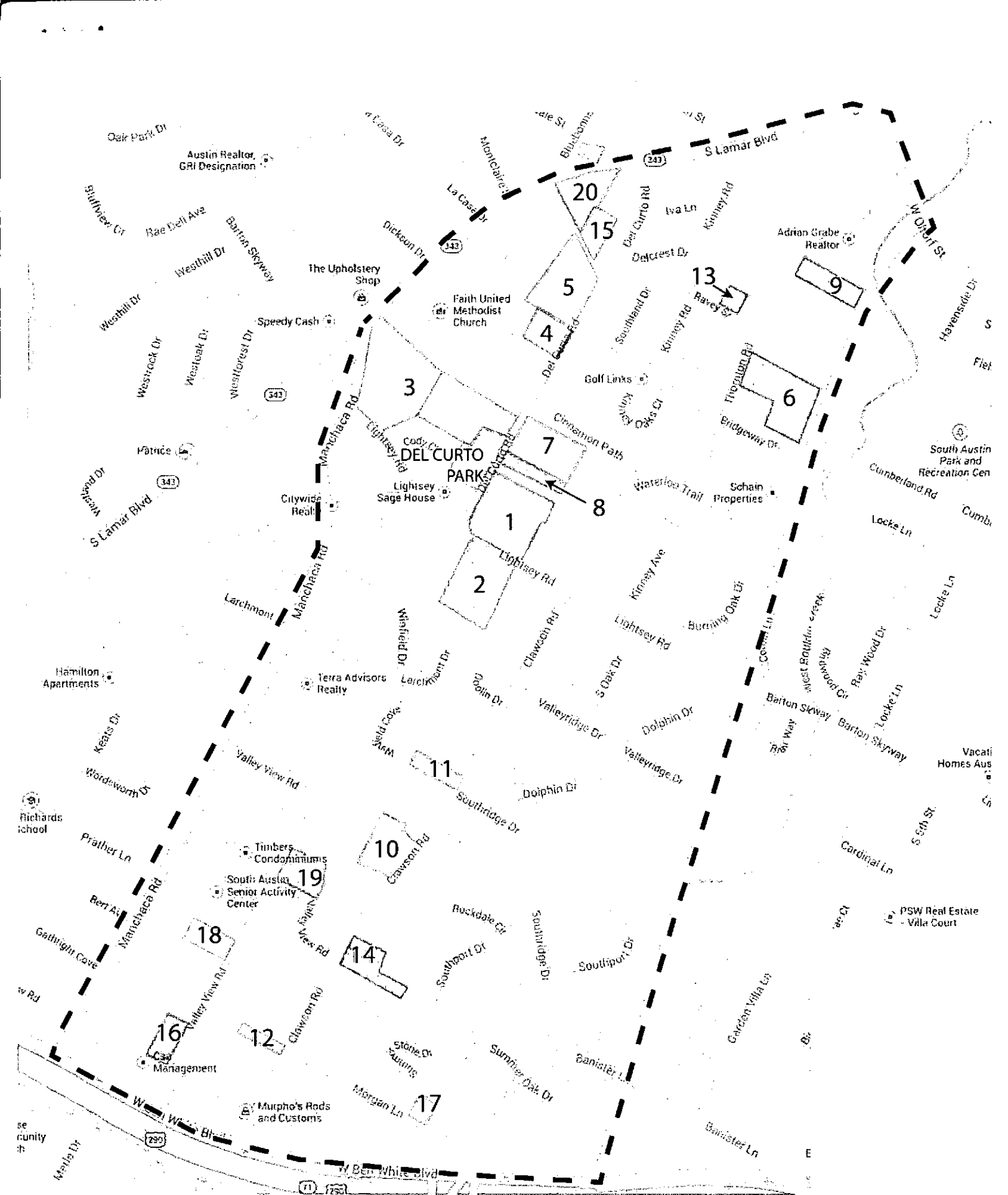


FIGURE 7.1
SOUTH LAMAR NEIGHBORHOOD
NEW DEVELOPMENT