

## THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2013-0032 – Clawson Patio Homes II

REQUEST:

Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3903 Clawson Road (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to townhouse and condominium-conditional overlay (SF-6-CO) combining district zoning, as amended. As approved at First and Second Readings, the Conditional Overlay limits the number of daily trips to 2,000.

A public Restrictive Covenant approved at First and Second Readings requires that right-of-way be dedicated along Clawson Road, requires the property to be developed with the property to the south as a unified project, limits the number of residential units within that project to 16, a density of 9 units per acre, and prohibits gated roadways or driveways.

DEPARTMENT COMMENTS:

The Conditional Overlay and Restrictive Covenant incorporate the conditions imposed by the City Council at First and Second Readings.

OWNER: Roy G. Crouse

APPLICANT: Bleyl Interests, Inc. (Vincent G. Huebinger)

DATE OF FIRST & SECOND READINGS: August 22, 2013, Approved SF-5-CO combining district zoning, on First and Second Reading (5-2, Councilmembers Morrison and Tovo -- nays).

CITY COUNCIL HEARING DATE: August 29, 2013

ASSIGNED STAFF: Lee Heckman  
e-mail: lee.heckman@austintexas.gov

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2013-0032 / Clawson Patio Homes II **PC DATE:** May 28, 2013  
June 25, 2013

**ADDRESS:** 3903 Clawson Road **AREA:** 0.83 acres (36,155 square feet)

**OWNER:** Roy G. Crouse

**AGENT:** Bleyl Interests, Inc. (Vincent G. Huebinger)

**ZONING FROM:** SF-3; Family Residence

**ZONING TO:** MF-1; Multifamily Residence – Limited Density; SF-6; Townhouse and Condominium Residence, as Amended\*

\* During the course of the public hearing at the Planning Commission meeting on June 25, 2013, the applicant amended the rezoning request to SF-6. A formal amendment to the request was submitted on July 9, 2013 (see Exhibit R).

**NEIGHBORHOOD PLAN AREA:** South Lamar Neighborhood  
(South Lamar Combined Neighborhood Plan Area)

**SUMMARY STAFF RECOMMENDATION:**

To grant MF-1, Multifamily Residence – Limited Density, district zoning with conditions. These conditions include:

- 1) A conditional overlay to limit vehicle trips per day to less than 2000; and
- 2) Prior to or in tandem with adoption of a rezoning ordinance, execution of a public restrictive covenant that commits the owner to dedicate right-of-way, as necessary to match 35' of right-of-way from the existing centerline of Clawson Road, at the time of site-planning.

**PLANNING COMMISSION RECOMMENDATION:**

June 25, 2013 A postponement until July 23 was requested by the South Lamar Neighborhood Association (see Exhibit PP). The applicant did not concur. After a discussion-postponement, a Motion to postpone to July 9, 2013 (Motion by D. Chimenti; M. Smith – 2<sup>nd</sup>); Failed, 3-5.

Following the public hearing, Deny MF-1 and Recommend SF-6 with staff conditions and a limit of 16 residential units between this and the associated rezoning case, with direction to staff to determine appropriate limit for each tract if necessary (Motion by J. Nortey; Hernandez – 2<sup>nd</sup>) (B. Roark – Amendment to Limit to 16 units; J. Nortey and A. Hernandez Accepted; M. Smith – Amendment to Limit to 14 units; no 2<sup>nd</sup>); Passes 5-2 (Nays: D. Chimenti, M. Smith); S. Oliver and J. Stevens – Absent.

May 28, 2013

Postponement to June 25, 2013 granted at request of South Lamar Neighborhood Association \*\* (Consent Motion by J. Nortey; Stevens – 2<sup>nd</sup>); 8-0, A. Hernandez – Absent

\*\* This was conducted as a discussion-postponement as the South Lamar Neighborhood Association had requested a 4-week postponement while the applicant had countered with a 2-week postponement (see Exhibit PP). During discussion, the applicant concurred with postponement until June 25, 1013.

**ISSUES:**

On July 22, 2013, a series of questions was received from the South Lamar Neighborhood Association (SLNA) regarding the goals of Imagine Austin and how staff drew the conclusion that the proposed rezoning was in compliance with the goals of the adopted Comprehensive Plan. Those 30-plus questions, and staff's response to the SLNA on August 1, 2013, has been attached (see Exhibit IA).

On August 12, 2013, staff received another series of questions from the SLNA regarding the Imagine Austin Comprehensive Plan. These 37 questions, and staff response, are anticipated to be provided as late backup.

**DEPARTMENT COMMENTS:**

Clawson Road is located between S 1<sup>st</sup> St and Manchaca Road, and extends north from Ben White Boulevard to Roberts Avenue, for a distance just under 1 mile (see Exhibit A, A-1, & A-2). With the exception of some commercial uses at Fort View Road and Ben White Boulevard, Clawson Road is residential in nature, with a mix of lower density single-family, higher-density single family, and lower-density multifamily.

The subject tract is approximately 1500 feet north of Ben White (identified as Tract 2 on exhibits). The subject tract, along with its companion tract to the south (identified as Tract 1 on exhibits), were subdivided in 1937. The Travis Central Appraisal District lists 1959 as the year of improvements, whereas City data shows a water tap permit from 1949, with both a water and sewer permit in 1959. In any case, a 1314 square feet house has existed on the site for 50-plus years.

The rezoning request is driven by a stated desire to redevelop this tract and the 1.06-acre tract immediately to the south as duplexes or patio homes. Taken together, the two tracts are surrounded on three sides by a PUD developed as lower-density multifamily, and single-family homes. As proposed, this MF-1 tract could be developed with up to 3 buildings and 6 units. The tract to the south, proposed to be rezoned to SF-5, could be developed with up to 5 buildings and 10 units, and attempt to mirror the density of the row of 8 single-family lots to the south abutting Grayford Drive.

MF-1, as a base zoning district, has a slightly higher allowances for building and impervious cover. Given those additional allowances under MF-1 base district zoning, it is anticipated that visitor parking, a round-a-bout, and other areas or impervious cover may be located on that tract. The applicant provided a conceptual plan to illustrate the project prior to the scheduled May Planning Commission meeting; a revised conceptual, responding to a tree survey, has recently been submitted (see Exhibits I).

A site plan, renderings, or other illustrations may be conceptual in nature, may not necessarily comply with all aspects of the Land Development Code, have not been reviewed

by staff for compliance with the LDC, are not required as part of the rezoning request, and are not in any way binding on the applicant or formally incorporated into an application.

Of note, if not restricted or otherwise constrained by regulations and standards, the MF-1 base district does allow for 17 units per acre.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>Site</b>	SF-3	Single-family residential
<b>North</b>	PUD	Multi-family residential
<b>South</b>	SF-3 (SF-5 proposed)	Single-family residential (urban family residential proposed)
<b>East</b>	PUD	Multi-family residential
<b>West</b>	SF-3; MF-2; SF-6	Clawson Road; Single-family and duplex residential, multi-family residential

**AREA STUDY:** No

**TIA:** Not Required

**CAPITOL VIEW CORRIDOR:** No

**WATERSHED:** West Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

South Central Coalition	498
Austin Neighborhoods Council	511
Austin Independent School District	742
South Lamar Neighborhood Association	926
Homeless Neighborhood Organization	1037
League of Bicycling Voters	1075
Perry Grid 614	1107
Austin Parks Foundation	1113
Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Monorail Project	1224
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
SEL Texas	1363
Beyond2ndNature	1409

**SCHOOLS:**

Austin Independent School District

Joslin Elementary School

Covington Middle School

Crockett High School

**ABUTTING STREETS:**

<b>STREET</b>	<b>RIGHT-OF-WAY / PAVE-</b>	<b>CLASSIFICATION</b>	<b>DAILY TRAFFIC</b>	<b>BICYCLE PLAN *</b>	<b>CAPITAL METRO</b>	<b>SIDEWALKS</b>
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	<b>MENT WIDTH</b>					
Clawson Road	Varies / 24 feet	Collector	2,536	Route 325	No	No

\* Currently the bike facility is a shared lane; the 2009 Bicycle Plan Update recommends a bike lane.

### **CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
3504 Clawson Road C14-06-0168	SF-3 to SF-5	Recommended SF-5-CO; 09/06/2006	Approved SF-5-CO; 11/13/2006 (CO limits to 8 units)
3510 Clawson C14-84-330	"A-1" 1 <sup>st</sup> H&A to "A-2" 1 <sup>st</sup> H&A / to SF-6	Recommended "A-2" 1 <sup>st</sup> H&A; 11/27/1984	Approved A-2" 1 <sup>st</sup> H&A; 12/06/1984; Approved SF-6; 09/12/1985
3606 Clawson C14-70-134	"A" to "BB"	Recommended "BB" with ROW Condition; 10/14/1970	Approved "BB" 04/13/1972
C14-72-112	"BB" to "LR"	Not Recommended	Denied; 07/06/1972
3604-3606 Clawson C14-85-342	SF-6 to MF-2	Recommended MF-2; 12/10/1985	Approved MF-2; 06/26/1986 (RC limits to 2 units)
3608 and 3706 Clawson Road C14-2007-0067	SF-3 to MF-2	Forward with no rec; 08/24/2007	Approved MF-2-CO; 06/18/2008 (CO limits to 300 vtd) (RC requires water conservation and green building)
3701-3711 Clawson & 1507- 1512 Rockdale Ci C14-81-208	Interim "A" 1 <sup>st</sup> H&A to "A-2" 1 <sup>st</sup> H&A	Recommended with conditions (per CC minutes)	Approved "A-2" 1 <sup>st</sup> H&A; 10/28/1982 (included ROW deed and various easements)
3706-3804 Southridge, Southport and Bannister C814-75-006	"A" and "B" to "BB" based PUD (10 u/a on west, 20 u/a on east)	Recommended (per CC minutes)	Approved PUD; 04/01/1976
3801-3903 Clawson Road C814-75-006.1	"A" 1 <sup>st</sup> H&A (SF-3) to PUD-Multi- Family	Recommended (per CC minutes)	Approved PUD; 07/13/1985
3906 Clawson C14-83-028	Interim "A" 1 <sup>st</sup> H&A to "BB" 1 <sup>st</sup> H&A	Recommended; 04/05/1983	Approved; 02/09/1984 (RC limits to 32 units)

4008 Clawson C14-84-307	"A" 1 <sup>st</sup> H&A to "A-2" 1 <sup>st</sup> H&A / SF-6	Recommended "A-2" 1 <sup>st</sup> H&A; 10/16/1984	Approved "A-2" 1 <sup>st</sup> 11/08/1984; Approved SF-6; 04/25/1985
1506 Morgan Ln C14-84-080	"A" 1 <sup>st</sup> H&A to "B" 1 <sup>st</sup> H&A	Not Recommended; 06/05/1984	Denied; 07/12/1984
1503 Morgan Ln C14P-74-047	Day Care Center for 40 Children	Approved; 12/10/1974	N/A
1411 Morgan Ln C14-71-272	"A" 1 <sup>st</sup> H&A to "GR" 1 <sup>st</sup> H&A	Recommended with conditions (per CC minutes)	Approved as Recommended; 12/09/1971; Dismissed 02/24/1977

**CITY COUNCIL DATE:**

August 22, 2013

Closed the Public Hearing and Approved on First and Second Reading Only (Motion: Councilmember Spellman; Second: Mayor Pro Tem Cole). Passed 5-2 (Nays: Councilmembers Morrison and Tovo).

August 8, 2013

Postponed until August 22, 2013 at the request of the South Lamar Neighborhood Association (see Exhibits PP). The applicant concurred with the 2-week postponement request.

June 6, 2013

Postponed until August 8, 2013 at the request of staff.

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

1<sup>st</sup>

**2<sup>nd</sup>**

**3<sup>rd</sup>**

**ORDINANCE NUMBER:**

**CASE MANAGER:** Lee Heckman  
e-mail address: lee.heckman@austintexas.gov

**PHONE: 974-7604**

**SUMMARY STAFF RECOMMENDATION**

To grant MF-1; Multifamily Residence – Limited Density district zoning with conditions. These conditions include:

- 1) A conditional overlay to limit vehicle trips per day to less than 2000; and
- 2) Prior to or in tandem with adoption of a rezoning ordinance, execution of a public restrictive covenant that commits the owner to dedicate right-of-way, as necessary to match 35' of right-of-way from the existing centerline of Clawson Road, at the time of site-planning.

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

The existing family residence (SF-3) district zoning is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

The requested multifamily residence-limited density (MF-1) district zoning is intended for multifamily use with a maximum density of up to 17 units per acre, depending on unit size. An MF-1 district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multifamily uses or in an area for which limited density multifamily use is desired. An MF-1 district may be used as a transition between a single family and higher intensity uses.

***Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character; and***

***Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.***

Clawson Road is a residential street. Granted, at its intersection with Ben White Boulevard and Fort View Road there are a number of GR and CS-zoned establishments. Travelling northward, however, one finds large-lot SF-3-zoned residences, several SF-5 and SF-6-zoned properties, and more than a couple MF-2 properties. There is a diversity of residential types and development densities along Clawson Road, but it is all residential.

This subject tract is across the street from an MF-2 zoned property, is surrounded on two sides by a PUD constructed as multifamily, and is immediately north of a tract proposed to be rezoned SF-5 from SF-3 and jointly developed with the subject tract.

The proposed MF-1 rezoning on this tract, and SF-5 rezoning on the tract to the south, are compatible with adjacent and nearby residential uses, especially if developed as a unified project. Clawson Road may be characterized by transition, but these properties, if rezoned MF-1 and SF-5, can still serve as a transition between the remaining single-family residentially-zoned properties and the SF-5, SF-6, and MF-zoned properties.

***Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan; and***

***The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.***

The South Lamar Combined Neighborhood Plan effort has been suspended. As such, there is no neighborhood plan or future land use map to consult in developing the staff recommendation.

The Planning Commission recommended and the City Council has adopted the Imagine Austin Comprehensive Plan, which contains a paramount theme of growing and evolving into complete communities within a compact and connected city. To reach that goal, responsible residential infill that provides additional housing units is necessary. Indeed, one of the primary mechanisms for achieving compact growth will be development, or redevelopment, of larger tracts such as this into more dense residential.

Additionally, if Austin is to develop a diversity of housing types and choices under the policy of creating complete communities that recognize diverse financial and lifestyle needs, then this type of residential construction is an appropriate addition to the neighborhood. At the same time, the proposed MF-1 and SF-5 zoning districts, as opposed to a more intense multifamily district, respect the neighborhood's character – another goal of the Imagine Austin plan.

## **EXISTING CONDITIONS & REVIEW**

### **Site Characteristics**

The subject tract lies to the east of Clawson Road and is under an acre in size. It contains an existing single-family home that dates from the Fifties. There are a number of mature trees on site, and the property slopes from southeast to northwest (see Exhibit A-3).

### **PDR Comprehensive Planning Review**

March 18, 2013

The zoning case is located on the east side of Clawson Road and is not located within the boundaries of planning area with an approved neighborhood plan. Surrounding land uses include a residential PUD to the north and east, a multi-family apartment complex to the west, and single family houses to the south. The developer wants to clear the existing single family house on the .83 acre site and build attached or detached patio houses at a higher density, which a multi-family zoning designation would allow.

The overall goal of the IACP is to achieve '*complete communities*' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Page 107 of the IACP states, "While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. *Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context.* It should also be connected by sidewalks, bicycle lanes, and transit to the



surrounding area and the rest of the city. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. Not all land within the city limits will be developed. Some may remain or enter into agricultural production; continue as single-family houses, duplexes, and apartments; or become part of the planned open space network. The Growth Concept Map not only guides where Austin may accommodate new residents and jobs but also reflects the community intent to direct growth away from environmentally sensitive areas, and to protect the character of neighborhoods by directing growth to areas identified by small area plans.”

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion and development of a variety of types of housing 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.
- **H 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.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon surrounding residential land uses, the Growth Concept Map and Imagine Austin policies referenced above that supports a variety of housing types being located throughout Austin, staff believes that the proposed residential use is in compliance with the Imagine Austin Comprehensive Plan.

## **PDR Environmental Review**

March 21, 2013

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. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps there is no flood plain within the project area.
5. 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.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### **PDR Site Plan Review**

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March 21, 2013

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the south and west 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 the property line.
- 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.

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

### **PDR Transportation Review**

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April 10, 2013

1. If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of Clawson Road in accordance with the Transportation Criteria Manual. LDC, 25-6-55; TCM, Tables 1-7, 1-12.
2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips/day. [LDC, 25-6-113]

3. Clawson Road is classified in the Bicycle Plan as Bike Route No. 325.
4. Capital Metro bus service is not available along Clawson Road.
5. There are no existing sidewalks along Clawson Road.
6. Existing Street Characteristics:

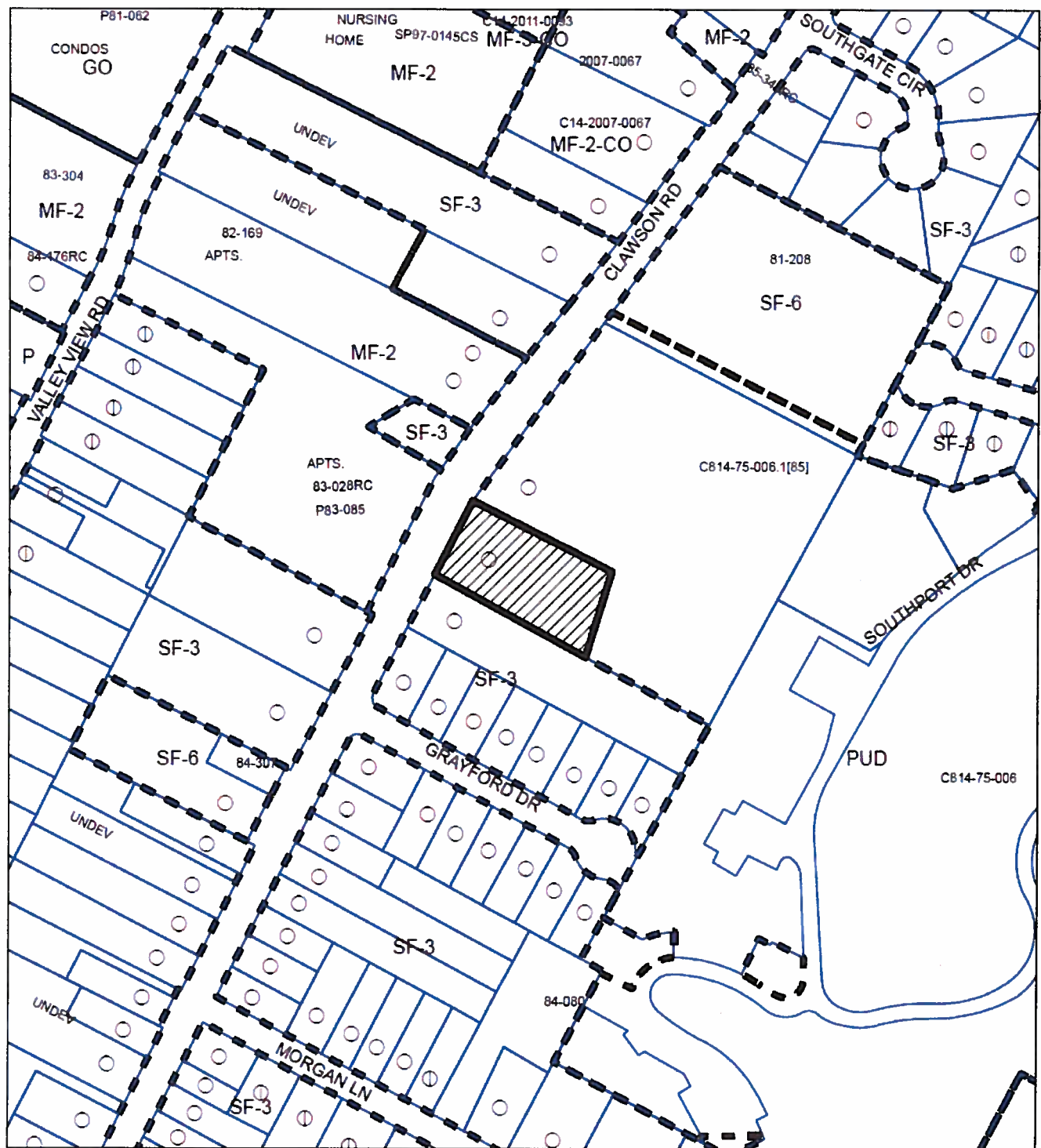
<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>ADT</b>
Clawson Road	Varies	24'	Collector	2,536

### **PDR Austin Water Utility Review**

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March 11, 2013

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 proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2013-0032**



1" = 200'

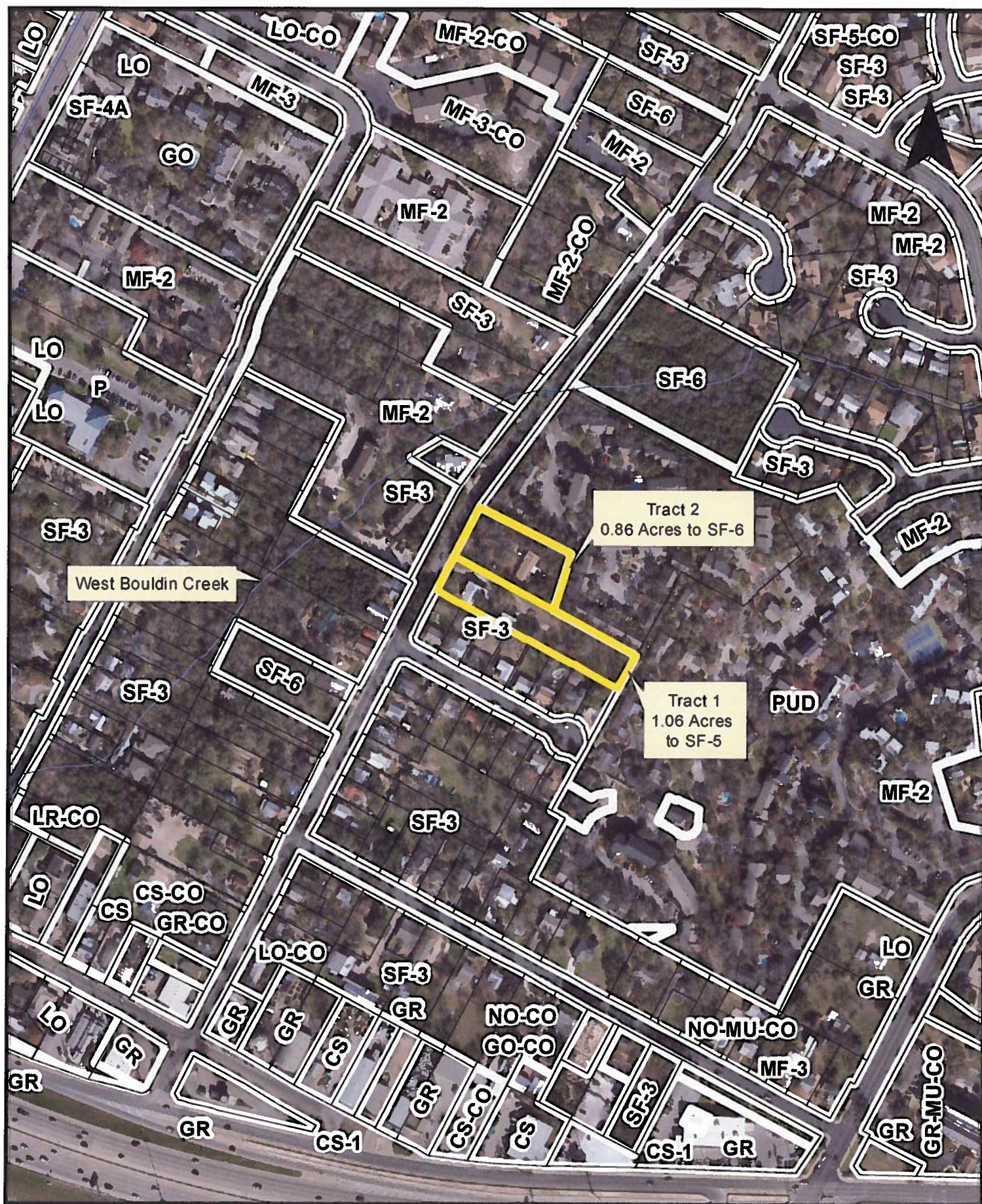
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**Exhibit A**



# C14-2013-0031 and 0032 / Clawson Patio Homes



**Image Data: 2012-01**

## Exhibit A-1 Aerial & Zoning

A horizontal scale bar with tick marks at 0, 150, 300, and 600. The word "Feet" is written at the right end of the bar.

**1 inch = 300 feet**



# C14-2013-0031 and 0032 / Clawson Patio Homes

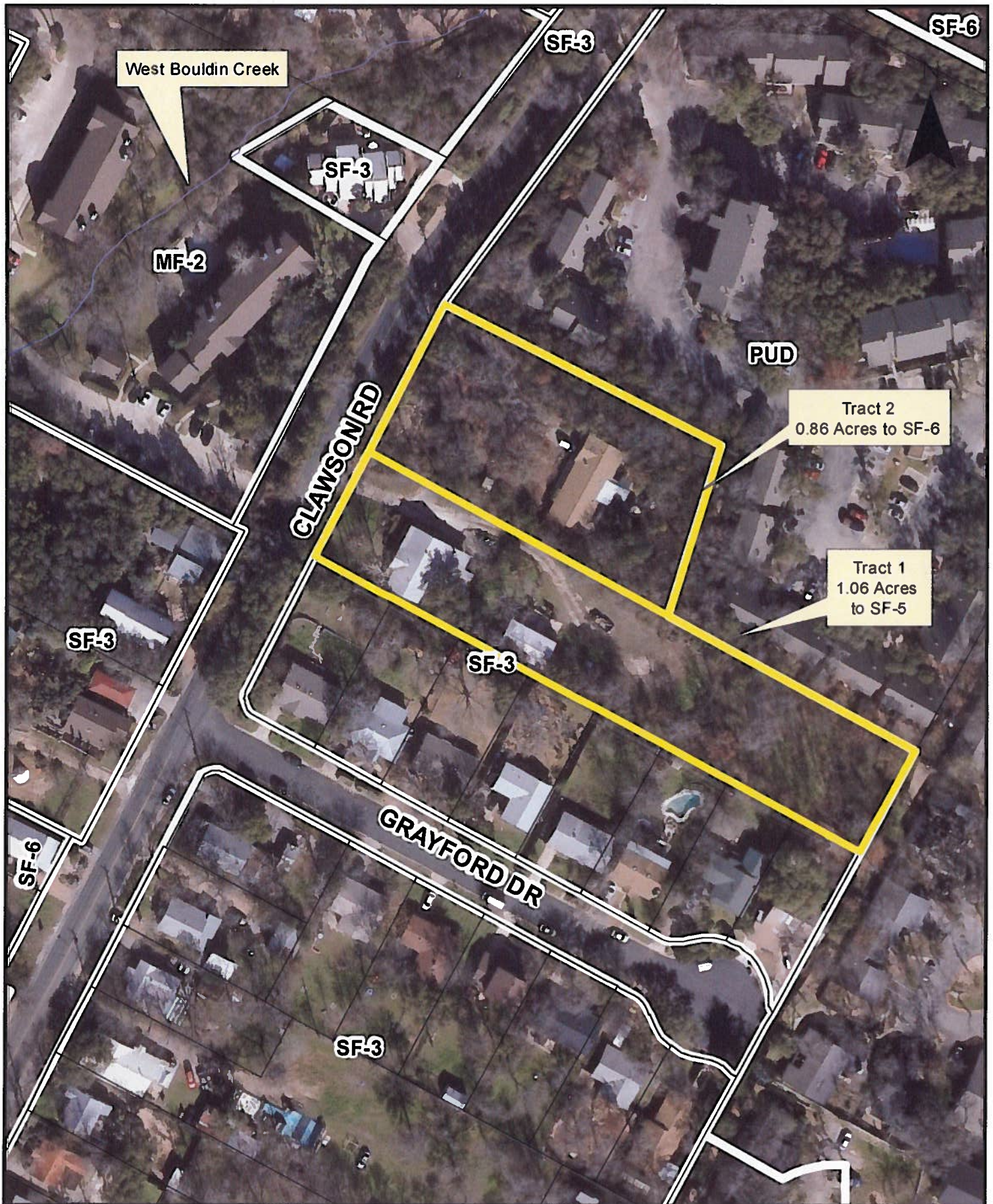


Image Data: 2012-01

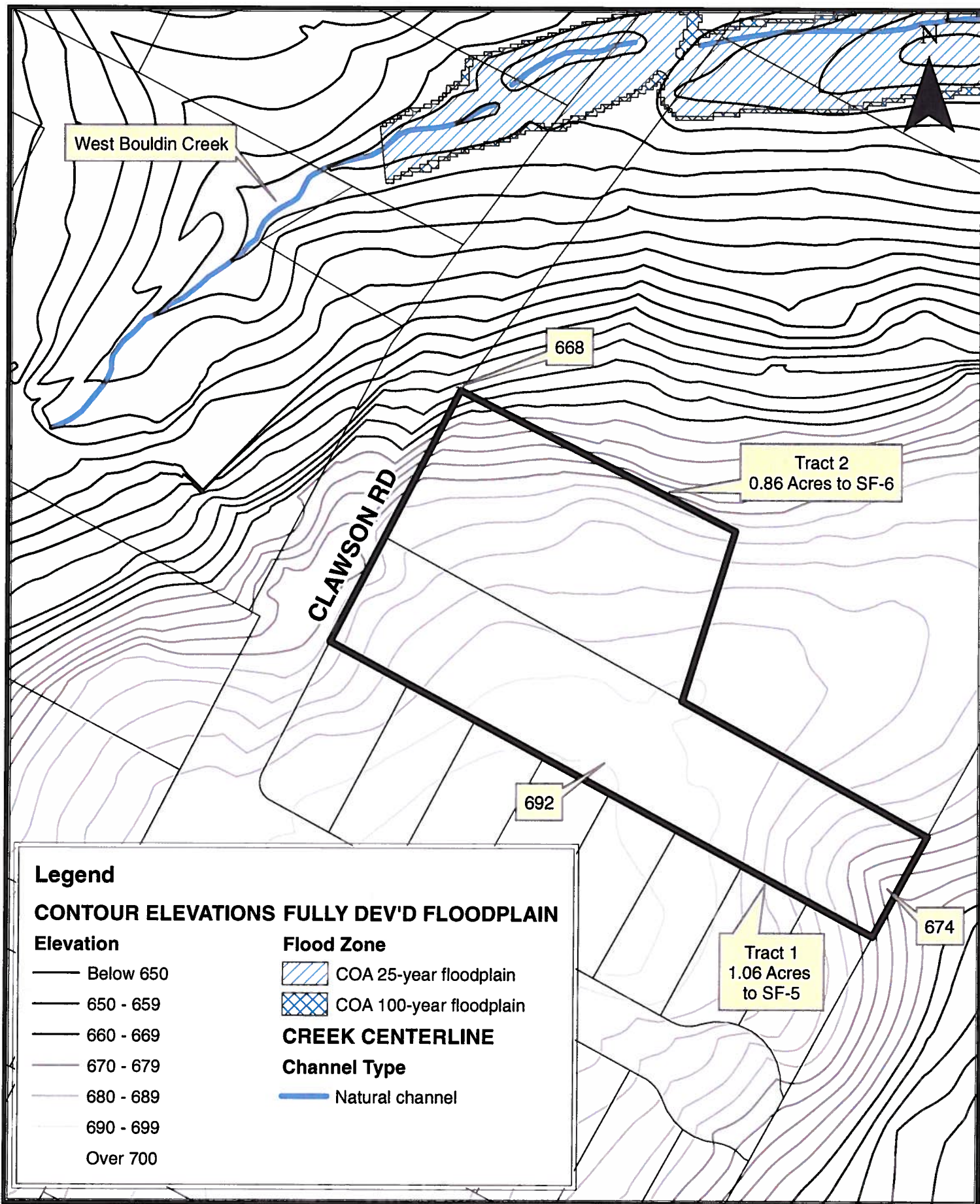
Exhibit A-2  
Aerial & Zoning

0 50 100 200  
Feet

1 inch = 100 feet



# C14-2013-0031 and 0032 / Clawson Patio Homes



Contour Data: 2003

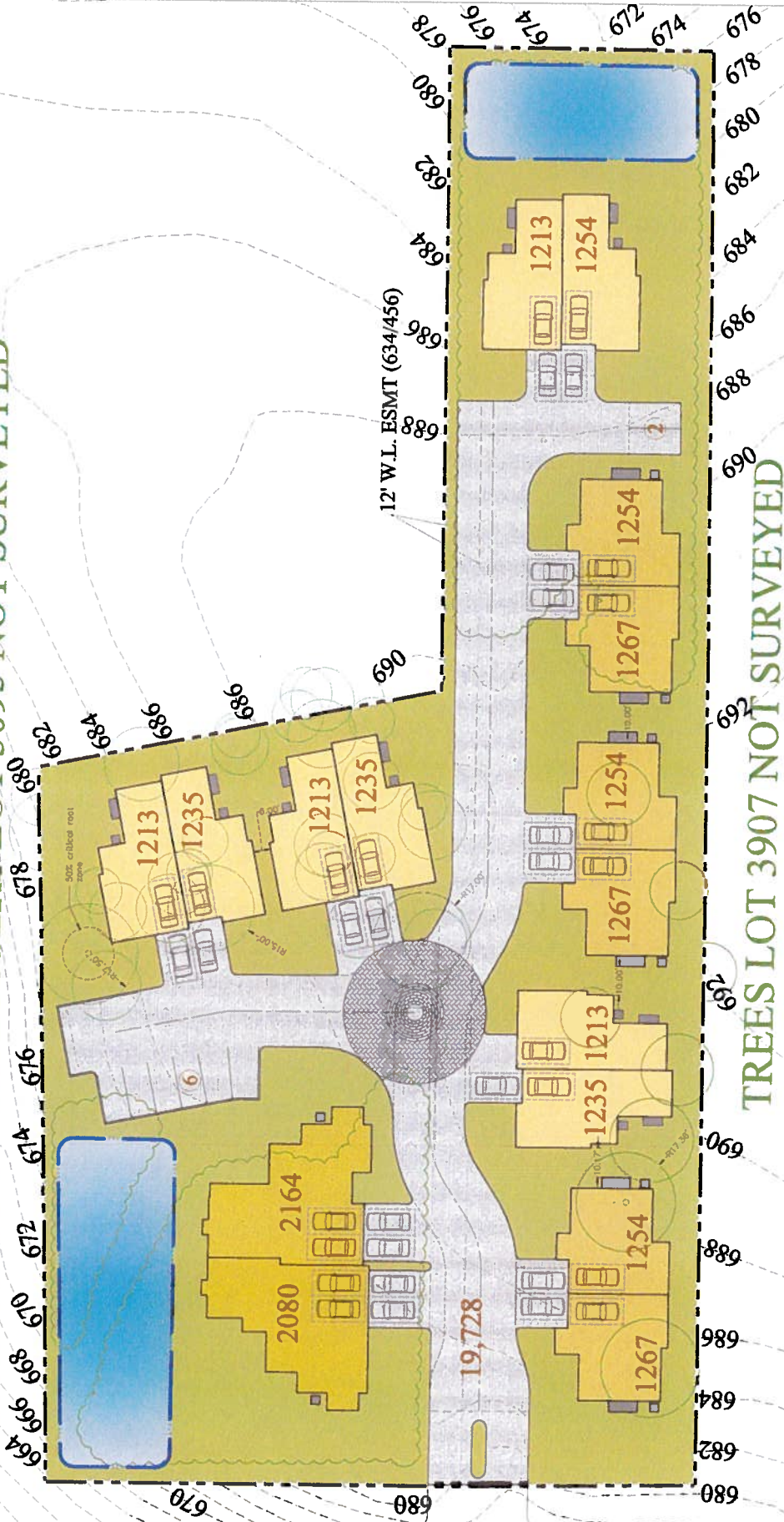
Exhibit A-3  
Contours

0 50 100 200  
Feet

1 inch = 100 feet

NOT TO SCALE

FRONT YARD TREE CLUSTERS LOT 3093 NOT SURVEYED



TREES LOT 3907 NOT SURVEYED

CLAWSON PATION HOMES

**Bleyl & Associates**  
Project Engineering & Management  
1713 S CAPITAL OF TX HWY  
DARTMOUTH, TEXAS 75745  
317-238-7828 FAX





**From:** Nancy Maclaine  
**Sent:** Monday, July 22, 2013 9:45 PM  
**To:** Stoll, Garner  
**Subject:** Imagine Austin Comprehensive Plan Information request  
Mr. Stoll:

Zoning cases C14-2013-0031 and C14-2013-0032 are located within the boundaries of the South Lamar Neighborhood Association. Both the staff reports recommending approval of the zoning requests and the Planning Commission motion recommending approval of the cases reference compliance with the goals of the Imagine Austin Comprehensive Plan.

Therefore, it is obvious to us that we need to educate ourselves with regard to the provisions, policies and goals of IACP, and better understand how staff is evaluating whether cases/projects are in compliance with the goals/themes of IACP.

Our zoning committee has drawn up a list of questions related to IACP based on our preliminary review of the plan. We hope that you will be able to provide us with answers on these issues so we can better understand the provisions of IACP, how they relate to our own neighborhood, and the implementation process the City is following to achieve the IACP goals.

Thank you,  
Nancy Maclaine  
South Lamar Neighborhood Association  
President 2013  
[512-589-0184](tel:512-589-0184)

**From:** Stoll, Garner  
**Sent:** Thursday, August 01, 2013 8:38 AM  
**To:** Nancy Maclaine  
**Cc:** Guernsey, Greg; Heckman, Lee; DiGiuseppe, Paul; Walters, Mark; Arwood, Donna  
**Subject:** Staff's responses to South Lamar Neighborhood Association questions

Dear Ms. Maclaine,

Attached are staff's responses to questions from the South Lamar Neighborhood Association about the Imagine Austin Comprehensive Plan and its relationship to zoning cases C14-2013-0031 and C14-2013-32.

Please feel free to contact me if you have additional questions or wish to discuss.

Sincerely,  
**Garner Stoll AICP**  
Assistant Director  
Planning and Development Review Department  
505 Barton Springs Rd.  
Austin, TX 78704  
512-974-2397  
[Garner.stoll@austintexas.gov](mailto:Garner.stoll@austintexas.gov)

**1. *Complete Communities – The IACP points us towards becoming a City of complete communities throughout Austin. Establishing complete communities will require monitoring different services at different scales. Some needs should be within or near every neighborhood, while others will draw from many neighborhoods.***

A. The *Imagine Austin Comprehensive Plan* is a forward-looking and wide-reaching policy document that provides direction for Austin to become a more sustainable community. It is an aspirational plan that sets high-level, strategic directions. Its vision and principles relating to sustainability are coalesced through the plan's concept of complete communities. In the broadest terms the concept speaks to creating communities across Austin that have access to employment, shopping, learning, open space, recreation, and other amenities and services within a short trip.

When the City Council authorized the development of what later became *Imagine Austin*, they specified that the resulting plan have sustainability as its core value. Through an extensive public process and through input from the Council-appointed advisory committee, the concept of complete communities emerged as a key strategy for becoming a more sustainable city. Because of the different scales and service areas of the various elements that create complete communities, the concept is not rigid and not constrained by pre-determined boundaries. The plan does identify centers and connecting corridors to provide focus for the development of these communities.

The elements that create a complete community are the daily conveniences that cities throughout time have always provided citizens. All communities are, to greater and lesser degrees, complete; to that end, *Imagine Austin* seeks a more sustainable future by promoting more convenient and complete places across the city in a manner sensitive to the local context.

***West Campus and Dove Springs are cited as communities at different stages in the process of becoming complete communities. This indicates that the boundaries of the future complete communities have been defined.***

A. As stated above, the comprehensive plan does identify centers but does not prescribe any boundaries for complete communities. These areas were selected as general references and are commonly known parts of Austin. At the request of Dove Springs participants, an additional neighborhood center was added to serve as a focal point for the Dove Springs neighborhood.

***Where is a map or text description of the neighborhoods that will comprise each of the complete communities described in IACP?***

A. As explained above the plan provides centers that are intended to provide focal points for future complete communities. Members of the Imagine Austin Task Force did discuss creating boundaries for complete communities but concluded that it was impossible due to the daily needs of complete communities having widely varying service areas.

**2. *What are the boundaries of the future complete community in which the South Lamar Neighborhood Association is located?***

A. As discussed above, there are no established boundaries for a future complete community.

**3. *Where does our community stand with respect to achieving the Livable, Mobile and Interconnected, Values and Respects People, Prosperous, Education, Creative and Natural and Sustainable characteristics/categories set out on Page 88?***

A. These concepts refer to the aspirational components/themes of Imagine Austin's Vision Statement. The plan lists complete community indicators to measure progress towards this vision statement on pages 224-226.

**4. *How is the current status and progress of the complete community characteristics/categories being monitored? What are the different scales for different communities, and what is the scale for our community?***

A. As stated above, the centers identified on the growth concept map serve as focal points for complete community geographies. It really depends on what aspect of completeness is being measured. For example, different types of parks (pocket, neighborhood, regional, etc.) serve larger and smaller geographic areas and populations. The same is true for different types of retail and other goods and services.

**5. *How does the community monitoring process evaluate the current status of infrastructure like roads, sidewalks, drainage, water, wastewater and determine when infrastructure improvements are required to support additional the development called for in IACP?***

A. Such things as sidewalks, drainage, water, wastewater, etc. are handled at the site planning stage. If you would like to seek improvements to infrastructure in your neighborhood, you can contact the appropriate department. For roads and sidewalks, please go to the Public Works Department website. For drainage, please go the Watershed Protection website. For water and wastewater, please go the Austin Water website.

**6. *How is the appropriate housing diversity for each community determined? What is the proposed housing diversity for our community, and what is the current status of housing diversity within our community?***

A. *Imagine Austin* provides broad policy direction and seeks to increase housing diversity in all areas of the community.

***There has been a lot of recent non-corridor or activity center infill/redevelopment in our neighborhood in the past few years. How much of the expected infill/redevelopment projected for our community has already been built or approved?***

A. *Imagine Austin* recommends that infill/redevelopment be "Context Sensitive" in neighborhoods in non-corridor or activity centers. On page 136, the plan lists a "Key Challenge for the Future" as: "Maintaining the unique and diverse character of Austin's neighborhoods, while meeting market demands for close-in housing".

**7. Affordable housing is defined as dwelling units for sale or rent that are deemed affordable for lower and middle income households.**

***What are the ranges of rental and purchase costs that are deemed affordable housing? Are there different price ranges depending on the community, or is there one standard for all of Austin? If there are different price ranges based on each community, what are the price ranges for our community? If not, what is the price range for Austin?***

A. The common standard measure for affordability is that a household spend no more than 30% of its income on housing costs.

The measure for affordability is set annually for each metropolitan statistical area (MSA) by the federal department of Housing and Urban Development (HUD). According to HUD, affordability is measured as housing that people who earn 80% of the MSA's median family income can afford by spending no more than 30% of their household income. For FY 2013 the median family income for the Austin-Round Rock-San Marcos, TX MSA:

- One-Person Household=\$41,000
- Two-Person Household=\$46,850
- Three-Person Household=\$52,700
- Four- Person Household=\$58,550

Please see this Web site for more information:

[http://www.huduser.org/portal/datasets/il/il2013/2013summary.odn?states=%24states%24&data=2013&inputname=METRO12420M12420\\*Austin-Round+Rock-San+Marcos%2C+TX+MSA&stname=%24stname%24&statefp=99&year=2013&selection\\_type=hmfa](http://www.huduser.org/portal/datasets/il/il2013/2013summary.odn?states=%24states%24&data=2013&inputname=METRO12420M12420*Austin-Round+Rock-San+Marcos%2C+TX+MSA&stname=%24stname%24&statefp=99&year=2013&selection_type=hmfa)

**8. Complete Streets – Complete streets are designed to work well for cars, but also meet the needs of children walking to school, cyclists, people in wheelchairs trying to catch a bus, rail transit commuters, grandmothers who won't drive and parents jogging with strollers.**

Not every street can or needs to become a complete street.

A. What follow is some additional information about the idea of "complete streets" - A complete street concept refers to the design of the public rights-of-way to provide safe paths for all users (including bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities.). The concept is also not a one-size-fits-all approach. The design and implementation of a complete street depends on its location, designation (local, collector, arterial, etc.), and its operational characteristics (traffic speeds and volumes). Many of Austin's existing streets are incomplete. The goal of the plan is to require that all new streets be constructed as complete streets and to take advantage of opportunities to complete existing streets.

***Are Clawson Rd., Lightsey Rd., and Del Curto streets that can or need to become complete streets? If they do need to become complete streets, what improvements specifically need to be made on each street to reach that goal?***

A. Ideally, all of Austin's roadways would accommodate all users; unfortunately, many of our roadways do not. This lack of completeness is often most obvious in older neighborhoods built before the City of Austin requirement that they be built with sidewalks and along older roadways that have not experienced new development. This is obvious along Del Curto Road. The provision of sidewalks along segments of Del Curto Road, closer to South Lamar Boulevard, adjacent to new development helps to create a more complete street for those segments, especially for pedestrians. This completeness disappears as the roadway extends further into the neighborhood.

A more complete study of the roadways mentioned above would be needed to assess the issues and expenses associated with "completing" these streets and include such considerations as topography, creeks and flood zones, and availability of right-of-way.

***If improvements are needed, what does IACP say about completing the improvements before additional development and/or infill is permitted?***

A. As discussed above, *Imagine Austin* recommends the completion of existing streets when feasible. The ongoing code revision process provides an opportunity to evaluate existing street standards and development practices and requirements in relationship to complete streets.

***If not, how do we determine how much additional infill and/redevelopment should be permitted on non-complete streets?***

A. The complete street concept refers to the operational characteristics of a roadway and does not refer to the type or amount of development along the right-of-way.

***9. Growth Concept Map – Most new development will be absorbed by the corridors and activity centers identified in the Growth Concept Map.***

***Is there a specific percentage of the projected growth within each community that will occur within the corridors and activity centers?***

A. There is not a specific percentage of growth allocated for each activity center or corridor in *Imagine Austin*.

***What percentage of the total projected growth in our community is slated to occur within the identified corridors and activity centers?***

A. As explained above, the plan does not attempt to project the total amount of growth that might be achieved in the identified corridors and activity centers. However, the plan recommends that the Land Development Code be revised to encourage development to occur in centers and corridors.

***10. How much infill/redevelopment is expected to occur outside the corridors and activity centers in our community?***

A. The goal of *Imagine Austin* is to direct new growth into corridors and centers; this does not preclude all growth outside of these areas. The plan anticipates some growth to occur in established areas through contextually appropriate infill and redevelopment.



***How will the amount of non-corridor and activity center development within our community be monitored?***

A. PDRD staff is developing a process to measure the amount of growth and development that is occurring throughout the city and the ETJ. This information will be used for the Imagine Austin five-year update to evaluate the degree to which the plan has been implemented.

***What is the projected unit per acre density for the complete community? What is the projected unit per acre density for the corridor and activity center areas, and what is the projected unit per acre density for those are not in corridors or activity centers?***

A. The planning area for Imagine Austin is the entire City of Austin's incorporated area and its extraterritorial jurisdiction. The plan seeks to encourage complete communities for this entire 600 square mile planning area. The appropriate densities vary widely within this planning area from rural to downtown Austin. The Land Development Code Revision Process will include a careful evaluation of unique characteristics of all neighborhoods in Austin and recommend context appropriate development standards.



**MEMORANDUM**

**TO: Planning Commissioners**

**FROM: Lee Heckman, AICP**  
**Planning and Development Review Department**

**DATE: May 23, 2013**

**SUBJECT: C14-2013-0031 & C14-2013-0032 / Clawson Patio Homes**  
**Postponement Request**

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Attached please find correspondence from the South Lamar Neighborhood Association requesting a postponement of the application until **June 25, 2013**.

Staff has been informed the applicant is amenable to a postponement request, but requests the case be postponed until **June 11, 2013**.

Consequently, there will be a discussion-postponement at the Planning Commission meeting to determine the length of the postponement.

**Lee Heckman**  
**Planning and Development Review Department**



**From:** Justin Scanio  
**Sent:** Wednesday, May 22, 2013 9:15 PM  
**To:** Heckman, Lee  
**Cc:** Nancy MacLaine  
**Subject:** Re: Clawson Rezoning: C14-2013-0031 and 0032  
Lee,

We plan to have a representative at the meeting on Tuesday, but please accept the following for the record in our request for a 4 week postponement. Information from the applicant was received by SLNA on May 21 (i.e. schematic site plan). Due to the late receipt of documentation from the applicant for the applicant's request, we have been unable to discuss the request with both the applicant and the neighborhood, including neighbors which live in close proximity to the sites in this case. The SLNA will be holding a meeting on June 20th. This 4 week request allows the neighborhood the opportunity to discuss the parameters of this request with both the applicant and the neighbors.

Regards,

Justin Scanio  
South Lamar Neighborhood Association Zoning Committee

**From:** Justin Scanio  
**Sent:** Monday, June 24, 2013 8:03 AM  
**To:** Heckman, Lee  
**Cc:** SLNAZone  
**Subject:** Clawson Patio Homes PC Postponement Request

Lee,

Please accept this email as a formal request that the zoning cases C14-2013-0031 and C14-2013-0032 scheduled for June 25 at Planning Commission be postponed until July 23, 2013, with the understanding that this will not affect the City Council meeting that will be hearing this case.

Regards,

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Justin Scanio  
South Lamar Neighborhood Association Zoning Committee

**From:** Justin Scanio  
**Sent:** Monday, August 05, 2013 10:24 AM  
**To:** Heckman, Lee  
**Subject:** Re: Meeting Materials for City Council, August 8, and Planning Commission, August 13

Mr. Heckman,

Please accept this email as a request to postpone the City Council hearing for case # C14-2013-0031 and C14-2013-0032 (Clawson Patio Homes) until August 22nd.

We are in communication with the city regarding the interpretation of IACP. This communication impacts our understanding of the request being made on this case.

Regards,

Justin Scanio  
South Lamar Neighborhood Association Zoning Committee



VINCENT GERARD AND ASSOCIATES, INC.

Mr. Lee Heckman  
City of Austin  
Planning & Development Review Dept.

July 10, 2013

**RE: C14-2013-031 & C14-2013-0032 Clawson Patio Homes Revised Request.**

Mr. Heckman;

Based on our presentation to Planning Commission and in an effort to compromise with the South Lamar Neighborhood Association, we have agreed to the conditions as set forth by Planning Commission in their recommendation for approval to reduce the Zoning request on 3903 Clawson from MF-1 to SF-6. We also agree to a conditional overlay of a combined 16 units through a unified development site plan to be filed on both properties if the zoning is approved. At this time and without the knowledge or benefit of completing the site plan process, we would like to reserve the right to delineate the density of the tracts individually until a UDA and/or restrictive covenant can be established for density on the two tracts. If you have any questions please feel free to call us.

Sincerely,

Vincent G. Huebinger  
Vincent Gerard & Associates Inc.

Xc: Johnny Cuchia

LAND PLANNING, DEVELOPMENT & ZONING CONSULTANTS  
1715 CAPITAL OF TEXAS HWY SOUTH SUITE 207 AUSTIN, TEXAS 78746 (512) 328-2693 FAX (512) 328-4011

**Exhibit - R**

**Staff response to second set of questions from South Lamar Neighborhood Association regarding C14-2012-0031 and C14-2013-0032 (received August 9, 2013)**

We have reviewed your questions which, in general, involve complete communities, infrastructure impacts of the proposed zoning cases (C14-2013-0031 and C14-2013-0032), and the conformance of these zoning cases to the Imagine Austin Comprehensive Plan. First, a review of this set of questions indicates the need to further clarify the purpose of a comprehensive plan as well as the intent of the complete communities' concept. As such, we have answered the questions broadly and not on a question by question bases. Second, many of the questions submitted in your follow-up email were addressed in our response to your first email.

Generally speaking, a comprehensive plan provides guidance for a local government to make land use decisions, capital investment strategies, regulatory changes, and program development supporting the long term objectives of the community. As stated in our earlier email,

"The Imagine Austin Comprehensive Plan is a forward-looking and wide-reaching policy document that provides direction for Austin to become a more sustainable community. It is an aspirational plan that sets high-level, strategic directions. Its vision and principles relating to sustainability are coalesced through the plan's concept of complete communities."

The underlying purpose of the complete community concept is to create places throughout Austin where people have easy access to their daily needs: shopping, learning, open space, recreation, employment, and other amenities and services within a short trip. Locating these necessities close to people's homes reduces the length of trips and time spent travelling—regardless of how they get there. While this is the aspiration of the concept, the reality is that some communities will be more complete than others. This is due to many reasons such as a community's location, the built environment, and topography and environmental restrictions. The establishment of complete communities happens over time and is the result of many incremental decisions.

A second review of the cases' relationship to the comprehensive plan supports the initial staff conformance review. Under the existing base zoning of SF-3 the two sites combined (1.92 acres) could allow up to 7 duplexes (14 units) if all required regulations and variance/waivers could be met. The initial plans presented by the petitioner indicated a planned project of 9 duplexes/patio homes (18 units) and at the Planning Commission hearing agreed to limit the project to 16 units (8 duplexes) and amended his request, as per the PC vote, to SF-5 and MF-1 to SF-5 and SF-6. The number of proposed units allowed under the existing and proposed zoning is substantially the same and the planned residential uses are similar to adjacent ones—existing apartments, duplexes, as well as single-family houses.

This project as initially proposed and the amended rezoning request agreed to by the applicant at the Planning Commission were found by staff to be contextually appropriate for an infill project not located in a designated activity corridor or center and therefore in conformance with Imagine Austin. The plan contains descriptive text of the plan Growth Concept Map which applies the vision statement to the city's physical development pattern and defines how to accommodate new residents, jobs, mixed-use areas, open space, and transportation infrastructure over the next 30 years. On page 107, the plan states:

"While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. *The design of new development should be sensitive to and complement its context.*"

Based on the above excerpt and policies cited in the initial review, the project's adjacency to an apartment complex and existing duplexes scattered throughout the neighborhood, staff stands by its initial assessment.