ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0137 (Grady .46)  P.C. DATE: February 14, 2017

ADDRESS: 600 East Grady Drive

DISTRICT AREA: 4

OWNER/APPLICANT: Saleem Memon

AGENT: Bennett Consultants (Rodney Bennett)

ZONING FROM: SF-2-NP  TO: SF-3-NP  AREA: 0.46 (20,037.6 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-3-NP, Family Residence-Neighborhood Plan Combining District, zoning.

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of E. Grady Drive through a street deed prior to third reading of the case at City Council in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site.

PLANNING COMMISSION RECOMMENDATION:

2/14/15: Approved staff rec. of SF-3-NP zoning, with conditions, on consent (10-0, S. Oliver, J. Shieh, N. Zaragoza-absent); T. White-1st, J. Vela-2nd.

DEPARTMENT COMMENTS:

The property in question is undeveloped. The applicant is requesting SF-3-NP zoning to construct a duplex residence on the site.

The land under consideration was annexed by the City of Austin in case C7a-76-007, through Ordinance No. 760617. This tract was included in the Mockingbird Hill Area Study completed in October of 1985. The area study recommended single-family zoning for this site.

In 2010, the North Lamar Combined Neighborhood Plan was devised for this area of the City. The neighborhood plan recommended Single-Family on the future land use map for this property (Please see North Lamar Combined NP FLUM – Attachment A). On June 24, 2010, the City Council approved the North Lamar Combined Neighborhood Plan along with SF-2-NP, Single Family Residence-Standard Lot-Neighborhood Plan Combining District, zoning for this tract of land.

The staff recommends the applicant's request for SF-3-NP zoning in this case for this property. SF-3-NP zoning is consistent with the Single-Family land use designation on the adopted in on the Future Land Use Map for this portion of the North Lamar Combined Neighborhood Planning Area (Please see North Lamar Neighborhood Planning Area FLUM – Attachment A). SF-3-NP zoning provides for the re-development of this lot adjacent to the existing single-family uses to the south and west. The proposed zoning is compatible with the existing SF-3-NP zoning to the south, across E. Grady Drive.
The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS-NP</td>
<td>Office/Warehouse (Golfsmith)</td>
</tr>
<tr>
<td>South</td>
<td>SF-3-NP</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>LR-NP</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>SF-2-NP</td>
<td>Single-Family Residence</td>
</tr>
</tbody>
</table>

**AREA STUDY:** Mocking Bird Hill Area Study
North Lamar Neighborhood Plan

**TIA:** Waived

**WATERSHED:** Little Walnut Creek

**DESERVED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Neighborhoods Council
- Bike Austin
- Friends of Austin Neighborhoods
- Heritage Hills/Windsor Hills Combined Neighborhood Contact Team
- Homeless Neighborhood Association
- Mockingbird Hill Neighborhood Association
- North Growth Corridor Alliance
- North Lamar Combined Neighborhood Plan Contact Team
- North Lamar Neighborhood Association
- SELTEXAS
- Sierra Club, Austin Regional Group

**CASE HISTORIES:**

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-2012-0023</td>
<td>LO-MU-CO-NP to GR-MU-NP</td>
<td>6/12/12: Approved staff recommendation to deny the requested zoning (6-1, A. Hernandez-No, D. Anderson and D. Chimenti-absent); M. Dealey-1\textsuperscript{st}, D. Tiemann-2\textsuperscript{nd}.</td>
<td>6/28/12: Denied the rezoning request (7-0); B. Spelman-1\textsuperscript{st}, L. Morrison-2\textsuperscript{nd}.</td>
</tr>
<tr>
<td>(601 W. Applegate Drive: 601 W. Applegate Drive)</td>
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<tr>
<td>C14-2010-0048</td>
<td>CR-CO to LO-MU-CO-NP</td>
<td>5/11/10: Approved the staff's recommendation for LO-MU-CO-NP zoning, with condition to remove Art Gallery, Art Workshop, and Counseling Services as prohibited uses, for Tract 20 (ABS 29 SUR 38 Applegate J ACR .17.</td>
<td>6/24/10: Approved the North Lamar Combined Neighborhood Plan, except for tract 32 (postponed to July 29, 2010), and tracts 134 and 135B, on Council Member Spelman's motion, Council Member Cole's second on a 7-0 vote.</td>
</tr>
</tbody>
</table>
| C14-05-0163 (Landrum-4: 601 W. Applegate Drive) | SF-2 to GR* | 10/18/05: Postponed to November 1, 2005 by the staff (9-0); J. Martinez-1st, J. Gohil-2nd.  
11/01/05: Postponed to November 15, 2005 by the applicant (9-0); J. Martinez-1st, J. Gohil-2nd.  
11/15/05: Case continued to January 17, 2006 ZAP Commission meeting (7-0, J. Gohil, J. Martinez - absent); M. Hawthorne-1st, T. Rabago-2nd.  
1/17/06: Postponed to January 31, 2006 at the applicant’s request (9-0); J. Martinez-1st, J. Gohil-2nd.  
1/31/06: Approved CR-CO zoning with the following conditions: 1) Recreational Equipment Maintenance & Storage as the only permitted CR (Community Recreation) district use; 2) Permit SF-6 (Townhouse & Condominium Residence) district uses; 3) SF-6 (Townhouse & Condominium Residence) district site development standards; 4) Limit access to the driveway previously considered Matheral Drive (vacated Matheral Drive); 5) The applicant will provide a vegetative buffer along Applegate Drive; 6) The site shall be limited to less than 300 vehicle trips per day above the existing trip generation. Vote: (8-0, J. Gohil-absent) | Approved the North Lamar Neighborhood Plan Combining District (NP) was approved on Council Member Spelman’s motion, Council Member Cole’s second on a 7-0 vote.  
3/02/06: Approved CR-CO zoning on 1st reading with the following additional restrictions: 18 foot height limitation, minimum of 6 foot solid fence around all four sides of the property with the additional provision that the fence along Applegate must be 10 feet off the north property line and must have landscaping in front of it, and driveway access would be from Matheral Drive (6-1, Kim-Nay); Alvarez-1st, Wynn-2nd | 3/24/05: Approved CS-1-CO (7-0); all 3 readings |
<p>| C14-04-0209 CS-CO, CS to CS-1 | 3/01/05: Approved staff rec. of CS-1-CO with following conditions: Prohibit Adult Oriented Businesses, Liquor Sales, Cocktail Lounge, Vehicle Storage, Pawn Shop Services, Indoor Entertainment, Exterminating Services, Guidance |</p>
<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Approval Date and Details</th>
<th>Action Date and Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-03-0150</td>
<td>SF-2 to CS* *Amended to GR on 11/5/03</td>
<td>11/4/03: Approved staff’s recommendation to deny CS, General Commercial Services District, zoning (9-0)</td>
<td>12/11/03: The motion to deny zoning request was approved (7-0); Slusher-1st, McCracken-2nd. The motion to approve reconsideration of this item was approved (7-0); Slusher-1st, Thomas-2nd. This item was postponed to January 29, 2004 (7-0); Slusher-1st, Wynn-2nd</td>
</tr>
<tr>
<td>C14-01-0116</td>
<td>I.O to CS</td>
<td>1/22/02: Approved staff alternate rec. of CS-CO; w/conditions (8-0)</td>
<td>2/28/02: Approved CS-CO w/other conditions (6-0); all 3 readings: 1) Subject to TIA conditions; 2) Prohibiting the following uses: a) Automotive Washing (of any type) b) Commercial Off-Street Parking c) Convenience Storage d) Equipment Sales e) Funeral Services f) Kennels g) Monument Retail Sales h) Outdoor Sports and Recreation i) Residential Treatment j) Local Utility Services k) Service Station l) Campground m) Construction Sales and Services n) Equipment Repair Services o) Exterminating Services p) Hotel-motel q) Laundry Services r) Outdoor Entertainment s) Vehicle Storage t) Community Recreation (public) u) Community Recreation (private) v) Off-site Accessory Parking w) Drop-off Recycling Collection Facility 3) Prohibit Drive-in Service</td>
</tr>
</tbody>
</table>
C14-01-0037

MF-2, SF-3, SF-2 to NO-NP

4/17/01: Approved staff rec. of NO-NP, CS-NP, MF-2-NP, LO-NP, GR-NP, P-NP, LI-NP (9-0)

5/24/01: Approved PC rec. on all 3 readings, except Tract 9 (1st reading only); (6-0)

8/9/01: Approved CS-NP for Tract 9 (7-0); 2nd/3rd readings

RELATED CASES: C14-2010-0048 (North Lamar Neighborhood Plan Rezonings)
C14-85-0178 (Mockingbird Hill Area Study Rezonings)

ABUTTING STREETS:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bike Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brownie Drive</td>
<td>50'</td>
<td>38'</td>
<td>Local Street</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>E. Grady Drive</td>
<td>50'</td>
<td>38'</td>
<td>Collector</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

CITY COUNCIL DATE: March 23, 2017

ORDINANCE READINGS: 1st

ACTION:

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057, sherri.sirwaitis@austintexas.gov
STAFF RECOMMENDATION

The staff's recommendation is to grant SF-3-NP, Family Residence-Neighborhood Plan Combining District, zoning.

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of E. Grady Drive through a street deed prior to third reading of the case at City Council in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site.

BASIS FOR RECOMMENDATION

1. **The proposed zoning is consistent with the purpose statement of the district sought. The existing zoning is appropriate for this location.**

Family residence (SF-3) district 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.

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

The proposed SF-3-NP zoning is consistent with the Single-Family land use designation on the adopted in on the Future Land Use Map for this portion of the North Lamar Combined Neighborhood Planning Area. SF-3-NP zoning is compatible with the existing SF-3-NP zoning to the south, across E. Grady Drive.

3. **Zoning should allow for reasonable use of the property.**

SF-3-NP zoning will permit the applicant to develop a duplex residence on this vacant/undeveloped property.

EXISTING CONDITIONS

**Site Characteristics**

The site under consideration is undeveloped. The lots to the east and south are undeveloped. There are single-family residences to the west. The tract of land to the north is developed with an office/warehouse use (Golfsmith).

**Comprehensive Planning**

SF-2-NP to SF-3-NP

This zoning case is located on the northeast side E. Grady Drive and Brownie Drive on a .46 acre property, which is vacant. The property is located within the boundaries of the North Lamar Combined Neighborhood Planning (NLCNP) area. The NLCNP Future Land Use Map Classifies this property as Single Family. Zone SF-3 is permitted in this zone. Surrounding land uses include
Golfsmith to the north, vacant land to the south and east, and single family housing to the west. The proposed use is a residential.

**Imagine Austin**
The comparative scale of this site relative to other nearby residential uses in this area, as well as the site not being located along an Activity Corridor or within an Activity Center falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

**Environmental**
The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut 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. The site is in the Desired Development Zone.

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.

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 512-974-1876. 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 watersheds regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

**Hill Country Roadway**
The site is not within a Hill Country Roadway Corridor.

**Impervious Cover**
The maximum impervious cover allowed by the SF-3 zoning district would be 45%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.
Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<table>
<thead>
<tr>
<th>Development Classification</th>
<th>% of Gross Site Area</th>
<th>% of Gross Site Area with Transfers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family (minimum lot size 5750 sq. ft.)</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>Other Single-Family or Duplex</td>
<td>55%</td>
<td>60%</td>
</tr>
<tr>
<td>Multifamily</td>
<td>60%</td>
<td>70%</td>
</tr>
<tr>
<td>Commercial</td>
<td>80%</td>
<td>90%</td>
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Note: The most restrictive impervious cover limit applies.

**Site Plan**

No comments received.

**Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

**Transportation**

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of E. Grady Drive in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

It is recommended that access to E. Grady Drive be prohibited because E. Grady Drive is a collector roadway and it is very close to the intersection here.

FYI, additional right-of-way maybe required at the time of subdivision and/or site plan.

It is recommended that joint access be provided for the two lots along Brownie Drive.

FYI, Chad Crager, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

FYI, according to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a shared bike lane is recommended for E. Grady Drive.

FYI, 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 per day. [LDC, 25-6-113]
Existing Street Characteristics:

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**Water and Wastewater**

FYI: 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, water or wastewater easements, 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 Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.
PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application’s hearing to a later date, or may evaluate the City staff’s recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin’s land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission’s name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2016-0137
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: February 14, 2017, Planning Commission
March 23, 2017, City Council

S. MEYER

Your Name (please print)
10613, 10615, 10611, 10609 Brandon
10613, 10615, 10611, 10609 Brandon

Your address(es) affected by this application

M. S. MEYER

Signature
02-06-2017

Daytime Telephone: 512-992-4645

Comments: I am in favor
I object

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810