

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0035 (Cantarra Two)

Z.A.P. DATE: May 16, 2017
June 6, 2017

ADDRESS: 4604 and 4608 East Howard Lane

DISTRICT AREA: 1

OWNER/APPLICANT: Continental Homes of Texas, L.P. (Ian Cude)

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: I-SF-4A

TO: SF-4A

AREA: 48.812 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-4A, Single Family Residence-Small Lot District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

5/16/17: Pulled because of notification error.

6/06/17: Approved staff's recommendation of SF-4A zoning on consent (10-0, D. Breithaupt-absent);
A. Aguirre-1st, S. Lavani-2nd.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. The applicant is requesting SF-4A, Single Family Residence-Small Lot District, zoning to construct single-family residential neighborhood on the site. This property was annexed by the City of Austin on December 28, 2015 through case C7a-2015-0008 (Ordinance No. 20151217-079). Upon annexation, the property received interim SF-4A zoning because this property has an approved preliminary plan, case C8J-2014-00138. On April 4th, 2017, the Zoning and Platting Commission approved a 70-lot final plat through case C8J-2014-0138.2A – Cantarra II, Phase 2.

The staff recommends SF-4A zoning for this property because the property meets the intent of the purpose statement for the SF-4A district. The proposed zoning is consistent and compatible with surrounding land use patterns as this area is developed with rural residential uses.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-4A	Single Family Residence, Undeveloped
<i>North</i>	County	Undeveloped
<i>South</i>	PUD	Single Family Residence, Undeveloped
<i>East</i>	SF-4A	Single-Family Residence, Undeveloped
<i>West</i>	SF-4A	Undeveloped Tract, Single Family Residences (Cantarra Residential Neighborhood), Detention Pond

AREA STUDY: N/A

TIA: Required

WATERSHED: Harris Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Bike Austin
Friends of Austin Neighborhoods
Harris Branch Residential Property Owners Association
Homeless Neighborhood Association
North Gate Neighborhood Association
North Growth Corridor Alliance
Pflugerville Independent School District
SELTEXAS
Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0125 (13007 Cantarra)	LR-MU-CO to LR-MU-CO	4/04/17: Motion to deny the rezoning request made by B. Greenberg, J. Kiolbassa-2nd. Substitute motion to approve the staff's recommendation of LR-MU-CO zoning, with TIA conditions, made by B. Evans-1st, S. Lavani-2nd. Vote to accept the substitute motion (6-4, D. King, J. Kiolbassa, Y. Flores and B. Greenberg-No). Vote to approve the substitute motion for the staff's recommendation of LR-MU-CO zoning, with TIA conditions (5-4-1, D. King, J. Kiolbassa, Y. Flores and B. Greenberg –No, A. Denkler-abstain). Motion failed and case sent forward to City Council without a recommendation.	5/04/17: Postponed to June 15, 2017 at the request of Council on Council Member Houston's motion, Council Member Alter's second on a 10-0 vote. Council Member Garza was absent.
C14-2014-0167 (Cantarra Mixed Use: 13007 Cantarra Drive)	I-RR to LR-MU	3/03/15: Approved staff's recommendation of LR-MU-CO zoning with conditions, adding a new condition to prohibit Off-Site Accessory Parking on the property (6-0, G. Rojas-absent); P. Seeger-1 st , R. McDaniel-2 nd .	4/16/15: Approved LR-MU-CO zoning, include the conditions of the Planning Commission recommendation, with the exception/removing the fencing prohibition, on first reading (11-0); G. Casar-1 st , O. Houston-2 nd .

			6/11/15: Approved LR-MU-CO zoning on consent on 2 nd /3 rd readings (11-0); A. Kitchen-1 st , P. Renteria-2 nd .
C14-2008-0127 (Cantarra Commercial Zoning: 3112 ½ Gregg Lane)	I-SF-4A to GR* *On January 7, 2009, the staff received an e-mail from the applicant stating that they would like to amend their zoning request to the 'LR' district (Attachment A). Neighborhood Commercial zoning will permit the uses that they have listed on their TIA submittal for this case.	1/20/09: Approved staff recommendation of LR zoning with conditions by consent (4-0, K. Jackson, T. Rabago, R. Evans-absent)	2/26/09: The public hearing was closed neighborhood commercial (LR) district zoning with TIA conditions was approved on consent on Council Member Morrison's motion, Council Member Cole's second on a 6-0 vote. Mayor Wynn was off the dais. 2/25/10: Case expired per LDC Section 25-2- 246(B). The applicant did not submit Corporate Authorization information as to who could sign the public restrictive covenant document for the TIA for this case. Therefore, this zoning case was not scheduled for 2 nd /3 rd readings to approve an ordinance and public restrictive covenant at City Council.
C14-2008-0013 (Cantarra Zoning: Gregg Lane)	I-SF-4A to Tract 1: SF-4A and Tract 2: GR	5/20/08: Approved staff's recommendation for SF-4A zoning by consent (7-0, J. Martinez-absent); K. Jackson-1 st , T. Rabago-2 nd .	7/24/08 : Approved SF-4A zoning by consent (5-0, Cole and Shade-off the dais)

RELATED CASES: C8J-2014-0138.2A (Subdivision Case)
C7a-205-0008 (Annexation Case)

ABUTTING STREETS:

E. Howard Lane	108'	70'	Arterial	Yes	Yes; dedicated bike lane	No
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CITY COUNCIL DATE: June 15, 2017

ACTION:

ORDINANCE READINGS: 1st

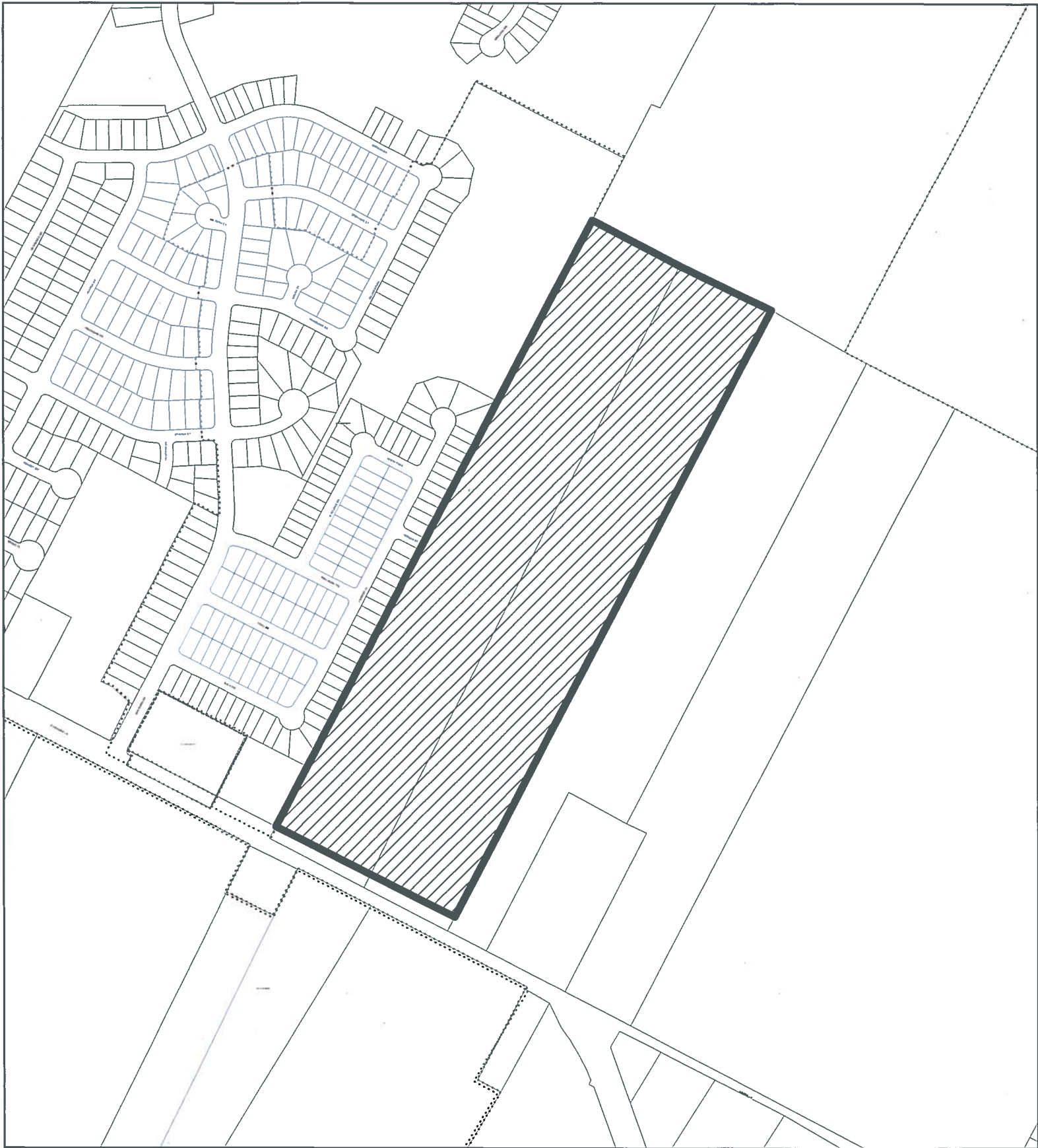
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

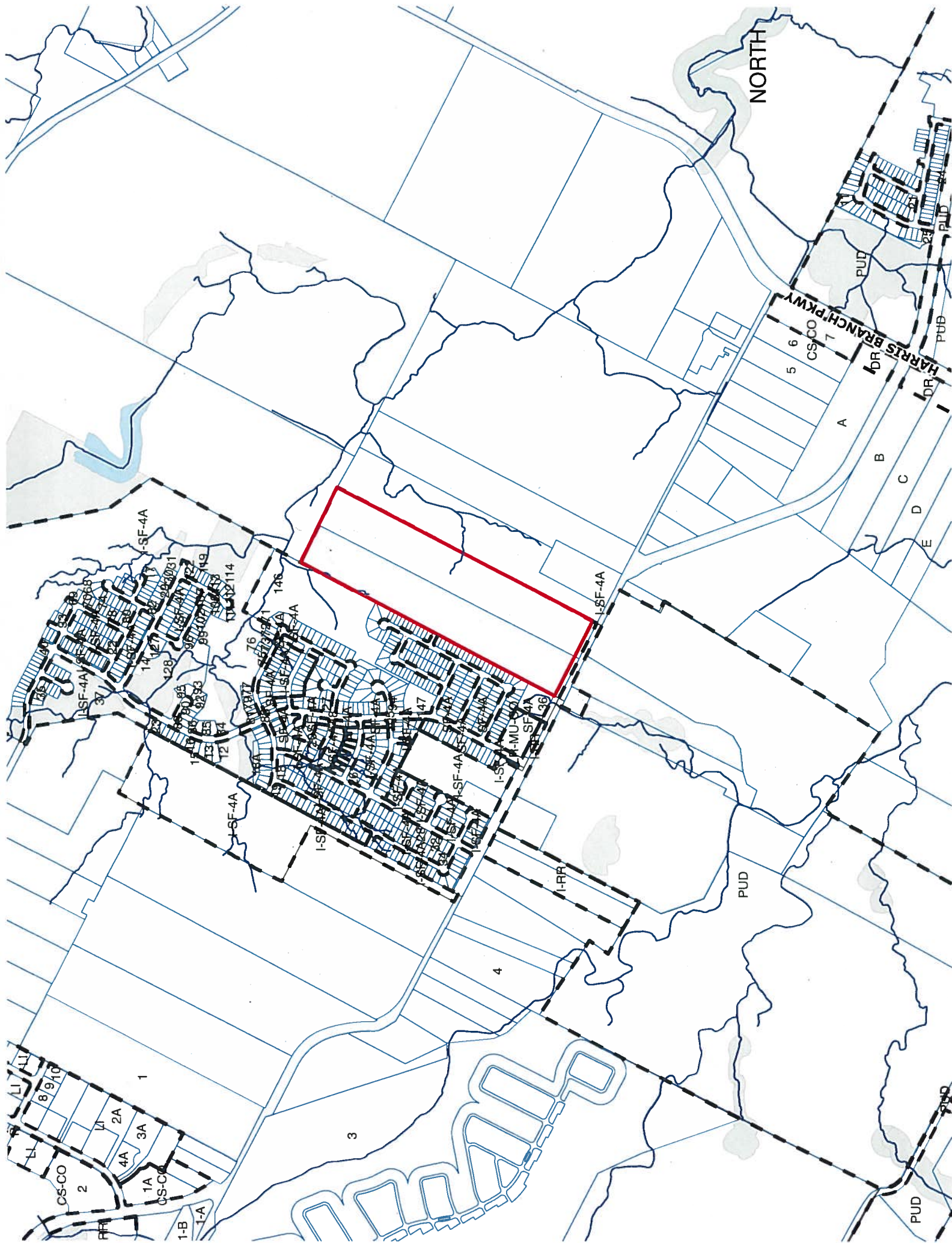
ZONING CASE#:C14-2017-0035

1" = 500'

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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STAFF RECOMMENDATION

The staff's recommendation is to grant SF-4A, Single Family Residence-Small Lot District, zoning.

BASIS FOR RECOMMENDATION

1. *The proposed zoning is consistent with the purpose statement of the district sought.*

Single-family residence small lot (SF-4A) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 3,600 square feet. An SF-4A district use is subject to development standards that maintain single family neighborhood characteristics.

2. *The proposed zoning promotes consistency and orderly planning.*

The proposed zoning is consistent and compatible with surrounding land use patterns as this area is developed with rural residential uses. The applicant can develop a community/recreation center on the site to serve the proposed single-family neighborhood with a conditional use permit under the SF-4A zoning district.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is a sparsely vegetated. It contains a single family residence.

Comprehensive Planning

This zoning case is located on the north side of E. Howard Lane on a vacant parcel that is approximately 48.812 acres in size. This property is not located within the boundaries of a Neighborhood Plan Area. Surrounding land uses includes vacant land to the north; a single family house to the south; vacant land and a single family subdivision to the west, and a single family house and vacant land to the east. The request is to change the zoning from an interim zoning designation to a residential zone to build a single family subdivision.

Connectivity: Public sidewalks are located along both sides of Howard Lane, which is quickly filling up with large single family subdivisions. There are no CapMetro transit stops, or retail shopping areas within walking distance to this site. The Walkscore for this property 0/100, meaning all errands are dependent on a car.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor** (E. Howard Lane). Page 106 of Imagine Austin states: "**Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.**" P. 106

The following Imagine Austin policies are applicable to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, **or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **HN 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.
- **HN P10.** 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.

Analysis and Conclusion

Howard Lane is quickly transitioning away from a rural road to one that is filling up with large single family subdivisions but contains little in the way of goods and services to serve people living along this major corridor. Based upon this property: (1) being situated along a **Activity Corridor** as designated on the Growth Concept Map, which supports residential land uses; and (2) the Imagine Austin policies referenced above that supports a variety of development, including residential uses throughout the city, staff believes that this proposed project is supported by Imagine Austin. Staff also hopes that the developer considers designating part of the frontage area as commercial to provide much needed neighborhood services in an area that is lacking in amenities.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Gilleland Creek Watershed and in the Harris Branch Watershed of the Colorado River Basin, which are classified as Suburban Watersheds 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 a floodplain adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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 watershed 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.

Impervious Cover

The maximum impervious cover allowed by the SF-4A zoning district would be 65%. 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:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area 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%

Note: The most restrictive impervious cover limit applies.

Site Plan

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

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

This site is subject to the Traffic Impact Analysis conducted by the County. The TIA Memo will be provided separately by staff.

The Austin Metropolitan Area Transportation Plan calls for a total of 114 feet of right-of-way for Howard Lane. If the requested zoning is granted, then 57 feet of right-of-way should be dedicated from the existing centerline of Howard Lane in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55).*

*According to comments from Greg Chico, the ROW manager from Travis County, this ROW area has already been dedicated. The staff is working with GIS to revise the southern boundary of the zoning case map to reflect this information.

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

Additional right-of-way maybe required at the time of subdivision.

Janae Ryan, 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.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane is recommended for Howard Lane.

FYI – At the time of subdivision application, Yeoman Street is required to be extended through the property and shall comply with the LDC block length standards.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Howard Lane	50 ft.	70 ft.	Arterial	Yes	Yes, bike lane	No

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, a water service extension requests may be required. There is no wastewater to the site currently so a service extension request would be required to obtain service. 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: C14-2017-0035

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 6, 2017, Zoning and Planning Commission

June 15, 2017, City Council

Sally Rodriguez

Your Name (please print)

1309 Lismore Ln TX 78704

Pluggingville

☐ I am in favor
☒ I object

Your address(es) affected by this application

Sally Rodriguez

Signature

Date

Daytime Telephone: 512-789-6204

Comments: I would like to object this zoning request. When I first purchased my home I was told that the land behind us was a greenbelt so I would not have anyone behind me. I think this area should stay as such. I do not think building more homes at this site will make the community better. I believe over building is not helpful to the little strip of wildlife as well.

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