CASE: C14-2019-0075 – Cannonleague Residences  DISTRICT: 5

ZONING FROM: SF-3-NP  TO: SF-5-NP

ADDRESS: 6501 and 6503 Cannonleague Drive

SITE AREA: 0.527 acres (22,956.12 square feet)

PROPERTY OWNER: Don Hancock  AGENT: Land Answers, Inc. (Jim Wittliff)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to deny urban family residence – neighborhood plan (SF-5-NP) combining district zoning. For a summary of the basis of Staff’s recommendation, see case manager comments.

PLANNING COMMISSION ACTION / RECOMMENDATION:
July 23, 2019:

CITY COUNCIL ACTION:
August 22, 2019:

ORDINANCE NUMBER:

ISSUES:
The Applicant would like to discuss the Staff recommendation.

CASE MANAGER COMMENTS:

The subject undeveloped lot is situated on Cannonleague Drive, approximately mid-point between Miles Avenue and Berkeley Avenue, and has family residence – neighborhood plan (SF-3-NP) combining district zoning. There are single family residences on Cannonleague to north (SF-3-NP), single family residences and one duplex each on Berkeley Avenue to the east, Miles Avenue to the south, and on the west side of Cannonleague Drive (all zoned SF-3-NP). Please see Exhibits A, A-I and B – Zoning Map, Aerial Exhibit and Recorded Plat.

The Applicant proposes to rezone property to the urban family residence – conditional overlay (SF-5-NP) district in order to build a total of 6 condominium units on the property. As information, the SF-5 district requires location on a collector street and the maximum number of units allowed on an SF-5 zoned site is 10.
BASIS OF STAFF RECOMMENDATION OF DENIAL:

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

The urban family residence (SF-5) district is the designation for a moderate density single-family residence on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse or condominium residential use is permitted in an SF-5 district under development standards that maintain single family characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. Zoning changes should promote an orderly relationship among land uses.

Based on the property’s location mid-block, and surrounding SF-3-NP zoning and uses, Staff recommends maintaining the existing zoning. The size of the property allows for the property to be resubdivided to create additional units that would also achieve the Applicant’s proposal for 6 units. Rezoning to SF-5-NP would introduce new zoning district and a new housing type in the middle of a neighborhood that is low density and developed predominantly with single family residences and a limited number of duplexes.

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>SF-3-NP</td>
<td>Single family residences</td>
</tr>
<tr>
<td>South</td>
<td>SF-3-NP</td>
<td>Single family residences; 1 Duplex</td>
</tr>
<tr>
<td>East</td>
<td>SF-3-NP</td>
<td>Single family residences; 1 Duplex</td>
</tr>
<tr>
<td>West</td>
<td>SF-3-NP</td>
<td>Single family residences; 1 Duplex; Undeveloped</td>
</tr>
<tr>
<td>Site</td>
<td>SF-3-NP</td>
<td>2 duplex lots (total of 4 units)</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PLANNING AREA: South Austin Combined (Garrison Park)

TIA: Is not required

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Cunningham Elementary School
Covington Middle School
Crockett High School

NEIGHBORHOOD ORGANIZATIONS:
511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association
No recent case histories in the vicinity.

The subject property is within the boundaries of the South Austin Combined (South Manchaca) Neighborhood Planning Area and is designated as a Neighborhood Transition District on the adopted Character District Map (NP-2014-0030). The –NP combining district was appended to the existing base districts on November 6, 2014 (C14-2014-0019 – Ordinance No. 20141106-088).

The subject lots are platted as Lots 6D and 6E, Manchaca Estates, Resubdivision of Lot 6-B of the Wolsch Subdivision of Lot 6, Block 5, recorded in August 1972 (C8s-72-244).

The property was annexed into the City in March 1968.

### EXISTING STREET CHARACTERISTICS:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bicycle Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cannonleague Drive</td>
<td>60 feet</td>
<td>28 feet</td>
<td>Residential Collector</td>
<td>One side</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the east side of Cannonleague Drive on a property with two lots, which is approximately 0.527 acres in size and contains two duplex lots. The property is located in the South Austin Combined Neighborhood Planning Area (SACNPA), in the Garrison Park Neighborhood Planning Area (NPA). Surrounding land uses include single family housing, the Garrison Park Market Garden, and the Garrison Park District Park to the north; to the south and east is single family housing; and to the west is single family housing, a fire station and a church. The proposed use is to demolish the existing residential structures and build a six-unit condominium project.
**Connectivity:** Public sidewalks are located along the west side of Cannonleague Drive. A CapMetro transit stop is located within 1,300 feet of the subject property, on Manchaca Road. The Walkscore for this site is **50/100, Somewhat Walkable,** meaning some errands may be accomplished on foot. However, when considering transportation and land use connectivity and the full range of sustainable mobility choices, the options in the area are limited.

**South Austin Combined Neighborhood Plan (SACNP)**

The SACNPA Character District Map classifies this area of the plan as ‘**Residential Core**’ (almost adjacent to a Neighborhood Transition District) and Zone SF-5 is allowed in the character district. The following SACNP text and policies are relevant to this case:

**The Residential Core** character districts consist of contiguous areas within the interior of the neighborhood made up of one- and two-story single-family homes and some duplexes. This is where most people in the neighborhood live. Most homes date from the 1950s to the 1980s, although some areas developed more recently (such as Independence in the mid-2000s). Streets and homes within the district are shaded by mature trees, which contribute to the sense of place distinguishing this district from others. The intent of this district is to maintain the character of the neighborhood. The community would like to preserve the residential character of this district, while improving its walkability. The Residential Core also presents the opportunity to incorporate some “missing middle” housing types into the neighborhood fabric, which aids affordability and can contribute to walkability. (p. 47)

**Vision:** Well-maintained homes, an abundance of trees, and a complete sidewalk system create a safe and inviting place to walk, bike, and meet neighbors. (p. 48)

**Policies for the Residential Core:**

**RC P1:** Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district and is compatible with the existing neighborhood.

**RC P2:** The following residential building types fit the character of the district and are appropriate as infill or redevelopment options (see page 49 thru 50 for details):

- Single family houses
- Duplexes
- Small houses on small lots
- Cottage clusters/bungalow courts

**RC P6:** Garages or carports should be constructed flush with or behind the front façade of the house for new single-family residential housing. (p. 52)

**RC P7:** Maintain residential character while encouraging missing middle housing types that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code being developed through CodeNEXT,
the following zoning districts should be generally considered appropriate to the Residential Core character district:
MH: Mobile home residence
SF-2: Standard lot single family
SF-3: Family residence
SF-4A: Small lot single family
SF-4B: Single family condo
SF-5*: Urban family residence
SF-6*: Townhouse & condo residence
MF-1: Limited density multi-family
* Uses should be conditional and may be appropriate when located next to more permissive districts or intensive uses, depending on context.

Please see pages 47 to 52 of the SACNP for more specifics

SACNP policy and text supports townhouse and condo residences within the Residential Core as long as they are compatible with the neighborhood character of the Residential Core.

Imagine Austin
This property is not located in an Imagine Austin Activity Center or along a corridor according to the Imagine Austin Growth Concept Map. The following IACP policies are applicable to this project:

- **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.

- **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 healthy food, schools, retail, employment, community services, and parks and recreation options.

The policies in both the SACNP and Imagine Austin does not appear to support this type of housing in middle of a neighborhood, although it may be appropriate as transitional land use between single family and higher intensity uses.
Impervious Cover

The maximum impervious cover allowed by the SF-5 zoning district would be 55%, which is a consistent figure between the watershed regulations and the zoning regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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.

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>
</tr>
</tbody>
</table>

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.

At this time, site specific information is unavailable regarding 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.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

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

FYI: Additional design regulations will be enforced at the time a site plan is submitted.
RESIDENTIAL DENTIAL DESIGN STANDARDS OVERLAY
The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

Transportation

No additional comments received.

Austin Water Utility

This is a change of use plan. The property is currently served by City of Austin water and wastewater utilities. The change of use must be approved by the AFD for fire protection. 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 change of use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

The site is within a capacity concern area for wastewater, and depending on required fire demand the existing water infrastructure may not be adequate to provide sufficient demand. Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th Floor. Ph: 512-972-0211.

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.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
A-1: Aerial Map
B: Recorded Plat
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.
REZONING AREA

EXHIBIT B
RECORDED PLAT
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: C14-2019-0075
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: July 23, 2019, Planning Commission;
August 22, 2019, City Council

A. Renee Sheikh

6409 Campagneau Dr.

Your Name (please print)

Your address(es) affected by this application

Signature

Daytime Telephone: 512-939-5101

Comments: The traffic is bad already with 4 schools within a mile. I can’t drive out of my driveway without waiting for another car. We have a peacock that belongs to a neighbor that won’t move. The neighborhood knows that and respect that I also have a lot right in front of my house with a

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

Cunningham Elementary
Montessori PK-8
Pike School
Rusk School
Crockett High School
AACC

Christian School
INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no está bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rezonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedido. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, Mixed-use (MU) Combining District, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos en los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: www.austintexas.gov/planning.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Número de caso: C14-2019-0075
Persona designada: Wendy Rhoades, 512-974-7719
Audiencia Pública: July 23, 2019, Planning Commission; August 22, 2019, City Council

Su nombre (en letra de molde)

Su domicilio(s) afectado(s) por esta solicitud

Firma              Fecha

Número de teléfono diurno:

Comentarios:

Dr. 3 other owners, who have not built yet. It is crowded already on my side on trash day and you all want to put make housing, adding 8-12 additional trash cans, not counting add. Law. Our street isn't wide enough & no extra street lights.

Si usted usa esta forma para proveer comentarios, puede retomarnos:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

We respect each other, we don't want add trash, trash collection.
PUBLIC HEARING INFORMATION

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Case Number: C14-2019-0075
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: July 23, 2019, Planning Commission; August 22, 2019, City Council

Terri L. Curtis

1921 Berkeley Ave

Your Name (please print)

7/14/19

Your address(es) affected by this application

Signature

Daytime Telephone: 737-333-9086

Comments: I do not believe that a condo complex fits with our neighborhood. There are already people parking on the street in this area and I believe that there may not be adequate parking for condos. This could impact emergency services being able to reach residents in time of need.

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