

ZONING CHANGE REVIEW SHEET

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-1 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:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	2 duplex lots (total of 4 units)
<i>North</i>	SF-3-NP	Single family residences
<i>South</i>	SF-3-NP	Single family residences; 1 Duplex
<i>East</i>	SF-3-NP	Single family residences; 1 Duplex
<i>West</i>	SF-3-NP	Single family residences; 1 Duplex; Undeveloped

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

742 – Austin Independent School District 1228 – Sierra Group, Austin Regional Group
 1363 – SEL Texas 1424 – Preservation Austin
 1429 – Go!Austin/Vamos!Austin (GAVA) – 78745 1528 – Bike Austin
 1530 – Friends of Austin Neighborhoods 1531 – South Austin Neighborhood Alliance
 1550 – Homeless Neighborhood Association 1578 – South Park Neighbors
 1596 – TNR BCP - Travis County Natural Resources
 1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

No recent case histories in the vicinity.

RELATED CASES:

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:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Cannonleague Drive	60 feet	28 feet	Residential Collector	One side	Yes	Yes

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

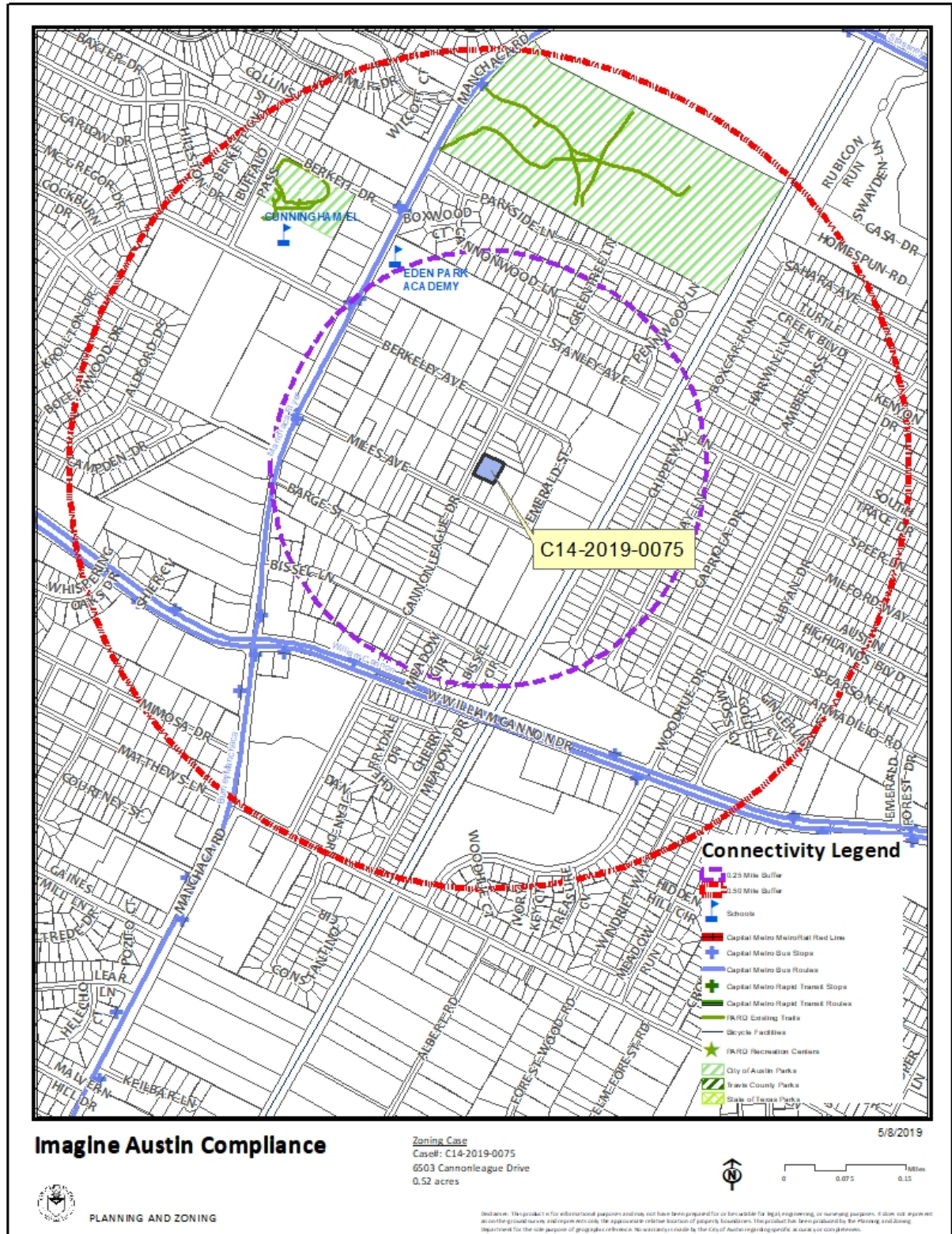
SACNP policy and text supports townhouse and condo residences within the Residential Core as long as they are compatible with the neighborhood character of the Residential Core.

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 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:

<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%

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

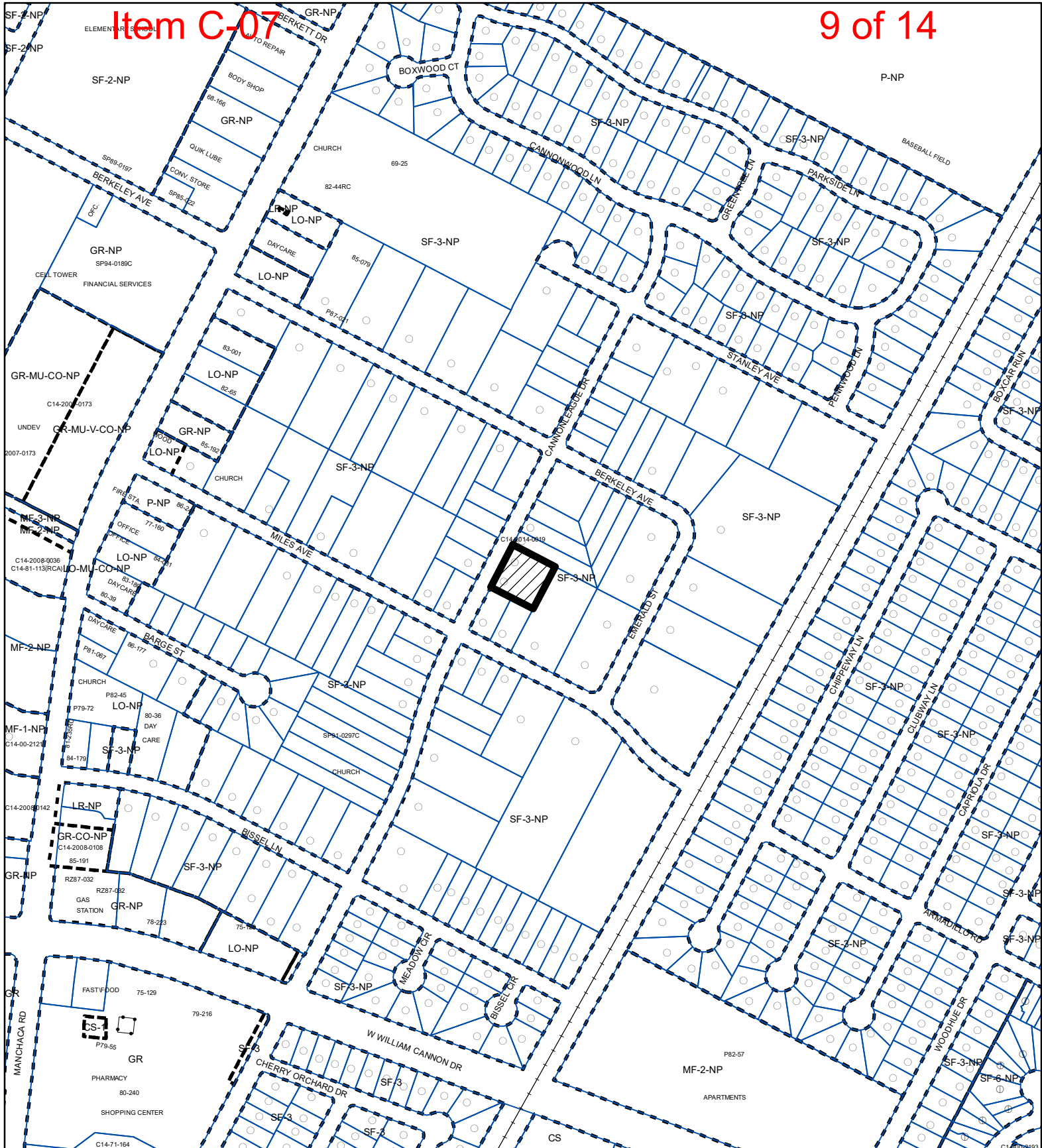
This is a change of use plan. The property is currently served by City of Austin water and wastewater utilities. The change of use must be approved by the AFD for fire protection. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main 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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

EXHIBIT A

ZONING CASE#: C14-2019-0075

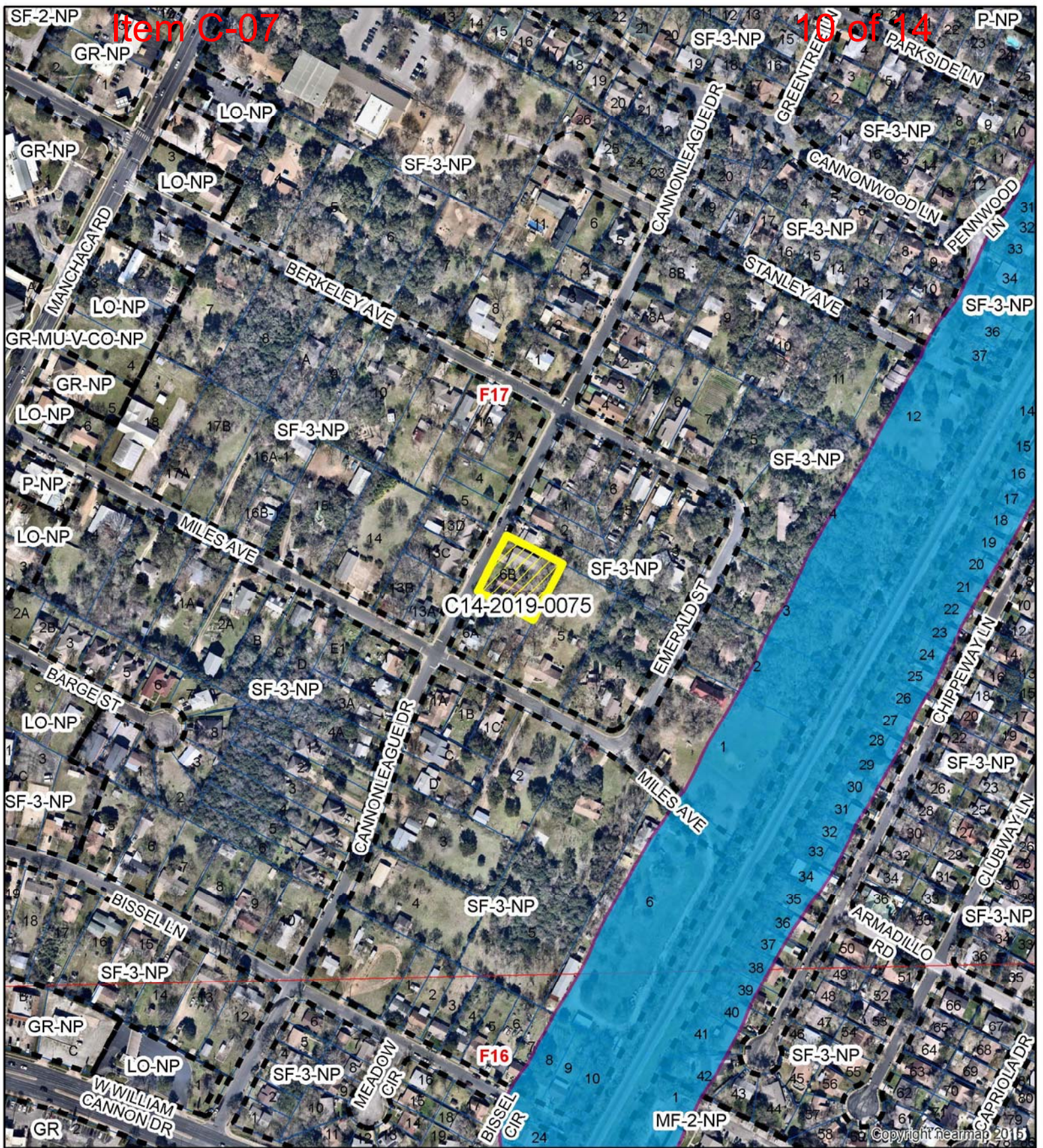


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

Created: 5/2/2019

1" = 400'



F17





C14-2019-0075

F16

Copyright here map 2015

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-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

1" = 300'

Cannonleague Residence

Exhibit A - 1

ZONING CASE#: C14-2019-0075
LOCATION: 6501 & 6503 Cannonleague Dr.
SUBJECT AREA: .527 Acres
GRID: F17
MANAGER: Wendy Rhoades



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 6-B OF THE WOLSCH SUBDIVISION OF LOT 6, BLOCK 5, MANCHACA ESTATES

LEGEND: - Iron State Found, - Iron State Set

SCALE: 1" = 100'

By Claude F. Rush, Jr.
Claude F. Rush, Jr.,
Reg. Public Surveyor #202
August 2, 1972

APPROVED FOR ACCEPTANCE on the _____ day of _____, 1972

By Richard L. Lillie
Richard L. Lillie, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD THE PLANNING COMMISSION THE CITY OF AUSTIN, TEXAS, on the _____ day of _____, 1972

By Jean Allen Weather
Jean Allen Weather, Secretary

By Chairman
Chairman

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Mrs. Leonard F. Wolsch, wife of Leonard F. Wolsch, dec'd., owner of the tract designated hereon as Lots 6-D & 6-E, being a part of Lot 6-B of the Wolsch Subdivision of Lot 6, Block 5, Manchaca Estates, according to the map or plat of said subdivision recorded in Book 45, Page 42 of the Plat Records of Travis County, Texas, being a part of that certain land conveyed to the said Leonard F. Wolsch by deed recorded in Volume 1609, Page 172 of the Deed Records of Travis County, Texas, do hereby adopt this plat as my subdivision to be known as RESUBDIVISION OF LOT 6-B OF THE WOLSCH SUBDIVISION OF LOT 6, BLOCK 5, MANCHACA ESTATES, subject to any easements or restrictions heretofore granted.

WITNESS MY HAND this the 3rd day of August, A.D. 1972

Mrs. Leonard F. Wolsch
Mrs. Leonard F. Wolsch

Elmora Wolsch
Elmora Wolsch

Before me this day personally appeared Mrs. Leonard F. Wolsch, known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same as her act and deed for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this the 3rd day of August, A.D. 1972

Margaret Anne
Margaret Anne

Notary Public in/for Travis County, Texas

FILED FOR RECORD on the 18 day of Aug A.D. 1972 at 4 o'clock

By Bertal Fush
Bertal Fush
Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, clerk of the county court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the 18 day of August, A.D. 1972 at 4 o'clock P.M. and duly recorded on the 18 day of August, A.D. 1972 at 4:15 o'clock P.M. in the Plat Records of said county in Book 61 Page 13

WITNESS MY HAND AND SEAL OF OFFICE the date last written above.

Doris Shropshire, County Clerk, Travis County, Texas

By Bertal Fush
Bertal Fush
Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That we William R. Deeg and wife Margaret Deeg, owners of the tract designated hereon as Lot 6-C, being a part of Lot 6-B of the Wolsch Subdivision of Lot 6, Block 5, Manchaca Estates, according to the map or plat of said subdivision recorded in Book 45, Page 42 of the Plat Records of Travis County, Texas, and being the same land conveyed to us by deed recorded in Volume 4283, Page 1733 of the Deed Records of Travis County, Texas, do hereby adopt this plat as our subdivision to be known as RESUBDIVISION OF LOT 6-B OF THE WOLSCH SUBDIVISION OF LOT 6, BLOCK 5, MANCHACA ESTATES, subject to any easements or restrictions heretofore granted.

WITNESS OUR HANDS this the 3 day of August, A.D. 1972

William R. Deeg
William R. Deeg

Margaret Deeg
Margaret Deeg

Before me the undersigned authority on this day personally appeared William R. Deeg and wife, Margaret Deeg, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same as their act and deed for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this the 3 day of August, A.D. 1972

Clare A. Brown
Clare A. Brown

Notary Public in/for Travis County, Texas

C83-72-244

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 18 day of August, A.D. 1972, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said court in Book 3 Page 390

WITNESS MY HAND AND SEAL OF OFFICE this the 18 day of August, A.D. 1972

Doris Shropshire, County Clerk, Travis County, Texas

By MPW
MPW
Deputy

ADD 845

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

Your Name (please print)

☐ I am in favor
☒ I object

6409 Cannonleague Dr.

Your address(es) affected by this application

A. Renee' Sheikh

Signature

7-15-19

Date

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 neighbor had knows that and
Respect that. I also have alot Right
in front of my house with 2

(over)

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

Christian School

Cunningham Elementary
Monte soure's Primarasc
Charter School
Crockett High School
ACC

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 esta 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 pedida. 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.

Numero de caso: C14-2019-0075

Persona designada: Wendy Rhoades, 512-974-7719

Audiencia Publica: July 23, 2019, Planning Commission;
August 22, 2019, City Council

Su nombre (en letra de molde)

☐ A Favor
☐ En Contra

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

Firma

Fecha

Número de teléfono diurno: _____

Comentarios:

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

Si usted usa esta forma para proveer comentarios, puede retornarlos:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

TRY driving in our neighbor hood at night and when school is back in session. We respect each other, we don't want add. trash, traffic. No!!

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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

Your Name (please print)

1921 Berkeley Ave

Your address(es) affected by this application

Terri L. Curtis

Signature

☐ I am in favor
☒ I object

7/14/19
Date

Daytime Telephone: 737-333-9086

Comments: I do not believe that a
Condo complex fits with our neighbor-
hood. 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