

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0108 Rogers Ln Project

DISTRICT: 1

ZONING FROM: SF-2

TO: SF-3

ADDRESS: 5206 and 5208 Rogers Lane

SITE AREA: 0.57 Acres

PROPERTY OWNER/APPLICANT: Capital River Group, LLC – Series 24 (Stuart Carr)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request to rezone the property to SF-3. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION/ RECOMMENDATION:

November 3, 2020:

CITY COUNCIL ACTION:

December 3, 2020:

ORDINANCE NUMBER:

ISSUES:

No issues at this time.

CASE MANAGER COMMENTS:

The proposed rezoning is for a 0.57 acre property located on the west side of Roger Lane approximately 110 feet north of the FM 969 right-of-way. The property is comprised of two lots zoned SF-2 developed with one house. The applicant proposes rezoning the lots in order to replace the single house with four residences (One primary residence and one accessory dwelling unit (ADU) per lot). Properties to the north, south and east are zoned SF-2 and the majority of these properties are developed with single family residences. To the west of the property is undeveloped land zoned LR-MU. Other nearby undeveloped properties include a SF-6-CO tract to the northwest and a LR-MU-CO property to the southeast. *Please see Exhibits A and B—Zoning Map and Aerial Exhibit.*

Staff supports the proposed SF-3 rezoning district. This will allow a total of 4 dwelling units, instead of a maximum of two (one per lot). This will allow reasonable use of the property at a density comparable to most areas of the city.

BASIS OF RECOMMENDATION:

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

Increasing the development potential of these two lots from 2 units to 4 units will remain compatible with surrounding properties and not result in detrimental impact to the area.

- Zoning changes should promote a balance of intensities and densities.*

SF-3 zoning on this property will provide a balance of development intensities in the area. While most properties in the area are zoned SF-2, there are properties zoned LR-MU, SF-6-CO, and LR-MU-CO in the immediate vicinity.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2	Single family residential
North	SF-2	Single family residential
South	SF-2	Personal improvement services (Nonconforming land use)
East	SF-2, LR-MU-CO	Single family residential, undeveloped
West	LR-MU, SF-6-CO	Undeveloped

STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Rogers Lane	~50'	Existing	20'	1	No	No	No

TIA: N/A

WATERSHED: Walnut Creek (Suburban)

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association	Friends of Northeast Austin
Neighborhood Empowerment Foundation	SELTexas
Del Valle Community Coalition	Sierra Club
Agave Neighborhood Association	Neighbors United for Progress
Friends of Austin Neighborhoods	Claim Your Destiny Foundation
Austin Neighborhoods Council	

OTHER STAFF COMMENTS:

COMPREHENSIVE PLANNING

The subject property of this zoning case is located on the west side of Rogers Lane, on a 0.57 acre property, where one of the lots contains a house. The property is located less than 200 feet from the FM 969 Road Activity Corridor and is not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family housing to the north; to the south in a yoga studio, a gas station/convenience store, a car repair shop and a liquor store; to the east is a house and vacant land; to the west is a small grocery store and vacant land.

Request: upzone the two lots from SF-2 to SF-3, demolish the existing house on the site and build four residential dwelling units (a single family house and an ADU on each lot).

Connectivity

Rogers Road is a narrow road, which is in need of resurfacing/repair.

There are no existing public sidewalks or public transit stops located along this portion of Rogers Lane or FM 969 Road.

There are unprotected bike lanes located along both sides of FM 969 Road. The mobility and connectivity options in the area are fair.

Imagine Austin

Based upon:

- other residential uses in the area;
- being located adjacent to a nascent Activity Corridor and
- providing missing middle housing (two ADUs), this project supports the Imagine Austin Comprehensive Plan

ENVIRONMENTAL

1. 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.

2. 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%

3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. 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.

6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

TRANSPORTATION

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies Rogers Lane as a Level 1 roadway with sufficient existing right-of-way. A traffic impact analysis will not be required.

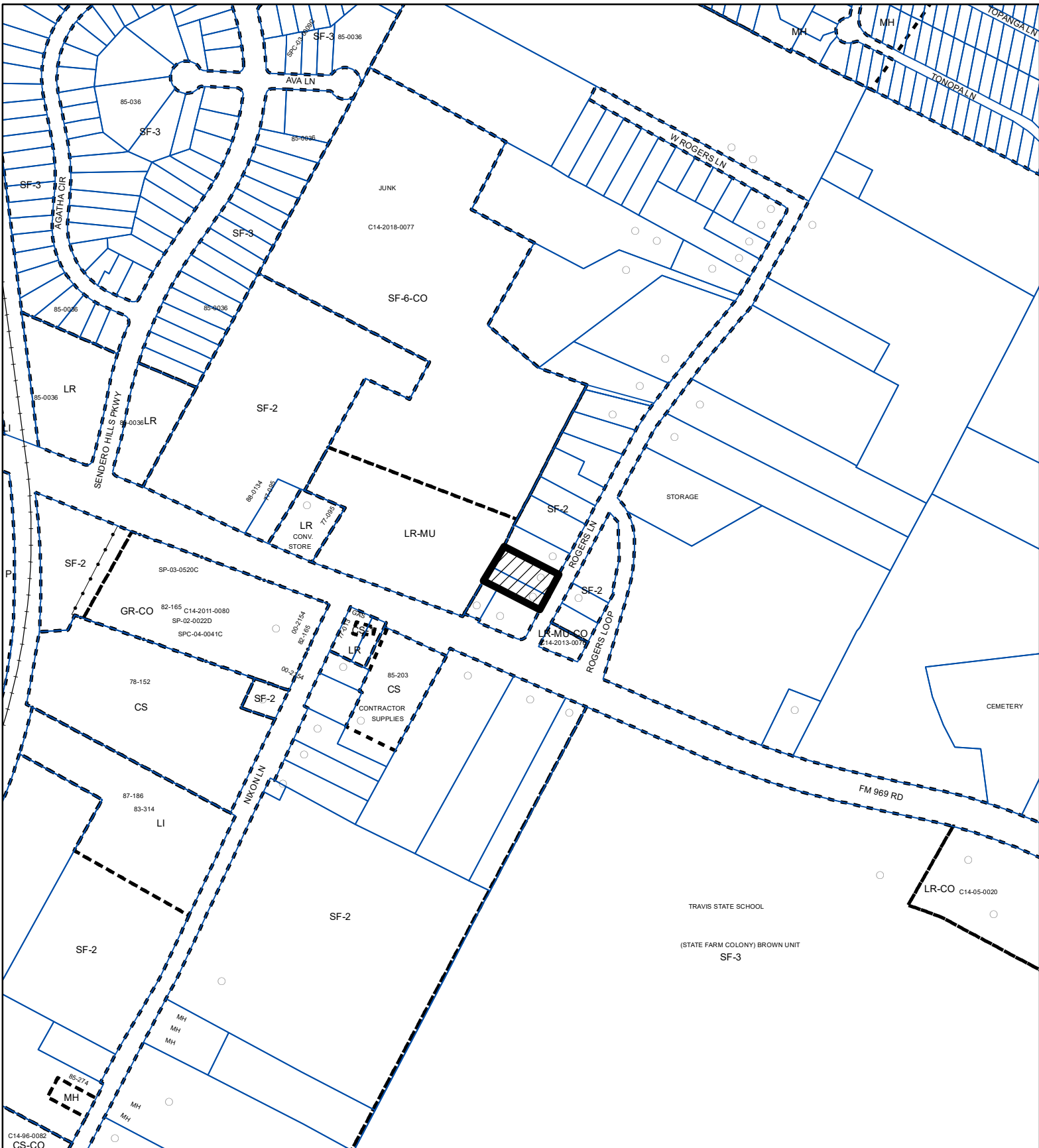
Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Rogers Lane	~50'	Existing	20'	1	No	No	No

WATER UTILITY

1. 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 land use. 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.

INDEX OF EXHIBITS TO FOLLOW




- A: Zoning Map
- B. Aerial Exhibit



ZONING

ZONING CASE#: C14-2020-0108



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

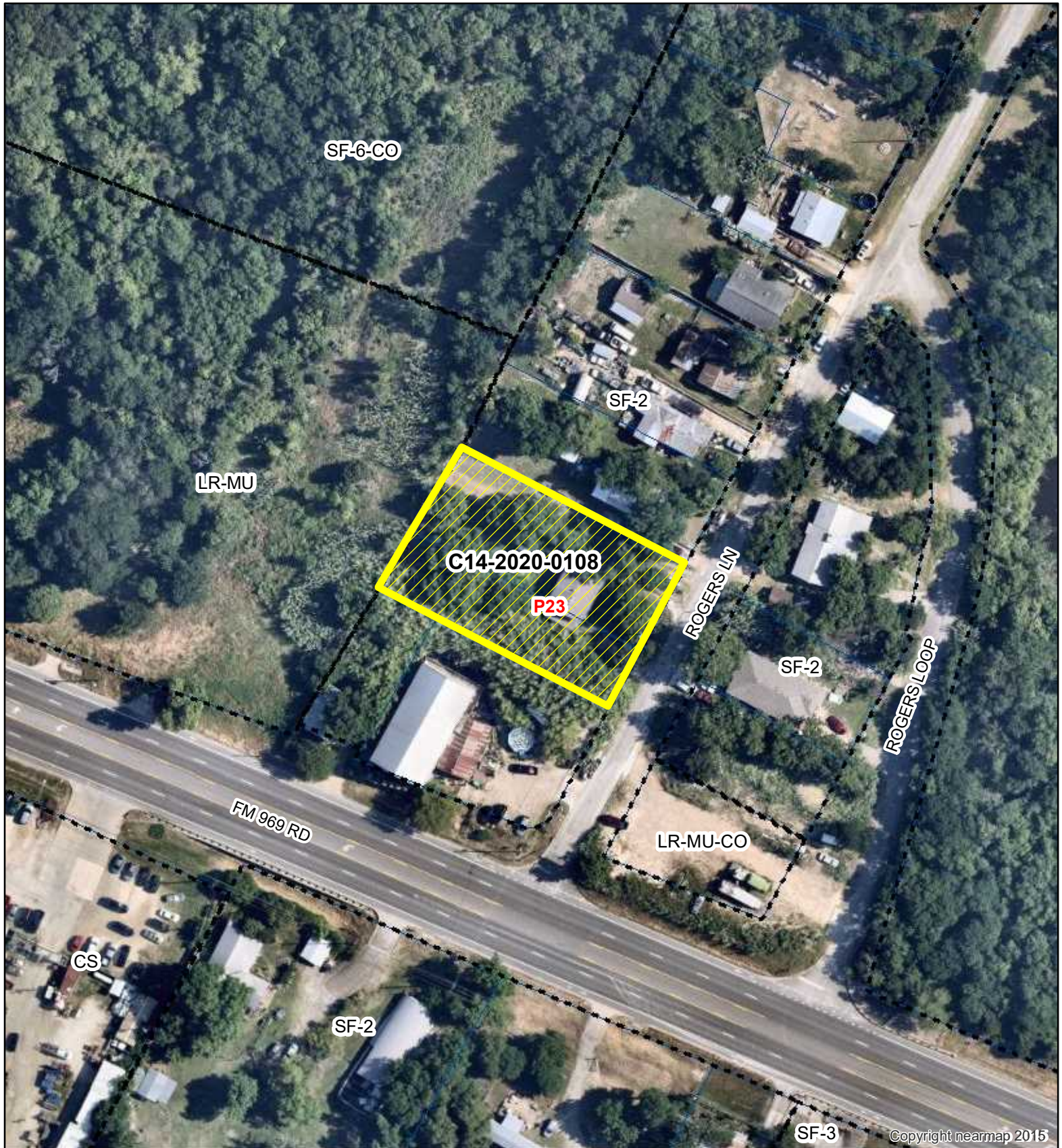
1" = 400'

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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: 10/14/2020



Rogers Ln Project Zoning

ZONING CASE#: C14-2020-0108
 LOCATION: 5206 and 5208 Rogers Ln
 SUBJECT AREA: .57 Acres
 GRID: P23
 MANAGER: Heather Chaffin



-  C14-2020-0108
-  Creek Buffers
-  ZONING BOUNDARY

1" = 100'

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.