

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0022 (1106 S Meadows)

DISTRICT: 4

ZONING FROM: SF-2-NP

TO: SF-3-NP

ADDRESS: 1106 South Meadows Drive

SITE AREA: 0.2045 acres (8,908 sq. ft.)

PROPERTY OWNER: TALEM INVESTMENTS LLC

AGENT: McNair Consulting, LLC (Jason McNair)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends SF-3-NP, Family Residence-Neighborhood Plan Combining District, zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

April 26, 2022

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The site under consideration is developed with a 979 sq. ft. single family house on an 8,908 sq. ft. lot. The properties to the north, east and west are developed with single family residences, zoned SF-2-NP. To the south, across, South Meadows Drive, there are single-family homes, zoned SF-2-NP, and a duplex residence, zoned SF-3-NP. The applicant is requesting SF-3-NP zoning so that he can add an accessory dwelling unit (ADU) to the property.

The staff recommends SF-3-NP zoning at this location because the property meets the intent of the Family Residence zoning district. The proposed rezoning will promote consistency and orderly planning because there are numerous properties within this neighborhood that are zoned SF-3-NP. The lots directly behind/ to the north of this site are developed with duplex residences fronting N. Meadows Drive. The proposed addition of an ADU to this site will provide for more housing units in this area.

The property in question is located within the North Austin Civic Association (NACA) Neighborhood Planning area. The current land use on the FLUM is Single Family and the proposed land use through proposed zoning change is Single Family. Therefore, a plan amendment is not required.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning will promote consistency and orderly planning because there is SF-3-NP zoning to the south, across S. Meadows Drive. In addition, the lots directly to the north are developed with duplex residences.

The property is within ¼ -mile from a designated Activity Corridor, North Lamar Boulevard, where there is access to public transportation.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed SF-3-NP district zoning would allow for the applicant to redevelop the site with an accessory dwelling unit that will provide for more housing units in this area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2-NP	Single Family Residence
<i>North</i>	SF-2-NP	Duplex Residences, Single Family Residences
<i>South</i>	SF-2-NP, SF-3-NP	Single Family Residences
<i>East</i>	SF-2-NP	Single Family Residences
<i>West</i>	SF-2-NP	Single Family Residences

NEIGHBORHOOD PLANNING AREA:

North Austin Civic Association Neighborhood Plan

TIA: Deferred to the time of Site Plan

WATERSHED: Little Walnut Creek

SCHOOLS: Austin I.S.D.

McBee Elementary School

Burnet Middle School

Navarro High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Friends of Austin Neighborhoods

GO Austin Vamos Austin – North

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Austin Civic Association

North Austin Civic Association Neighborhood Plan Contact Team (NACA NPCT)

North Growth Corridor Alliance

SELTEXAS

Shoal Creek Conservancy

Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0079 (10807 Newmont Road)	SF-2-NP to CS-MU-NP	6/22/21: Approved staff's recommendation of CS-MU-CO-NP zoning, with a CO to prohibit Bail Bond Services, Drop-off Recycling Collection Facility, Hotel/Motel, Pawn Shop Services, Pet Services, and Restaurant (General) uses on the property, by consent (12-0, S. Praxis-arrived late); G. Cox-1st, J. Shieh-2nd.	7/29/21: Approved CS-MU-CO-NP zoning on all 3 readings by consent.
C14-2018-0023 (Mechanic Shop: 10809 Newmont Road)	SF-2-NP to CS-MU-NP	5/08/18: Approved staff's recommendation of GR-MU-CO-NP zoning, with a CO to prohibit Bail Bond Services, Drop-off Recycling Collection Facility, Hotel/Motel, Pawn Shop Services, Pet Services, and Restaurant (General) uses on the property. (12-0, S. Oliver-off dais); J. Schissler-1 st , C. Kenny-2 nd .	6/14/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance 20180614-102 for GR-MU-CO-NP combining district zoning was approved on Council Member Casar's motion, Council Member Renteria's second on a 10-1 vote. Council Member Flannigan voted nay.
C14-2010-0178 (ABBA Wig Salon: 1105 Kramer Lane)	NO-NP to GO-MU-NP	12/14/10: Approved the staff's recommendation of GO-MU-NP zoning, with CO to limit the development intensity for the site to less than 2,000 vehicle trips per day, would permit Personal Services as the only 'GO' district use and permit all other 'NO' district uses, and would limit the property to 'NO' district site development standards. The Commission added a condition to limit the size of the proposed sign on the property to 4 ft. x 4 ft. through a public restrictive covenant that will be signed prior to 3 rd reading of the case at City Council (6-0, Reddy, Chimenti, and Hernandez-absent); Dealey-1 st , Kirk-2 nd .	1/13/11: Approved GO-MU-CO-NP combining district zoning, with conditions on all 3 readings (7-0); Martinez-1 st , Morrison-2 nd .
C14-06-0113	NO to LR	7/18/06: Approved staff's rec. for LR zoning by consent (6-0, Baker, Martinez, and Gohil-absent)	8/24/06: Approved LR zoning on all 3 readings

C14-06-0030	NO-NP to GO-MU-NP	4/25/06: Approved GO-MU-CO-NP zoning with conditions: 1) 200 vehicle trip limit, 2) 'NO' district site development standards, 3) Personal Services as the only permitted 'GO' district use, allowing all other 'NO' district permitted uses (8-0); J. Reddy-1 st , C. Galindo-2 nd .	8/24/06: Approved LR on all 3 readings (7-0)
C14-05-0097	GR-CO to GR-CO	8/16/05: Approved staff rec. of GR-CO, with condition that TIA to be met before 3 reading, by consent (8-0, K. Jackson-absent)	9/29/05: Approved GR-CO, with TIA conditions in a public RC (7-0); all 3 readings
C14-03-0182	GO to CS	2/03/04: Approved staff alternate rec. of GR-CO, with conditions: 1) a 2,000 vehicle trip limit, 2) prohibit Drive-in Service, 3) prohibit Automotive Washing (of any type), Commercial Off-Street Parking, Drop-off Recycling Collection Facility, Exterminating Services, Service Station, Congregate Living, and Residential Treatment; by consent (9-0)	3/04/04: Approved GR-CO (6-0); 1 st reading only 3/25/04: Approved GR-CO (7-0); 2 nd /3 rd readings
C14-03-0009	NO to SF-3, LR, and GR	3/25/03: Approved LR (TR1), NO (TR 2&3); (8-0)	5/08/03: Approved LR (TR1) and NO (TR 2&3); (7-0); 1 st reading only 6/12/03: Approved LR-CO, with a 2,000 vehicle trip limit (7-0); 2 nd /3 rd readings
C14-95-0152	GO-CO to W/LO	12/12/95: Approved W/LO-CO with conditions: Prohibit Art and Craft Studio (Limited, General, and Industrial), Building Maintenance Services, Business or Trade School, Business Support Services, Communication Services, Cultural Services, and Equipment Repair Services (8-0)	1/11/96: Approved W/LO-CO, prohibiting certain uses (5-0); all 3 readings
C14-95-0108	DR to W/LO	11/28/95: Approved GO-CO & W/LO-CO, with a 2,000 vehicle trip limit (6-1)	1/04/96: Approved GO-CO for TR1 and W/LO-CO for TR2 (5-0); 1 st reading 3/28/96: Approved GO-CO (TR1) and W/LO (TR2), subject to conditions (5-0); 2 nd /3 rd readings

RELATED CASES:

C14-01-0037 (NCA Neighborhood Plan Rezoning)

EXISTING STREET CHARACTERISTICS:

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
S Meadow Dr.	ASMP Level 1	50'	50'	30'	No	None	No

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 1106 S Meadows Drive. C14-2022-0022. 0.2 acres from SF2 to SF3. North Austin Civic Association NP. SF to SF. Construct an ADU.

Yes	Imagine Austin Decision Guidelines
Compact and Connected Measures	
Y	Imagine Austin Growth Concept Map: Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: 0.40 miles from the North Lamar Activity Corridor
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Is located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
Y	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
3	Total Number of "Yes's"

Imagine Austin Priority Program Bonus Features (Extra Points)	
Y	Small Area Plan Policies: Supports applicable Small Area Plans, including the Future Land Use Map, goals, objectives, actions and text. List three small area plan policies that relate to this project. Name of Small Area Plan: North Austin Civic Association
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Culture and Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially an industry that is currently not represented in particular area or that promotes a new technology.
	Workforce Development, the Economy and Education: Promotes educational opportunities or workforce development training.
4	Total Number of "Yes's" Under Bonus Features Plus on Top

Applicable NACA Small Area Plan Policies: NACA Neighborhood Vision - The vision is characterized by well-maintained properties that offer a mixture of relatively affordable housing to a diverse population, and easy access to routine retail business needs.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

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.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new residential units proposed by this development, single family with SF-3 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Fees in-lieu of dedication may be required, as determined by the criteria in City Code Title 25, Article 14, as amended. Those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

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

The site is not subject to compatibility standards.

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

This tract is already developed and the proposed zoning change is a footprint within the existing development. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

ASMP Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Water Utility

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

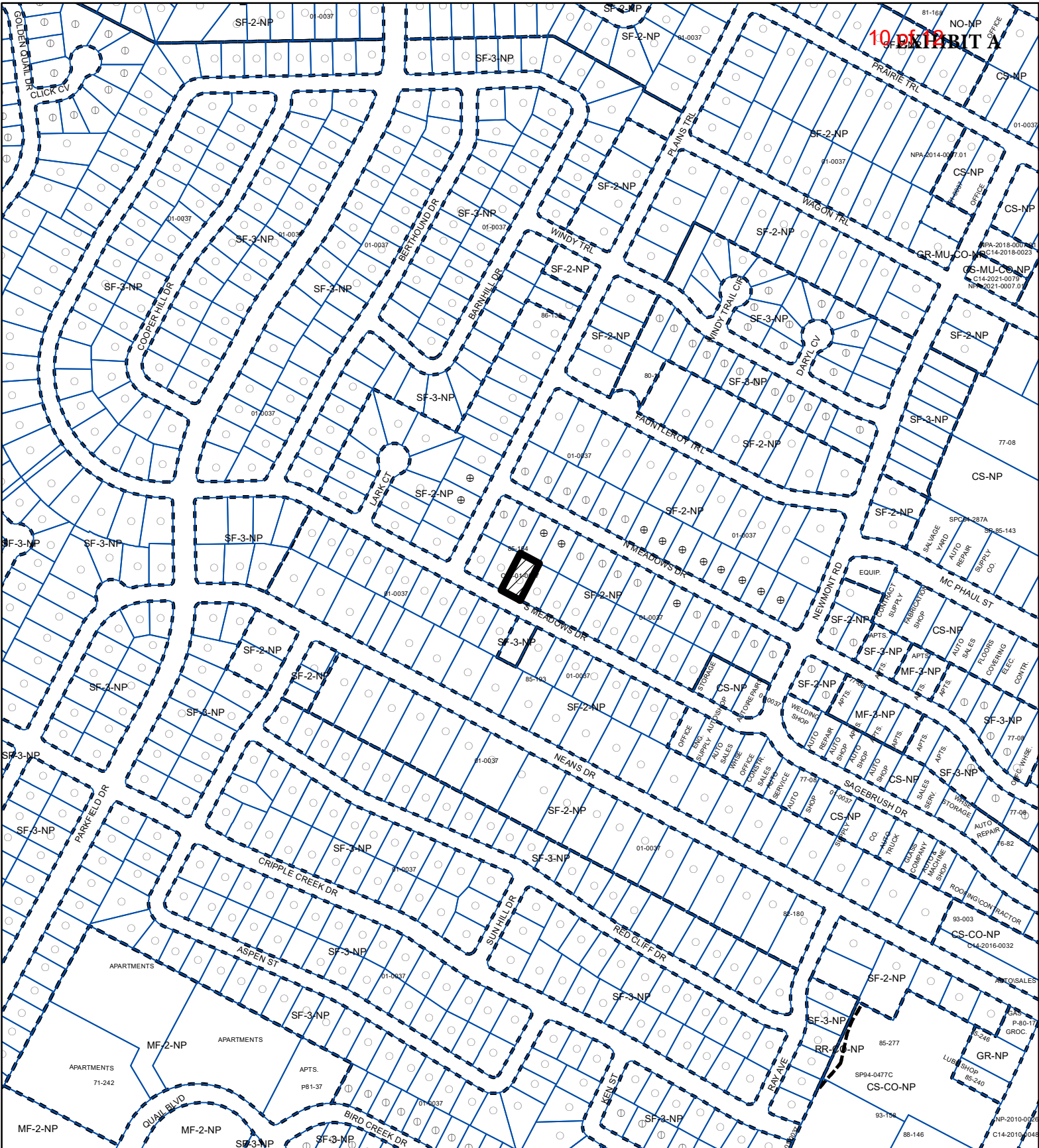
required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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 Map
- C. Proposed Site Layout



N

 **SUBJECT TRACT**

 **PENDING CASE**

 **ZONING BOUNDARY**

ZONING

ZONING CASE#: C14-2022-0022

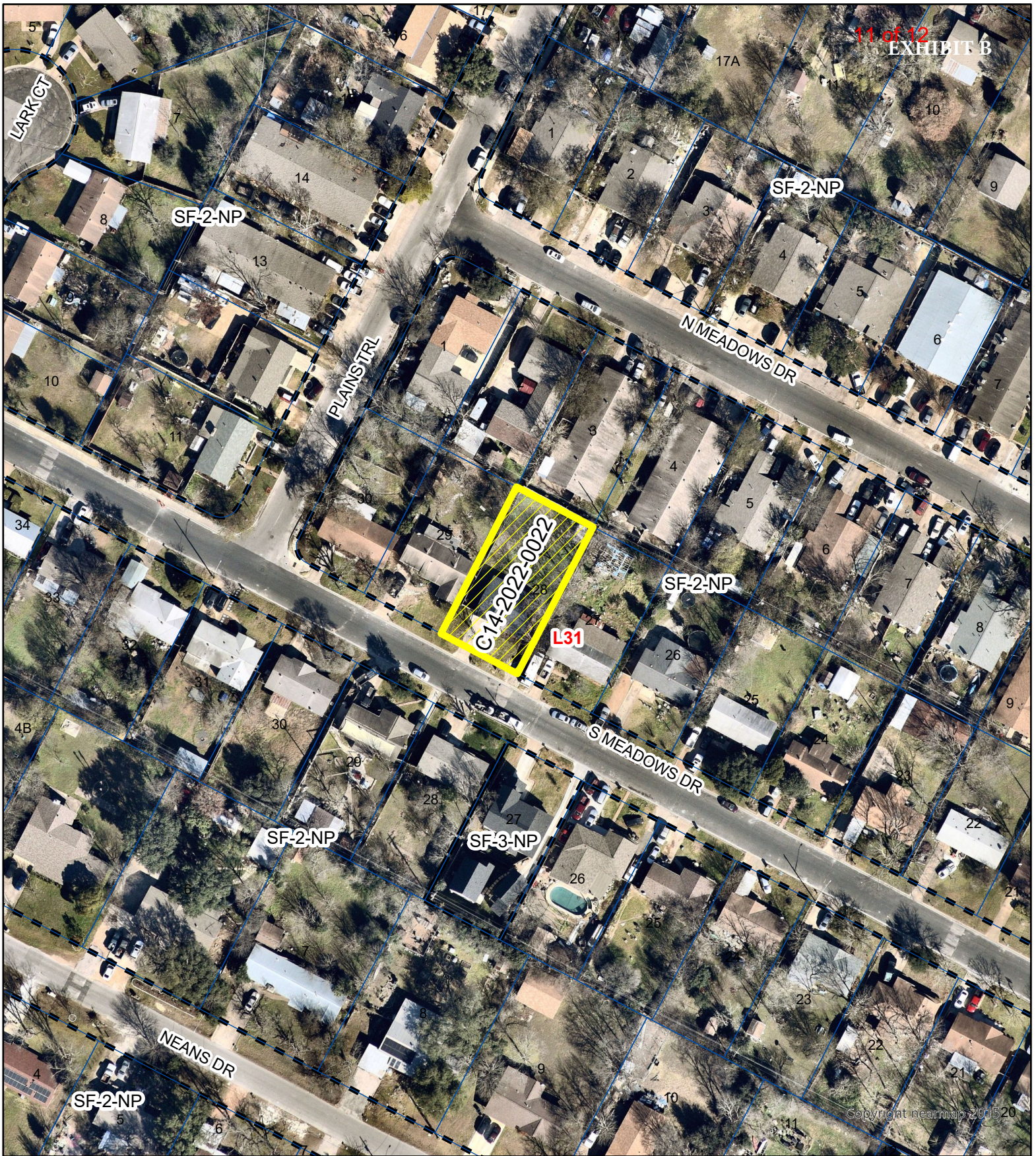
1" = 400'

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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Created: 3/7/2022



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1106 South Meadows



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

ZONING CASE#: C14-2022-0022
LOCATION: 1106 South Meadows Drive
SUBJECT AREA: 0.2 Acres
GRID: L31
MANAGER: SHERRI SIRWAITIS



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.



3D PERSPECTIVE

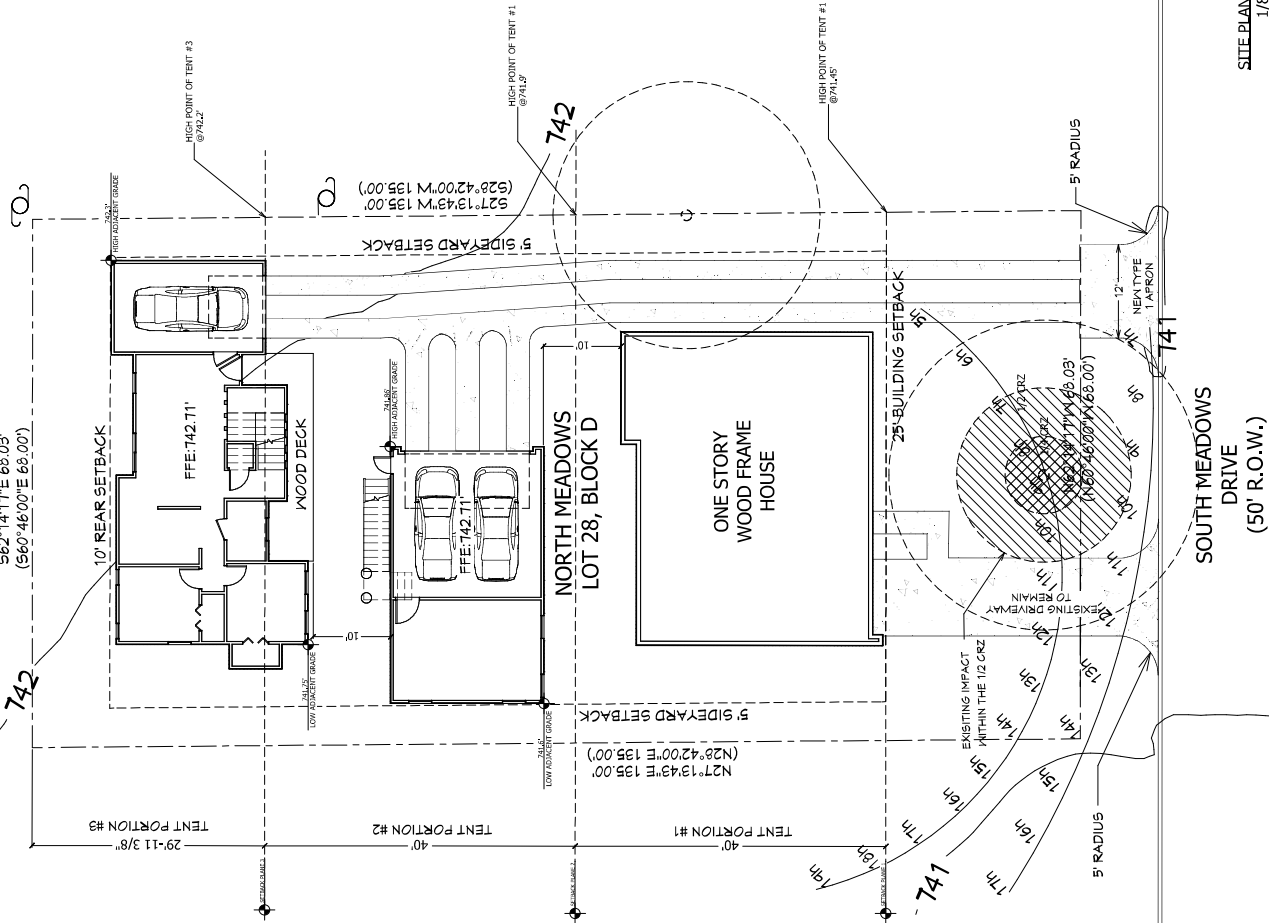
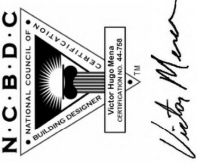
SITE DEVELOPMENT INFORMATION				EXISTING SQ. FT.		NEW ADDED SQ. FT.		TOTAL SQ. FT.	
				BUDG 1	BUDG 2	BUDG 1	BUDG 2	BUDG 1	BUDG 2
AREA DESCRIPTION				275	0	275	0	275	0
1ST FLOOR CONDITIONED AREA				275	0	275	0	275	0
2ND FLOOR CONDITIONED AREA				0	0	0	0	0	0
3RD FLOOR CONDITIONED AREA				0	0	0	0	0	0
AREAS W/CEILING >15'				0	0	0	0	0	0
BASEMENT				0	0	0	0	0	0
COVID PARKING				275	0	275	0	275	0
(GARAGE OR CARPORT)				0	0	0	0	0	0
COVID PATIO, DECK, PORCH AND/OR				16	0	16	0	16	0
BALCONY AREAS AT FIRST LEVEL				0	0	0	0	0	0
COVID PATIO, DECK, PORCH AND/OR				0	0	0	0	0	0
BALCONY AREAS AT SECOND LEVEL				0	0	0	0	0	0
COVID WOOD DECKS (100%)				0	0	0	0	0	0
UNCOVERED WOOD DECKS				0	0	0	0	0	0
OTHER:				1268.0	0.0	1594.2	1012.2	2862.2	1012.2
TOTAL BUILDING AREA				3742.4	0.0	3742.4	0.0	3742.4	0.0
POOL				0	0	0	0	0	0
SPA				0	0	0	0	0	0
REMOVED FLOOR ARE. EXCLUDING				0	0	0	0	0	0
ADDITIONAL NEW CONSTRUCTION				0	0	0	0	0	0
TOTAL BUILDING COVERAGE (SQ. FT.)				2814.9	0.0	2814.9	0.0	2814.9	0.0
% OF LOT SIZE				32.0%	0.0%	32.0%	0.0%	32.0%	0.0%
CONCRETE DRIVEWAY				301	0	666.7	0	967.7	0
CONCRETE SIDEWALKS				0	0	0	0	0	0
UNCOVERED PATIO				0	0	66	0	66	0
UNCOVERED WOOD DECKS (COUNTED AT 50%)				0	0	66	0	66	0
AC PADS AND OTHER CONCRETE FLATWORK				9	9	9	9	18	18
OTHER (POOL COVERING, RETAINING WALLS, ETC.)				0	0	0	0	0	0
TOTAL IMPERVIOUS COVERAGE (SQ. FT.)				3895.6	0.0	4552.6	0.0	4552.6	0.0
% OF LOT SIZE				41.5%	0.0%	41.5%	0.0%	41.5%	0.0%
REMAINING IMPERVIOUS COVERAGE				136.3	0.0	136.3	0.0	136.3	0.0
TOTAL LOT AREA (SQ. FT.)				5182.0	0.0	5182.0	0.0	5182.0	0.0
MAXIMUM IMPERVIOUS COVERAGE @45%				4111.9	0.0	4111.9	0.0	4111.9	0.0

EXISTING		NEW/ADDED		APPLIED TOTAL SQ. FT.	
SUBCHAPTER F - GROSS FLOOR AREA TO REMAIN		EXEMPTION		EXEMPT	
1ST FLOOR		275		275	
2ND FLOOR		0		0	
3RD FLOOR		0		0	
AREA W/CEILING TALLER THAN 15'		0		0	
GROUND FLOOR PORCH (CHECK ARTICLE F, UTILIZED)		16.0		16.0	
BASEMENT		0		0	
ATTIC		0		0	
GARAGE ATTACHED		275		275	
GARAGE DETACHED		0		0	
CARPORT ATTACHED		0		0	
DETACHED ACCESSORY BUILDING		0		0	
TOTAL		1268.0		1268.0	
TOTAL GROSS FLOOR AREA		1268.0		1268.0	
REMAINING GROSS FLOOR AREA		895		895	
TOTAL GROSS FLOOR AREA/LOT AREA 1.100		36.3%		36.3%	

SPACE CALCULATIONS

Gogo Structural Engineers, LLC
All rights reserved. All designs, drawings, plans & specifications are the property of Gogo Structural Engineers, LLC. Purchaser's rights are conditional & limited to a one-time use to construct a single project on the site & use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited and plans shall not be sold or transferred to anyone without the written permission of Gogo Structural Engineers, LLC.

TREE CRZ PROTECTION NOTE:
ANY NEW FENCE OR BARRIER DOES NOT EXTEND TO THE EDGE OF THE 1/2 CRZ. AN 8" LAYER OF MULCH SHALL BE SPREAD TO PROTECT THE ROOT ZONE. MULCH SHALL BE MAINTAINED TO PROTECT TRAFFIC IS ALLOWED IN THE MULCH ZONES.
HEAVY EQUIPMENT AND TREE ROOT PROTECTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER ROOTS AND PREVENT SOIL BRIDGE OVER ROOTS. HEAVY EQUIPMENT WILL NOT COVER FULL CRZ. AFTER CONSTRUCTION IS OVER SPREAD MULCH AROUND SITE TO LEAVE MAX LAYER OF 3" WITHIN ROOT ZONE.



SITE PLAN
1/8" = 1' FOR 22"x34"
1/16" = 1' FOR 11"x17"