



Thursday, November 02, 2006

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**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 47

Subject: C14-06-0168 - Clawson South Eight - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3504 Clawson Road (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to urban family residence-conditional overlay (SF-5-CO) combining district zoning. Staff Recommendation: To grant urban family residence-conditional overlay (SF-5-CO) combining district zoning. Planning Commission Recommendation To grant urban family residence-conditional overlay (SF-5-CO) combining district zoning Applicant and Agent: Equilibrium Development, L P. (Brad Schubert) City Staff: Robert Heil, 974-2330.

Additional Backup Material

(click to open)

- ☐ **Staff Report**
- ☐ **Ordinance**

For More Information: Robert Heil, 974-2330

C14-06-0168

ZONING CHANGE REVIEW SHEET

ZONING CASE: C14-06-0168 Clawson South Eight

P.C. Date: September 26, 2006

ADDRESS: 3504 Clawson Rd.

OWNER/AGENT Equilibrium Development, L.P. (Brad Schubert)

FROM: SF-3

TO: SF-5

AREA: 0.810 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of SF-5-CO limiting the total number of units on the site to eight units.

PLANNING COMMISSION RECOMMENDATION:

September 26, 2006: Approved Staff's recommendation of SF-5-CO (8-0)

DEPARTMENT COMMENTS:

The site is a roughly 0.8 acre site currently zoned SF-3. The request is to rezone to SF-5. Staff supports the request to rezone to SF-5, but recommends a conditional overlay to limit the site to a total of eight units. This will allow for flexible infill development without negative impact to the surrounding residential neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family Home
<i>North</i>	SF-3	Undeveloped
<i>South</i>	Sf-3, SF-6 and MF-2	Single Family Homes and apartments.
<i>East</i>	SF-3	Single Family Homes and duplexes
<i>West</i>	SF-3	Single Family Homes

AREA STUDY: The property is part of the South Lamar neighborhood plan area, which began meeting in late 2005.

TIA: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113]

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

C14-06-0168

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- South Lamar Neighborhood Association
- South Central Coalition
- Austin Neighborhood Council
- Barton Springs / Edward's Aquifer Conservation District
- Homebuilder's Association of Greater Austin
- Austin Independent School District

SCHOOLS: (AISD ISD)

Zilker Elementary School O. Henry Middle School Austin High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Clawson Road	44'	30'	Collector	No	No	No

CITY COUNCIL DATE:

ACTION:

November 2, 2006:

ORDINANCE READINGS:

1st

2nd

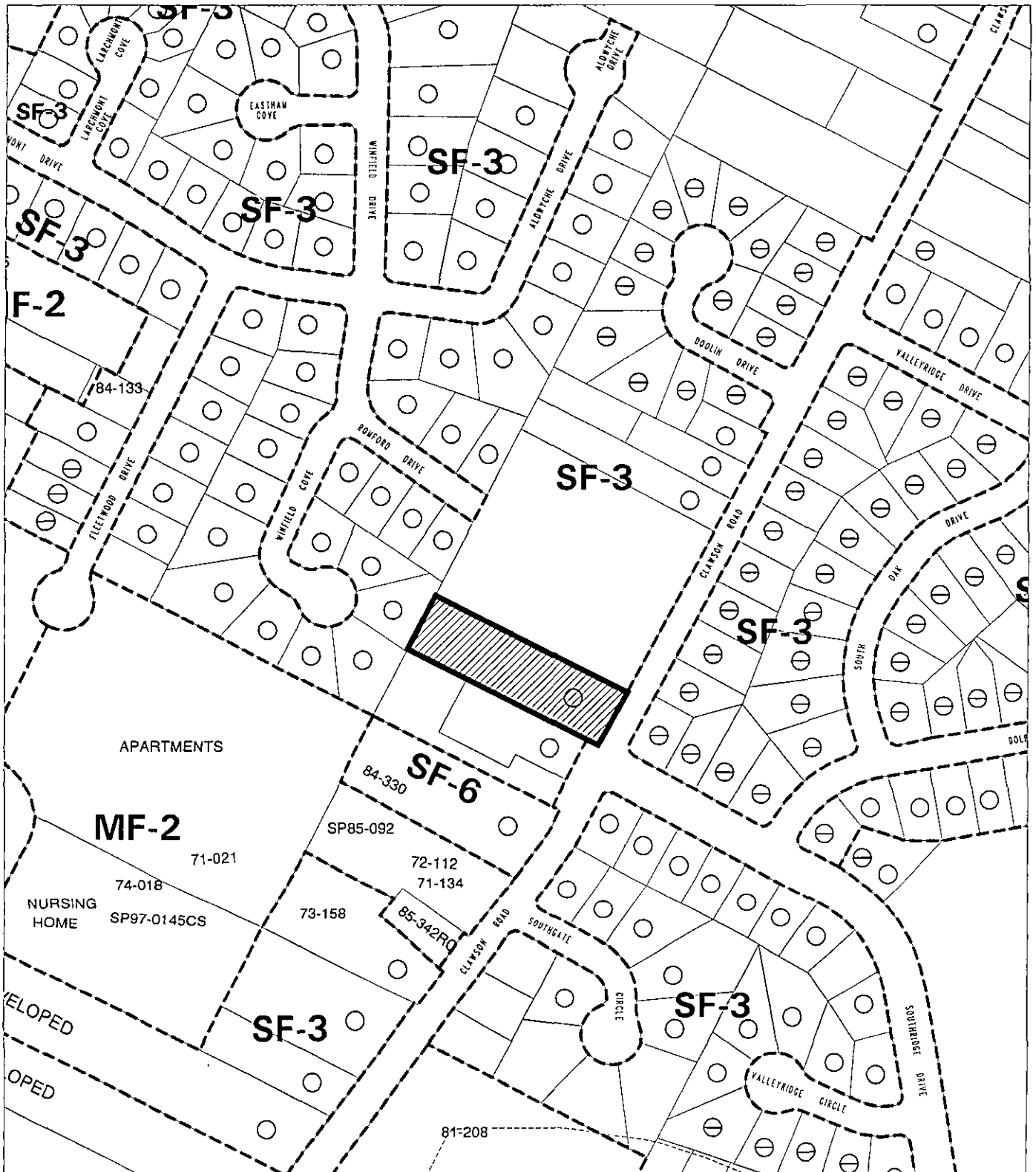
3rd


ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330

C14-06-0168



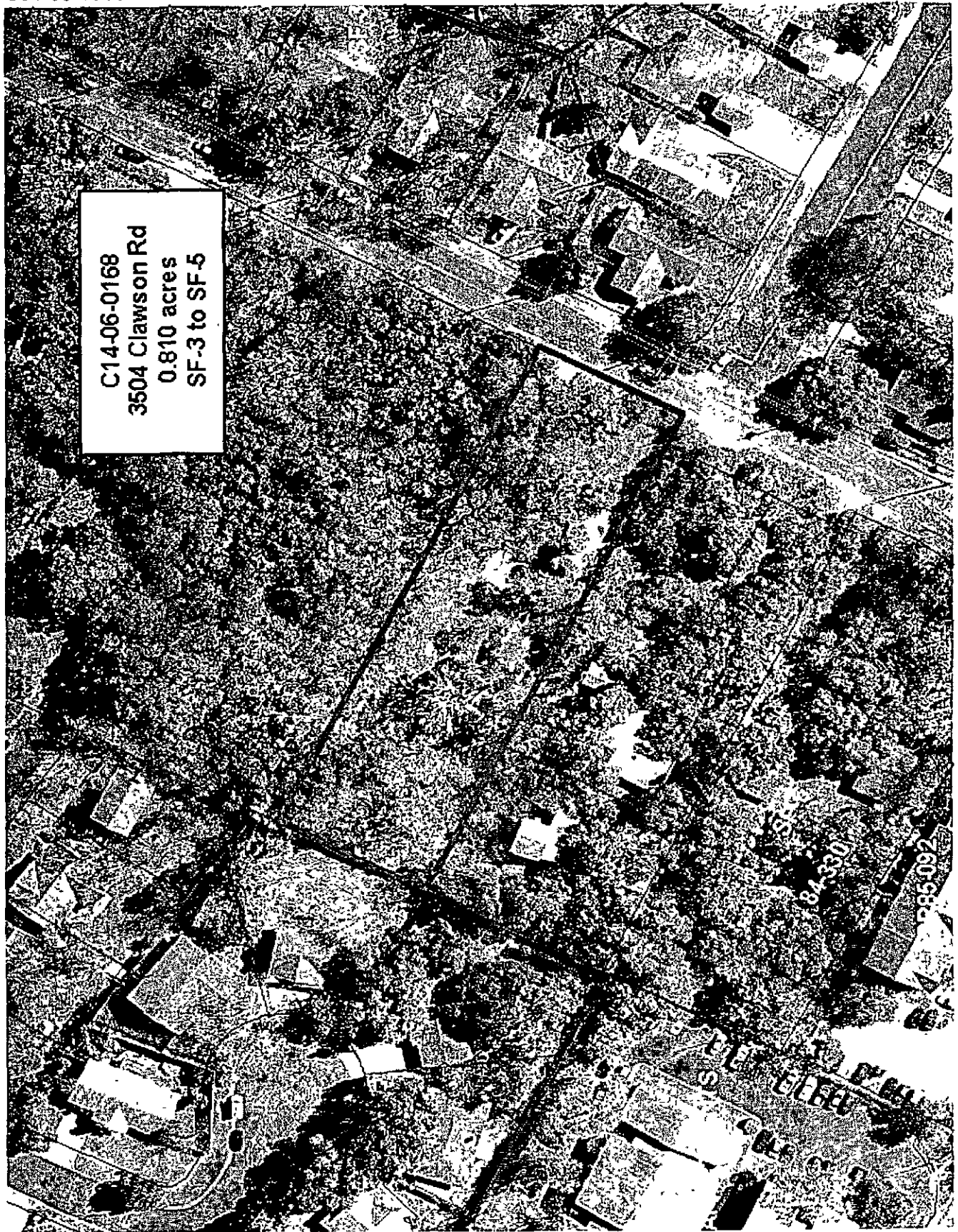
<p>  SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR R HEIL </p>	<p> ZONING CASE #: C14-06-0168 ADDRESS 3504 CLAWSON RD SUBJECT AREA (acres) 0.810 DATE 06-08 INTLS. TRC </p>	<p> CITY GRID REFERENCE NUMBER G19 </p>
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APTS

Q814-75-006 11951

SF-3

C14-06-0168



C14-06-0168
3504 Clawson Rd
0.810 acres
SF-3 to SF-5

SUMMARY STAFF RECOMMENDATION**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

SF-5 with a conditional overlay to limit the site to a total of eight units, will allow for flexible infill development without negative impact to the surrounding residential neighborhood.

Transportation

Dedication of additional right-of-way will be required during the subdivision or site plan process.

The trip generation under the requested zoning is estimated to be 70 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Clawson Road	44'	30'	Collector	No	No	No

Environmental

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

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 3504 CLAWSON ROAD FROM FAMILY
3 RESIDENCE (SF-3) DISTRICT TO URBAN FAMILY RESIDENCE-
4 CONDITIONAL OVERLAY (SF-5-CO) COMBINING DISTRICT.
5

6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from family residence (SF-3) district to urban family residence-
10 conditional overlay (SF-5-CO) combining district on the property described in Zoning
11 Case No. C14-06-0168, on file at the Neighborhood Planning and Zoning Department, as
12 follows:
13

14 A 0.80 acre tract of land, more or less, out of Lot 38, Theodore Low Heights
15 Subdivision, Travis County, the tract of land being more particularly described by
16 metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
17

18 locally known as 3504 Clawson Road, in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "B".
20

21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:
23

24 Development of the Property may not exceed a density of 8 residential units.
25

26 Except as specifically restricted under this ordinance, the Property may be developed and
27 used in accordance with the regulations established for the urban family residence (SF-5)
28 base district and other applicable requirements of the City Code.
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PART 3. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

www

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

ATS Job No 06052220s

Date August 3, 2006

Page 2 of 2 (Survey attached)

Path Projects\Rick Roberts\Low Theo Heights\Clawson3504\docs\metes&bounds\0 80
ACRE doc

All that certain tract or parcel of land situated in Travis, County, Texas being a portion of Lot 38, Theodor Low Heights, a subdivision in Travis County, Texas according to the map or plat recorded in Volume 445, Page 581, Deed Records of Travis County, Texas and being that tract described as 0 87 acre in a Deed granted to Gerald W Allaman, et ux and recorded in Volume 2127, Page 336, Deed Records of Travis County, Texas and further described by metes and bounds as follows

Beginning at iron pipe found in west line of Clawson Road for the southeast corner of that tract described as 2.574 acres granted to David R Jones and recorded in Volume 12753, Page 2092 of said deed records and the northeast corner of said Allaman tract and this tract,

THENCE. S 31°46'49" W 99 47 feet with the west line of said Clawson Road and the east line of said Allaman tract to 1/2" iron rod found for the northeast corner of a 15' Right-of-Way dedication as described in the Resubdivision of Part of Lot 38, Theodor Low Heights as recorded in Volume 75, Page 138, Plat Records of Travis County, Texas and the southeast corner of said Allaman tract and this tract,

THENCE N 60°03'42" W with the south line of said Allaman tract, at approximately 15 feet passing the northeast corner of Lot 1 of said Resubdivision of Part of Lot 38, Theodor Low Heights, continuing with the north line of said Lot 1, at approximately 240 feet passing the northwest corner of said Lot 1 and the northeast corner of Lot 2 of said Resubdivision of Part of Lot 38, continuing with the north line of said Lot 2 in all 349 95 feet to a 5/8" iron rod found in the east line of Barton Oaks subdivision as recorded in Volume 18, Page 77 of said plat records for the northwest corner of said Lot 2 and the southwest corner of said Allaman tract and this tract,

THENCE N 30°05'56" E 99 80 with east line of said Barton Oaks subdivision and the west line of said Allaman tract to a iron pipe found for the southwest corner of said Jones tract and the northwest corner of said Allaman tract,

THENCE S 60°00'00 E 352 87 feet with the south line of said Jones tract and the north line Allaman to the Point of Beginning and containing 0 80 acre (35,003 sq ft) of land more or less



Paul Utterback
Registered Professional Land Surveyor No 5738

PU/ch

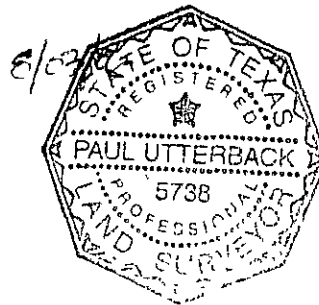


EXHIBIT A

