

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0033 – 300 Corral Ln

Z.A.P. DATE: May 3, 2016

ADDRESS: 300 Corral Lane

DISTRICT AREA: 2

OWNER/AGENT: Scott Williams

ZONING FROM: SF-2

TO: SF-3

AREA: 1.12 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

May 3, 2016: *APPROVED SF-3 DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT*

[B. GREENBERG; J. KIOLBASSA – 2ND] (8-0) G. ROJAS; D. BREITHAUPT – ABSENT; 1 VACANCY ON THE COMMISSION

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject zoning area is a platted lot, contains one single family residence and accessory structures, and has access on Corral Lane. There are single family residences and manufactured homes on Chaparral Road to the north (SF-2), single family residences, duplexes and an apartment to the east (SF-3; SF-2, CS-MU-CO), a ring manufacturing company and parking area to the south (LI), and single family residences and a two family residence to the west on Circle S Road (SF-2). Please refer to Exhibits A (Zoning Map), A-1 (Aerial Exhibit) and B (Recorded Plat).

The Applicant has requested family residence (SF-3) district zoning in order to create additional residences on the property. The property is 95.42 feet at the front property line and thus is large enough to potentially be resubdivided to create one additional lot.

The SF-3 district allows for a greater variety of housing types to occur, including single family residences, two-family use (defined as one single family residence, plus a second detached unit not to exceed 1,100 square feet) and duplexes. As information, the SF-3 district does not permit an accessory dwelling unit in addition to duplex construction. A multi-family residence (MF) zoning district is necessary for the construction of more than

two dwelling units on a lot or site. The surrounding properties include different residential types including single family residences, duplexes, two family residences and apartments, which makes the proposed SF-3 zoning a reasonable request.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|----------------|--|
| <i>Site</i> | SF-2 | One single family residence |
| <i>North</i> | SF-2 | Single family residences; Manufactured homes |
| <i>South</i> | LI | Class ring company; Parking area; General contractor |
| <i>East</i> | SF-3; CS-MU-CO | Two duplexes; Single family residences; Apartment; Construction sales and services |
| <i>West</i> | SF-2 | Single family residences; Two family residence |

AREA STUDY: N/A

TIA: Is not required

WATERSHED: South Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 646 – Circle S. Ridge Neighborhood Association
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas
 1424 – Preservation Austin 1429 – GO! Austin/Vamos! Austin (GAVA)-78745
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1550 – Homeless Neighborhood Association

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|--|------------------|---|---|
| C14-2015-0123 – Langan Rezoning – 7016 Circle S Rd | SF-2 to SF-3 | To Grant | Apvd (11-12-2015). |
| C14-2010-0199 – C G & S Corral – 402 Corral Ln | SF-2 to CS-MU-CP | To Grant CS-MU-CO w/construction sales & services as the only permitted CS use, administrative/business | Apvd CS-MU-CO as Commission recommended, w/public Restrictive Covenant to limit the |

| | | | |
|---|--|---|---|
| | | office, the existing residences, existing building coverage and impervious cover. R-O-W is not req'd. | size of a trash receptacle on the property and prohibit 18-wheel trucks from accessing the site (6-23-2011). |
| C14-99-2065 – John Lewis Tract – 7201-7401 S Congress Ave | SF-3 to MF-3 | To Grant MF-2-CO w/CO for 2,000 trips/day and prohibit access to Circle S Rd | Apvd MF-3-CO w/CO for 2,000 trips/day, prohibit access to Circle S Rd and limit to 200 units (23 u.p.a.) (8-17-2000). |
| C14-84-232 – 304 and 308 Corral Ln | Interim “AA” First Height and Area to “A” Residence, First Height and Area, as amended | To Grant “A” Residence, First Height and Area | Apvd “A” Residence, First Height and Area (11-15-1984). |
| C14-79-243 – 6910 -7004 Circle S Rd | Interim “A” Residence, First Height and Area to “A” Residence, First Height and Area | | Apvd “A” Residence, First Height and Area (12-20-1979). |

RELATED CASES:

The rezoning area is platted as Lot 37, Block A of Circle “S” Ridge Section 1, a subdivision approved in October 1933 (C8-1946-1780). Please refer to Exhibit B. There are no related site plan applications on the subject property.

The property was annexed on December 31, 1975 (C7a-75-012).

EXISTING STREET CHARACTERISTICS:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|-------------|---------|----------|----------------|-----------|------------|-------------------------------|
| Corral Lane | 45 feet | 20 feet | Local | No | No | No |

CITY COUNCIL DATE: June 16, 2016

ACTION:

ORDINANCE READINGS: 1st

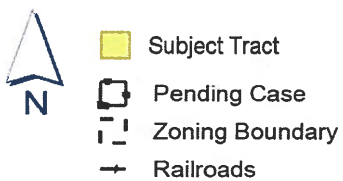
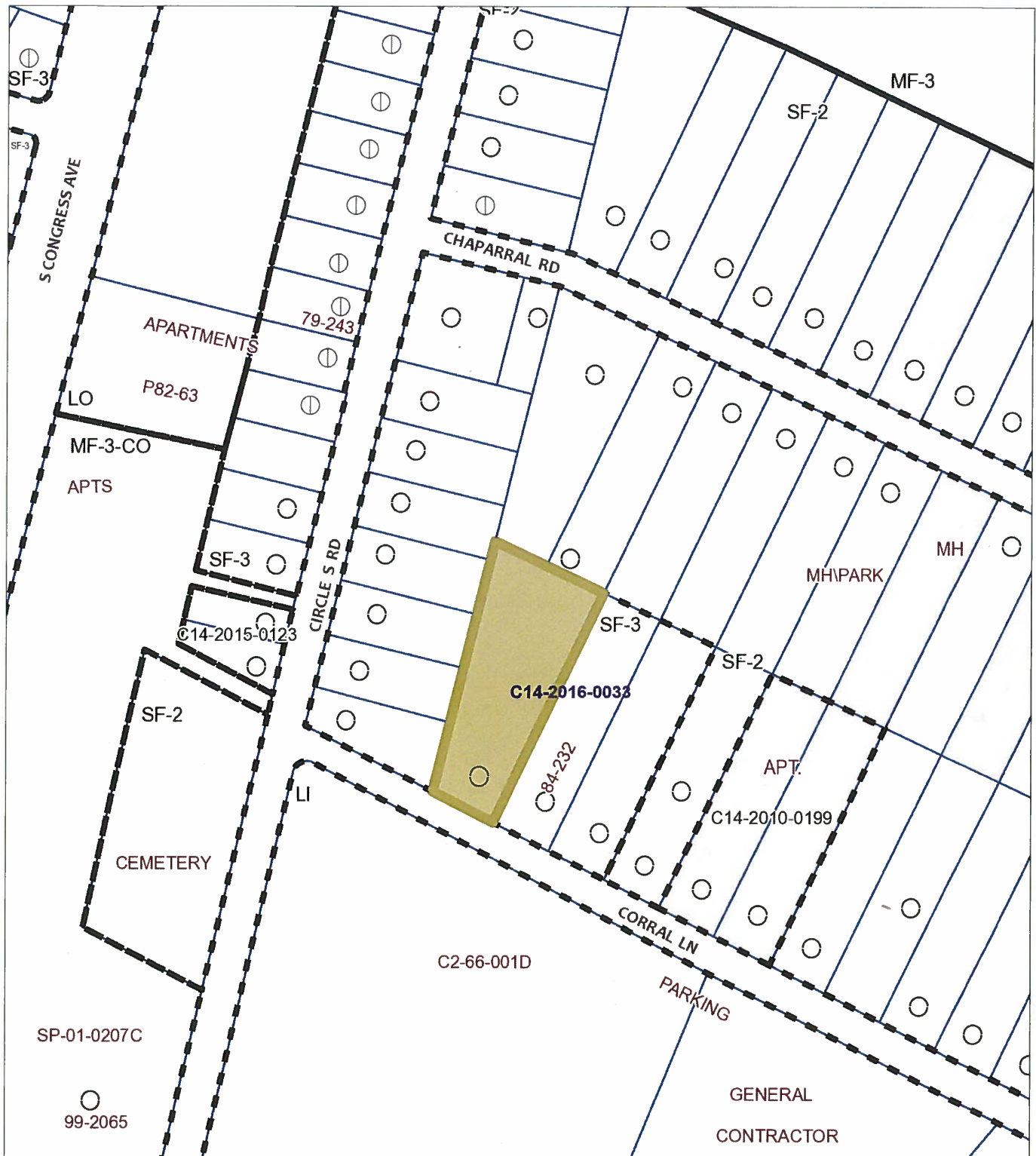
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



100 200
Feet

1" = 200'

ZONING

ZONING CASE#: C14-2016-0033

EXHIBIT A



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.



ZONING & VICINITY

ZONING CASE#: C14-2016-0033
LOCATION: 300 CORRAL LANE
SUBJECT AREA: 1.13 ACRES
MANAGER: WENDY RHOADES

EXHIBIT A-1



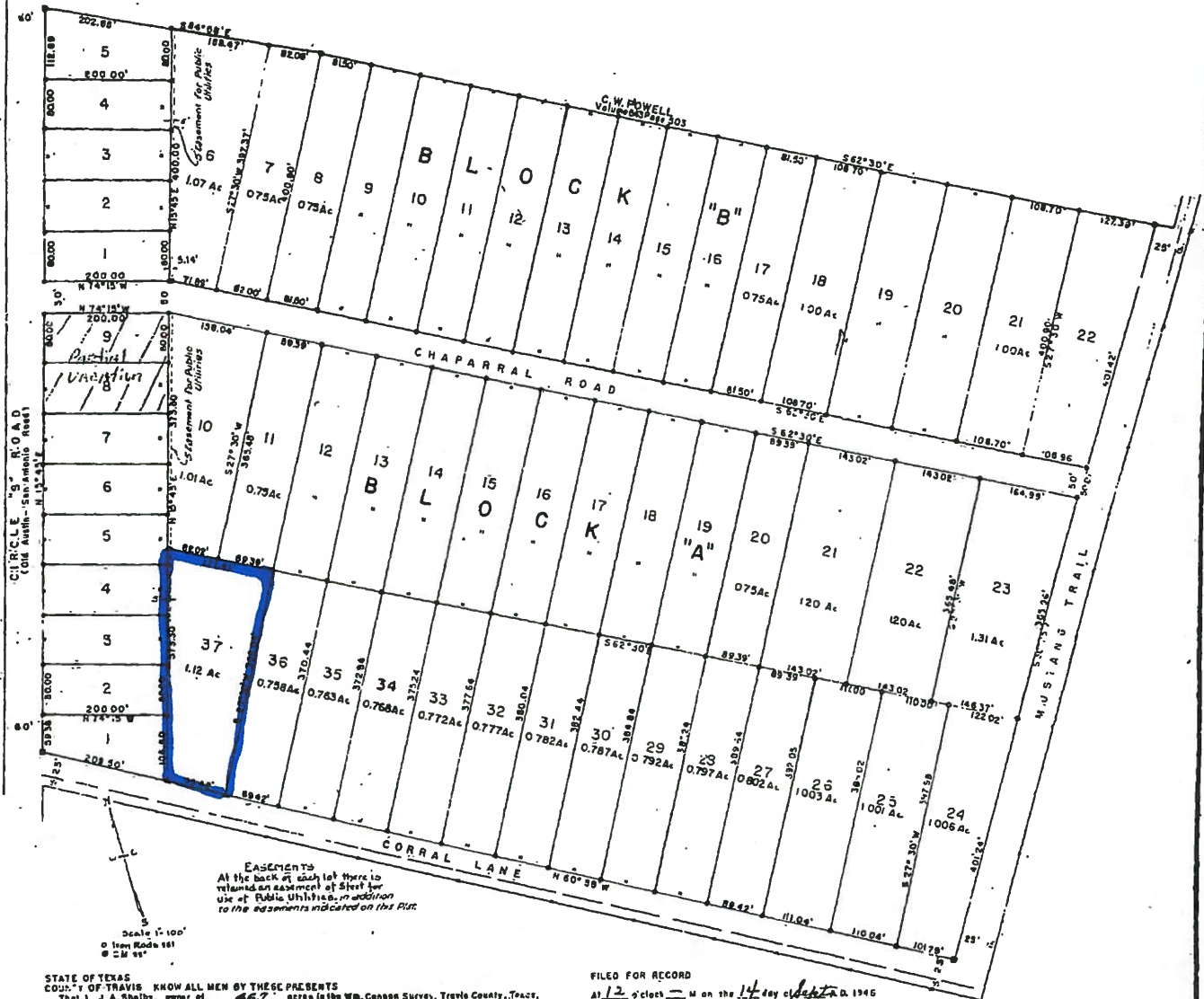
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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.



See Plat of Section 1 of Plot No. 1730 Pg. 1 of Record



STATE OF TEXAS
COUNTY OF TRAVIS. KNOW ALL MEN BY THESE PRESENTS
That I, J. A. Shelby, owner of 6.7 acres in the Wm. Conner Survey, Travis County, Texas, as conveyed to J. A. Shelby in a deed of record in Travis County, Texas in Vol. 148 of the Public Records of Travis County, Texas, by C. W. Powell, do hereby accept this plat and map as my subdivision of said tract, said subdivision to be known as and I have dedicated and do hereby dedicate to the public all streets shown hereon so far as my interests may appear.
Witness my hand on this the 26th day of July, A.D. 1946.

J. A. Shelby
J. A. Shelby

FILED FOR RECORD
At 12 o'clock P.M. on the 14th day of August, 1946

Emilie Limberg
Miss Emilie Limberg, Clerk, County Court of Travis County, Texas.
By *Edwin Pruitt*
Deputy

STATE OF TEXAS
COUNTY OF TRAVIS. BEFORE ME, a Notary Public in and for Travis County, Texas, on this day personally appeared J. A. Shelby, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office this the 26th day of July, A.D. 1946

Raymond Rusk
Notary Public in and for Travis County, Texas.

STATE OF TEXAS
COUNTY OF TRAVIS. I, Miss Emilie Limberg, Clerk of the County Court wither and for the county and state aforesaid, do hereby certify that the within foregoing instrument of writing with the certificate of authentication was filed for record in my office on the 14th day of August, 1946 at 12 o'clock P.M. and duly recorded on the 14th day of August, 1946 at 12 o'clock P.M. in the Plat Record of said county in Plat Book No. 148, Page 285.
Witness my hand and Seal of the County Court of said County the date last written above.

Emilie Limberg
Miss Emilie Limberg, Clerk, County Court of Travis County, Texas.
By *Edwin Pruitt*
Deputy

APPROVE FOR ACCEPTANCE
Date *26th July*
By *J. A. Shelby*
Owner

APPROVED BY THE CITY PLANNING COMMISSION
Date *26th July*
By *Raymond Rusk*
Secretary

By *Raymond Rusk*
Secretary

STATE OF TEXAS
COUNTY OF TRAVIS
I, Miss Emilie Limberg, County Clerk of Travis County, Texas, do hereby certify that on the 14th day of August, 1946 the within foregoing instrument of writing with the certificate of authentication was filed for record in my office on the 14th day of August, 1946 at 12 o'clock P.M. and duly recorded on the 14th day of August, 1946 at 12 o'clock P.M. in the Plat Record of said county in Plat Book No. 148, Page 285.
Witness my hand and seal of office this the 14th day of August, 1946

Emilie Limberg
Miss Emilie Limberg, County Clerk of Travis County, Texas.
By *Edwin Pruitt*
Deputy

In approving this plat by the Commissioners' Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares shown on this plat, and all bridges, and culverts necessary to be constructed, or placed thereon, or other public thoroughfares, and all other public improvements shall be the responsibility of the owner of the tract of land covered by this plat, in accordance with laws and specifications promulgated by the Commissioners' Court of Travis County, Texas, and the Commissioners' Court of Travis County, Texas, does not assume any liability as to the construction, maintenance, or other public improvements shown on this plat, or of constructing any bridges or culverts in connection therewith.

CIRCLE "S" RIDGE

SECTION 1

C8-1946-1780

EXHIBIT B
RECORDED PLAT

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

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

The SF-3 district allows for a greater variety of housing types to occur, including single family residences, two-family use (defined as one single family residence, plus a second detached unit not to exceed 1,100 square feet) and duplexes. As information, the SF-3 district does not permit an accessory dwelling unit in addition to duplex construction. A multi-family residence (MF) zoning district is necessary for the construction of more than two dwelling units on a lot or site. The surrounding properties include different residential types including single family residences, duplexes, two family residences and apartments, which makes the proposed SF-3 zoning a reasonable request.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area contains one single family residence, a garage and a shed, and has moderate vegetative cover. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *SF-3 zoning district* is 45%, which is based on the more restrictive *zoning* regulations.

Comprehensive Planning

This rezoning case is located on the north side of Corral Lane on a 1.13 acre property, which contains a house. The property is not located with the boundaries of a neighborhood planning

area. The property includes residential housing to the north, east and west, and a large corporate office park/manufacturing to the south. The proposed use is residential.

Imagine Austin

The comparative scale of this site relative to other nearby residential uses in this area, as well as the site not being located along an Activity Corridor or within an Activity Center falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

Environmental

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

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other 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

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

If rezoned to the SF-3 district, the site shall be subject to the following BASE DISTRICT REQUIREMENTS:

- The building shall maintain a minimum 25 foot setback from the front (south property line).
- The interior side yards shall maintain minimum 5 foot setbacks from the east and west property lines.
- The rear yard setback shall maintain a minimum of 10 feet from the north.
- Maximum height is 35 feet.
- Maximum building coverage is 40% and maximum impervious cover is 45%.

Transportation

Additional right-of-way maybe required at the time of subdivision and/or site plan.

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].

Water / Wastewater

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

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: C14-2016-0033

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: May 3, 2016, Zoning and Planning Commission
June 16, 2016, City Council

Henry M. Swofford
Your Name (please print)

☐ I am in favor
☒ I object

207 CHAPARRAL Rd

Your address(es) affected by this application

211 CHAPARRAL Rd 7007 Circle S Rd

Henry M. Swofford

Date

Daytime Telephone: 512-444-2124

Comments:

IT WILL MAKE MORE TRAFFIC
EVERY TIME THEY DO SOMETHING
DIFFERENT THEY RAISE MY TAX THIS
YEAR WE HAVE HAD SEVERAL
OPINIONS AND MY TAX ON 7005
& 7007 HAVE DOUBLED AUSTIN WILL
NEVER HAVE AFFORDABLE HOUSING, BECAUSE
OF THE TAXES

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