

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0080 – 2624 Metcalfe Road

P.C. DATE: September 13, 2016

ADDRESS: 2624 Metcalfe Road

DISTRICT AREA: 3

OWNER/APPLICANT: Charles Robert Metcalfe

AGENT: KBGE/Jennifer Garcia

ZONING FROM: SF-3-NP

TO: SF-6-NP

AREA: 2.75 (120,037.5 sqft)

SUMMARY STAFF RECOMMENDATION:

Staff recommends Townhouse and Condominium residence (SF-6-CO-NP) district zoning. The Conditional Overlay will limit the tract to 25 residential units.

PLANNING COMMISSION RECOMMENDATION:

SEPTEMBER 13, 2016: APPROVED STAFF RECOMMENDATION ON CONSENT, VOTE 9-0 [P. SEEGER 1ST, A. PINERYO DE HOYOS 2ND, K.MCGRAW, J. SCHISSLER, J. VELA ABSENT].

DEPARTMENT COMMENTS:

The subject property is a 2.75 acre tract which contains one single family structure. The use to the north across a tributary of Country Club West Creek is single family (SF-3) with two units; to the east are duplexes (SF-3-NP); to the south is a SMART housing townhouse and condominium (SF-6-CO-NP) subdivision; to the west is the same SMART housing development (SF-6-CO-NP). The surrounding area is a mixture of multifamily, four-plexes, duplexes, and single family housing.

Linder Elementary and Mable Davis District park are close by and commercial uses at Burleson and E. Oltorf street are about ¼ mile from the tract.

The applicant is requesting SF-6-NP to develop the site with approximately 25 attached townhouse style condominiums similar to the adjacent development to the south and west. The site is impacted by waterway setbacks and would be limited to 55% impervious cover.

There is also an associated neighborhood plan amendment with this case NPA-2016-0021.02.

Zoning staff is recommending the request as this site is surrounded by similar density residential uses, is in walkable proximity to civic and commercial uses, and has access to transit on Parker Lane.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single Family
<i>North</i>	SF3-NP	Single Family
<i>South</i>	SF-6-CO-NP	Townhouse/Condominium SMART Housing
<i>East</i>	SF-3-NP	Duplexes
<i>West</i>	SF-6-CO-NP	Townhouse/Condominium SMART Housing

NEIGHBORHOOD PLANNING AREA:**TIA or NTA:** NA

East Riverside Oltorf Combined/Parker

WATERSHED: West Country Club Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Burleson Parker Neighborhood Association
 Del Valle Community Coalition
 East Riverside/Oltorf Neighborhood Contact Team
 Friends of Austin Neighborhoods
 Greenbriar Neighborhood Association
 Homeless Neighborhood Association
 Preservation Austin
 SEL Texas
 Sierra Club, Austin Regional Group
 Southeast Austin Neighborhood Alliance

SCHOOLS: Linder Elementary, Fulmore Middle, Travis High**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-05-0111	EROC Plan Adoption SF-3 to SF-3-NP	SF-3-NP	Approved SF-3-NP, November 16, 2006.

RELATED CASES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-04-0181.SH 2610 Metcalfe Rd & 1910 Wickshire Ln	SF-3 & LO to SF-6-CO	SF-6-CO	Approved SF-6-CO, February 17, 2005

EXISTING STREET CHARACTERISTICS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO
Metcalfe Rd	60'	40'	Local	No	Yes (Parker)

CITY COUNCIL DATE: October 13, 2016

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore

PHONE: 512-974-7604

EMAIL: Andrew.moore@austintexas.gov

NPZ Environmental Review - Atha Phillips 512-974-6303

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Country Club West 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.
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. According to floodplain maps there is a floodplain within the project location.
4. According to GIS there is a creek along the northern portion of the property and it has a 100' CWQZ buffer from the centerline outward. There is limited development within the CWQZ.
5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development.
6. 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.
7. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
8. 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.

DSD Transportation Review - Katie Wettick – 512-974-3529

- TR1. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR2. 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]
- TR3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Metcalfe Rd	60"	40"	Local	Yes	No	Yes, 2504 Parker/Braxton

AWU-Utility Development Service Review - Neil Kepple - 512-972-0077

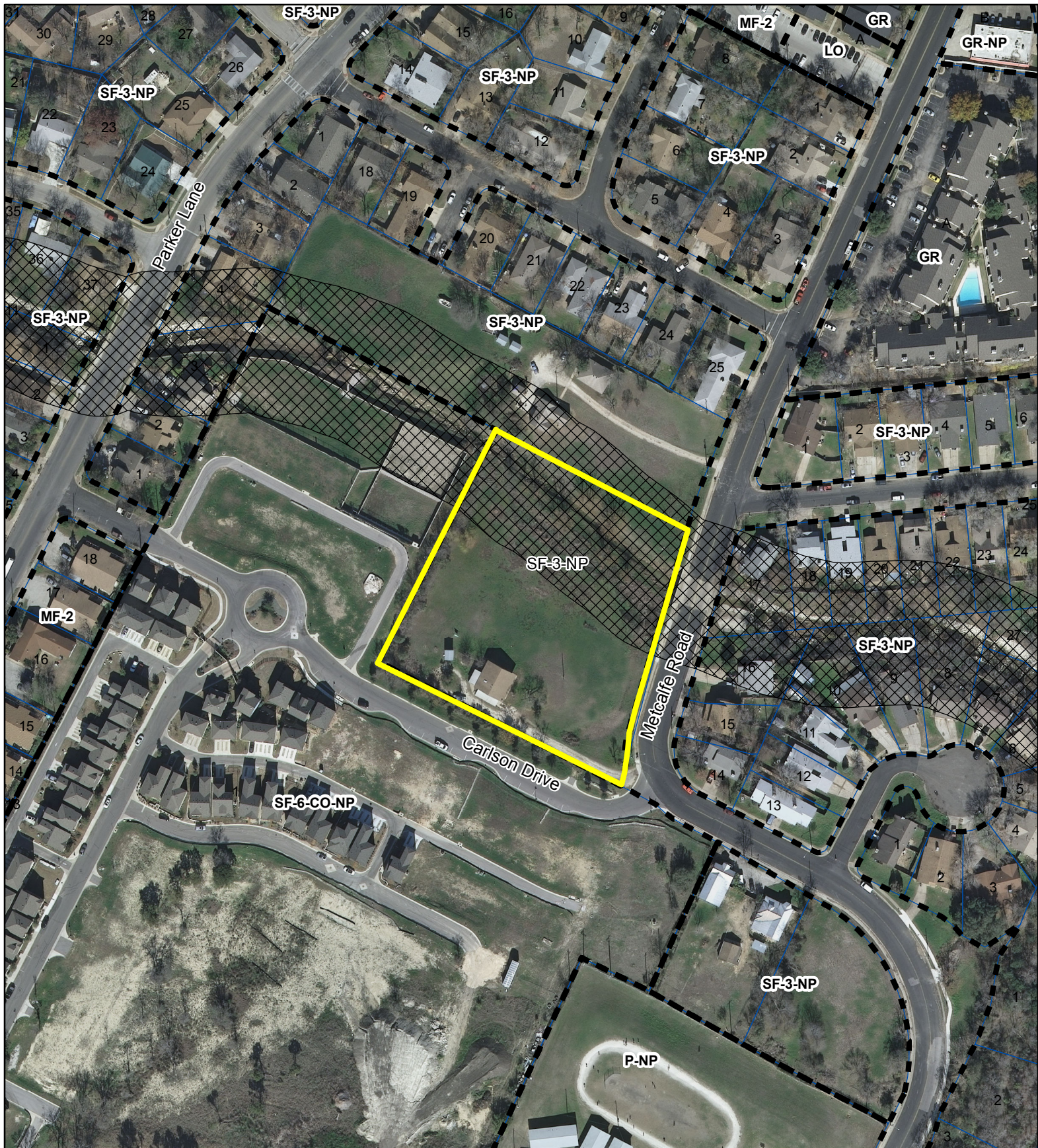
FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments 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.

NPZ Site Plan Review - Clarissa E. Davis 512-974-7208

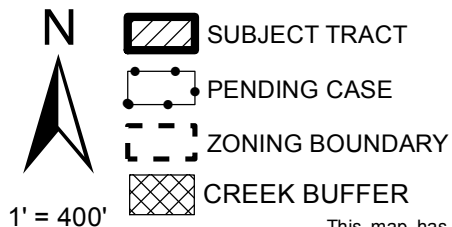
- SP 1 Site plans will be required for any new development other than single-family or duplex residential.
- SP 2 Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3 Development on this site will be subject to Subchapter E: Design Standards and Mixed Use. Additional comments will be provided upon submittal of site plans by the applicant.

SP 4 Compatibility standards are triggered primarily by the single-family uses adjacent to the subject tract to the north and south. These standards include height and setback provisions, and other design regulations as indicated in Article 10: Compatibility Standards in the City of Austin Land Development Code.



ZONING



ZONING CASE#: C14-2016-0080
 LOCATION: 2624 METCALFE ROAD
 SUBJECT AREA: 2.75 ACRES
 GRID: J18 & J19
 MANAGER: Andrew Moore



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.

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: C14-2016-0080

Contact: Andrew Moore, 512-974-7604

Public Hearing: Sep 13, 2016, Planning Commission
Oct 13, 2016, City Council

Scott Skyles

Your Name (please print)

2610 Metcalfe Dr.

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512 925 2599

Comments:

THINK THIS IS A GREAT
PROJECT FOR THE NEIGHBORHOOD

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810