

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2018-0017 – Cater Single Family Zoning

**P.C. DATE:** March 27, 2018

**ADDRESS:** 501 Cater Drive

**OWNER/APPLICANT:** Paul Long

**AGENT:** LandAnswers, Inc. (Jim Whittliff)

**ZONING FROM:** CS

**TO:** SF-3

**AREA:** 0.35 acres (15,246 ft<sup>2</sup>)

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the rezoning request to Family Residence (SF-3) district zoning.

**ISSUES:**

None at this time.

**PLANNING COMMISSION RECOMMENDATION:**

**MARCH 27, 2018** – RECOMMENDED SINGLE FAMILY RESIDENCE (SF-3) ON CONSENT, VOTE 13-0.

**DEPARTMENT COMMENTS:** This 0.35 acre lot is currently developed with a single family house and zoned SF-3 and CS. The Commercial Services zoning district has existed since the mid 1980's, when the city zoned 150 feet from the right-of-way from Barton Springs Road as a commercial zoning district. The boundary for the commercial zoning extends into several single family zoned lots. The requested zoning change will allow the applicant to remodel or develop according to code requirements for single family residence district zoning.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3, CS	Single Family
<i>North</i>	CS	Bicycle Rental & Restaurant
<i>South</i>	SF-3, SF-3-H	Single Family
<i>East</i>	SF-3	Single Family
<i>West</i>	SF-3	Single Family

**NEIGHBORHOOD PLAN:** N/A

**TIA:** Waived

**WATERSHED:** Town Lake

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhoods Council  
Bike Austin  
Friends of Austin Neighborhoods  
Friends of Zilker  
Homeless Neighborhood Association  
Preservation Austin  
Save Our Springs Alliance  
Sierra Club, Austin Regional Group  
South Central Coalition  
Zilker Neighborhood Association

**BASIS FOR RECOMMENDATION**

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

The requested zoning is consistent and compatible with the single family residence neighborhood characteristic of the immediate area.

2. *Zoning should allow for reasonable use of the property.*

The requested zoning will allow the applicant to develop their property under single family regulations and criteria consistent with a single family zoning category.

**ADDITIONAL DEPARTMENT COMMENTS**

<b>NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877</b>
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This zoning case is located on the north side of Meagan Lane, on a lot that is approximately .35 acres in size. The property is located in the South Lamar Combined Neighborhood Planning Area, which does not have an adopted neighborhood plan. The proposed and existing use is residential.

Based on adjoining residential uses, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

<b>NPZ Environmental Review - Mike McDougal– 512-974-6380</b>
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1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird Lake 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and

25-8 for all development and/or redevelopment.

5. 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 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.

6. 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 sqft. cumulative is exceeded, and on site control for the two-year storm.

7. 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.

**NPZ Austin Water Utility 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 Austin Water 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 fees once the landowner makes an application for Austin Water utility tap permits.

**Transportation Planning – Mark Kere – 512-974-2964**

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ½ mile)
Meghan Lane	25'	19'	Local	No	Barton Springs Rd.	Route 30

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].

**NPZ Site Plan Review – Amelia Watts – 512-974-3103**

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.

**Compatibility Standards**

SP 3. The site is subject to compatibility standards. Along the North, South, East, and West property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted.

**FYI: Scenic Roadway**

This site is within the Scenic Roadway Sign District .All signs must comply with Scenic Roadway Sign District regulations.

**FYI: Waterfront Setbacks**

Waterfront and Waterfront Setbacks will need to be addressed at the Site Planning development stages.

**CITY COUNCIL DATE:** Scheduled for April 26, 2018

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

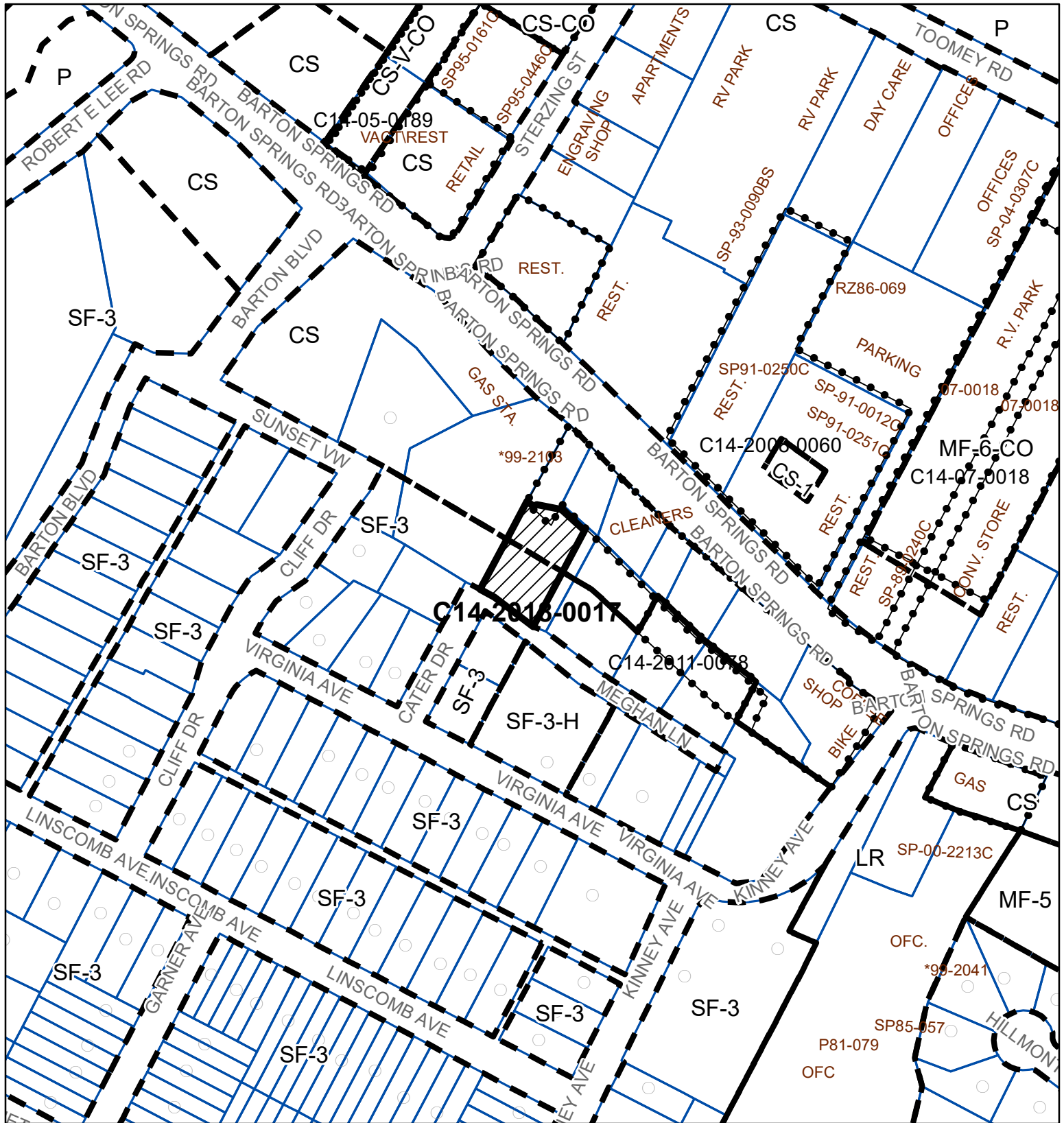
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Andrew Moore

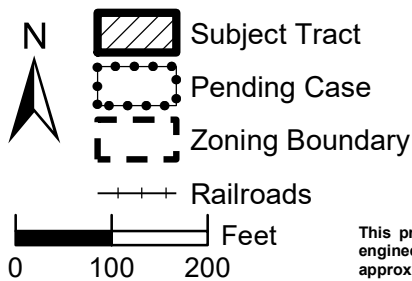
**PHONE:** 512-974-7604

[andrew.moore@austintexas.gov](mailto:andrew.moore@austintexas.gov)



## ZONING

Case#: C14-2018-0017



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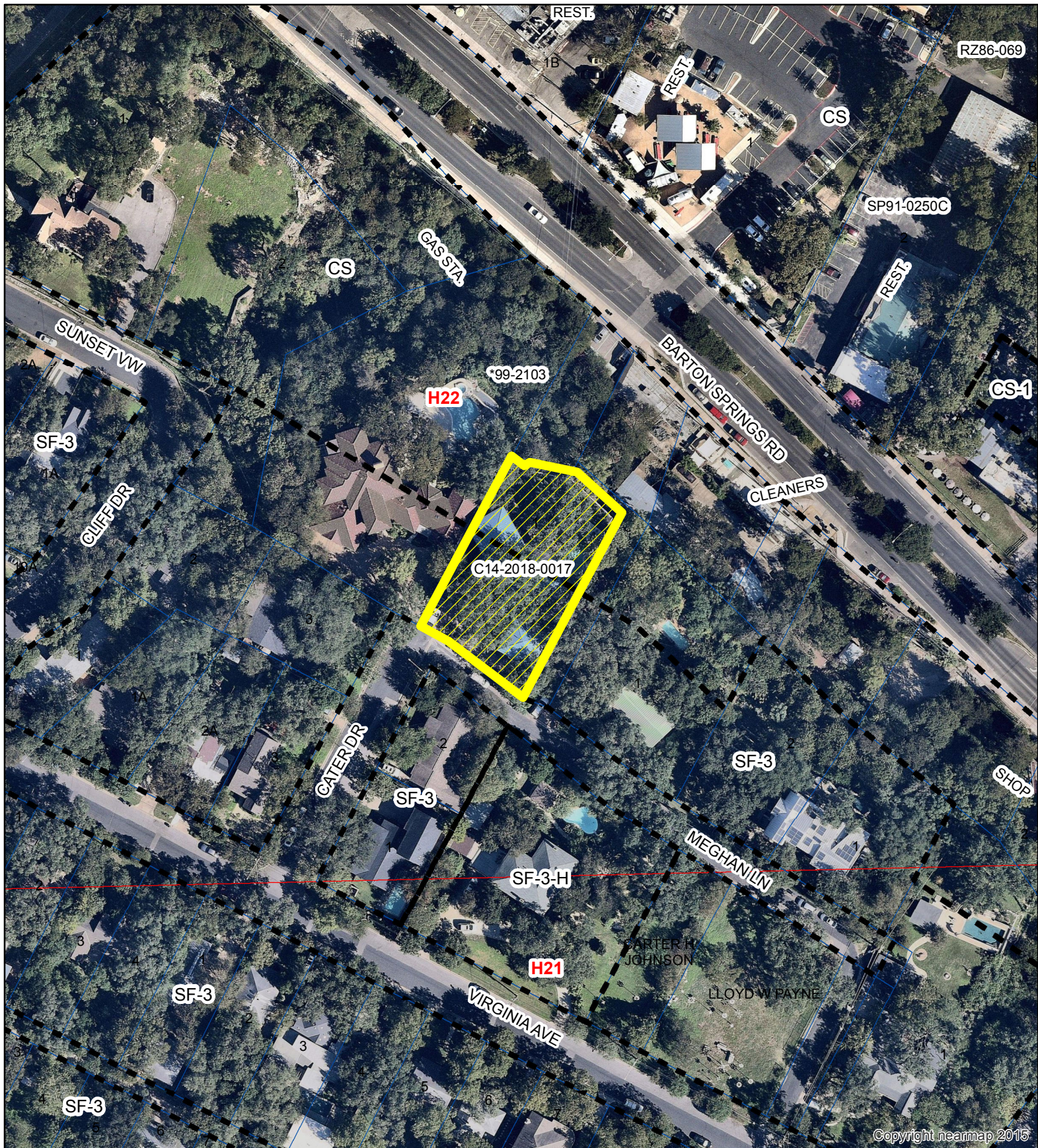
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1" = 200'









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1" = 100'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER

## 501 CATER SINGLE FAMILY ZONING

ZONING CASE#: C14-2018-0017  
 LOCATION: 509 CATER DRIVE  
 SUBJECT AREA: 0.353 ACRES  
 GRID: H22  
 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](http://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: C14-2018-0017

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 27, 2018, Planning Commission  
April 26, 2018, City Council

Pat Elias

Your Name (please print)

1606 A Linscomb Ave

Your address(es) affected by this application

Patricia A. Elias

Signature

Date

Daytime Telephone: 512-909-1186

Comments: Since this piece of property is in a neighborhood street, I am in favor of rezoning the land to a less intensive zoning. Commercial services should be developed on the surrounding corners of the neighborhood, not within, in order to maintain the quiet nature of the residential neighborhood. Later this is not an area compatible with ~~residential~~ commercial development.

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

☒ I am in favor  
☐ I object

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Case Number: C14-2018-0017

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 27, 2018, Planning Commission

April 26, 2018, City Council

Athena Jelik

Your Name (please print)

501 Cliff Drive

Your address(es) affected by this application

3/24/18

Date

Signature

Daytime Telephone: 512-350-7082

Comments: I am opposed to all CodeNext and

UNAGENDA'd reorganization of rezoning to

multiuse. This city is violating home

rule. Taking & contacting w/ UN efforts &

misleading the public to think this is a

"local" project when in fact this is a

deep state SES control grid in the making.

Do Not think we the people are stupid.

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