

## **ZNING CHANGE REVIEW SHEET**

**CASE:** C14-2019-0124 (Ramendu Complex at Lyndon Lane)    **ZAP DATE:** November 5, 2019

**DISTRICT AREA:** 6

**ADDRESS:** 12303 Morris Road

**OWNER/APPLICANT:** Ramendu at Lyndon Investments, LLC (Amar Gulhane)

**AGENT:** Thos Watts Land Planning (Thos B. Watts)

**ZONING FROM:** I-RR

**TO:** SF-6

**AREA:** 0.966 acres (42,079 sq. ft.)

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant SF-3, Family Residence District, zoning.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

11/05/19: Motion made to approve SF-6-CO zoning, with a maximum of 12 residential units,  
B. Evans-1<sup>st</sup>, A. Tatkow-2<sup>nd</sup>.

Substitute motion made to approve SF-6-CO zoning, with a maximum of 11 residential  
units (8-1, D. King-No); A. Denkler-1<sup>st</sup>, J. Kiolbassa-2<sup>nd</sup>.

### **DEPARTMENT COMMENTS:**

The property in question is developed with a dilapidated vacant single-family residence and storage sheds. To the north and south, there are duplex residences. To the east, is a single-family residence and an undeveloped tract of land. The property to the west, across Morris Road, is developed with a private Outdoor Sports and Recreation use (Town & Country Sports – Recreation Center and Miracle Field). The applicant is requesting permanent SF-6 zoning to develop approximately 22 townhouses at this location. Under the SF-6 zoning district the maximum amount of townhouse units that the applicant could develop on this site would be 11 units, as the Code requires 3,600 sq. ft. of site area for each townhouse residence (42,079 sq. ft./ 3,600 sq. ft. = 11.69 townhouse units).

The staff is recommending SF-3, Family Residence District, zoning for the property under consideration. This tract of land meets the intent of the Family Residence district as it is located in a single-family neighborhood with moderately sized lots. The proposed SF-3 zoning will permit the applicant to develop the site with up to six duplexes/12 residential units (42,079 sq. ft./ 7,000 sq. ft. per duplex = 6.0113 duplexes). The proposed zoning will be consistent with the surrounding duplex residential uses. SF-3 zoning will allow for an increase in density on a property that is located at the corner of a 15-foot wide residential street, Lyndon Lane, and a 22-foot wide residential street, Morris Road, which dead ends/terminates at the floodplain area to the north. The proposed Land Development Code Revision Draft Zoning Maps call for this tract/area to be zoned as Residential 2A (R2A) which is intended to allow detached housing with accessory dwelling units or duplexes in a more suburban setting.

The applicant does not agree with the staff's recommendation (Please see Agent Letter - Attachment A).

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Vacant Single-Family Residence, Storage Sheds
<i>North</i>	I-SF-2	Duplex Residences
<i>South</i>	I-SF-2	Duplex Residences
<i>East</i>	I-RR	Single-Family Residence, Undeveloped Tract
<i>West</i>	I-RR	Outdoor Sports and Recreation (Town & Country Sports - Miracle Field)

**AREA STUDY:** N/A**TIA:** Not Required**WATERSHED:** Lake Creek**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Bike Austin  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Neighborhood Association of Southwest Williamson County  
 Neighborhood Empowerment Foundation  
 SELTEXAS  
 Sierra Club, Austin Regional Group

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2015-0110 (Dakota Plaza: 8516 Anderson Mill Road)	I-RR to GR	9/15/15: Approved staff's recommendation of GR-CO district zoning, with a CO to limit development on the site to less than 2,000 vehicle trips per day, to allow for Personal Improvement Services as the only permitted GR district use, to allow for all other LR district permitted uses and will limit the site to LR district site development standards and with a clarification that no additional ROW is required at this time, on consent (11-0); T. Weber-1 <sup>st</sup> , L. Brinsmade-2 <sup>nd</sup> .	11/12/15: Approved GR-CO zoning on consent on all 3 readings (11-0); D. Zimmerman-1 <sup>st</sup> , S. Gallo-2 <sup>nd</sup> .

C14-2014-0107 (Fredrickson 1.5: 8410 Anderson Mill Road)	I-RR to W/LO	8/05/14: Approved staff recommendation of W/LO-CO zoning with ROW condition by consent (5-0, C. Banks and R. McDaniel-absent); P. Seeger-1 <sup>st</sup> , S. Compton-2 <sup>nd</sup> .	8/28/14: Approved W/LO-CO zoning, with conditions, on consent on first reading (7-0); B. Spelman-1 <sup>st</sup> , L. Morrision-2 <sup>nd</sup> .  9/25/14: Approved W/LO-CO zoning, with conditions, on consent on 2 <sup>nd</sup> /3 <sup>rd</sup> readings (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .
C14-2011-0073 (Villages at Turtle Rock: 12800 Turtle Rock Road)	I-RR to MF-3	8/16/11: Approved staff's recommendation of MF-3-CO zoning, with CO to limit development on the site to less than 2,000 vehicle trips per day, by consent (6-0, G. Rojas-absent); D. Tiemann-1 <sup>st</sup> , G. Bourgeois-2 <sup>nd</sup> .	9/22/11: Approved MF-3-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .
C14-2011-0072 (8915 Anderson Mill Road)	I-RR to GR-MU	8/16/11: Approved staff's recommendation of LR-MU-CO zoning, with CO to limit development on the site to less than 2,000 vehicle trips per day, by consent (6-0, G. Rojas-absent); D. Tiemann-1 <sup>st</sup> , G. Bourgeois-2 <sup>nd</sup> .	9/22/11 : Approved LR-MU-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .
C14-06-0236 (13201 Pond Springs Road)	I-RR to CS-1	5/15/07: Approved staff rec. of GR-CO and CS-1-CO (7-0)	6/08/07: Approved for GR-CO for Tract 1 and CS-1 for Tract 2 (7-0); all 3 readings
C14-06-0157 (Pond Springs Plaza – 13233 Pond Springs Road)	I-SF-2 to Tract 1: CS Tract 2: CS-1	9/05/06: 1 <sup>st</sup> Motion: Approved staff's recommendation of GR-CO for Tract 1 and CS-1-CO for Tract 2, with additional condition to prohibit Pawn Shop Services, by consent (8-0, J. Shieh-absent); J. Martinez-1 <sup>st</sup> , S. Hale-2 <sup>nd</sup> .  2 <sup>nd</sup> Motion: To rescind and reconsider 1 <sup>st</sup> motion (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dais); J. Gohil-1 <sup>st</sup> , K. Jackson-2 <sup>nd</sup> .	12/07/06: Approved the ZAP recommendation, striking the requirement for double door access from the bar (Tract 2) to the deck (Tract 3) and adding a the bar (Tract 2) to the deck (Tract 3) and adding a condition for speakers be removed from the deck area (7-0).  4/12/06: Approved GR-CO zoning for Tract 1, CS-1-CO zoning for

		<p>3<sup>rd</sup> Motion: To postpone and place on the September 19, 2006 ZAP Agenda (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dais); J. Gohil-1<sup>st</sup>, K. Jackson-2<sup>nd</sup>.</p> <p>9/19/06: Continued to October 3, 2006 by Zoning and Platting Commission (7-0, J. Martinez, J. Pinnelli-absent); S. Hale-1<sup>st</sup>, J. Shieh-2<sup>nd</sup>.</p> <p>10/03/06: Postponed to November 7, 2006 by the applicant (7-0, K. Jackson, J. Pinnelli-absent); J. Martinez-1<sup>st</sup>, S. Hale-2<sup>nd</sup>.</p> <p>11/07/06: Approved staff's recommendation of GR-CO zoning for Tract 1 (shopping center), CS-1-CO zoning for Tract 2 (bar area), and GR-CO zoning for newly created Tract 3 (deck area). The Commission added the following conditions to Tract 2: Prohibit Adult Oriented Businesses; To require double door access to the deck from the bar (if allowable by Code and Building Permit regulations); To place permanent signage on the property at the driveway entries to restrict motorcycle parking in the rear/alleyway. To place permanent signage along the fence/property line between the residential site to the west and the property in question designating the parking spaces in the rear/alleyway as, "Employee Parking Only". To construct an 8-foot masonry/or sound retardant</p>	<p>Tract 2, and GR-CO zoning for Tract 3 (6-0); 2<sup>nd</sup>/3<sup>rd</sup> readings</p>
--	--	--	--

		fence around the deck to mitigate sound emanating from the deck. The Commission also placed the following conditions on Tract 3 (the deck area): Place an 85 decibel limit (in accordance with LDC Sec. 9-2-4) on the deck to reduce noise emanating from the deck. Restrict amplified sound on the deck. Place permanent signage on the deck for noise mitigation. Remove the pool table off of the deck. Vote: (7-2, B. Baker, J. Martinez- No); J. Shieh-1 <sup>st</sup> , S. Hale-2 <sup>nd</sup> .	
--	--	---	--

**RELATED CASES:** N/A

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lyndon Ln.	29'	15'	ASMP level 1	No	No	No
Morris Rd.	41'	22'	ASMP level 1	No	No	No

**CITY COUNCIL DATE:** December 5, 2019

**ACTION:** Postponed to January 23, 2020 at the Council's request on consent (11-0); P. Ellis-1<sup>st</sup>, L. Pool-2<sup>nd</sup>.

January 23, 2020

**ACTION:** Postponed to February 6, 2020 at the Council's request on consent (9-0); A. Kitchen-1<sup>st</sup>, A. Alter-2<sup>nd</sup>.

February 6, 2020

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

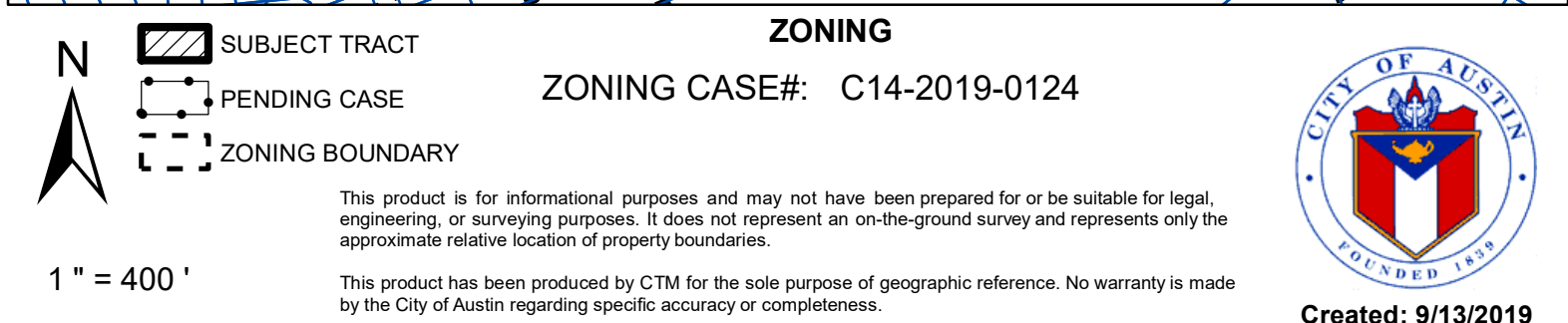
2<sup>nd</sup>

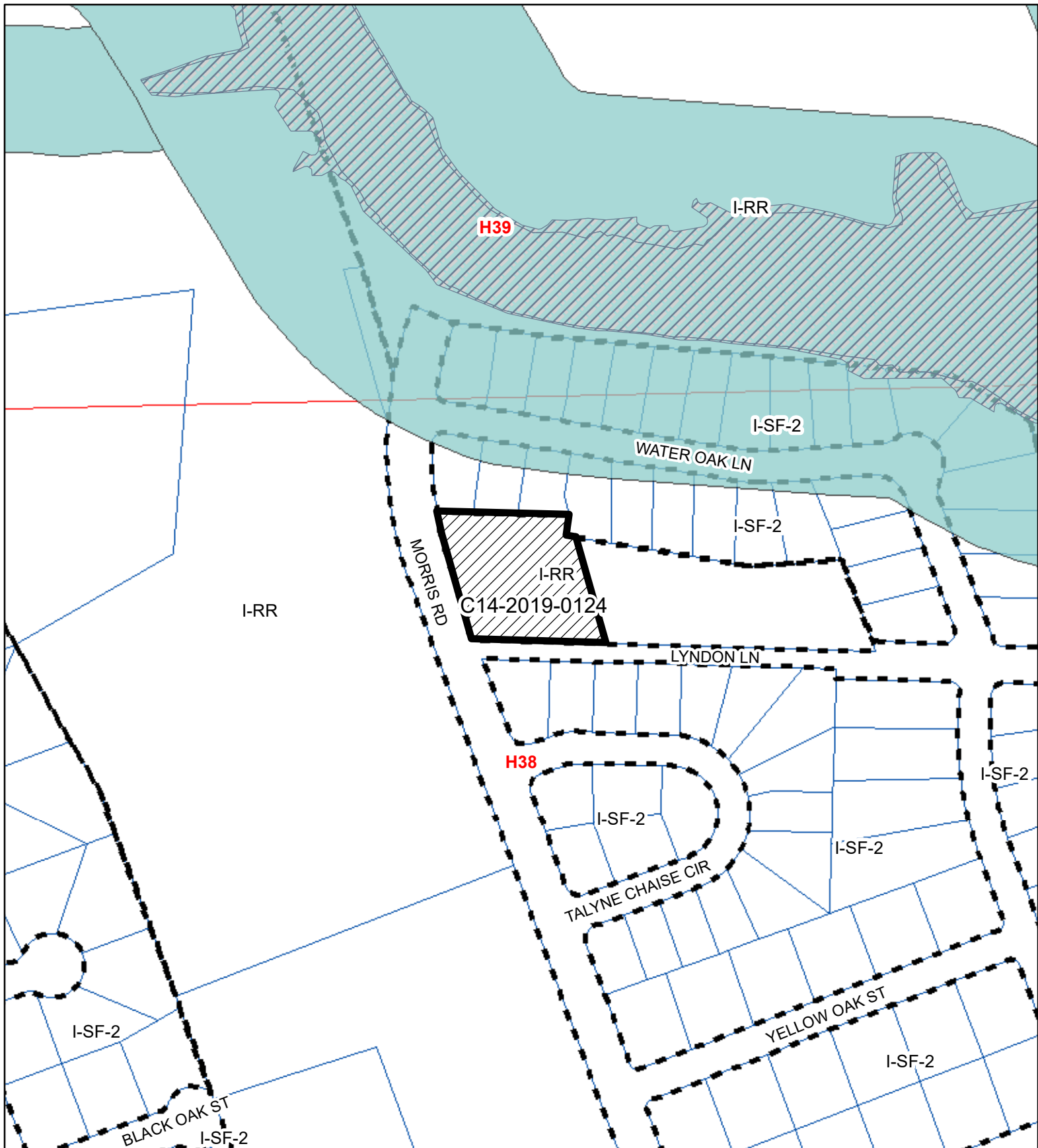
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 512-974-3057  
[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)





1" = 200'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



FULLY DEVELOPED FLOODPLAIN



CREEK BUFFER

### Ramendu Complex at Lyndon Lane

ZONING CASE#: C14-2019-0124

LOCATION: 13305 Morris Rd

SUBJECT AREA: 0.966 ACRES

GRID: H38

MANAGER: Sherri Sirwaitis



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.





N



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



FULLY DEVELOPED FLOODPLAIN



CREEK BUFFER

1" = 200'

### Ramendu Complex at Lyndon Lane

ZONING CASE#: C14-2019-0124

LOCATION: 13305 Morris Rd

SUBJECT AREA: 0.966 ACRES

GRID: H38

MANAGER: Sherri Sirwaitis



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.



## **STAFF RECOMMENDATION**

The staff's recommendation is to grant SF-3, Family Residence District, zoning.

## **BASIS FOR 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.

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

The proposed zoning will be consistent with the surrounding duplex residential uses.

The Land Development Code Revision Draft Zoning Maps call for this tract/area to be zoned as Residential 2A (R2A) which is intended to allow detached housing with accessory dwelling units or duplexes in a more suburban setting.

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

The proposed SF-3 zoning district would allow for a fair and reasonable use of the site as it will permit the applicant to develop the site with up to six duplexes/12 residential units. SF-3 zoning will allow for an increase in density on a property that is located at the corner of 15-foot wide residential street (Lyndon Lane) and 22-foot wide residential street (Morris Road).

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site under consideration is developed with a vacant single-family residence and storage sheds. To the north and south, there are duplex residences. To the east, is a single-family residence and an undeveloped tract of land. The property to the west, across Morris Road, is developed with a private Outdoor Sports and Recreation use (Town & Country Sports – Recreation Center and Miracle Field).

### **Comprehensive Planning**

This zoning case is located on the northeast corner of Morris Road and Lyndon Lane on a property that is approximately 0.966 acres in size and contains a single-family house. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family houses to the north; to the south are single family houses, a church, a small shopping center, and Robinson Park; to the west is a church and the Morris Road Fields, a privately owned park and rec facility; and to the east is a large single family subdivision. The proposal is to demolish the existing house and construct a 20-unit condo project.

**Connectivity:** Public sidewalks are located intermittently along Morris Road, which is a narrow rural road with no curbing. There are no public sidewalks located along Lyndon Lane. There are also no Cap Metro transit stops located within walking distance from this property, including along Anderson

Mills Road, located 1,500 linear feet due south. Bike lanes are located along Anderson Mill Road. There is also a small commercial center located within walking distance on Anderson Mill Road that includes a small commercial fitness center, a donut shop, a hair salon and other personal service businesses. A public elementary and middle school are located approximately 0.70 miles away on the south side of Anderson Mill Road, which is accessible along via a public sidewalk and lighted crosswalk. The connectivity and mobility in the area are adequate.

### **Imagine Austin.**

The property is located one mile from West Parmer Lane, which is an **Activity Corridor** and 0.80 liner miles from **Lakeline Station Regional Center** (although the driving and walking distance from the subject property would be approximately two miles from Lakeline Mall and one and a half miles from another shopping area.). Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Similarly, Imagine Austin Centers are represented by a circle or globular shape that reflects the general location where a ‘center’ should be located in the future. The center’s actual boundaries would need to be refined and clarified through a small area planning process.

The following Imagine Austin policies are also applicable to this case:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities **for transit, bicycle, and pedestrian** travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin’s diverse population.
- **HN P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and **access to schools, retail, employment, community services, and parks and recreation options.**

Despite the subject property being located within a mile of an Activity Corridor to the east and a Regional Center to the north, the mobility and connectivity options are sparse in comparison to the large percentage of residential uses that make up this area (apartment complexes and large single family subdivisions). Based upon Anderson Mill Lane being a major arterial corridor, which has some commercial options and civic uses, and the Imagine Austin housing policies above that supports a mix of housing types and choice; this project appears to partially support the Imagine Austin Comprehensive Plan.

### **Environmental**

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It 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 Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any Is that preempt current water quality or Code requirements.

### **Site Plan**

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

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.

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

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

### **COMPATIBILITY STANDARDS**

The site is subject to compatibility standards due to [adjacency of [I-SF-2 zoning to the north and proximity of I-SF-2 zoning to the east and south. The following standards apply:

- No structure may be built within 25 feet of the property line to the north.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line to the north, east, and south.
- No parking or driveways are allowed within 25 feet of the property line to the north.
- Landscaping or screening is required along the north property line in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

## **DEMOLITION AND HISTORIC RESOURCES**

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**

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]

A neighborhood traffic analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 300 vehicle trips per day.

Existing Street Characteristics:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Lyndon Ln.	29'	15'	ASMP level 1	No	no	No
Morris Rd.	41'	22'	ASMP level 1	no	No	no

## **Water and Wastewater**

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.



THOS. B. WATTS  
Land Planning and Development Management  
306 Dunlin Buda , Texas 78610  
Phone 512-312-2193

Sherri Sirwaitis  
City of Austin  
Development Services  
Planner

October 26, 2019

Greetings :

Re: Case number C14-2019-0124

We have a idea as to how we would like to develop this 0.966 acre tract that was created in 1963 as a Rural small acreage tract for a rural residence. It has been maintained in that use as a separate tract ever since, even though it was added to the plat of " Clear Creek Addition Section Two as a part of Lot 11, in 1996. A search of the Williamson County Appraisal District records show that the two adjoining tracts that were combined into Lot 11 of Clear Creek Addition Section Two in 1996 have owned by different entities and taxed as separate parcels before and AFTER they were shown as being combined in to one lot 11. Ownership of the adjacent 0.966 acre tract was apparently deeded to different members of the same family for some unknown reason, the same family that owned the adjacent 1.42 acre tract that was combined in Lot 11 of Clear Creek Addition Section Two. Shortly after we filled the Zoning application, we requested a meeting with the Case Manger an reviewing staff to discuss how the various potential conflicts between City Development Regulations and the Landowners pans could be resolved. The staff wanted to wait until they had reviewed the Zoning Application. I was able to obtain staff comments yesterday, October 24, 2019, after repeated insistent request. The staff comments cited several problems and ordinance requirements. I have worked with the "Planning Department" for some sixty years. They have taught me to ask questions about staff concerns and opinions prior to preparing detailed proposals and plans and then having to redo the submittal at significant cost to the applicant. The Zoning Request Review indicates the staffs concerns at a minimal cost.

THINK, always ask WHY

**THOS. B. WATTS**  
**Land Planning and Development Management**  
306 Dunlin Buda , Texas 78610  
Phone 512-312-2193

**Sherri Sirwaitis**  
**City of Austin**  
**Development Services**  
**Planner**

**October 30, 2019**

**Re: C14-2019-0124**

**Greetings :**

**As I have told you you before, we have had a idea as how we would like to develop this 0.966 acre tract. The first step is to obtain Zoning that will permit us to put that idea on the ground. During the Cities Reviewing process, we hope to discover the Cities Staffs thoughts and potential problems with the requested Zoning, able to sit down with the Planner, discuss the project, and find solutions that are acceptable to all interested parties. The application answered some questions by stating the maximum number permitted by the regulations, which may be larger that the property owner needs. Time has become limited now. It appears that the staff thinks 10 to 12 Living Units in Duplexs would be acceptable. The tract is an oblique shape , that with the required 10 foot spacing between structures may prevent the necessary Living Units to be located on the tract. The SF-6 Zoning District is the only District that permits "Townhomes". This problem can be solved by granting SF-6 Zoning with with an added requirement that the maximum number of living units shall be 12 units, and no building shall be restricted tin height to story, excluding roofs. This Zoning Request is reasonable and a benefit to all concerned.**

**Thos.Watts.**

**THINK, always ask WHY**

**THOS. B. WATTS**  
Land Planning and Development Management  
306 Dunlin Buda , Texas 78610  
Phone 512-312-2193

**Case Number C14-2019-0124 has requested SF-6 Zoning on a 0.966 acre tract at 8707 Lyndon Lane. In a discussion you and I had shortly after I filed the request for the Zoning change, you indicated that everything looked good and that the request should be granted. The Case Manager late last week that her recommendation would be for SF-3, which would permit 10 to 12 Living Units as Duplex's. The tract has several Boundary Corners that are acute Angles that may limit the actual number of structures that could be located on the tract, The "Fire Code" requires a minimum of ten feet between structures, which could limit the number of structures that could be located on the tract, since parking spaces on each side of a center driveway consume a lot of space. A group of "Attached Living Units", (Townhomes) would provide an extra ten feet per unit. Five Attached Townhomes requires 125 feet. Five Duplex structures spaced ten feet apart would require 175 feet. The "Townhome" is permitted ONLY in the SF-6 Zoning District. We need the ability to CHOOSE the type of structure to obtain 10 to 12 living units on the tract. How did the implied suggestion that the request was reasonable and could be granted, change so drastically. The Sports Complex across Morris Road Impacts the existing Residential neighborhood far more than 10 or 12 attached Single Family Homes???**

**The Homes on the surrounding tracts are a mixture Single Family and Duplexes, on very small lots. We are not proposing 66 story, Living Units It is our intention to create a new community that is compatible with the existing community. The Comment that the existing Morris Road was inadequate to serve as a major arterial is inappropriate. It is an very Old country Road. There are a huge group of athletic fields north of Clear Creek that is part of the "Optimist Athletic Complex" across Morris Road from the subject tract,, and it is going to be there for a very long time. The EXISTING STREET is apparently acceptable"to the CITY, since they have built approximately 200 feet of concrete curb and gutter on the east side of MORRIS ROAD adjacent to the existing asphalt pavement, in front of the 0.966 acres. Historically, as the City has developed and moved into rural areas the City has Rebuilt and Paved the old rural Roads, The existing "Athletic Facility" will generate far more traffic than the 0.966 acre tract will.**

**THINK, always ask WHY**

**Lyndon Lane is NOT a PUBLIC Street. Williamson County has never claimed it, or maintained it, they have not wanted it.**

**The way to resolve the needs of all parties is grant SF-6 zoning with a added requirement that the maximum number Living Units that can be built on the 0.966 acre site, is twelve living units, and the maximum building height shall be two story, excluding roofs .**

**This Zoning Request is reasonable and a benefit to all concerned parties, the added conditions restricting the number living units to twelve, two story attached residential buildings.**

**Thos. Watts**



An objective discussion between staff and applicant can result in future applications that are acceptable to staff and applicant. We Listed on the application the various limits stated in the regulations, knowing that some of those limits would not be possible, but that objective discussion could obtain reasonable solutions. Just a posted speed Limit of 60 MPH does not mean that a person cannot drive at 35 MPH. This tract has several problems. Ten to twelve Living Units all that can be put on this tract now. We wanted to be able to place Townhomes, attached single family homes on the tract if necessary to obtain 10 to 12 LUE's. Duplexes require 10 feet between structures, Townhomes eliminate that requirement by requiring a "Firewall" between LUEs and the 10 feet between structures. I personally do not like duplexes because they are usually rental units, owned by separate owners, with out a management organization to maintain the the yards and structures. They are frequently rented to one individual, who then rents bedrooms to other individuals, sometimes to multiple individuals. That can result in six are more vehicles being parked in the front yard and on the street. Water Lane, the street north of the 0.966 acre tract contains a large number of Duplexes intermixed with single family structures, all in varying degrees of maintenance. Many "Duplex" neighborhoods eventually become a "Slums ". A group of 10 to 12 Townhomes maintained by a management group or a "Homeowners Association" would improve the neighborhood.

The "City" appears to be satisfied wish the width of the existing width of Morris Road, they have just built several hundred feet of new concrete curb and gutter and two curb inlets adjacent to the existing asphalt paving. The PROPOSAL is NOT to construct a 20 unit Condominium Project, The proposal is to OBTAIN as Zoning District that the Regulations allow a MAXIUMN of 20 units, Fewer units can and may be built and they CAN be built as "TownHomes" OR Duplexes. The State of Texas Condominium Regulations would be used to describe the three dimensional "Cubic Space" that would contain the individual living space. That Space can be an group of attached Single Family Townhomes, or a "Cubic Space " to contain a Duplex, or even a "Cubic Space" to contain a single family home. The Condominium does not have to be the multi-story, apartment like building that we are seeing being built all over town. Our Site Plan and Development Plan will probably be for two story living units, attached or not, similar to the existing Duplexes and Single Family units on Water Oak Lane. Sidewalks have not always been required of new developments. They have been required in recent years to help the handicapped citizens. As stated in the "Connectivity" section, "The Connectivity and mobility in the area are ADQUATE. Unless sidewalks are continuous to adjacent areas, they are useless and expensive use of money. That is why sidewalks in old neighborhoods are built by the City as a neighborhood improvement. The relationship of the tract to neighborhood has already been determined by existing developments. This tract cannot alter that. Our ultimate

**"Development Plan" will accomplish or help accomplish items HN P1, P5, and P10. polices."Imagine Austin" notes that "the mobility and connectivity options are sparse in comparison to the large single family subdivisions". This area is on the far edge of development with large undeveloped tracts in adjacent area. Those areas will develop in the near future.**

**Environmental states that the tract is in "The Desired Development Zone". Impervious cover will have to be addressed by an actual Site Plan. At this time we are trying to obtain an agreement with the City Arborist that we can remove any tree that is not on the protected list and that is less than than 19 inches in diameter without a permit. She is responding by only quoting the "Rules". We are trying to be sure that she and we are interrupting the rules the same way. I would appreciate an appointment to discuss this with you. I know that we can agree on a way that will be acceptable to the City and the Land Owner.**

**Very Sincerely,**

**Thos. Watts**

**From:** Channing Schreyer  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number: C14-2019-0124  
**Date:** Tuesday, October 29, 2019 3:28:34 PM

---

\*\*\* External Email - Exercise Caution \*\*\*

Hi Sherri,

This is my first email of this kind so bare with me. We live on Water Oak Lane right next to the purposed zoning change (as well as the one for water oak which is frankly the same project.) I am extremely concerned water oak and Morris cannot accommodate the additional traffic this project is going to create. Because of the sports complex on Morris, Morris is often completely undrivable due to dozens of parents who park on both sides of Morris completely blocking the road. It's dangerous enough that my kids aren't allowed to bike on that road during the weekends and we usually have to go out of the neighborhood the back way because it's impassible.

Anyways, totally get why they want to expand, totally get that it makes sense to have more housing but someone really needs to get Morris widened if this is going to work... anyways, we're out of town on the 5th or I'd try to go to the meeting but I figured an email couldn't hurt

[Sherri.Sirwaitis@austintexas.gov](mailto:Sherri.Sirwaitis@austintexas.gov)

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).

## 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: C14-2019-0124

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Nov 05, 2019, Zoning and Platting Commission

Dec 05, 2019, City Council

*Judith Rickett*  
 Your Name (please print)

☐ I am in favor  
☒ I object

*13341B Water Oak Lane 78749*  
 Your address(es) affected by this application

*[Signature]*  
 Signature

*10/29/19*  
 Date

Daytime Telephone: *512-970-8753*

TO: *Zoning + Platting Comm.*  
 City Council

Comments: *20 RESIDENTIAL UNITS ON A ONE ACRE TRACT IS A BULK FOR THE EXISTING NEIGHBORHOOD OF SINGLE FAMILY HOMES/IMPROVED 40' LOTS. THE TRAFFIC ON MORRIS ROAD IS ALREADY A PROBLEM FOR RESIDENTS DUE TO TOWN & COUNTRY SQUARE PARK AT MORRIS + WATER OAK LANE. MY NEIGHBOR + I REQUEST HAVE TRAFFIC 311/911 TO HAVE MORE CLEARED OF CARS - NO EMERGENCY VEHICLES CAN PASS MORRIS CAN NOT HANDLE THE CURRENTLY THE ADDITIONAL TRAFFIC, + THIS DEVELOPMENT WOULD BE A DETERIMENT TO OUR NEIGHBORHOOD.*

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

*I am a 10 year resident at my address.*