

SECOND AND THIRD READINGS SUMMARY SHEET

CASE: C14-2020-0121 – Holland Stone

DISTRICT: 5

ADDRESS: 1105 Matthews Lane

PROPERTY OWNER: Bart Van Cromvoirt

AGENT: Sandlin Services, LLC
(Nick Sandlin, P.E.)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

REQUEST: **Approve Second and Third Readings
From development reserve (DR)
To urban family residence (SF-5)**

CITY COUNCIL ACTION:

December 9, 2021:

December 2, 2021: *APPROVED SF-5-CO DISTRICT ZONING WITH THE CONDITIONAL OVERLAY FOR A MAXIMUM OF FOUR UNITS, ON FIRST READING.*

VOTE: 10-0, COUNCIL MEMBER CASAR WAS OFF THE DAIS.

April 8, 2021: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY THE APPLICANT. VOTE: 10-0. COUNCIL MEMBER ALTER WAS OFF THE DAIS.*

March 25, 2021: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO APRIL 8, 2021. VOTE: 11-0.*

February 18, 2021: *MEETING CANCELLED DUE TO INCLEMENT WEATHER; RENOTIFICATION REQUIRED.*

ORDINANCE NUMBER:

ISSUES:

The ordinance reflects Council action taken on First Reading.

The Applicant has agreed to a maximum of four (4) dwelling units on the Property, and the Matthews Lane Neighborhood Association does not object.

Petitions submitted up until April 8, 2021 total 27.06 % of the property within the 200 foot buffer area of the rezoning tract. The petition is valid and a supermajority vote of City Council is required to approve the zoning request.

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0121 – Holland Stone

DISTRICT: 5

ZONING FROM: DR

TO: SF-5

ADDRESS: 1105 Matthews Lane

SITE AREA: 2.49 acres (108,360.32 sq. ft.)

PROPERTY OWNER:

Bart Van Cromvoirt

AGENT: Sandlin Services, LLC

(Nick Sandlin, P.E.)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff Recommendation is to grant urban family residence (SF-5) district zoning.

For a summary of the basis of staff's recommendation, see case manager comments beginning on pages 2 - 5.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

January 19, 2021: APPROVED SF-5 DISTRICT ZONING, AS STAFF RECOMMENDED.

**[H. SMITH, C. ACOSTA – 2ND] (6-5) J. KIOLBASSA, A. AGUIRRE,
A. DENKLER, D. KING, J. DUNCAN – NAY**

CITY COUNCIL ACTION:

December 9, 2021:

December 2, 2021: *APPROVED SF-5-CO DISTRICT ZONING WITH THE CONDITIONAL OVERLAY FOR A MAXIMUM OF FOUR UNITS, ON FIRST READING.*

VOTE: 10-0, COUNCIL MEMBER CASAR WAS OFF THE DAIS.

April 8, 2021: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY THE APPLICANT. VOTE: 10-0. COUNCIL MEMBER ALTER WAS OFF THE DAIS.*

March 25, 2021: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO APRIL 8, 2021. VOTE: 11-0.*

February 18, 2021: *MEETING CANCELLED DUE TO INCLEMENT WEATHER; RENOTIFICATION REQUIRED.*

ORDINANCE NUMBER:

ISSUES

The ordinance reflects Council action taken on First Reading.

The Applicant has agreed to a maximum of four (4) dwelling units on the Property, and the Matthews Lane Neighborhood Association does not object.

The Applicant requested an indefinite postponement. Some of the neighbors were receptive to a compromise proposal to include a conditional overlay (CO) limiting the number of residential units that could be built on the site. The Applicant requested the postponement to pursue discussions with the Neighborhood about withdrawing the petition in exchange for agreeing to the proposed CO limits.

Petitions submitted up until April 8, 2021 total 27.06 % of the property within the 200 foot buffer area of the rezoning tract. The petition is valid and a supermajority vote of City Council is required to approve the zoning request.

Petitions submitted up until March 24th totaled over 10% of the property within 200 feet of the rezoning tract. Because they totaled less than the required 20% threshold, the petition was not valid.

Matthews Lane Neighborhood Association correspondence (attached) indicates they would prefer SF-1 or SF-2 zoning for the subject tract.

CASE MANAGER COMMENTS:

Location

The subject tract, addressed as 1105 Matthews Lane, is located south of West William Cannon Drive, north of West Dittmar Road, east of Menchaca Road and west of Cooper Lane. Access to the Site is from Matthews Lane. The property was annexed to the full purpose jurisdiction on 11/15/1984 and assigned development reserve (DR) zoning. A Demolition permit for a one family home was issued January 21, 2016 for a residence established in about 1935.

Request

The applicant requests urban family residence (SF-5) zoning for the tract. SF-5 zoning requires 10,500 sq. ft. minimum site area and 3,500 sq. ft. area per unit. The subject tract is 2.4876 acres (108,360.32 square feet). There is a “creek buffer” crossing the tract which may reduce the total number of units that can be built, encourage clustering or both. The portions of the tract that are unbuildable will be determined during site planning. Applicant intends to build 10 townhouse style residences.

Context

The subject tract is one of five contiguous (DR) zoned tracts but the only undeveloped tract. Property Profile shows a Creek Buffer/Waterway Setback on a significant portion of the subject tract, and shows the waterway continuing beyond the south property line along the rear (west) property lines of the residential lots fronting on Cooper Lane and reaching Boggy Creek and FEMA Floodplain south of Dittmar Road.

The five (DR) zoned tracts (including the subject tract) are surrounded by single-family residence - standard lot (SF-2) zoning. Lots to the west are generally 0.5 acre to over 2.0 acres though minimum required lot area for SF-2 is 5,750 sq. ft., Maximum building height in SF-2 is 35 feet, and lots are limited to one dwelling. There are five SF-2 zoned lots bordering the subject tract on the east. Those lots range from 0.25 to 1.0 acres each. Most of the land **south** of Matthews Lane, north of Sherwood Road, west of the railroad tracks and east of Cooper Lane, is zoned either SF-2 or DR.

Land on the **north** side of Matthews Lane from the railroad tracks on the west, to Cooper Lane on the east, is primarily SF-3 zoned. There is a flag of general commercial services (CS) zoning extending north from Matthews Lane to William Cannon Drive along the railroad tracks and linking the self-storage and retail uses along William Cannon Drive. There is also SF-6-CO zoning west of Woodhue Drive, and developed with a church, educational and residential campus of El Buen Samaritano Episcopal Mission and the San Francisco De Asis Church. The SF-3 zoned lots on the north side of Matthews are smaller than the lots to the south.

Compatibility

If the property is rezoned to SF-5 and developed with any of the by-right land uses, then the Article 10 Compatibility Standards, do not apply. Development regulations for the requested SF-5 are the same as for SF-2 and SF-3 zoned land in many cases, such as:

1. Minimum lot width
2. Maximum height
3. Front yard
4. Street side yard
5. Interior side yard
6. Rear yard
7. Maximum building coverage

Maximum impervious cover permitted in SF-5 is 55% compared to 45% in SF-2 or SF-3.

	SF-2	SF-3	DR	SF-5
MINIMUM LOT SIZE (square feet):	5,750	5,750	10 acres	5,750
MINIMUM CORNER LOT AREA (square feet):				—
MINIMUM LOT WIDTH:	50	50	100	50
MINIMUM CORNER LOT WIDTH:				50
MAXIMUM DWELLING UNITS PER LOT:	1	²	1	—
MAXIMUM HEIGHT:	35	35	35	35
MINIMUM SETBACKS:				
FRONT YARD:	25	25	25	25
STREET SIDE YARD:	15	15	25	15
INTERIOR SIDE YARD:	5	5	10	5
REAR YARD:	10	10	10	10

MAXIMUM BUILDING COVERAGE:	40%	40%	12,000	40%
MAXIMUM IMPERVIOUS COVER:	45%	45%	15,000	55%
MAXIMUM FLOOR AREA RATIO			—	

There are 11 permitted residential uses and one conditional use in the urban family residence(SF-5) zone district:

Bed and Breakfast (group 1)	Single-Family Attached Residential
Bed and Breakfast Group 2	Single-Family Residential
Condominium Residential	Small Lot Single-Family Residential
Duplex Residential	Townhouse Residential
Retirement Housing (small site)	Two-Family Residential
Retirement Housing (large site) [<i>Conditional</i>]	Short-term Rental

BASIS OF RECOMMENDATION:

The proposed rezoning from DR to SF-5 on the nearly 2.5-acre site would change the number of permitted residences from 1 to 10 in the subject infill site. The resulting development with an average of 4 units per acre would be very similar to the surrounding SF-2 density. Staff is recommending the requested SF-5 district zoning for the following reasons:

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

Urban family residence (SF-5) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse, or condominium residential use is permitted in an SF-5 district under development standards that maintain single family neighborhood characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs (25-2-60).

The subject property exceeds the minimum lot area for an SF-5 lot and for 10 residential units. The proposed development would maintain single family neighborhood characteristics with freestanding residences and an average density of about 4 dwelling units to the acre.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Development regulations, including building height, setback, yards and units per acre in SF-5 are the same as for the adjacent SF-2 zoned lots in most instances. The exception is the limit on impervious coverage where SF-5 allows 22% more. The city requires on-site detention for the two-year storm and may require additional stormwater volume controls.

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

The “Creek Buffer” appears to cover about a third of the subject property and separate the back

part of the site from the access at Matthews Lane. With the proposed SF-5 zoning the residential units can be clustered on the buildable part of the lot and served by a common driveway to make reasonable use of the property.

4. *Zoning should promote clearly identified community goals, such as creating employment opportunities or providing for affordable housing.*

The proposed zoning and development could provide ten units of infill housing close to 3 Imagine Austin Corridors: William Cannon, Manchaca and Slaughter Lane. Austin's Housing Blueprint calls for at least 75 percent of new housing to be located within a half-mile of Imagine Austin Corridors and Centers. Living close to Corridors translates to more affordable access to shopping, services, education, entertainment and employment. It is also expected to reduce vehicle miles traveled, reduce greenhouse emissions and enhance recreation options.

The subject site is within a third of a mile of William Cannon Corridor and just beyond a half-mile of the Manchaca Corridor. Both Corridors are identified in the Affordable Housing Blueprint with housing goals: The ten-year goal for the William Cannon Corridor is 1,884 dwelling units.

Austin voters approved \$720 million in the 2016 Mobility Bond to build pedestrian connections along nine Imagine Austin Corridors. City Council authorized staff to move forward with design and construction of projects on April 25, 2019. About \$482 million is targeted at Corridors. Some projects were initiated in 2019 but the bulk of the construction is expected between 2021 and 2024 (2020 Mobility Annual Plan, p10). Eight of the projects are identified as improvements to William Cannon.

EXISTING ZONING AND LAND USE:

	Zoning	Land Uses
Site	DR	Undeveloped
North	SF-3	Detached residential
South	DR	Detached residential
East	SF-2	Detached residential
West	DR, SF-2	Detached residential

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: The determination is deferred to site plan when land use and intensity will be finalized.

WATERSHED: South Boggy Creek – Suburban

OVERLAYS: None

SCHOOLS:

Williams Elementary School

Bedichek Middle School

Crockett High School

COMMUNITY REGISTRY LIST:

39 – Matthews Lane Neighborhood Association

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association 742 – Austin Independent School District
 1228 – Sierra Club, Austin Regional Group 1363 – SEL Texas
 1424 – Preservation Austin 1468 – Armadillo Park Neighborhood Association
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance (SANA)
 1550 – Homeless Neighborhood Association
 1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2021-0056 – 1609 Matthews Lane Rezoning	SF-2 to MF-3	To Forward to Council without a rec	Apvd MF-2-CO w/CO for max of 10 units (7-29-2021).
C14-2015-0140 Latta Rezoning 7505 Wynne Lane	Rezone from MH to SF-2	To grant	Apvd. 12/10/2015 Ord.# 20151210-071
C14-2009-0157 7201-7207 Albert Road & 1305-1407 Matthews Lane	Rezone 2.239 acres from SF-1 to SF-2-CO. Conditions: A. All vehicular access to property from Matthews Lane shall be as follows: 1 maximum 3 driveways; 2. One driveway for drainage facility access; 3. Two driveways shall be for single family residence use and may be joint-use driveways that serve more than one single family residence use. B. Unless a joint-use driveway is used as an alternative access for single family residence use, the minimum lot width at the street frontage on Matthews Lane or Albert Road is 20 feet.	To grant	Apvd. 05/13/2010 Ord.#20100513-050
C14-2009-0158 7211 Albert Road	Rezone 2.0016 acres from DR to SF-1	To grant	Apvd. 02/25/2010 Ord.#20100225-075
C14-2007-0184 Soule Residence 7406 Forest Wood Rd.	Rezone 1.28 acres from DR to SF-2	To grant	Apvd. 11/29/2007 Ord.#20071129-073
C14-2019-0139 7708 Forest Wood Rd.	Rezone 0.571 from SF-2 to SF-3.	To grant	Apvd. 01/23/2020 Ord.#20200123-103

Number	Request	Commission	City Council
C14-2011-0056 Najar 7503 Wynne Lane	Rezone 0.32 acres from MH to SF-3.	To grant	Apvd. 07/28/2011 Ord.# 20110728-134
C14-2013-0118 Cooper Commercial 7200 Cooper Lane	Rezone 0.3306 acres SF-2 to GR-CO. Conditional Overlay includes: A. drive-in service as accessory use to commercial is a conditional use. B. List of prohibited uses: Automotive repair svcs., Automotive rentals, automotive sales, automotive washing (of any type), bail bond svcs., business or trade school, business support services, commercial off-street parking, communication services, drop-off recycling collection facility, exterminating services, funeral svcs., hospital svcs.,(general), hotel-motel, indoor entertainment, indoor sports and recreation, outdoor entertainment, off-site accessory parking, outdoor sports and recreation, pawn shop svcs., research svcs., services station, theater. C. Conditional uses of the property: alternative financial services, community recreation (private), community recreation (public), congregate living, group home (Class II), hospital svcs.,(limited), medical offices exceeding 5,000 sq. ft. gross floor area, residential treatment. D. The following uses are subject to City Code 25-2-587(D) (Requirements for Certain Uses in a Neighborhood Commercial (LR) District): general retail sales (general), personal improvement svcs., restaurant (general).	To grant	Apvd. 09/25/2014 Ord.#20140925-113
C14-2017-0110 7505 Wynne Lane	Rezone 0.32 acres from SF-2 to SF-3	To grant	Apvd. 11/02/2017 Ord.# 20171102-019
C14-2013-0082 Ellis Oaks 7208 Cooper Lane	Rezone 3.212 acres from DR to SF-3-CO	To grant	Apvd. 09/26/2015 Ord.# 20130926-125

Number	Request	Commission	City Council
C14-2019-0090 7410 Cooper Lane	Rezone 5.001 acres from DR to SF-6	To grant	Apvd. 11/14/2019 Ord.# 20191114-075

RELATED CASE:

The property is platted as Lot 11, Block E Elm Wood Estates, a subdivision recorded in 1953 (C8-1953-2172).

OTHER STAFF COMMENTS:

Inclusive Planning

Imagine Austin Comprehensive Plan

Compact/Connected/Complete Community (*IACP p88*)

The community around the subject site meets the Imagine Austin Comprehensive Plan test for good access to essential goods, services, recreation, education and public transportation. Many of those destinations are within walking or biking distance. A key concept in the Imagine Austin Comprehensive Plan is that Austin becomes more “green” as it moves towards Activity Centers that are accessible by Corridors that have improved transportation networks including bike trails and paths, bus and other transit and pedestrian facilities that reduce reliance on cars.

Groceries are available within a mile of the subject site at the intersection of Manchaca Road and William Cannon Drive (Sprouts). The Post office is 0.8 miles also on Manchaca about 500 feet south of Matthews Lane. The Austin Public Library, Manchaca Branch is 2.2 miles to the north and along the way is banking, restaurants and auto repair and Austin Community College, South Austin Campus. Garrison Pool/Park is at the 1.7-mile mark on the way to the library.

K-12 facilities serving this community include Williams Elementary, which is over a mile away and Bedichek Middle School, which is 1.0 miles because the street grid is incomplete to the east. Crockett High School is about 2 miles, a 40-minute walk.

Going south, Dittmar Park/Recreation Center is about 1 mile via Forest Wood Road, though there are no sidewalks on Forest Wood. There is a sidewalk along the north side of Matthews Lane from the site to about a block before Forest Wood Road. The Dittmar Park/Recreation Center is about 1.3 miles via Cooper Lane and Dittmar Road. Neither Matthews Lane east of the subject property nor Cooper Lane south of Matthews Lane, have sidewalks. Dittmar Road has sidewalks along both sides. While the community is connected to the north and west with sidewalks, the connections to the east and south are less pedestrian friendly.

The rezoning site is near three Imagine Austin Comprehensive Plan (IACP) Corridors: William Cannon (0.3 miles), South 1st Street (0.4 miles), and West Slaughter Lane (1.3 miles). There are three IACP Centers near the subject site: **South Austin Civic Center, William Cannon & MoPac and Slaughter Lane Station**. Corridors have been the focus of transportation investments such as the 2016 Mobility Bonds and over the next decade, Project Connect. The Corridors link Communities with Activity and Employment Centers.

To the north, the closest IACP Center is South Austin Civic Center, which is a 16-minute bike ride away. Google estimates 7 minutes to drive to the Manchaca Road Branch of Austin Library which is across the Street from Austin Community College, South Campus in the South Austin Center. The 23-minute bus trip to this library includes a 7 minute walk to the stop.

To the west, is William Cannon & MoPac Center. The westbound 333 bus stops at the Mount Carrell bus stop, a 7-minute walk from the subject site. The 333 stops every 15 minutes from 7a.m. to 8 p.m. along William Cannon. A commute to the William Cannon & MoPac activity center takes about 36 minutes including walking to William Cannon, 11 minutes riding on the bus, and 16 minutes walking to the activity center intersection per the CapMetro Trip Planner.

Going to the South IACP Center, Slaughter Lane, at Slaughter and Manchaca is about 35 minutes by bus, including 16 minutes of walking and bus layover between the 333 and the 3.

While the local street grid and pedestrian facilities could be improved to make walking safer and more convenient, the site is generally well located for residential access to goods, services, recreation, entertainment and employment. The proposed zoning with a density of 4 dwelling units per acre is recommended in this case because the SF-5 allows clustering the residential units which may offset an unbuildable portion of the site.

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. However, there is a calculated minimum 64 acres of drainage to a point on the

property, resulting in a classified waterway and a critical water quality zone as defined in LDC 25-8-91 and 25-8-92 (see diagonally hatched polygon in below image). Likewise, development within a critical water quality zone is limited to that allowed under LDC 25-8-261 and 25-8-262.



Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment that proposes a minimum of three living units.

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.

Impervious Cover

The maximum impervious cover allowed by the SF-5 zoning district would be 55%, which is which is a consistent figure between the watershed regulations and the zoning regulations.

Parks & Recreation

Parkland dedication will be required at the time of subdivision or site plan application for new residential units proposed by this rezoning, SF-5, per City Code § 25-1-601, as amended.

The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication may be required, as well as any remaining fees in-lieu. The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. The Parks and Recreation Department (PARC) would consider a greenbelt connection along the South Boggy Creek tributary toward satisfying the requirement at the time of permitting (whether subdivision or site plan). Such a connection would satisfy an acquisition need for South Boggy Creek, a recommendation identified in the Parks and Recreation Department's Long-Range Plan. To meet the parkland dedication standards, access from ROW would need to be provided to the creek area, as well.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARC can provide an early determination letter of the requirements as stated in this review.

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

With the proposed SF-5 zoning, the site is not subject to compatibility standards.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 64 feet of right-of-way for Matthews Lane. It is recommended that 32 feet of right-of-way from the existing centerline should be dedicated for Matthews Lane with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55]

Transportation Assessment

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].

The adjacent street characteristics table is provided below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Matthews Lane	60'	25'	Level 2	No	Wide Curb	Yes

Austin Water Utility

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.

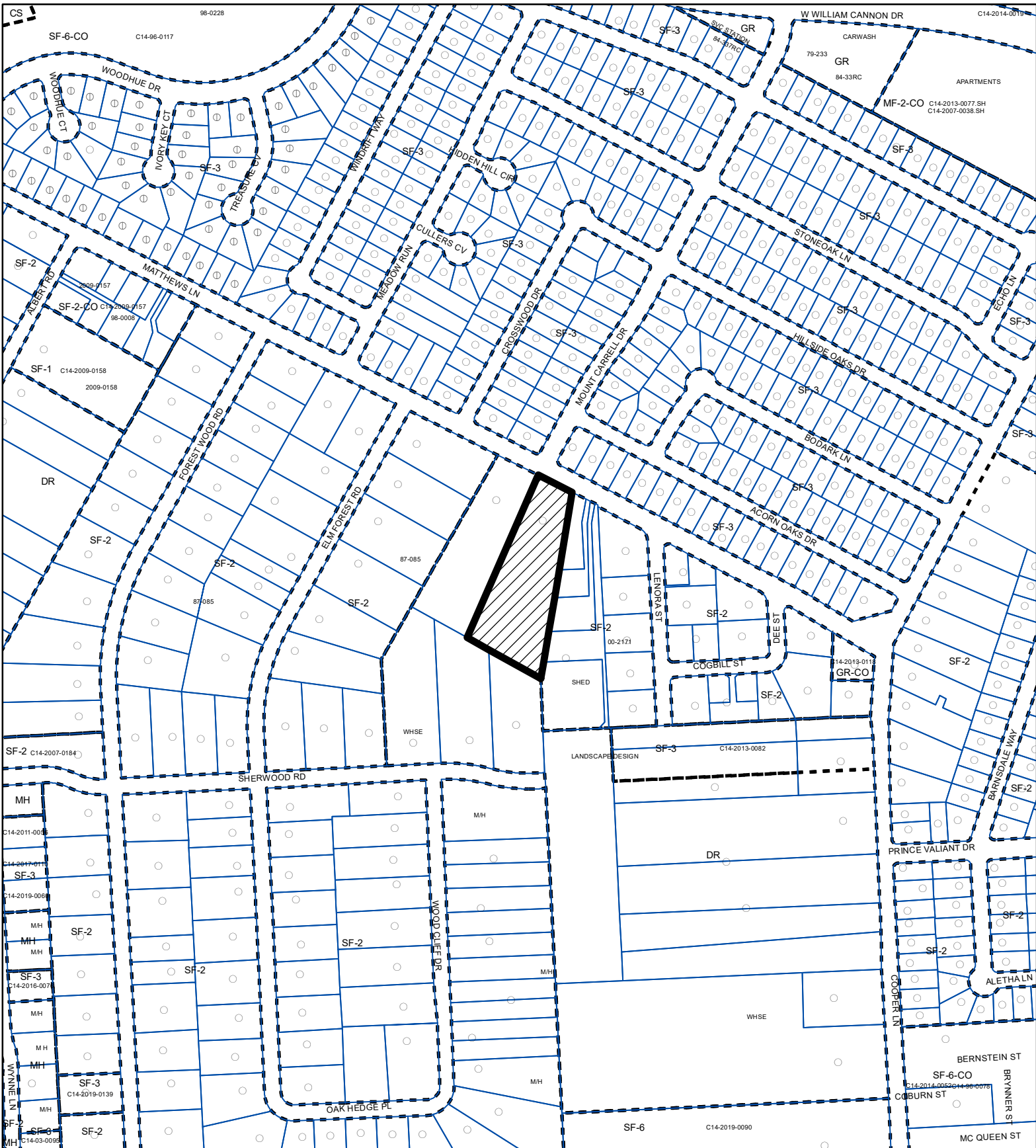
INDEX OF EXHIBITS AND TO FOLLOW:

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Correspondence Received

Petition Materials



ZONING

ZONING CASE#: C14-2020-0121



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

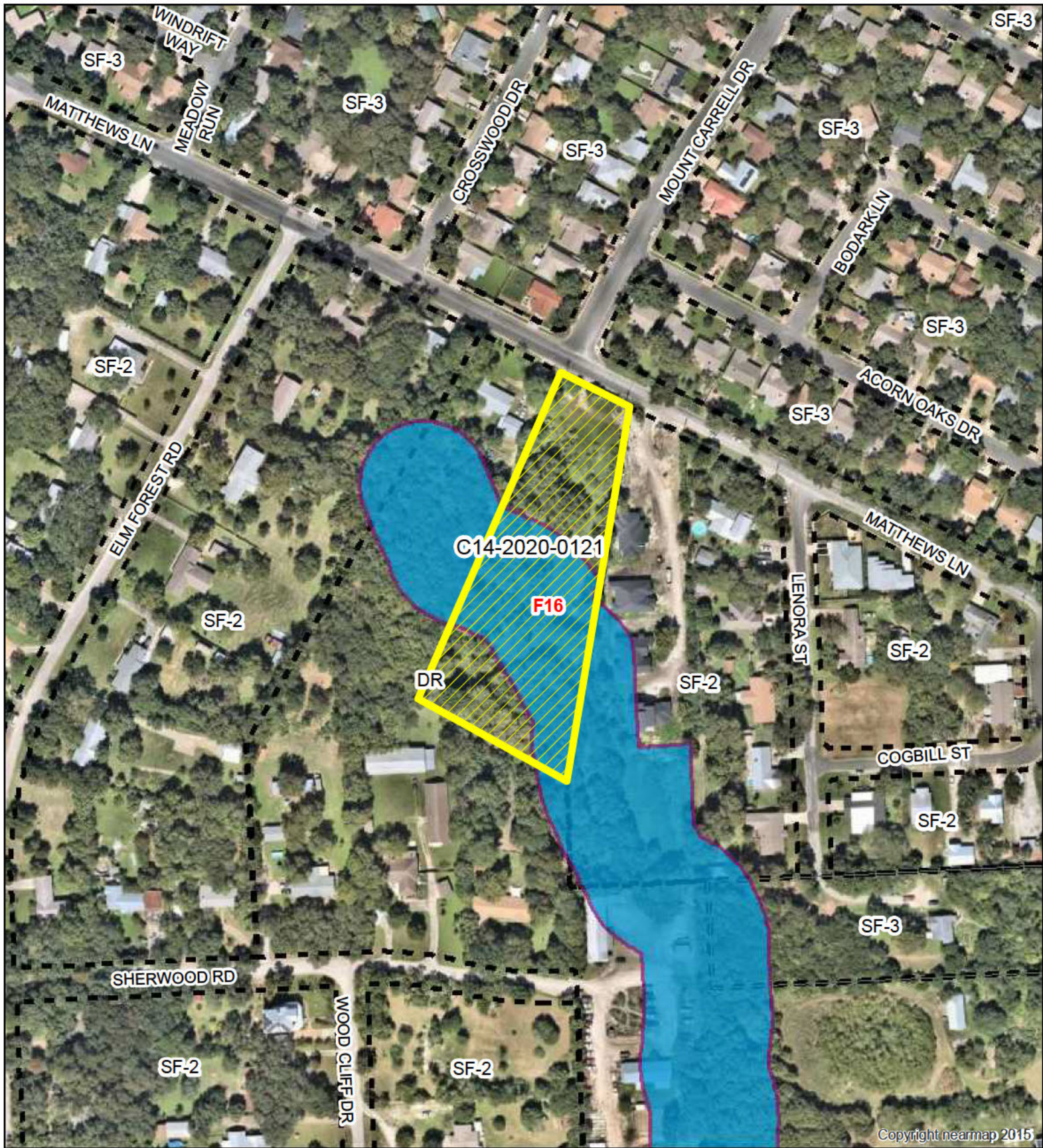
1" = 400'

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.



Created: 11/3/2020







Copyright nearmap 2015

Holland Stone

ZONING CASE#: C14-2020-0121
 LOCATION: 1105 Matthews Ln
 SUBJECT AREA: 2.49 Acres
 GRID: F16
 MANAGER: MARK GRAHAM



1" = 200'

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

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 Aus in regarding specific accuracy or completeness.

From: [Graham, Mark](#)
To: [Eugene Sutton](#)
Subject: RE: C14-2020-0121
Date: Friday, December 18, 2020 10:12:00 AM

Eugene,
Thanks for your comments. The proposal is to build 10 residences on about 2.5 acres with the SF-5 zoning or about 4 dwellings per acre.

I will pass along your comments to the Zoning and Platting Commission with my staff report.

Regards,

Mark Graham, Case Manager
Housing and Planning Dept.
Mark.graham@austintexas.gov
512-974-3574

From: Eugene Sutton [REDACTED]
Sent: Friday, December 18, 2020 9:58 AM
To: Graham, Mark <Mark.Graham@austintexas.gov>
Subject: C14-2020-0121

*** External Email - Exercise Caution ***

Review of proposed zoning change for 1105 Matthews Lane from DR to SF-5 would be an over reach. Current zoning is predominantly SF-1 and SF-2 within the Matthew's Lane Neighborhood Association and as such this rezoning to SF-5 would not be welcome.

Thank you

Eugene Sutton
1505 Damon
President
Matthew's Lane Neighborhood Association

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 cybersecurity@austintexas.gov.

From: [Eugene Sutton](#)
To: [Graham, Mark](#)
Subject: CL14-2020-0121
Date: Tuesday, February 2, 2021 5:01:54 AM

*** External Email - Exercise Caution ***

Good morning Mark,

Matthew's Lane Neighborhood Association is preferring that new development be SF-1 and/or SF-2 in keeping with the surrounding area.

Southstone Project (SP 2016-0330C) is a 42 acre project within the boundaries of the neighborhood and was granted approval in 2006 for SF-6 with an age restriction covenant (55 and up) for the northern portion (10.11 acres). We are still in negotiation regarding this as the project is beginning this month.

We welcome any advice and wonder if additional restrictions for this 1105 Matthews Lane project might be beneficial to the Association.

Thank you

Eugene Sutton
1505 Damon
President
Matthew's Lane Neighborhood Association

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 cybersecurity@austintexas.gov.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2020-0121

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: December 2, 2021, City Council

Anne Lawrence

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application (Optional)

Anne Lawrence

Signature

12-1-21

Date

Daytime Telephone (optional): _____

Comments: I specifically purchased my home
because of the low density and
open space. There is already
plenty of SF-5 property for building.

I am in favor of more open
space not increased density and
building.

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

City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov



MEMORANDUM

TO: Mayor and City Council

FROM: Jerry Rusthoven, Assistant Director

DATE: April 8, 2021

**SUBJECT: C14-2020-0121 – 1105 Matthews Lane (Rezoning Case)
(District 5)
Petitions Opposing the Rezoning**

Eugene Sutton, President of the Matthews Lane Neighborhood Association submitted additional petitions in opposition to the requested rezoning of 1105 Matthews Lane.

Find attached: Petitions, Petition Map and Petition Calculations for the property owners within 200 feet of the rezoning parcel. A petition of 27.06% has been filed by the adjacent property owners in opposition to this rezoning request, and the petition is considered valid.

If you need additional information, please contact Jerry Rusthoven, at 512-974-3207.

**Jerry Rusthoven, Assistant Director / Interim Lead
Housing and Planning Department**

xc: Spencer Cronk, City Manager
J. Rodney Gonzales, Assistant City Manager

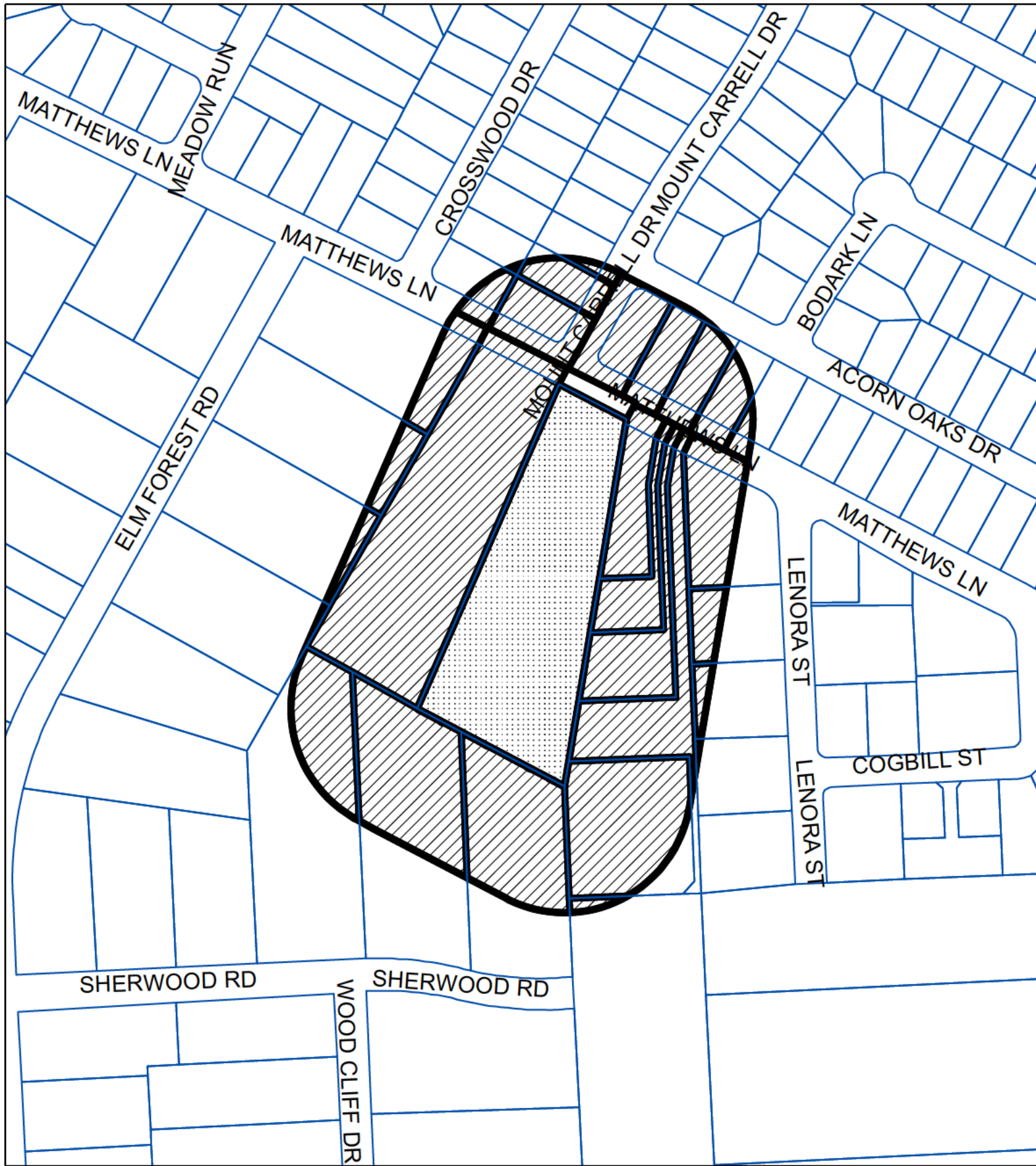
Case Number:
C14-2020-0121

PETITION

Date: 4/8/2021
Total Square Footage of Buffer: 431530.2443
Percentage of Square Footage Owned by Petitioners Within Buffer: 27.06%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0419130515	1103 MATTHEWS LN 78745	BARKER MELISSA & SAMUEL	yes	20239.26	4.69%
0419130513	MATTHEWS LN 78745	BICE MATTHEW	yes	16123.75	3.74%
0419130517	1103 MATTHEWS LN 78745	2019-TX-02 LLC	no	37507.48	0.00%
0419130514	MATTHEWS LN 78745	2019-TX-02 LLC	no	12818.95	0.00%
0419130516	1103 MATTHEWS LN 78745	2019-TX-02 LLC	no	29406.87	0.00%
0419130511	7204 LENORA ST 78745	AMMER MARTIN C & MARIE M	no	2570.74	0.00%
0419130507	7209 ELM FOREST RD 78745	BOONE DANIEL MYERS & MARJORIE KATHERINE JACKSON	yes	2724.73	0.63%
0419130509	1101 MATTHEWS LN AUSTIN 78745	CLAYTON BRIT ROSS	yes	18255.69	4.23%
0422130409	7303 ELM FOREST RD 78745	CONNER JONATHAN & PATRICIA	no	282.80	0.00%
0422130402	7408 SHERWOOD RD AUSTIN 78745	DODGE ASHLEY HOLMES	yes	38896.65	9.01%
0419150606	929 ACORN OAKS DR AUSTIN 78745	DORMAN JAMES A	no	2194.31	0.00%
0419150608	1003 ACORN OAKS DR 78745	EICHLER KENNETH W & MARY ANN	no	9670.42	0.00%
0419130508	7203 ELM FOREST RD 78745	GOLDBORER PAUL ELI & SHARROL E	yes	4918.26	1.14%
0419151002	7111 CROSSWOOD DR AUSTIN 78745	JOHNSON JULIE ANN	yes	210.29	0.05%
0419150610	1007 ACORN OAKS DR 78745	LAWRENCE ANNE LORRAINE	no	16155.94	0.00%
0419130502	1109 MATTHEWS LN AUSTIN 78745	LOPEZ JOHNNY	no	98924.26	0.00%
0419151001	7113 CROSSWOOD DR AUSTIN 78745	MITCHELL LAVERN M	no	4127.03	0.00%
0422130401	7406 SHERWOOD RD 78745	NARDECCHIA DAVID W & SHARON L	no	35823.03	0.00%
0419130510	7202 LENORA ST 78745	ORTIZ NOE P	no	5559.33	0.00%
0423150301	7310 SHERWOOD RD 78704	PAFFORD HOLDINGS LLC	no	1388.97	0.00%
0419151025	7104 MOUNT CARRELL DR AUSTIN 78745	RODRIGUEZ JOE P	no	13238.45	0.00%
0419151024	7102 MOUNT CARRELL DR 78745	SHEPPARD JESSICA	yes	7679.87	1.78%
0419151023	7100 MOUNT CARRELL DR 78745	SIMMONS GLENNIS HOWARD	no	1296.67	0.00%
0419150607	1001 ACORN OAKS DR AUSTIN 78745	STEVENS JESSICA	yes	7508.75	1.74%
0419130512	7206 LENORA ST AUSTIN 78745	THOMPSON MATTHEW A	yes	201.49	0.05%
0419130501	7201 ELM FOREST RD AUSTIN 78745	WEIS DAVID W	no	9766.47	0.00%
0422130403	7410 SHERWOOD RD 78745	WOFFENDEN MARC GABRIEL &	no	20305.70	0.00%
0419150609	1005 ACORN OAKS DR 78745	WORREL AMITY ANGEL	no	10212.16	0.00%
Total				428008.35	27.06%



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2020-0121

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 200'

P E T I T I O N

Date: 3/20/21

File Number: C14-2020-0121

Address of

Rezoning Request: 1105 Matthews Lane

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-1 SF-2.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Neighboring property at 1103 Matthews Lane
of similar lot size at SF-2. 1405 Matthews Lane
SF-2 as well. Move to SF-5 is attempt to
maximize the 1 acre that can be built upon as
the other acre & a half is in a flood plain.
Zoning commission spoke of "10 homes/unit" on
the 1 acre. Developer speaks of plus or minus 6.
Zoning Commission approved SF-5 by 6-5 vote.
Julie Johnson-Carson Julie Johnson-Carson 711 Crosswood Dr. Austin 787
~~Miss [Signature]~~ Melissa Barker 1103 Matthews Ln #3
[Signature] Matt Bice 1103 Matthews Ln #1
Brit Clayton Brit Clayton 1101 Matthews Ln Aug. TX 78745
Matt Thompson Matt Thompson 7206 Lerona St. Aug. TX 78745

Date: 3/20/21

Contact Name: Eugene Sutton

Phone Number: 512 441-1567

P E T I T I O N

Date: 3/20/21

File Number: C14-2020-0121

Address of

Rezoning Request: 1105 Matthews Lane

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-1 SF-2.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Neighboring property at 1103 Matthews Lane of similar lot size at SF-2. 1405 Matthews Lane SF-2 as well. Move to SF-5 is attempt to maximize the 1 acre that can be built upon as the other acre & a half is in a flood plain. Zoning commission spoke of "10 homes/unit" on the 1 acre. Developer speaks of plus or minus 6. Zoning Commission approved SF-5 by 6-5 vote.

Kathy Dorman KATHY DORMAN 929 ACORN OAKS DR. AUSTIN 78744

Jessica Stevens Longoria Jessica Stevens Longoria 1001 Acorn Oaks Dr. Austin TX 78744

Chandler H. Prude CHANDLER H. PRUDE 1002 Acorn Oaks Dr Austin TX 78745

Jessica Sheppard JESSICA SHEPPARD 7102 MAINT CARRELL DR AUSTIN TX 78745

Paul E. Goldborer PAUL E. GOLDBORER 7203 ELM FOREST RD. AUSTIN, TX 78745

MARJORIE JACKSON MARJORIE JACKSON 7209 ELM FOREST Rd Austin TX 78745

Scott Gardner SCOTT GARDNER 7307 Elm Forest Rd Austin TX 78745

Date: 3/20/21

Contact Name: Eugene Sutton

Phone Number: 512 441-1567

Date: 3/20/21
File Number: C14-2020-0121

Address of
Rezoning Request: 1105 Matthews Lane

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-1 SF-2.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Neighboring property at 1103 Matthews Lane
of similar lot size at SF-2. 1405 Matthews Lane
SF-2 as well. Move to SF-5 is attempt to
maximize the 1 acre that can be built upon as
the other acre & a half is in a flood plain.
Zoning commission spoke of "10 homes/unit" on
the 1 acre. Developer speaks of plus or minus 6.
Zoning Commission approved SF-5 by 6-5 vote.

OWNER: Ashley Dodge
7408 Sherwood RD
Austin

Date: 3/20/21

Contact Name: Eugene Sutton
Phone Number: 512 441-1567

From:
To: [Rhoades, Wendy](#)
Cc:
Subject: Re: For CC 12-2-2021 Item 64 - Holland Stone
Date: Tuesday, November 30, 2021 9:53:07 AM

*** External Email - Exercise Caution ***

Thank you, Wendy.

We are agreeable with the SF-5 conditional overlay to 4 units. We wish to proceed with all three readings at this council meeting.

Regards,
NS
Nick Sandlin, P.E.
Sandlin Services, LLC
D: 806-679-7303
Texas PE, Colorado PE
TBPELS Firm # 21356

Note: The contents of this transmission and any attachments are confidential and intended for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

On Tue, Nov 30, 2021 at 9:51 AM Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Hi Nick,

I understand that you've had a series of discussions with the Matthews Lane Neighborhood Association regarding the Holland Stone rezoning case since the Zoning and Platting Commission recommended SF-5 for approval on January 19, 2021, and appreciate your efforts.

Would you be able to confirm that in response to the Neighborhood's request, you are agreeable to SF-5-CO zoning, with a Conditional Overlay limiting development to a maximum of 4 dwelling units on the Property?

Sincerely,

Wendy Rhoades

Principal Planner

Housing and Planning Department

512-974-7719

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 cybersecurity@austintexas.gov.