

ZONING REVIEW SHEET

CASE: C14-2007-0014

Z.A.P. DATE: May 1, 2007
May 15, 2007

ADDRESS: 4700 City Park Road – North of the intersection of City Park Road and Westminster
Glen Avenue

OWNER: 4914 City Park Road (Letha Webb) and James Boanerges

AGENT: Longaro and Clark (James Mccann)

REZONING FROM: DR (Development reserve)

TO: SF-1 (Single-family residence – large lot)

AREA: 167.49 Acres

SUMMARY ZONING AND PLATTING COMMISSION RECOMMENDATION:

May 15, 2007:

APPROVED SF-1-CO ZONING WITH CONDITIONS OF:

- MAXIMUM OF 76 SINGLE-FAMILY UNITS;
- 2000 VEHICLE TRIP LIMIT;
- SITE COMPLIES WITH IMPERVIOUS COVER;
- LOT RESTRICTIONS TO THE WATERSHED RULE ORDINANCE AND
THE WATERSHED SUBURBAN ORDINANCE.

[K.JACKSON, J.PINNELLI 2ND] (6-3) B.BAKER, C.HAMMOND, J.MARTINEZ – NAY

SUMMARY STAFF RECOMMENDATION:

Staff offers a recommendation of SF-1-CO (Single-family residence – large lot – conditional overlay) district zoning. The conditional overlay shall address the following:

1. Limit the density to one (1) residential unit per two (2) acres of net site area for portions of the site within the Water Supply Rural Watershed;
2. Limit to 30% maximum impervious cover under portions of the site within the Water Supply Suburban Watershed;
3. Minimum one (1) acre lot area per lot; and
4. Limit the daily vehicle trips to less than 2,000 per day.

The Staff recommendation is based on the following considerations:

- 1.) The proposed land use will be compatible with the existing surrounding large lot single-family residential uses;
- 2.) The proposed change will diversify land uses in the area by encouraging density compatible to existing densities to the south and west;
- 3.) The proposed land use will not infringe on the residential character of the established neighborhood; and
- 4.) The recommended conditions shall address density environmental impacts to the surrounding area.

DEPARTMENT COMMENTS:

The subject rezoning area consists of an undeveloped 167.49 acre site along City Park Road north of the intersection of Westminster Glen Avenue. The site was annexed on December 31, 1996. Applicant wishes to rezone the property to SF-1 to allow for the development of 76 single-family residences with access to City Park Road.

Portions of this site are located over the northern Edward's Aquifer Recharge Zone and divided by the Turkey Creek and West Bull Creek Watersheds. This site also lies within the drinking water protection zone. Under the current watershed regulations, development on this site will be subject to impervious cover limits for rural and suburban watershed regulations.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped land
<i>North</i>	DR / Unzoned	Undeveloped land / Travis County
<i>South</i>	RR	Single-family residences
<i>East</i>	SF-1 / Unzoned	Single-family residence / Travis County
<i>West</i>	Unzoned	Travis County

AREA STUDY: N/A**TIA:** Waived (See Transportation comments)**WATERSHED:** Turkey Creek and West Bull Creek**DRINKING WATER PROTECTION ZONE:** Yes**SCENIC CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

157--Courtyard Homeowner Assn.
 269--Long Canyon Homeowners Assn.
 426--River Place Residential Community Assn., Inc.
 434--Lake Austin Business Owners
 439--Concerned Citizens For P&B of FM 2222
 965--Old Spicewood Springs Rd. Neighborhood Assn.
 762--Steiner Ranch Community Association
 786--Home Builders Association of Greater Austin

SCHOOLS:

- Steiner Ranch Elementary School
- West Ridge Middle School
- Anderson High School

RELATED CASES: N/A**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14- 05-0018	DR to SF-1	04/19/05: APVD STAFF REC OF	05/12/05: APVD SF-1 (7-0); ALL 3

		SF-1 BY CONSENT (7-0)	RDGS
C14- 06-0179	DR to RR	10/03/06: APVD STAFF REC OF RR BY CONSENT (7-0)	10/05/06: APVD RR (5-0); ALL 3 RDGS

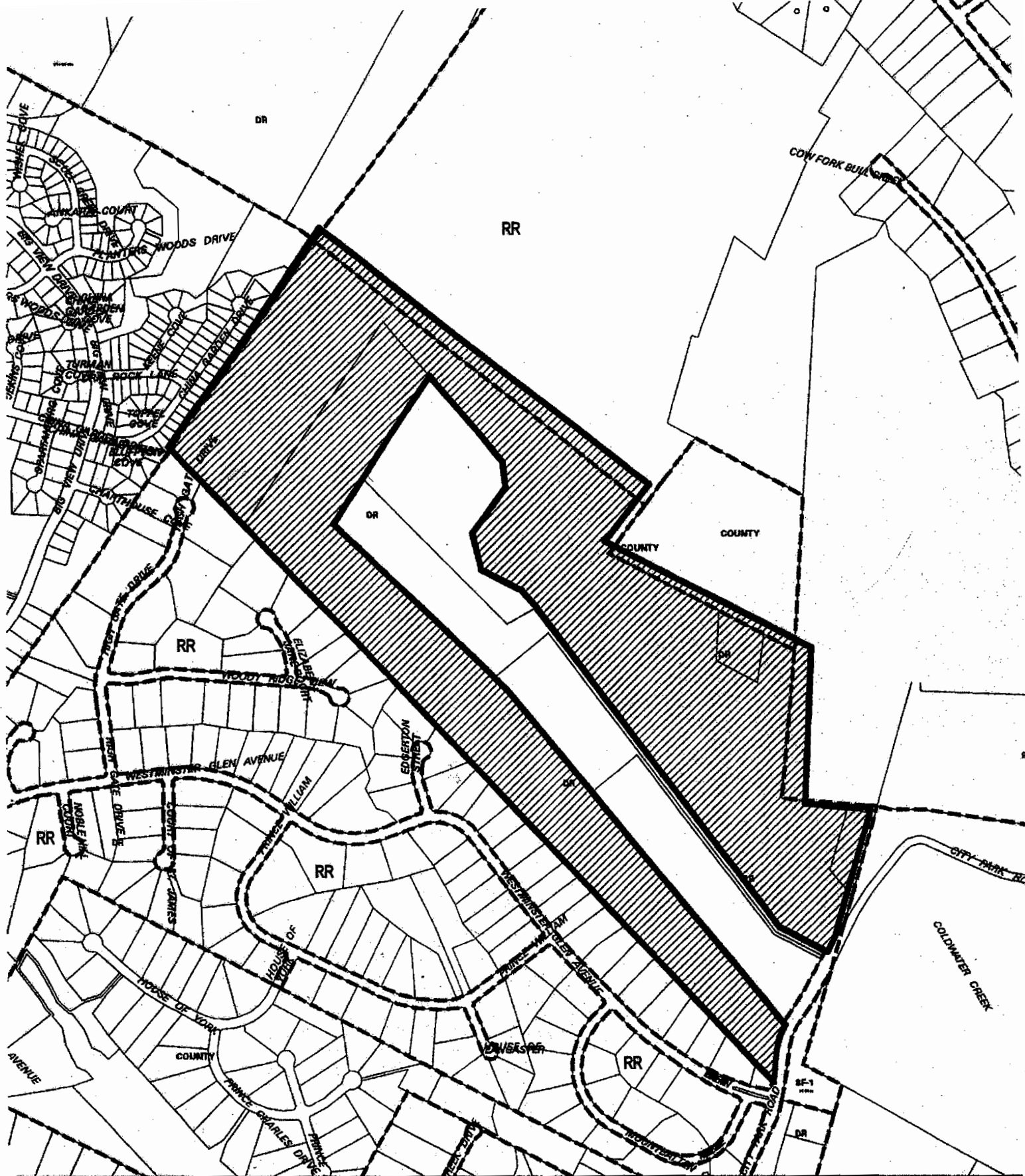
ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
City Park Road	72'	24'	Collector	No	No	No

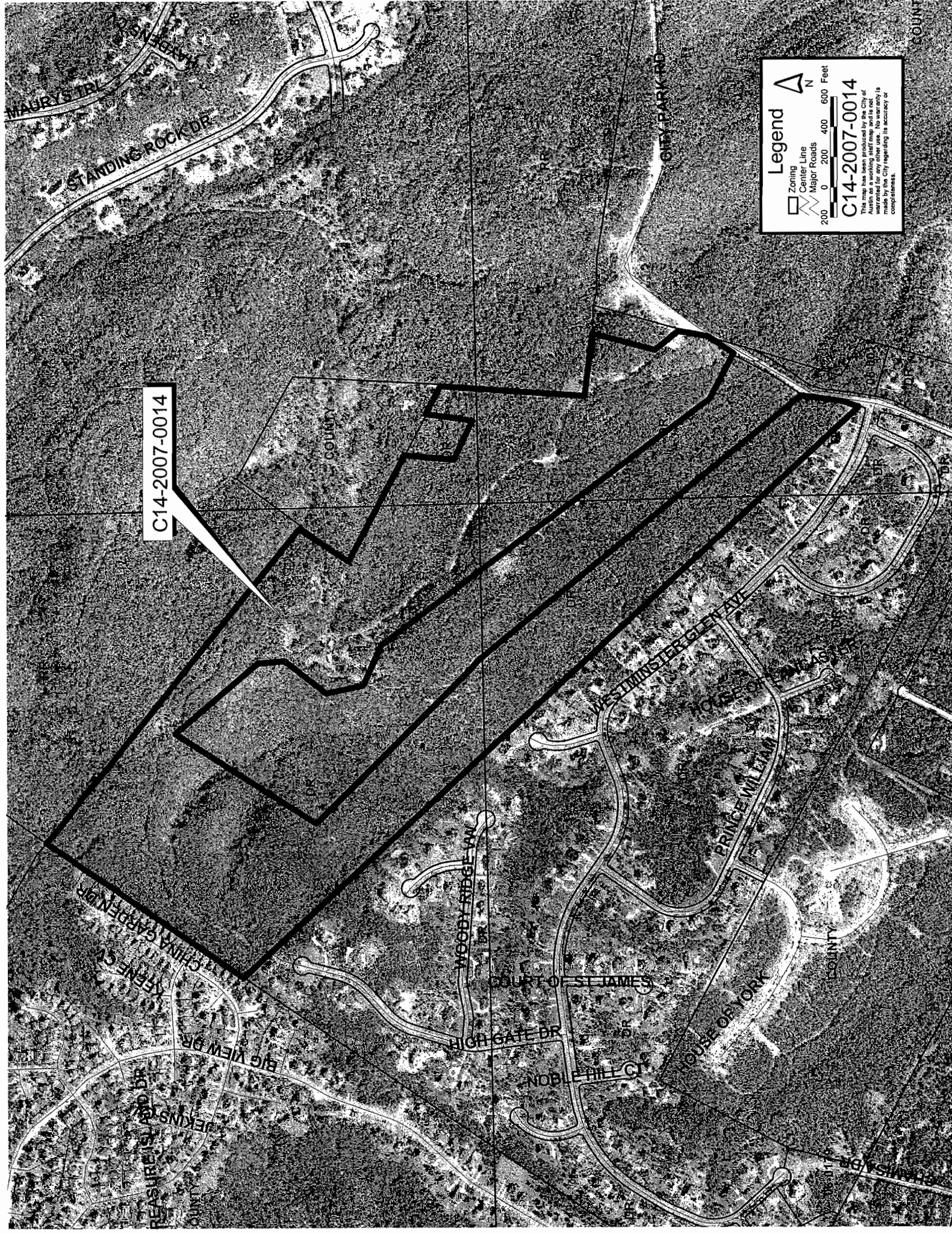
CITY COUNCIL DATE:

June 7, 2007

ACTION:**ORDINANCE READINGS:** 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** jorge.rousselin@ci.austin.tx.us



 1" = 800'	SUBJECT TRACT 	ZONING CASE #: C14-2007-0014 ADDRESS: 4700 City Park Road; North of the intersection of City Park Road and Westminster Glen Avenue SUBJECT AREA (acres): 167.499		CITY GRID REFERENCE NUMBER D31
	PENDING CASE 			
	ZONING BOUNDARY 	DATE: 07-03 INTLS: SM		
	CASE MGR: J. ROUSSELIN			



C14-2007-0014

Legend

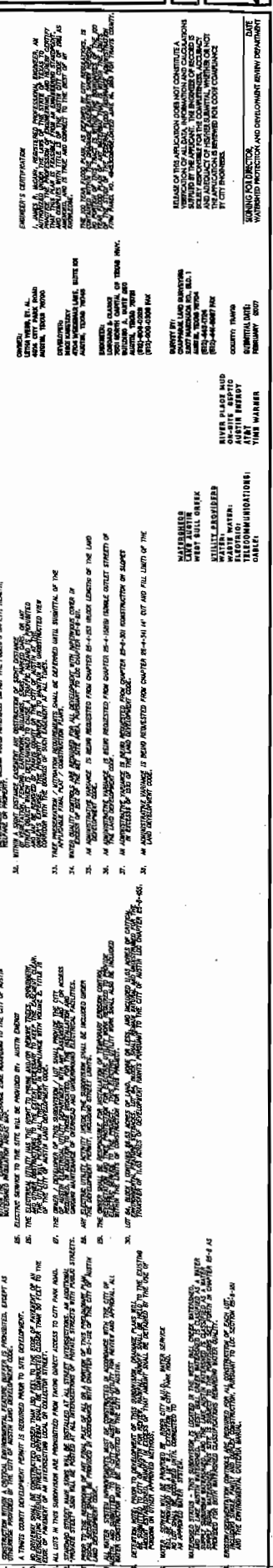
- Zoning
- Center Line
- Major Roads

200 0 200 400 600 Feet

C14-2007-0014

This map has been produced by the City of Prince William and is for informational purposes only. It is not intended to be used for any other purpose. No warranty is made by the City regarding its accuracy or completeness.

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Staff offers a recommendation of SF-1-CO (Single-family residence – large lot – conditional overlay) district zoning. The conditional overlay shall address the following:

1. Limit the density to one (1) residential unit per two (2) acres of net site area; and
2. Limit the daily vehicle trips to less than 2,000 per day.

The Staff recommendation is based on the following considerations:

- 1.) The proposed land use will be compatible with the existing surrounding large lot single-family residential uses;
- 2.) The proposed change will diversify land uses in the area by encouraging density compatible to existing densities to the south and west;
- 3.) The proposed land use will not infringe on the residential character of the established neighborhood; and
- 4.) The recommended conditions shall address density environmental impacts to the surrounding area.

BASIS FOR RECOMMENDATION

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

Single-family residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

The proposed rezoning meets the purpose statement of the district sought. The subject property exceeds 167 acres and will accommodate lots exceeding one acre.

- 2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.***

The proposed rezoning will integrate with existing, adjacent large lot residential uses.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of an undeveloped 167.49 acre site along City Park Road north of the intersection of Westminster Glen Avenue. The site was annexed on December 31, 1996.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 6,474 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). However, the applicant is proposing a large lot subdivision comprised of 76 one-acre lots. The trip generation for this proposal is 808 vehicle trips per day, 63 of which will occur in the AM peak and 84 in the PM peak.

3. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Environmental

1. Portions of this site are located over the northern Edward's Aquifer Recharge Zone. The site is divided by the Turkey Creek and West Bull Creek Watersheds of the Colorado River Basin, which are classified as Water Supply Rural and Water Supply Suburban Watersheds, respectively, by Chapter 25-8 of the City's Land Development Code. This site is in the drinking water protection zone. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Water Supply Rural

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

- Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.

Water Supply Suburban

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

2. According to flood plain maps, there is no flood plain within site boundaries.
3. The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
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. At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

7. At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

Water and Wastewater

1. 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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations, and abandonments. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

Compatibility Standards

1. The site will not be subject to compatibility standards.

RECEIVED

APR 25 2007

April 26, 2007

Zoning & Platting Commission/City Council
Austin, Texas

Neighborhood Planning & Zoning

Ref: Webb Estates – 4914 City Park Road – Change Zoning from DR to SF1

Dear Commissioners/Council Members:

I want to share with you the history of the land I wish to zone SF1 and subdivide with 1 acre size lots and larger. Living in St. Louis, IL in 1920, Elmer Webb, an attorney, received 659 acres of land in Travis County known as the "James Cole Survey" in payment of a debt. After moving to Houston with their three children, their son William came to UT but had to leave to go to the war. When he returned the county had put a paved road thru the land to City Park making it convenient to drive up from Houston to camp out and hunt with his friends and family. He and his family moved to Austin in 1958. We met the neighbors and became friends with Buck Steiner and son Tommy (Steiner Ranch), Leonard East and his son Alvin (Riverplace), Katie Woolridge (Glenlake), and Lizzie Ringstaff (Long Canyon & Preserve). We would ride our horses over and have barbeques and help each other.

Margaret Webb Dreyer sold some land to Tom Wolfe, who developed the Woolridge property now called Glenlake, and her son Thorne, Betty Webb Foster and William Webb's widow, Letha Webb sold to Joseph Bogar which Steve Lauder developed now called Westminster Glen.

William Webb died in 1977 leaving two sons and an eleven year old daughter. I am now the 82 year old widow who battled breast cancer all last year and who would like to retire and sell this property for my children as did the other members of the Webb family.

I really tried to sell, but no one wanted to deal with Fish and Wildlife or the city so for five years my son-in-law, Mike Kanetzky and I have been working on this. Some people at Fish and Wildlife have retired and new ones would start all over.

I cannot believe that people who live on the beautiful land that we had sold previously would object to our selling this last portion when we gave almost half of the land for preserve and each lot is one acre or more and beautifully planned and very sensitive to the environment.

If it is not approved and we sell, someone else may come in and attempt multi-family or some other more dense development. I love this land and shudder at the thought.

Sincerely,



Letha Webb

WEBB Estates

City Park Road

April 26, 2007

City Park Road Home Owner
Austin, TX

RECEIVED

APR 25 2007

Neighborhood Planning & Zoning

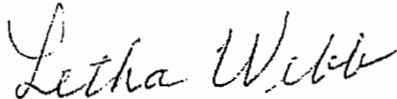
Dear Home Owner,

I am writing you to provide information regarding a proposed development near your home. The Letha Webb property at 4914 City Park Road has been in the family since 1920. Over the years we have run a Day Camp for children, riding stables, and a large barn for group meetings. In 1977 William Webb, my husband passed away leaving me with two sons and an 11 year old daughter to raise. Now at 82 years old, at times struggling to pay the taxes, it is my dream to develop my property like all the surrounding properties. I have loved and lived this property for 50 plus years and my vision is an environmentally friendly development with 1 acre size lots and larger with about 40 acres of preserve land, which will provide privacy to the new homeowners and also the existing neighborhood.

Our goal is to enhance the neighborhood, and leave a legacy, that my children and the neighbors can take pride.

If you have any questions regarding the development please call Mike Kanetzky at 512.577.8523.

Sincerely,

A handwritten signature in cursive script that reads "Letha Webb". The ink is dark and the signature is fluid, with the first name "Letha" being more prominent than the last name "Webb".

Letha Webb