

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0089

Z.A.P. DATE: July 31, 2007
August 7, 2007

ADDRESS: 11200 Zimmerman Lane

OWNER/APPLICANT: Frances Dube

AGENT: Prossner & Associates (Kurt M. Prossner, P.E. and Hector Avila)

ZONING FROM: DR

TO: SF-1

AREA: 20.1982 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant the applicant's request for SF-1, Single Family Residence-Large Lot District, zoning for this property.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

7/31/07: Postponed to August 7, 2007 at the applicant's request (5-0, S. Hale, J. Martinez, J. Gohil-absent)

8/07/07: Approved staff's recommendation for SF-1 zoning by consent (6-0, K. Jackson, J. Martinez-absent); J. Gohil-1st, S. Hale-2nd.

DEPARTMENT COMMENTS:

The property in question is heavily wooded and undeveloped. The applicant in this case is requesting to rezone this site from DR, Development Reserve District, zoning to SF-1, Single Family-Large Lot District, zoning because they would like to construct single-family residences on the property. This approximately 20 acre tract of land is located at the end of Zimmerman Lane, a twenty foot wide collector street that dead ends into a cul-de-sac. Originally, Zimmerman Lane was projected to connect with Forsythia Drive, to the east, as part of the Arterial 8 extension. Arterial 8 (Forsythia Drive) was planned to be a ninety-foot arterial roadway that was to connect Loop 360 to Yaupon Drive. The City of Austin has deleted the plans to construct Arterial 8, due in part to BCCP issues and because of the City's purchase of the Stennis Tract. Zimmerman Lane is a county roadway that was annexed by the city of Austin in 1997. There are no planned improvements for this portion of Zimmerman Lane and there will not be a traffic light constructed at the intersection of Zimmerman Lane and R.M. 620 because there is already a light proposed for the intersection of Parke Drive and R.M. 620, to the north. Parke Drive and Zimmerman Lane will not be aligned in the future.

The property in this case is surrounded by DR zoning to the north, P-CO zoning to the east (future Water Treatment #4 Plant), and DR and SF-6-CO zoning to the west. There are existing single-family houses located to the west of the proposed change. The land to the south of this case is part of the Four Points Centre PUD (Lot 7, Block A). It is designated as 102.90 acres of Habitat Preserve and will remain an undeveloped/undisturbed area. According to FEMA floodplain maps, there is 100-year floodplain running through the eastern portion of this tract (see Attachment A). This will reduce the available area for residential development on the property.

The staff recommends the applicant's request for SF-1, Single Family Residence-Large Lot District, zoning for the property in question because the proposed zoning is consistent with the existing single-family development located to the west of this site on Zimmerman Lane. The intensity of residential development that is allowed by the SF-1 district is appropriate for Zimmerman Lane, a roadway that has difficult access onto R.M. 620 and that will never be improved to connect to another roadway to allow for additional access to the proposed site.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	DR	Undeveloped
<i>South</i>	PUD	Undeveloped (Block A, Lot 7 of the Four Points Centre PUD – Shown as Habitat Preserve, 102.90 of Undisturbed Area)
<i>East</i>	P-CO	Future Location of Water Treatment Plant #4
<i>West</i>	DR, SF-6-CO	Single-Family Residences

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

157 – Courtyard Homeowner Association
 190 – Middle Bull Creek Neighborhood Association
 194 – 2222 Property Owners Association
 416 – Long Canyon Phase II Homeowners Association, Inc.
 426 – River Place Residential Community Association, Inc.
 439 – Concerned Citizens For P&B of FM 2222
 448 – Canyon Creek Homeowners Association
 475 – Bull Creek Foundation
 786 – Home Builders Association of Greater Austin
 965 – Old Spicewood Springs Road Neighborhood Association

SCHOOLS:

Canyon Creek Elementary School
 Canyon Vista Middle School
 Westwood High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0008	SF-2 to SF-6-CO	5/01/07: Approved SF-6-CO zoning with conditions of a maximum of nine residential units and 30% impervious cover or 40% impervious cover with transfers (6-1, J. Pinnelli- Nay, J. Martinez-absent, T. Rabago-left early)	6/07/07: Approved ZAP rec. of SF-6-CO zoning by consent (7-0); all 3 readings
C14-04-0099	DR to SF-6	8/3/04: Approved SF-6-CO zoning with conditions of a maximum of 25 living units, 30% impervious cover or 40% impervious cover with transfers (8-0, J. Pinnelli-absent)	9/2/04: Granted ZAP Commission's recommendation of SF-6-CO (7-0); 1 st reading 11/4/04: Approved SF-6-CO (7-0); 2 nd /3 rd readings
C14-04-0043	DR to SF-6* (Amended to SF-2 by the applicant on April 20, 2004)	4/20/04: Approved staff's recommendation for SF-2 zoning by consent (7-0, B. Baker-absent)	5/27/04: Approved SF-2 (6-0); all 3 readings
C14-03-0102	LR to GR	9/23/03: Approved staff's recommendation of GR-CO zoning, with conditions: Improve Zimmerman Lane through the first driveway on the site, at the time of site plan (9-0)	10/23/03: Granted GR-CO with a restrictive covenant requiring the widening of Zimmerman Lane according to specifications approved by the City of Austin, from the intersection of FM 620 North and Zimmerman Lane, through the first driveway cut on the property (6-0, Dunkerly-absent); all 3 readings
C14-00-2055	R&D to P	5/9/00: Approved staff rec. of 'P' by consent (8-0)	6/8/00: Approved PC rec. of 'P' on all 3 readings (7-0)
C14-99-2062	RR to LI	11/16/99: Approved RR (8-0); (Staff alternate rec. was CS-CO, Applicant's request was for LI)	1/13/00: Approved W/LO, w/ conditions as rec. by staff (6-0, KW-out of room); 1 st reading 2/3/00: Approved W/LO-CO; Limiting vehicle trips to 250 per day & 50 ft reservation of FM 620 to be placed on plat or site plan (5-0); 2 nd reading 3/30/00: Approved 3 rd reading (6-0)
C14-99-0078	I-RR to GR	10/26/99: Approved 'GR' with 'LR' uses (8-1, RC-Nay); Quality restaurant allowed, prohibit Fast Food Restaurants, Pawn Shops, Automotive Uses, Exterminating Services, permit	12/2/99: Approved PC rec. of GR w/ conditions (6-0, WL-absent); 1 st reading

		'LO' uses, and add conditions as per Neighborhood/Applicant agreement.	1/13/00: Approved; subject to limitation of 100,000 sq. ft. of retail and .65,000 sq. ft. of office (6-0, KW-out of room); 2 nd reading 3/2/00: Approved 3 rd reading (5-0)
C14-99-0011	GR to MF-2	3/9/99: Approved staff rec. of MF-2 by consent (6-0)	4/15/99: Approved PC rec. of MF-2 (7-0); all 3 readings
C14-98-0108	I-RR to CS	10/27/98: Approved W/LO for front 615 ft., LR-MU footprint for 1500 ft., remainder of site as CS (6-0)	12/3/98: Approved PC rec. of W/LO-CO, LR-MU-CO, and CS-CO w/conditions (6-0); 1 st reading 9/30/00: Approved W/LO-CO, LR-MU-CO, and CS-CO; 2 nd /3 rd rdgs.
C14-98-0002	I-SF-2, I-RR to MF-2	2/17/98: Approved MF-2 (7-0)	3/26/98: Approved PC rec. of MF-2 w/ conditions (6-0); all 3 readings
C814-95-0002.04	PUD to PUD	2/4/03: Approved staff rec. of PUD by consent (7-0)	3/6/03: Approved PUD (6-0, Dunkerley-absent); 1 st reading 4/24/03: Approved PUD (6-0-1, Garcia-absent)

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
Zimmerman Lane	70'	20'	Collector	No	No	No

CITY COUNCIL DATE: September 27, 2007

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us

STAFF RECOMMENDATION

The staff's recommendation is to grant the applicant's request for SF-1, Single Family Residence-Large Lot District, zoning for this property.

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.

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

The proposed SF-1 zoning would be consistent with the existing single-family development located to the west of this site on Zimmerman Lane. The property in this case is surrounded by DR zoning to the north, P-CO zoning to the east (future Water Treatment #4 Plant), and DR and SF-6-CO zoning to the west. The land to the south of this case is part of the Four Points Centre PUD (Lot 7, Block A). It is designated as 102.90 acres of Habitat Preserve and will remain an undeveloped/undisturbed area.

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

SF-1 zoning will allow for additional residential development in this area without overburdening the existing county roadway. The intensity of residential development that is permitted by the SF-1 district is appropriate for Zimmerman Lane, a roadway that has difficult access onto R.M. 620 and that will never be improved to connect to another roadway to allow for additional access to the proposed site.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is heavily wooded and undeveloped. This approximately 20 acre tract is located at the end of Zimmerman Lane, a twenty foot wide collector street that dead ends into a cul-de-sac. The property in this case is surrounded by DR zoning to the north, P-CO zoning to the east (future Water Treatment #4 Plant), and DR and SF-6-CO zoning to the west. There are existing single-family residences located to the west of the proposed change. The land to the south of this case is part of the Four Points Centre PUD (Lot 7, Block A). It is designated as 102.90 acres of Habitat Preserve and will remain an undeveloped/undisturbed area.

According to FEMA, this tract of land has 100-year floodplain running through the eastern portion of the site (see Attachment A).

Impervious Cover

The maximum impervious cover allowed by the SF-1 zoning district would be 40%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

According to flood plain maps, there is flood plain in, or within close proximity of, the project location. Based upon the close proximity of the flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.

Note: The most restrictive impervious cover limit applies.

Environmental

The site is located over the northern Edward's Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

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.

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 existing trees and other 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 on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

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.

Transportation

No additional right-of-way is needed at this time.

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]

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
Zimmerman Lane	Varies	Varies	Local	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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. 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. 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Compatibility Standards

No comment.

