

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0184 – Soule Residence
Rezoning

Z.A.P. DATE: November 6, 2007

ADDRESS: 7406 Forest Wood Road

OWNER: Michelle and Richard Soule

AGENT: Jeremy Theodore, Architect
(Jeremy Theodore)

ZONING FROM: DR

TO: SF-2

AREA: 1.28 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence standard lot (SF-2) district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

November 6, 2007: *APPROVED STAFF'S RECOMMENDATION OF SF-2 DISTRICT ZONING; BY CONSENT.*

[J. MARTINEZ, J. SHIEH 2ND] (7-0) S.HALE – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject platted lot is developed with one single family residence, has access to Sherwood Road and Forest Wood Road and is zoned development reserve (DR) district. Single family residences within the Elm Wood Estates subdivision are located on the surrounding lots to the north, east and south (SF-2), and there are single family residences on large lots to the west as well (DR). There are manufactured homes within the Brownleaf Estates subdivision to the southwest (MH). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the single family residence standard lot (SF-2) district. Staff recommends SF-2 zoning based on its compatibility with the residential character of the surrounding area and access to two local streets.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	SF-2	Single family residences
<i>South</i>	MH; SF-2; SF-6-CO	Manufactured homes; Single family residences; Undeveloped
<i>East</i>	SF-2	Single family residences
<i>West</i>	DR	Single family residences on large lots

AREA STUDY: N / A**TIA:** Is not required**WATERSHED:** South Boggy Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association
 39 – Matthews Lane Neighborhood Association
 300 – Terrell Lane Interceptor Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Organization

SCHOOLS:

Casey Elementary School

Bedichek Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0091 – Lelah's Crossing	DR; GO to MF-1	To Grant SF-6-CO with CO for 6 u.p.a. and limit building height to 20 feet. RC for the Neighborhood Traffic Analysis	Approved SF-6-CO as ZAP recommended and RC for the NTA (4-26-06).
C14-85-055 (RCA) – Lelah's Crossing	To delete the zoning rollback provision to RR if the hospital use is discontinued	To Grant the Restrictive Covenant Amendment	Approved (4-27-06).

RELATED CASES:

The subject property is platted as Lot 12, Block A of Elm Wood Estates, recorded in 1953.
Please refer to Exhibit B.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Sherwood Road	50 feet	20 – 22 feet	Local	No	No	No
Forest Wood Road	50 feet	20 – 22 feet	Local	Yes	No	No

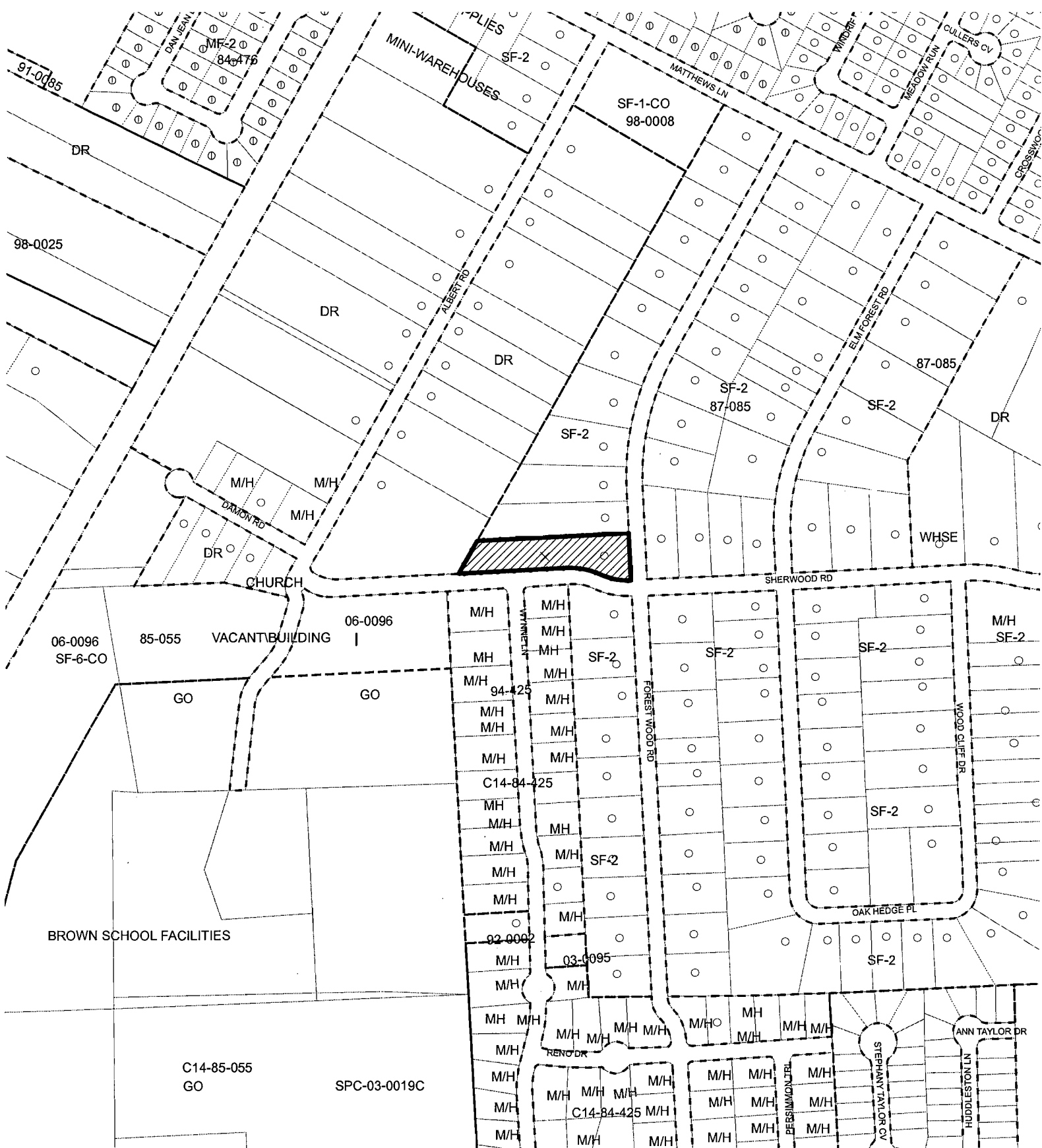
CITY COUNCIL DATE: November 29, 2007 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

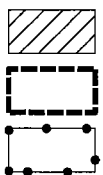
CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719



ZONING

EXHIBIT A



Subject Tract

Zoning Boundary

Pending Cases

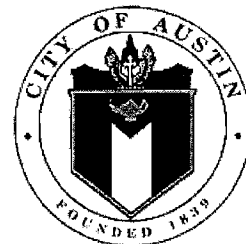
ZONING CASE#: C14-2007-0184

ADDRESS: 7406 FOREST WOOD RD

SUBJECT AREA: 1.28 ACRES

GRID: F16

MANAGER: W. RHOADES



1" = 400'

OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



In Restriction of this plat see 126.1411 and 3-F listed records.
 In Restriction see also 1236, page 207 and 1236, page 207 and 1236, page 207

ELMWOOD ESTATES

"In approving this plat by the Commissioners Court of Travis County, Texas, this undersigned certifies that the building of streets, roads, and other public thoroughfares delineated and shown on this plat, and all bridges and sidewalks pertaining to be constructed or placed in such streets, roads, or other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build or maintain, roads, sidewalks, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith."

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, Miss Emily Lumborg, Clerk of Travis County, Texas, do hereby certify that on the 5th day of August, A.D. 1923, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing of record of this plat and that said order has been duly entered in the minutes of said Court in Book 10, Page 401.

WITNESS MY HAND AND SEAL OF OFFICE this 5th day of August, A.D. 1923.

Miss Emily Lumborg
 Clerk of Travis County, Texas
 BY: [Signature]

FILED FOR RECORD
 at 3:57 P.M. on the 5th day of August, A.D. 1923

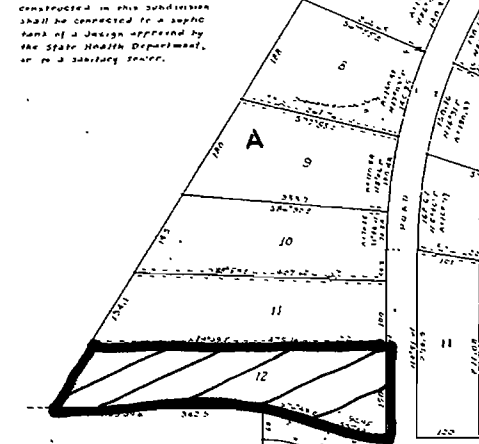
Miss Emily Lumborg
 Clerk of Travis County, Texas

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, Miss Emily Lumborg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in the office of the County Clerk of Travis County, Texas, on the 5th day of August, A.D. 1923, and that said instrument was duly recorded on the 5th day of August, A.D. 1923, at 3:57 P.M. in the Plat Books of said County in Book 10, Page 401.

WITNESS MY HAND AND SEAL OF OFFICE this 5th day of August, A.D. 1923.

Miss Emily Lumborg
 Clerk of Travis County, Texas
 BY: [Signature]

SEPTIC TANK NOTE: Each house constructed in this subdivision shall be connected to a septic tank of a design approved by the State Health Department, or to a sanitary sewer.



CURVE DATA		
1	2	3
A 757.21	202.21	327.21
T 242.41	227.91	194.84
E 875.74	705.74	537.71
LC 465.62	437.71	427.44
A 437.23	443.94	327.47

4	5	6
A 387.21	287.04	270.4
T 174.94	54.37	44.87
E 607.91	437.74	177.74
LC 374.44	117.74	44.94
A 343.23	114.74	41.27

7	8	9
A 174.44	174.44	107.74
T 87.44	27.44	44.44
E 543.33	437.33	44.44
LC 343.33	114.33	44.33
A 124.44	124.44	44.44

10	11	12
A 107.02	107.02	107.02
T 40.02	40.02	40.02
E 107.02	107.02	107.02
LC 40.02	40.02	40.02
A 107.02	107.02	107.02

13	14	15
A 107.02	107.02	107.02
T 40.02	40.02	40.02
E 107.02	107.02	107.02
LC 40.02	40.02	40.02
A 107.02	107.02	107.02

16	17	18
A 107.02	107.02	107.02
T 40.02	40.02	40.02
E 107.02	107.02	107.02
LC 40.02	40.02	40.02
A 107.02	107.02	107.02

19	20	21
A 107.02	107.02	107.02
T 40.02	40.02	40.02
E 107.02	107.02	107.02
LC 40.02	40.02	40.02
A 107.02	107.02	107.02

22	23	24
A 107.02	107.02	107.02
T 40.02	40.02	40.02
E 107.02	107.02	107.02
LC 40.02	40.02	40.02
A 107.02	107.02	107.02

APPROVED FOR ACCEPTANCE

DATE 5-3-23
 [Signature]
 COUNTY ENGINEER, DISTRICT OF PUBLIC WORKS

APPROVED BY CITY

PLAN COMMISSION
 DATE 7-2-23
 [Signature]
 CHAIRMAN

DATE 7-2-23

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, J. A. Shelby, owner of that certain 34.12 acre tract of land situate in Travis County, Texas, and being conveyed to me by deed of Robert L. Lufkin, dated August 24th, 1914, Travis County, Texas, do hereby adopt this plat of said tract as being known as "ELMWOOD ESTATES" and do hereby indicate to the public all streets and easements shown herein as part of my information may appear.
 WITNESS MY HAND this 13th day of August, A.D. 1923

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, J. A. Shelby, owner of that certain 34.12 acre tract of land situate in Travis County, Texas, and being conveyed to me by deed of Robert L. Lufkin, dated August 24th, 1914, Travis County, Texas, do hereby adopt this plat of said tract as being known as "ELMWOOD ESTATES" and do hereby indicate to the public all streets and easements shown herein as part of my information may appear.
 WITNESS MY HAND this 13th day of August, A.D. 1923

J. A. Shelby
 Owner, Travis County, Texas

SUBMITTED IN AUGUST, 1923
 BY: James J. Shelton
 COUNTY ENGINEER, DISTRICT OF PUBLIC WORKS

Scale: 1"=100'
 1/2"=100'
 1/4"=100'
 1/8"=100'
 1/16"=100'

EXHIBIT B
 RECORDED PLAT

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence standard lot (SF-2) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff recommends SF-2 zoning based on its compatibility with the residential character of the surrounding area and access to two local streets.

EXISTING CONDITIONS

Site Characteristics

The property is undeveloped and slopes towards Slaughter Creek which traverses the northern portion of the property and continues southeast.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45%, which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development 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. 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 Net Site Area</i>	<i>% 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%
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According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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.

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]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his 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.

Compatibility Standards

A zoning change to SF-2 does not trigger the application of compatibility standards.