

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0226 – Stoneleigh Zoning

Z.A.P. DATE: December 18, 2007

ADDRESS: 7206 Stoneleigh Place

OWNER: Gillifan & McSpadden Ventures L.P.
(Jack McSpadden)

AGENT: Ric Thompson

ZONING FROM: SF-2

TO: SF-3

AREA: 3.01 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

December 18, 2007: *TO DENY STAFF'S RECOMMENDATION OF SF-3 DISTRICT ZONING.*

[T. RABAGO, S. HALE -2ND] (7-0) J. MARTINEZ – LEFT EARLY

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area consists of four undeveloped, platted lots that have frontage on Stoneleigh Place and are zoned single family residence standard lot (SF-2) district. The lots are situated between Kendra Page Park (I-RR) and single family residences in the Silverstone Phase 2 subdivision (SF-2). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant proposes to rezone the lots to the family residence (SF-3) district to accommodate four duplex lots. One joint driveway that conforms to City requirements for width, stormwater drainage, all-weather surfacing and turn-around radius will be utilized, by way of a plat note. SF-3 zoning is compatible with the existing residential types in this neighborhood and there are provisions for adequate access to each lot.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Undeveloped
<i>North</i>	SF-4A; I-RR	Single family residences within the Los Jardines development; Kendra Page Park
<i>South</i>	SF-2	Single family residences within the Silverstone Phase 2, Section 2 subdivision
<i>East</i>	SF-2; SF-4A	Single family residences within the Silverstone Phase 2, Section 2 subdivision
<i>West</i>	I-RR; SF-4A-CO	Single family residences within the Meadows at Bluff Springs subdivision; Automotive repair; Undeveloped

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

98 – Southeast Corner Alliance of Neighborhoods (SCAN)
 300 – Terrell Lane Interceptor Association
 428 – Barton Springs/Edwards Aquifer Conservation District
 430 – Silverstone Neighborhood Association
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 761 – Los Jardines
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Organization

SCHOOLS:

Perez Elementary School Paredes Middle School Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-00-2199.SH – Meadowlake Subdivision (aka Stoneleigh Place south of Blue Meadow Drive)	SF-4A-CO to SF-4A	To Grant SF-4A-CO	Approved SF-4A-CO with the CO for 235 residential units (1-18-01).
C14-98-0224 – The 33 at Bluff Springs	I-RR to MH; GR	To Grant SF-4A for Tract 1; LR for Tract 2	Approved SF-4A-CO for Tract 1; LR-CO for Tract 2; CO is for

			2,000 trips and prohibit food sales and restaurant, fast food, drive-in on Tract 2 (5-5-99).
C14-93-0048 – Langford Park	SF-3 to P	To Grant P-CO with the CO to prohibit a parking facilities	Approved P-CO as Commission recommended (6-3-93).

RELATED CASES:

The property is platted as Lots 1-4 of the Resubdivision of Lot 24, Block K of Silverstone, Phase 2, Section 2, recorded in June 2006 (C8-05-0139.0A). Please refer to Exhibit B.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Stoneleigh Place	65 feet	40 feet	Local	No	No	Yes (1/4 mile)

CITY COUNCIL DATE: January 10, 2008

ACTION:

ORDINANCE READINGS: 1st

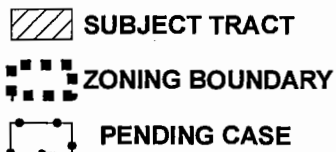
2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 974-7719

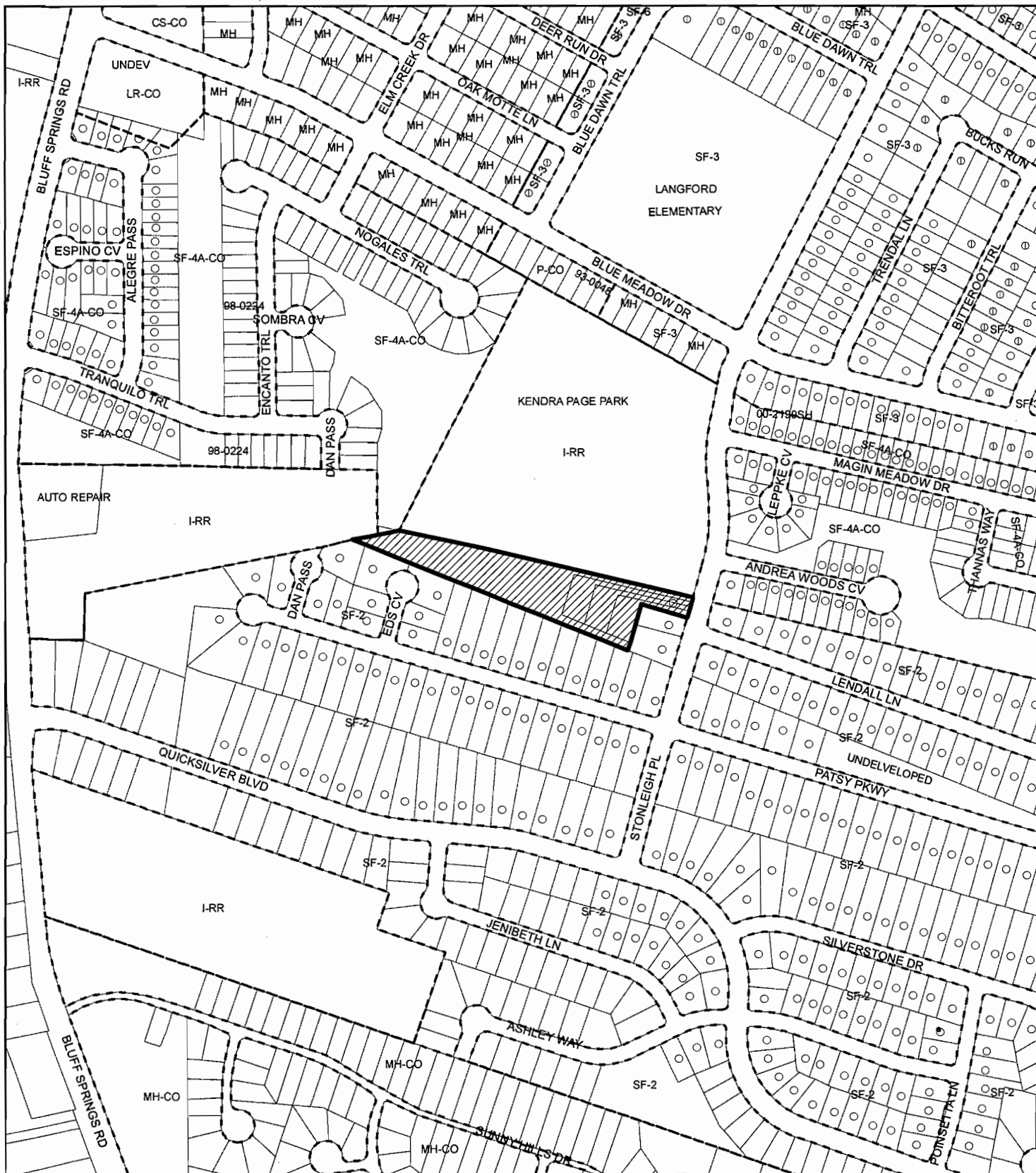


ZONING CASE#: C14-2007-0226
ADDRESS: 7206 STONELEIGH PLACE
SUBJECT AREA: 3.01 ACRES
GRID: H14
MANAGER: W. RHOADES






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.

1" = 400'



ZONING

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING CASE#: C14-2007-0226
ADDRESS: 7206 STONELEIGH PLACE
SUBJECT AREA: 3.01 ACRES
GRID: H14
MANAGER: W. RHOADES

OPERATOR: S. MEEKS



1" = 400'

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.

200600189

RESUBDIVISION OF LOT 24 BLOCK K SILVERSTONE PHASE 2 SECTION 2

SURVEYOR'S CERTIFICATION

I, HOLT CARSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CODE OF 1999, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

Holt Carson 1-18-2006
HOLT CARSON, RPLS., NO 5166
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
512-442-0990



ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PARTICIPATED IN THE PREPARATION OF THE PLAN SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT TO THE BEST OF MY KNOWLEDGE, SAID PLAT COMPLIES WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE OF 1999, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48453C02156 DATED JANUARY 19, 2000.

Witness my hand this 19 day of January A.D. 2006

Robert C. Thompson
Robert C. (Ric) Thompson, P.E., NO 69524
3401 Slaughter Lane West
Austin, Texas 7874
512-980-5160



APPROVED FOR ACCEPTANCE:

Joe Pantalone
JOE PANTALONE, ACTING DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 21 DAY OF March 2006.

Betty Baker
BETTY BAKER, CHAIRPERSON

Clarke Hammond
CLARKE HAMMOND, SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 19 DAY OF January 2006, A.D. AT 9:38 O'CLOCK A.M., AND BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # 200600189-4 WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 19 DAY OF January, 2006.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
DEPUTY

FILED FOR RECORD AT 9:38 O'CLOCK A.M., THIS THE 19 DAY OF January 2006.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
DEPUTY

NOTES:

- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, SILVERSTONE SUBDIVISION PHASE 2 SECTION 2, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY.
- PROPERTY OWNERS SHALL PROVIDE ACCESS TO THE DRAINAGE AND ELECTRICAL EASEMENTS, AS MAY BE NECESSARY, AT POINTS WHERE EASEMENTS CROSS THEIR PROPERTY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY PER SILVERSTONE PHASE 2 SECTION 2 NOTES.
- PRIOR TO CONSTRUCTION ON A LOT IN THIS SUBDIVISION, EXCEPT DETACHED SINGLE FAMILY AND DUPLEX, A SITE DEVELOPMENT PERMIT FROM THE CITY OF AUSTIN MAY BE REQUIRED.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG STONELIGH AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY PER SILVERSTONE PHASE 2 SECTION 2 NOTES.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTION TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

NOTES: (CONT'D)

- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRICAL SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- WATERSHED STATUS - THIS PROJECT IS LOCATED IN THE ONION CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE APPLICABLE TERMS AND CONDITIONS OF SECTION 25-8-2 OF THE CITY LAND DEVELOPMENT CODE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- IF MORE THAN 3 RESIDENCES ARE SERVED BY A SINGLE JOINT USE DRIVEWAY, THE DEVELOPER MUST CONSTRUCT THE DRIVEWAY DURING CONSTRUCTION OF THE STREETS WITHIN THE SUBDIVISION, OR WITHIN THE TERM OF THE FISCAL INSTRUMENT IF NO STREETS ARE CONSTRUCTED WITHIN THE SUBDIVISION. THE DRIVEWAY MUST BE DESIGNED BY A PROFESSIONAL ENGINEER AND HAVE AN ALL-WEATHER SURFACE AND A PAVEMENT STRUCTURE MEETING AT LEAST PRIVATE STREET STANDARDS. THE DRIVEWAY MUST BE DESIGNED TO HAVE NO MORE THAN 9 INCHES OF WATER OVERTOPPING THE DRIVEWAY DURING THE 100-YEAR STORM EVENT. THE DEVELOPER MUST CONSTRUCT A TURNAROUND MEETING CITY OF AUSTIN FIRE CRITERIA AT THE END OF THE DRIVEWAY, OR NO FURTHER THAN 200 FEET FROM THE END OF THE DRIVEWAY, AND MUST OBTAIN A WRITTEN SIGNATURE FROM THE AREA FIRE SERVICE PROVIDERS ACKNOWLEDGING THEIR APPROVAL OF THE JOINT USE DRIVEWAY. IF THE DEVELOPER DOES NOT USE A RESTRICTIVE COVENANT TO REQUIRE HOMEOWNERS TO PARK ALL VEHICLES OFF THE JOINT USE DRIVEWAY SURFACE, THEN THE JOINT USE DRIVEWAY SURFACE MUST BE AT LEAST 24 FEET WIDE. OTHERWISE, THE DRIVEWAY SURFACE MAY BE NO LESS THAN 20 FEET WIDE. THE DEVELOPER MUST ERECT SIGNS INDICATING "PRIVATE DRIVEWAY" AT THE DRIVEWAY ENTRANCE.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON ANY LOT IN THIS SUBDIVISION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT TO ADDRESS THE POSSIBLE NEED FOR THE PROVISION OF DETENTION.
- FOR MAINTENANCE OF THE DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT # 2006011427, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- A WAIVER WAS GRANTED FROM THE 50 FOOT SETBACK REQUIREMENT IN DCM 1.2.4E3 ON JANUARY 13, 2006. SEE THE SETBACK LINE ON THE FACE OF THE PLAT.

CITY OF AUSTIN ECM APPENDIX P5 NOTES
(FINAL PLAT NOTES FOR SINGLE FAMILY AND DUPLEX SUBDIVISIONS)

- THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTIONS ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-8-181, AND ENVIRONMENTAL CRITERIA MANUAL.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.

22. For subdivision construction agreement see document # 2006011428
23. For joint use access easement see document # 2006011430

C8-05-0139.0A



Carlson, Brigrance & Doering, Inc.

Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
PH (512) 280-5160 • FAX (512) 280-5165

12858

Rhoades, Wendy

From: Robert Thompson [rct_properties@sbcglobal.net]
Sent: Thursday, November 15, 2007 3:39 PM
To: Rhoades, Wendy
Subject: Stoneleigh Rezoning

Howdy Wendy~

I was at CBD and was taking care of this case; you will see my name on the letter. I'm now out on my own (yea!) but I promised the CBD guys that I'd still handle the case for them. Just FYI. And Jennifer at CBD is also still a contact but I'm the engineer.

That said, I wanted to check in and see if anyone has called in complaining. I was curious how we might fair as far as getting on a consent agenda or something. Can I get an update?

Thanks much! I hope that everything is going well.

~Ric

Robert C. (Ric) Thompson, M.S., P.E., C.F.M.
THOMPSON LAND ENGINEERING, LLC
PO Box 160062
Austin, Texas 78716
(512) 402-9484 (office)
(512) 585-4448 (cell)

11/15/2007