ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0182 Lower Agave **ZAP Date:** December 4, 2007

ADDRESS: 6031 Moonglow Dr

OWNER/APPLICANT: Mattie Matthaei

AGENT: A.J. Ghaddar

ZONING FROM: SF-2 **TO:** SF-4A

AREA: 4.510 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of SF-4A zoning.

ZONNING AND PLATTING COMMISSION RECOMMENDATION:

December 4, 2007: Approved SF-4A on consent

DEPARTMENT COMMENTS:

The property is a roughly 4.5 acre site currently undeveloped and zoned SF-2. The request is for an upzoning to SF-4A to allow the construction of single family homes on smaller lots.

To the north is an existing single family neighborhood on SF-2 zoned land. To the south is an approved site plan for single family homes zoned SF-4A. To the east is an undeveloped floodplain. A mix of uses and zoning lie to the west including limited warehouse (LO) and mobile home (MH)

The floodplain to the east does extend into the property. Offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

Staff supports the request for SF-4A zoning. Small lot single family zoning will help provide a diversity of housing options in the neighborhood, while still retaining the area's character.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2	Undeveloped
North	SF-2	Single Family Homes
South	SF-4A	Undeveloped (but with approved site plan)
East	SF-3	Undeveloped floodplain.
West	W/LO and MH	Undeveloped and mobile homes.

AREA STUDY: The property does not fall within a neighborhood plan boundary

TIA: 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]]

WATERSHED: Walnut Creek. **DESIRED DEVELOPMENT ZONE:** No

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** Yes

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZTIONS

- Austin Neighborhoods Council
- Colony Park Neighborhood Association
- Austin Independent School District
- Home Builders' Association of Greater Austin

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Moonglow Drive	50'	27'	Local	N/A

CITY COUNCIL DATE: **ACTION:**

December 13, 2007:

ORDINANCE READINGS: **1st** **2nd** **3rd**

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil **PHONE:** 974-2330
e-mail address: robert.heil@ci.austin.tx.us

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of SF-4A zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. Zoning changes should promote compatibility with adjacent and nearby uses.

SF-4A zoning is compatible with the SF-4A zoning to the south, and is generally compatible with the surrounding residential neighborhood.

2. Zoning changes should promote City goals and policies.

Small lot single family zoning will help provide a diversity of housing options in the neighborhood, while still retaining the area's character.

Transportation

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

The trip generation under the requested zoning is estimated to be 523 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) for SF-4A.

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]

There are existing sidewalks along both sides of Moonglow Drive (with the adjoining residential development).

Capital Metro bus service is available along Loyola Lane with the #37/#137 Colony Park/Windsor Park local and cross-town ridership.

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 o 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.

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 Walnut 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:

Development Classification	*% of Net Site Area*	*% with Transfers*
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 flood plain maps, there is a floodplain within the project boundary. Offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

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 the following water quality control requirements:

- Structural controls: 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 pre-existing approvals that preempt current water quality or Code requirements.