

ZONING REVIEW SHEET**CASE:** C14-2007-0227**Z.A.P. DATE:** December 4, 2007
December 18, 2007**ADDRESS:** Southeast intersection of South Quinlan Park Road and Selma Hughes Park Road**OWNER:** TR Vista Preserve, LLC (W.T. Field)**AGENT:** C. Faulkner Engineering (Casey
Giles)**REZONING FROM:** DR (Development reserve)**TO:** SF-2 (Single-family residence – standard lot)**AREA:** 156.76 Acres**SUMMARY ZONING AND PLATTING COMMISSION RECOMMENDATION:*****December 18, 2007:******APPROVED STAFF'S RECOMMENDATION OF SF-2-CO BY CONSENT.*****SUMMARY STAFF RECOMMENDATION:**

Staff offers a recommendation of SF-2-CO (Single-family residence – standard lot – conditional overlay) combining district zoning. The conditional overlay shall address the following:

1. Limit the daily vehicle trips to less than 2,000 per day;
2. Prohibit vehicular access to Merlene Drive; and
3. Require dedication of 70 feet of right-of-way from the existing centerline of South Quinlan Park Rd according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55].

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 deter vehicular traffic onto abutting residential streets and allow for the expansion of right-of-way to accommodate increased traffic in the area.

DEPARTMENT COMMENTS:

The subject rezoning area consists of an undeveloped 156.76 acre site along the southeast intersection of South Quinlan Park Road and Selma Hughes Park Road. Access to the site is via South Quinlan Park Road and Selma Hughes Park Road. The site was annexed under limited purpose jurisdiction on November 15, 1985. The applicant wishes to rezone the property to SF-2 to allow for the development of single-family residences with access to South Quinlan Park Road and Selma Hughes Park Road.

This site is in the Lake Austin Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone. Under the current watershed regulations, development or redevelopment on this site will be subject to impervious cover limitations. Portions of this site also lie within the 500 and 100 year floodplain.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped land
<i>North</i>	Unzoned	Undeveloped land
<i>South</i>	SF-2 / LA	Single-family residences / Undeveloped land
<i>East</i>	SF-1-CO / LA	Undeveloped land
<i>West</i>	SF-2 / SF-1-CO	Single-family residences / Undeveloped land

AREA STUDY: N/A**TIA:** Waived (See Transportation comments)**WATERSHED:** Lake Austin**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.
 605--City of Rollingwood
 426--River Place Residential Community Assn., Inc.
 434--Lake Austin Business Owners
 439--Concerned Citizens For P&B of FM 2222
 622--Steiner Ranch Residential Owners Association
 965--Old Spicewood Springs Rd. Neighborhood Assn.
 762--Steiner Ranch Community Association
 786--Home Builders Association of Greater Austin
 921--Lake Pointe Homeowners Assn.
 996--Bee Caves Road Alliance
 1037--Homeless Neighborhood Organization
 425--2222 Coalition of Neighborhood Associations

SCHOOLS:

- Laurel Welch Bush Elementary School
- Canyon Ridge Middle School
- Anderson High School

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

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0014	DR to SF-3	05/20/03: APVD SF-1-CO LIMITED TO 3 UNITS (5-3, CH/BB/MW-NO)	06/12/03: APVD ZAP REC OF SF-1-CO (6-0); 1ST RDG 07/17/03: APVD SF-1-CO (7-0); 2ND/3RD RDGS
C14-97-0105	DR to SF-1	10/28/97: APVD STAFF ALT REC OF SF-1-CO BY CONSENT (9-0)	11/20/97: APVD SF-1-CO & RR W/CONDITIONS (7-0) ALL 3

		W/CONDS LIMITING SITE TO TOTAL OF 20 SF UNITS & DEFER ROW DEDICATION TO SUBD STAGE	RDGS
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ABUTTING STREETS:

Name	ROW	Pavement	Classification	Side walks	Bike Route	Bus Routes
S Quinlan Park Rd	70'	25'	Arterial	No	No	No
Selma Hughes Park Rd	60'	20'	Collector			
Merlene Dr	55'	23'	Local			

CITY COUNCIL DATE:
January 17, 2008

ACTION:

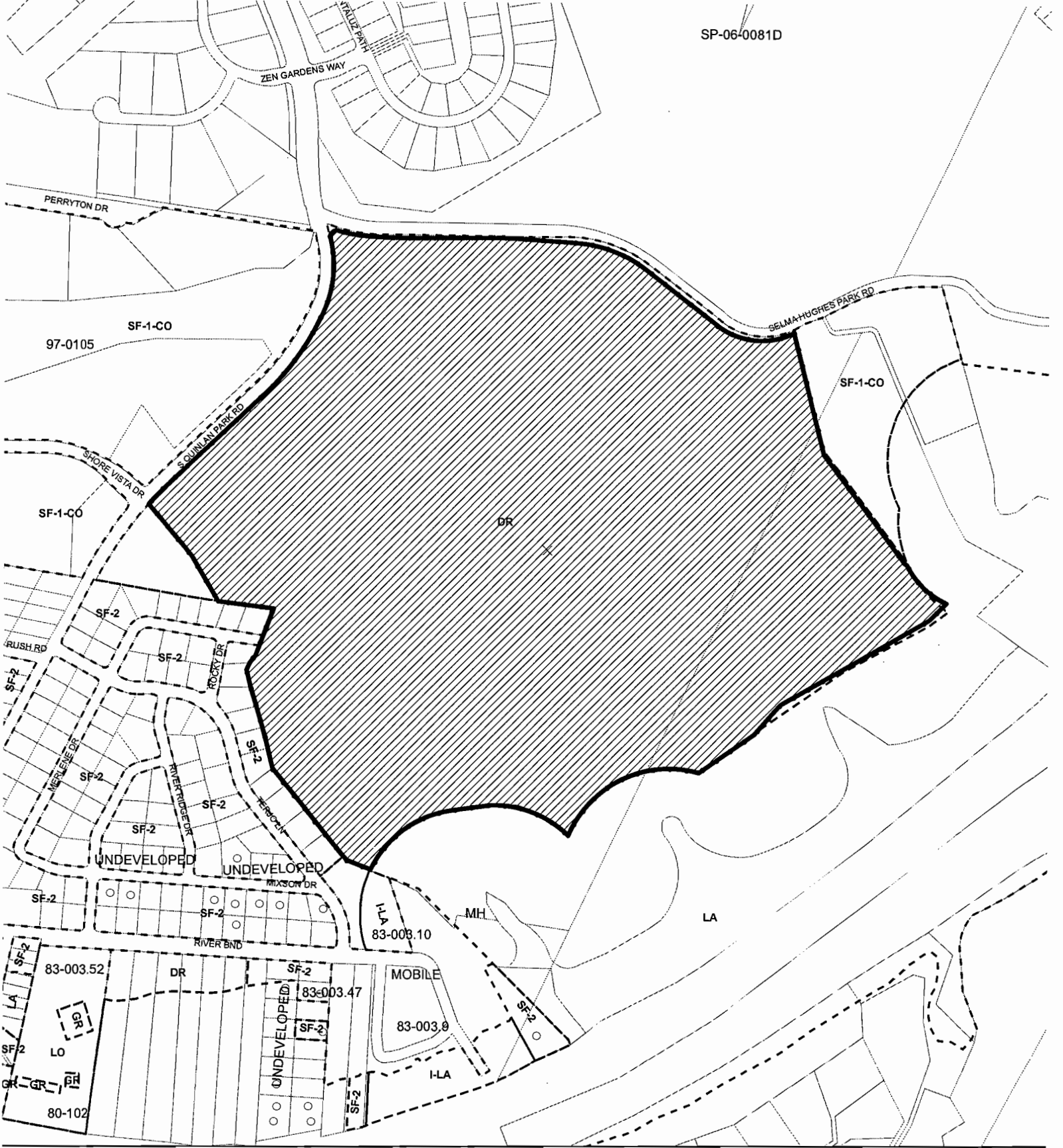
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:





CASE MANAGER: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us

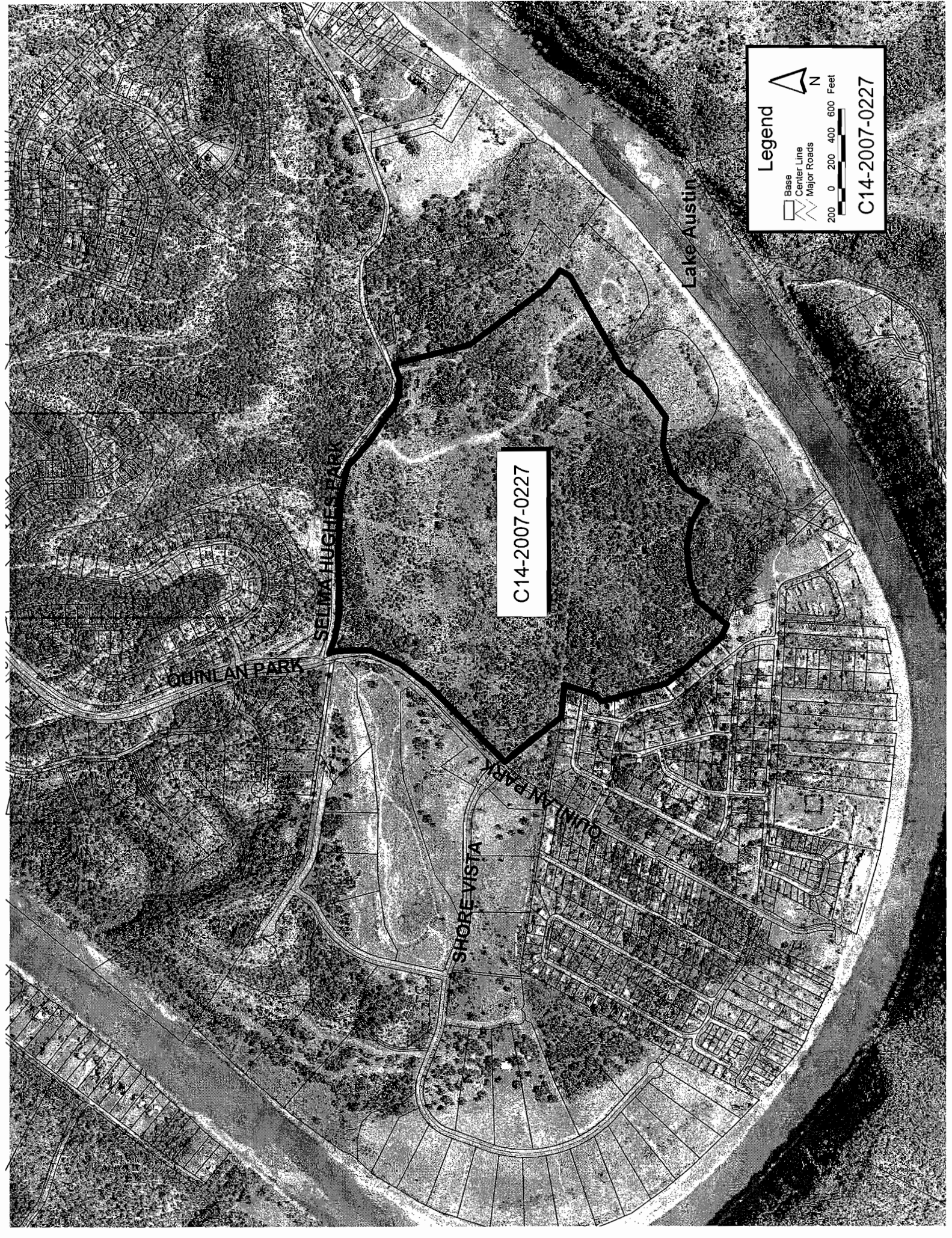


ZONING

  Subject Tract
 Zoning Boundary
 Pending Cases

ZONING CASE#: C14-2007-0227
ADDRESS: HUGHES PARK RD
SUBJECT AREA: 156.76 ACRES
GRID: WZ27-28 A27-28
MANAGER: J. ROUSSELIN



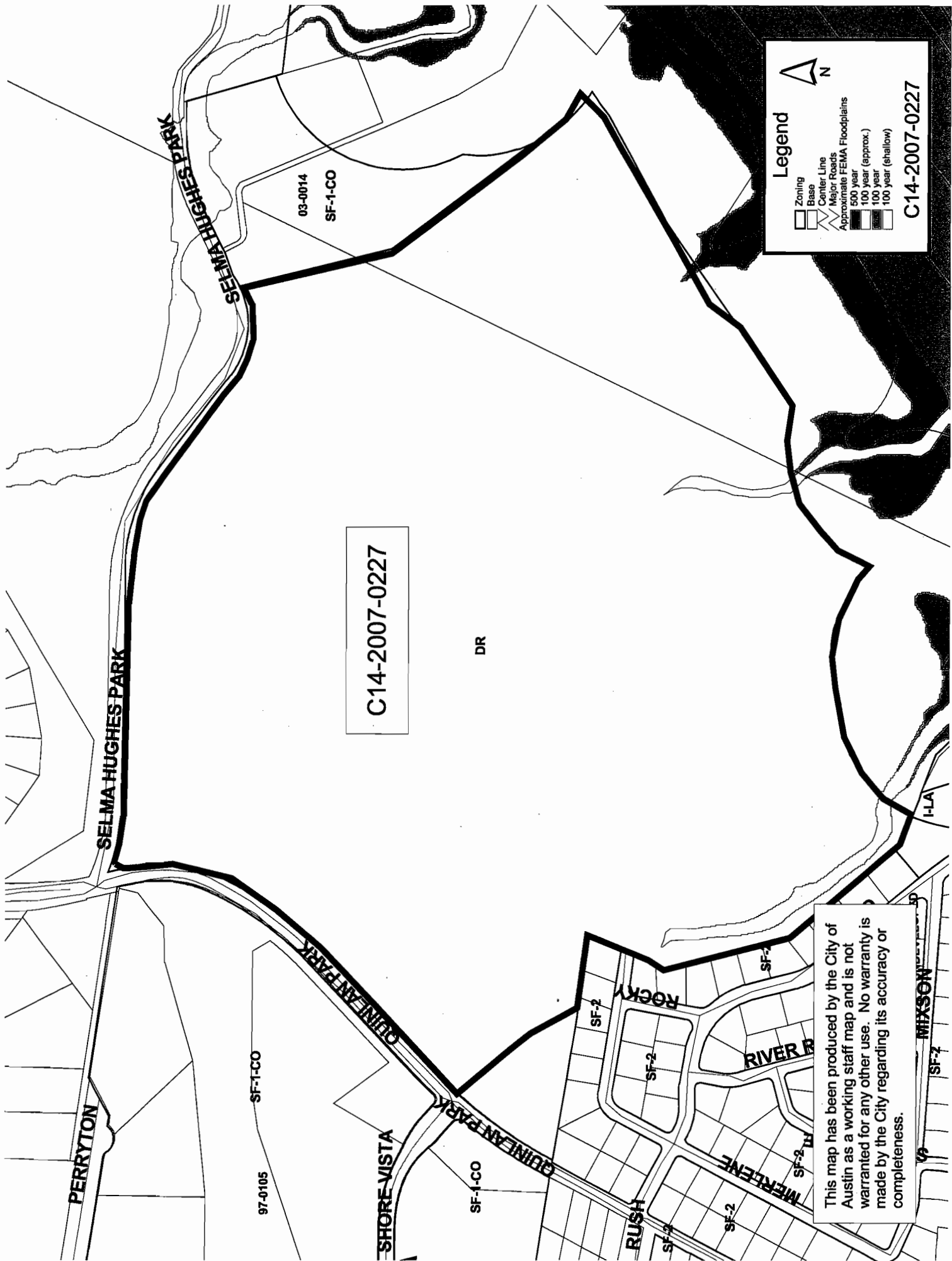


Legend

Base
Center Line
Major Roads

200 0 200 400 600 Feet

C14-2007-0227



Legend

- Zoning
- Base
- Center Line
- Major Roads
- Approximate FEMA Floodplains
- 500 year
- 100 year (approx.)
- 100 year
- 100 year (shallow)

C14-2007-0227

This map has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

STAFF RECOMMENDATION

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2. Prohibit vehicular access to Merlene Drive; and
3. Require dedication of 70 feet of right-of-way from the existing centerline of South Quinlan Park Rd according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55].

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;
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BASIS FOR RECOMMENDATION

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

§ 25-2-56 SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT DESIGNATION.

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

The proposed rezoning meets the purpose statement of the district sought. The subject property exceeds 156 acres and will accommodate residential lots comparable to existing lots in the area.

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 residential development zoned SF-2 in the area and will not infringe on the residential character of the neighborhood.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of an undeveloped 156.76 acre site along the southeast intersection of South Quinlan Park Road and Selma Hughes Park Road. Access to the site is via South Quinlan Park Road and Selma Hughes Park Road. The site was annexed under limited purpose jurisdiction on November 15, 1985.

Transportation

1. The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for S Quinlan Park Rd. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for S Quinlan Park Rd according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]
2. 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]
3. A Neighborhood Traffic Analysis was waived because the applicant has agreed to prohibit vehicular access to Merlene Drive.

Environmental

1. The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Lake Austin Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It 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:

<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

2. 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.
3. According to flood plain maps, there is flood plain in the project location. 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%.
4. The site is not located within the endangered species survey area.
5. Tree protection will be required in accordance with LDC 25-8 for all development and/or redevelopment.
6. 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.
7. 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.

8. 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. City of Austin water and wastewater utility service is not available. The landowner should provide written evidence that the site has an approved means of wastewater disposal and water supply adequate for the land use.

Compatibility Standards

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