

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0265 – Thaxton Place

Z.P.C. DATE: February 5, 2008

ADDRESS: 7840 Thaxton Road

OWNER: Senate Hills, Ltd.
(Stephen D. Bartholomew)

AGENT: Pape-Dawson Engineering,
Inc. (Paul Messerli)

ZONING FROM: I-RR

TO: SF-4A

AREA: 31.244 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence small lot – conditional overlay (SF-4A-CO) combining district zoning. The Conditional Overlay limits the number of daily trips to 2,000.

ZONING & PLATTING COMMISSION RECOMMENDATION:

February 5, 2008: *APPROVED SF-4A-CO DISTRICT ZONING, AS STAFF
RECOMMENDED; BY CONSENT.*

[J. MARTINEZ; T. RABAGO – 2ND] (7-0) B. BAKER – ABSTAINED

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property is undeveloped and was annexed into the City limits on October 8, 2007 and zoned interim – rural residence (I-RR) district. The property has frontage on Nuckols Crossing Road and Thaxton Road, and is surrounded by undeveloped land to the north and west (SF-3, I-RR), single family residences on large lots to the southwest (County), and an elementary school within the Goodnight Ranch Planned Unit Development to the south (PUD). The KB Sheldon 230 subdivision, which includes single family residences under construction and two undeveloped, commercially zoned lots is located to the east (RR; SF-3; GR-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The preliminary plan was submitted and approved by the Commission on July 17, 2007, and the approved final plat (with a SMART Housing designation), composed of 131 single family residential lots and two drainage lots was approved on December 4, 2007. Please refer to Exhibit B (Final Plat). Consistent with the approved plans, the Applicant requests single family residence – small lot (SF-4A) zoning. SF-4A zoning is appropriate given the size and setbacks of the platted lots, and is compatible with other residentially zoned properties in the area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped and approved final plat for 131 single family residential lots and two drainage/public utility easement lots
<i>North</i>	County; SF-3	One adjacent single family residence on a large lot; Undeveloped and single family residences within the Springfield subdivision
<i>South</i>	County; PUD	Two adjacent single family residences on large lots; Blazier Elementary School within the Goodnight Ranch PUD
<i>East</i>	RR; GR-CO; SF-3	Detention pond; Undeveloped; Single family residences within the KB Sheldon 230 subdivision
<i>West</i>	I-RR	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:**

428 – Barton Springs / Edwards Aquifer Conservation District

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

786 – Home Builders Association of Greater Austin

1037 – Homeless Neighborhood Association

SCHOOLS:

Blazier Elementary School Paredes Middle School Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-07-0005 – Thaxton Rezoning	I-SF-2; SF-3 to GR	To Grant GR-CO with the CO for list of prohibited uses, prohibit service driveways and loading docks in certain locations, limit food sales use to 5,000 sf, LR development	Approved GR-CO as ZAP recommended with a Restrictive Covenant for the TIA (10-18-07).

		standards, with conditions of the TIA	
C14-05-0168 – KB Sheldon 230	I-RR to GR	To Grant GR-CO with the CO for restaurant general and all LR uses, prohibit off-site accessory parking and drive-through services as an accessory use; Restrictive Covenant for the Neighborhood Traffic Analysis unless a TIA is submitted.	Approved GR-CO with Restrictive Covenant as the ZAP Commission recommended (1-26-06).
C14-03-0089.SH – Springfield Phase B, Section 6 (SMART Housing)	I-RR to SF-3	To Grant SF-3	Approved SF-3 (7-31-03).
C14-03-0090.SH – KB Sheldon 230	I-SF-2; SF-3; I-SF-4A	To Grant SF-2 for Tracts 1 and 7; SF-3 for Tracts 2 and 3; SF-4A for Tracts 4, 5 & 6, with a Restrictive Covenant for the Traffic Impact Analysis	Approved RR; SF-2 and SF-3, with the Restrictive Covenant as recommended by the Commission (1-8-04).

RELATED CASES:

The property was annexed into the City limits on October 8, 2007. On July 17, 2007, the Preliminary Plan was approved by the Zoning and Platting Commission (C8J-06-0229). On December 4, 2007, a Final Plat of Thaxton Place was approved by the Commission (C8-06-0229.1A.SH). Please refer to Exhibit B.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	CAPITAL METRO
Thaxton Road	64 feet	20 feet	Collector, 2,8180 vpd (5/29/2001)	No	Not available
Nuckols Crossing Road	70 feet	20 feet	Collector	No	Not available

CITY COUNCIL DATE: March 6, 2008**ACTION:****ORDINANCE READINGS:** 1st2nd3rd

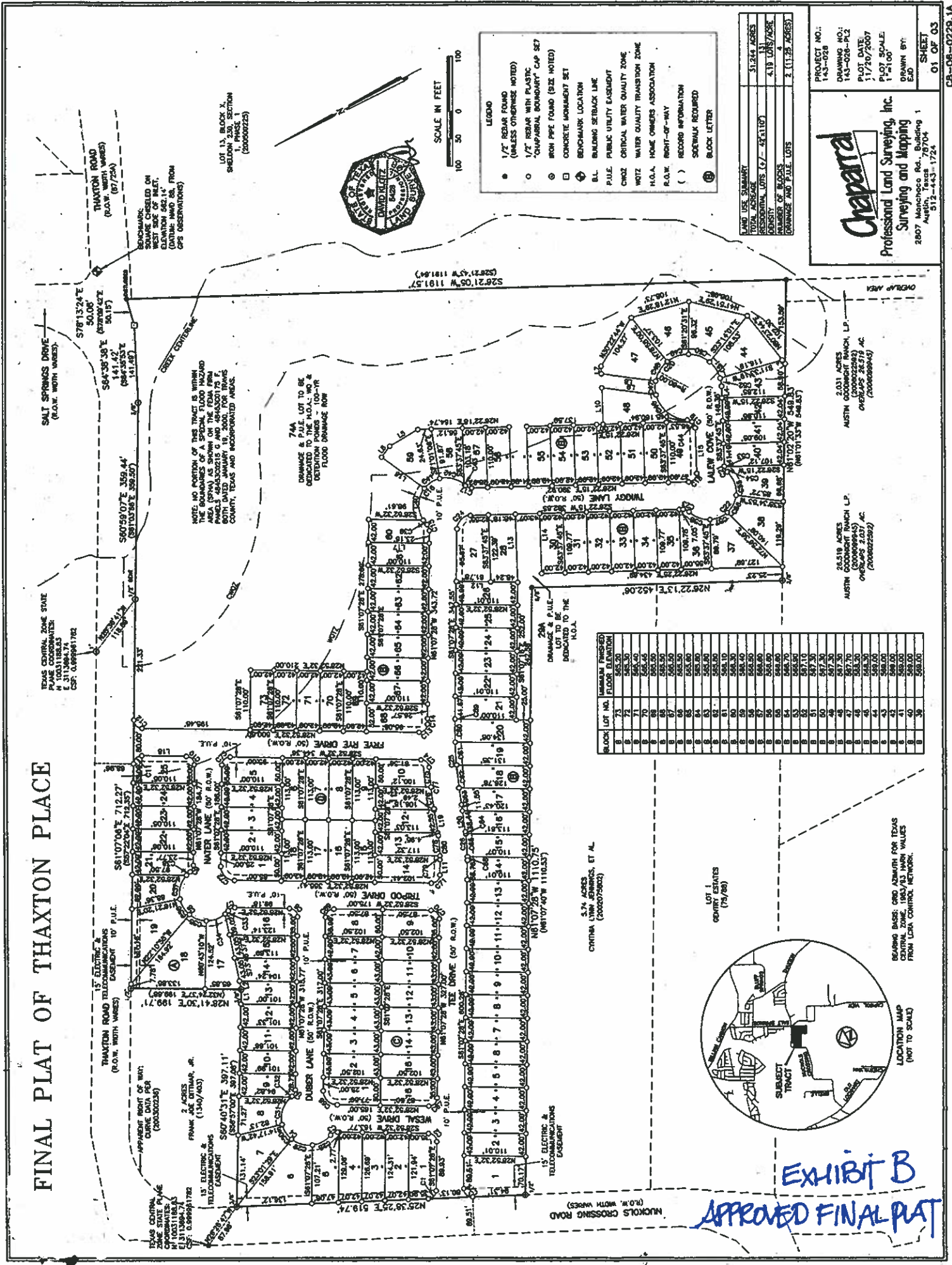
ORDINANCE NUMBER:

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

PHONE: 974-7719



FINAL PLAT OF THAXTON PLACE



SCALE IN FEET
100 50 0 100



- LEGEND**
- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" REBAR WITH PLASTIC CONCRETE BOUNDARY CAP SET
 - IRON PIPE FOUND (SIZE NOTED)
 - CONCRETE MONUMENT SET
 - BENCHMARK LOCATION
 - BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - C.W.Q. CRITICAL WATER QUALITY ZONE
 - W.Q.T. WATER QUALITY TRANSITION ZONE
 - H.O.A. HOME OWNERS ASSOCIATION
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION
 - SOCIALWALK REQUIRED
 - Ⓢ BLOCK LETTER

LAND USE SUMMARY

TOTAL ACRES	51.244 ACRES
RESIDENTIAL LOTS (7' - 42'x110')	41.9 ACRES
DENSITY OF LOTS	2.1125 LOTS/ACRE
DRAINAGE AND P.U.E. LOTS	2.1125 LOTS/ACRE

PROJECT NO.: 143-028
DRAWING NO.: 143-028-PL2
PLOT DATE: 11/10/2007
SCALE: 1"=100'
DRAWN BY: E.D.
CHECKED BY: E.D.
SHEET: 01 OF 03
CB-06-0228.1A

Chaparral
Professional Land Surveying, Inc.
 Surveying and Mapping
 2807 Manchaca Rd., Building 1
 Austin, Texas 78704
 512-443-1724

Table 1: Summary of Lots

Block	Lot No.	Area (Acres)	Area (Sq. Ft.)
1	1	0.01	1,360
1	2	0.01	1,360
1	3	0.01	1,360
1	4	0.01	1,360
1	5	0.01	1,360
1	6	0.01	1,360
1	7	0.01	1,360
1	8	0.01	1,360
1	9	0.01	1,360
1	10	0.01	1,360
1	11	0.01	1,360
1	12	0.01	1,360
1	13	0.01	1,360
1	14	0.01	1,360
1	15	0.01	1,360
1	16	0.01	1,360
1	17	0.01	1,360
1	18	0.01	1,360
1	19	0.01	1,360
1	20	0.01	1,360
1	21	0.01	1,360
1	22	0.01	1,360
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1	27	0.01	1,360
1	28	0.01	1,360
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1	30	0.01	1,360
1	31	0.01	1,360
1	32	0.01	1,360
1	33	0.01	1,360
1	34	0.01	1,360
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1	37	0.01	1,360
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1	40	0.01	1,360
1	41	0.01	1,360
1	42	0.01	1,360
1	43	0.01	1,360
1	44	0.01	1,360
1	45	0.01	1,360
1	46	0.01	1,360
1	47	0.01	1,360
1	48	0.01	1,360
1	49	0.01	1,360
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1	74	0.01	1,360
1	75	0.01	1,360
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1	77	0.01	1,360
1	78	0.01	1,360
1	79	0.01	1,360
1	80	0.01	1,360
1	81	0.01	1,360
1	82	0.01	1,360
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1	93	0.01	1,360
1	94	0.01	1,360
1	95	0.01	1,360
1	96	0.01	1,360
1	97	0.01	1,360
1	98	0.01	1,360
1	99	0.01	1,360
1	100	0.01	1,360

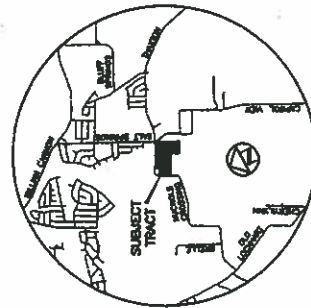


EXHIBIT B
APPROVED FINAL PLAT

BEARING BASE: GRID ADJUSTED FOR TEXAS
 STATE PLATE VALUES
 FROM LOCAL CONTROL NETWORK.

5.74 ACRES
 CENTRA LYNN JENNINGS, ET AL.
 (2006075002)

LOT 1
 COUNTRY ESTATES
 (75/88)

15' ELECTRIC &
 TELECOMMUNICATIONS
 EASEMENT

15' ELECTRIC &
 TELECOMMUNICATIONS
 EASEMENT

15' ELECTRIC &
 TELECOMMUNICATIONS
 EASEMENT

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SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence small lot – conditional overlay (SF-4A-CO) combining district zoning. The Conditional Overlay limits the number of daily trips to 2,000.

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 small lot (SF-4A) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards that maintain single-family neighborhood characteristics.

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

SF-4A zoning is appropriate given the size and setbacks of the platted lots, and is compatible with other residentially zoned properties in the area.

EXISTING CONDITIONS

Site Characteristics

The site is undeveloped construction for 131 single family residences and two drainage lots. The property is relatively flat and no critical environmental features were found during the subdivision review process.

Impervious Cover

The maximum impervious cover allowed by the SF-4A zoning district would be 55%, which is based on the more restrictive watershed regulations described below.

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 Onion 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%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

Transportation

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

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]

Water and Wastewater

The landowner intends to serve the site and each proposed lot 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.

Site Plan and Compatibility Standards

There is no site plan application required for single family or duplex residential uses.

Compatibility Standards review is not applicable to this proposed development for single family or duplex residential land uses for construction for residential use permitted in SF-5 or more restrictive.