

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0015

Z.A.P. DATE: March 4, 2008

ADDRESS: 14107 and 14109 Panorama Drive

OWNER/APPLICANT: George G. Cloyd and Susan S. Cloyd

AGENT: Land Answers (Jim Wiffliff)

ZONING FROM: DR

TO: SF-2*

AREA: 23.94 acres (1,042,826.40 sq. ft.)

*The applicant has stated that they would like to add a conditional overlay to their rezoning request that would limit the site to no more than 3-single-family dwelling units (1 unit per 7.98 acres).

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-1-CO, Single Family Residence-Large Lot-Conditional Overlay District, zoning for this property. The conditional overlay will limit development on the site to a maximum of three (3) single-family dwelling units and to less than 100 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

3/04/08: Approved staff's recommendation of SF-1-CO zoning by consent (6-0, K. Jackson, R. Evans-absent); J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. The applicant is requesting SF-2-CO, Single Family Residence-Standard Lot-Conditional Overlay District, zoning to construct three single-family houses on the site.

The staff recommends SF-1-CO for this property because the property meets the intent of the purpose statement for the SF-1 district. The proposed zoning is consistent and compatible with surrounding land use patterns as the residential subdivision to the east, where the property takes access off of Panorama Drive, is developed with single-family residences and is zoned for SF-2 uses.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	County	Undeveloped
<i>South</i>	County	Undeveloped
<i>East</i>	SF-2	Single-Family Residences
<i>West</i>	County	Undeveloped

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Lake Travis

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

260 – Comanche Trail Community Association
425 – 2222 Coalition of Neighborhood Association
628 – Mountain Trail Homeowners Association
965 – Old Spicewood Springs Road Neighborhood Association
1037 – Homeless Neighborhood Association

CASE HISTORIES: N/A

RELATED CASES: N/A

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Panorama Drive	50'	20'	Local	N/A

CITY COUNCIL DATE: April 10, 2008

ACTION:

ORDINANCE READINGS: 1st

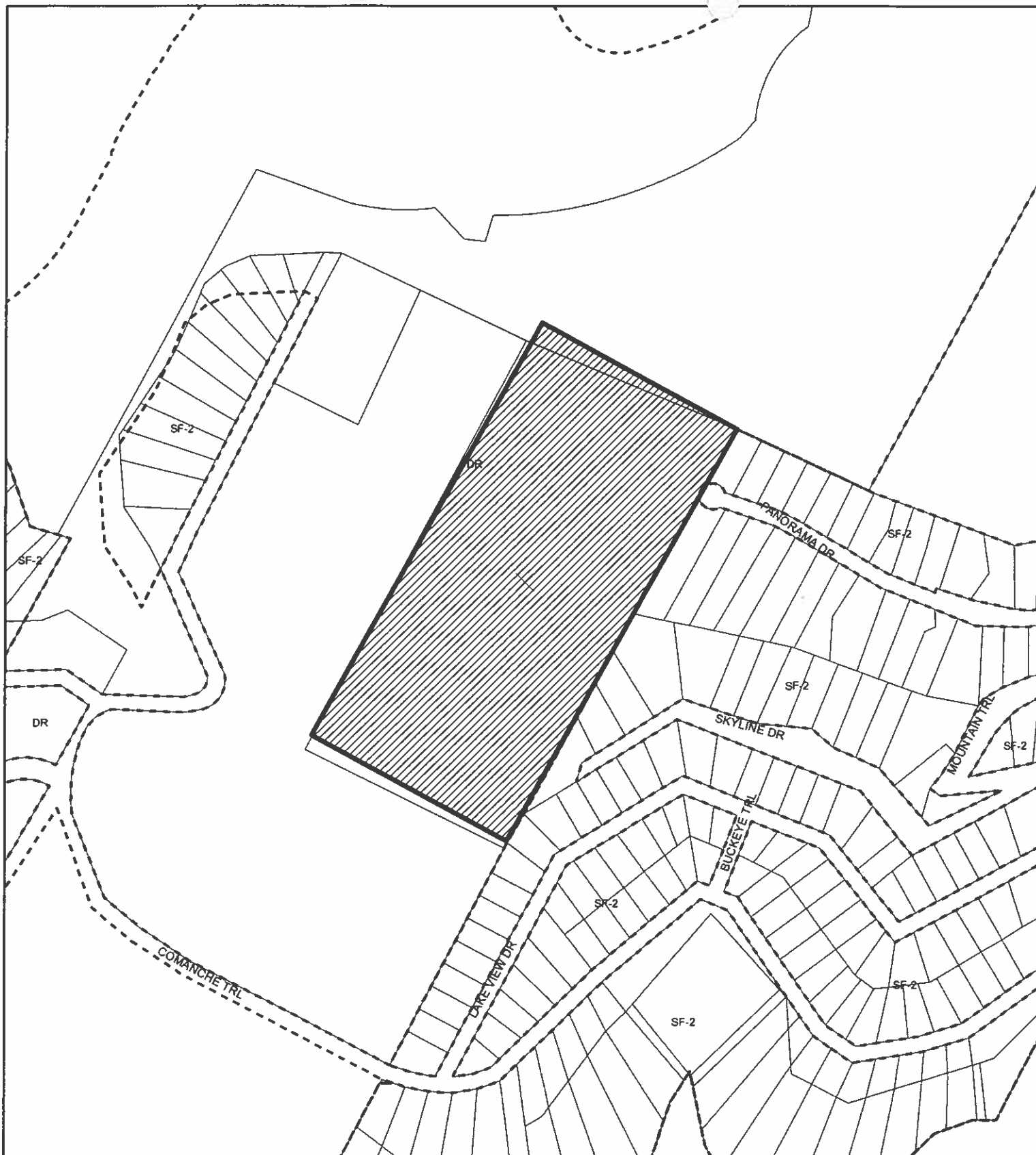
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



ZONING

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2008-0015
 ADDRESS: 14107 & 14109 PANORAMA DR
 SUBJECT AREA: 23.94 ACRES
 GRID: B35
 MANAGER: S. SIRWAITIS 10107620

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.

STAFF RECOMMENDATION

The staff's recommendation is to grant SF-1-CO, Single Family Residence-Large Lot-Conditional Overlay District, zoning for this property. The conditional overlay will limit development on the site to a maximum of three (3) single-family dwelling units and to less than 100 vehicle trips per day.

BASIS FOR RECOMMENDATION

- 1. The proposed zoning is consistent with the purpose statement of the district sought.*

Single-family residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

- 2. The proposed zoning promotes consistency and orderly planning.*

SF-1-CO zoning is consistent with surrounding land use patterns as the residential subdivision to the east, where the property takes access off of Panorama Drive, is developed with large lot single-family residences and is zoned for SF-2 uses.

EXISTING CONDITIONS

Site Characteristics

The site is currently an undeveloped tract of land with sloping terrain. There is a single-family residential subdivision to the east of the site and single-family residences to the west of the property along Lake Travis.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Lake Travis 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.

According to flood plain maps, there is flood plain within close proximity of the project location.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

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 providing structural 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 preexisting approvals which would preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Lake Travis 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

Note: The most restrictive impervious cover limit applies.

Site Plan Comments

No comments received.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Panorama Drive	50'	20'	Local	N/A

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]

A Neighborhood Traffic 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 100 vehicle trips per day. LDC, Sec. 25-6-114.

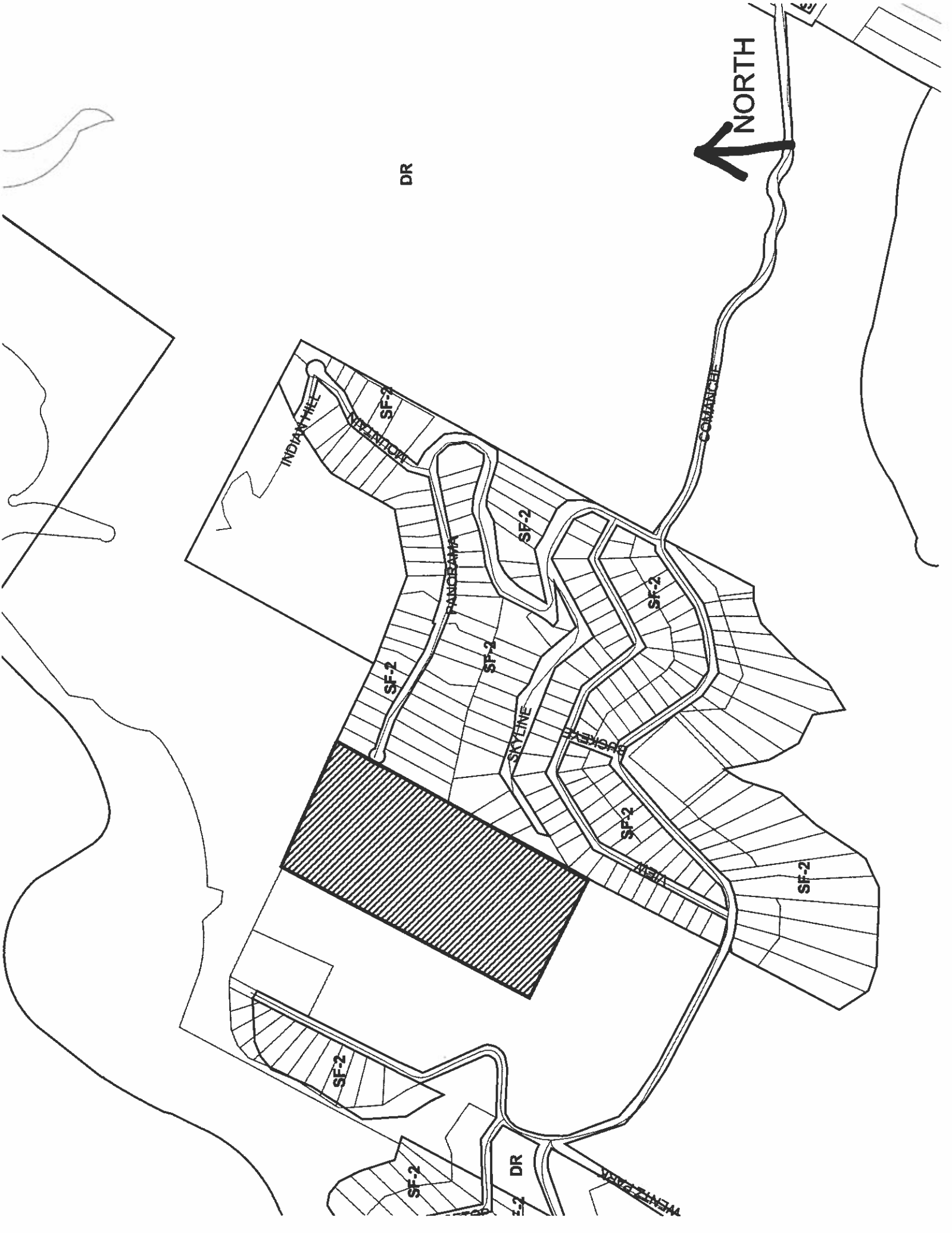
There are no existing sidewalks along Panorama Dr.

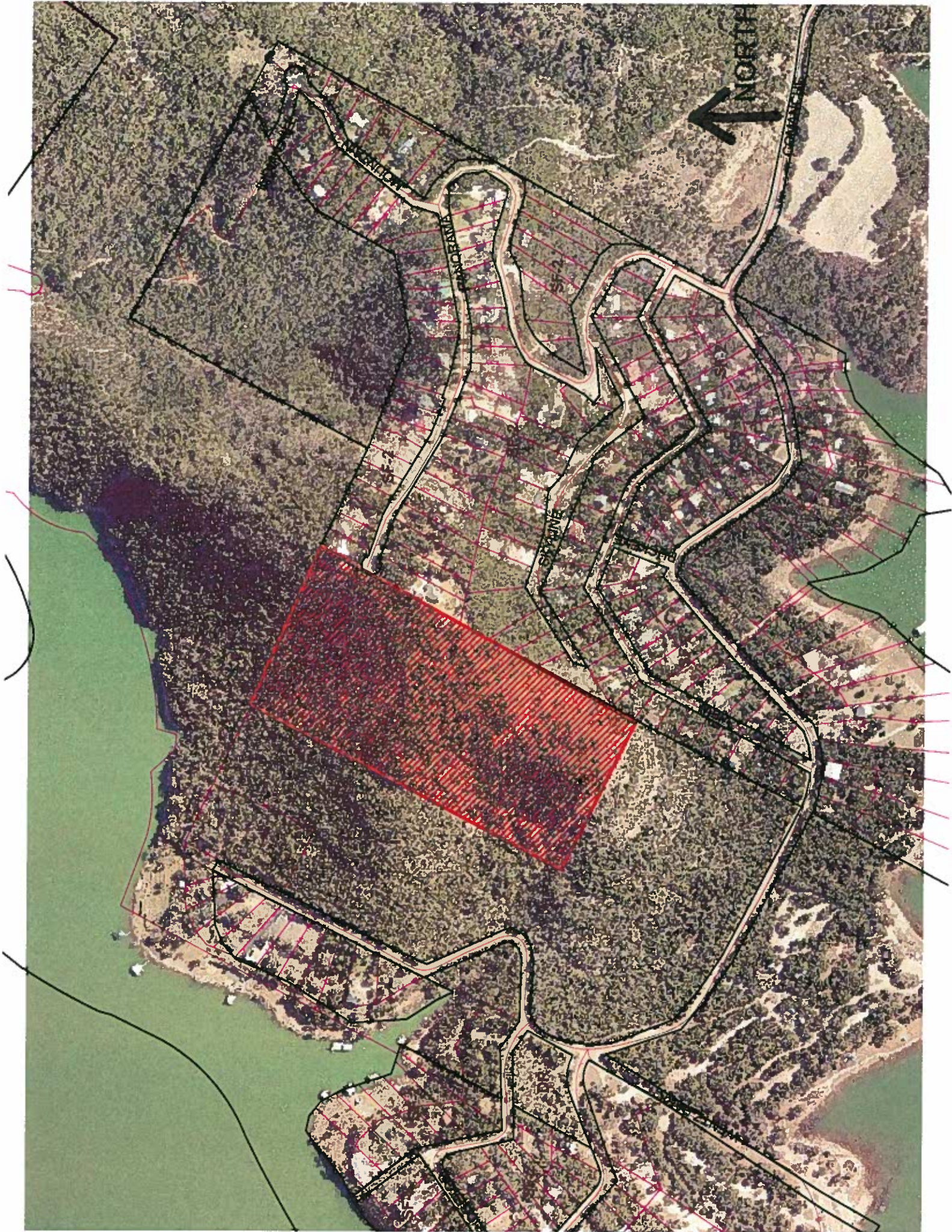
Panorama Drive was not classified in the Bicycle Plan.

Capital Metro bus service is not available within 1/4 mile of this property.

Water and Wastewater

This property is within the Service area (CCN) of Water Control and Improvement District No. 17. Water utility service must be obtained from them and built according to City of Austin utility criteria, reviewed and approved by the City and WCID No. 17. The landowner at own cost will be responsible for any utility improvements required to obtain service. No centralized sewer service is currently available to serve this area.





PUBLIC HEARING INFORMATION

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During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2008-0015

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

March 4, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

Jack O. Pool
Your Name (please print)

14020 SkyLine Drive

Your address(es) affected by this application

Jack O. Pool

Signature

Date

2/25/08

Comments: Please keep the current zoning.
This was the original owner's desire for preservation of the C.T. community. There is no ingress nor egress. It is land locked. The cost to the county taxpayers for private development will not contribute to the well being of CT nor Lake Travis environment.
Please keep the current zoning

Jack O. Pool

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2008-0015

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

March 4, 2008 Zoning and Platting Commission

Josh O. Park

Your Name (please print)

14020 Skyline Drive Austin, TX 78732

Your address(es) affected by this application

Josh O. Park

Signature

2/6/08

Date

Comments:

Please leave the property zoned as is: DR. The property is isolated - NO ingress - no egress. There is an ancient seabed on the property which does not need to be disturbed or covered with in previous covey. Please leave the property as presently zoned - DR.

Thank you, Josh O. Park

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☐ I am in favor
☒ I object

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Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

March 4, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

JENNIFER (JENNIFER) COX
Your Name (please print)

14002 LAKEVIEW DR. AUSTIN, TX 78732

Your address(es) affected by this application

 2/29/08
Signature Date

Comments: MORE INFORMATION NEEDS TO BE SUPPLIED BEFORE A FAVORABLE RESPONSE IS GRANTED. HOW MANY HOMES WILL EVENTUALLY OCCUPY THE SUBJECT TRACT? EVEN IF THE INITIAL INTENT IS FOR A SMALL # OF HOMES, COULD A LATER PARTY COME IN AND PURCHASE THE PROPERTY WITH THE INTENT OF SUB-DIVIDING FOR MULTIPLE HOMES? INCREASED TRAFFIC, QUALITY OF HOMES, ETC.

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Case Number: C14-2008-0015

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

March 4, 2008 Zoning and Platting Commission

Pam Matthews
Your Name (please print)

14004 Lake View Dr., Ash, Tx 78732
Your address(es) affected by this application

[Signature]
Signature

Feb 24, 2008
Date

☐ I am in favor
☒ I object

Comments:

I am very concerned about
the traffic, access and safety
issues this developed would
create due to the road
conditions and limited
access to the area.

If you use this form to comment, it may be returned to:

City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

RE; REZONING HEARING

CASE NUMBER;C14-2008-0015

MY FIRST PREFERENCE WOULD BE FOR NO DEVELOPMENT TO OCCUR ON THE SUBJECT TRACT BUT I AM PLEASED THAT THE CITY IS APPROPRIATELY LIMITING THE DENSITY AND NUMBER OF ALLOWABLE UNITS.

I WOULD RESPECTFULLY REQUEST THAT THE PROJECT BE REQUIRED TO MAINTAIN AT A MINIMUM A 150 FOOT UNDEVELOPED BUFFER ALONG ABUTTING PROPERTY LINE; THAT ALL DRAINAGE FROM THE NEW SUBDIVISION BE DIVERTED FROM MY LOWER PROPERTY AND THAT EXTENSIVE EROSION AND SEDIMENTATION CONTROL BE UTILIZED TO PROTECT MY PROPERTY DURING CONSTRUCTION AND POST CONSTRUCTION.

RESPECTFULLY,

Joyce S. Lounsberry
7079 Comanche Trail
Austin, Tx. 78732

Feb. 28, 2008

Public Hearing
March 4, 2008

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0015

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

March 4, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

Joyce S. Louwsberry
Your Name (please print)

7079 Comanche Trl Austin, Tx. 78732
Your address(es) affected by this application

Joyce S. Louwsberry 02/28/2008
Signature Date

Comments: Sherri Sirwaitis told me
by phone more than
13-5 hours could be built
on this plot of land.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2008-0015

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

March 4, 2008 Zoning and Platting Commission

Craig Minor

Your Name (please print)

14018 Lakeview, Austin 78732

Your address(es) affected by this application

Craig Minor

Signature

2/26/08

Date

Comments:

Concerns for the neighborhood's ability to serve as an entrance and egress route for potentially significant increase in traffic created by new development. Concerns for the reduced wildlife habitat already under stress from the aggressive residential development in the area.
DO NOT SUPPORT DEVELOPING such an isolated piece of land.

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Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810