

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0013

Z.A.P. DATE: May 20, 2008

ADDRESS: Gregg Lane

OWNER/APPLICANT: Cantarra Ventures, Ltd. (Doyle Wilson)

AGENT: Carlson, Brigrance & Doering, Inc. (Jennifer Rummel)

ZONING FROM: I-SF-4A **TO:** Tract 1: SF-4A **AREA:** 61.982 acres
Tract 2: GR

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-4A, Single Family Residence-Small Lot District, zoning for this property.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

5/20/08: Approved staff's recommendation for SF-4A zoning by consent (7-0, J. Martinez-absent); K. Jackson-1st, T. Rabago-2nd.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. The applicant is requesting SF-4A, Single Family Residence-Small Lot District, zoning and GR, Community Commercial District, zoning to construct single-family residential neighborhood with a community center on the site. This property was recently annexed by the City of Austin on December 31, 2007 (Case C7a-07-024). Upon annexation, the property received interim SF-4A zoning because the Zoning and Platting Commission approved single-family small lot subdivision for this property on March 20, 2007 (Case C8J-05-0236.1A).

The staff recommends SF-4A zoning for this property because the property meets the intent of the purpose statement for the SF-4A district. The proposed zoning is consistent and compatible with surrounding land use patterns as this area is developed with rural residential uses. The applicant can develop a community/recreation center on the site to serve the proposed single-family neighborhood with a conditional use permit under the SF-4A zoning district.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-4A	Undeveloped
<i>North</i>	County	Undeveloped
<i>South</i>	County	Undeveloped
<i>East</i>	County	Ranch
<i>West</i>	County	Single-Family Residences, 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:

114 – North Growth Corridor Alliance
284 – Harris Branch Residential Property Owners Association
643 – NorthEast Action Group
666 – Gregg Neighborhood Association
786 – Home Builders Association of Greater Austin
1012 -Pflugerville Independent School District
1037 -Homeless Neighborhood Association

CASE HISTORIES: N/A

RELATED CASES: C8J-05-0236.1A (Subdivision Case)
C7a-07-024 (Annexation Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Gregg Ln	51'	21'	Arterial	No	No	None

CITY COUNCIL DATE: June 18, 2008

ACTION: Re-noticed for the July 24, 2008
City Council meeting to comply with
Ordinance No. 20080515-033.

July 24, 2008

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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



ZONING

ZONING CASE NUMBER: C14-2008-0013
 ADDRESS: GREGG LA.
 AREA: 61.982 AC.
 GRID: Q32-33
 CASE MGR: S.SIRWAITIS



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-4A, Single Family Residence-Small Lot District, zoning for this property.

BASIS FOR RECOMMENDATION

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

Single-family residence small lot (SF-4A) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 3,600 square feet. An SF-4A district use is subject to development standards that maintain single family neighborhood characteristics.

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

The proposed zoning is consistent and compatible with surrounding land use patterns as this area is developed with rural residential uses. The applicant can develop a community/recreation center on the site to serve the proposed single-family neighborhood with a conditional use permit under the SF-4A zoning district.

EXISTING CONDITIONS

Site Characteristics

The site a under consideration is a sparsely vegetated, undeveloped tract of land.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone.

According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, 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.
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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.

Impervious Cover

The maximum impervious cover allowed by the SF-4A zoning district would be 55%. 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 in the Gilleland Creek and Harris Branch Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds 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%

Note: The most restrictive impervious cover limit applies.

Site Plan Comments

Reviewer is unclear where the proposed SF-4 and GR-CO portions of the tract would be placed.

What does the proposed Conditional Overlay in GR include?

FYI – Portions of the tract zoned GR-CO will be subject to Subchapter E: Design Standards at time of site plan.

FYI - The tract does not appear to be legal by subdivision, therefore a Land Status Determination is required to determine if it is a legal tract prior to site plan. In order to make this determination, contact the Development Assistance Center on the first floor (Section 25-1-61).

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

A Traffic Impact Analysis (TIA) is required but has not been received. A zoning application is not complete until the required TIA has been received. This delay in the submittal of the TIA may result in a delay in the scheduling of this zoning change request on a Land Use Commission agenda. The TIA must be submitted at least 26 calendar days (18 working days) prior to consideration of this case by the Commission. Please contact the assigned transportation reviewer for this case. [LDC, 25-6-113] Please note that additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142].

Please submit 5 copies of the TIA submitted to the County with the preliminary plan to the City and pay and required review fees. You may want to check with the case manager to see if these review fees may be waived.

Update- April 11, 2008:

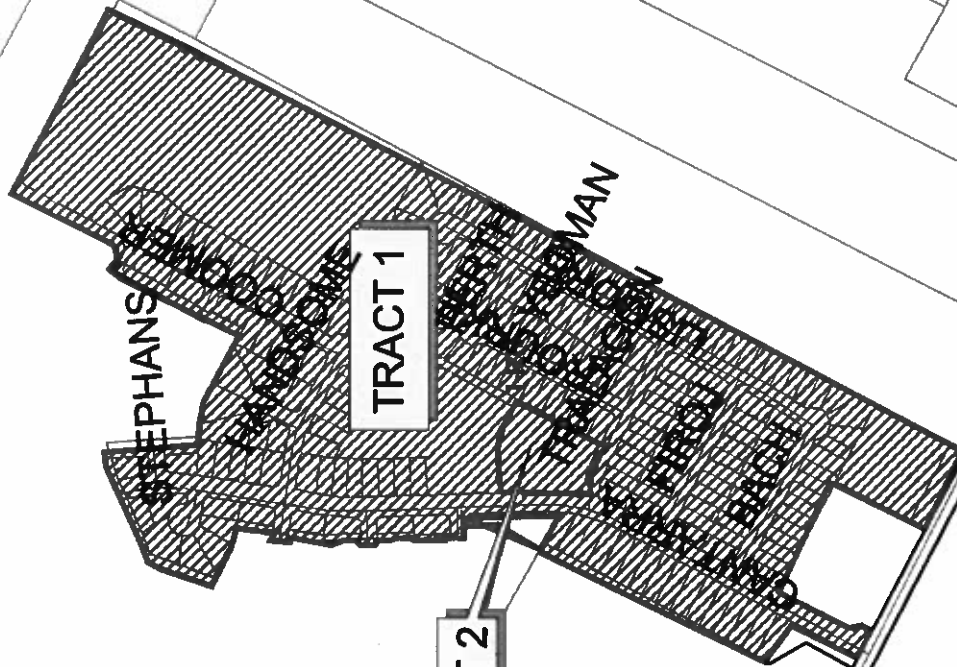
The Transportation division has determined that the applicant does not need to submit the TIA to the city for review. Therefore, this application may be scheduled and noticed for the next available Zoning Commission meeting.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Gregg Ln	51'	21'	Arterial	No	No	None

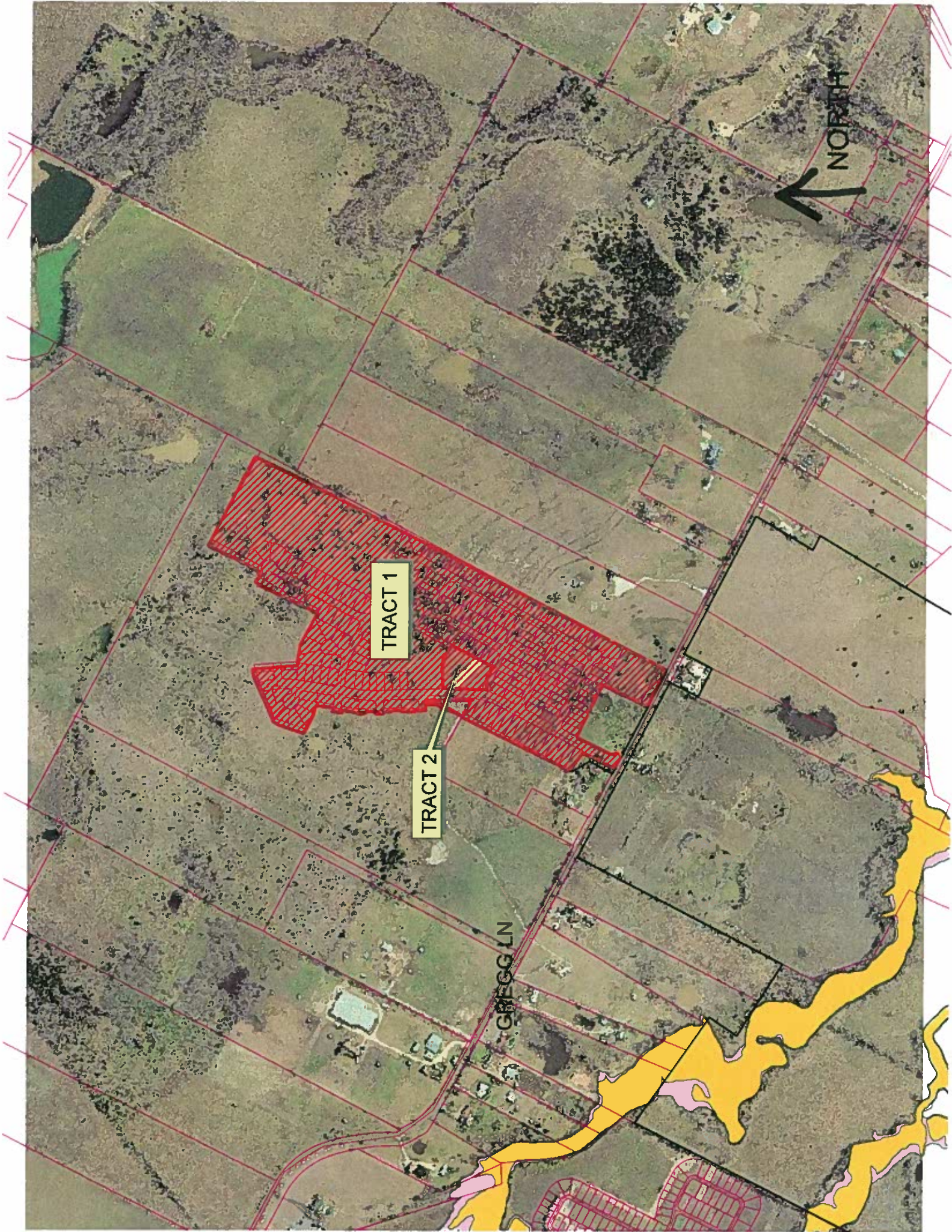
Water and Wastewater

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 relocations and or abandonments required. 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.



PUD

GREGG LANE



NORTH

TRACT 1

TRACT 2

GREGG LN