

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0008 – Shoalmont Park

Z.P.C. DATE: 03-17-2009

ADDRESS: Crestmont Drive

AREA: 1.02 acres

APPLICANT: City of Austin (Lauraine Rizer)

AGENT: City of Austin (Clark Patterson)

NEIGHBORHOOD PLAN AREA: No

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation Reviewers comments.

WATERSHED: Shaol Creek

ZONING FROM: SF-3 – Single Family Residential **TO:** P- Public

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff recommends P - Public.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for P zoning; was approved on the Consent Agenda by Commissioner Keith Jackson's motion, Commissioner Clarke Hammond second the motion on a vote of 5-0; Commissioners Roxanne Evans and Donna Tiemann were absent.

DEPARTMENT COMMENTS:

This tract of land is approximately 1.024 acres out of the subdivision plat Shoalmont Addition, Section 2. This tract of land is titled "Dedicated for Park & Drainage Purposes" on the subdivision plat. The land currently serves mainly as a drainage way for the creek that flows through it. It is not improved with any park amenities. The tract of land is owned by the City of Austin.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	SF-3	Undeveloped
NORTH	SF-3	Single Family Residential
SOUTH	SF-3	Single Family Residential
EAST	MF-3	Multi-Family
WEST	SF-3	Single Family Residential

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-92-0023 5001 Crestmont	From CS to SF-3	Approved SF-3 [Vote: 7-0]	Approved SF-3 [Vote: 5-0]

BASIS FOR RECOMMENDATION:

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

Granting P – Public zoning would be in keeping with the zoning designation sought which is for land owned or leased by federal, state, county, or city government.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- North Austin Neighborhood Alliance
- Allendale Neighborhood Assoc.
- Austin Neighborhoods Council

SCHOOLS:

Highland Park Elementary School
Lamar Middle School
McCallum High School

TRANSPORTATION

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

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Crestmont Drive	60'	30'	Local	No	No	No

SITE PLAN:

1. Site plans will be required for any new development other than single-family or duplex residential.
2. Because this site is over 1 acre, any development will require a Conditional Use Permit from the Zoning and Platting Commission.

3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

- a. The site is subject to compatibility standards. Along the South and West property line, the following standards apply:
 - b. No structure may be built within 25 feet of the property line.
 - c. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - d. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - e. No parking or driveways are allowed within 25 feet of the property line.
 - f. A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - g. Additional design regulations will be enforced at the time a site plan is submitted.
 - h. for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
 - i. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property. A variance is required for a recreational use within 50 feet of the South and West property line.
4. This site appears to be in the floodplain and the site plan will require floodplain review and approval.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is a flood plain within the project area.

5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

CITY COUNCIL DATE: April 23rd, 2009

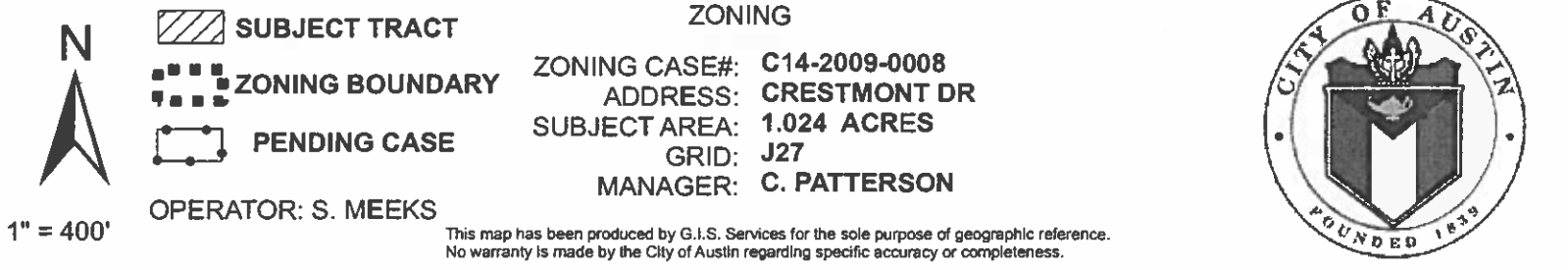
ACTION:

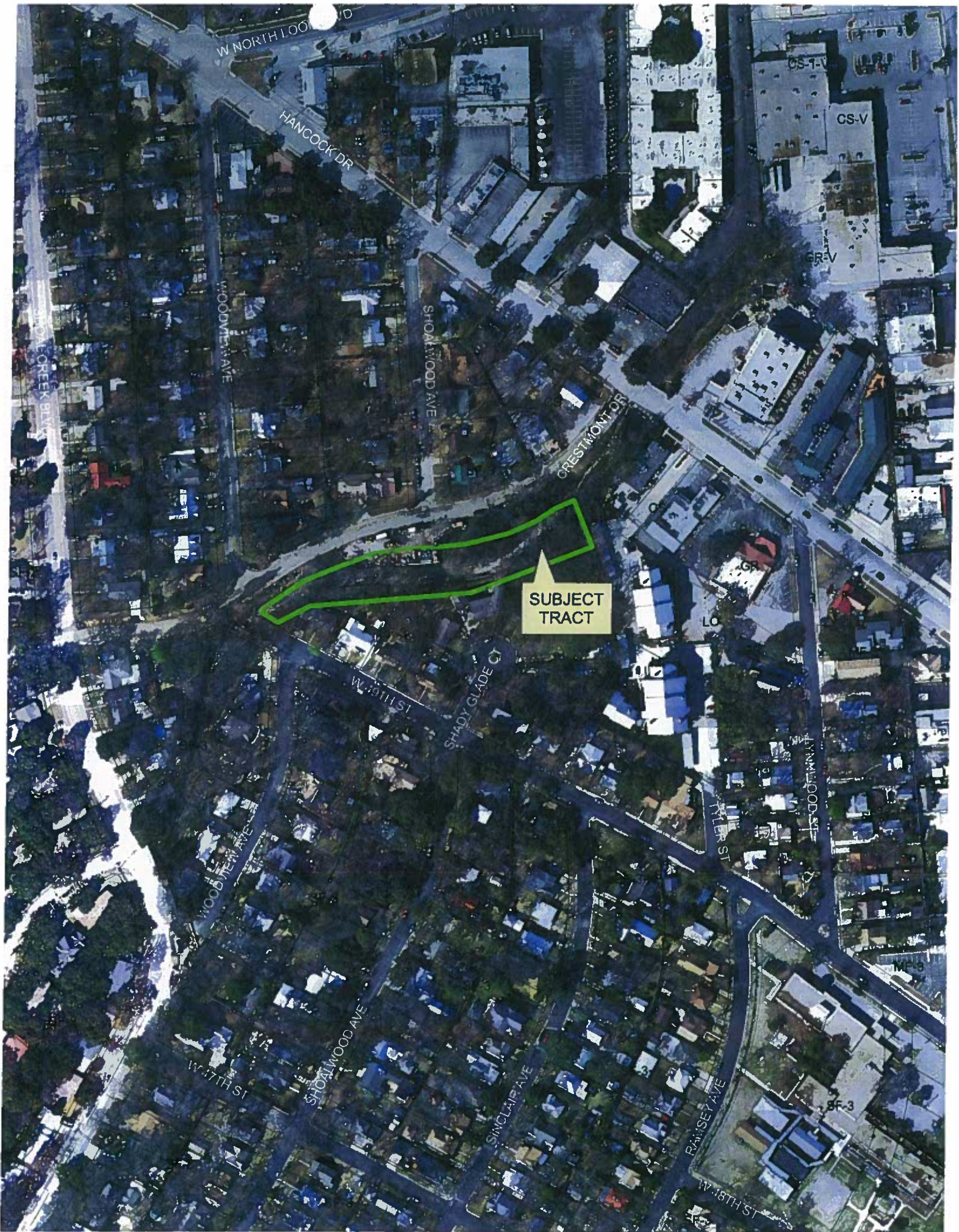
ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691





**EXHIBIT TO ACCOMPANY FIELD NOTES
FOR 1.024 ACRES OF LAND**

SCALE 1" = 60'

SHOALWOOD
AVENUE

CRESTMONT DRIVE

N87°33'E
50.00'

1.024 ACRES
DEDICATED FOR PARK & DRAINAGE PURPOSES
BY SUBDIVISION PLAT - VOL. 4, PG. 312

N71°27'E R=443.00'
C=245.82' A=249.09'

BLK. A
PODOLNICK PLACE
VOL. 93, PG. 345

92.25'
S18°59'E

220.00'

300.00'

6
A PORTION OF SHOALMONT
VOL. 4, PG. 312

7
ADDITION SECTION 2

S87°13'W

3

2

N59°30'W - 25.98'

WEST 49TH STREET

N00°59'W C=15.66'
R=9.18' A=18.75'

PREPARED FROM RECORD
SUBDIVISION PLAT DATA BY
ROY D. SMITH SURVEYORS, INC.
1214 West 5th Street Suite A
Austin, Texas 78703
Ph. (512) 478-9821
November 21, 2008