

ZONING CHANGE REVIEW SHEET

CASE: C14-83-003.25(DE) – Six Two Story Condos **Z.P.C. DATE:** 03-17-2009

ADDRESS: FM 2222 Road

AREA: 3.84 acres

APPLICANT: Booth Family Trust
(David Booth)

AGENT: Armbrust & Brown
(David Armbrust)

NEIGHBORHOOD PLAN AREA: No

CAPITOL VIEW: No

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

WATERSHED: Dry Creek North

ZONING FROM: SF-6 – Single Family Residential

TO: SF-6 – Single Family Residential

DESIRED DEVELOPMENT ZONE: No

SUMMARY STAFF RECOMMENDATION:

Staff recommends deletion of the zoning site plan.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for a zoning site plan deletion; was approved by Commissioner Keith Jackson's motion, Commissioner Teresa Rabago second the motion on a vote of 5-0; Commissioners Donna Tiemann and Roxanne Evans were absent.

DEPARTMENT COMMENTS:

This case was originally heard in 1983 by the Planning Commission and the City Council. The request was to change the zoning on the tract of land from LA – Lake Austin to "A-2" – Condominium. This zoning, "A-2" converted to SF-6 in the current Land Development Code. The applicant is not proposing to change the zoning from the current SF-6. The original site plan that was attached to Ordinance 840726-EE (attached) depicted six two story condominium units, each containing 1,720 square feet for a total of 10,320 square feet of living space. The site plan was amended in 1994 (attached) to depict four two story condominium units, each containing 1,985 square feet of living space for a total of 7,940 square feet of living space. The applicant is now requesting that the site plan be deleted completely from the property.

The Case manager in consultation with various city staff, including Drainage Engineering, Water Quality Engineering and Environmental Review have concluded that it would be in the City's favor to delete the site plan. Although the net impervious cover would go up, any development on the land would be reviewed under the current code. Some advantages to this scenario would include water quality controls where none existed before, removal of some of the structures in the existing site plan that were encroaching into the Critical Water Quality Zone and protection of Critical Environmental Features.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	SF-6	Undeveloped
NORTH	PUD (across creek)	Single Family Residential
SOUTH	LA	Undeveloped
EAST	LA	Single Family Residential
WEST	LA	Undeveloped

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-93-0120	From SF-4A to SF-6 (tract 1) From SF-4A to SF-2 (tract 2) From SF-4A to SF-6-CO (tract 3)	Approved SF-6 & SF-2 [Vote: 7-0]	Approved SF-6 (tract 1) SF-2 (tract 2) SF-6-CO (tract 3) [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- Austin Neighborhoods Council
- Courtyard HOA
- Cat Mountain HOA
- 2222 Coalition of Neigh. Assoc.
- Long Canyon HOA

SCHOOLS:

Bryker Elementary School
O'Henry Middle School
Austin High School

TRANSPORTATION

1. Any proposed development must meet current code and regulations.

SITE PLAN:

1. The applicant's letter, dated January 20, 2009, states the applicant would like to amend their prior zoning ordinance, in particular delete the requirements attached as Part 3 of Ordinance # 840726-EE. Reviewer was not able to track down a legible copy of the notes associated with Part 3 of this ordinance, nor was one provided by the applicant as part of the application. Reviewer recommends that before Part 3 is deleted, that the associated notes from this case are reviewed for further clarification. Please contact this reviewer with any questions concerning this issue.
2. The site is located within 1,000 feet of RM 2222 and within a Hill Country Roadway Corridor. The site is located within the low intensity zone of the Hill Country Roadway. Except for clearing necessary to provide utilities or site access, a vegetative buffer will be required along RM 2222. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of RM 2222 the maximum height is 28 feet, and beyond 200 feet the maximum height is 35 feet per the SF-6 zoning allowance.
3. Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission

ENVIRONMENTAL:

The deletion of the site plan will trigger current code for any future site plans submitted. The following items are examples of changes that will result from the site plan deletion:

- Impervious cover is restricted to 20% net site area based on the existing site plan. Under current code, this project would be allowed 40% impervious cover based on net site area.
- Elimination of a small portion of proposed impervious cover from within the critical water quality zone
- Consideration of critical environmental features

WATER QUALITY:

This site is located at FM 2222 Rd in the Dry Creek North Watershed, which is classified as a Water Supply Suburban Watershed.

It is this reviewer's understanding that the site plan was filed in conjunction with a Zoning Case and is a condition of Ordinance No. 840726-EE. Provided that the deletion of the site plan will result in also the deletion of the Ordinance, and any proposed development will have to meet current code and regulation, there is no outstanding water quality comment.

All water quality comments are cleared.

CITY COUNCIL DATE: April 23rd, 2008

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

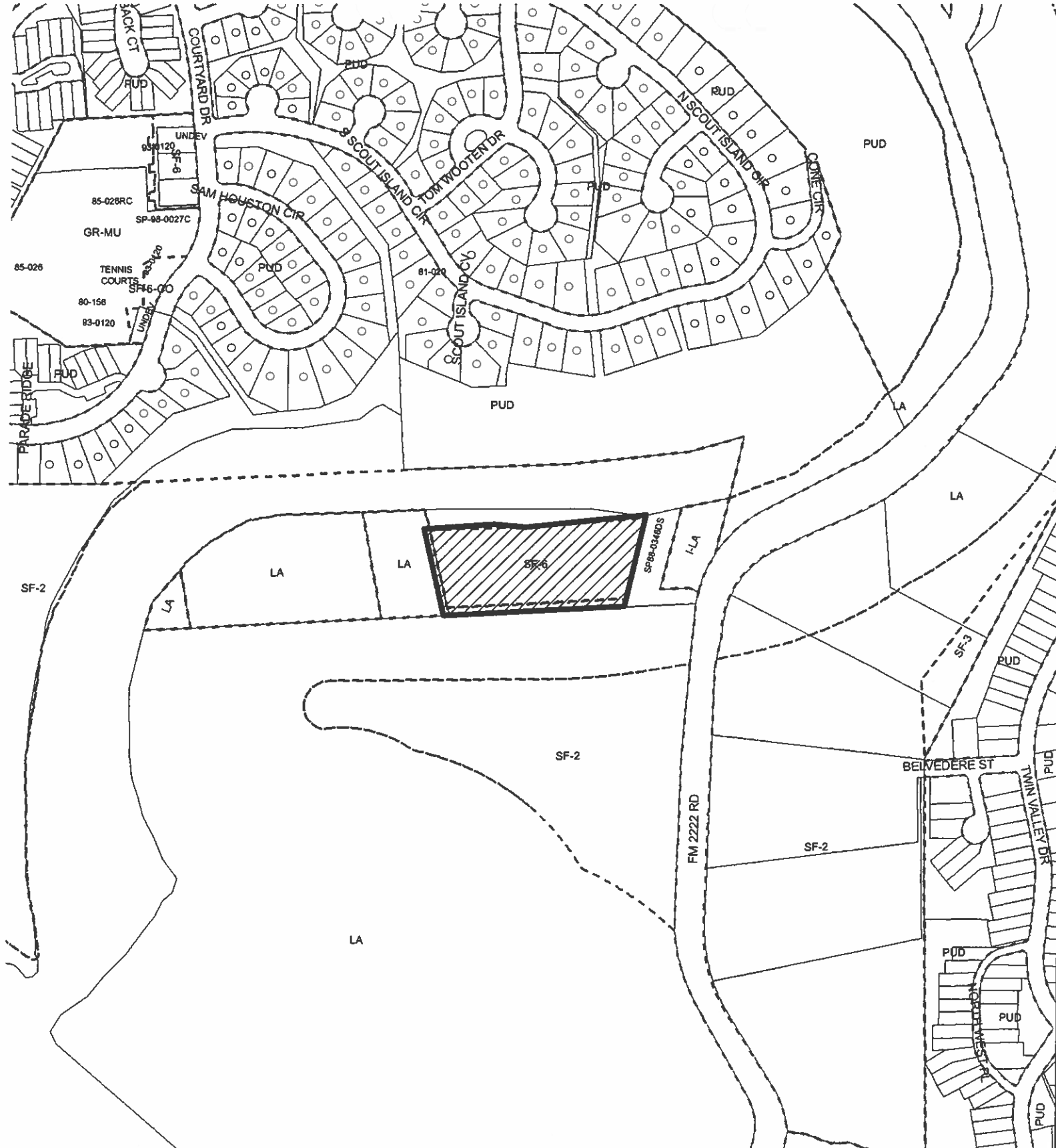
ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson

PHONE: 974-7691

Clark.patterson@ci.austin.tx.us







1" = 400'

 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: **C14-83-003.25(DE)**
 ADDRESS: **FM 2222 RD**
 SUBJECT AREA: **3.84 ACRES**
 GRID: **G29**
 MANAGER: **C. PATTERSON**



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