ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0104
Greenshores Annexation Zoning #3

Z. P. C. DATE: 09/21/10, 10/19/10, 11/02/10

ADDRESS: Greenshores Subdivision
@ Pearce Road and Turnbuoy Drive.

AREA: Various

APPLICANT/AGENT: City of Austin (Clark Patterson)

NEIGHBORHOOD PLAN AREA: N/A

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHEDS: Connors Creek, Hog Pen Creek, Lake Austin

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: I-SF-1 - Interim Single Family Residence, Large Lot and I-RR – Interim Rural Residence.

ZONING TO: RR - Rural Residence, (Tract 2)
P – Public, (Tracts 1 & 3)
SF-1 - Single Family Residence, Large Lot, (Tracts 4 & 5)

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of SF-1 - Single Family Residence, Large Lot, RR - Rural Residence and P-Public.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve SF-1-CO for Tract 2, P for Tracts 1 & 3 and SF-1 for Tracks 4 &5 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

DEPARTMENT COMMENTS:

On January 24, 2005 the owners of the Greenshores GLA and EC Area and the City of Austin entered into an agreement regarding annexation and development. The Greenshores Annexation and Development Agreement provides for annexation of the Greenshores GLA and EC Area for the limited purposes of planning and zoning pursuant to Section 43.129 of the Texas Local Government Code.

The Greenshores Annexation and Development Agreement between the owners of the Greenshores GLA and EC Area and the City sets out the process under which the limited purpose annexation area will be annexed for full purposes. In the Agreement, the owners have waived the requirements of Sec. 43.123 (d) (2) of the Texas Local Government Code that the property be annexed for full purposes within three years of the effective date of its limited purpose annexation.

Full purpose annexation of the area that has limited purpose annexation will take place after January 24, 2015 in accordance with the Greenshores Annexation and Development Agreement approved by the Austin City Council 01/13/05.

The limited purpose annexation and future conversion to full purpose status will be of economic advantage to residents and landowners within the area through the establishment of land use controls and building standards not otherwise available. Currently, there are approximately 291 residents in the annexation area. There is no business activity in the annexation area. The annexation and the imposition of City zoning and development standards will benefit residents and property owners in the area surrounding the Greenshores GLA and EC Area by requiring higher quality development than would otherwise occur.

Annexation of the area for the limited purposes of planning and zoning will extend the full range of City regulatory authority regarding development, construction, land use, and environmental quality to the area. This authority includes the application of all regulations pertaining to planning and zoning including but not limited to, regulations within the City's Land Development Code including Title 30 Austin/Travis County Subdivision Regulations and related technical manuals, and all rules adopted pursuant thereto. The limited purpose annexation will protect the local environment by ensuring that future development will be in compliance with the City's zoning and Title 30 development standards.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-SF-1& I-RR	Single Family Residential/Open Space
North	P	Open Space/Undeveloped
South	I-SF-1& I-RR	Single Family Residential
East	SF-1 & I-RR	Single Family Residential
West	DR	Single Family Residential

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
		No recent histories	

BASIS FOR RECOMMENDATION:

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

Granting the requested zoning would be in keeping with the intended use as per the subdivision plat.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Association
- Glenlake Neighborhood Association
- 2222 Coalition of Neighborhood Assos.
- Austin Neighborhoods Council
- Long Canyon HOA
- Lake Austin Collective
- Courtyard HOA
- Steiner Ranch HOA
- Long Canyon HOA, II

SCHOOLS:

- Highland Park Elementary School
- Lamar Middle School
- McCallum High School

SITE PLAN:

No comments.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Connors Creek Watershed, the Hog Pen Creek Watershed, and the Lake Austin 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:

Development Classification	*% of Net Site Area*	*% NSA with Transfers*	*Allowable Density*
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

2. Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.

3. According to flood plain maps, there is a flood plain in or within close proximity of the project location. Based upon the close proximity of the flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.

4. 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.

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

6. 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.

7. 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.

8. 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.

TRANSPORTATION:

TR1. No additional right-of-way is needed at this time.

TR2. 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]

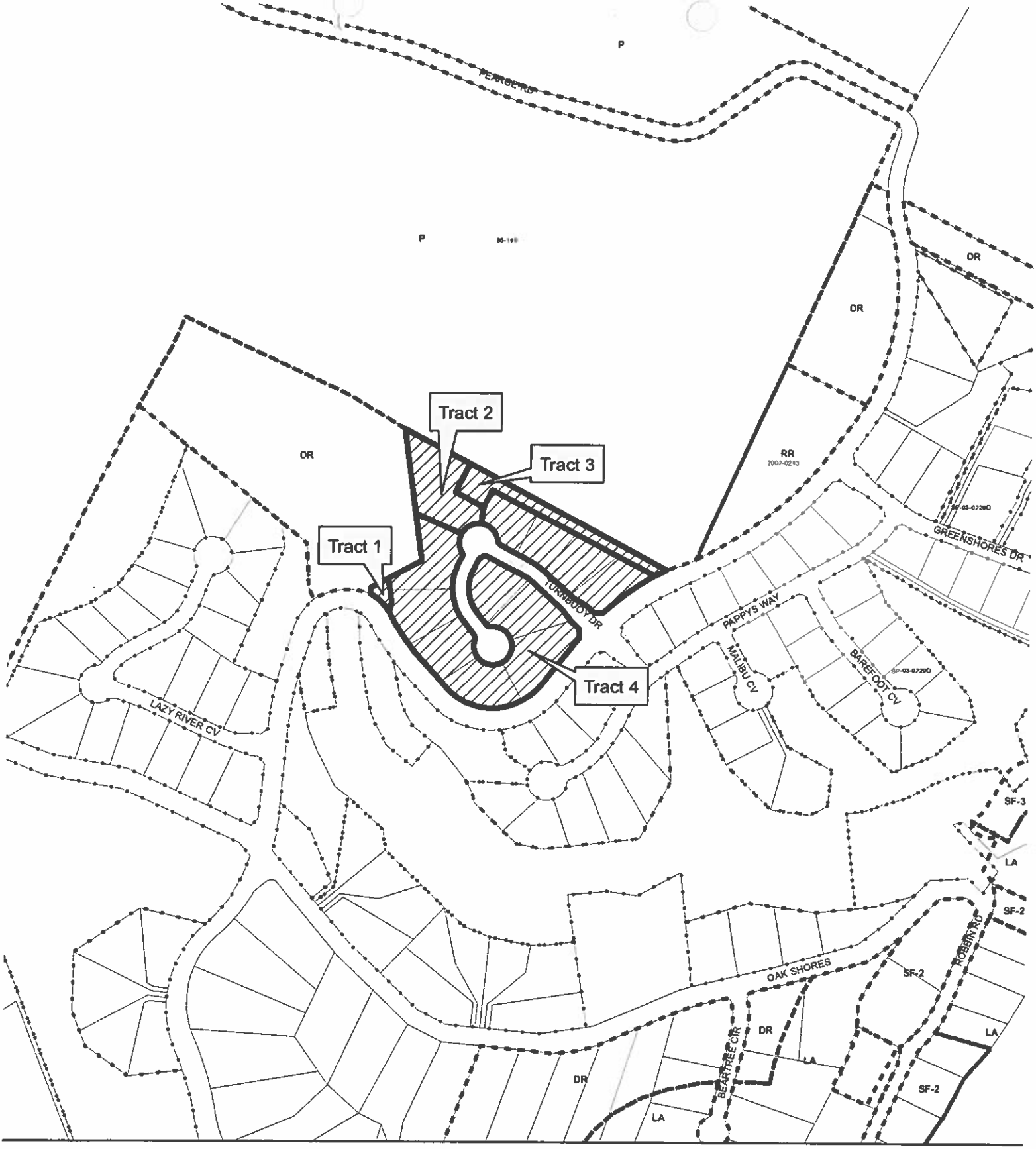
TR3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Turnbouy Drive	50'	30	Local	Yes (some sections)	No	No

CITY COUNCIL DATE: November 18th, 2010 **ACTION:**

ORDINANCE READINGS: 1ST 2ND 3RD **ORDINANCE NUMBER:**

CASE MANAGER: Clark Patterson Clark.patterson@ci.austin.tx.us **PHONE:** 974-7691



ZONING

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1' = 400'

ZONING CASE#: C14-2010-0104
LOCATION: PEARCE RD & TURNBUOY DR
SUBJECT AREA: 0.000 ACRES
GRID: E28, E29
MANAGER: CLARK PATTERSON

CITY OF AUSTIN
FOUNDED 1839

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


SUBJECT
TRACT