

C2
1

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0192
Martin/Valentine Residence

Z. P. C. DATE: 01/18/11

ADDRESS: 8116 Big View Drive

AREA: 1.066 Acres

APPLICANTS: Bonita Vista Trust
(James Valentine, IV)

AGENT: Land Answers (Jim Whitliff)

NEIGHBORHOOD PLAN AREA: None

CAPITOL VIEW: No

WATERSHED: West Bull Creek

T.I.A.: No.

HILL COUNTRY ROADWAY: Nos

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: I-LA – Interim Lake Austin Residence.

ZONING TO: SF-1, Single Family Residence, Large Lot

SUMMARY STAFF RECOMMENDATION:

Staff recommends LA - Lake Austin Residence.

BASIS FOR RECOMMENDATION:

1. *Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.*

The requested zoning would NOT be in keeping with the zoning on the other lots in this subdivision.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

This tract of land was annexed by the City in 1982 into Limited Purpose jurisdiction. The property was disannexed in 1989 into the 2 Mile Extra Territorial Jurisdiction (ETJ) by Senate Bill 962. The property was annexed again into Limited Purpose jurisdiction in 2009. This lot was platted as part of the River Place Subdivision, Section 16 and the plat was recorded at the Travis County Courthouse on January 17th, 2001. The average lot size for all of the lots in the River Place Subdivision, Section 16 is 43,560 square feet, the minimum one acre of land needed to comply with the Lake Austin Residence (LA) zoning designation. The LA zoning designation is defined as follows:

"Lake Austin residence (LA) district is the designation for a low density single-family residential use on a lot that is a minimum of one acre and that is located 1,000 feet or less, measured horizontally, from the 492.8 foot topographic contour line on either side of Lake Austin."

In 1983, the City initiated the Lake Austin Area Study under case number C14-83-003. The Lake Austin Area Study included over 270 properties and gave these properties the opportunity to adjust their interim or permanent zoning to either Lake Austin Residence (LA), Single Family Residence, Standard Lot (SF-2) or Single Family Residence (SF-3). The three lots zoned SF-2 on the other side of the lake were part of the Lake Austin Area Study and had their zoning designations changed to SF-2 due to the lots not containing an acre of land (see map) The subject property was not included in the study and remained undeveloped for years.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	I-LA	Undeveloped
NORTH	I-LA	Single Family Residence
SOUTH	I-LA	Single Family Residence
EAST	I-LA	Single Family Residence
WEST	NA	Lake Austin

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-83-003.236	From LA to SF-2	Approved SF-2 [Vote: 7-0]	Approved SF-2 [Vote: 7-0]
C14-83-003.198	From LA to SF-2	Approved SF-2 [Vote: 7-0]	Approved SF-2 [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assoc.
- Austin Neighborhoods Council
- Long Canyon HOA
- Courtyard HOA
- Steiner Ranch Community Assoc.
- Apache Shores HOA
- Steiner Ranch Master Assoc.
- River Place Comm. Assoc.

SCHOOLS:

Riverplace Elementary School
Canyon Ridge Middle School
Leander High School

C2/3

ENVIRONMENTAL COMMENTS RECEIVED:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in 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:

<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

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. 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. 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.

SITE PLAN COMMENTS RECEIVED:

No comments on proposed SF-1 zoning.

C2/4

TRANSPORTATION COMMENTS RECEIVED:

- 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
Big View Drive	60'	42'	Local	No	No	No

CITY COUNCIL DATE: February 17, 2011

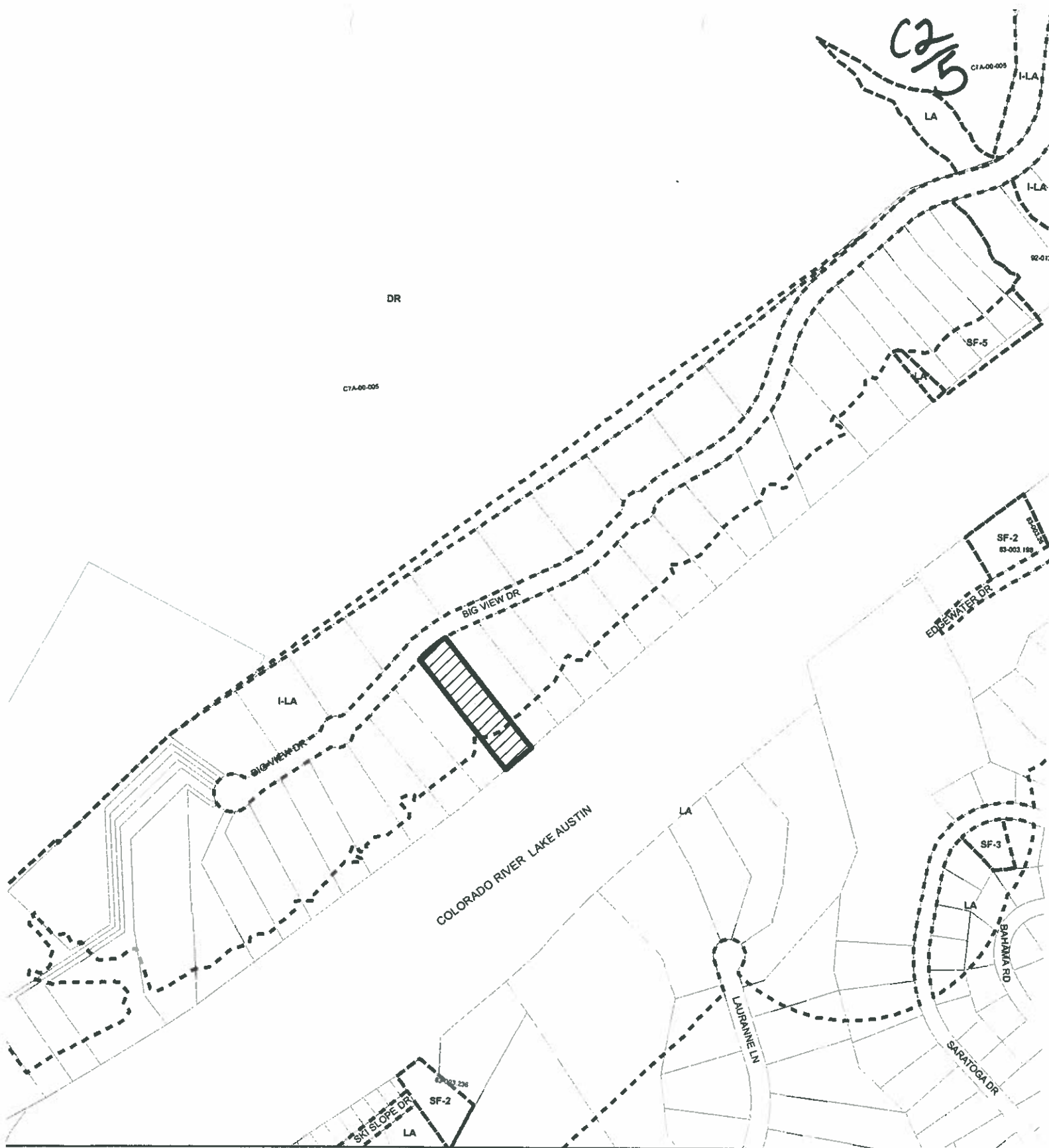
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

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

PHONE: 974-7691



C2/13

ZONING

ZONING CASE#: C14-2010-0192
LOCATION: 8116 BIG VIEW DR
SUBJECT AREA: 1.066 ACRES
GRID: C29
MANAGER: CLARK PATTERSON



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.

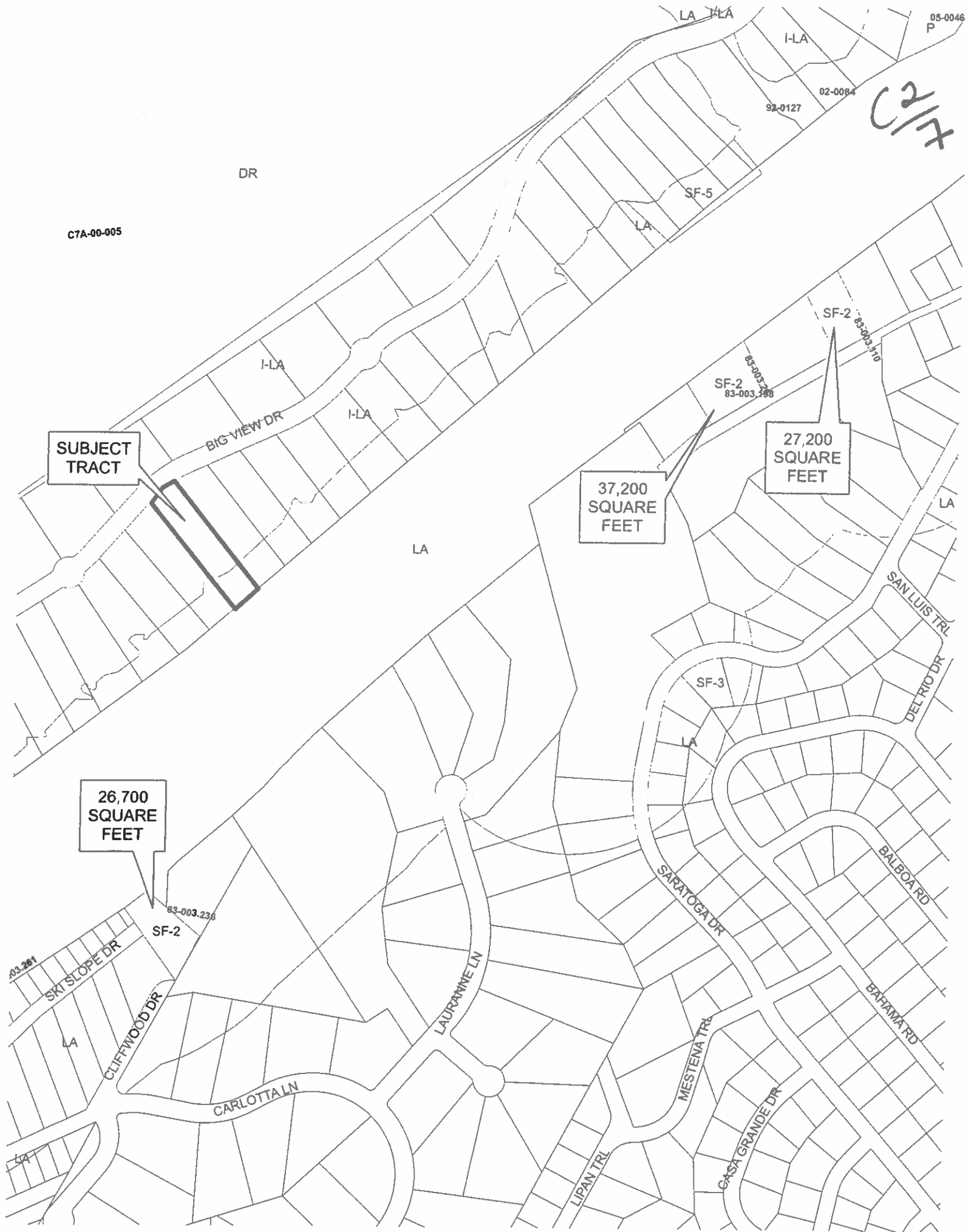
SUBJECT
TRACT

I-LA

BIG VIEW DR

LAURANCE LN

2/6



05-0046
P

C2/X

C7A-00-005

DR

SUBJECT
TRACT

BIG VIEW DR

I-LA

I-LA

LA

37,200
SQUARE
FEET

SF-2
83-003,198

27,200
SQUARE
FEET

SF-2
83-003,110

LA

SAN LUIS TRL

DEL RIO DR

SF-3

LA

SARATOGA DR

BALBOA RD

BAHAMA RD

CASA GRANDE DR

MESTENA TRL

LIPAN TRL

LAURANNE LN

CARLOTTA LN

SF-2

83-003,236

CLIFFWOOD DR

SKI SLOPE DR

03,261

LA

LA



GeoProfile Search Results

C2/8

Subdivision Review Cases

Rec	SDE.amanda_subd_cases.CASENUM
1	C8-83-068.012.2A

Municipal Utility District

Rec	SDE.MUDS.NAME	SDE.MUDS.OBJECTID
1	River Place	486

Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	PLA	568443

Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Lake Austin	1337

Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	786	Home Builders Association of Greater Austin	49050
2	418	Long Canyon Phase II S III Homeowners Assoc. Inc.	49070
3	1226	Sierra Club, Austin Regional Group	49269
4	289	Long Canyon Homeowners Assn.	49287
5	782	Stainer Ranch Community Association	49321
6	1189	Lake Austin Collective	49342
7	1224	Austin Monorail Project	49343
8	1236	The Real Estate Council of Austin, Inc.	49427
9	157	Courtyard Homeowner Assn.	49453
10	425	2222 Coalition of Neighborhood Associations	49482
11	181	Olentake Neighborhood Association	49483
12	1200	Super Duper Neighborhood Objectors and Appellars Organization	49504
13	1239	Leander ISD Population and Survey Analysts	49508

Annexation

Rec	SDE.ANNEXATION_HISTORY.CASENUM	SDE.ANNEXATION_HISTORY.ORDNUM	SDE.ANNEXATION_HISTORY.ACRES	SDE.ANNEXATION_HISTORY.DESCRPTION	SDE.ANNEXATION_HISTORY.TYPE	SDE.ANNEXATION_HISTORY.O
1	CTAD-89-149	890821-G	50.514	DISANNEXATION TO THE PROVISIONS OF SB 962	2MILE	19890821
2	CTL-09-001	20090827-084	984.92	RIVER PLACE MUD	LTD	20090907
3	C7A-82-002	820508-D	719.821	LAKE AUSTIN SHORELINE	LTD	19820508

FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	25039.7575841287	2176908.14962109	352

Watershed Classification

Rec	SDE.WATERREG.WATERNAME	SDE.WATERREG.OBJECTID
1	WATER SUPPLY RURAL	1

Jurisdiction

Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	LIMITED PURPOSE PLANNING ZONING

PHOTOGRAPHIC MYLAR

RIVER PLACE SECTION 16

C2/a

Scale 1" = 100'

- LEGEND**
- 1. Iron Pipe
 - 2. Concrete Pipe
 - 3. Concrete Culvert
 - 4. Concrete Box Culvert
 - 5. Concrete Box Culvert
 - 6. Concrete Box Culvert
 - 7. Concrete Box Culvert
 - 8. Concrete Box Culvert
 - 9. Concrete Box Culvert
 - 10. Concrete Box Culvert
 - 11. Concrete Box Culvert
 - 12. Concrete Box Culvert
 - 13. Concrete Box Culvert
 - 14. Concrete Box Culvert
 - 15. Concrete Box Culvert
 - 16. Concrete Box Culvert
 - 17. Concrete Box Culvert
 - 18. Concrete Box Culvert
 - 19. Concrete Box Culvert
 - 20. Concrete Box Culvert
 - 21. Concrete Box Culvert
 - 22. Concrete Box Culvert
 - 23. Concrete Box Culvert
 - 24. Concrete Box Culvert
 - 25. Concrete Box Culvert
 - 26. Concrete Box Culvert
 - 27. Concrete Box Culvert
 - 28. Concrete Box Culvert
 - 29. Concrete Box Culvert
 - 30. Concrete Box Culvert
 - 31. Concrete Box Culvert
 - 32. Concrete Box Culvert
 - 33. Concrete Box Culvert
 - 34. Concrete Box Culvert
 - 35. Concrete Box Culvert
 - 36. Concrete Box Culvert
 - 37. Concrete Box Culvert
 - 38. Concrete Box Culvert
 - 39. Concrete Box Culvert
 - 40. Concrete Box Culvert
 - 41. Concrete Box Culvert
 - 42. Concrete Box Culvert
 - 43. Concrete Box Culvert
 - 44. Concrete Box Culvert
 - 45. Concrete Box Culvert
 - 46. Concrete Box Culvert
 - 47. Concrete Box Culvert
 - 48. Concrete Box Culvert
 - 49. Concrete Box Culvert
 - 50. Concrete Box Culvert
 - 51. Concrete Box Culvert
 - 52. Concrete Box Culvert
 - 53. Concrete Box Culvert
 - 54. Concrete Box Culvert
 - 55. Concrete Box Culvert
 - 56. Concrete Box Culvert
 - 57. Concrete Box Culvert
 - 58. Concrete Box Culvert
 - 59. Concrete Box Culvert
 - 60. Concrete Box Culvert
 - 61. Concrete Box Culvert
 - 62. Concrete Box Culvert
 - 63. Concrete Box Culvert
 - 64. Concrete Box Culvert
 - 65. Concrete Box Culvert
 - 66. Concrete Box Culvert
 - 67. Concrete Box Culvert
 - 68. Concrete Box Culvert
 - 69. Concrete Box Culvert
 - 70. Concrete Box Culvert
 - 71. Concrete Box Culvert
 - 72. Concrete Box Culvert
 - 73. Concrete Box Culvert
 - 74. Concrete Box Culvert
 - 75. Concrete Box Culvert
 - 76. Concrete Box Culvert
 - 77. Concrete Box Culvert
 - 78. Concrete Box Culvert
 - 79. Concrete Box Culvert
 - 80. Concrete Box Culvert
 - 81. Concrete Box Culvert
 - 82. Concrete Box Culvert
 - 83. Concrete Box Culvert
 - 84. Concrete Box Culvert
 - 85. Concrete Box Culvert
 - 86. Concrete Box Culvert
 - 87. Concrete Box Culvert
 - 88. Concrete Box Culvert
 - 89. Concrete Box Culvert
 - 90. Concrete Box Culvert
 - 91. Concrete Box Culvert
 - 92. Concrete Box Culvert
 - 93. Concrete Box Culvert
 - 94. Concrete Box Culvert
 - 95. Concrete Box Culvert
 - 96. Concrete Box Culvert
 - 97. Concrete Box Culvert
 - 98. Concrete Box Culvert
 - 99. Concrete Box Culvert
 - 100. Concrete Box Culvert



C. A. Smith, Jr.
Vol. 1175, Pg. 1222

City of Austin
Vol. 1164, Pg. 1716

R.A. Miller
Vol. 7695, Pg. 724
Vol. 7715, Pg. 984
2.8 Ac.

W.R. Hobbs Survey No. 457
W.R. Hobbs Survey No. 458

COLORADO RIVER

(Late Austin)

Drainage easement call

COURSE	BEARING	DISTANCE
1	N 89° 00' 00" E	1.00
2	N 89° 00' 00" E	1.00
3	N 89° 00' 00" E	1.00
4	N 89° 00' 00" E	1.00
5	N 89° 00' 00" E	1.00
6	N 89° 00' 00" E	1.00
7	N 89° 00' 00" E	1.00
8	N 89° 00' 00" E	1.00
9	N 89° 00' 00" E	1.00
10	N 89° 00' 00" E	1.00
11	N 89° 00' 00" E	1.00
12	N 89° 00' 00" E	1.00
13	N 89° 00' 00" E	1.00
14	N 89° 00' 00" E	1.00
15	N 89° 00' 00" E	1.00
16	N 89° 00' 00" E	1.00
17	N 89° 00' 00" E	1.00
18	N 89° 00' 00" E	1.00
19	N 89° 00' 00" E	1.00
20	N 89° 00' 00" E	1.00
21	N 89° 00' 00" E	1.00
22	N 89° 00' 00" E	1.00
23	N 89° 00' 00" E	1.00
24	N 89° 00' 00" E	1.00
25	N 89° 00' 00" E	1.00
26	N 89° 00' 00" E	1.00
27	N 89° 00' 00" E	1.00
28	N 89° 00' 00" E	1.00
29	N 89° 00' 00" E	1.00
30	N 89° 00' 00" E	1.00
31	N 89° 00' 00" E	1.00
32	N 89° 00' 00" E	1.00
33	N 89° 00' 00" E	1.00
34	N 89° 00' 00" E	1.00
35	N 89° 00' 00" E	1.00
36	N 89° 00' 00" E	1.00
37	N 89° 00' 00" E	1.00
38	N 89° 00' 00" E	1.00
39	N 89° 00' 00" E	1.00
40	N 89° 00' 00" E	1.00
41	N 89° 00' 00" E	1.00
42	N 89° 00' 00" E	1.00
43	N 89° 00' 00" E	1.00
44	N 89° 00' 00" E	1.00
45	N 89° 00' 00" E	1.00
46	N 89° 00' 00" E	1.00
47	N 89° 00' 00" E	1.00
48	N 89° 00' 00" E	1.00
49	N 89° 00' 00" E	1.00
50	N 89° 00' 00" E	1.00
51	N 89° 00' 00" E	1.00
52	N 89° 00' 00" E	1.00
53	N 89° 00' 00" E	1.00
54	N 89° 00' 00" E	1.00
55	N 89° 00' 00" E	1.00
56	N 89° 00' 00" E	1.00
57	N 89° 00' 00" E	1.00
58	N 89° 00' 00" E	1.00
59	N 89° 00' 00" E	1.00
60	N 89° 00' 00" E	1.00
61	N 89° 00' 00" E	1.00
62	N 89° 00' 00" E	1.00
63	N 89° 00' 00" E	1.00
64	N 89° 00' 00" E	1.00
65	N 89° 00' 00" E	1.00
66	N 89° 00' 00" E	1.00
67	N 89° 00' 00" E	1.00
68	N 89° 00' 00" E	1.00
69	N 89° 00' 00" E	1.00
70	N 89° 00' 00" E	1.00
71	N 89° 00' 00" E	1.00
72	N 89° 00' 00" E	1.00
73	N 89° 00' 00" E	1.00
74	N 89° 00' 00" E	1.00
75	N 89° 00' 00" E	1.00
76	N 89° 00' 00" E	1.00
77	N 89° 00' 00" E	1.00
78	N 89° 00' 00" E	1.00
79	N 89° 00' 00" E	1.00
80	N 89° 00' 00" E	1.00
81	N 89° 00' 00" E	1.00
82	N 89° 00' 00" E	1.00
83	N 89° 00' 00" E	1.00
84	N 89° 00' 00" E	1.00
85	N 89° 00' 00" E	1.00
86	N 89° 00' 00" E	1.00
87	N 89° 00' 00" E	1.00
88	N 89° 00' 00" E	1.00
89	N 89° 00' 00" E	1.00
90	N 89° 00' 00" E	1.00
91	N 89° 00' 00" E	1.00
92	N 89° 00' 00" E	1.00
93	N 89° 00' 00" E	1.00
94	N 89° 00' 00" E	1.00
95	N 89° 00' 00" E	1.00
96	N 89° 00' 00" E	1.00
97	N 89° 00' 00" E	1.00
98	N 89° 00' 00" E	1.00
99	N 89° 00' 00" E	1.00
100	N 89° 00' 00" E	1.00

CB-83-086.012.21

Sheet 1 of 7

AUSTIN SURVEYORS

2108 South Loop West
Austin, Texas 78703
512-454-0000