

Rhoades, Wendy

From: A. Ron Thrower [REDACTED]
Sent: Thursday, April 28, 2011 1:14 PM
To: Rhoades, Wendy
Subject: Stablewood

CM
1

Wendy,

Pursuant to our conversations, please accept this email as a postponement request to June 7, 2011.

Ron Thrower

Thrower Design

P.O. Box 41957
Austin, Texas 78704

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4/28/2011

C7/2

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0111 – 10301 Old San Antonio Road Rezone
Z.A.P. DATE: October 5, 2010
November 2, 2010
May 3, 2011

ADDRESS: 10301 Old San Antonio Road

OWNER: Sheldon Stablewood, LP
(Rick Sheldon)

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: MF-2-CO **TO:** MF-2-CO **AREA:** 18.198 acres
to change a condition of zoning

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to deny the Applicant's request to remove the Conditional Overlay that prohibits access to Old San Antonio Road.

ZONING & PLATTING COMMISSION RECOMMENDATION:

October 5, 2010: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO NOVEMBER 2, 2010.*

[S. BALDRIDGE; T. RABAGO – 2ND] (7-0)

November 2, 2010: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY THE APPLICANT.*

[G. BOURGEOIS; P. SEEGER - 2ND] (7-0)

May 3, 2011:

ISSUES:

On April 19, 2011, the Applicant requested that the case be re-notified for Zoning and Platting Commission.

DEPARTMENT COMMENTS:

The subject tract is undeveloped and was zoned multi-family residence – low density – conditional overlay (MF-2-CO) district in August 2000. The Conditional Overlay limits development to 2,000 vehicle trips per day, states that there shall be no vehicular access to Old San Antonio Road, and that access must be taken from other adjacent public streets or adjacent property. Please refer to Exhibit B. The tract has frontage along Old San Antonio Road, a two-lane roadway, and directly east is a low water crossing. There are two single family residences, and the South Park Meadows shopping center to the north (GR-MU-CO; GR-CO; GR-MU-H-CO; CS-CO); undeveloped property to the east and southeast that is proposed for CS-MU zoning; and Akins High School, the football field, and two single

family residences to the southwest and west (I-RR). The rezoning tract surrounds one single family residence (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to change the item in the conditional overlay which prohibits access to Old San Antonio Road. As background information, this tract was part of the Stablewood at Slaughter Creek Preliminary Plan that included the adjacent land to the east and south. Please refer to Exhibit C. A collector road extending between FM 1626 and the IH 35 southbound frontage road, known as Stablewood Drive bordered the tract's southeast property line. Therefore, at the time of the original zoning, the tract would have the ability to access the loop road as shown on the Preliminary Plan. The Preliminary Plan has since expired and therefore, the Stablewood property does not currently have any vehicular access. The zoning approved on an adjacent property, Double Creek Village – C14-2008-0220, included the dedication of right-of-way for the new loop road at the time the zoning was finalized by City Council, on November 18, 2010.

The Staff has concerns about multifamily residential development taking access to Old San Antonio Road which is a narrow, two-lane roadway and the nearby low water crossing which could create public safety issues in the event of an emergency, and therefore, recommends denial of the Applicant's request to remove the conditional overlay pertaining to vehicular access placed on the tract in 2000. The right-of-way is available to the subject property, and if the subject tract develops before Double Creek Village, then the owner could build a driveway from the property to the southbound IH 35 service road.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-2-CO	Undeveloped
<i>North</i>	I-RR; GR-CO; GR-MU-H-CO; CS-CO	Two single family residences; Theater; Restaurant; Auto repair within the South Park Meadows shopping center
<i>South</i>	I-RR	Football field for Akins High School; Undeveloped (proposed for CS-MU zoning by C14-2008-0220)
<i>East</i>	I-RR	Undeveloped (proposed for CS-MU zoning by C14-2008-0220)
<i>West</i>	I-RR	Two single family residences; Akins High School

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin

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1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1113 – Austin Parks Foundation
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group

SCHOOLS:

Menchaca Elementary School Paredes Middle School Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0220 – Double Creek Village – 10200-10614 South IH 35 Service Road Southbound	I-RR; CS to CS-MU	Approved CS-MU-CO with the CO for list of prohibited uses, RC for conditions of the TIA, and Street Deed for r-o-w for the new loop road between FM 1826 and IH 35 is part of TIA approval and required to be dedicated at the time of zoning.	Approved CS-MU-CO with RC for conditions of the TIA and Street Deed for r-o-w for new loop road as ZAP recommended (11-18-10).
C14-04-0160 – Harrell Tract #5 – 10184 – 10224 South IH-35 Service Road Southbound; 10101 – 10139 Old San Antonio Road	I-RR to CS-MU-CO	To Grant CS-MU-CO with CO prohibiting certain uses and limiting development to 2,000 daily trips	Approved CS-MU-CO as Commission recommended (12-2-04).
C14-04-0126 – Harrell Tract #4 – 10100-10182 South IH-35 Service Road Southbound; 10100 – 10128 Old San Antonio Road	I-RR to CS-CO	To Grant CS-CO with CO for list of prohibited uses, RC for the TIA and establish that the minimum size for a stand-alone restaurant is 300 square feet	Approved CS-CO as Commission recommended (12-2-04).
C14-04-0125 – Harrell Tract #3 – 10000-10450 South First Street	I-RR to MF-2-CO	To Grant MF-2-CO with the CO for 17 u.p.a. and a RC for the TIA	Approved MF-2-CO with RC as recommended by ZAP (12-2-04).
C14-04-0124 – Harrell Tract #1 -	I-RR to GR-MU-CO for Tract 1A	To Grant GR-MU-CO for Tract 1A and CS-	Approved GR-MU-CO for Tract 1A and CS-

	and CS-CO for Tract 1B	CO for Tract 1B with the CO for a list of prohibited uses with RC for the TIA and establish that the minimum size for a stand-alone restaurant is 300 square feet	CO for Tract 1B with RC for the TIA and establish that the minimum size for a stand-alone restaurant is 300 square feet as recommended by ZAP (12-2-04).
C14-02-0052 – Wedding Facility, Catering and Restaurant – 10300 Old San Antonio Road	I-RR to GR-MU-CO	To Grant GR-MU-CO with CO limiting development of the property to bed and breakfast residential, indoor and outdoor entertainment and restaurants, 200 trips per day, height of 35 feet and 50% building coverage. RC specifying types of events and reservation of r-o-w on Old San Antonio Road	Approved GR-MU-CO with RC as Commission recommended (8-22-07).
C14H-01-0104 – Wedding/Catering Facility (Matthew Brown Homestead) – 10140 Old San Antonio Road	I-RR to GR-MU-CO-H for Tract 1; GR-MU-CO for Tract 2	To Grant GR-MU-CO-H for Tract 1; GR-MU-CO for Tract 2, with CO for 35' height, 1,000 trips per day, 50% building coverage, 60% impervious cover, uses limited to bed and breakfast. RC to define the types of gatherings that would occur; r-o-w on Old San Antonio Road	Approved GR-MU-H-CO for Tract 1; GR-MU-CO for Tract 2, with CO and RC as Commission recommended, with additional permitted uses of indoor and outdoor entertainment, and restaurants except t(11/29/01).
C14-00-2031 – Stablewood Apartments – Old San Antonio Road	I-RR to MF-2	To Grant MF-2-CO w/CO prohibiting access to Old San Antonio Road, 15' wide vegetative buffer adjoining SF-2 zoned property, and 2,000 trips per day	Approved MF-2-CO as PC recommended (8-17-00).

C7/6

RELATED CASES:

The subject property was annexed into the City limits on December 31, 1997 and assigned I-RR district zoning. On August 17, 2000, the property was zoned MF-2-CO with the Conditional Overlay prohibiting vehicular access to Old San Antonio Road (and requiring that access shall be from adjacent public streets or through adjacent property), establishing a 15-foot wide vegetative buffer where adjacent to SF-2 zoning, and limiting trips to 2,000 vehicles per day (C14-00-2031).

As shown in Exhibit C, the subject property as well as adjacent surrounding properties were originally part of a 397.46 acre preliminary plan known as the Stablewood at Slaughter Creek Preliminary Plan Revision #1, approved on August 31, 1999 (C8-95-0211.02). The plan included a mix of retail, office/commercial, single family residences, recreation center and open space uses. The portion covering this property provided for 80 single family – standard lot residential lots. The Preliminary Plan included a loop road known as Stablewood Drive extending between the IH-35 frontage road and FM 1826 (in a similar configuration to that proposed with the subject application). This eastern portion of the Stablewood Preliminary Plan did not proceed to the final plat stage, and has expired.

There are no site plan applications on the property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Old San Antonio Road	56 feet	21.5 feet	Local	No	No	No

CITY COUNCIL DATE: November 4, 2010

ACTION: Approved a Postponement request by Staff to November 18, 2010 (7-0)

November 18, 2010

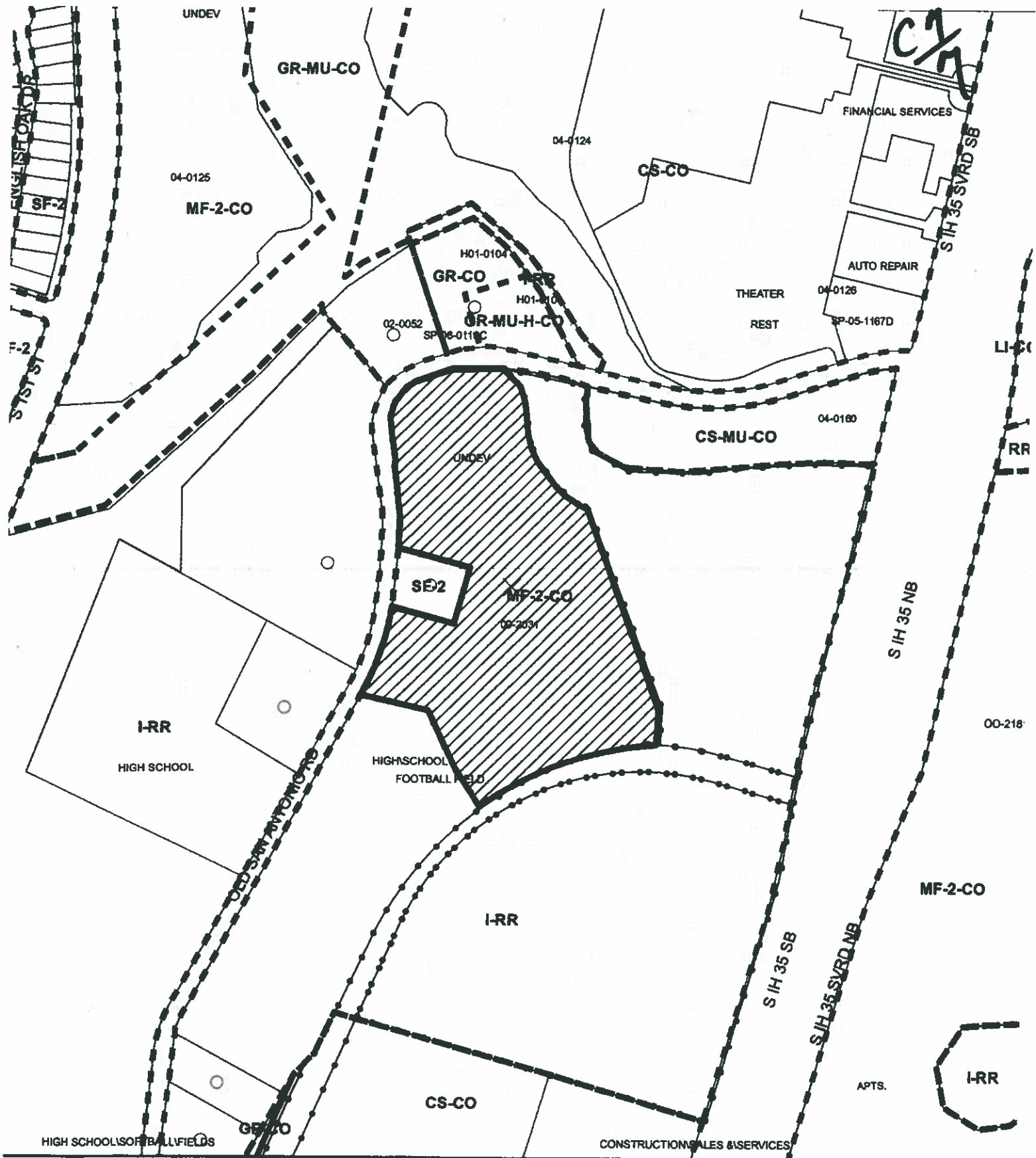
Approved an Indefinite Postponement request by the Applicant (7-0).

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719



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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2010-0111

LOCATION: 10301 OLD SAN ANTONIO RD

SUBJECT AREA: 18.198 ACRES

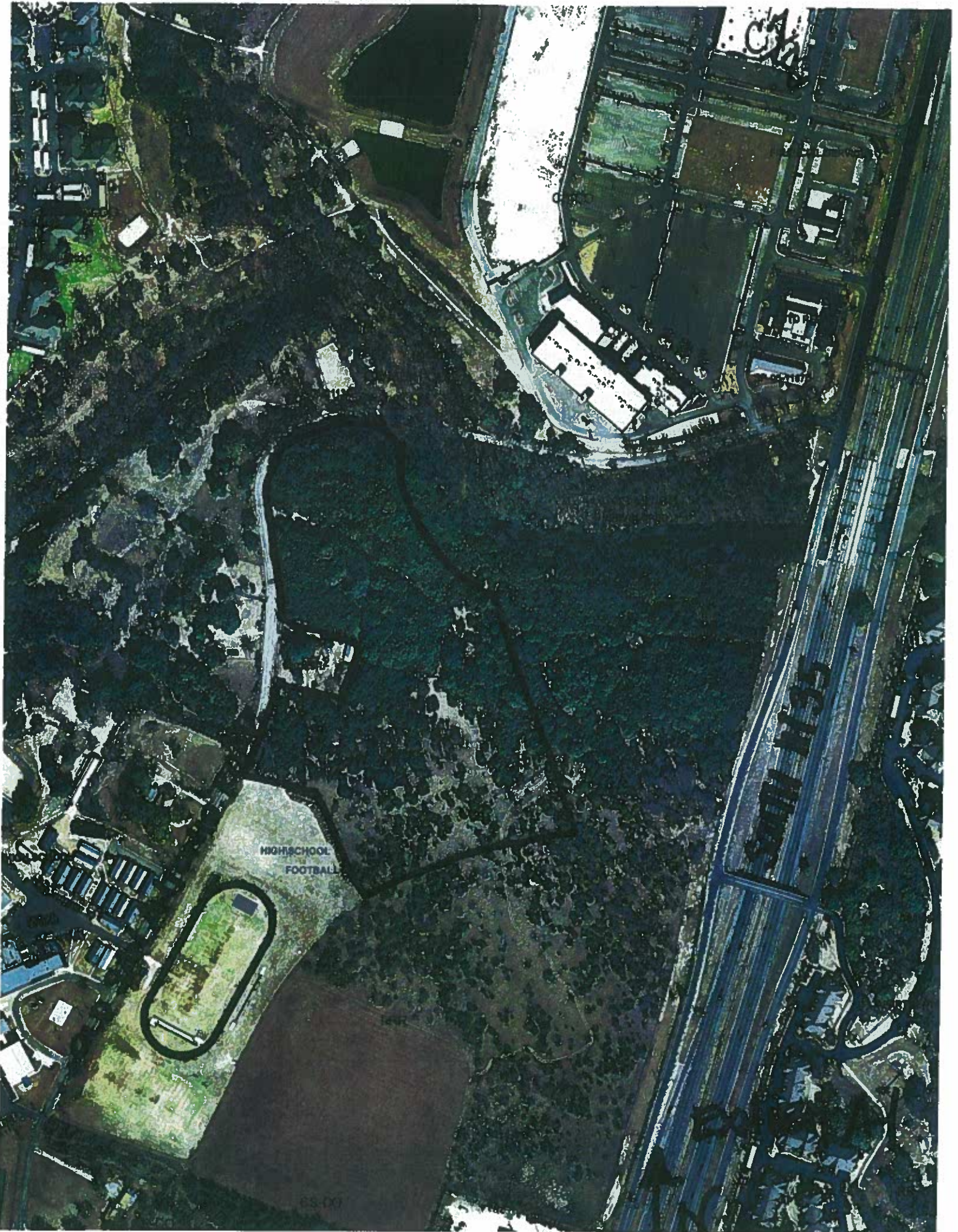
GRID: F 12

MANAGER: WENDY RHOADES



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

1" = 400'



ORDINANCE NO. 000817-77

C7/a

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

AN 18.198 ACRE TRACT OF LAND OUT OF THE STEPHEN F. SLAUGHTER LEAGUE SURVEY NO. 1 AND SANTIAGO DEL VALLE GRANT, FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO MULTI-FAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED ALONG OLD SAN ANTONIO ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1: The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to multi-family residence low density-conditional overlay (MF-2-CO) combining district on the property described in File C14-00-2031, as follows:

An 18.198 acre tract of land out of the Stephen F. Slaughter League Survey No. 1 and Santiago del Valle Grant, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as the property located along Old San Antonio Road, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. There shall be no vehicular access from the Property to Old San Antonio Road. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
2. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

EXHIBIT B

CY/10

3. A 15-foot wide vegetative buffer shall be provided along the property lines that border the adjacent single family residence district. Improvements permitted on the vegetative buffer zone shall be limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multi-family residence low density (MF-2) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on August 28, 2000.

PASSED AND APPROVED

August 17, 2000

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§
§

Kirk Watson

Kirk Watson
Mayor

APPROVED:

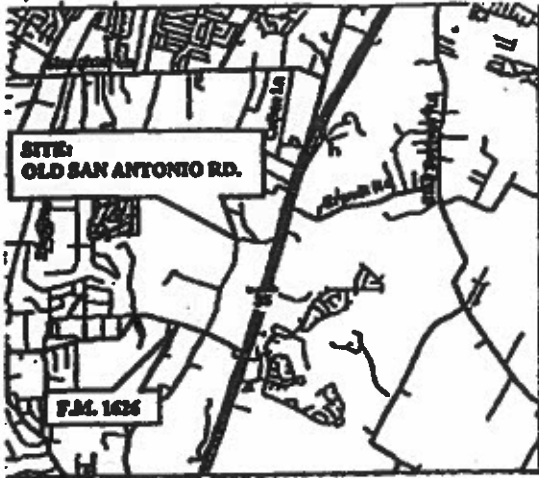
Andrew Martin

Andrew Martin
City Attorney

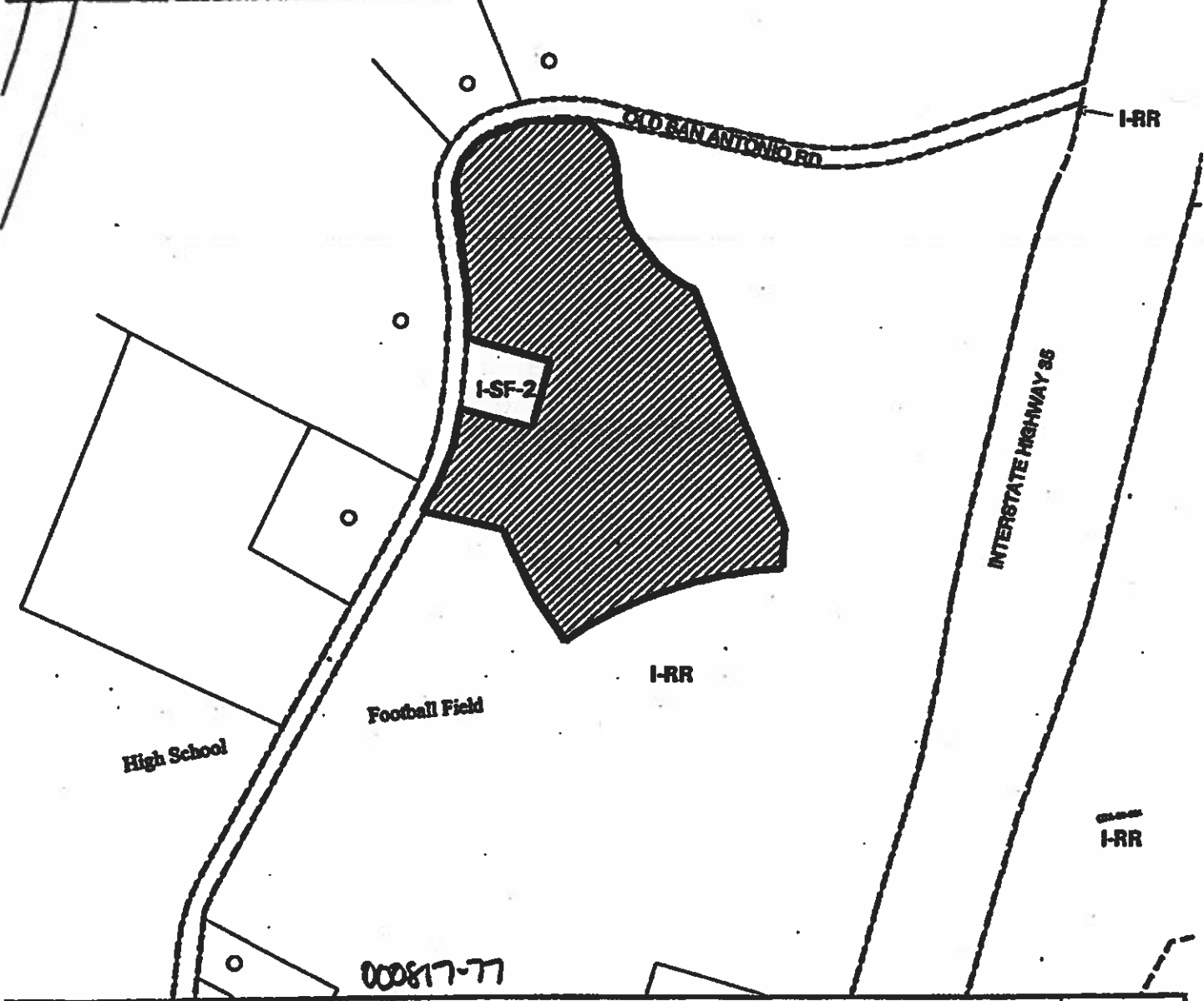
ATTEST:

Shirley A. Brown

Shirley A. Brown
City Clerk



Handwritten: C7/11



	SUBJECT TRACT		ZONING EXHIBIT B	CITY GRID REFERENCE NUMBER F12
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: JARRIAGA			
CASE #: C14-00-2031 ADDRESS: OLD SAN ANTONIO RD. <small>DATE: 00-02</small>				



STREET DESIGN TABLE

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STABLEWOOD
AT SLAUGHTER CREEK
PRELIMINARY PLAN
C8-95-0211.02
REVISION No. 1

LAND USE SUMMARY

SINGLE FAMILY	1642 AC.
TRAILER PARK	(504 AC.)
TOTAL LAND	(1046 AC.)
COMMERCIAL	(30.36 AC.)
OPEN SPACE	1.00 AC.
RETAIL	9.57 AC.
REC CENTER	2.70 AC.
GERMELI /	34.81 AC.
W.P.P./P.U.E.	
TOTAL ACREAGE -	972.46 AC.
TOTAL NO. OF UNITS	214

LAND USE SUMMARY		LAND USE SUMMARY	
TRADITIONAL LOT	SMALL LOT	TRADITIONAL LOT	SMALL LOT
SINGLE FAMILY	125 AC.	SINGLE FAMILY	29.36 AC.
	699.43		79.64
CONVERTIBLE/SEMI-DETACHED	36 AC.	ROADS	7.81 AC.
	36 AC.		
TOTAL	161 AC.	TOTAL	37.17 AC.

[illegible]

1990-1991		1991-1992		1992-1993		1993-1994		1994-1995		1995-1996		1996-1997		1997-1998		1998-1999		1999-2000		2000-2001		2001-2002		2002-2003		2003-2004		2004-2005		2005-2006		2006-2007		2007-2008		2008-2009		2009-2010		2010-2011		2011-2012		2012-2013		2013-2014		2014-2015		2015-2016		2016-2017		2017-2018		2018-2019		2019-2020		2020-2021		2021-2022		2022-2023		2023-2024		2024-2025		2025-2026		2026-2027		2027-2028		2028-2029		2029-2030		2030-2031		2031-2032		2032-2033		2033-2034		2034-2035		2035-2036		2036-2037		2037-2038		2038-2039		2039-2040		2040-2041		2041-2042		2042-2043		2043-2044		2044-2045		2045-2046		2046-2047		2047-2048		2048-2049		2049-2050		2050-2051		2051-2052		2052-2053		2053-2054		2054-2055		2055-2056		2056-2057		2057-2058		2058-2059		2059-2060		2060-2061		2061-2062		2062-2063		2063-2064		2064-2065		2065-2066		2066-2067		2067-2068		2068-2069		2069-2070		2070-2071		2071-2072		2072-2073		2073-2074		2074-2075		2075-2076		2076-2077		2077-2078		2078-2079		2079-2080		2080-2081		2081-2082		2082-2083		2083-2084		2084-2085		2085-2086		2086-2087		2087-2088		2088-2089		2089-2090		2090-2091		2091-2092		2092-2093		2093-2094		2094-2095		2095-2096		2096-2097		2097-2098		2098-2099		2099-2100		2100-2101		2101-2102		2102-2103		2103-2104		2104-2105		2105-2106		2106-2107		2107-2108		2108-2109		2109-2110		2110-2111		2111-2112		2112-2113		2113-2114		2114-2115		2115-2116		2116-2117		2117-2118		2118-2119		2119-2120		2120-2121		2121-2122		2122-2123		2123-2124		2124-2125		2125-2126		2126-2127		2127-2128		2128-2129		2129-2130		2130-2131		2131-2132		2132-2133		2133-2134		2134-2135		2135-2136		2136-2137		2137-2138		2138-2139		2139-2140		2140-2141		2141-2142		2142-2143		2143-2144		2144-2145		2145-2146		2146-2147		2147-2148		2148-2149		2149-2150		2150-2151		2151-2152		2152-2153		2153-2154		2154-2155		2155-2156		2156-2157		2157-2158		2158-2159		2159-2160		2160-2161		2161-2162		2162-2163		2163-2164		2164-2165		2165-2166		2166-2167		2167-2168		2168-2169		2169-2170		2170-2171		2171-2172		2172-2173		2173-2174		2174-2175		2175-2176		2176-2177		2177-2178		2178-2179		2179-2180		2180-2181		2181-2182		2182-2183		2183-2184		2184-2185		2185-2186		2186-2187		2187-2188		2188-2189		2189-2190		2190-2191		2191-2192		2192-2193		2193-2194		2194-2195		2195-2196		2196-2197		2197-2198		2198-2199		2199-2200		2200-2201		2201-2202		2202-2203		2203-2204		2204-2205		2205-2206		2206-2207		2207-2208		2208-2209		2209-2210		2210-2211		2211-2212		2212-2213		2213-2214		2214-2215		2215-2216		2216-2217		2217-2218		2218-2219		2219-2220		2220-2221		2221-2222		2222-2223		2223-2224		2224-2225		2225-2226		2226-2227		2227-2228		2228-2229		2229-2230		2230-2231		2231-2232		2232-2233		2233-2234		2234-2235		2235-2236		2236-2237		2237-2238		2238-2239		2239-2240		2240-2241		2241-2242		2242-2243		2243-2244		2244-2245		2245-2246		2246-2247		2247-2248		2248-2249		2249-2250		2250-2251		2251-2252		2252-2253		2253-2254		2254-2255		2255-2256		2256-2257		2257-2258		2258-2259		2259-2260		2260-2261		2261-2262		2262-2263		2263-2264		2264-2265		2265-2266		2266-2267		2267-2268		2268-2269		2269-2270		2270-2271		2271-2272		2272-2273		2273-2274		2274-2275		2275-2276		2276-2277		2277-2278		2278-2279		2279-2280		2280-2281		2281-2282		2282-2283		2283-2284		2284-2285		2285-2286		2286-2287		2287-2288		2288-2289		2289-2290		2290-2291		2291-2292		2292-2293		2293-2294		2294-2295		2295-2296		2296-2297		2297-2298		2298-2299		2299-2300		2300-2301		2301-2302		2302-2303		2303-2304		2304-2305		2305-2306		2306-2307		2307-2308		2308-2309		2309-2310		2310-2311		2311-2312		2312-2313		2313-2314		2314-2315		2315-2316		2316-2317		2317-2318		2318-2319		2319-2320		2320-2321		2321-2322		2322-2323		2323-2324		2324-2325		2325-2326		2326-2327		2327-2328		2328-2329		2329-2330		2330-2331		2331-2332		2332-2333		2333-2334		2334-2335		2335-2336		2336-2337		2337-2338		2338-2339		2339-2340		2340-2341		2341-2342		2342-2343		2343-2344		2344-2345		2345-2346		2346-2347		2347-2348		2348-2349		2349-2350		2350-2351		2351-2352		2352-2353		2353-2354		2354-2355		2355-2356		2356-2357		2357-2358		2358-2359		2359-2360		2360-2361		2361-2362		2362-2363		2363-2364		2364-2365		2365-2366		2366-2367		2367-2368		2368-2369		2369-2370		2370-2371		2371-2372		2372-2373		2373-2374		2374-2375		2375-2376		2376-2377		2377-2378		2378-2379		2379-2380		2380-2381		2381-2382		2382-2383		2383-2384		2384-2385		2385-2386		2386-2387		2387-2388		2388-2389		2389-2390		2390-2391		2391-2392		2392-2393		2393-2394		2394-2395		2395-2396		2396-2397		2397-2398		2398-2399		2399-2400		2400-2401		2401-2402		2402-2403		2403-2404		2404-2405		2405-2406		2406-2407		2407-2408		2408-2409		2409-2410		2410-2411		2411-2412		2412-2413		2413-2414		2414-2415		2415-2416		2416-2417		2417-2418		2418-2419		2419-2420		2420-2421		2421-2422		2422-2423		2423-2424		2424-2425		2425-2426		2426-2427		2427-2428		2428-2429		2429-2430		2430-2431		2431-2432		2432-2433		2433-2434		2434-2435		2435-2436		2436-2437		2437-2438		2438-2439		2439-2440		2440-2441		2441-2442		2442-2443		2443-2444		2444-2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LAND USE CALCULATIONS

Category	Area (sq. ft.)	Volume (cu. ft.)	Weight (tons)
Asphalt	1,000	10,000	1,000
Concrete	2,000	20,000	2,000
Gravel	3,000	30,000	3,000
Soil	4,000	40,000	4,000
Wood	5,000	50,000	5,000
Brick	6,000	60,000	6,000
Steel	7,000	70,000	7,000
Aluminum	8,000	80,000	8,000
Plastic	9,000	90,000	9,000
Glass	10,000	100,000	10,000
Paper	11,000	110,000	11,000
Food	12,000	120,000	12,000
Textiles	13,000	130,000	13,000
Chemicals	14,000	140,000	14,000
Metals	15,000	150,000	15,000
Other	16,000	160,000	16,000
Total	100,000	1,000,000	100,000



6-23-9
Piscataway
bottoms)

$$C_{1/2}$$

PRELIMINARY PLAN

C¹/₁₃

REASONING
AREA

SCHOOL SITE
(IN LANE A FT OF THE
PARKWAY RAMP)

REVISED AREA

NOTICE: TO FILE OR BE RECALLED ACCORDING TO ALL RIGHTS RESERVED AT THE OFFICIAL PLACE

For Removal Only



LEGEND
Legend Area
Legend

Existence

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to deny the Applicant's request to remove the Conditional Overlay that prohibits access to Old San Antonio Road.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The multi-family residence low density (MF-2) district is intended to accommodate multifamily use with a maximum density of 23 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near single family neighborhoods or in an area for which low density multifamily use is desired.

- 2. Zoning changes should promote compatibility with adjacent and nearby uses.*

The Staff has concerns about multifamily residential development taking access to Old San Antonio Road which is a narrow, two-lane roadway and the nearby low water crossing which could create public safety issues in the event of an emergency, and therefore, recommends denial of the Applicant's request to remove the conditional overlay pertaining to vehicular access placed on the tract in 2000. The right-of-way will become available to the subject property, and if the subject tract develops before Double Creek Village, then the owner could build a driveway from the property to the southbound IH 35 service road.

EXISTING CONDITIONS**Site Characteristics**

The site is undeveloped, significantly treed and slopes gently towards Slaughter Creek, to the north. Based on information shown on the expired Preliminary Plan, the 100-year flood plain generally forms the northwest property line along Old San Antonio Road.

Impervious Cover

Within the Slaughter Creek watershed, the maximum impervious cover allowed by the MF-2 zoning district would be 60%, which is based on the more restrictive watershed regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Slaughter Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed 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%

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.

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.

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.

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.

Transportation

This property has been previously zoned MF-2 with the zoning case #C14-00-2031. The property was subject to the following condition, "There shall be no vehicular access from the Property to Old San Antonio Road. All vehicular access to the Property shall be from adjacent public streets or through adjacent property." Staff had recommended prohibiting access to site from Old San Antonio Road due to its sub-standard condition and flooding hazard.

Staff recommends that the applicant work with the adjacent property owners to the east of this property to take access from future "Stablewood Drive".

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be

limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

Site Plan and Compatibility Standards

The site is subject to compatibility standards. Along the west and east property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

Any new development is subject to Subchapter E. Design Standards and Mixed Use.

Additional comments will be made when the site plan is submitted.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0111

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Oct. 5, 2010, Zoning & Planning Commission

Nov. 4, 2010, City Council

Rick Sheldon, Managing Partner
Your Name (please print) of Sheldon Stabwood & Associates

☒ I am in favor
☐ I object

We are the Applicant

Your address(es) affected by this application 10301 Old San Antonio Rd.

9-30-10

Date

Signature

Daytime Telephone: 210-490-2500

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

C14-2010-0111

C9
18**Rhoades, Wendy**

From: A. Ron Thrower [mailto:ron@throwerdesign.com]
Sent: Monday, November 01, 2010 10:45 AM
To: bbaker5@austin.rr.com; Gregory Bourgeois; trabago@austin.rr.com; Sandra Baldrige; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Rhoades, Wendy
Subject: Items 2 & 3

Commissioners,

I am representing the landowners of the property covered under Item 3 – 10301 Old San Antonio Road. The current ordinance for this property entail a restriction to prohibit access to OSR and all access must be through abutting property. Essentially, the property is landlocked. We had tried to work with the adjoining property owner which had filed the case for Item # 2 – Double Creek Village. The Double Creek property owner was not willing to dedicate right-of-way at the time of their rezoning so that my client could have a legal point to construct access. This is what necessitated the filing of the rezoning on my client's property to address access. Since we filed the case, the Double Creek owners have agreed to dedicate right-of-way with the Double Creek Zoning case which provides us with the legal point of access.

As such, my request is that the dedication of right-of-way for the Double Creek Village zoning case, be specifically read into the record. Provided that this is performed, then we will request an indefinite postponement to the 10301 Old San Antonio Road zoning case and not sign in opposition to the Double Creek Village zoning case and not have it pulled for discussion.

Ron Thrower

Thrower Design

P.O. Box 41957

Austin, Texas 78704

512/476-4456