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ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0038 (Dilley 2.5)

Z.A.P. DATE: April 16, 2013

ADDRESS: 10811 D-K Ranch Road

OWNER/APPLICANT: Dilley Investment, LLC (Nash Mahesania)

AGENT: Jim Bennett Consulting (Jim Bennett)

ZONING FROM: I-SF-2

TO: SF-2

AREA: 2.50 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-2, Single-Family Residence-Standard Lot District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. The applicant is requesting to zone this site to SF-2, the Single-Family Residence-Standard Lot District, to develop the property with single-family residences.

The staff recommends SF-2 zoning for the property in question because the proposed zoning is consistent with existing SF-2 zoning to the east along Yaupon Drive, the southwest fronting D-K Ranch Road, and the west fronting Yucca Drive. There are existing single-family homes surrounding this property to the north, south, east and west. The property meets the intent of the Single-Family Residence-Standard Lot District as it has moderate sized lots that will allow for new development of single-family housing on lots that are 5,750 square feet or more.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-RR	Single-Family Residences
<i>South</i>	I-RR	Single-Family Residences
<i>East</i>	SF-2	Single-Family Residences
<i>West</i>	DR, SF-2	Single-Family Residences

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

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NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Monorail Project
 Beyond2ndNature
 Bike Austin
 Canyon Mesa Homeowners Association
 Great Hills Reserve
 Homeless Neighborhood Association
 North Oaks Neighborhood Association
 Laurel Oaks Neighborhood Association
 Long Canyon Homeowners Association
 Sierra Club, Austin Regional Group
 SELTEXAS
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.

SCHOOLS:

Laurel Mountain Elementary School
 North Oaks Elementary School
 Canyon Vista Middle School
 McNeil High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0007 (DK Ranch Project: 10711 D-K Ranch Road)	I-RR to SF-2	2/21/12: Approved staff recommendation for SF-2 zoning on consent (6-0, G. Bourgeois-absent); S. Baldrige-1 st , G. Rojas-2 nd .	3/22/12 : Approved SF-2 zoning on consent on all 3 readings (6-0, L. Morrison- absent); B. Spelman-1 st , M. Martinez-2 nd .
C14-2007-0015 (Reserve at Westhill Estates: 7902 Texas Plume)	DR to SF-2* * On April 25, 2007, the applicant amended his request to SF-1 zoning after discussing the case with surrounding neighbors and determining that the minimum lot size that he proposes to develop on the site is 10,000 square feet or more.	5/01/07: Approved SF-1-CO zoning with a limit of twelve residential units (7-0, J. Martinez-absent, T. Rabago-left early); J. Pinnelli-1 st , K. Jackson-2 nd .	6/07/07: Approved SF-1-CO zoning, limiting the development to twelve (12) units per acre (7-0, McCracken-1 st , Cole-2 nd); all 3 readings

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C14-99-0127 (Bruce A. rice and Donna M. Rice Property: 10100-10110 D-K Ranch Road)	DR to SF-1	8/10/99: Approved SF-1-CO zoning, limited to 15 units (7-0)	9/09/99: Approved SF-1-CO zoning, with conditions (7-0); all 3 readings
C14-94-0070 (DJennas Zoning Change: 10304 D-K Ranch Road)	DR to SF-2	7/12/94: Approved staff rec. of SF-2 zoning (8-0)	7/28/94: Approved SF-2 zoning (7-0); all 3 readings
C14-92-0032 (Westhill Estates Section II: 7806 Texas Plume Road at Cassia Drive)	DR to SF-2	4/28/92: Approved SF-2 zoning	5/07/92: Approved SF2 zoning on all 3 readings (7-0)
C14-91-0093 (Great Hills Section XXIV: Yaupon Trail at Fireoak Drive)	DR to SF-2	?	1/09/92: Approved SF-2 zoning; all 3 readings
C14-89-0034 (7700 T-Bar: 7700 T-Bar Trail and 10603-10905 D-K Ranch Road)	DR to RR	?	7/27/89" Approved RR zoning; all 3 readings

RELATED CASES: C7A-09-005 (Northwest Hills Annexation
C7A-89-002 (Dis-Annexation)
C7A-84-071 (NW Upper Bull Creek Limited Purpose Annexation)

ABUTING STREETS:

<u>Name</u>	<u>ROW</u>	<u>Pavement</u>	<u>Classification</u>	<u>ADT</u>
D-K Ranch Rd.	70'	24'	Residential Collector	752

CITY COUNCIL DATE: May 9, 2013

ACTION:

ORDINANCE READINGS: 1st

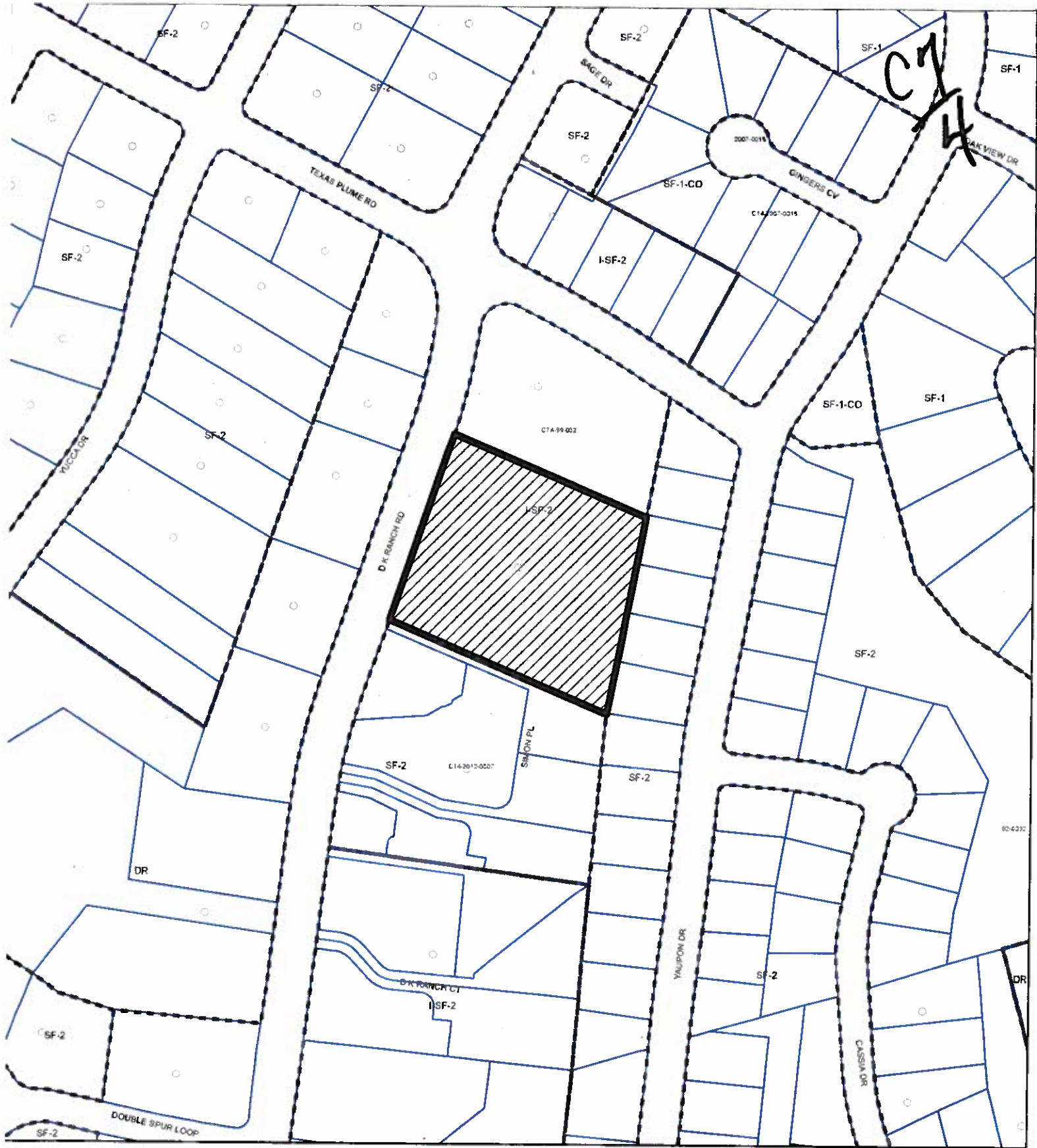
2nd

3rd


ORDINANCE NUMBER:


CASE MANAGER: Sherri Sirwaitis


PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us




C14-2013-0038




SUBJECT TRACT


PENDING CASE


ZONING BOUNDARY

ZONING

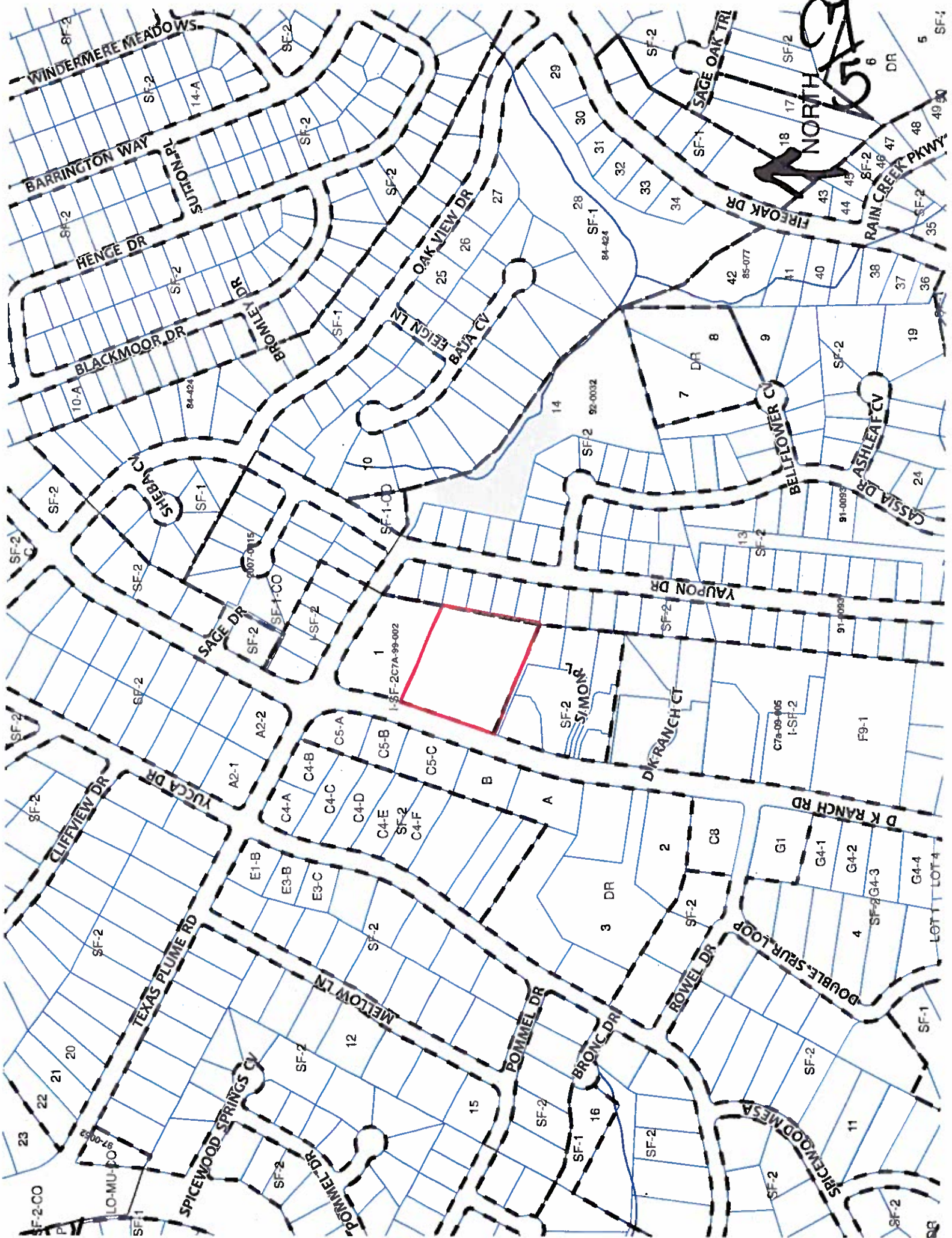
ZONING CASE#: C14-2013-0038

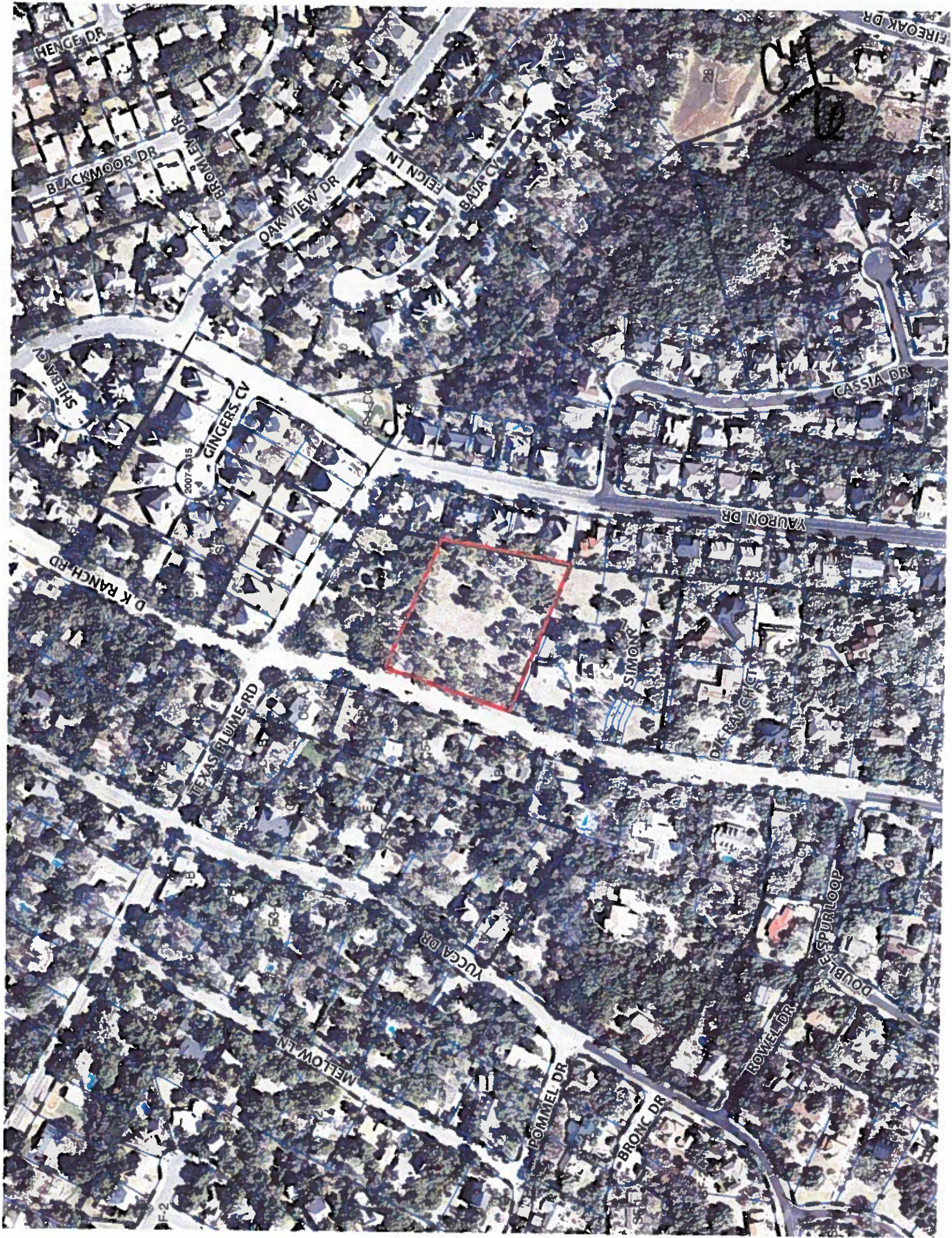
1" = 200'

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STAFF RECOMMENDATION

The staff's recommendation is to grant SF-2, Single-Family Residence-Standard Lot District, zoning.

BASIS FOR RECOMMENDATION

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

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning is consistent with existing SF-2 zoning to the east along Yaupon Drive, the southwest fronting D-K Ranch Road, and the west fronting Yucca Drive. There are existing single-family homes surrounding this property to the north, south, east and west.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently undeveloped and has moderate tree coverage.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

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>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Note: The most restrictive impervious cover limit applies.

Comprehensive Planning

I-SF-2 to SF-2
C14-2013-0038

This zoning case is located on the east side of DK Ranch Road, is vacant, and is not located within the boundaries of a neighborhood planning area. The property is approximately 2.5 acres in size and

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the proposed use is single family. Surrounding land uses includes single family houses to the north, south, east and west.

The property is located within the boundaries of the Barton Creek Contributing Zone, as identified on the Imagine Austin's Growth Concept Map, found in the Image Austin Comprehensive Plan. However, the overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Page 107 of the IACP states, *"While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city."*

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion of a variety of housing types and the protection of environmentally sensitive areas:

- **LUT P22** Protect Austin's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the property being surrounded by residential uses, and the Growth Concept Map and the IACP policies referenced above that supports a variety of housing types throughout Austin, staff believes that the proposed residential use is consistent with the Imagine Austin Comprehensive Plan as long as environmental ordinances are considered and enforced.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps there is no flood plain in or within close proximity of the project location.

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

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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 providing structural 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 preexisting approvals which would preempt current water quality or Code requirements.

Site Plan

No comments received.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

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

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].

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
DK Ranch	70	24	Local	No	No	No

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans 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.