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ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0097

Z.A.P. DATE: September 3, 2013

ADDRESS: 11300 Spicewood Parkway

OWNER/APPLICANT: Balcones Country Club Membership Association (David Dew)

AGENT: Hutson Land Planners (Duane Hutson)

ZONING FROM: RR

TO: SF-1

AREA: 0.9868 acres (42,985 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-1, Single Family-Large Lot District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently an undeveloped parcel of land. The applicant is requesting a rezoning from RR to SF-1 to construct a single family residence on the property. The staff recommends the applicant's request for SF-1 zoning because the property fronts meets the intent of the SF-1 district and fronts onto a residential collector street, Spicewood Parkway. The site is located adjacent to existing SF-1 zoning and single family residential uses to the north, south and east.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Undeveloped
<i>North</i>	SF-1	Single-Family Residence
<i>South</i>	SF-1	Single-Family Residence
<i>East</i>	SF-1	Single-Family Residence
<i>West</i>	RR	Golf Course

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Monorail Project
- Balcones Village-Spicewood Home Owners Association
- Bike Austin

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Bull Creek Foundation
 Homeless Neighborhood Association
 Long Canyon Homeowners Association
 Long Canyon Phase II & III Homeowner Association Inc.
 SELTEXAS
 Sierra Club, Austin Regional Group
 Spicewood Springs Road Tunnel Coalition
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0179 (Spring Lake Subdivision: 9009 Spring Lake Drive)	RR to SF-1	11/15/05: Approved SF-1-CO zoning limited to two residential units (7-0, J. Gohil, J. Martinez-absent); M. Hawthorne-1 st , T. Rabago-2 nd .	8/24/06: Approved SF-1-CO zoning with the changes and direction to staff (7-0); Council Member Kim-1st, Mayor Pro Tem Dunkerley-2nd. The changes were: limit the buildings on the property to a single residence, provide a 50-foot setback from the wetland area, reduce the size of the original zoning request to 0.36 acres, limit the impervious cover on the property to 2,500 square feet, limit the building coverage to 1500 square feet, allow for only one tree to be removed, and require a pier and beam construction instead of a slab on grade. 12/14/06: Approved SF-1-CO with conditions (6-0); 2 nd /3 rd readings
C14-98-0011 (Hidden Forest: 9907 Anderson Mill Road)	DR to SF-1	3/03/98: Approved SF-1 on consent (7-0)	3/26/98: Approved PC re. of SF-1 (6-0); all 3 readings

RELATED CASES: C7L-98-007 (Annexation – December 21, 1998)

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Spicewood Parkway	60	35	Collector	No	No	No

CITY COUNCIL DATE: September 26, 2013

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

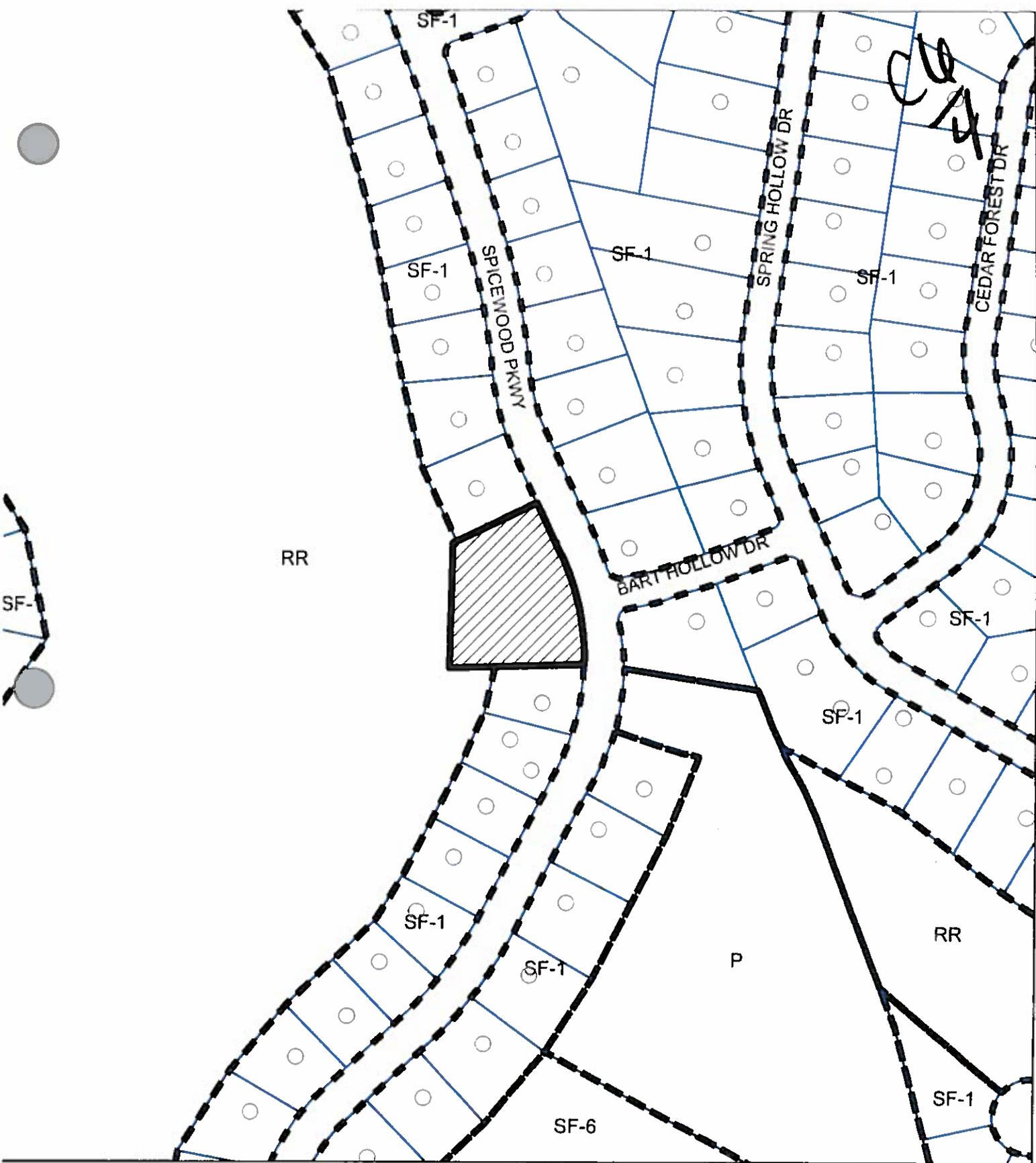
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ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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





C14-2013-0097



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2013-0097

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.









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STAFF RECOMMENDATION

The staff's recommendation is to grant SF-1, Single Family-Large Lot District, zoning.

BASIS FOR RECOMMENDATION

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

Single-family residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

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

The proposed zoning promotes consistency and orderly planning because there are existing single family residential uses to the north, south and east of this site. The property in question is located adjacent to SF-1 zoning and fronts onto a local collector street, Spicewood Parkway.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently undeveloped. There are single-family residential homes developed to the north, east and south. The property to the west is part of the golf course for Balcones Country Club.

Comprehensive Planning

RR to SF-1 (Single Family Large Lot)

This zoning case is located on a .98 acre vacant lot on the west side of Spicewood Parkway and is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a golf course to the west, and single family houses to the north, south and east. The developer wants to build a single family house on the property.

Imagine Austin

The site is located over the Edwards Aquifer Recharge Zone, as identified on the Imagine Austin's Environmental Resources Map, found in the Image Austin Comprehensive Plan (IACP). An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and "contribute" water to the aquifer.

The overall goal of the 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

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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. The Growth Concept Map not only guides where Austin may accommodate new residents and jobs but also reflects the community intent to direct growth away from environmentally sensitive areas including, but not limited to, the recharge and contributing zones of the Barton Springs segment of the Edwards Aquifer, and to protect the character of neighborhoods by directing growth to areas identified by small area plans.”

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 building over environmentally sensitive lands:

- **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.
- **CE P2.** Conserve Austin’s natural resources systems by limiting development in sensitive environmental areas, including the Edwards Aquifer, its contributing and recharge zones, and endangered species habitat.
- **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.

Based on the property being located within the boundaries of an existing residential subdivisions, and the Imagine Austin 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 enforced over this environmentally sensitive area.

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 a flood plain 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%.

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

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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.

Impervious Cover

The maximum impervious cover allowed by the SF-1 zoning district would be 40%. However, because the Watershed impervious cover is more restrictive than the GR 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.

Site Plan

No site plan required.

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].

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Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Spicewood Parkway	60	35	Collector	No	No	No

Water and Wastewater

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 land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

Sirwaitis, Sherri

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Subject: FW: ZAP Cases September 3, 2013

-----Original Message-----

From: Skip Cameron [REDACTED]
Sent: Tuesday, August 27, 2013 5:30 PM
To: Meeker, Jason - BC; Seeger, Patricia - BC; McDaniel, Rahm - BC; Compton, Sean - BC; Banks, Cynthia - BC; Rojas, Gabriel - BC; Baker, Betty - BC; Hoelter, Nikki; Crow, Ross; Ferri, Jennifer
Cc: Li, Victoria J; Guernsey, Greg
Subject: ZAP Cases September 3, 2013

Regarding these 3 cases:

2013-080209 ZC C14-2013-0096
The applicant is proposing to rezone property from RR to SF-1.
11512 Spicewood Parkway

2013-080220 ZC C14-2013-0097
The applicant is proposing to rezone property from RR to SF-1.
11300 Spicewood Parkway

2013-080191 ZC C14-2013-0095
The applicant is proposing to rezone property from RR and I-SF-2 to SF-1.
9405 Fourteen Tee Drive

Preserving the vitality of critical environmental features in Bull Creek watershed neighborhoods is critical. Bull Creek is the only Edwards Aquifer spring fed creek that supplies part of our drinking water.

There will be adverse environmental impact to the immediate area and to Bull Creek Watershed. These tracts were specifically and conscientiously preserved for drainage, spring protection, wildlife habitat and wildlife passage. These tracts were set aside when the Balcones Country Club was developed, and Deed Restrictions indicate that these tracts can only be used for recreational and golf course uses only. There is no condition imaginable where anything other than RR zoning is appropriate.

Please deny the zoning change on these 3 cases and reaffirm the long standing and correct zoning of RR.

Thank you,

Skip Cameron, President
Bull Creek Foundation
8711 Bluegrass Dr.
Austin, TX 78759
(512) 794-0531

Sirwaitis, Sherri

From: Dave Roon [REDACTED]
Sent: Wednesday, August 28, 2013 4:59 PM
To: Sirwaitis, Sherri
Subject: Case Number C14-2013-0097

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August 28, 2013

Sherri Sirwaitis

Planning and Development Dept

City of Austin, Texas

Dear Ms. Sirwaitis,

This correspondence is to show support for Case Number C14-2013-0097 regarding a proposed zoning change for a property at 11300 Spicewood Parkway, Austin, TX 78750.

We live at 11202 Spicewood Parkway, Austin, TX 78750. We are members of the Club and the Home Owners Association in our community.

We understand the ownership of the land in question and completely support the efforts of Balcones Country Club Membership Association in their attempts to keep the Country Club a viable entity.

Please feel free to contact us with any questions.

David and Laurie Roon

512 331-9812



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August 29, 2013

Sherrl Sirwaitls
Planning & Development Dept
City of Austin, Texas

Dear Ms. Sirwaitls,

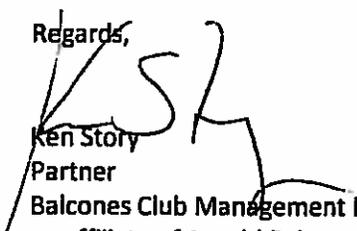
This correspondence is being sent in connection with the following rezoning cases in the Balcones/Spicewood neighborhood:

Number C14-2013-0097 for property at 11300 Spicewood Parkway, Austin, TX 78750
Number C14-2013-0096 for property at 11512 Spicewood Parkway, Austin, TX 78750
Number C14-2013-0098 for property at 9900 Mandeville Circle, Austin, TX 78750
Number C14-2013-0095 for property at 9405 Fourteen Tee Drive, Austin, TX 78750

Balcones Club Management LP (Balcones Club) has entered into a 99 year lease with Balcones Country Club Membership Association (BCCMA), the owner of Balcones Country Club and the parcels subject to the action above. Balcones Club is responsible for the successful operations of the Country Club.

We agree to the removal of the parcels identified above from our lease upon their successful sale. The parcel sales will not impact operations at the Country Club and funds generated from these sales will be reinvested into the facility of the Country Club, which will in turn have a positive impact on the community.

Regards,


Ken Story
Partner
Balcones Club Management LP
an affiliate of Arnold Palmer Golf Management

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