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ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0040 (Hunt Tract) **Z.A.P. DATE:** May 6, 2014

ADDRESS: 4311 City Park Road

OWNER/APPLICANT: JN & H Associates, LLC (Neal Heffron)

AGENT: Land Answers, Inc. (Jim Wittliff)

ZONING FROM: DR **TO:** RR **AREA:** Tract 1: 2.38 acres
Tract 2: 7.2954 acres
Total: 9.6754 acres
(421,460.424 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant RR, Rural Residence District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question consists of a single family residence and undeveloped area. The applicant is requesting RR, Rural Residence District, zoning to develop additional single family residential houses on the site.

The staff recommends the applicant's request for RR zoning as the property meets the intent of the Rural Residence District as this is in an area for which rural characteristics are desired and where terrain or public service capacity requires low density development. The proposed zoning is consistent with development in this area as there are other properties in the immediate vicinity/to the west that are zoned for the same residential density.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	DR	Single-Family Residence with outbuildings
North	DR	Single-Family Residence
South	DR, P	Undeveloped
East	County	Undeveloped
West	P, RR	Fire Station (Travis County Fire Station No.7), Single-Family Residence

NEIGHBORHOOD PLAN: N/A **TIA:** Not Required

WATERSHED: Coldwater Creek and Turkey 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 Independent School District
Austin Monorail Project
Austin Neighborhood Association
Bike Austin
Glenlake Neighborhood Association
Homeless Neighborhood Association
Lake Austin Collective
Lake Austin Ranch
Leander ISD Population and Survey Analysts
Long Canyon Homeowners Association
Long Canyon Phase II & LLL Homeowners Association Inc.
SELTEXAS
Sierra Club, Austin Regional Group
Steiner Ranch Community Association
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin, Inc.
2222 Coalition of Neighborhood Associations, Inc.

SCHOOLS: Leander Independent School District

- River Place Elementary School
- Vandergrift High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0018 (Webb 3 Acre Tract: 4615-4623 City Park Road)	DR to SF-1	4/19/05: Approved staff's rec. of SF-1 zoning by consent (7-0)	5/12/05: Approved SF-1 zoning on all 3 readings (7-0)

RELATED CASES: N/A

ABUTTING STREETS:

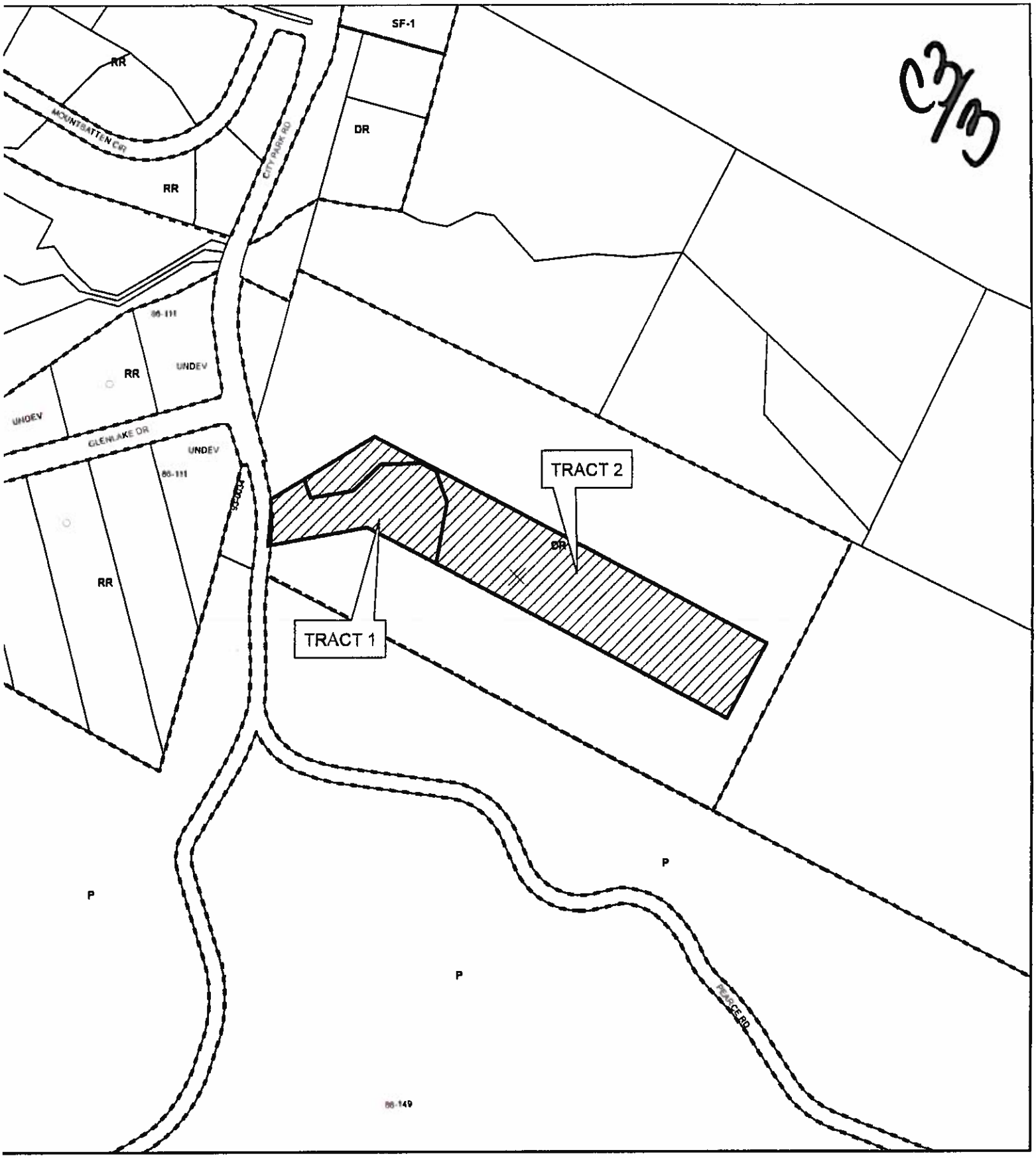
Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
City Park Road	50'	30'	City Collector	No	Yes	No

CITY COUNCIL DATE: June 12, 2014 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis **PHONE:** 974-3057, sherri.sirwaitis@ci.austin.tx.us



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING CASE

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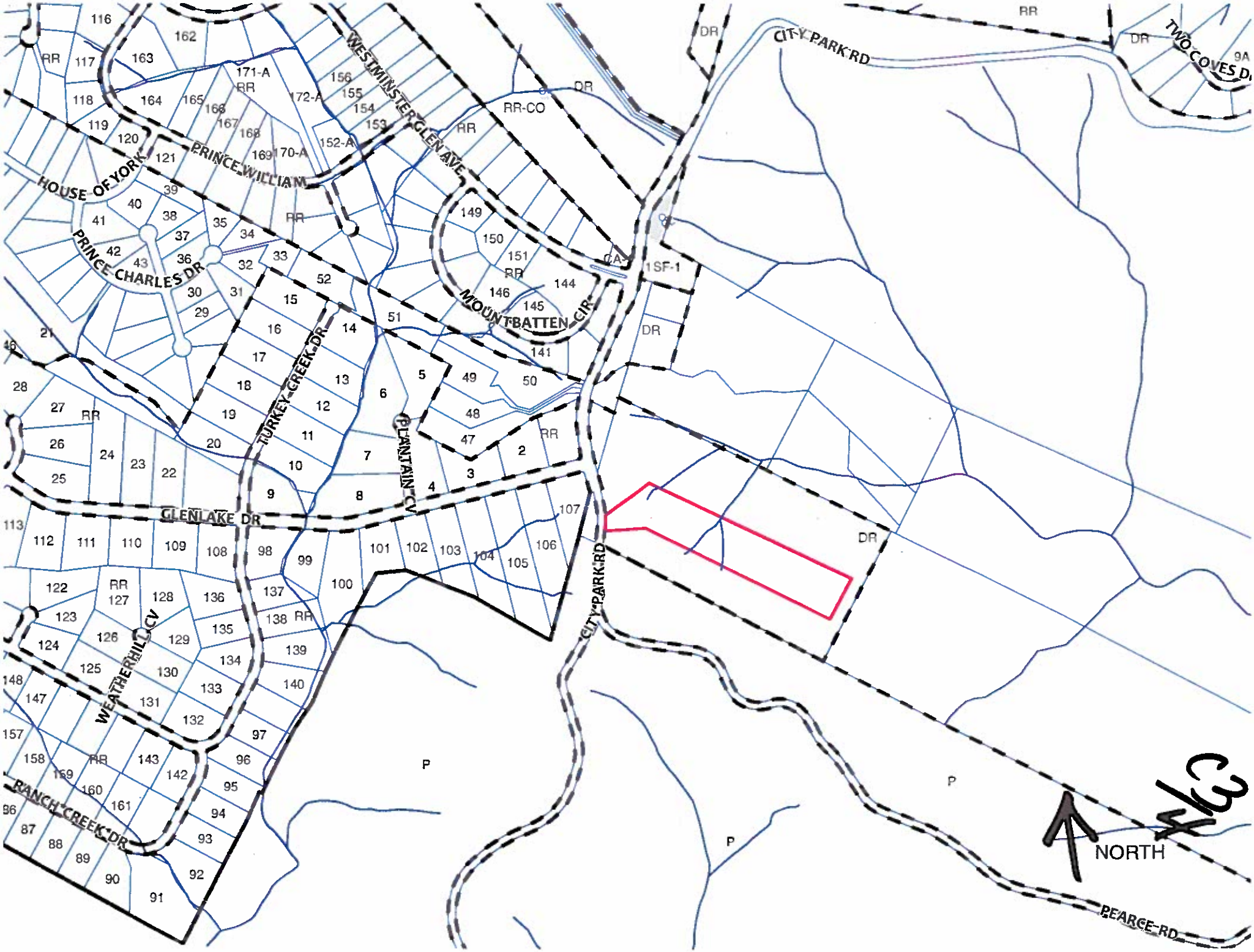
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.


WESTMINSTER GLEN AVE
CITY PARK RD
TWO COVES DR
PRINCE WILLIAM
HOUSE OF YORK
PRINCE CHARLES DR
MOUNTBATTEN CIR
TURKEY CREEK DR
PLANTAIN CV
GLENLAKE DR
WEATHERHILL CV
RANCH CREEK DR
PEARCE RD
NORTH
RR
DR
RR-CO
CA-1
1SF-1
P

CITY PARK RD
GLENLAKE DR
PEARCE RD
CITY PARK RD

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STAFF RECOMMENDATION

The staff's recommendation is to grant RR, Rural Residence District, zoning.

BASIS FOR RECOMMENDATION

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

   Rural residence (RR) district is the designation for a low density residential use on a lot that is a minimum of one acre. An RR district designation may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density.

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

   The proposed zoning is consistent with development in this area as there are other properties in the immediate vicinity (to the west) that are zoned for the same residential density.

EXISTING CONDITIONS

Site Characteristics

The site under consideration contains a single family residence and undeveloped area.

Comprehensive Planning

DR to RR

This zoning case is located on the east side of City Park Road, directly across from Glen Lake Road in north Austin. The property is approximately 10.1 acres in size and contains a single family house. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north and east, vacant land and a building to the south, and a single family house, vacant land and the Travis County Emergency Services Station to the west. There are a number of large lot residential estates located in this area of Austin. The proposal is to change the zone to a residential zoning designation.

Imagine Austin
The comparatively scale of this site is relative to other residential development in the area and falls below the scope of Imagine Austin; consequently, the plan is neutral on this proposed rezoning.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the RR zoning district would be 25%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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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

Note: The most restrictive impervious cover limit applies.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Coldwater Creek Watershed and the Turkey Creek Watershed of the Colorado River Basin, which are both classified as Water Supply Rural Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

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.

According to floodplain maps there is no floodplain within or adjacent to 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.

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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Site Plan

No comments.

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 stormwater runoff will be mitigated through on-site

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stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

Additional right-of-way will be required at the time of subdivision and/or site plan.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows: City Park Road (shared lane)

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	Classification	Sidewalks	Bike Route	Capital Metro
City Park Road	50'	30'	City Collector	No	Yes	No

Capital Metro bus service is not available within 1/4 mile of this property.

Water and Wastewater

No centralized water or wastewater is available to this tract.