

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2016-0127 – Harris Tract Rezoning

**Z.A.P. DATE:** January 3, 2017

**ADDRESS:** 1608 Barclay Drive

**DISTRICT AREA:** 8

**OWNER/APPLICANT:** Adam and Megan Harris

**AGENT:** Masterplan (Karen Wunsch)

**ZONING FROM:** Development Reserve (DR) **TO:** Single Family Residence Standard Lot (SF-2)  
**AREA:** 1.62 acres (70567 sq. ft.)

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends Single Family Residence Standard Lot (SF-2) district zoning.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

*JANUARY 3, 2017: RECOMMENDED SF-2 ON CONSENT. VOTE 9-0 [A. DENKLER, A. AGUIRRE 2<sup>ND</sup>, T. WEBER, S. LAVANI ABSENT]*

### **DEPARTMENT COMMENTS**

The subject property is an unplatted, 1.62 acre lot located adjacent to the Lost Creek, Barclay Heights and Woods at Westlake Subdivisions off of Capital of Texas Highway in West Austin. The property was annexed (full purpose) in 2001. It is currently developed with an empty two-story structure previously used as an office.

The surrounding area is developed with single family subdivisions to the north and east with SF-2 and SF-1 zoning. There is a range of lot sizes from 8500 square feet (Lost Creek) to 32000 square feet (Barclay Heights). To the south and west are Austin Water Utility property (water tower) and a telecommunications tower and the Barton Creek Greenbelt.

The applicant proposes to subdivide the tract into two “flag-lot” properties taking access to Barclay Drive via a shared driveway. This flag lot subdivision must meet code requirements and approval from the Zoning and Platting Commission.

The property sits at the top of a slope with approximately half in the Barton Creek watershed, the other is in the Eanes Creek watershed. Future development would be limited to 20% and 40% impervious cover respectively.

As the current pattern of zoning and use is primarily SF-2 and SF-1, the request for SF-2 district zoning is both consistent and compatible with adjacent properties.

**ISSUES:** Staff spoke with a neighbor who is concerned with lot size and potential property value reduction.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR	Vacant
<i>North</i>	I-SF-2 & SF-2-CO	Single Family
<i>South</i>	P-CO	Public –Water Utility
<i>East</i>	SF-2 & SF-2-CO	Single Family
<i>West</i>	DR & I-RR	Telecommunications (radio tower) & Greenbelt

**NEIGHBORHOOD PLANNING AREA:** N/A**TIA:** Not required.**WATERSHED:** Barton and Eanes Creek Watersheds**DESIRED DEVELOPMENT ZONE:** No**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

Barclay Homeowners Association  
 Lost Creek Neighborhood Association  
 Save Our Springs Alliance  
 Preservation Austin  
 Austin Neighborhoods Council  
 The Real Estate Council of Austin, Inc.  
 Austin Heritage Tree Foundation  
 Friends of Austin Neighborhoods  
 Sierra Club, Austin Regional Group  
 Woods of Westlake Neighborhood Association  
 Bike Austin

**SCHOOLS:** Forest Trail Elementary, West Ridge Middle School, Westlake High School**RELATED CASES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2004-0171– 1590-1602 Barclay Drive	DR to SF-2	12/7/2004 – Apvd SF-2-CO (Consent). CO’s – 2.5 units/acre, 9200 sq/ft minimum lot size.	1/27/05– Apvd SF-2-CO (Consent)

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-90-0019 1402 Barclay Drive	DR to SF-2	5/10/90 Apvd SF-2-CO CO’s – 2.5 units/acre, 9200 sq/ft minimum lot size.	1/24/91 Apvd SF-2-CO

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Barclay	53 ft.	24 ft.	Local	No	No	No

**CITY COUNCIL DATE:**                      **ACTION:**

Scheduled for January 26, 2017:

**ORDINANCE READINGS:**

**ORDINANCE NUMBER:**

**CASE MANAGER:** Andrew Moore

**PHONE:** 512-974-7604

**EMAIL:** [andrew.moore@austintexas.gov](mailto:andrew.moore@austintexas.gov)

### **STAFF RECOMMENDATION**

Staff recommends Single Family Standard Large Lot – (SF-2) 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. *Zoning changes should promote compatibility with adjacent and nearby uses.*  
Single family zoning and use is compatible with the adjacent single family zoning and uses.
3. *Zoning should be consistent with approved and existing residential densities.*  
The proposed request will result in consistent residential zoning as surrounding properties.
4. *Granting of the request should result in an equal treatment of similarly situated properties.*  
The request for SF-2 district zoning is both consistent and compatible with adjacent properties.

### **ADDITIONAL STAFF COMMENTS**

#### ***Comprehensive Planning – Kathleen Fox, 512-974-7877***

This zoning case is located on the west side of Barclay Drive, on a vacant parcel that is approximately 1.62 acres in size. This property is not located within the boundaries of a Neighborhood Plan Area. Surrounding land uses includes residential uses to the north, east

and west, and an undefined government uses with a large holding tank to the south. The proposed use is to subdivide one parcel into two single family lots.

The comparative scale of this site relative to other residential uses in this area, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

## **NPZ Environmental Review - Mike Mcdougal 512-974-6380**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek Watershed and in the Eanes Creek Watershed, which are classified as a Barton Springs Zone Watershed and a Water Supply Suburban Watershed, respectively. The site is in the Drinking Water Protection Zone.

2. In the Barton Creek Watershed portion of the property, impervious cover is limited to 20% of net site area. In the Eanes Creek Watershed portion of the property, impervious cover is limited as follows:

Development Classification	% of Net Site Area	% NSA with Transfers
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

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

5. 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.

6. In the Barton Creek Watershed portion of the property, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code. In the Eanes Creek Watershed portion

of the property, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

7. 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.

***Transportation, Ivan Naranjo, 512-974-7649***

- TR1. FYI, additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR2. FYI, Chad Crager, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR3. FYI, 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]

***Water and Wastewater***

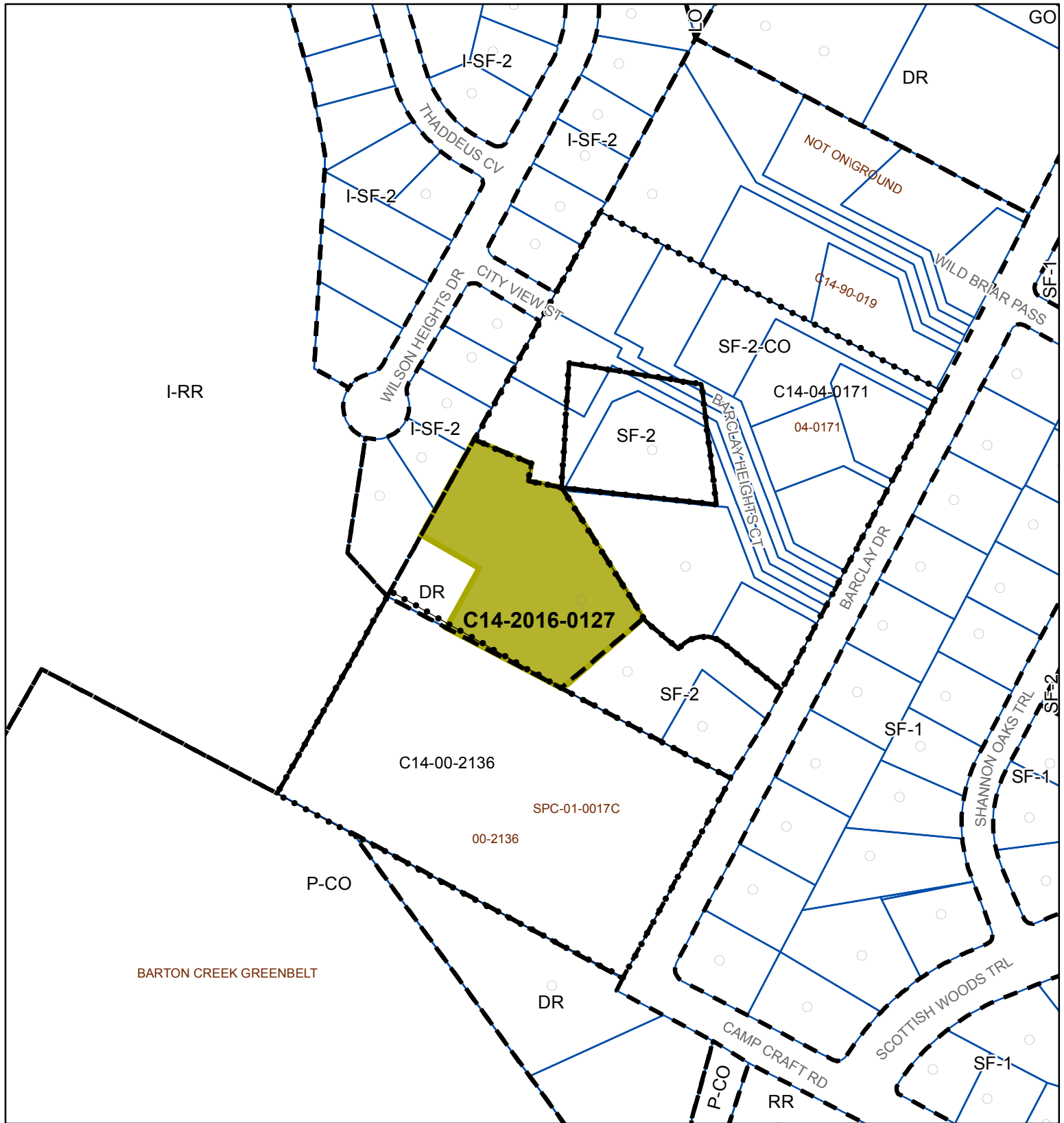
WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

***Storm Water 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 Storm water Management Program if available.

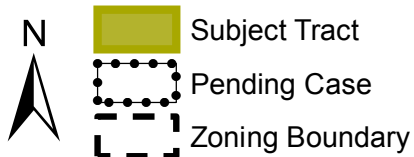
***Site Plan and Compatibility Standards***

SP 1. Site plans will be required for any new development other than single-family or duplex residential.



## ZONING

Case#: C14-2016-0127



0 200 Feet

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/22/2016





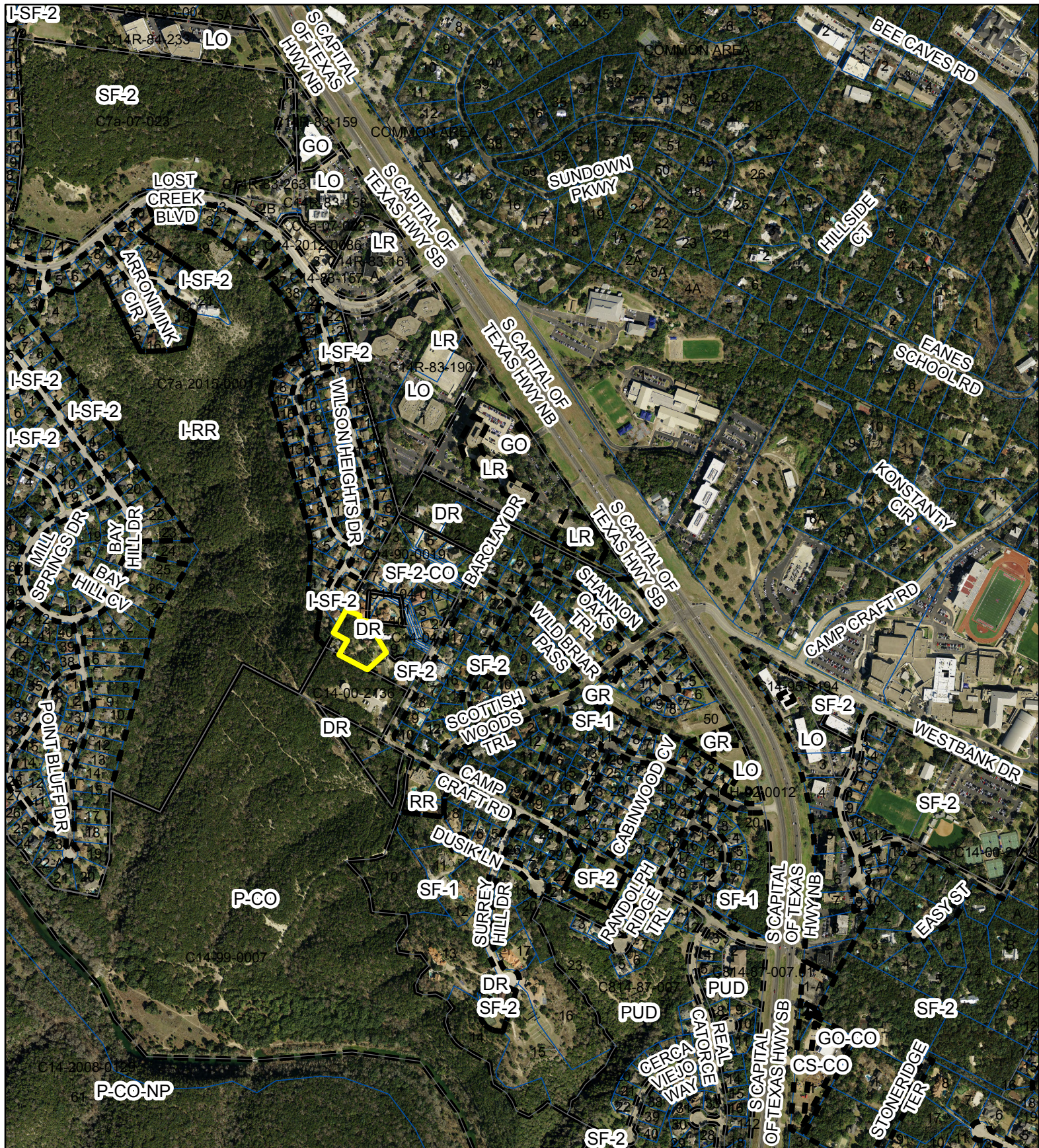
## ZONING

ZONING CASE#: C14-2016-0127  
 LOCATION: Harris Tract Rezoning  
 SUBJECT AREA: 1.62 ACRES  
 GRID: E23  
 MANAGER: ANDREW MOORE



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N



SUBJECT TRACT



Barton Creek Watershed



ZONING BOUNDARY

1' = 400'

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## 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.austintexas.gov/planning](http://www.austintexas.gov/planning).

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: C14-2016-0127**

**Contact: Andrew Moore, 512-974-7604**

**Public Hearing: Jan 3, 2017, Zoning and Planning Commission  
Jan 26, 2017, City Council**

*Tam & Phillip Braithwaite*  
*Your Name (please print)*

*4900 Barclay Heights Ct.*

*Your address(es) affected by this application*

*Sam Braithwaite*

*Signature*

*Date*

*12/22/16*

*Daytime Telephone: 512-329-6761*

*Comments:*

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

City of Austin  
Planning & Zoning Department  
Andrew Moore  
P. O. Box 1088  
Austin, TX 78767-8810

☒ I am in favor  
☐ I object

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Contact: Andrew Moore, 512-974-7604

Public Hearing: Jan 3, 2017, Zoning and Platting Commission  
Jan 26, 2017, City Council

CHRIS BURTON

Your Name (please print)

1600 SHANNON OAKS TRL, 78746

Your address(es) affected by this application

23 DEC 2016

Date

Signature

Daytime Telephone: (361) 774-4775

Comments:

TOO MANY MILLION \$ HOMES IN THE EANES ISD IS BAD FOR THE SOCIAL FABRIC OF THE ISD. EANES IS PREDOMINANTLY UPPER-MIDDLE CLASS FOCUSED ON RAISING CHILDREN. THE MILLION \$ + DEMOGRAPHIC IS CHANGING THE CHARACTER OF EANES IN A NEGATIVE WAY. EANES IS UNIQUE AND A NATIONAL GEM WITH REMARKABLE OUTCOMES. ~~THE~~ VAIN GLORIOUS HOUSEHOLDS FROM CALIFORNIA, REPLEAT WITH STAFF, CHANGE THE FOCUS AND CHARACTER AND EVENTUALLY LOWERS THE OUTCOMES. IF YOU USE THIS FORM TO COMMENT, IT MAY BE RETURNED TO: THE OUTCOMES OF THE ISD.

City of Austin

Planning & Zoning Department

Andrew Moore

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Austin, TX 78767-8810