

## SECOND AND THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2016-0131 – Strobo Subdivision

REQUEST:

Approve second and third readings of an ordinance amending City Code Title 25-2 by rezoning property locally known as 4509 City Park Road (Coldwater Creek Watershed) from development reserve (DR) district zoning to single family residence – large lot – conditional overlay (SF-1-CO) combining district zoning.

DISTRICT AREA: 10

DEPARTMENT COMMENTS:

The ordinance reflects Council action taken on First Reading.

On March 14, 2017, staff from residential review, environmental review and zoning met with District 10 staff and neighborhoods to discuss development potential of the property. The Applicant's slope density map shows that the net site area is 2.605 acres, hence only one dwelling unit could be constructed on the property (please refer to map and corresponding table following this Summary Sheet). As discussed at the meeting, the environmental regulations are more restrictive than the zoning regulations and therefore limit development of the property. Approval of a second unit would require a variance to the subdivision regulations and would be considered by the Zoning and Platting Commission. An exhibit showing the right-of-way dedication area, and front yard setbacks under RR and SF-1 zonings is also attached.

OWNER: Robert Earl Strobo

AGENT: Texas Engineering Solutions (Connor Overby)

DATE OF FIRST READING: March 2, 2017, Approved RR district zoning, on First Reading (10-1, Council Member Troxclair – nay).

CITY COUNCIL HEARING DATE: March 23, 2017

CITY COUNCIL ACTION:





ORDINANCE NUMBER:

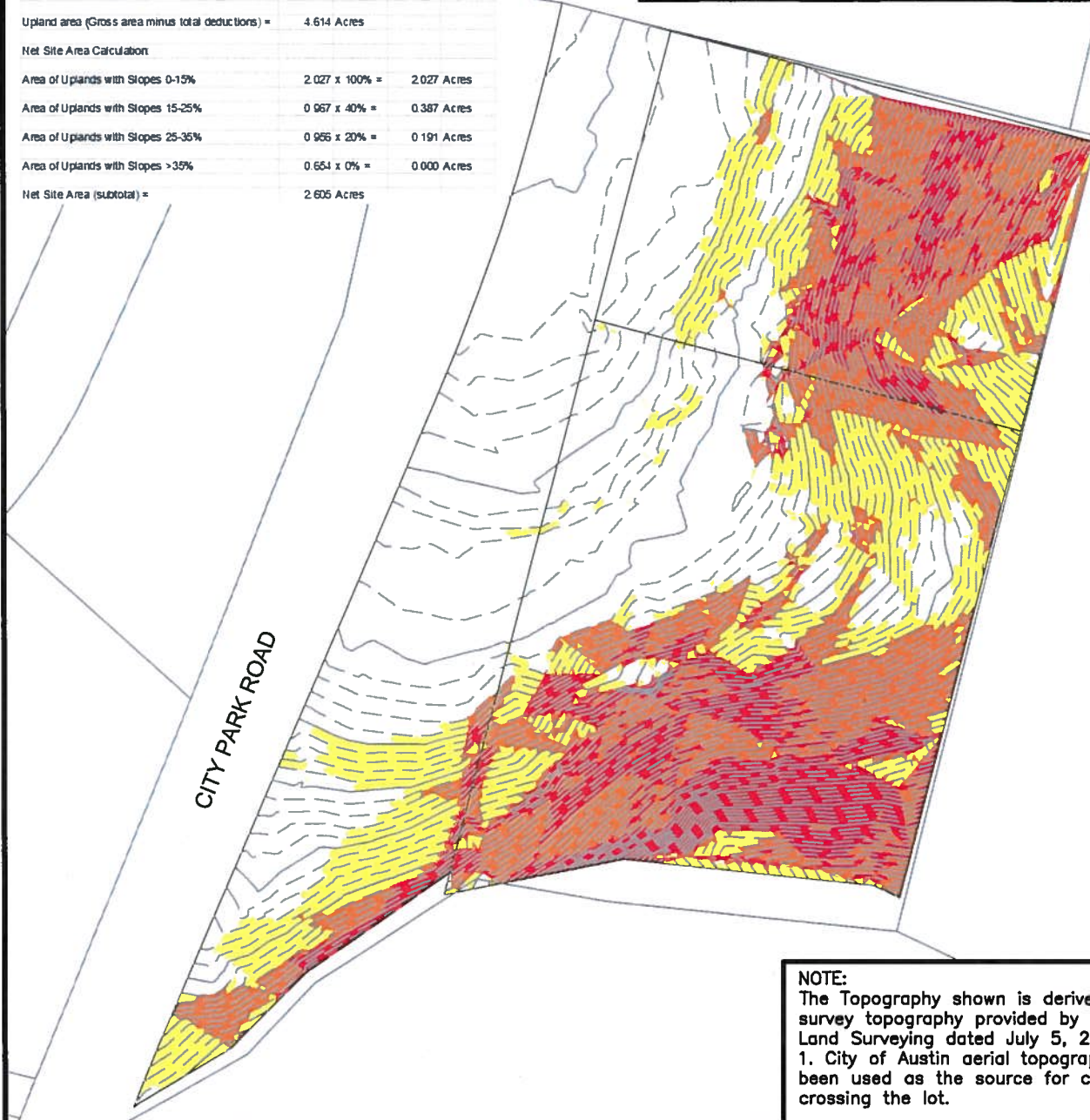
ASSIGNED STAFF: Wendy Rhoades

e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

## APPENDIX Q-1: NET SITE AREA

Total gross site area =	4 614 Acres
Site Deductions:	
Critical water quality zone (CWQZ) =	0 Acres
Water quality transition zone (WQQTZ) =	0 00 Acres
Wastewater irrigation areas =	0 Acres
Deduction subtotal =	0 00 Acres
Upland area (Gross area minus total deductions) =	4 614 Acres
Net Site Area Calculation:	
Area of Uplands with Slopes 0-15%	2 027 x 100% = 2 027 Acres
Area of Uplands with Slopes 15-25%	0 967 x 40% = 0 387 Acres
Area of Uplands with Slopes 25-35%	0 966 x 20% = 0 191 Acres
Area of Uplands with Slopes >35%	0 654 x 0% = 0 000 Acres
Net Site Area (subtotal) =	2 605 Acres

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Acres
1	0.00%	15.00%		2.027
2	15.00%	25.00%		0.967
3	25.00%	35.00%		0.966
4	35.00%	100.00%		0.654



**NOTE:**  
The Topography shown is derived from survey topography provided by ALLSTAR Land Surveying dated July 5, 2016.  
1. City of Austin aerial topography has been used as the source for contours crossing the lot.

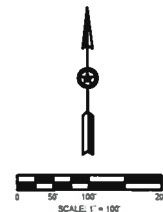


**Texas  
Engineering  
Solutions**

3815 S. CAPITAL OF TEXAS HWY,  
SUITE 300  
AUSTIN, TEXAS 78704  
O: 512-904-0505  
F: 512-904-0609  
TBPE No. 11206

**4509 CITY  
PARK ROAD**

MODIFIED: March 2, 2017  
PLOTTED: March 13, 2017  
PLOTTED BY: Xavier Garza



**SLOPE  
DENSITY MAP**

**1 OF 1**

## APPENDIX Q-1: NET SITE AREA

Total gross site area = 4.614 Acres

Site Deductions:

Critical water quality zone (CWQZ) = 0 Acres

Water quality transition zone (WQTZ) = 0.00 Acres

Wastewater irrigation areas = 0 Acres

Deduction subtotal = 0.00 Acres

Upland area (Gross area minus total deductions) = 4.614 Acres

Net Site Area Calculation:

Area of Uplands with Slopes 0-15% 2.027 x 100% = 2.027 Acres





Area of Uplands with Slopes 15-25% 0.967 x 40% = 0.387 Acres

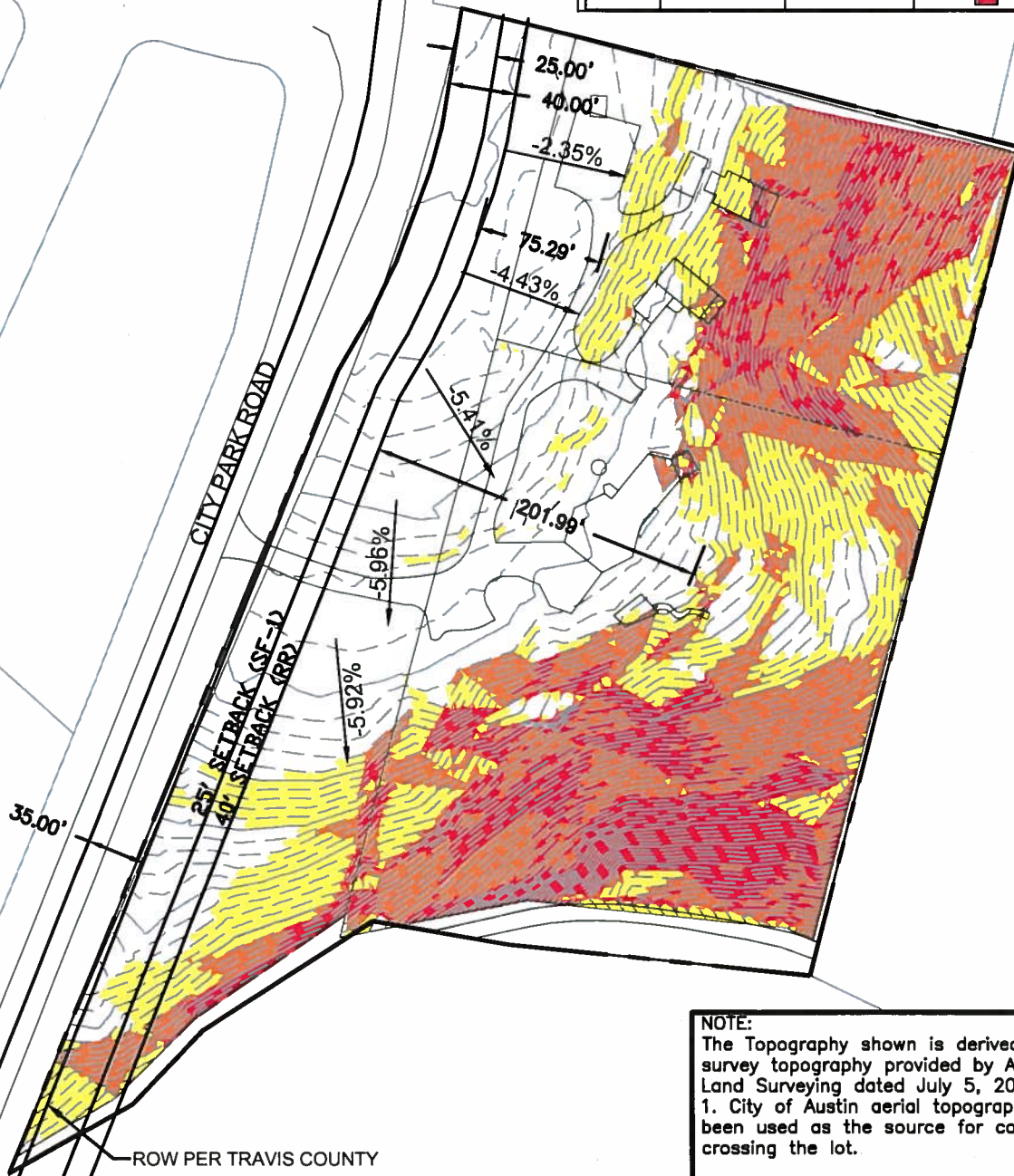
Area of Uplands with Slopes 25-35% 0.956 x 20% = 0.191 Acres

Area of Uplands with Slopes >35% 0.654 x 0% = 0.000 Acres

Net Site Area (subtotal) = 2.605 Acres

WESTMINSTER GLEN AVE.

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Acres
1	0.00%	15.00%		2.027
2	15.00%	25.00%		0.967
3	25.00%	35.00%		0.956
4	35.00%	100.00%		0.850



**NOTE:**  
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1. City of Austin aerial topography has been used as the source for contours crossing the lot.

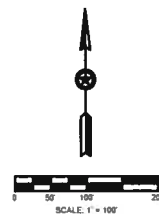


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O: 512-904-0505  
F: 512-904-0509  
TBPE No. 11206

**4509 CITY  
PARK ROAD**

MODIFIED: March 2, 2017  
PLOTTED: March 2, 2017  
PLOTTED BY: Corinne VanVliet



**FRONT  
BUILDING  
SETBACK  
EXHIBIT**

**1 OF 2**

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2016-0131 – Strobo Subdivision

**Z.A.P. DATE:** February 7, 2017

**ADDRESS:** 4509 City Park Road

**DISTRICT:** 10

**OWNER/APPLICANT:** Robert Earl Strobo

**AGENT:** Texas Engineering Solutions  
(Connor Overby)

**ZONING FROM:** DR

**TO:** SF-1

**AREA:** 4.62 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant single family residence – large lot – conditional overlay (SF-1-CO) combining district zoning. The Conditional Overlay limits the number of dwelling units to two.

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

February 7, 2017:

*MOTION 1: TO GRANT SF-1-CO DISTRICT ZONING, AS STAFF RECOMMENDED*

*[S. LAVANI; D. BREITHAUP – 2ND] (5-3-1) T. WEBER, A. AGUIRRE, J. DUNCAN – NAY; A. DENKLER – ABSTAINED; B. GREENBERG, J. KIOLBASSA – ABSENT*

*MOTION 2: TO GRANT RR DISTRICT ZONING*

*[J. DUNCAN; A. DENKLER – 2ND] (4-5) G. ROJAS, D. BREITHAUP, B. EVANS, Y. FLORES, S. LAVANI – NAY; B. GREENBERG, J. KIOLBASSA – ABSENT*

*IN THE ABSENCE OF A MAJORITY VOTE OF THE COMMISSION, THIS ITEM IS FORWARDED TO COUNCIL WITHOUT A RECOMMENDATION*

### **ISSUES:**

The Applicant is in agreement with the Staff recommendation.

### **DEPARTMENT COMMENTS:**

The subject property consists of three tracts containing one single family residence and is in the process of being subdivided to create one lot. There is a recording studio to the north (SF-1), undeveloped property located in and owned by Travis County to the east and south, and the Westminster Glen subdivision across City Park Road to the west (RR). Please refer to Exhibits A (Zoning Map), A-1 (Aerial Exhibit) and B (Proposed Subdivision).

The Applicant has requested single family residence – large lot (SF-1) district zoning. Staff recommends the Applicant's request because the property meets the intent of the SF-1 district as this is in an area for which rural characteristics are desired and where terrain or public service capacity requires low density development. Furthermore, the proposed zoning is consistent with the adjacent property to the north and compatible with residential development in this area. The proposed Conditional Overlay limits the number of dwelling units to two, which is compatible with the applicable watershed regulations that limit the number of dwelling units to 1 unit for every 2 acres of net site area.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR	One single family residence
<i>North</i>	SF-1	Recording studio
<i>South</i>	County	Undeveloped (owned by Travis County); Single family residence
<i>East</i>	County	Undeveloped (owned by Travis County)
<i>West</i>	RR	Single family residences in the Westminster Glen subdivision

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Coldwater Creek –  
Water Supply Rural

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**SCHOOLS:**

Highland Park Elementary School    Lamar Middle School    McCallum High School

**NEIGHBORHOOD ORGANIZATIONS:**

161 – Glenlake Neighborhood Association  
 180 – Austin City Park Neighborhood Association  
 269 – Long Canyon Homeowners Association  
 416 – Long Canyon Phase II & LLL Homeowners Assn Inc.  
 425 – 2222 Coalition of Neighborhood Associations, Inc.  
 742 – Austin Independent School District  
 762 – Steiner Ranch Community Association    1169 – Lake Austin Collective  
 1228 – Sierra Club, Austin Regional Group  
 1239 – Leander ISD Population and Survey Analysts  
 1304 – Lake Austin Ranch    1340 – Austin Heritage Tree Foundation  
 1463 – River Place HOA    1528 – Bike Austin  
 1530 – Friends of Austin Neighborhoods    1564 – Canyon Creek H.O.A.



**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0040 – Hunt Tract – 4311 City Park Rd	DR to RR	To Grant	Apvd (6-12-2014).
C14-2007-0014 – Webb Estates – 4700 City Park Rd	DR to SF-1	To Grant SF-1-CO w/CO for max. 76 units; 2,000 trips/day; site complies with impervious cover; lot restrictions to the watershed rule ordinance and the watershed suburban ordinance	Apvd RR-CO w/CO requiring a 15' setback for drives w/vegetative buffer; and 2,000 trips/day (8-09-2007).
C14-05-0018 – Webb 3 Acre Tract – 7600 Wynne Ln	DR to SF-1	To Grant	Apvd (5-12-2005).

**RELATED CASES:**

The subject property consists of three existing tracts proposed to be subdivided into one tract is in process (C8J-2016-0221.0A). It is within the limited purpose jurisdiction. Please refer to Exhibit B.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
City Park Road	70 feet	25 feet	Minor Arterial Undivided 2 Lanes	No	Yes	No

**CITY COUNCIL DATE:** March 2, 2017

**ACTION:** Approved RR district zoning on First Reading (10-1, Council Member Troxclair voted nay).

March 23, 2017

**ORDINANCE READINGS:** 1<sup>st</sup> March 2, 2017

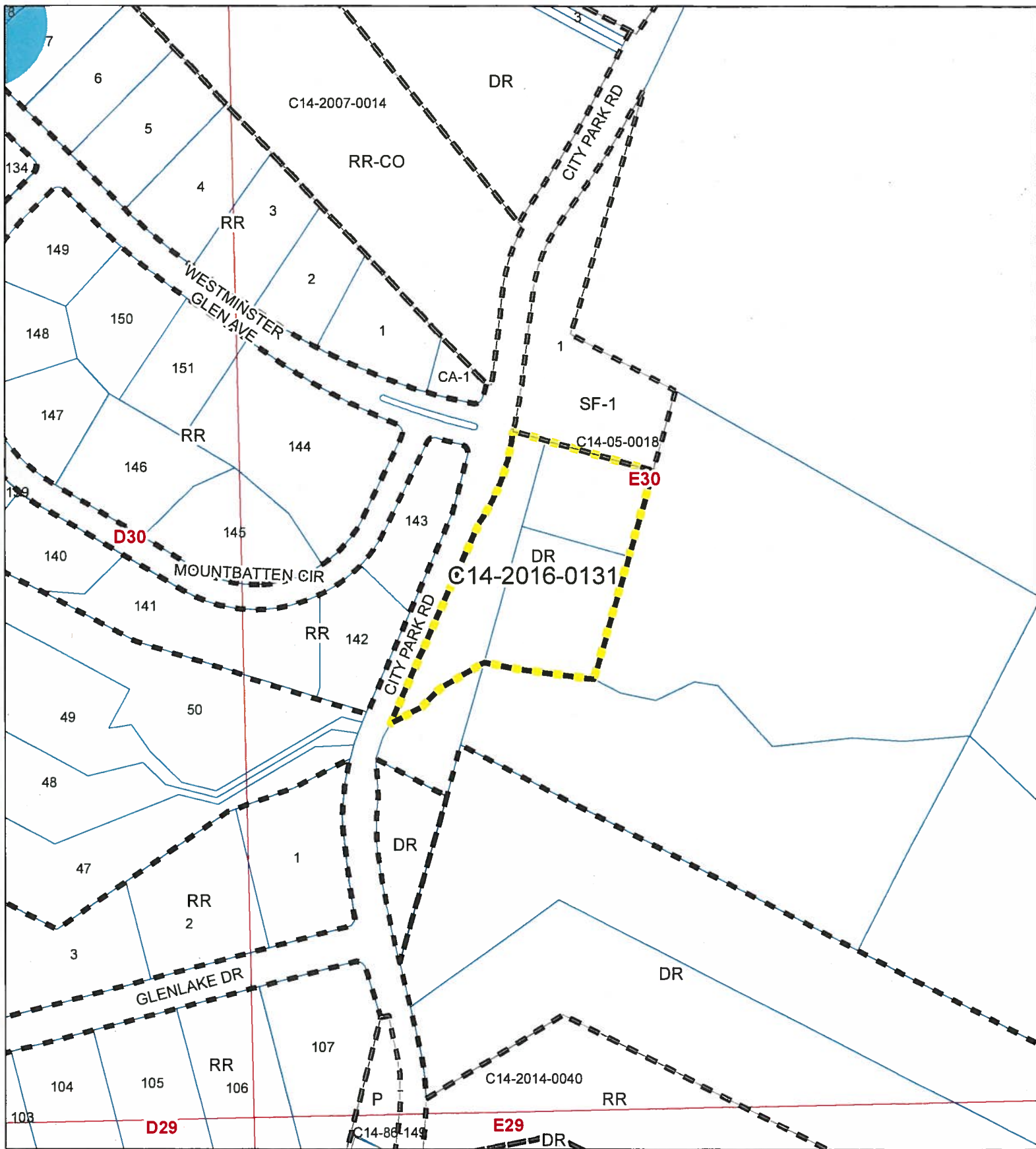
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719



# ZONING

Exhibit A

ZONING CASE#: C14-2016-0131  
 LOCATION: 4509 CITY PARK RD.  
 SUBJECT AREA: 4.62 ACRES  
 GRID: E30  
 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 the City of Austin regarding specific accuracy or completeness.

N



1' = 300'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER





# ZONING

Exhibit A1

ZONING CASE#: C14-2016-0131  
 LOCATION: 4509 CITY PARK RD.  
 SUBJECT AREA: 4.62 ACRES  
 GRID: E30  
 MANAGER: WENDY RHOADES



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# STROBO SUBDIVISION AERIAL EXHIBIT



Texas Engineering Solutions  
3515 S. Capital of Texas Hwy, Suite 300  
Austin, Texas 78704  
O: 512-904-0865  
F: 512-904-0805  
TBPE No. 17206





**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant single family residence – large lot – conditional overlay (SF-1-CO) combining district zoning. The Conditional Overlay limits the number of lots to two.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*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.

The property in question meets the minimum size requirements for development in an SF-1 district.

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

Staff recommends the Applicant's request because the property meets the intent of the SF-1 district as this is in an area for which rural characteristics are desired and where terrain or public service capacity requires low density development. Furthermore, the proposed zoning is consistent with the adjacent property to the north and compatible with residential development in this area. The proposed Conditional Overlay limits the number of dwelling units to two, which is compatible with the applicable watershed regulations that limit the number of dwelling units to 1 unit for every 2 acres of net site area.

**EXISTING CONDITIONS****Site Characteristics**

The subject property contains one single family residence and has moderate to heavy vegetative cover. Topographically, the site ranges from approximately 820 to 900 feet above mean sea level. Drainage occurs primarily by overland sheet flow from northwest to southeast, into the tributaries of Coldwater Creek.

**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 zoning district's allowable impervious cover, the impervious cover is limited by the watershed

regulations. The Applicant indicates there is approximately 12% impervious cover on the property.

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>	<i>Allowable Density</i>
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.

### **Comprehensive Planning**

This rezoning case is located on the east side of City Park Road on an undeveloped parcel that is approximately 4.62 acres in size, which is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes the Recording Conservatory of Austin to the north, undeveloped land to the south, and east, and a large single family house to the west. There are a large number of large lot residential estates located in this area of Austin. The proposal is to change the zone to a residential zoning designation for a single family subdivision.

### **Connectivity**

There are no public sidewalks or public transit stations in this area. The Walkscore for this site is 0/100, meaning almost all errands require a car. The AARP Livability Index Score is 44/100 (the average score is 50/100). The Livability Index measures housing, neighborhood, transportation, environment, health, engagement, and opportunity characteristics.

### **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.

### **Drainage**

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Coldwater Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Rural Watershed 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 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.

**Site Plan**

No site plan comments on this proposed zoning.

**Transportation**

FYI, additional right-of-way may be required at the time of subdivision and/or site plan.

FYI, according to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for City Park Road.

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 / Wastewater**

The landowner intends to serve the site with City of Austin water utilities and an On-Site Sewage Facility approved by Travis County. 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 Austin Water 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 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 utility tap permit.

## Rhoades, Wendy

---

**From:** Carol Lee [REDACTED]  
**Sent:** Wednesday, February 01, 2017 6:17 PM  
**To:** Rhoades, Wendy  
**Subject:** public comment for ZAP 2/7/2017 meeting

Hi Wendy,

Would you please include this email as backup for the Zoning & Platting Commissioners for the 7 Feb 2017 meeting?

-----  
Case No: C14-2016-0131  
Project Location: 4509 City Park Rd.  
Owner: Robert Strobo  
Applicant: Connor Overby

The zoning application for incorrectly claims that wastewater service is available to this property from Austin Water Utility. It will be served by on-site septic (OSSF), which requires a minimum of 1 acre for a residential lot. This property did tap into and is served by the Glenlake water system (now owned by AWU) for potable water. The Glenlake water system serves the Glenlake and Westminster Glen subdivisions (just across City Park Rd from this property), and has a fragile distribution system with limited capacity.

The appropriate zoning for this property is Rural Residential (RR), which aligns with the 1-acre minimum required for OSSF and with the RR zoning for lots within the Glenlake and Westminster Glen subdivisions. This property contains some very steep slope and re-development of it (currently has a couple of houses, although the application states no demolition involved) must be low-density. The property fits every aspect---challenging terrain and limited public service capacity--described for the Rural Residence zoning district.

"**25-2-24.** 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."

Thank you for consideration of my comments,  
Carol Lee  
3506 Far View Dr.  
Glenlake neighborhood  
512-794-8250

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: C14-2016-0131**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: February 7, 2017, Zoning and Platting Commission  
March 2, 2017, City Council**

*Laurie Byrne*  
Your Name (please print)

*8800 Mountbatten Cir.*  
Your address(es) affected by this application

☐ I am in favor  
☒ I object

*Laurie Byrne* *Feb. 2 2017*  
Signature Date

Daytime Telephone: *512-569-5888*

Comments:

*This project does not  
fall within boundaries  
of an approved neighbor-  
hood plan.*

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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**Case Number: C14-2016-0131**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: February 7, 2017, Zoning and Platting Commission  
March 2, 2017, City Council**

*David Byrne*  
Your Name (please print)

*8800 Mountbatten Cir.*  
Your address(es) affected by this application

☐ I am in favor  
☒ I object

*David Byrne* *Feb. 2, 2017*  
Signature Date

Daytime Telephone: *512-909-3664*

Comments:

*Project does not  
fall within boundaries  
of an approved  
neighborhood plan*

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Re: Case # C14-2016-0141, 4509 City Park Road

I am the property owner directly north of the above referenced property. My property shares a common property line with Bob Strobo's property.

I am writing this letter in support of the proposed project and would like to add that I have no objection, and actually would prefer a zoning to be granted regarding setback restrictions of SF-1.

As a close neighbor, I am very interested in the overall impact on property values. It seems to me that the best interest for all would be served by allowing the same setback restrictions as allowed under SF-1.

My property is 4.75 acres and is currently zoned SF-1. It is a good example of how the restrictions of SF-1 zoning should eliminate any concerns of over development and would fit Mr. Strobo's property perfectly.

Thank you for your consideration,

John Stinson

Victor Armstrong  
4407 City Park Road  
Austin TX 78730

March 2, 2017

To: the Austin City Council

Re: C14-2016-0141. Zoning change for 4509 City Park Road Bob Strobo property to SF-1.

I am the property owner and reside directly east of the Strobo property at 4509 City Park Road.

I support the zoning change requested by Mr. Strobo and believe it will be beneficial to our neighborhood. The SF-1 zoning will bring the Strobo property in line with other existing residences on City Park Road and in the adjoining subdivisions.

Thank you for your consideration,

A handwritten signature in black ink that reads "Victor Armstrong" with a horizontal line extending to the right.

Victor Armstrong