

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-3  
AGENDA DATE: Thu 06/09/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0053 - Tomanet Estates #3 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 12503-12609 Silver Spur (Walnut Creek Watershed) from interim rural-residence to single-family residence - large lot (SF-1) district zoning. Zoning and Platting Commission Recommendation: To grant single-family residence - large lot (SF-1) district zoning. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Sherri Sirwaitis, 974-3057.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0053

**Z.A.P. DATE:** May 3, 2005

**ADDRESS:** 12503-12609 Silver Spur

**APPLICANT:** City of Austin

**AGENT:** Neighborhood Planning and Zoning Department (Sherri Sirwaitis)

**ZONING FROM:** I-RR

**TO:** SF-1

**AREA:** Approximately 7.727 acres

**SUMMARY STAFF RECOMMENDATION:**

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

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent);  
J. Donisi-1<sup>st</sup>, J. Gohil-2<sup>nd</sup>.

**DEPARTMENT COMMENTS:**

The properties in question are developed with single-family houses. According to city records, this area was annexed by the City of Austin on November 12, 1984 (case C7A-84-020), dis-annexed through the provisions of State Bill 962 on September 21, 1989 (case C7AD-89-141), and re-annexed by the City of Austin on December 31, 1996 (case C7A-96-002). During the hearing for zoning case C14-04-0201, the staff was directed by the Zoning and Platting Commission to initiate cases to establish permanent zoning for all properties that are zoned I-RR on Cindy Lane, Tomanet Trail, and Silver Spur Streets. These properties are located within the North Lamar Area Study, which was adopted by the City Council on October 3, 1985. The study recommends single-family land use for this area located to the north of Parmer Lane (North Lamar Area Study-Map 4, page 16).

The staff presents a recommendation of SF-1, Single-Family Residence-Large Lot District, zoning for this area because this proposed zoning category is consistent with the current residential uses on and surrounding the property to the north, east and west. The lots under consideration meet the minimum SF-1 district size requirements. The North Lamar Area Study proposed SF-1 District zoning for this location on Map 3, Scenario 2: Recommended Zoning, page 15.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Single-Family Residences
<i>North</i>	I-RR	Single-Family Residences
<i>South</i>	LO-CO	Medical Office
<i>East</i>	SF-2	Single-Family Residences
<i>West</i>	I-RR	Single-Family Residences

**AREA STUDY:** North Lamar Area Study

**TIA:** Waived

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

37 - Lamplight Village Area Neighborhood Association  
64 - River Oaks Lakes Estates Neighborhood  
114 - North Growth Corridor Alliance  
511 - Austin Neighborhoods Council

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0201	I-RR to LR	2/01/05: Approved staff's recommendation for SF-1 zoning (9-0); J. Martinez-1 <sup>st</sup> , B. Baker-2 <sup>nd</sup> . Motion made for staff to initiate a zoning case for all properties that are zoned I-RR on Cindy Lane, Tomanet Trail and Silver Spur Streets, to SF-1 zoning (9-0); B. Baker-1 <sup>st</sup> , K. Jackson-2 <sup>nd</sup> .	3/03/05: Approved SF-1 on 1 <sup>st</sup> reading (7-0)  4/07/05: Approved SF-1 (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0119	NO to LR	9/21/04: Approved staff's rec. of LR (7-0)	10/21/04: Approved LR (7-0); all 3 readings
C14-02-0135	NO to GR	9/17/02: Approved staff's rec. of GR-CO zoning by consent (7-0)	10/24/02: Granted GR-CO on all 3 readings (6-0, Dunkerley-absent)
C14-01-0184	NO to GR	1/29/02: Postponed to 2/26/02 by applicant (8-0, A. Adams-absent) 2/26/02: Approved staff's recommendation of GR-CO zoning (6-0, K. Jackson-absent; N. Spelman, D. Castaneda-left early)	4/4/02: Approved GR-CO with conditions on all 3 readings (6-0, Goodman out of room)
C14-00-2045	NO to GR	5/9/00: Approved GR-CO (6-2, JR/JM-Nay); for building footprint only for dry cleaning use; permitted 'NO' uses; no access to Tomanet Trail; 2,000 vehicle trip limit per day; limit landscape buffer between sidewalk and street; sidewalks on Tomanet Trail; building square feet not to exceed 2,000 sq. ft.	6/8/00: Approved PC rec. of GR-CO w/ conditions on 1 <sup>st</sup> reading (7-0)  10/12/00: Approved GR-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-98-0082	NO to GR	8/4/98: Approved GR-CO w/ conditions (9-0)	9/10/98: Approved PC rec. of GR-CO w/ conditions (6-0); 1 <sup>st</sup> reading Administrative-EXPIRED 9/7/99, no 3 <sup>rd</sup> reading

C14-96-0037	NO to LR	5/7/96: Approved LR-CO subject to conditions (8-0)	5/23/96: Approved LR-CO subject to conditions (6-0); 1 <sup>st</sup> reading  8/8/96: Approved LR-CO subject to conditions (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-94-0042	NO to LO	4/26/94: Approved LO-CO (6-0); subject to ROW; medical offices as only permitted 'LO' use, permit 'NO' uses; 0.15 FAR; 'NO' development regulations	6/9/94: Approved LO-CO (5-0); 1 <sup>st</sup> reading  11/17/94: Approved LO-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

**RELATED CASES:** C14-05-0051  
C14-05-0052  
C14-05-0054  
C14-05-0055

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION
Cindy Lane	50'	30'	Local
Silver Spur	50'	30'	Local

**CITY COUNCIL DATE:** June 9, 2005

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

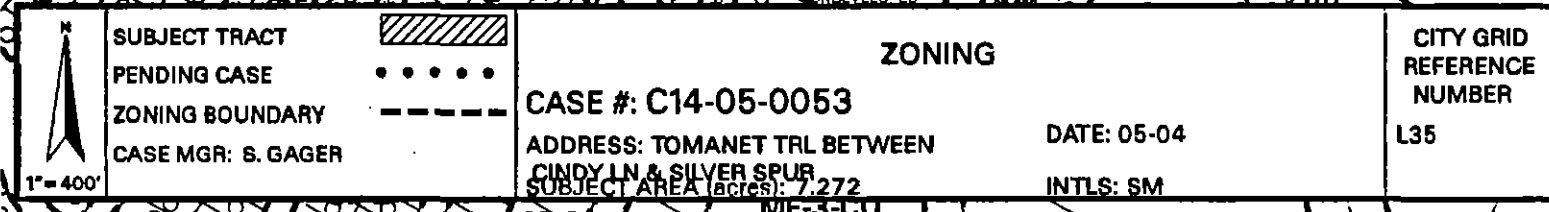
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,  
[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



## STAFF RECOMMENDATION

The staff's recommendation is to grant SF-1, Single-Family Residence-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 SF-1 zoning district would be compatible and consistent with the surrounding uses because there are single-family houses developed to the north, east, and west of this site. There is SF-2 zoning to the east of the properties in question.

The size of the lots under consideration meet the minimum SF-1 district size requirements. The approved North Lamar Area Study proposed SF-1 District zoning for this location.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed zoning will allow for a reasonable use of the properties as it will bring the existing residential uses on these lots into conformance with the City of Austin Land Development Code requirements.

## EXISTING CONDITIONS

### Site Characteristics

The subject tracts are currently developed with single-family residences.

### Impervious Cover

The maximum impervious cover allowed by the SF-1 zoning district would be 40 %. However, if the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under 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>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

## **Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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

At this time, site-specific information is unavailable regarding existing trees and 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 the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

## **Transportation**

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

The trip generation under the requested zoning is estimated to be 305 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). This property is currently developed with 9 single family dwelling units and generates approximately 86 trips per day.

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]

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

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Cindy Lane	50'	30'	Local
Silver Spur	50'	30'	Local

## **Right of Way**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway

projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

#### **Water and Wastewater**

The area is served with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are necessary to serve the site or land use, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

#### **Stormwater Detention**

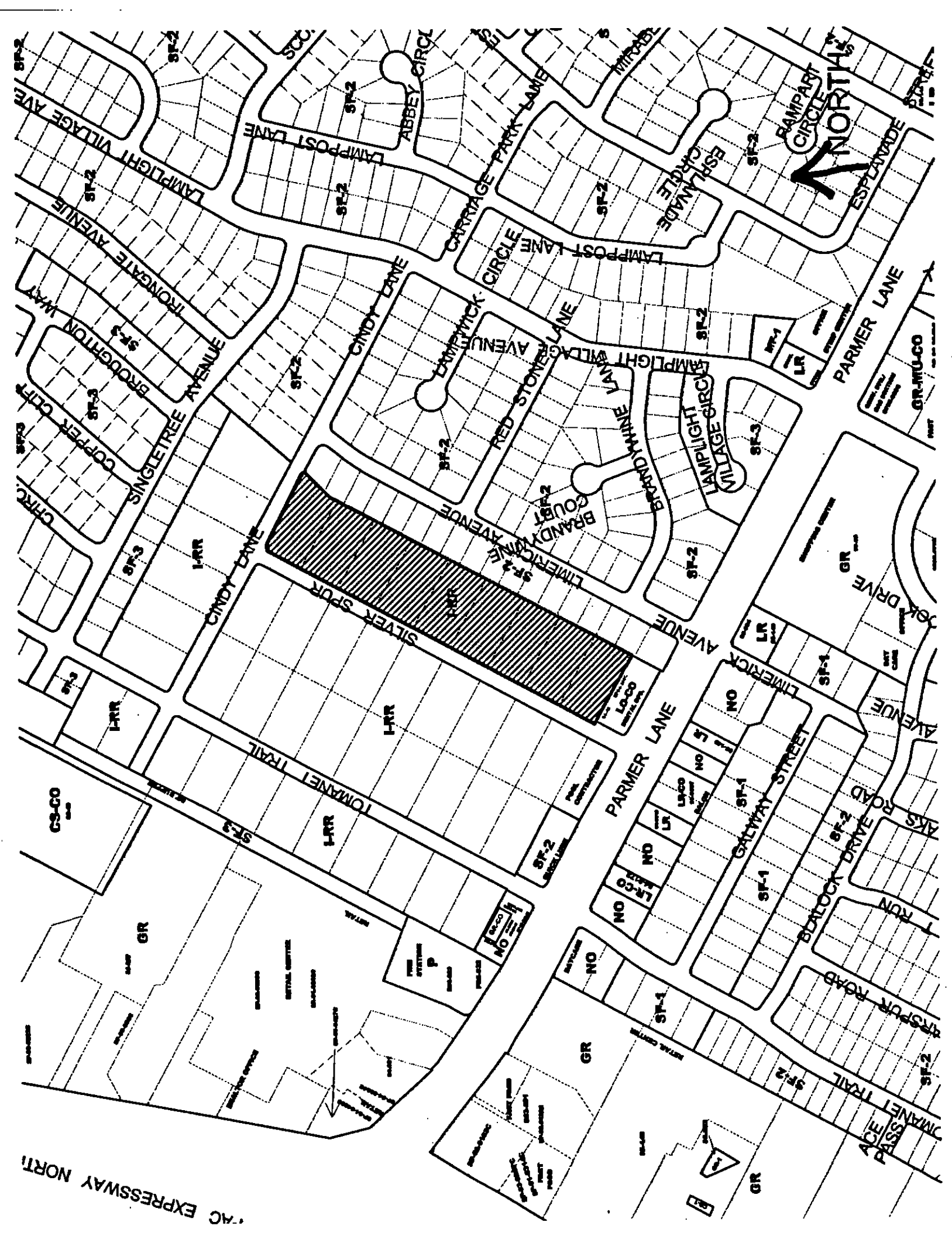
At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater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

#### **Compatibility Standards**

This tract is already developed and the proposed zoning change is within an existing residential development. A change of use within the existing structure would not trigger compatibility development regulations.

The tract of land is being rezoned from I-RR to SF-1. No compatibility standards.







**MAP 4  
SCENARIO 2:  
RECOMMENDED  
LAND USE**



MAP 8  
SCENARIO 2:  
RECOMMENDED ZONING



**MAP 4  
SCENARIO 2:  
RECOMMENDED  
LAND USE**








WELLS BRANCH MOD. #4

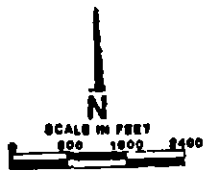
TRAVIS COUNTY  
CITY OF AUSTIN

NORTH CENTRAL  
MOD. #4

CITY OF AUSTIN  
TRAVIS COUNTY

**LEGEND**

- |   |            |   |               |
|---|------------|---|---------------|
|  | OFFICE     |  | SINGLE FAMILY |
|  | INDUSTRIAL |  | MULTIFAMILY   |
|  | COMMERCIAL |  | MIXED USE     |
|  | CIVIC      |   |               |



MAP 8  
SCENARIO 2:  
RECOMMENDED ZONING





ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 12503, 12505, 12507, 12511, 12513, 12601, 12603, AND  
3 12609 SILVER SPUR AND CHANGING THE ZONING MAP FROM INTERIM  
4 RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE  
5 LARGE LOT (SF-1) DISTRICT.

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

9 PART 1. The zoning map established by Section 25-2.191 of the City Code is amended to  
0 change the base district from interim rural residence (I-RR) district to single family  
1 residence large lot (SF-1) district on the property described in Zoning Case No. C14-05-  
2 0053, on file at the Neighborhood Planning and Zoning Department, as follows:

4 Lots 2-10, Block A, Tomanet Estates Section 1 Subdivision, a subdivision in the  
5 City of Austin, Travis County, Texas, according to the map or plat of record in Plat  
6 Book 16, Page 4, of the Plat Records of Travis County, Texas,

8 locally known as 12503, 12505, 12507, 12511, 12513, 12601, 12603, and 12609 Silver  
9 Spur, in the City of Austin, Travis County, Texas, and generally identified in the map  
0 attached as Exhibit A.

2 PART 2. This ordinance takes effect on \_\_\_\_\_, 2005.

4 PASSED AND APPROVED

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§  
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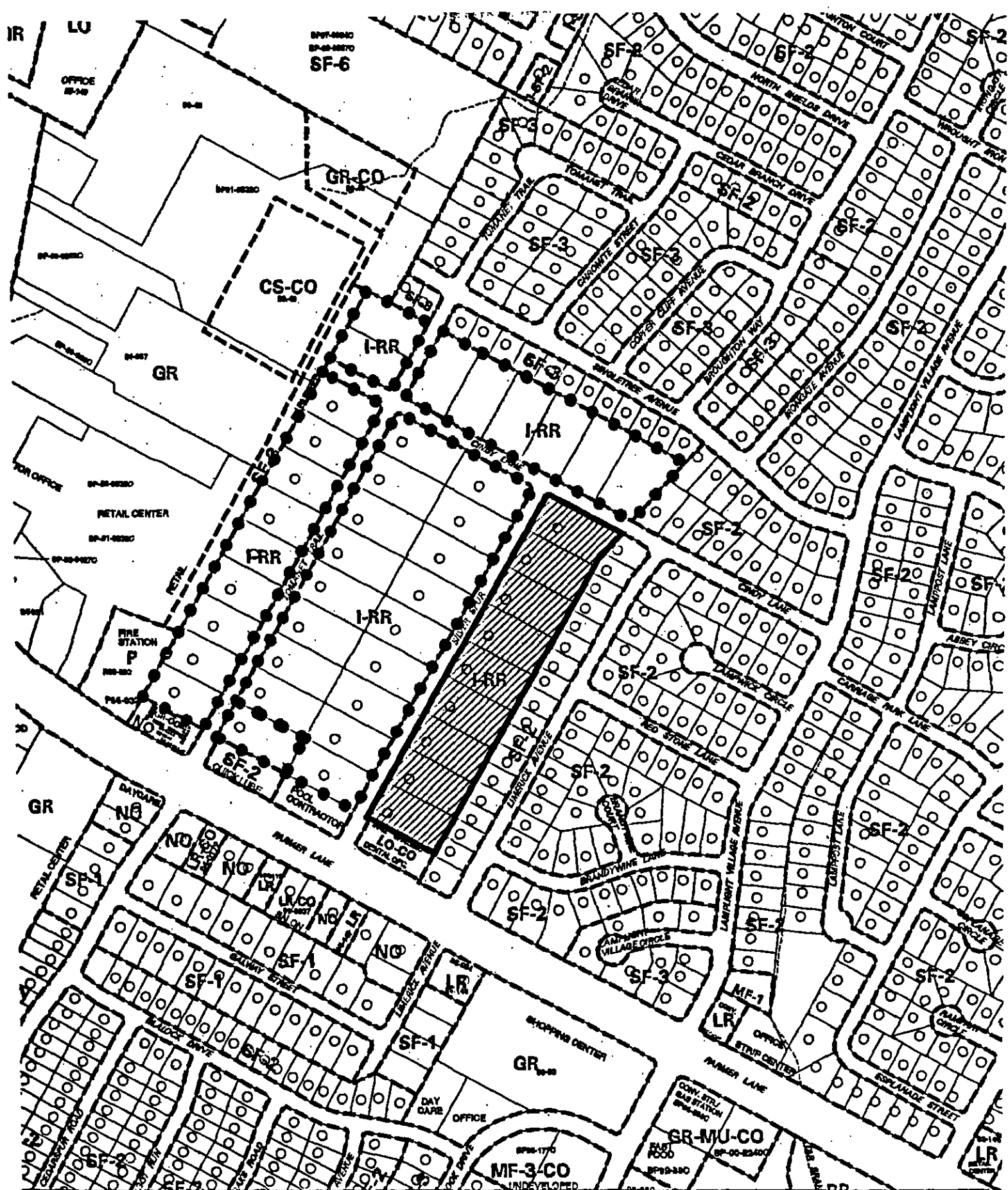
\_\_\_\_\_, 2005

Will Wynn  
Mayor

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

David Allan Smith  
City Attorney

Shirley A. Brown  
City Clerk



<p> <b>SUBJECT TRACT</b>  <b>PENDING CASE</b>  <b>ZONING BOUNDARY</b>  <b>CASE MGR: B. GAGER</b> </p>	<p> <b>CASE #: C14-05-0053</b>  <b>ADDRESS: TOMANET TRAIL BETWEEN</b>  <b>CINDY LN &amp; SILVER SPUR</b>  <b>SUBJECT AREA (ACRES): 7.272</b> </p>	<p> <b>ZONING EXHIBIT A</b>  <b>DATE: 05-04</b>  <b>INTLS: SM</b> </p>	<p> <b>CITY GRID REFERENCE NUMBER</b>  <b>L38</b> </p>
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