



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

**AGENDA ITEM NO.: Z-10**  
**AGENDA DATE: Thu 03/04/2004**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0003 - Canyon Creek West, Section Three - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 9800-9920 Savannah Ridge Drive (Bull Creek Watershed) from interim-rural residence (I-RR) district zoning and interim-single family residence standard lot (I-SF-2) district zoning to single-family residence-standard lot (SF-2) district zoning. Zoning and Platting Commission Recommendation: To grant single-family residence-standard lot (SF-2) district zoning. Applicant: Shoal Creek Properties, Ltd. (Fred Eppright). Agent: Huffcut & Associates, Inc. (Mike Wilson). City Staff: Sherri Gager, 974-3057.

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

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

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-04-0003

**Z.A.P. DATE:** February 3, 2004

**ADDRESS:** 9800-9920 Savannah Ridge Drive

**OWNER/APPLICANT:** Shoal Creek Properties, Ltd.  
(Fred Eppright)

**AGENT:** Huffcut & Associates, Inc.  
(Mike Wilson)

**ZONING FROM:** I-RR, I-SF-2      **TO:** SF-2      **AREA:** 5.82 acres

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant the applicant's request for SF-2, Single Family Residence-Standard Lot District, zoning.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0); J. Martinez-1<sup>st</sup>, J. Gohil-2<sup>nd</sup>.

**DEPARTMENT COMMENTS:**

The site under consideration is currently undeveloped. The applicant is requesting to rezone the property to build 29 single-family residential homes. The applicant plans to access the proposed residential area off of Savannah Ridge Drive from the Canyon Creek Section One Subdivision (Case C8-00-2246).

The staff recommends approval of the applicant's request for single-family zoning for this site because the proposed use is compatible and consistent with the surrounding residential uses. The property in question is located adjacent to existing SF-2 designated properties and will take access through an existing single-family residential neighborhood to the east.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b><u>ZONING</u></b>	<b><u>LAND USES</u></b>
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-SF-2	Undeveloped
<i>South</i>	I-RR	Undeveloped
<i>East</i>	SF-2	Single-Family Residences
<i>West</i>	I-RR	Undeveloped

**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:**

426 – River Place Residential Community Association, Inc.  
448 – Canyon Creek Homeowners Association  
475 – Bull Creek Foundation

**SCHOOLS:**

Canyon Creek Elementary School  
Grisham Middle School  
Westwood High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-0022	DR to SF-2	3/9/99: Approved staff rec. of SF-2 by consent (6-0)	4/8/99: Approved PC rec. of SF-2 (5-0); all 3 readings
C14-92-0058	SF-6 to NO, LR	9/1/92: Approved NO-CO	10/22/92: Approved NO-CO (6-0)

**RELATED CASES:** C8-00-2246.3A (Canyon Creek Section One Subdivision)  
SPC-99-0110C (Site Plan for St. Thomas Moore Catholic Church)

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Savannah Ridge Drive	50'	30'	Local	N/A

**CITY COUNCIL DATE:** March 4, 2004

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

3<sup>rd</sup>

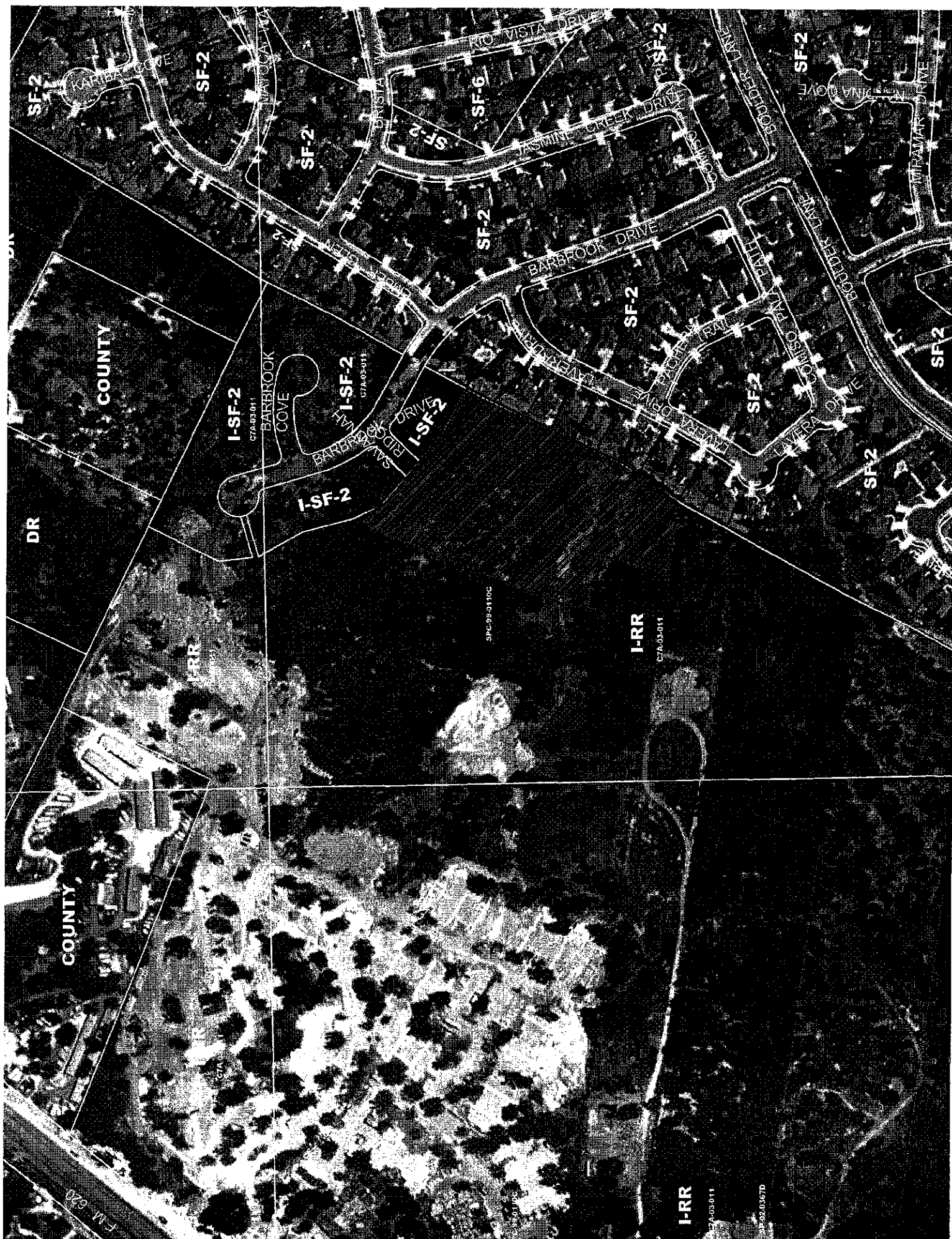
**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Gager

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



 1" = 400'	<b>SUBJECT TRACT</b> 	<b>ZONING</b> CASE #: C14-04-0003 ADDRESS: SAVANNAH RIDGE DR SUBJECT AREA (acres): 5.820		CITY GRID REFERENCE NUMBER E36
	<b>PENDING CASE</b> 			
	<b>ZONING BOUNDARY</b> 	DATE: 04-02 INTLS: SM		
	<b>CASE MGR: S. GAGER</b>			



## **STAFF RECOMMENDATION**

The staff's recommendation is to grant the applicant's request for SF-2, Single Family Residence-Standard Lot District, zoning.

## **BACKGROUND**

The site under consideration is currently undeveloped. The applicant is requesting to rezone the property to build 29 single-family residential homes. The applicant plans to access the proposed residential area off of Savannah Ridge Drive from the Canyon Creek Section Three Subdivision (Case C8-00-2246.3A).

The staff recommends approval of the applicant's request for single-family zoning for this site because the proposed use is compatible and consistent with the surrounding residential uses. The property in question is located adjacent to existing SF-2 designated properties and will take access through an existing single-family residential neighborhood to the east.

The applicant agrees with the staff's recommendation.

## **BASIS FOR RECOMMENDATION**

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

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

The SF-2 zoning district would be compatible and consistent with the surrounding uses because there is SF-2 zoning to the east of this site. The property in question will take access to Savannah Ridge Drive, through the existing single-family residential neighborhood to the east.

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

The SF-2 zoning district would allow for a fair and reasonable use of the site. The size of the proposed area (5.820 acres/ 253,519 sq. ft.) would allow for a maximum of 44 single-family residential lots to be constructed on the property. The applicant proposes to build 29 single-family residences on the site.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject tract is undeveloped and heavily wooded. There is a currently dirt/pebble driveway laid out where the future Baybrook Drive and Savannah Drive will be paved to the west of the developed residential neighborhood.

### **Impervious Cover**

The maximum impervious cover allowed by the SF-2 zoning district would be 45 %. 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 site is located over the Northern Edward's 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. 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%

Development within a Water Quality Transition Zone may not exceed 18% impervious cover.

Note: The most restrictive impervious cover limit applies.

### **Environmental**

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

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 providing structural 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 419 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).

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	DAILY TRAFFIC
Savannah Ridge Drive	50'	30'	Local	N/A

**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 landowner intends to serve the site with City water and wastewater utilities. Water and wastewater utility improvements are necessary to serve the site, each lot and land use. The landowner will be responsible for all costs and for providing.

The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria.

**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**

Request is for single-family zoning. Compatibility regulations are not applicable.



