

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



**AGENDA ITEM NO.: Z-5
AGENDA DATE: Thu 04/01/2004
PAGE: 1 of 1**

SUBJECT: C14-04-0016 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 7200 Chimney Corners (Shoal Creek Watershed) from community commercial (GR) district zoning to urban family residence-conditional overlay (SF-5-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant urban family-conditional overlay (SF-5-CO) combining district zoning. Applicant: James Mattox. Agent: Charles Hamrick. City Staff: Glenn Rhoades, 974-2775.

REQUESTING	Neighborhood Planning	DIRECTOR'S
DEPARTMENT:	and Zoning	AUTHORIZATION: <u>Greg Guernsey</u>

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0016

Z.A.P. DATE: March 2, 2004

ADDRESS: 7200 Chimney Corners

C.C. DATE: April 1, 2004

OWNER: James Mattox

AGENT: Charles Hamrick

ZONING FROM: GR

TO: SF-6
Amended to SF-5-CO on
3/2/04.

AREA: .395 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends the proposed change to SF-5-CO, Urban Family Residence-Conditional Overlay district zoning. The conditional overlay will prohibit duplex development.

ISSUES:

The subject tract is currently zoned GR, Community Commercial district zoning and is presently undeveloped. The property is located between 2 townhouse developments that were developed prior to 1984, when commercial zoning allowed town homes. According to the applicant, the owner at that time did not have the funding to complete the project and the property stayed undeveloped. The owner is proposing the change in order to build 4 townhouses in the same style as the existing units. After some preliminary review, it appears the applicant will be able to develop the property as proposed. However, the applicant may need several variances in order to complete the project.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

March 2, 2004 – Approved SF-5-CO, Urban Family Residence-Conditional Overlay district zoning. The conditional overlay will prohibit duplex development by consent (Vote: 8-0, J. Gohil – absent).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Undeveloped
<i>North</i>	SF-3	Single Family
<i>South</i>	GR	Townhouses and Shopping Center
<i>East</i>	GR	Daycare
<i>West</i>	SF-3	Single Family

AREA STUDY: N/A

TIA: N/A

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

#053 – Northwest Austin Civic Association
#313 – Parmer/Avery Island Neighborhood Association
#511 – Austin Neighborhoods Council

CASE HISTORIES:

There have been no recent zoning cases in the immediate vicinity

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Chimney Corners	60'	40'	Collector	N/A
Far West Boulevard	100'	Varies	Arterial	N/A

CITY COUNCIL DATE: April 1, 2004

ACTION:

ORDINANCE READINGS: 1st

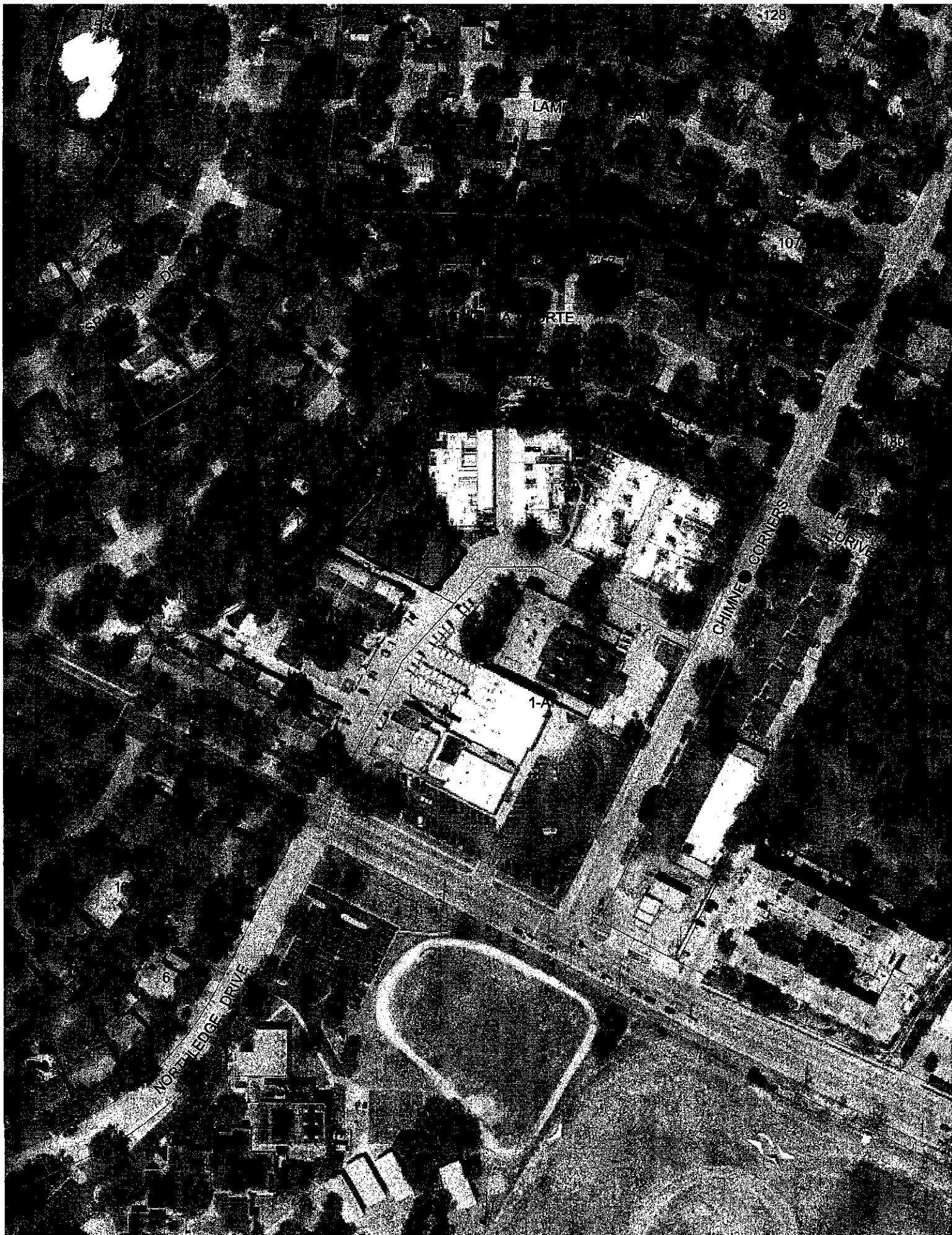
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Glenn Rhoades

PHONE: 974-2775



STAFF RECOMMENDATION

Staff recommends the proposed change to SF-5-CO, Urban Family Residence-Conditional Overlay district zoning. The conditional overlay will prohibit duplex development.

BASIS FOR RECOMMENDATION

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

SF-5 – Urban Family residence is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse or condominium residential use is permitted in an SF-5 district under development standards that maintain single-family neighborhood characteristics. An SF-5 district may be used as a transition between single-family and multifamily or commercial property.

The proposed change meets the purpose statement set forth in the Land Development Code by being a transition between the single-family to the west and the shopping center to the east. In addition, it does have access to an arterial roadway, by way of a private drive.

The proposed zoning should promote consistency, and orderly planning.

The proposed change would allow for the development abutting a single-family neighborhood to remain consistent. The change would simply allow for the completion of an existing town home development.

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

The SF-5 zoning district would allow for a fair and reasonable use of the site. SF-5 zoning is appropriate for this site because of the location of the property and the residential character of this portion of the property.

EXISTING CONDITIONS

Site Characteristics

The site is in between two other townhouse structures and is currently undeveloped.

Transportation

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

The trip generation under the requested zoning is estimated to be 34 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]

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

Far West Boulevard is classified in the Bicycle Plan as a Priority 1 bike route. (Route #22)

There are existing sidewalks along Chimney Corners and Far West Boulevard.

Impervious Cover

The maximum impervious cover allowed under SF-6 zoning is 55%

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone/ Desired Development Zone. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

According to flood plain maps, there is no flood plain within the project area.

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.

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

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 each lot with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner will be responsible for all costs and providing. Also, the 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.

Compatibility Standards

The site is subject to compatibility standards along the northwestern property line that abuts the SF-3 zoned property with an existing single-family residence. Along that property line, the following regulations will apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- For a structure more than 100 feet but not more than 300 feet from the property line, a structure may attain a height of 40 feet plus one foot for each 10 feet if distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from the property line, a structure may attain a height of 60 feet plus one foot for each four feet if distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the property line
- A fence, berm or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

	SF-5	SF-6*
Minimum Lot Size	5,750 sq. ft.	5,750 sq. ft.
Minimum Lot Width	50 ft.	50 ft.
Maximum Height	35 ft.	35 ft.
Minimum Setbacks		
Front	25 ft.	25 ft.
Street Side Yard	15 ft.	15 ft.
Interior Side Yard	5 ft.	5 ft.
Rear Yard	10 ft.	10 ft.
Maximum Building Cover	40%	40%
Maximum Impervious Cover	55%	55%

*Development in SF-6 zoning is subject to compatibility standards.

LEGEND

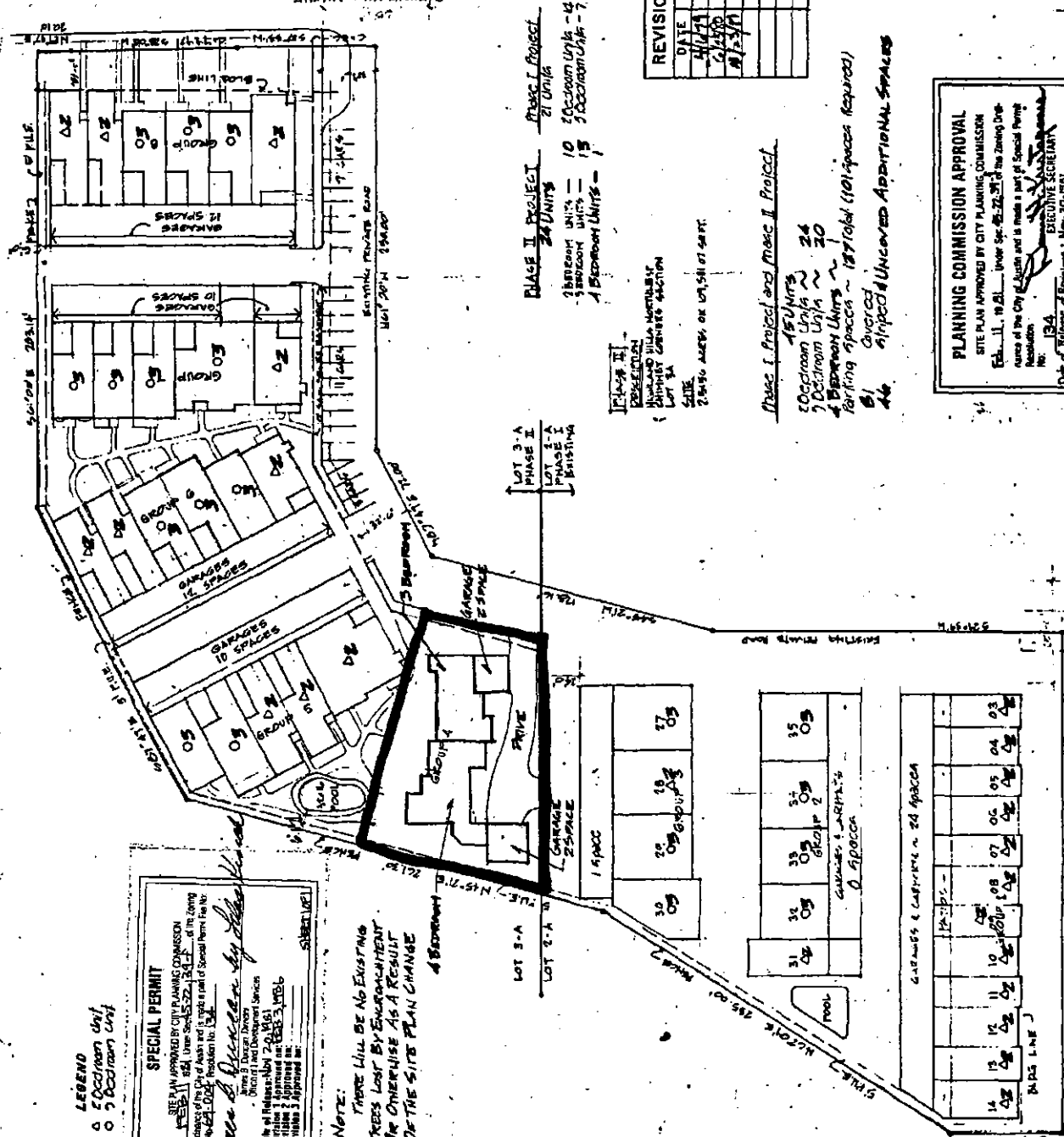
- 5 Bedroom Unit
- 3 Bedroom Unit

SPECIAL PERMIT

SITE PLAN APPROVED BY CITY PLANNING COMMISSION
 FEB 11, 1981
 CHAIRMAN: [Signature]
 MEMBERS: [List of names]
 DATE OF REVIEW: MAY 20, 1981
 REVIEWER: [Signature]
 APPROVED: [Signature]
 SPECIAL PERMIT NO. 134

NOTE:
 THERE WILL BE NO EXISTING TREES LOST BY ENCROACHMENT OR OTHERWISE AS A RESULT OF THE SITE PLAN CHANGE

C14-1-P4-101-82



FOR REVIEW ONLY

Rev. 014p-69-004



City of Austin, Neighborhood Planning & Zoning Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

NOTICE OF ZONING & PLATTING COMMISSION PUBLIC HEARING FOR A PROPOSED ZONING CHANGE

Este aviso es para informarles de una junta pública tocante a un cambio en el uso de la propiedad indicada así abajo. Si quiere una copia de este aviso en español, hable al teléfono (512) 974-2680.

Mailing Date of this Notice: February 20, 2004
Mailing Date of First Notice: February 4, 2004

File Number: C14-04-0016

ADDRESS AND/OR LEGAL DESCRIPTION OF PROPOSED ZONING CHANGE (See Map) 7200 A-D Chimney
Corners Bldg D

PROPOSED ZONING CHANGE:

FROM: GR--Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

TO: SF-6--Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

OWNER: Jim Mattox, Trustee (James A. Mattox)

PHONE: (512) 478-2900

AGENT: Charles Hamrick

PHONE: (512) 478-2900

ZONING & PLATTING COMMISSION HEARING DATE: March 2, 2004

TIME: 6:00 PM

LOCATION: 505 Barton Springs Road, One Texas Center 3rd Floor, Training Room #325, Austin

If you have any questions concerning this notice, please contact Glenn Rhoades at the City of Austin, Neighborhood Planning & Zoning Department, (512) 974-2775. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call. See enclosed sheet for more information on public hearings.

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0016-GR

Zoning & Platting Commission Hearing Date: March 2, 2004

Name (please print) RONALD N. GOLDSTEIN

Address 7148 CHIMNEY CORNERS

☐ I am in favor

(Estoy de acuerdo)



I object

(No estoy de acuerdo)

March 2, 2004

Glenn Rhoades, Case Manager
City of Austin
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, TX 78767

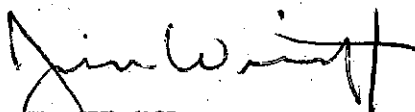
RE: C14-04-0016
7200 A-D Chimney Corners Townhouses

Dear Mr. Rhoades:

As agent for the Chimney Corners Council of Co-owners' Board of Administration, we wish to extend the Board's support for the referenced rezoning application from GR to SF-6, subject to the following conditions:

- 1) Duplex uses should be prohibited by a conditional overlay that is attached to the rezoning ordinance. This is not intended to prevent two unit condominium structures.
- 2) The access driveway must be oriented toward the south property line of the tract, as described in Paragraph 40(2) and Appendix "A" of the Condominium Declaration for Chimney Corners Townhouses (the "Declaration"), recorded in Volume 7, Page 453 of the Travis County Condominium Records.
- 3) The protected trees on the property, which have trunk circumferences in excess of sixty inches, must be preserved during the site design and construction process, in accordance with the critical root zone and crown preservation requirements listed in Section 3.5.2 of Austin's Environmental Criteria Manual.

Sincerely,



Jim Wittliff

Cc: Ruth Watkins, President, Chimney Corners Townhouse Association
Jim Mattox, Trustee

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0016-GR

Zoning & Platting Commission Hearing Date: March 2, 2004

Name (please print) DORIS KAROTKIN

☐ I am in favor
(Estoy de acuerdo)

Address 7144 CHIMNEY CORNERS

☒ I object
(No estoy de acuerdo)

The lot in question is next door to my townhouse & if it were built upon, it would be much too close to my property causing the value to decrease - Also, cutting off my front.