

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



**AGENDA ITEM NO.: Z-4
AGENDA DATE: Thu 04/22/2004
PAGE: 1 of 1**

SUBJECT: C14-04-0025 - River Place Section 17 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 8600-8798 Big View Drive (Lake Austin Watershed) from commercial recreation (CR) district zoning to lake austin residence (LA) district zoning. Zoning and Platting Commission Recommendation: To grant lake austin residence (LA) district zoning. Applicant: Lake Austin River Place, Ltd. (Russell Parker). Agent: PBS & J (Frank Del Castillo). City Staff: Glenn Rhoades, 974-2775.

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

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0025

Z.A.P. DATE: April 6, 2004

C.C. DATE: April 22, 2004

ADDRESS: 8600-8798 Big View Drive

OWNERS: Lake Austin River Place Ltd.
(Russel Parker)

AGENT: PBS & J
(Frank Delcastillo)

ZONING FROM: CR

TO: LA

AREA: 6.76 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends the proposed change from CR, Commercial Recreation district zoning to LA, Lake Austin district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

April 6, 2004 – Approved staff recommendation of lake austin (LA) district zoning by consent (Vote: 8-0-1, K. Jackson – absent).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LA	Undeveloped
<i>North</i>	P	Parkland, Undeveloped
<i>South</i>	Lake Austin	
<i>East</i>	SF-1-CO	Undeveloped
<i>West</i>	SF-5	Undeveloped

AREA STUDY: Lake Austin

TIA: N/A

WATERSHED: Lake Austin

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

#426 – River Place Residential Community Association
#434 – Lake Austin Business Owners
#439 – Concerned Citizens For the P & B of FM 2222
#464 – Edgewater Association
#605 – City of Rollingwood
#965 – Old Spicewood Springs Rd. Neighborhood Association

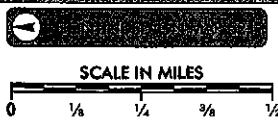
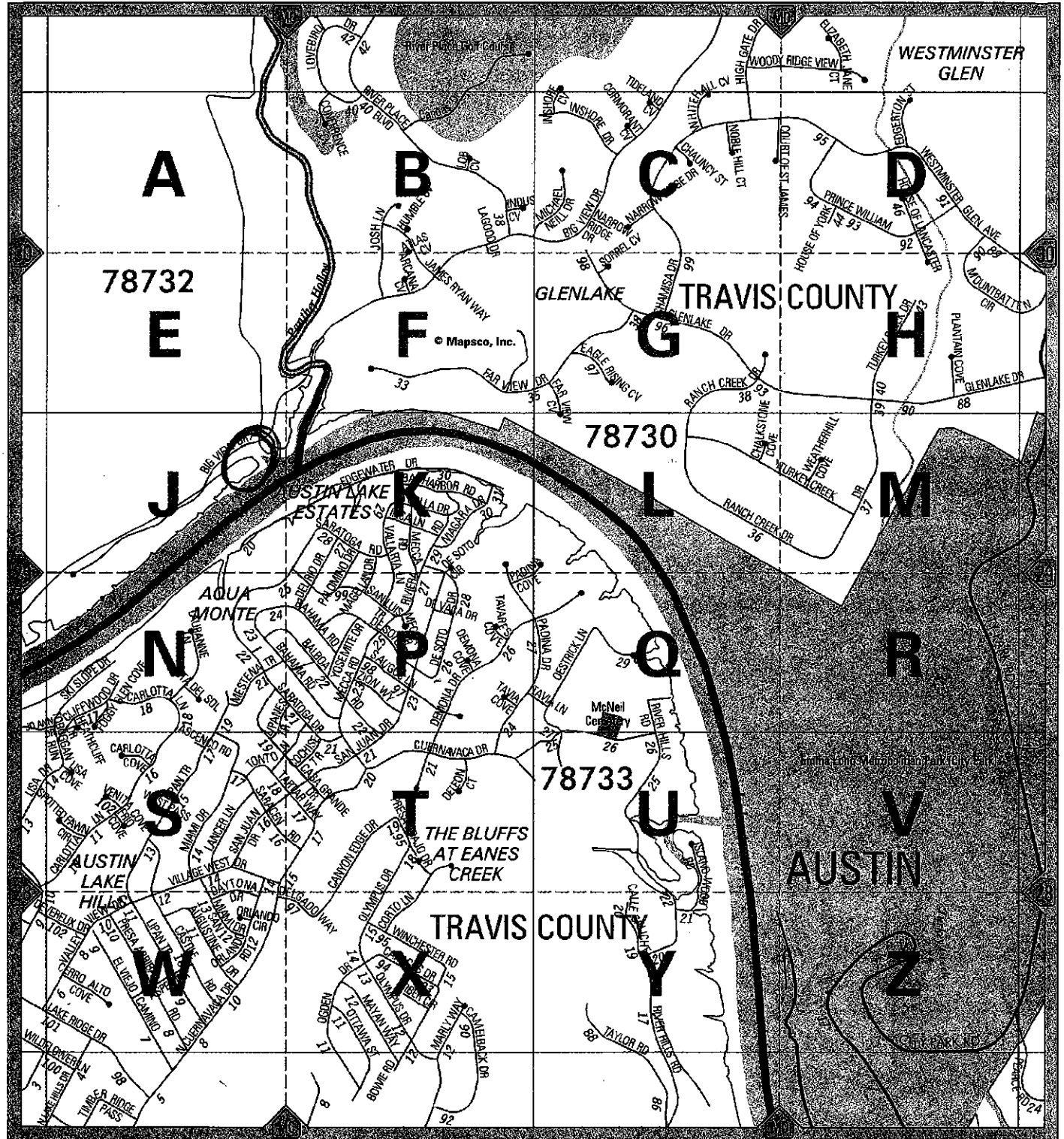
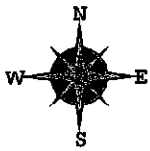
CASE HISTORIES:

NUMBER	REQUEST	P.C./Z.A.P RECOMMENDATION	CITY COUNCIL
C14-02-0099	LA to P	Approved P zoning without conditions (Vote: 6-0). 7/2/02	Approved ZAP recommendation (Vote: 7-0). 8/29/02
C14-02-0084	CR to LA	Approved CR zoning without conditions (Vote: 6-0). 8/27/02	Approved ZAP recommendation (Vote: 7-0). 9/26/02

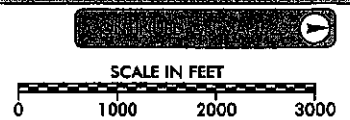
ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Big View Drive	70'	50'	Collector	N/A

CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Glenn Rhoades**PHONE:** 974-2775



COPYRIGHT 1993, 2002 by MAPSCO INC. - ALL RIGHTS RESERVED





STAFF RECOMMENDATION

Staff recommends the proposed change from CR, Commercial Recreation district zoning to LA, Lake Austin district zoning.

BASIS FOR RECOMMENDATION

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

LA, Lake Austin district zoning is the designation for a low-density single-family use.

The proposed change meets the purpose statement set forth in the Land Development Code. It is located adjacent to Lake Austin in an area proposed for large lot single-family homes.

The proposed zoning should promote consistency, and orderly planning.

The change is consistent and compatible with the surrounding area. There is SF-1 to the east and large lot single-family homes, not in the City limits, being proposed to the west.

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

The applicant's request is fair a reasonable due to the low-density single family character of the area.

EXISTING CONDITIONS

Site Characteristics

The site 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 7 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.

Impervious Cover

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Lake Austin Watershed of the Colorado River Basin, and 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. 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

Environmental

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, and must have a minimum lot size of 2 acres.

According to flood plain maps, this site appears to lie entirely in the floodplain. Based upon this, offsite drainage should be calculated to determine whether any transition zone exists within the project location.

The site is not located within the endangered species survey.

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.

At this time, no information has been provided as to whether this property has any preexisting approvals, which would preempt current water quality or Code requirements.

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 a connection to the River Place MUD water and wastewater system. If water or wastewater utility improvements are required, the MUD and landowner will be responsible for all costs and providing. Also, utility systems serving the subdivision must be in accordance with the City's utility design criteria. The utility plan must be reviewed and approved by the Austin Water Utility.

Compatibility Standards

The proposed single-family development is not subject to compatibility development regulations.