



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-9
AGENDA DATE: Thu 07/29/2004
PAGE: 1 of 1

SUBJECT: C14-04-0067 - P.W.C. - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5607, 5611 and 5701 Travis Cook Road (Barton Creek and Williamson Creek Watersheds-Barton Springs Zone) from rural residence (RR) district zoning to family residence (SF-3) district zoning. Zoning and Platting Commission Recommendation: To grant family residence (SF-3) district zoning with conditions. Applicant: Ed Padgett, Marty Williams and Mark Clemons. Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0067

Z.P.C. DATE: June 1, 2004

ADDRESS: 5607, 5611 and 5701 Travis Cook Road

OWNER AND APPLICANTS: Ed Padgett,
Marty Williams and
Mark Clemens

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: RR

TO: SF-3

AREA: 3.730 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant family residence (SF-3) district zoning.

If the requested zoning is recommended for this site, 28 feet of right-of-way should be dedicated from the centerline of Sunset Ridge Road in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site.

ZONING & PLATTING COMMISSION RECOMMENDATION:

June 1, 2004: *APPROVED SF-3 DISTRICT ZONING; BY CONSENT.*

[J.M.; J.G 2ND] (8-0) J.P – ABSENT

ISSUES:

The Travis Country West Neighborhood Association has indicated their opposition to the proposed SF-3 zoning, as indicated by an e-mail attached to the back of the staff report.

DEPARTMENT COMMENTS:

The subject property consists of three platted lots, is developed with one duplex and two single family residences, and zoned rural residence (RR) district. Access is taken from Travis Cook Road, which is classified as an arterial, and Sunset Ridge Road, a local street. The surrounding area includes a mix of residential and commercial land uses and corresponding zoning districts. There is a single family residential subdivision under construction to the west (SF-2-CO), single family residences on large lots to the north and south (RR; DR), and single family residences, a church, plant nursery and undeveloped property to the east (RR; MF-1-CO; CS). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The applicant proposes to zone the property to family residence (SF-3) district that is consistent with the existing use on the northernmost lot and will also provide the opportunity to convert to duplex use or make additions to two-family use to occur on the other two lots. As shown in Exhibit B, the Oak Hill Area Study completed in 1985 recommended limited office (LO) district zoning along the east side of Travis Cook Road, including the subject lots. (In 1995, however, the adjacent three lots to the south were rezoned from LO to RR.) Staff recommends SF-3 zoning based on: 1) its compatibility with the adjacent single family residences, 2) it provides for an additional housing choice – either duplex or two-family use – to occur within an area which contains single family residences on a variety of lot sizes and multi-family development, and 3) is an appropriate land use on an arterial roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	One duplex; Two single family residences
<i>North</i>	RR; DR; GO-MU-CO; IP	Single family residences on large lots; Undeveloped
<i>South</i>	RR; CS	Single family residences on large lots; Undeveloped; Equipment rental business
<i>East</i>	SF-2-CO	Single family residential subdivision under construction
<i>West</i>	RR; CS; MF-1-CO; LO-MU-CO	Single family residences on large lots; Undeveloped; Plant nursery; Church

AREA STUDY: Oak Hill Area Study (1985)**TIA:** Is not required**WATERSHED:** Williamson Creek and Barton Creek
– Barton Springs Zone –
Contributing Zone**DESIRED DEVELOPMENT ZONE:** No**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**384 – Save Barton Creek Association
605 – City of Rollingwood385 – Barton Springs Coalition
943 – Save Our Springs Alliance**SCHOOLS:**

Oak Hill Elementary School

Clint Small Middle School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION / PLANNING COMMISSION	CITY COUNCIL
C14-02-0164	DR; RR to MF-1- CO	To Grant MF-1-CO with conditions	Approved MF-1-CO, with CO for 2,000 trips, assumptions of the Neighborhood Traffic Analysis, prohibit access to Bell Drive; maximum of 276 residential units; & 6.6 units per acre. Restrictive Covenant for IPM Plan / use of native and adapted plant materials. (6-5-03)
C14-99-2144	IP; LR; GR to SF- 2	To Grant SF-2-CO	Approved SF-2-CO with CO establishing a

			maximum of 2.139 units per acre and limiting to one curb cut to Old Bee Caves Road. (10-5-00)
C14-99-2143	RR to SF-2	To Grant SF-2-CO	Approved SF-2-CO with CO establishing a maximum of 1.999 units per acre. (10-5-00)
C14-96-0021	RR; SF-2 to LO	To Grant LO-MU-CO with conditions	Approved LO-MU-CO with CO prohibiting medical offices; and establishing a maximum of 30,000 s.f. of gross FAR or 2,000 trips. (4-25-96)
C14-95-0125	LO to RR	To Grant RR with a 35' r-o-w dedication	Approved RR with r-o-w dedication. (11-30-95)
C14-94-0044	GO to GO-MU	To Grant GO-MU-CO	Approved GO-MU-CO with CO restricting residential development to one dwelling unit. (6-23-94)

RELATED CASES:

The property was annexed into the City limits in December 1985. The subject property is platted as Lots 1, 2 and 3 of the Travis Cooke Road Addition, recorded in 1998 (C8-97-0215.0A). Please refer to Exhibit C.

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
Travis Cook Road	40 – 60 feet	Varies	Arterial	N/A
Sunset Ridge Road	Varies	20 feet	Local	N/A

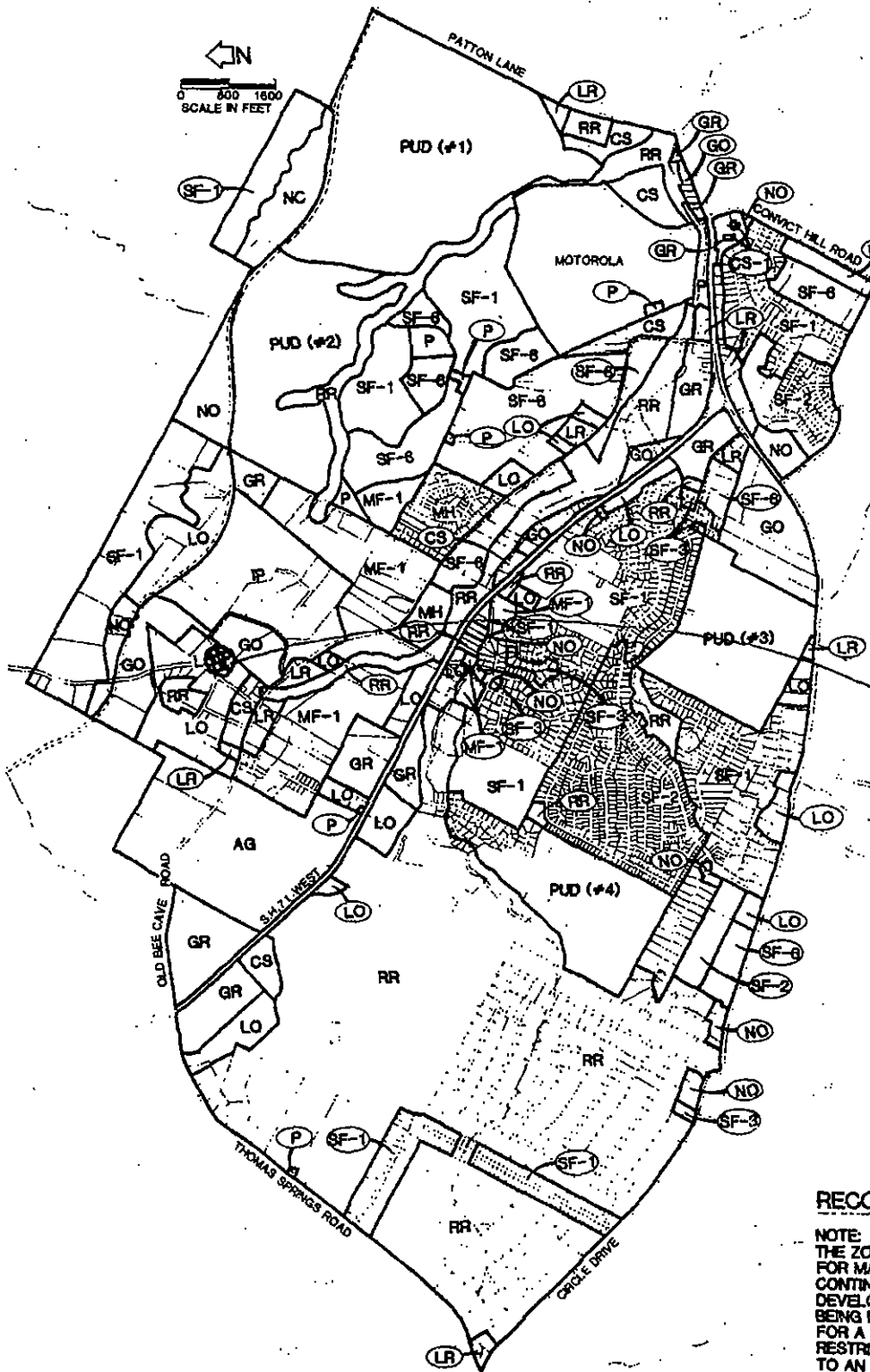
- Capital Metro bus service is not available within ¼ mile of this property.

CITY COUNCIL DATE: July 29, 2004**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719





PROPOSED
REZONING
AREA

**MAP 4
RECOMMENDED ZONING**

NOTE:
THE ZONING RECOMMENDATIONS
FOR MANY PROPERTIES ARE
CONTINGENT ON CERTAIN
DEVELOPMENT RESTRICTIONS
BEING MET. SEE THE TEXT
FOR A DESCRIPTION OF
RESTRICTIONS THAT MAY APPLY
TO AN INDIVIDUAL PROPERTY.

EXHIBIT B
RECOMMENDED ZONING
OF OAK HILL AREA STUDY

WILLIAM H. RANNEY, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH THE SURVEY RELATED PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1984, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

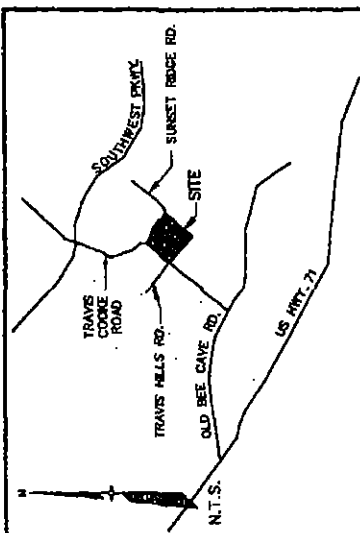
DATE: 08-07-97

WILLIAM H. RANNEY, R.F.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
RUST ENGINEERING & INFRASTRUCTURE, INC.
801 BARTON SPRINGS ROAD, SUITE 400
AUSTIN, TEXAS 78704-1964
PHONE: (512) 474-5500, FAX: (512) 474-4305

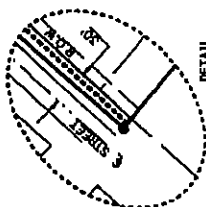
PAUL J. VICTORIAN, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1984, AS AMENDED, THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE STUDY LIMITS OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 444535-0295 (DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS).

DATE: 08-07-97

PAUL J. VICTORIAN, P.E.
REGISTERED PROFESSIONAL ENGINEER IN CIVIL
RUST ENGINEERING & INFRASTRUCTURE, INC.
801 BARTON SPRINGS ROAD, SUITE 400
AUSTIN, TEXAS 78704-1964
PHONE: (512) 474-5500, FAX: (512) 474-4305



- EASEMENTS AFFECTING THIS TRACT:
- An easement for a 10' wide utility easement to the City of Austin as described and located by the City of Austin, Texas, is shown on the plat.
 - An easement for a 10' wide utility easement to the City of Austin as described and located by the City of Austin, Texas, is shown on the plat.
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LINE TABLE

LINE	DESCRIPTION	DISTANCE
1	N42°13'35"W	23.77
2	N63°25'12"E	46.43
3	S68°07'01"E	119.48
4	S88°01'57"E	97.36
5	N48°00'52"W	99.34
6	N75°00'20"W	97.42
7	S48°25'26"W	15.97
8	S48°15'33"W	41.69
9	N63°27'25"W	165.40
10	S53°27'28"E	35.00
11	S48°22'40"W	63.32

CURVE TABLE

CURVE	Radius	Tangent	Chord	Area	Chord Bearing
1	318.03	60.57	119.00	21°33'54"	53°22'17"W
2	318.03	3.55	7.10	01°16'47"	42°30'50"E
3	318.03	56.89	112.01	112°00'	20°17'07"

TRAVIS COOKE ROAD ADDITION

FINAL PLAT

DATE: 08-07-97
PROJECT NO: 1473.0006
FILENAME: DPADGFP.DGN
SHEET NO: 1 of 2
DRAWING NO:

EXHIBIT C
RECORDED
PLAT

C8-97-0215.OA

STATE OF TEXAS

- [illegible]

FINAL PLAT

18 DUTTON STREET ALBANY, N.Y. 12206 PHONE 43232 474-5500		DRN CAR 09-07-97	ZCS CAR 08-17-97	APP -	DR 12-22-1997	CRK DATE
ADDITIONAL NOTES & ELECTRIC EASEMENTS REVISIONS				1	DR 12-22-1997	CRK DATE
Copyright © 1997 by the National Association of				NO	DR 12-22-1997	CRK DATE

CB-97-0215.0A

PHOTOGRAPHIC FILM

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant family residence (SF-3) district zoning.

If the requested zoning is recommended for this site, 28 feet of right-of-way should be dedicated from the centerline of Sunset Ridge Road in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site.

BACKGROUND

The subject property consists of three platted lots, is developed with one duplex and two single family residences, and zoned rural residence (RR) district. Access is taken from Travis Cook Road, which is classified as an arterial, and Sunset Ridge Road, a local street. The surrounding area includes a mix of residential and commercial land uses and corresponding zoning districts. There is a single family residential subdivision under construction to the west (SF-2-CO), single family residences on large lots to the north and south (RR; DR), and single family residences, a church, plant nursery and undeveloped property to the east (RR; MF-1-CO; CS).

The applicant proposes to zone the property to family residence (SF-3) district that is consistent with the existing use on the northernmost lot and will also provide the opportunity to convert to duplex use or make additions to two-family use to occur on the other two lots. As shown in Exhibit B, the Oak Hill Area Study completed in 1985 recommended limited office (LO) district zoning along the east side of Travis Cook Road, including the subject lots. (In 1995, however, the adjacent three lots to the south were rezoned from LO to RR.) Staff recommends SF-3 zoning based on: 1) its compatibility with the adjacent single family residences, 2) it provides for an additional housing choice – either duplex or two-family use – to occur within an area which contains single family residences on a variety of lot sizes and multi-family development, and 3) is an appropriate land use on an arterial roadway.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The SF-3, Family Residence, zoning district is intended as an area for moderate density single family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends SF-3 zoning based on: 1) its compatibility with the adjacent single family residences, 2) it provides for an additional housing choice – either duplex or two-family use – to occur within an area which contains single family residences on a variety of lot sizes and multi-family development, and 3) is an appropriate land use on an arterial roadway.

EXISTING CONDITIONS**Site Characteristics**

The site is developed with one duplex and two single family residences. The site slopes to the south.

Impervious Cover

The maximum impervious cover allowed by the SF-3 zoning district would be 25%, which is based on the more restrictive watershed regulations described below.

Environmental

This site is not located over the Edward's Aquifer Recharge Zone. The site is within the Edwards Aquifer Contributing Zone. The site is in the Barton Creek and the Williamson Creek watersheds of the Colorado River Basin, and both are classified as Barton Springs Zone (BSZ) watersheds. Project applications at the time of this report are subject to the SOS Ordinance which allows 25% impervious cover in the contributing zone.

According to flood plain maps, there is no flood plain within 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.

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. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Transportation

Additional right-of-way will be required for Travis Cook Road with the subdivision and/or site plan.

If the requested zoning is recommended for this site, 28 feet of right-of-way should be dedicated from the centerline of Sunset Ridge Road in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

The trip generation under the requested zoning is estimated to be 325 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]

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustment, or utility relocation are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by Austin Water Utility. The plan must be in accordance with the City's utility design criteria and specifications.

Compatibility Standards

SF-3 district zoning would not trigger the application of compatibility standards.

Walsh, Wendy

From: Frederick L. Clement [FClement@covenant.org]
Sent: Tuesday, July 13, 2004 2:05 PM
To: Walsh, Wendy
Cc: seth.prejean@amd.com
Subject: From Travis Country West Neighborhood Association Vice President in re C14-04-0067 +***+
Importance: High

MEMORANDUM FOR WENDY WALSH
NEIGHBORHOOD PLANNING AND ZONING

Tuesday, 13 July 2004

Dear Ms. Walsh:

The purpose of this memorandum is to follow up our telephone conversation of Monday, July 12.

At its meeting on Monday evening, July 12, the Travis Country West Home Owners Association (the "Association") voted to appoint Mr. Seth Prejean to represent the Association's interest with respect to zoning case C14-04-0067.

The Association respectfully objects to the properties' rezoning from RR to SF-3 for reasons Mr. Prejean will represent to you and at any public hearing on this case.

We would prefer that the property owners not be surprised by the Association's position and, for this reason, we would encourage that they contact us or provide us with a means by which to contact them with our concerns.

If you are able to provide us with any contact information, we would appreciate as much by reply email at this time. Please copy Mr. Prejean at: seth.prejean@amd.com

Thank you for your time and consideration.

/s/ FLC.

FREDERICK L. CLEMENT,
Vice President and Director
Travis Country West HOA
TEL (512) 454-5231, x102
FAX (512) 454-5358
fclement@covenant.org

-----Original Message-----

From: Frederick L. Clement
Sent: Monday, July 12, 2004 4:58 PM
To: 'wendy.walsh@ci.austin.tx.us'
Subject: RE: From Travis Country West Neighborhood Association Vice President in re C14-04-0067

7/13/2004

Ms. Walsh,

Thank you for your call today.

My contact/neighborhood association info is shown below.

/s/ FLC.

FREDERICK L. CLEMENT,
Vice President and Director
Travis Country West Neighborhood Association
5816 Medicine Creek Drive
Austin, Texas 78735
TEL (512) 454-5231, x102
FAX (512) 454-5358
fclement@covenant.org

-----Original Message-----

From: Frederick L. Clement
Sent: Monday, July 12, 2004 4:38 PM
To: 'wendy.walsh@ci.austin.tx.us'
Subject: From Travis Country West Neighborhood Association Vice President in re C14-04-0067
Importance: High

MEMORANDUM FOR WENDY WALSH
NEIGHBORHOOD PLANNING AND ZONING

Monday, 12 July 2004

Dear Ms. Walsh,

On behalf of the Travis Country West neighborhood association, of which I am vice president and chief liaison, I write to inquire about the status of your zoning case C14-04-0067, a rezoning from RR to SF-3 of 5607, 5611 and 5701 Travis Cook Road.

Has this case been set for public hearing and, if so, before which commission or Council and on what date(s).

The Travis Country West Neighborhood Association wishes to register its concerns with your office.

Please advise me concerning the current disposition of this case.

Thank you,

/s/ FLC.

FREDERICK L. CLEMENT, FCBA
Vice President and Director
Travis Country West HOA
TEL (512) 454-5231, x102

7/13/2004

FAX (512) 454-5358
fclement@covenant.org

7/13/2004