

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

**AGENDA ITEM NO.: 49
AGENDA DATE: Thu 08/12/2004
PAGE: 1 of 1**

SUBJECT: C14-04-0067 - P.W.C. - Approve second/third readings of 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. First reading on July 29, 2004. Vote: 7-0. Conditions met as follows: Conditional Overlay incorporates the conditions imposed by Council on first ordinance reading. Applicants: Ed Padgett, Marty Williams and Mark Clemens. Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-04-0067

REQUEST:

Approve second / third readings of 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 – conditional overlay (SF-3-CO) combining district zoning. The Conditional Overlay requires a one-half (1/2) minimum lot size for single family residences, two-family residences and duplexes.

DEPARTMENT COMMENTS:

The Conditional Overlay incorporates the conditions imposed by the City Council at First Reading.

OWNERS/APPLICANTS: Ed Padgett, Marty Williams and Mark Clemens

AGENT: Jim Bennett Consulting (Jim Bennett)

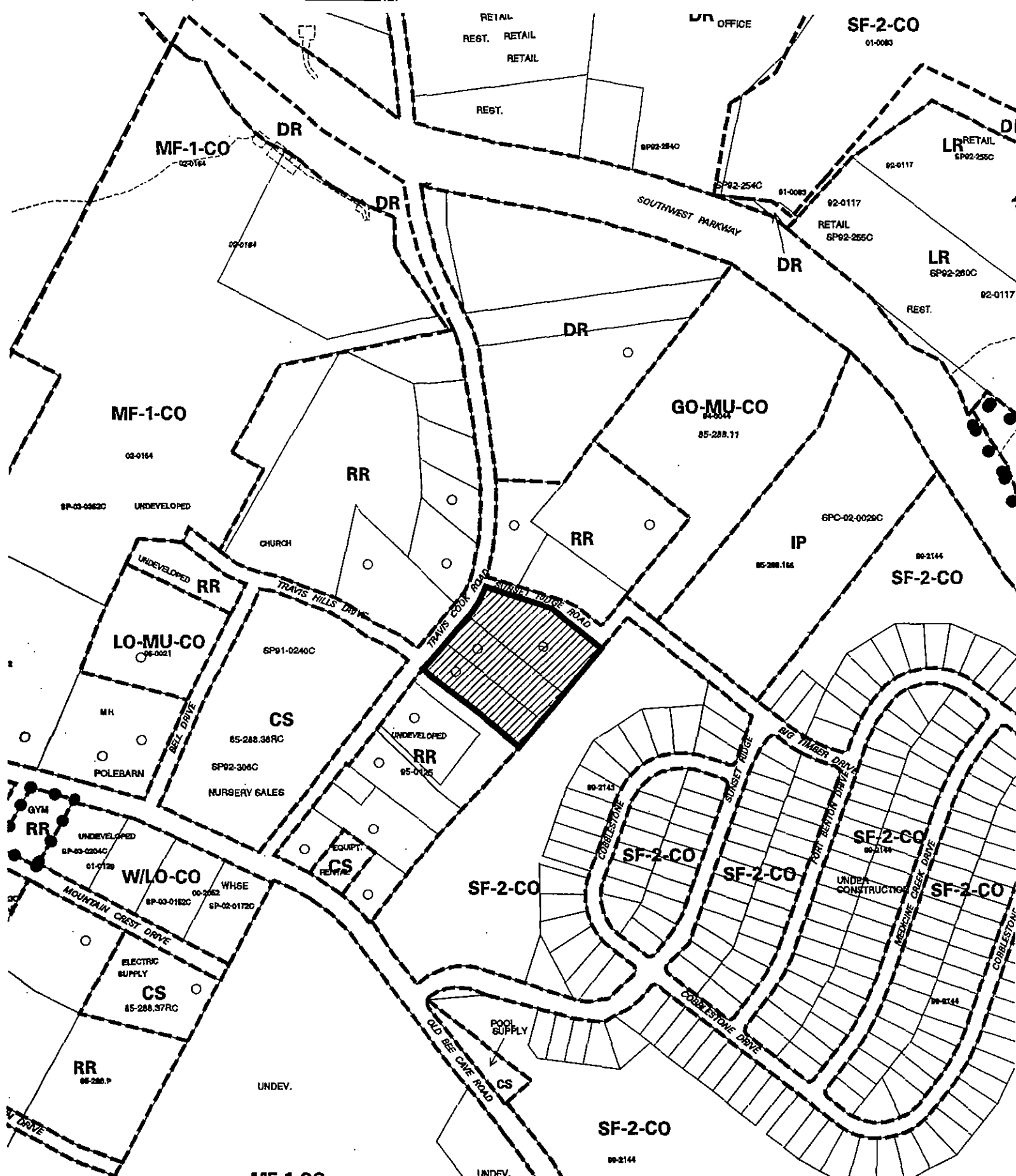
DATE OF FIRST READING: July 29, 2004, approved SF-3-CO district zoning, on 1st Reading (7-0).


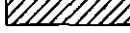


CITY COUNCIL HEARING DATE: August 12, 2004

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Walsh, e-mail: wendy.walsh@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT		ZONING CASE #: C14-04-0067 ADDRESS: 5807, 5811 & 5701 TRAVIS COOK RD SUBJECT AREA (acres): 3.730	DATE: 04-06 INTLS: SM	CITY GRID REFERENCE NUMBER B21
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W. WALSH				

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 5607, 5611, AND 5701 TRAVIS COOK ROAD FROM**
3 **RURAL RESIDENCE (RR) DISTRICT TO FAMILY RESIDENCE-**
4 **CONDITIONAL OVERLAY (SF-3-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from rural residence (RR) district to family residence-conditional
10 overlay (SF-3-CO) combining district on the property described in Zoning Case No. C14-
11 04-0067, on file at the Neighborhood Planning and Zoning Department, as follows:

12
13 Lots 1, 2, and 3, Travis Cooke Road Addition, a subdivision in the City of Austin,
14 Travis County, Texas, according to the map or plat of record in Plat Book 100,
15 Pages 253-254, of the Plat Records of Travis County, Texas,

16
17 locally known as 5607, 5611, and 5701 Travis Cook Road, in the City of Austin, Travis
18 County, Texas, and generally identified in the map attached as Exhibit "A".

19
20 **PART 2.** The Property within the boundaries of the conditional overlay combining
21 district established by this ordinance is subject to the following conditions:

22
23 The minimum lot size is one-half acre for a single family residence use, two family
24 residence use and duplex use.

25
26 Except as specifically restricted under this ordinance, the Property may be developed and
27 used in accordance with the regulations established for the family residence (SF-3) base
28 district and other applicable requirements of the City Code.
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37

1 **PART 3.** This ordinance takes effect on _____, 2004.

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2004

§
§
§

9 Will Wynn
10 Mayor

11
12
13 **APPROVED:** _____

14 David Allan Smith
15 City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk

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 withdrawn their opposition to the proposed SF-3 zoning, as indicated by a letter 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: Approved SF-3-CO district zoning with the CO requiring a minimum lot size of one-half (1/2) acre for single family residences, two-family residences and duplexes, on First Reading only (7-0).

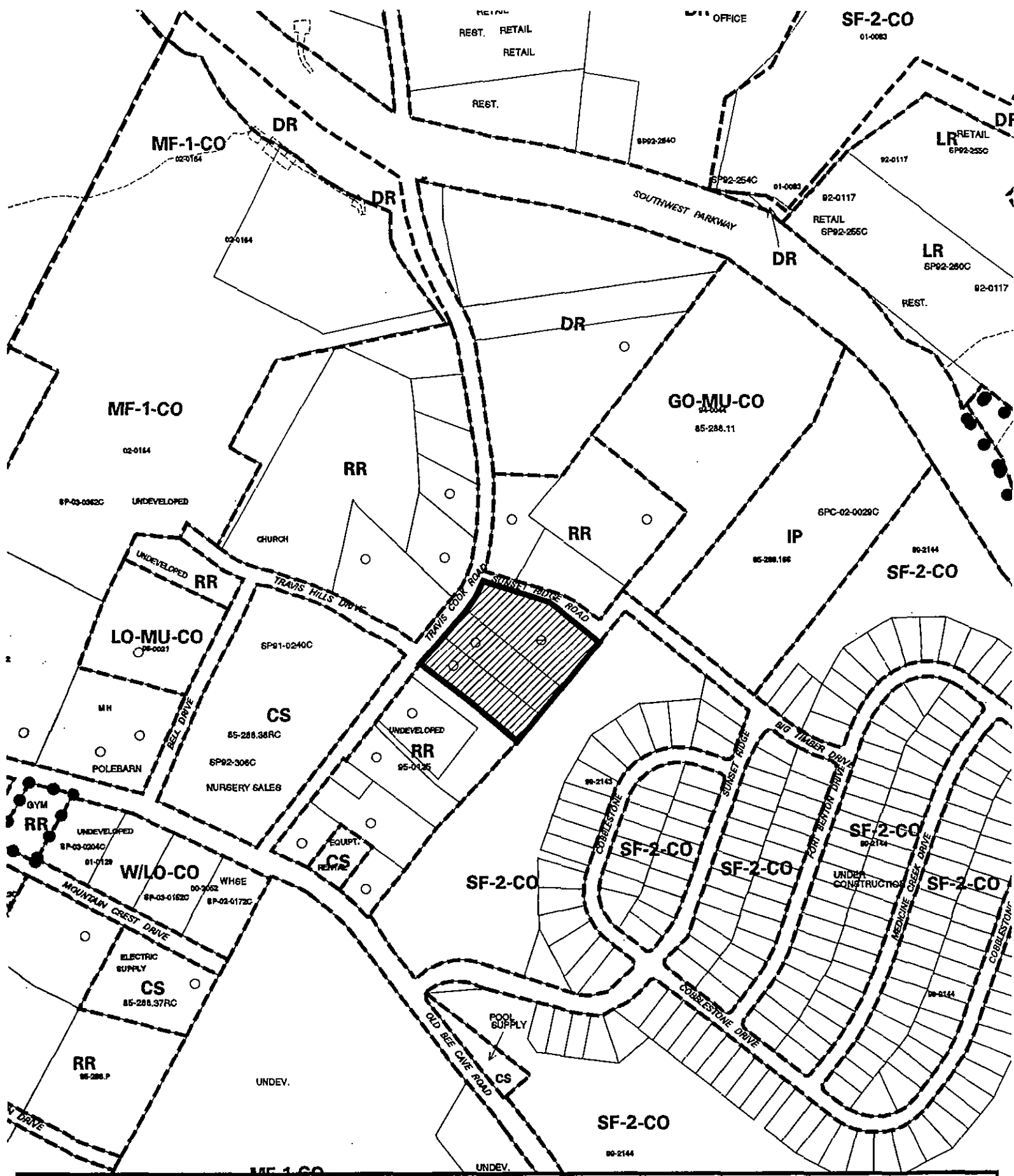
August 12, 2004




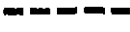
ORDINANCE READINGS: 1st July 29, 2004 2nd 3rd

ORDINANCE NUMBER:

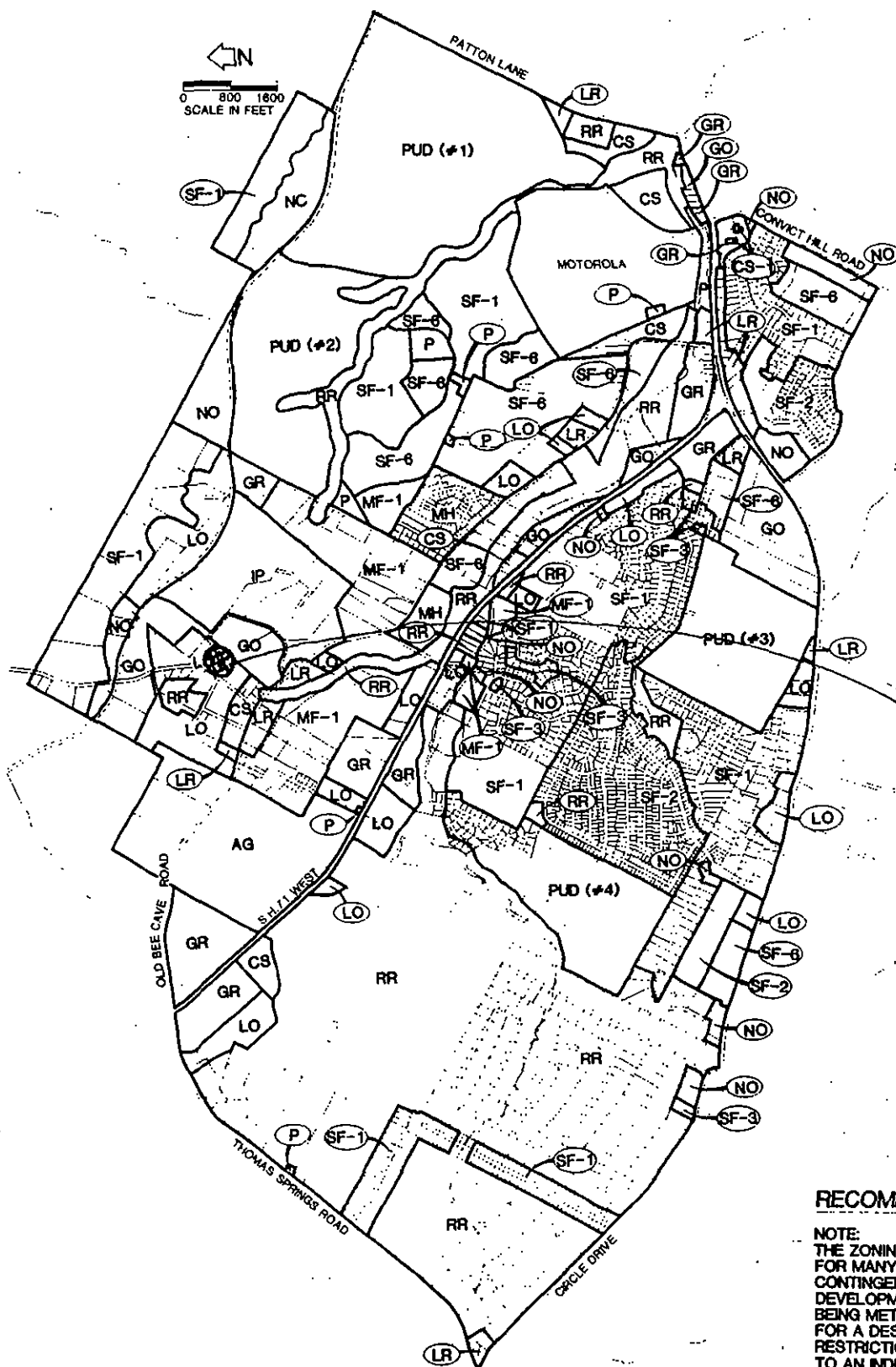
CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



 1" = 400'	SUBJECT TRACT	  	ZONING Exhibit A		CITY GRID REFERENCE NUMBER B21
	PENDING CASE		CASE #: C14-04-0067		
	ZONING BOUNDARY		ADDRESS: 5607, 5611 & 5701		
	CASE MGR: W. WALSH		TRAVIS COOK RD SUBJECT AREA (acres): 3.730		
			DATE: 04-06	INTLS: SM	





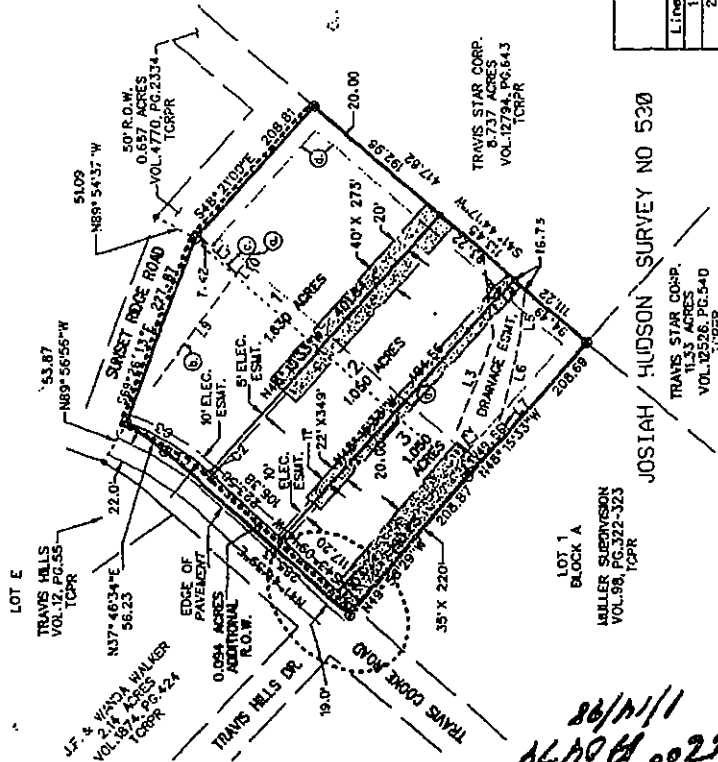
PROPOSED
REZONING
AREA

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

- LEGEND**
- 1/2" IRON PIPE FOUND
 - 1/4" IRON ROD WITH PLASTIC CAP
 - 1/4" IRON ROD WITH PLASTIC CAP
 - MARKED "RUST" EMBLEMS 4532" SET
 - TOPR • TRAVIS COUNTY REAL
 - TOPR • TRAVIS COUNTY PLAT
 - RECORDS
 - EASEMENT AS LISTED
 - WATER QUANTITY EASEMENT
 - PROPOSED SIDEWALK LOCATION



LINE TABLE

Line	Bearing	Distance
1	N 15° 15' 33" W	23.77
2	N 53° 25' 12" E	46.43
3	S 68° 07' 01" E	119.68
4	S 82° 01' 57" E	97.34
5	N 84° 00' 52" W	59.34
6	N 75° 00' 20" W	97.42
7	S 42° 29' 35" W	15.97
8	S 48° 15' 33" W	41.09
9	N 53° 27' 25" W	163.40
10	S 53° 27' 25" E	35.66
11	S 48° 22' 40" W	63.32

CURVE TABLE

Curve	Radius	Chord	Delta	Area	Chord Bearing
1	318.03	60.57	119.00	119.70	S 32° 22' 17" W
2	318.03	3.55	7.10	01° 16' 47"	N 42° 30' 50" E
3	318.03	56.89	112.01	132.60	N 31° 43' 54" E

TRAVIS COOKE ROAD
ADDITION

FINAL PLAT

DATE: 08-07-07

PROJECT NO: 101473.10006

FILENAME: DPA0GFP.DGN

SHEET NO: 1 of 2

DRAWING NO:



Rust Environment & Infrastructure Inc.

811 BARTON SPRINGS ROAD
AUSTIN, TEXAS 78704-1664
PHONE (512) 474-5500

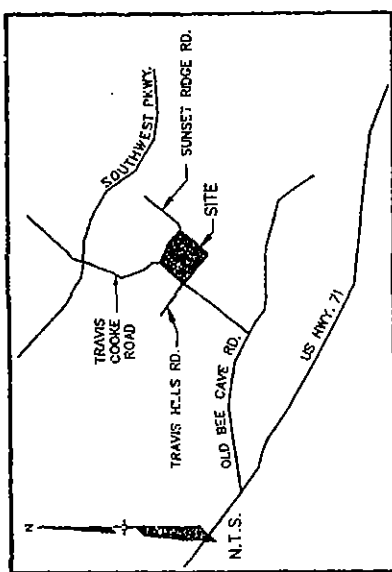
DRN CAR 08-07-97

DES -

CHK BR 08-11-97

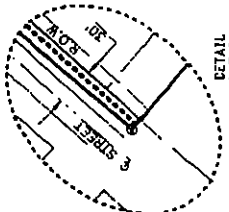
APP -

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Rust Environment & Infrastructure, Inc.



EASEMENTS AFFECTING THIS TRACT:

- An easement for feet is with granted to the City of Austin as described and located by plat recorded in Volume 252, Page 604 of the Deed Records of Travis County, Texas. (centerline electric & telephone easement)
- An easement for feet is with granted to the City of Austin as described and located by plat recorded in Volume 252, Page 606 of the Deed Records of Travis County, Texas. (centerline electric & telephone easement)
- An easement for feet is with granted to the City of Austin as described and located by plat recorded in Volume 252, Page 746 of the Deed Records of Travis County, Texas. (centerline electric & telephone easement)
- Building setback requirement of twenty feet as set out in Volume 2402, Page 148 of the Deed Records of Travis County, Texas.



NET SITE AREA CALCULATIONS

BARTON CREEK WATERSHED		WILLIAMSON CREEK WATERSHED	
Total gross site area =	0.54 ac.	Total gross site area =	3.284 ac.
Net Site Area Calculations:		Net Site Area Calculations:	
Area with slopes 0-15%	20.185 SF x 100% = 20.185 SF	Area with slopes 0-15%	139.743 SF x 100% = 139.743 SF
Area with slopes 15-25%	2.121 SF x 40% = 855 SF	Area with slopes 15-25%	5.060 SF x 40% = 2.024 SF
Area with slopes 25-35%	1.204 SF x 20% = 241 SF	Area with slopes 25-35%	4.06 SF x 20% = 0.812 SF
Net Site Area (Excluded)	21.280 SF	Net Site Area (Excluded)	140.377 SF

WATERSHED TOTALS

Total Net Site Area = 161.657 SF 3.711 ac.

Total Allowable Impervious Cover = 39.350 SF 0.903 ac.

I, WILLIAM H. BARNES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEY RELATED PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HERE UNDER MY SUPERVISION ON THE GROUND.

DATE: Dec 24, 1997

PAUL J. VIKTORIN, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR
RUST ENVIRONMENT & INFRASTRUCTURE, INC.
811 BARTON SPRINGS ROAD, SUITE 400
AUSTIN, TEXAS 78704-1664
PHONE: (512) 474-5500, FAX: (512) 474-0325

I, PAUL J. VIKTORIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THE 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 TRM PANEL #484532-0295, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

DATE: Dec 24, 1997

PAUL J. VIKTORIN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 65879
RUST ENVIRONMENT & INFRASTRUCTURE, INC.
811 BARTON SPRINGS ROAD, SUITE 400
AUSTIN, TEXAS 78704-1664
PHONE: (512) 474-5500, FAX: (512) 474-0325

EXHIBIT C
RECORDED
PLAT

C8-97-0215.0A

NOTES:

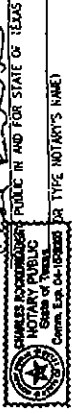
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
- WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT, PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN, WATER AND WASTEWATER DEPARTMENT.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, DEPARTMENT OF PLANNING AND DEVELOPMENT FOR REVIEW. RAINFALL RUNOFF WILL BE HELD TO THE ADEQUATE EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- NO CUT OR FILL SHALL EXCEED A DEPTH OF FOUR FEET EXCEPT FOR STRUCTURAL EXCAVATION PURSUANT TO LOC SECTION 13-7-16 UNLESS AUTHORIZED BY AN APPROVED VARIANCE.
- THIS SUBDIVISION IS LOCATED IN THE BAYLOR CREEK AND WILLAMSON CREEK WATERSHEDS AND IS CLASSIFIED AS BAYLOR SPRINGS ZONING. THE CITY OF AUSTIN, DEPARTMENT OF PLANNING AND DEVELOPMENT, ARTICLE 11, AND ARTICLE 11, AND 13-7, ARTICLE 1 OF THE CITY LAND DEVELOPMENT CODE.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- THIS SUBDIVISION WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ADJACENCY OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED 12/21/92, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
- FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 100, PAGE 253, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBS AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 13-7, ARTICLE 11 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER OF THIS SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES, THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND SHALL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE IN CONFLICT WITH CHAPTER 13-7 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

STATE OF TEXAS
COUNTY OF TRAVIS

I, KNOW ALL MEN BY THESE PRESENTS

THAT EDWARD MAGNETT, JR. OWNER OF THAT CERTAIN 3.224 ACRE TRACT OF LAND SITUATED IN THE BAYLOR CREEK WATERSHED, TRAVIS COUNTY, TEXAS, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED H. EDWARD MAGNETT, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE REQUESTED ME THAT I EXECUTE THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24TH DAY OF DECEMBER 1997 A.D.



ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF DEVELOPMENT, REVIEW AND INSPECTION DEPARTMENT OF THE CITY OF AUSTIN, COUNTY OF TRAVIS
THIS THE 14TH DAY OF JANUARY, 1998 A.D.

Alfred J. Magness
ALFRED J. MAGNESS
DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT
CITY OF AUSTIN

STATE OF TEXAS
COUNTY OF TRAVIS

I, DONA DEBARTOLO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS RECORDED IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED H. EDWARD MAGNETT, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE REQUESTED ME THAT I EXECUTE THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 14TH DAY OF JANUARY, 1998 A.D.

DONA DEBARTOLO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY
[Signature]
V. G. LEBRA

FILED FOR RECORD AT 2:28 P.M. THIS THE 14TH DAY OF JANUARY, 1998 A.D.



DONA DEBARTOLO, COUNTY CLERK
TRAVIS COUNTY, TEXAS
DEPUTY
[Signature]
V. G. LEBRA

NOTES CONTINUED

- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE DRAINAGE EASEMENTS AND SHALL MAINTAIN THE SAME WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT. THE OTHER UNDERSIGNEDS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE DRAINAGE EASEMENTS AND SHALL MAINTAIN THE SAME WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT. AT OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- SIDEWALKS ALONG TRAVIS COOKE ROAD AND SUNSET RIDGE ROAD ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING ROUNDAWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- THE AMOUNT OF TURF OR LANDSCAPING SHOULD BE LIMITED TO 15% OF THE SITE AREA.
- A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE LOCATED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- THE WATER QUALITY EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF SURFACE WATER AND FROM DEVELOPED LANDS. THE EASEMENT IS A PERPETUITY EASEMENT FOR THE BENEFIT OF ANY FUTURE NATIVE PLANT ENHANCEMENT PROJECT. THE EASEMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE EASEMENT SHALL BE PLACED, EXPECTED, OR IMPLEMENTED WITHIN THE EASEMENT UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE CITY OF AUSTIN DRAINAGE UTILITY DEPARTMENT.
- AN INTEGRATED PEST MANAGEMENT (IPM) PLAN AND HOMEOWNER EDUCATION PLAN ARE A REQUIRED PART OF THIS SUBDIVISION PLAT.
- NO DRIVEWAY ACCESS WILL BE ALLOWED ON SUNSET RIDGE ROAD FOR A DISTANCE 250 FEET FROM TRAVIS COOKE ROAD FOR LOT 1.
- LOTS ALONG TRAVIS COOKE ROAD AND SUNSET RIDGE ROAD MAY BE ASSESSED FOR IMPROVEMENTS. THE COST OF THE COST OF STREET IMPROVEMENTS IF STREET IMPROVEMENTS ARE CONSTRUCTED BY THE CITY.
- EACH LOT SHALL NOT EXCEED 5000 SQUARE FEET OF IMPERVIOUS COVER. A MINIMUM 40% OF EACH LOT SHALL BE REVEGETATED WITH A MINIMUM 75% COVERAGE OF A NATURAL GRASS MIX. TOPSOIL SHALL BE PLACED PRIOR TO REVEGETATION.

DATE	08-07-97
PROJECT NO	201473.00006
FILENAME	EDPADGFP.DGN
SHEET NO	2 of 2
DRAWING NO	

TRAVIS COOKE ROAD
ADDITION
FINAL PLAT



Rust Environmental & Infrastructure Inc.

BT BARTON SPRINGS ROAD AUSTIN, TEXAS 78704-1864 PHONE (512) 474-5500	DN CAR 08-07-97	DES -	CHK DR 08-11-97	APP -	Copyright © Rust Environmental & Infrastructure Inc.
NO	1	ADDITIONAL NOTES & ELECTRIC EASEMENTS	REVISIONS	NO	NO
DN	BR	12-22-1997	DATE		

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: Thursday, July 29, 2004 2:49 PM
To: Walsh, Wendy
Cc: seth.prejean@amd.com
Subject: Case C14-04-0067; withdrawal of opposition RE: Travis Country West Neighborhood Association Vice President in re C14-04-0067 +***+
Importance: High

MEMORANDUM FOR WENDY WALSH
NEIGHBORHOOD PLANNING AND ZONING

Thursday, 29 July 2004

Dear Ms. Walsh:

At 4:00 p.m. today, the Austin City Council will hear zoning case C14-04-0067 under its consent agenda.

The Travis Country West Neighborhood Association respectfully withdraws its objection to proposed rezoning under case C14-04-0067: 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. Applicant: Ed Padgett, Marty Williams and Mark Clemons. Agent: Jim Bennett Consulting (Jim Bennett).

The Association has resolved its zoning concerns with the owners.
Thank you,

/s/ FLC.

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

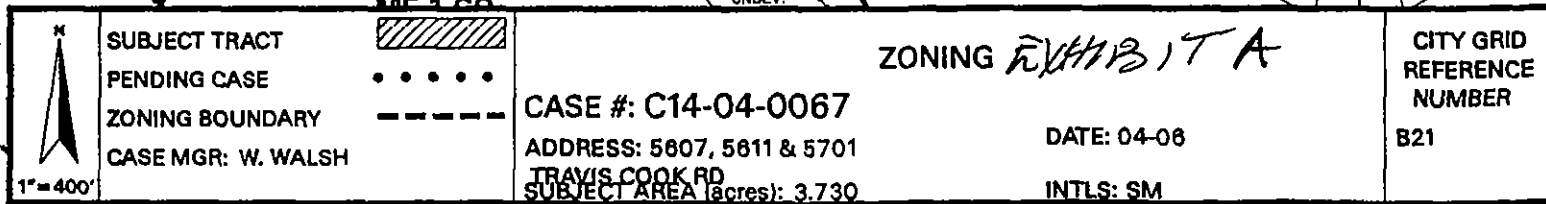
-----Original Message-----

From: Frederick L. Clement
Sent: Tuesday, July 13, 2004 2:05 PM
To: 'wendy.walsh@ci.austin.tx.us'
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

7/29/2004



STREET DEED

STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

§

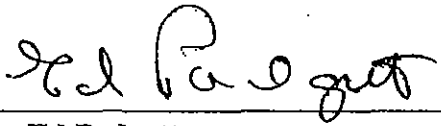
That Ed Padgett, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 0.03 acre (1309 square foot) tract of land, more or less, out of Lot 1, Travis Cooke Road Addition, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantors, whether one or more, do hereby bind themselves, their executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the 26 day of July, 2004.

GRANTORS:

By: 
Ed Padgett

Address of Grantors:

Ed Padgett,
5607 Travis Cook Rd.,
Austin, TX 78735