

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



**AGENDA ITEM NO.: Z-2
AGENDA DATE: Thu 10/06/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0126 - Parkside at Slaughter Creek 1 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 10109-10225 Anahuac Trail; 10104-10120 Big Thicket Drive (Slaughter Creek Watershed) from interim rural residence (I-RR) district zoning to single-family residence-small lot (SF-4A) district zoning. Zoning and Platting Commission Recommendation: To grant single-family residence-small lot (SF-4A) district zoning. Applicant: Lumbermen's Investment Corp. (Darlene Louk). Agent: Thrower Design (Ron Thrower). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0126

Z.P.C. DATE: September 6, 2005

ADDRESS: 10109 – 10225 Anahuac Trail; 10104 – 10120 Big Thicket Drive

OWNER: Lumbermen's Investment Corp.
(Darlene Louk)

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: I-RR

TO: SF-4A

AREA: 2.800 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant single family residence small lot (SF-4A) district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

September 6, 2005: *APPROVED SF-4A DISTRICT ZONING; BY CONSENT.*
[J. MARTINEZ; J. GOHIL – 2ND] (8-0, B. BAKER – ABSTAINED)

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property is platted and under construction for 17 single family residential lots, zoned interim – rural residence (I-RR, upon its annexation into the City limits) and takes access to Anahuac Trail and Big Thicket Drive. The property is adjacent to other platted single family residential sections of the Parkside at Slaughter Creek subdivision (I-SF-4A and under consideration for SF-4A zoning). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Vicinity Map).

The Applicant proposes to rezone the lots to the single family residence small lot (SF-4A) district to be consistent with the plat. SF-4A zoning is appropriate given the size and setbacks of the platted lots, and is consistent with the interim zoned SF-4A portions of Parkside at Slaughter Creek.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Under construction for single family residences
<i>North</i>	I-SF-4A	Single family residences
<i>South</i>	I-RR; RR; MF-2-CO	Platted for single family residences; Commercial – warehouse; 100-year flood plain; Apartments
<i>East</i>	I-SF-4A; I-RR	Under construction for single family residences
<i>West</i>	GR-CO; I-RR	Undeveloped; Commercial – warehouse

AREA STUDY: N / A**TIA:** Is not required**WATERSHED:** Slaughter Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

300 – Terrell Lane Interceptor Association

428 – Barton Springs / Edwards Aquifer Conservation District

627 – Onion Creek Homesteaders Association

742 – Austin Independent School District

SCHOOLS:

Menchaca Elementary School

Paredes Middle School

Charles Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0204 (Northeast corner of I-35 and Brandt Road – City initiated)	I-GR to GR	To Grant GR-CO for Tract One and GO-CO for Tract Two with the CO follows that of C14-04-0104, except that all auto-related uses are permitted and limits driveways to Brandt Road to one.	Approved GR-CO for Tract One and GO-CO for Tract Two as ZAP recommended, with two additional prohibited uses: commercial off-street parking and off-site accessory parking. Restrictive Covenant for Tract One covering site development issues (2-17-05).
C14-04-0104 (Parkside at Slaughter Creek,	I-RR to GR	To Grant GR-CO	Approved GR-CO with prohibited uses: auto rentals; auto

Section 1, Block A, Lot 19)			repair services; auto sales; auto washing; commercial off-street parking; drop-off recycling collection facility; exterminating services; hotel-motel; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; service station; congregate living; and residential treatment, as offered by the applicant. Restrictive Covenant for the TIA (11-4-04).
C14-04-0103 (Parkside at Slaughter Lot 127, Block C)	I-RR to GR	To Grant GR-CO	Approved GR-CO with CO for a list of prohibited uses and 2,000 trips (9-2-04).
C14-00-2181 (Keesee Tract – 10413 IH 35 Zoning Change)	I-RR to MF-2	To Grant MF-2-CO with CO for 25' setback along the south and southeast property lines adjacent to residential properties and conditions of the TIA; RR for the flood plain.	Approved MF-2-CO as recommended by PC (2-8-01).

RELATED CASES:

Zoning cases C14-05-0126 through C14-05-0134 consist of contiguous lots within Sections 4, 5 and 6 of Parkside at Slaughter Creek subdivision.

The rezoning area is platted as Lots 3-19, Block G of Parkside at Slaughter Creek Section 5, recorded in February 2005 (C8-02-0198.5A). Please refer to Exhibit C.

The Parkside at Slaughter Creek subdivision was annexed into the Full-Purpose Jurisdiction on December 31, 2003 and assigned I-RR district zoning.

A Preliminary Plan for Parkside at Slaughter Creek was filed on October 22, 2002 and approved by the Zoning and Platting Commission on April 1, 2003 (C8J-02-0198). The Plan

is composed of 455 single family residential lots, two commercial lots, two water main easement lots and one open space lot.

ABUTTING STREETS:

STREET NAME	ROW	PAVEMENT	CLASSIFICATION
National Park Boulevard	60-70 feet	40 feet	Neighborhood Collector
Anahuac Trail	50 feet	30 feet	Local
Big Thicket Drive	50 feet	30 feet	Local
Indiana Dunes Drive	50 feet	30 feet	Local
Lake Clark Lane	50 feet	30 feet	Local
Wind Cave Trail	50 feet	30 feet	Local
Yellowstone Drive	50 feet	30 feet	Local
Channel Island Drive	50 feet	30 feet	Local

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

CITY COUNCIL DATE: October 6, 2005

ACTION:

ORDINANCE READINGS: 1st

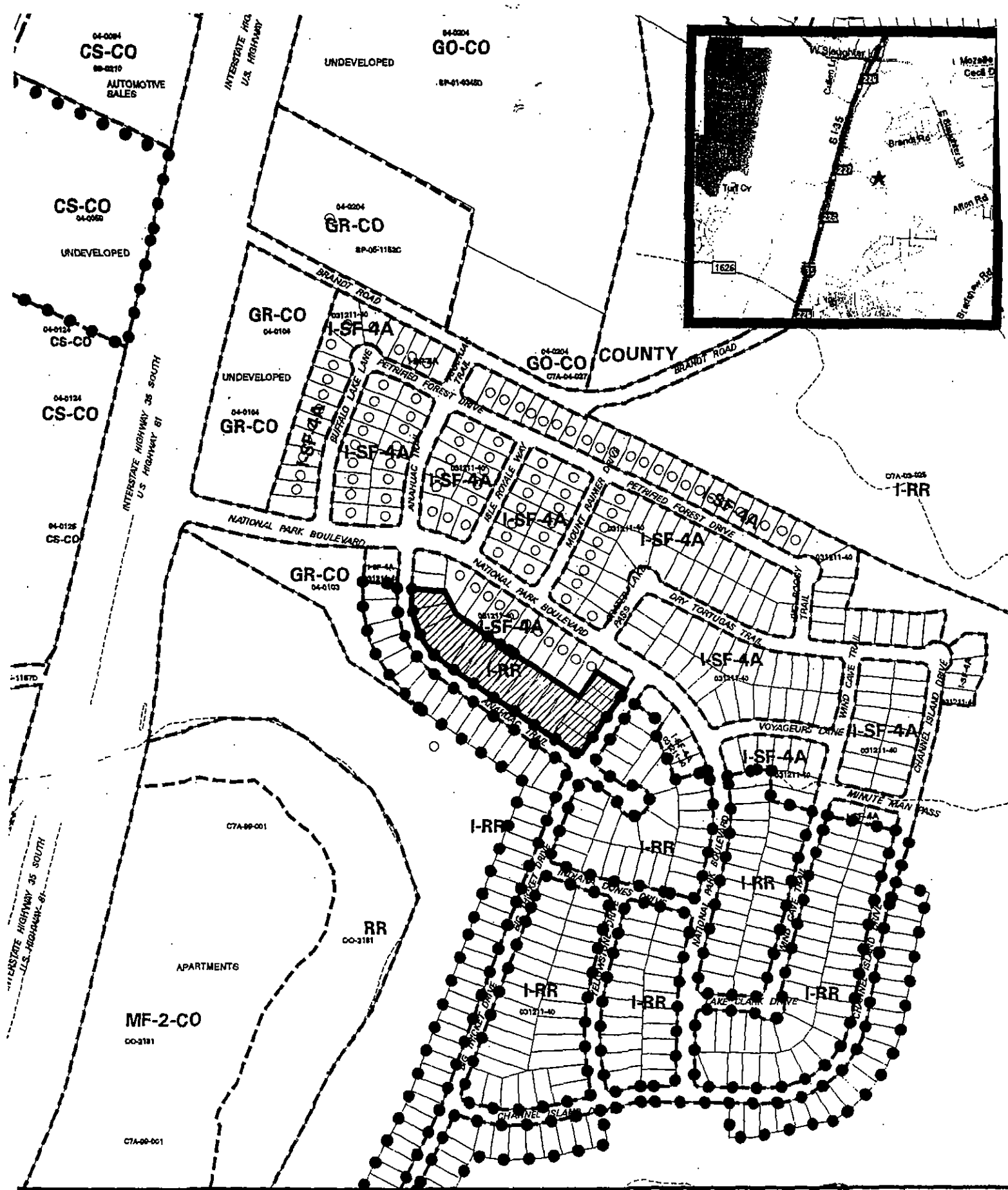
2nd

3rd

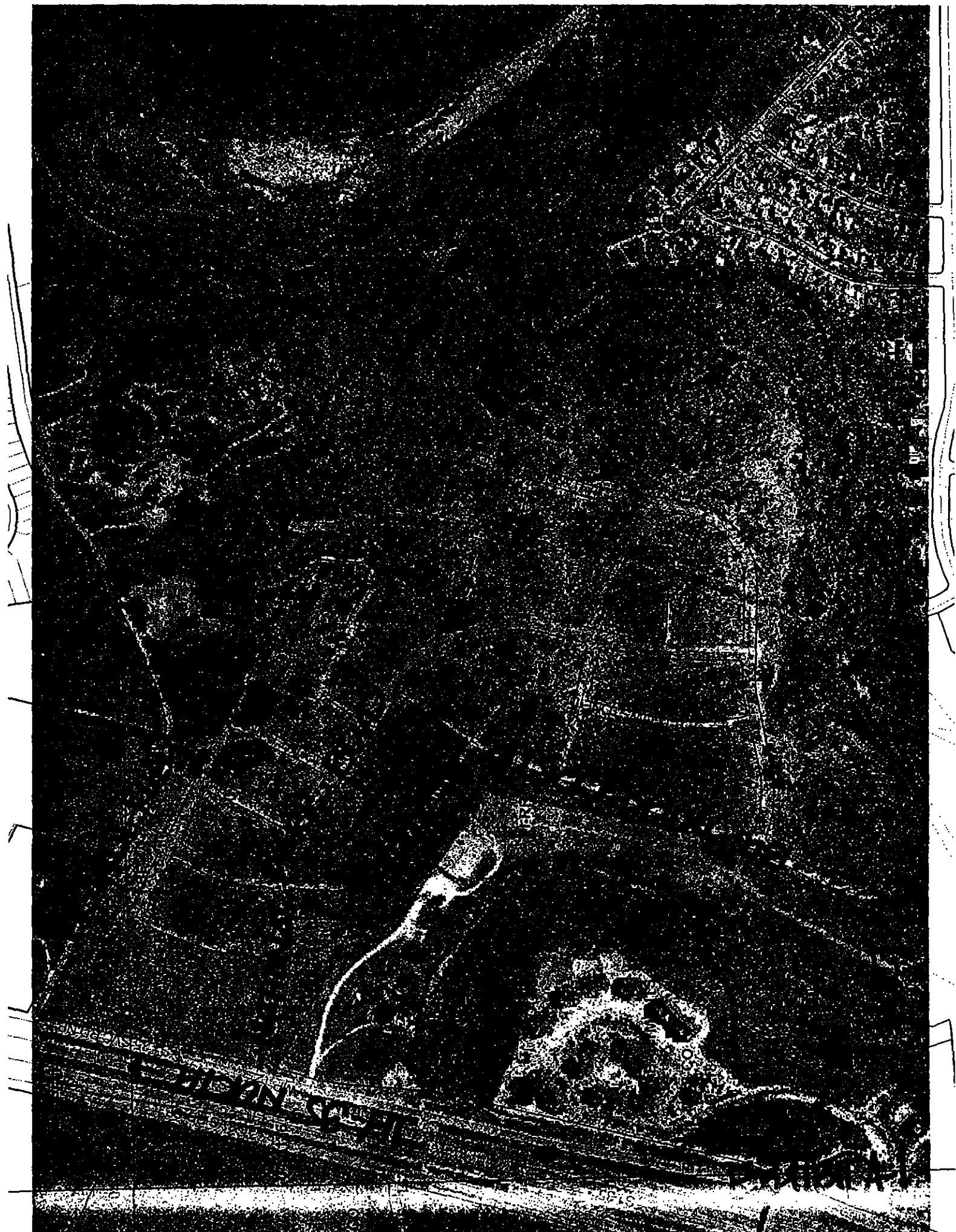
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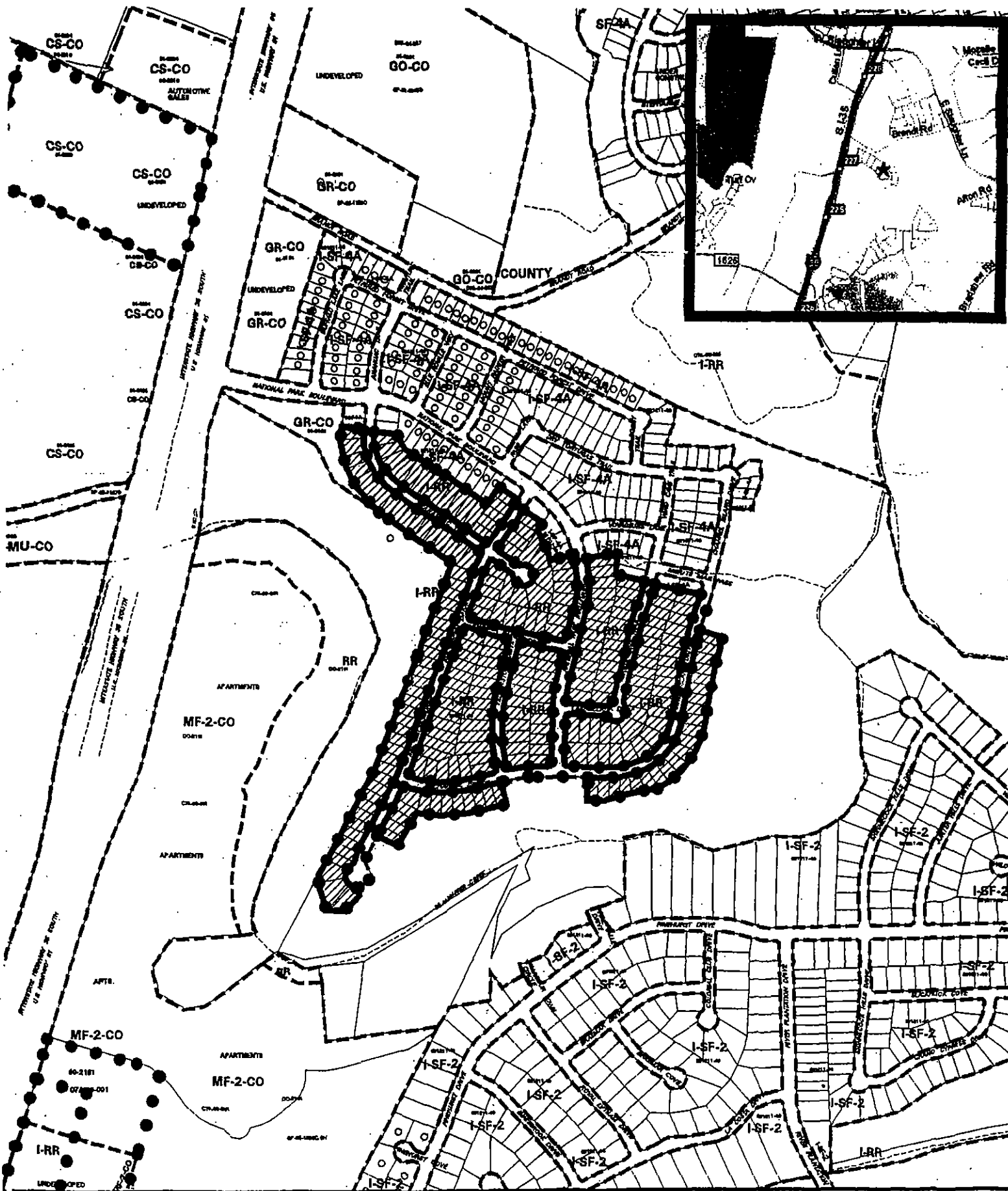
CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



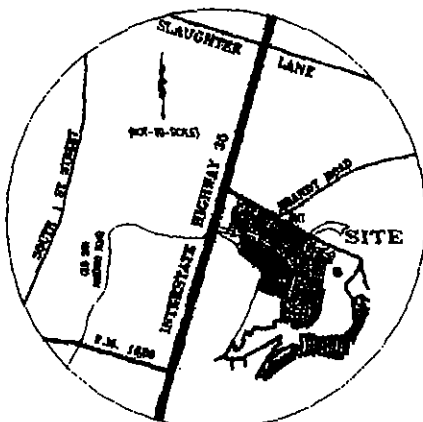
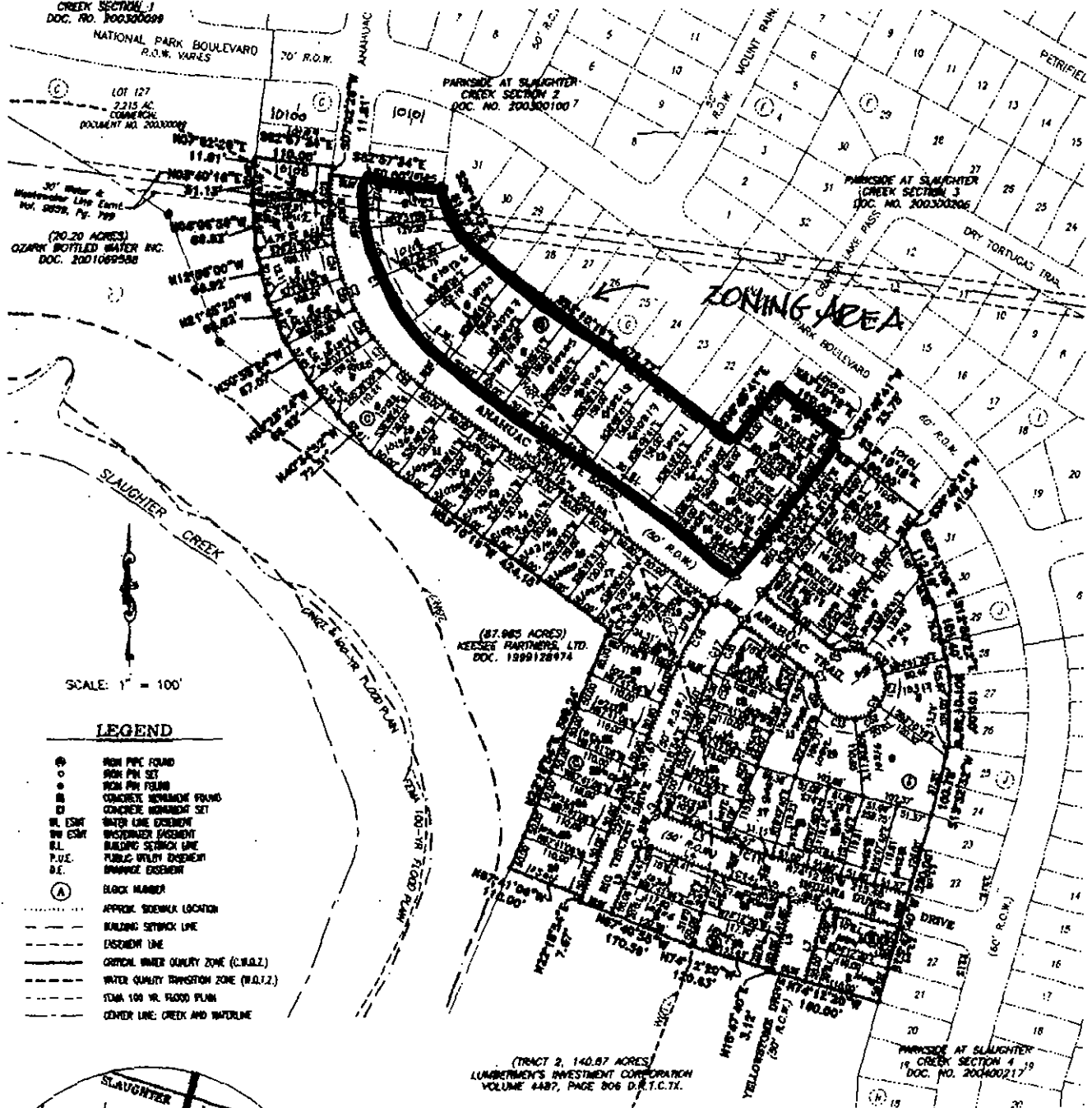
 1" = 400'	SUBJECT TRACT	 	CASE #: C14-05-0126 ADDRESS: 10109-10225 Anahuac Tr; 10104-10120 Big Thicket Dr SUBJECT AREA (acres): 2.800	ZONING Exhibit A DATE: 05-08 INTLS: SM	CITY GRID REFERENCE NUMBER G12
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W. WALSH				





 1" = 600'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	 	ZONING Exhibit B CASE #: PARKSIDE @ SLAUGHTER CREEK 1-9 ADDRESS: N/A SUBJECT AREA (acres): N/A	DATE: 05-08 INTLS: SM	CITY GRID REFERENCE NUMBER G12
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PARKSIDE AT SLAUGHTER
CREEK SECTION 1
DOC. NO. 100300009



LOCATION MAP

DATE: JANUARY 6, 2005

TOTAL ACREAGE: 13.063 ACRES
SURVEY: THE SANTIAGO DEL VALLE GRANT

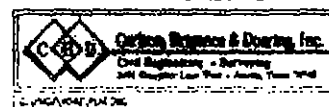
NO. OF SINGLE FAMILY LOTS: 67
TOTAL NO. OF BLOCKS: 5

OWNER: LUMBERMEN'S INVESTMENT CORP.
1300 SOUTH WOPAC BLVD.
AUSTIN, TEXAS 78746
PHONE: (512) 434-5783 FAX (512) 434-5790

ENGINEER AND SURVEYOR:
CARLSON, BRIDGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748
PHONE: (512) 280-5160 FAX (512) 280-5165

EXHIBIT C

SHEET 1 OF 4



CP-52-51555A

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant single family residence small lot (SF-4A) district zoning.

BACKGROUND

The subject property is platted and under construction for 17 single family residential lots, zoned interim – rural residence (I-RR, upon its annexation into the City limits) and takes access to Anahuac Trail and Big Thicket Drive. The property is adjacent to other platted single family residential sections of the Parkside at Slaughter Creek subdivision (I-SF-4A and under consideration for SF-4A zoning).

The Applicant proposes to rezone the lots to the single family residence small lot (SF-4A) district to be consistent with the plat. SF-4A zoning is appropriate given the size and setbacks of the platted lots, and is consistent with the interim zoned SF-4A portions of Parkside at Slaughter Creek.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The single family residence small lot (SF-4A) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards that maintain single-family neighborhood characteristics.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

SF-4A zoning is appropriate given the size and setbacks of the platted lots, and is consistent with the interim zoned SF-4A portions of Parkside at Slaughter Creek.

EXISTING CONDITIONS**Site Characteristics**

The subject property is under construction for single family residential development. The site is relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the SF-4A zoning district would be 55%, which is based on the more restrictive watershed regulations described below.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Slaughter Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under 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>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Tree protection will be required in accordance with 25-8 for all development.

Critical environmental features in this subdivision were identified and addressed with the review of the preliminary plan (C8J-02-0198).

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: 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 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). This property is currently platted and consists of 17 platted lots which generate approximately 162 trips per day.

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 each lot with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater

utility improvements, offsite main extension, and system upgrades. 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 design criteria. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Compatibility Standards

The proposed SF-4A district zoning does not trigger the application of compatibility standards.

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10109-10225 ANAHUAC TRAIL AND 10104-10120 BIG THICKET DRIVE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to single family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-05-0126, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 3-19, Block G, Parkside at Slaughter Creek Section 5 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500028, of the Official Public Records of Travis County, Texas,

locally known as 10109-10225 Anahuac Trail and 10104-10120 Big Thicket Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

_____, 2005

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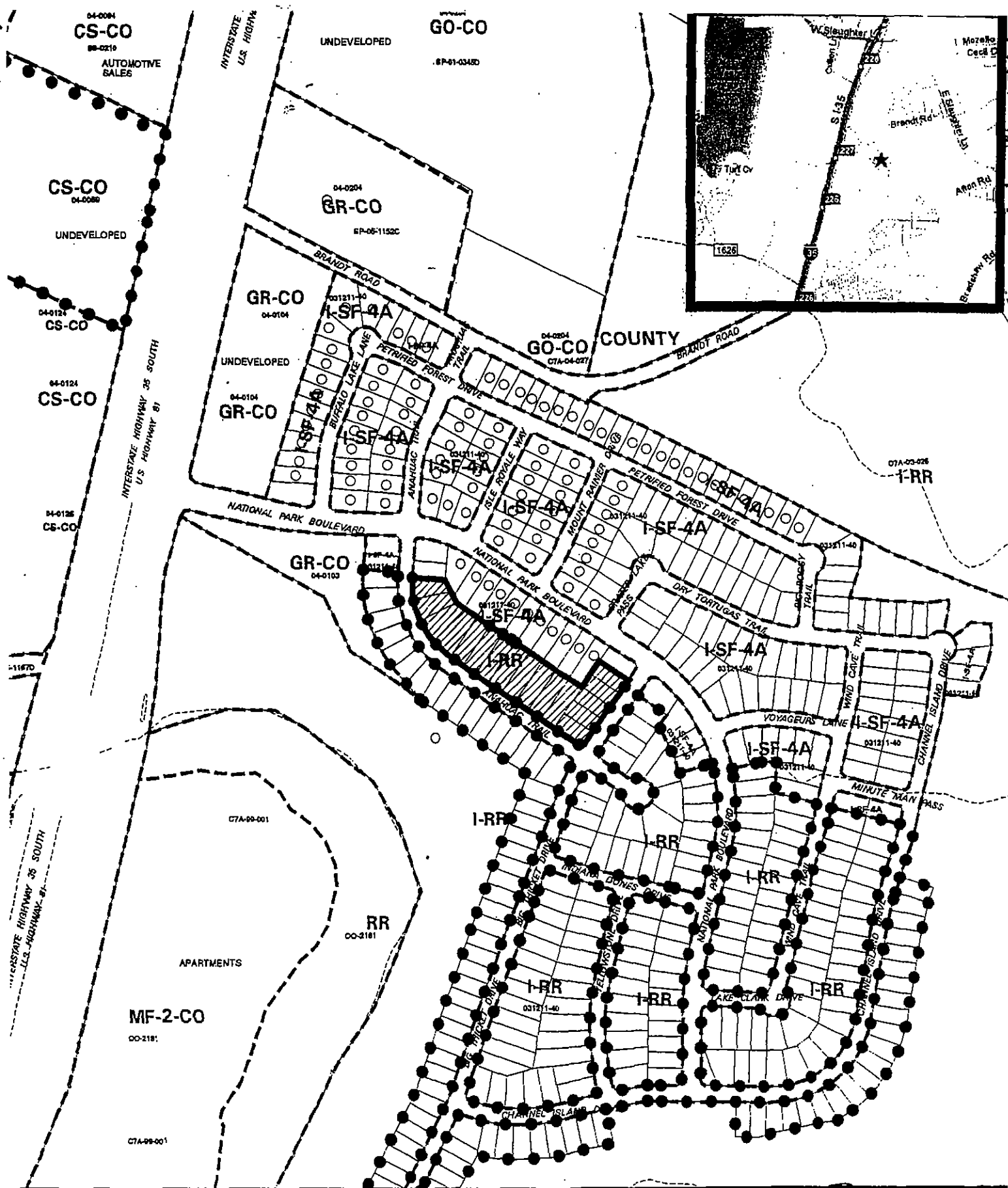
Will Wynn
Mayor

APPROVED:

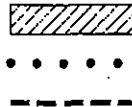
David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: W. WALSH



CASE #: C14-05-0126
ADDRESS: 10109-10225 Anahuac Tr;
10104-10120 Big Thicket Dr
SUBJECT AREA (acres): 2.800

ZONING EXHIBIT A

DATE: 05-08
INTLS: SM

CITY GRID
REFERENCE
NUMBER
G12

1" = 400'