

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



**AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 10/06/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0127 - Parkside at Slaughter Creek 2 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 10105-10117 Big Thicket Drive; 10201-10217 Big Thicket Drive; 2108-2204 Indiana Dunes Drive; 10308-10317 Anahuac Trail; 2405-2429 National Park Boulevard (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: C14-05-0127

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

ADDRESS: 10105 – 10117 Big Thicket Drive; 10201 – 10217 Big Thicket Drive;
2108 – 2204 Indiana Dunes Drive; 10308 – 10317 Anahuac Trail; 2405 – 2429 National Park
Boulevard

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

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: I-RR

TO: SF-4A

AREA: 4.310 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 27 single family residential lots, zoned interim – rural residence (I-RR, upon its annexation into the City limits) and takes access to Big Thicket Drive, Indiana Dunes Drive, Anahuac Trail and National Park Boulevard. 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 and single family residences under construction
<i>South</i>	I-RR	Under construction for single family residences
<i>East</i>	I-SF-4A; I-RR	Under construction for single family residences
<i>West</i>	I-RR; RR	Under construction for single family residences; Commercial – warehouse; Flood plain

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 Homcowners 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	I-RR to GR	To Grant GR-CO	Approved GR-CO with prohibited uses:

Slaughter Creek, Section 1, Block A, Lot 19)			auto rentals; auto 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 (Keese 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 22-28, Block J of Parkside at Slaughter Creek Section 4, recorded in July 2004, and Lots 2-21, Block J of Parkside at Slaughter Creek Section 5, recorded in February 2005 (C8-02-0198.4A and C8-02-0198.5A, respectively). Please refer to Exhibit C.

The Parkside at Slaughter Creek subdivision was annexed into the Full-Purpose Jurisdiction on December 31, 2003.

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

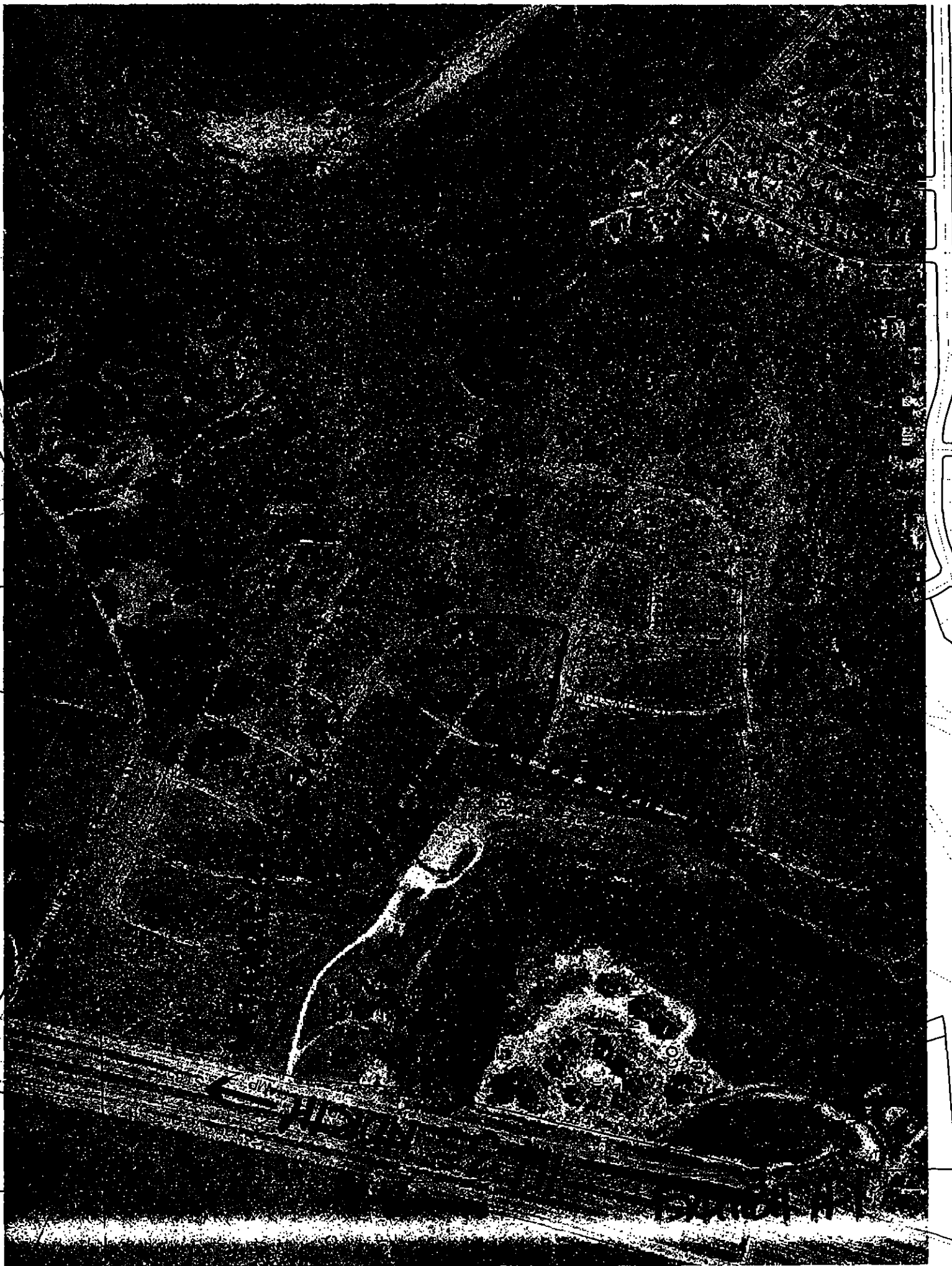
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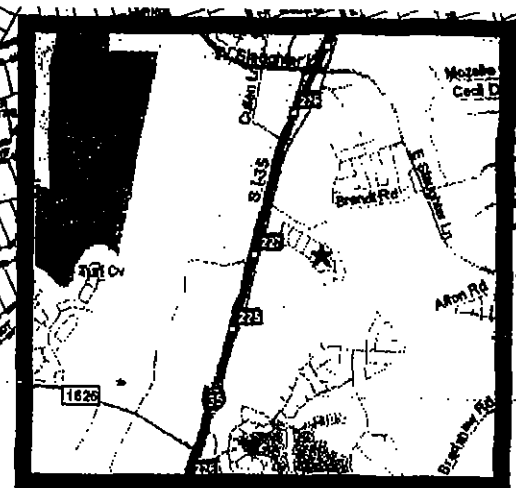
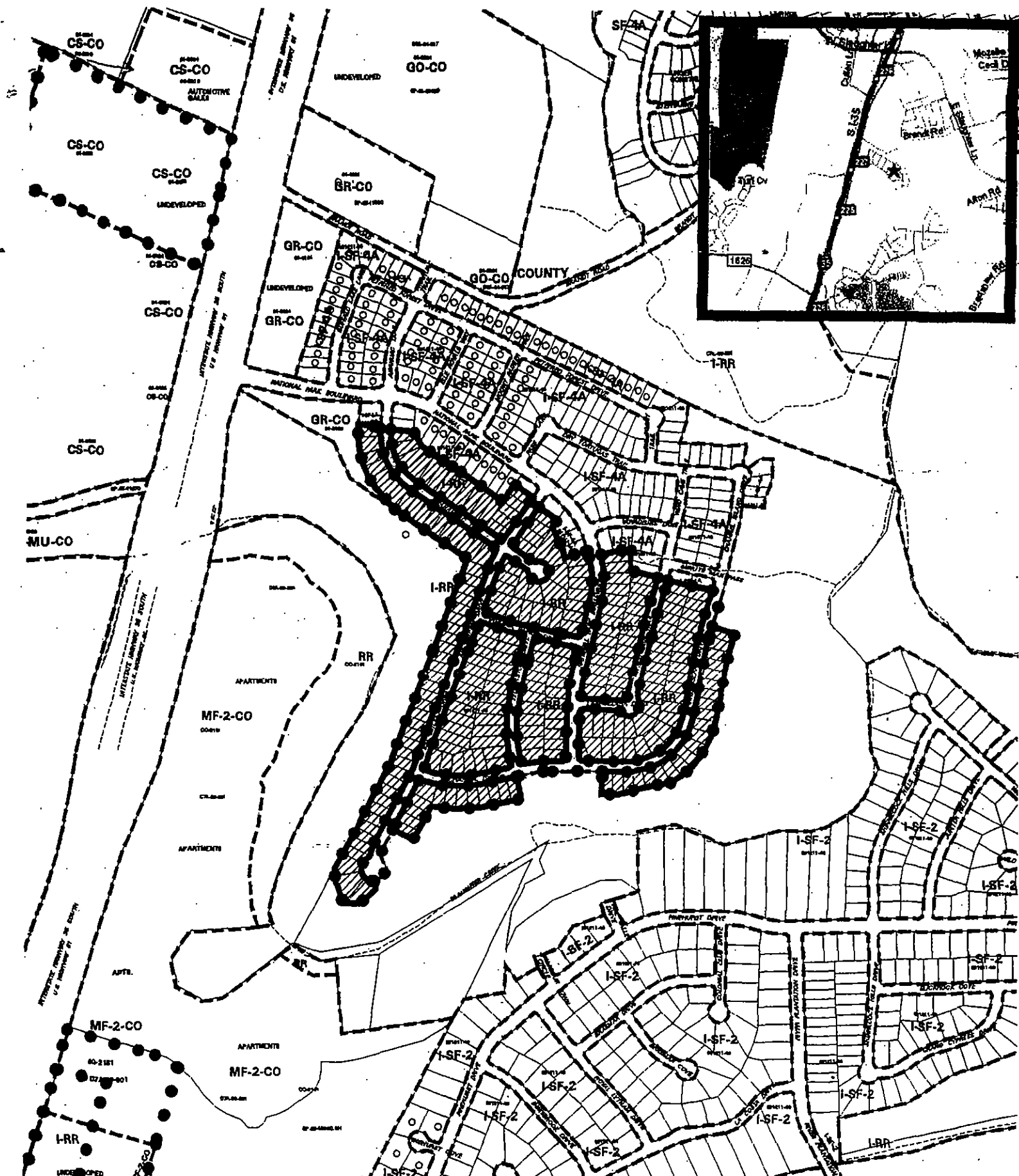
3rd

ORDINANCE NUMBER:

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

PHONE: 974-7719





 1" = 600'	SUBJECT TRACT 	ZONING Exhibit B		CITY GRID REFERENCE NUMBER G12
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: PARKSIDE @ SLAUGHTER CREEK 1-9	DATE: 05-08	
	CASE MGR: W. WALSH	ADDRESS: N/A	INTLS: SM	
SUBJECT AREA (acres): N/A				

July 22, 2004

\$ 111.00

200400217

PARKSIDE AT SLAUGHTER CREEK SECTION 4

ZONING
AREAS

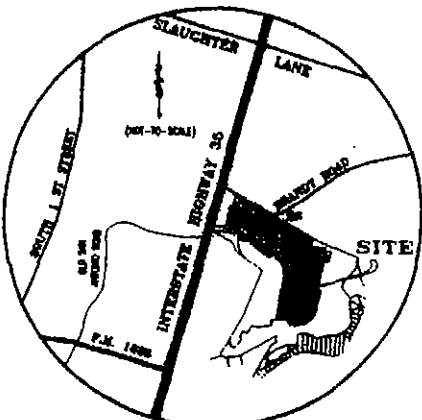
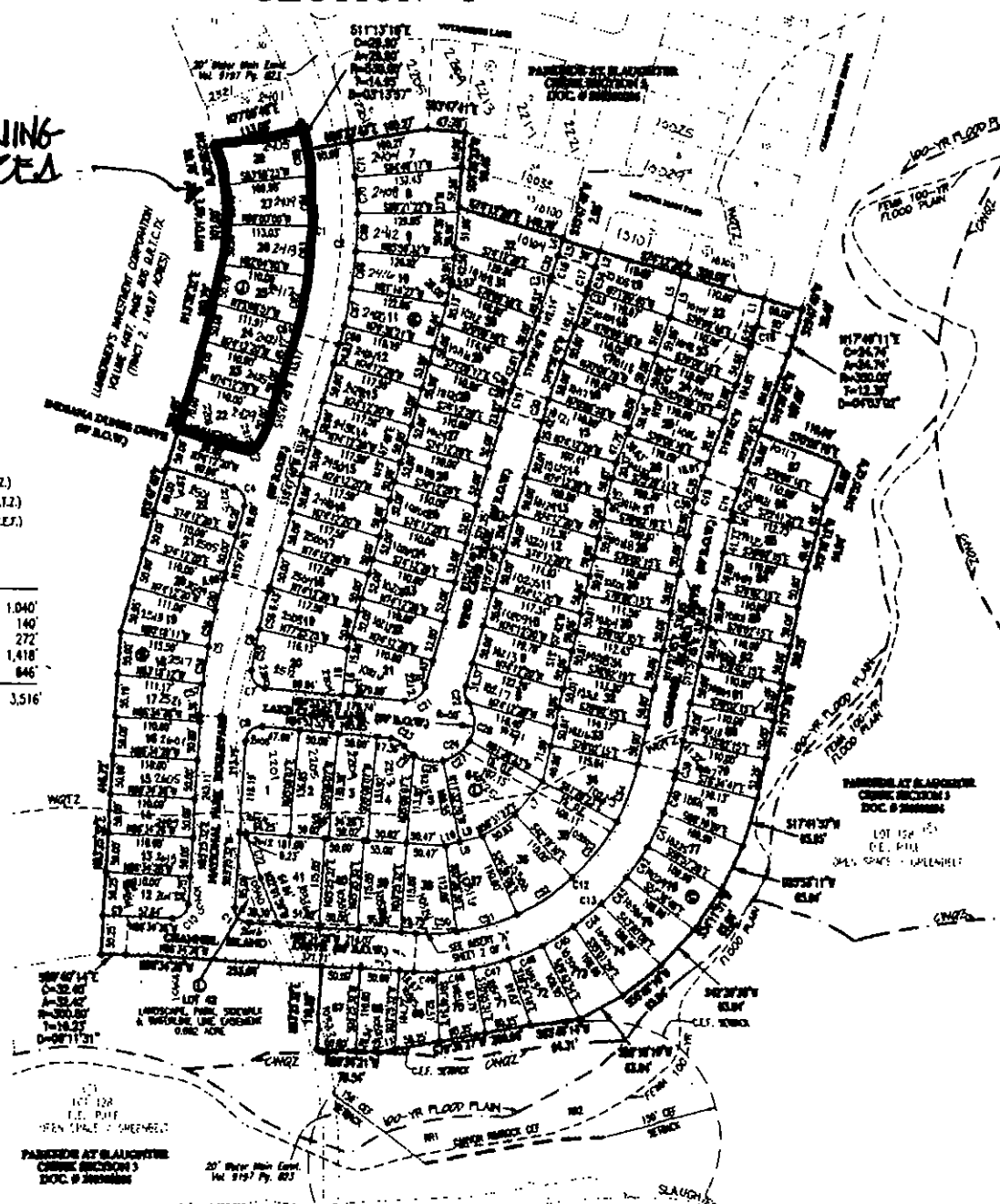
SCALE: 1" = 100'

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT SET
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (A) BLOCK NUMBER
- APPROX. SIDEWALK LOCATION
- BUILDING SETBACK LINE
- EASEMENT LINE
- CRITICAL WATER QUALITY ZONE (C.W.Q.Z.)
- WATER QUALITY TRANSGRESSION ZONE (W.Q.T.Z.)
- CRITICAL ENVIRONMENTAL FEATURE (C.E.F.)
- FEMA 100 YR. FLOOD PLAIN

RIGHT-OF-WAY LINEAR FOOTAGE

NATIONAL PARK BOULEVARD	60' ROW	1,040'
MEMPHIS DUNES DRIVE	50' ROW	140'
LAKE CLARK LANE	50' ROW	272'
CHANNEL ISLAND DRIVE	50' ROW	1,418'
WIND CAVE TRAIL	50' ROW	846'
TOTAL		3,516'



LOCATION MAP
(NOT TO SCALE)

DATE: APRIL 27, 2004
OWNER: LUMBERMEN'S INVESTMENT CORP.
1300 SOUTH MOPAC BLVD.
AUSTIN, TEXAS 78746
PHONE: (512) 434-5783 FAX (512) 434-5790
ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LAKE WEST
AUSTIN, TEXAS 78748
PHONE: (512) 280-5160 FAX (512) 280-5165

TOTAL ACREAGE: 18.904 ACRES
SURVEY: THE SANTIAGO DEL VALLE GRANT

NO. OF TOTAL: 105
NO. OF SINGLE FAMILY LOTS: 104
NO. OF LANDSCAPE, PARK, SIDEWALK
& WATERLINE EASEMENT LOT: 1
NO. OF BLOCKS: 5

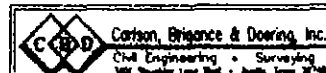
REMARKS:

BASED ON FEMA MAP ELEVATION REFERENCE MARKS AND CROWN CREEK SUBDIVISION.

BNP: ELEVATION 817.38
BSE: 817.38 IN 4' CORNER IN FRONT LOT LINE OF LOT 118 BLOCK C, PARKSIDE AT SLAUGHTER CREEK, ONLY SECTION TWO
BSP: ELEVATION 803.24
BSE: 803.24 IN 4' CORNER IN FRONT LOT LINE OF LOT 32 AND 33 BLOCK F, PARKSIDE AT SLAUGHTER CREEK, ONLY SECTION THREE

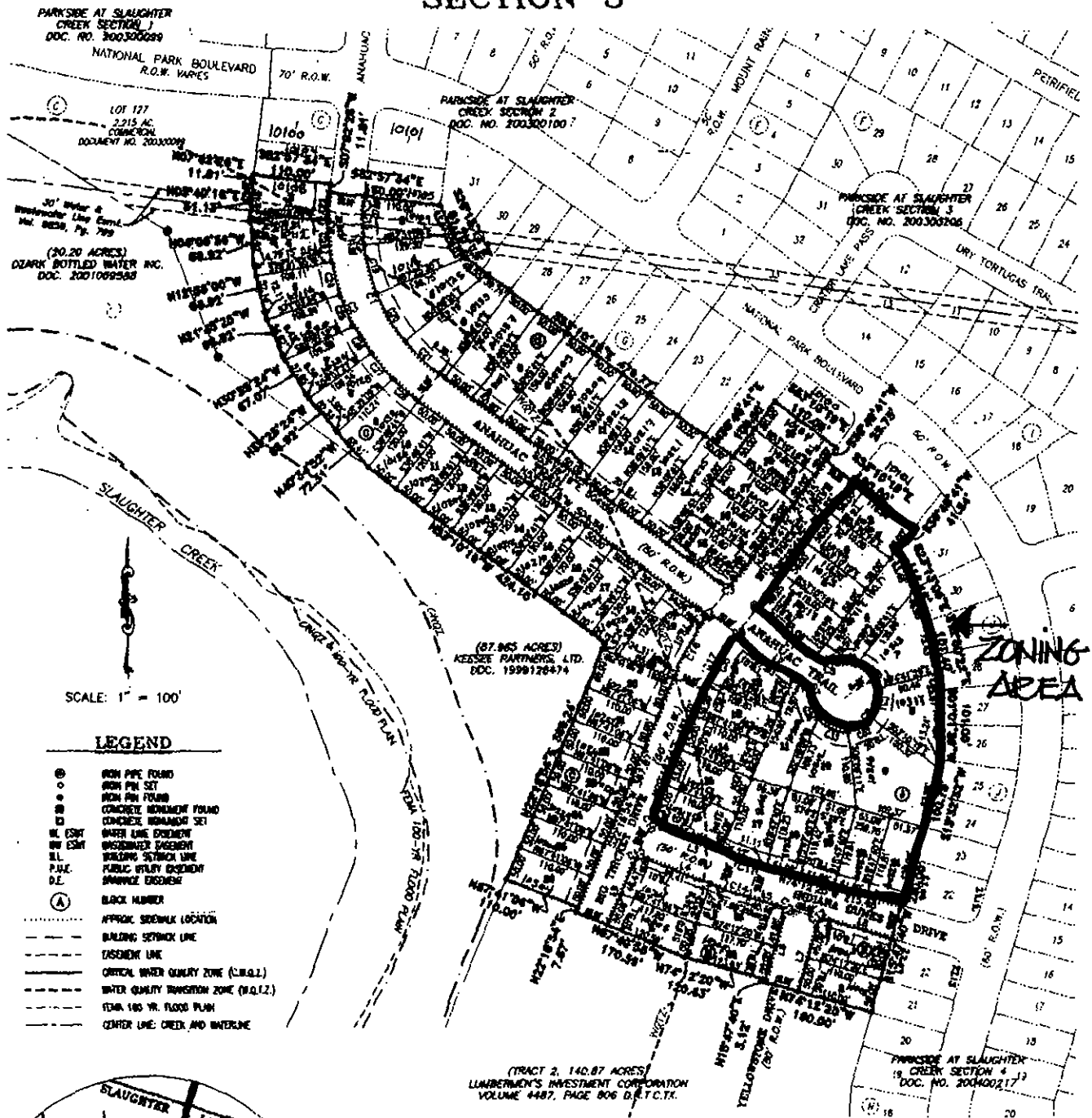
EXHIBIT C

SHEET 1 OF 4



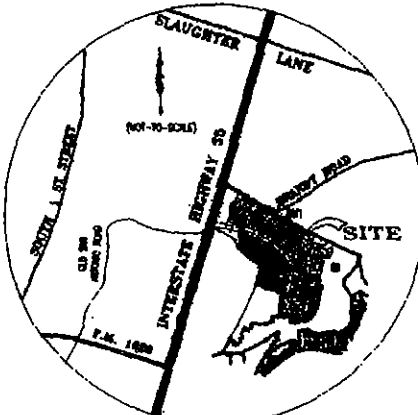
200500028

PARKSIDE AT SLAUGHTER CREEK SECTION 5



LEGEND

- IRON PIPE FOUND
- IRON PIPE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- WATER LINE EASEMENT
- WASTEWATER EASEMENT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- SHADOWN EASEMENT
- Ⓐ BLACK NUMBER
- APPROX. SIDEWALK LOCATION
- BUILDING SETBACK LINE
- EASEMENT LINE
- CRITICAL WATER QUALITY ZONE (C.W.Q.Z.)
- WATER QUALITY TRANSITION ZONE (W.Q.T.Z.)
- FLOOD 100 YR. FLOOD PLAIN
- CENTER LINE: CREEK AND WATERLINE



LOCATION MAP

DATE: JANUARY 6, 2005

TOTAL ACREAGE: 13.063 ACRES

SURVEY: THE SANTIAGO DEL VALLE GRANT

OWNER: LUMBERMEN'S INVESTMENT CORP.

1300 SOUTH MOPAC BLVD.

AUSTIN, TEXAS 78746

PHONE: (512) 434-5783 FAX (512) 434-5780

ENGINEER AND SURVEYOR:

CARLSON, BRIDANCE & DOERING, INC.

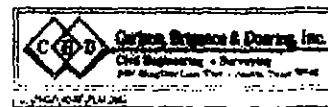
3401 SLAUGHTER LANE WEST

AUSTIN, TEXAS 78745

PHONE: (512) 280-5160 FAX (512) 280-5165

Exhibit C

SHEET 1 OF 4



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 27 single family residential lots, zoned interim – rural residence (I-RR, upon its annexation into the City limits) and takes access to Big Thicket Drive, Indiana Dunes Drive, Anahuac Trail and National Park Boulevard. 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 500 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 27 platted lots which generate approximately 258 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 to serve each lot. 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. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 10105-10117 BIG THICKET DRIVE, 10201-10217 BIG
3 THICKET DRIVE, 2108-2204 INDIANA DUNES DRIVE, 10308-10317 ANAHUAC
4 TRAIL, AND 2405-2429 NATIONAL PARK BOULEVARD AND CHANGING THE
5 ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO
6 SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

9
10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from interim rural residence (I-RR) district to single family
12 residence small lot (SF-4A) district on the property described in Zoning Case No. C14-05-
13 0127, on file at the Neighborhood Planning and Zoning Department, as follows:

14
15 Lots 22-28, Block J, Parkside at Slaughter Creek Section 4 Subdivision, and Lots
16 2-21, Block J, Parkside at Slaughter Creek Section 5 Subdivision, subdivisions in
17 the City of Austin, Travis County, Texas, according to the map or plat of record in
18 Document No. 200400217 and Document No. 200500028, respectively, of the
19 Official Public Records of Travis County, Texas,

20
21 locally known as 10105-10117 Big Thicket Drive, 10201-10217 Big Thicket Drive, 2108-
22 2204 Indiana Dunes Drive, 10308-10317 Anahuac Trail, and 2405-2429 National Park
23 Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map
24 attached as Exhibit "A"

25
26 PART 2. This ordinance takes effect on _____, 2005.

27
28 PASSED AND APPROVED

29
30
31 _____, 2005

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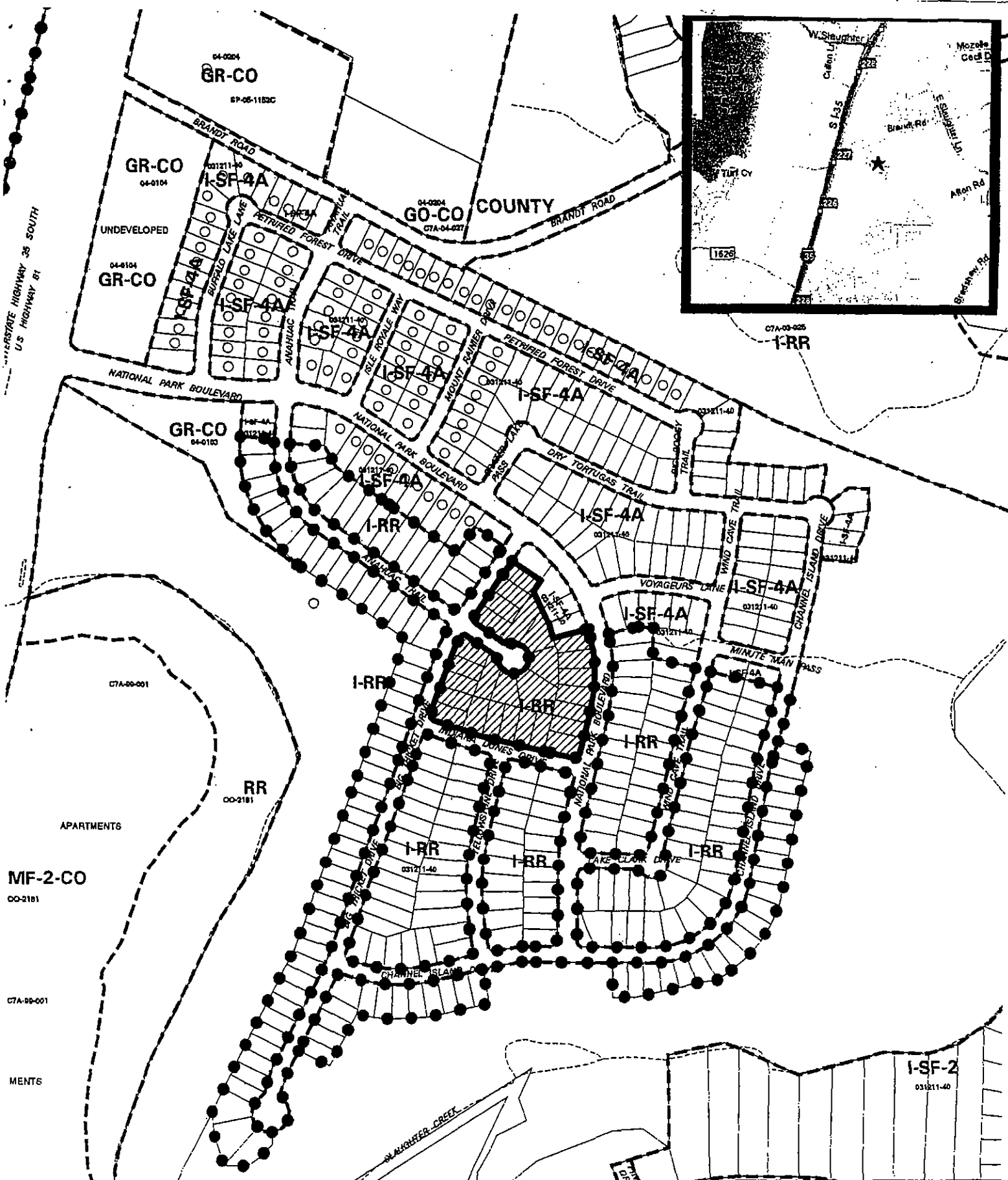
32 Will Wynn
33 Mayor

34
35 APPROVED:

ATTEST:

36 David Allan Smith
37 City Attorney

Shirley A. Brown
City Clerk



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

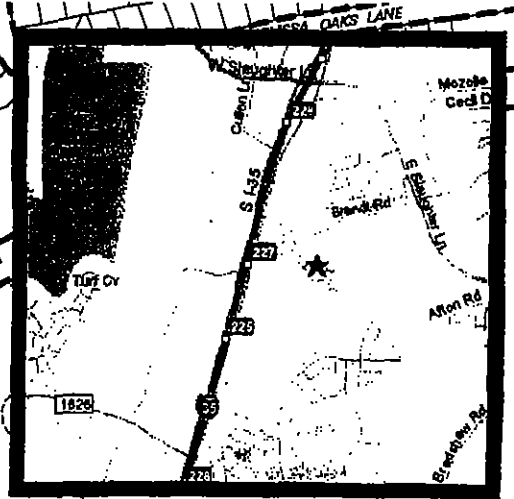
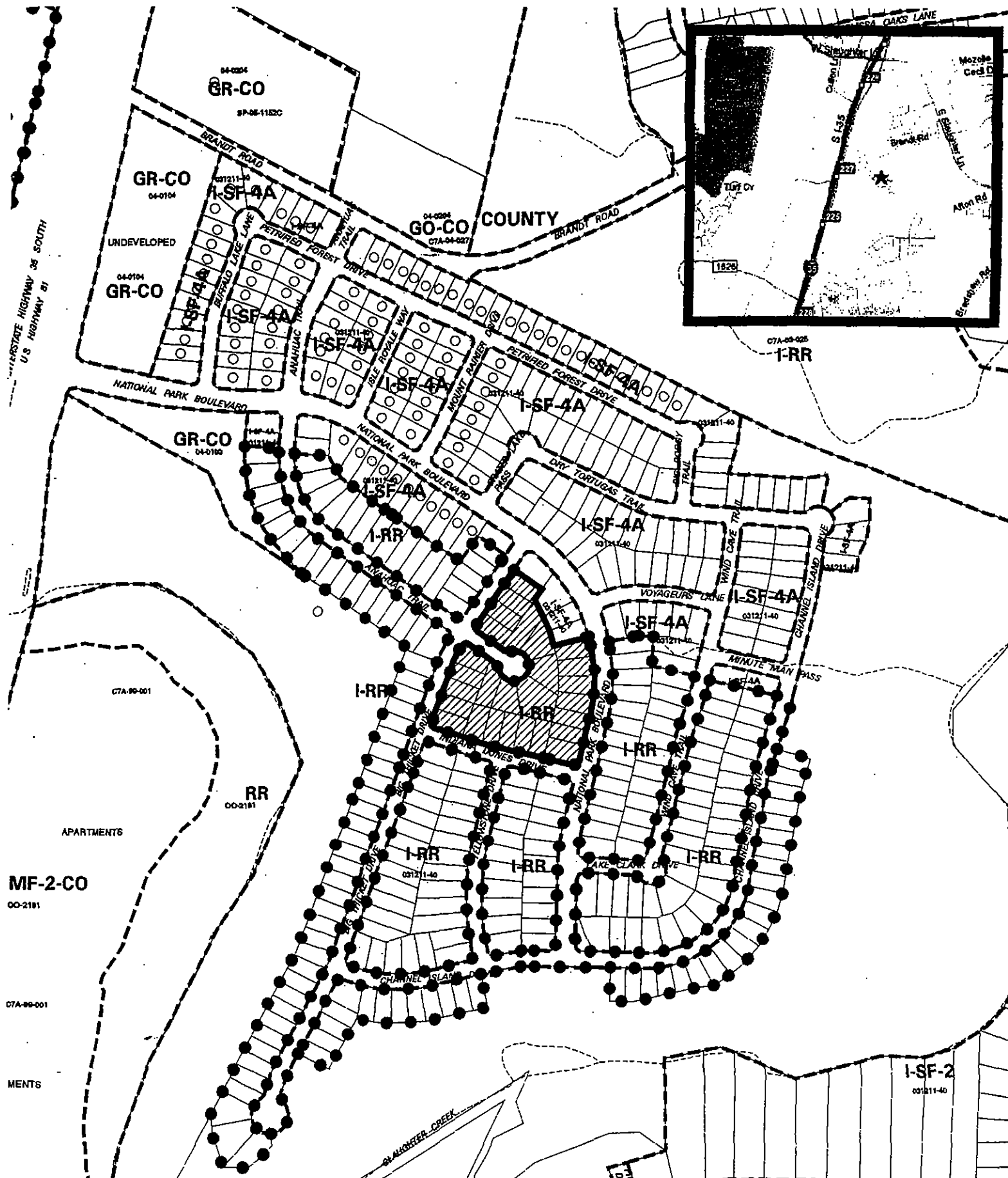
CASE #: C14-05-0127
 10105-10117, 10201-10217 Big Thicket Dr.
 ADDRESS: 2108-2204 Indiana Dunes Dr. 10308-10317
 Anahuac Tr. 2405-2429 National Park Blvd
 SUBJECT AREA (acres): 4.310

ZONING EXHIBIT A

DATE: 05-08

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 G12



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

CASE #: C14-05-0127
 10105-10117, 10201-10217 Big Thicket Dr;
 ADDRESS: 2108-2204 Indiana Dunes Dr, 10308-10317
 Audubon Dr, 2105 National Park Blvd
 SUBJECT AREA (acres): 4.310

ZONING
 DATE: 05-08
 INTLS: SM

CITY GRID REFERENCE NUMBER
 G12