

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



**AGENDA ITEM NO.: Z-9
AGENDA DATE: Thu 10/06/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0133 - Parkside at Slaughter Creek 8 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 10108-10232 Anahuac Trail; 10208-10624 Big Thicket Drive (Slaughter Creek Watershed) from interim-rural residence (I-RR) district zoning to single-family residence-small lot (SF-4-A) district zoning. Zoning and Platting Commission Recommendation: To grant single-family residence-small lot (SF-4-A) 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: C14-05-0133

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

ADDRESS: 10108 – 10232 Anahuac Trail; 10208 – 10624 Big Thicket Drive

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

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: I-RR

TO: SF-4A

AREA: 7.150 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 Anahuac Trail and Big Thicket Drive. The property forms the west boundary of the Parkside at Slaughter Creek subdivision and there are other platted single family residential sections of this subdivision to the north and east (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-RR; I-SF-4A	Under construction for single family residences; Single family residences
<i>South</i>	I-RR; I-SF-2	Slaughter Creek and flood plain; Single family residences within Onion Creek subdivision
<i>East</i>	I-RR	Under construction for single family residences
<i>West</i>	GR-CO; I-RR; RR; MF-2-CO	Undeveloped; Slaughter Creek and flood plain; Apartments

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 Homeowners 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, Section 1, Block A, Lot 19)	I-RR to GR	To Grant GR-CO	Approved GR-CO with prohibited uses: 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 (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 3-26, Block C of Parkside at Slaughter Creek Section 5, recorded in February 2005, and Lots 27-53, Block C of Parkside at Slaughter Creek Section 6, recorded in February 2005 (C8-02-0198.5A and C8-02-0198.6A, 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

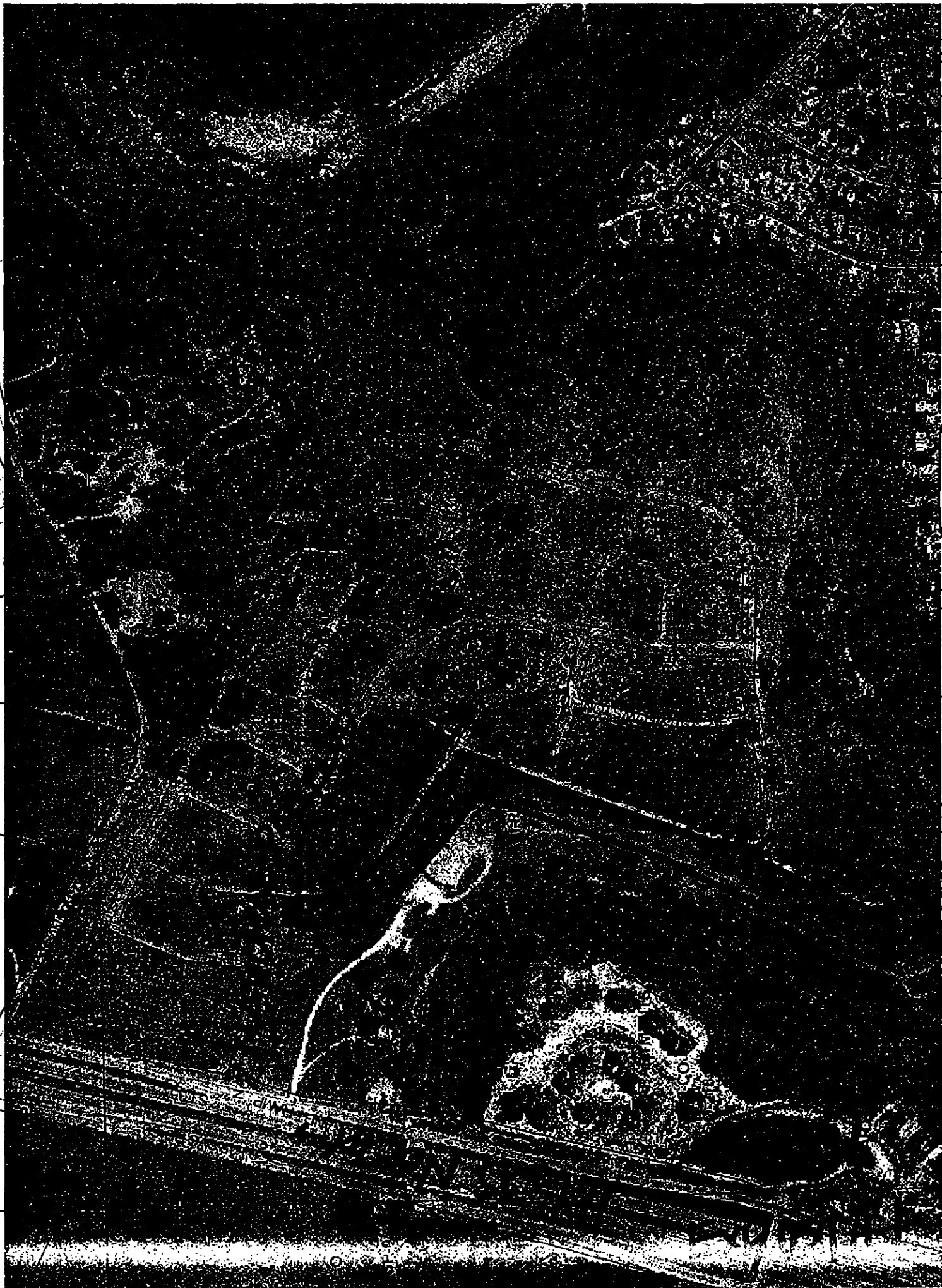
2nd

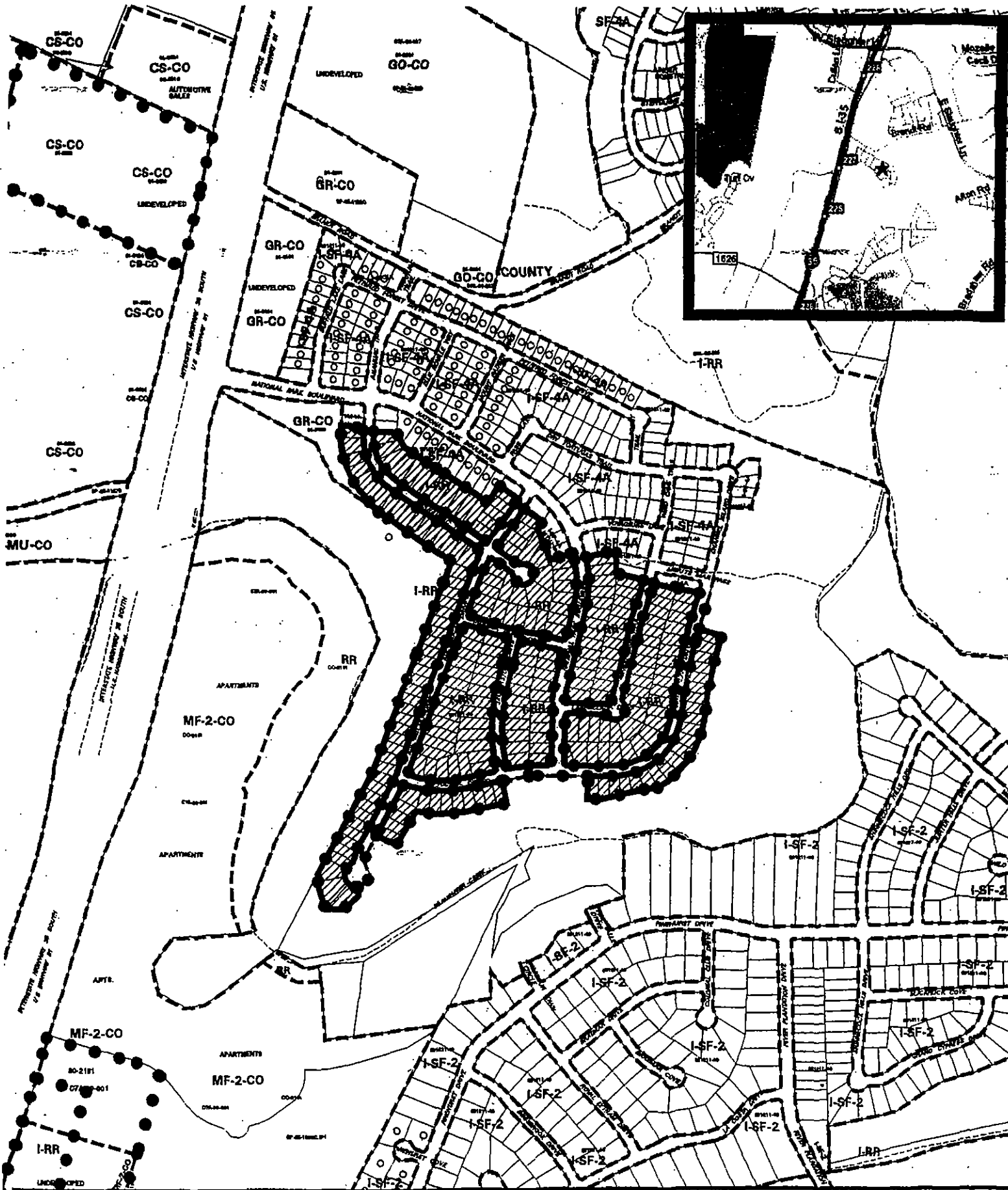
3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
c-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 MGR: W. WALSH			
CASE #: PARKSIDE @ SLAUGHTER CREEK 1-9		DATE: 05-08		
ADDRESS: N/A		INTLS: SM		
SUBJECT AREA (acres): N/A				

PARKSIDE AT SLAUGHTER
CREEK SECTION 1
DOC. NO. 200300099



● HIGH PIPE FOUND
 ● HIGH PIPE SET
 ● HIGH PIPE FOUND
 ● CONCRETE MONUMENT FOUND
 ● CONCRETE MONUMENT SET
 W/ER LINE DISCRENT
 W/STRAINER LASCENT
 BUILDING SETBACK LINE
 PUBLIC UTILITY DISCRENT
 SWANING DISCRENT
 (A) BLOCK NUMBER
 APPROX. SIDEWALK LOCATION
 ----- BUILDING SETBACK LINE
 ----- LASCENT LINE
 ----- CRITICAL W/NER QUALITY ZONE (C.W.Q.Z.)
 ----- WATER QUALITY TRANSITION ZONE (W.Q.T.Z.)
 ----- FIRM 100 YR. FLOOD PLAIN
 ----- CENTER LINE: CREEK AND WATERLINE



OWNER: LUMBERMEN'S INVESTMENT CORP.
1300 SOUTH WOPAC BLVD.
AUSTIN, TEXAS 78746
PHONE: (512) 434-5783 FAX (512) 434-5780

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

EXHIBIT C

SHEET 1 OF 4

68-02-255-51

200500029

PARKSIDE AT SLAUGHTER CREEK SECTION 6

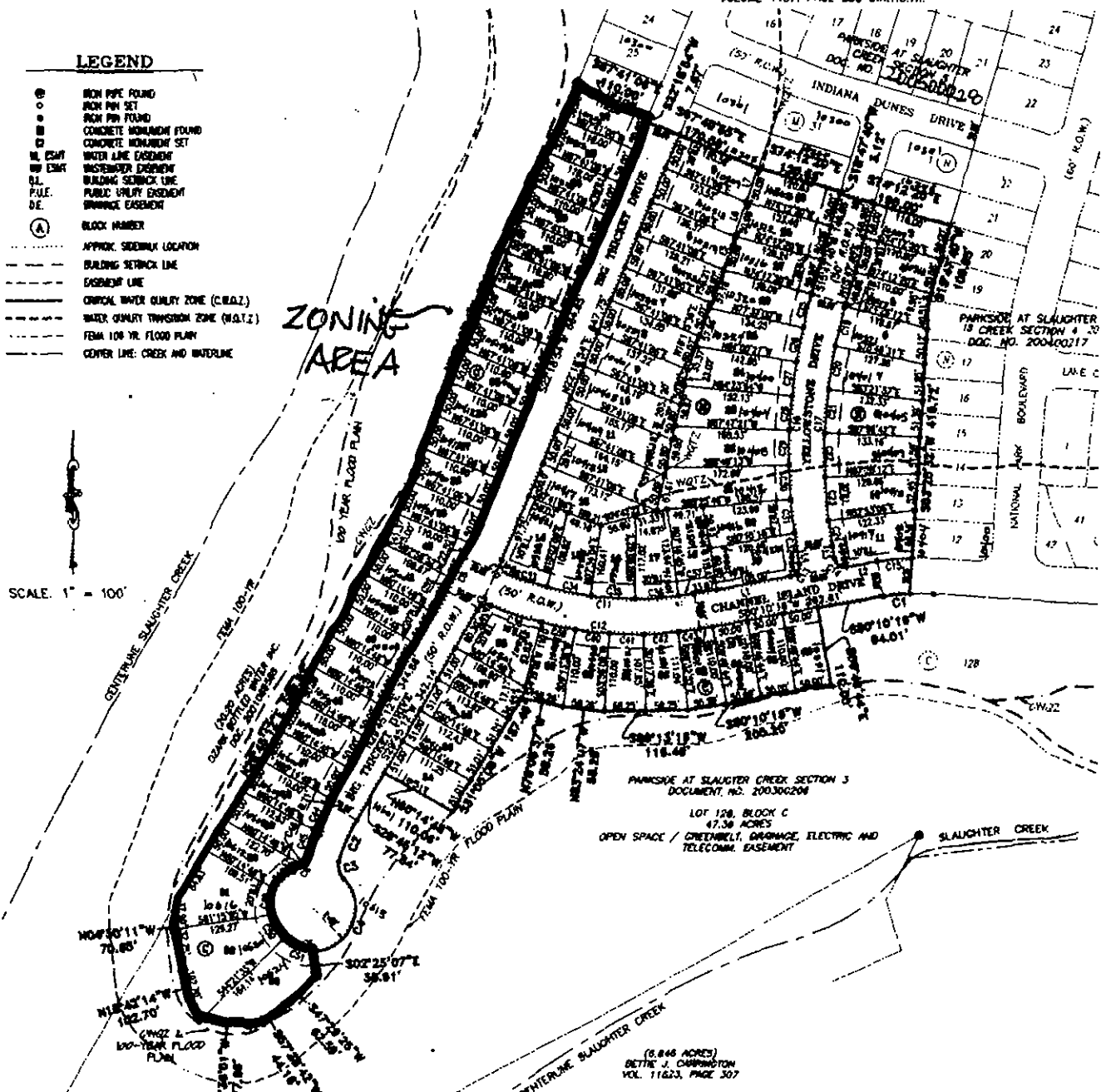
(TRACT 2, 140.87 ACRES)
LUMBERMEN'S INVESTMENT CORPORATION
VOLUME 4487, PAGE 806 D.R.T.C.T.R.

LEGEND

- IRON PIPE FOUND
- IRON PIN SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- WATER LINE EASEMENT
- WASTEWATER EASEMENT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- (A) BLOCK NUMBER
- APPROX. SIDEWALK LOCATION
- BUILDING SETBACK LINE
- EASEMENT LINE
- CRITICAL WATER QUALITY ZONE (CHAZ)
- WATER QUALITY TRANSITION ZONE (WQTZ)
- FEMA 100-YR FLOOD PLAIN
- CENTER LINE: CREEK AND WATERLINE

SCALE: 1" = 100'

ZONING
AREA A



PARKSIDE AT SLAUGHTER CREEK SECTION 3
DOCUMENT NO. 200300206

(0.848 ACRES)
HESSIE PARTNER, L.P.
DOC. 199910974

(2.20 ACRES)
LAUREL TAYLOR
VOL. 8496, PAGE 921

PARKSIDE AT SLAUGHTER CREEK SECTION 3
DOCUMENT NO. 200300204

LOT 128, BLOCK C
17.50 ACRES
OPEN SPACE / GREENBELT, GARAGE, ELECTRIC AND
TELECOMM. EASEMENT

(0.848 ACRES)
DETRIE J. CHAPMAN
VOL. 11623, PAGE 307

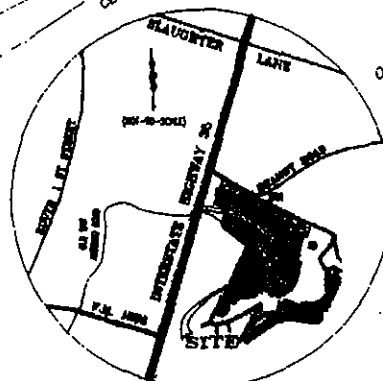
DATE: JANUARY 6, 2005

OWNER: LUMBERMEN'S INVESTMENT CORP.
1300 SOUTH MOPAC BLVD
AUSTIN, TEXAS 78746
PHONE: (512) 434-5783 FAX (512) 434-5780

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

EXHIBIT C

SHEET 1 OF 4



LOCATION MAP
NO SCALE

TOTAL ACREAGE: 14.173 ACRES
SURVEY: THE SANTIAGO DEL VALLE GRANT

NO. OF SINGLE FAMILY LOTS: 76
TOTAL NO. OF BLOCKS: 3

C&D Carlson, Brigance & Doering, Inc.
Civil Engineering & Surveying
2001 Slaughter Lane West • Austin, Texas 78748

08-02-012004

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 Anahuac Trail and Big Thicket Drive. The property forms the west boundary of the Parkside at Slaughter Creek subdivision and there are other platted single family residential sections of this subdivision to the north and east (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 829 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 253 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. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10108-10232 ANAHUAC TRAIL AND 10208-10624 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. C14-05-0133, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 3-26, Block C, Parkside at Slaughter Creek Section 5 Subdivision, and Lots 27-53, Block C, Parkside at Slaughter Creek Section 6 Subdivision, subdivisions in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500028 and Document No. 200500029, respectively, of the Official Public Records of Travis County, Texas.

locally known as 10108-10232 Anahuac Trail and 10208-10624 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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§
§

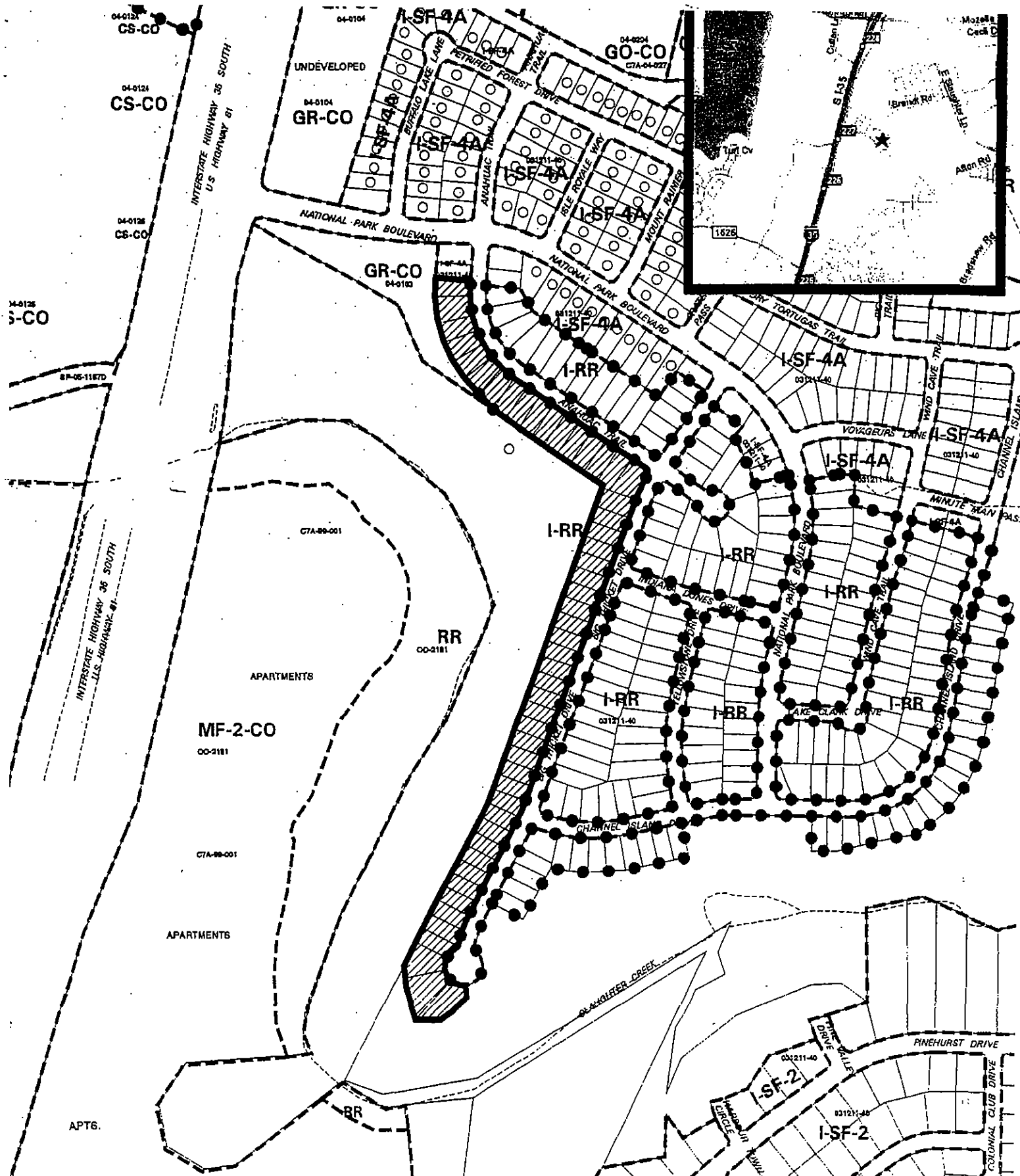
Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk



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

CASE #: C14-05-0133
 ADDRESS: 10108-10232 Anahuac Tr;
 10208-10624 Big Thicket Dr
 SUBJECT AREA (acres): 7.150

ZONING EXHIBIT A

DATE: 05-08
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 G12