



Thursday, October 05, 2006

Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 47

Subject: C14-06-0179 - Amended Plat of Lots 88-A & 89-A Westminster Glen - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 9914 Westminster Glen Avenue (Turkey Creek Watershed) from development reserve (DR) district zoning to rural residence (RR) district zoning. Zoning and Platting Commission Recommendation: To be reviewed on October 3, 2006. Applicant: Alan and Wendy Topfer. Agent: C. Faulkner Engineering (Garret Bonn). City Staff: Jorge E. Rousselin, 974-2975.

Additional Backup Material

(click to open)

Staff Report

For More Information: Jorge E. Rousselin, 974-2975.

ZONING REVIEW SHEET**CASE:** C14-06-0179**Z.A.P. DATE:** October 3, 2006**ADDRESS:** 9914 Westminster Glen Avenue**OWNER:** Alan and Wendy Topfer**AGENT:** C. Faulkner Engineering
(Garret Bonn)**REZONING FROM:** DR (Development Reserve)**TO:** RR (Rural Residential)**AREA:** 4.03 Acres**ZONING AND PLATTING RECOMMENDATION:**

To be considered October 3, 2006

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of RR (Rural Residential) district zoning.

DEPARTMENT COMMENTS:

The subject rezoning area is a 4.03 acre site fronting Westminster Glen Avenue zoned DR under limited purpose jurisdiction. The property owners seeks to rezone this property to RR to allow an existing house to occupy one lot and a second lot for potential development. In conjunction with the requested rezoning, the applicant is seeking an amendment to the existing Westminster Glen Phase I-E subdivision under case C8J-06-0165.0A which seeks to create two lots for the purpose of developing two residential dwelling units.

Staff recommends approval of RR based on the following considerations:

- 1.) The proposed land use will be compatible with the existing surrounding single-family residential uses;
- 2.) The proposed rezoning will promote a balance of intensities and densities; and
- 3.) The proposed land use will not infringe on the residential character of the established neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Single-family residence
<i>North</i>	DR	Single-family residences
<i>South</i>	RR	Single-family residence
<i>East</i>	N/A	County - Undeveloped land
<i>West</i>	DR	Single-family residences.

AREA STUDY: N/A**TIA:** N/A (See Transportation comments)**WATERSHED:** Turkey Creek**DRINKING WATER PROTECTION ZONE:**
Yes

CAPITOL VIEW CORRIDOR: N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

157--Courtyard Homeowner Assn.
 161--Glenlake Neighborhood Association
 269--Long Canyon Homeowners Assn.
 426--River Place Residential Community Assn., Inc.
 434--Lake Austin Business Owners
 439--Concerned Citizens For P&B of FM 2222
 762--Steiner Ranch Community Association
 786--Home Builders Association of Greater Austin
 965--Old Spicewood Springs Rd. Neighborhood Assn.

SCHOOLS:

- Steiner Ranch Elementary School
- West Ridge Middle School
- Anderson High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C8J-06-0165.0A	Replat of Westminster Glen Phase 1-E subdivision	Pending	N/A

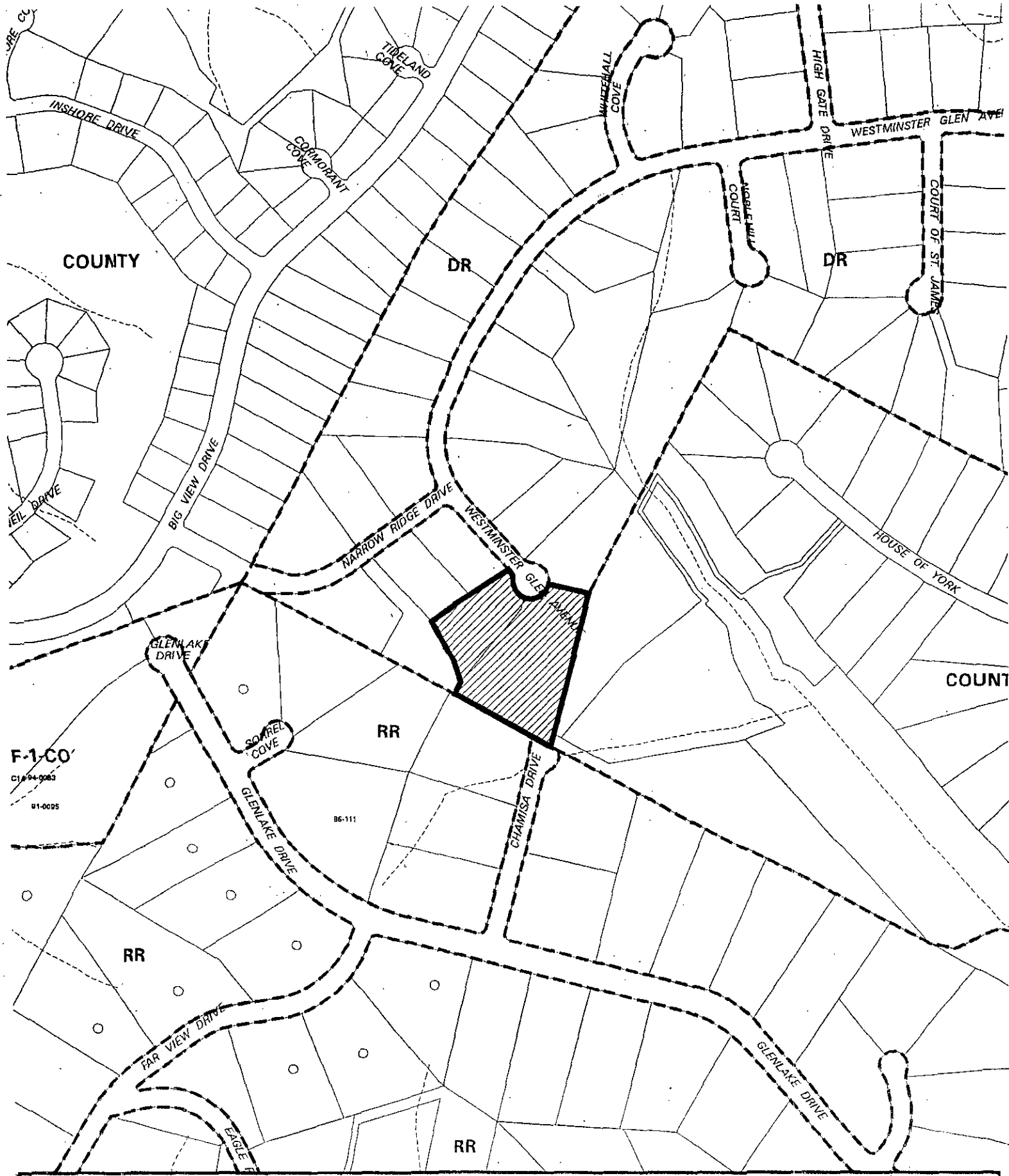
CASE HISTORIES: N/A**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
Westminster Glen	60'	26'	Local	No	No	No
Chamisa Drive	60'	Varies	Local	No	No	No

CITY COUNCIL DATE:


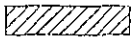

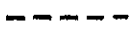
October 5, 2006

ACTION:**ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** jorge.rousselin@ci.austin.tx.us



F-1-CO
C14-04-0083
01-0025

B6-111

 1" = 400'	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: J. ROUSSELIN</p>	<p>ZONING:</p> <p>CASE #: C14-06-0179</p> <p>ADDRESS: 9914 WESTMINSTER GLEN AVE</p> <p>SUBJECT AREA (acres): 4.030</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>D30</p>
		<p>DATE: 06-08</p>	
		<p>INTLS: SM</p>	



9914 Westminister Glen Ave.
C14-06-0179

Legend

- Zoning
- Base
- Center Line
- Major Roads

70 0 70 140 210 Feet

C14-06-0179

STAFF RECOMMENDATION

Staff recommends approval of RR (Rural Residential) district zoning.

BASIS FOR RECOMMENDATION

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

§ 25-2-54 RURAL RESIDENCE (RR) DISTRICT DESIGNATION.

Rural residence (RR) district is the designation for a low density residential use on a lot that is a minimum of one acre. An RR district designation may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density.

The proposed rezoning meets the purpose statement of the district sought. The subject property exceeds 4.03 acres and will accommodate low density development.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The proposed rezoning will integrate with existing, adjacent residential uses.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area is a 4.03 acre site fronting Westminster Glen Avenue zoned DR under limited purpose jurisdiction. The property owners seeks to rezone this property to RR to allow an existing house to occupy one lot and a second lot for potential development. In conjunction with the requested rezoning, the applicant is seeking an amendment to the existing Westminster Glen Phase 1-E subdivision under case C8J-06-0165.0A which seeks to create two lots for the purpose of developing two residential dwelling units.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 40 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).
3. 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]

Environmental

1. The site is located within the 1500 ft transition zone to the northern Edward's Aquifer Recharge Zone. A geological study would need to be conducted to determine whether or not the site lies within the recharge zone. The site is in the Turkey Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8

of the City's Land Development Code. It is in the Drinking Water Protection Zone. Under the 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>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

2. Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.
3. According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.
4. The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
5. Standard tree protection will be required in accordance with LDC 25-8 for all development and/or redevelopment.
6. 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.
7. 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.
8. At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

Water and Wastewater

1. The landowner does not intend to serve the site with 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 utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City utility design criteria. The utility construction must be inspected by the City.

Compatibility Standards

1. The site will not be subject to compatibility standards.