



MEMORANDUM

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TO: Dr. Mary Maxwell, Chair  
Environmental Board Members

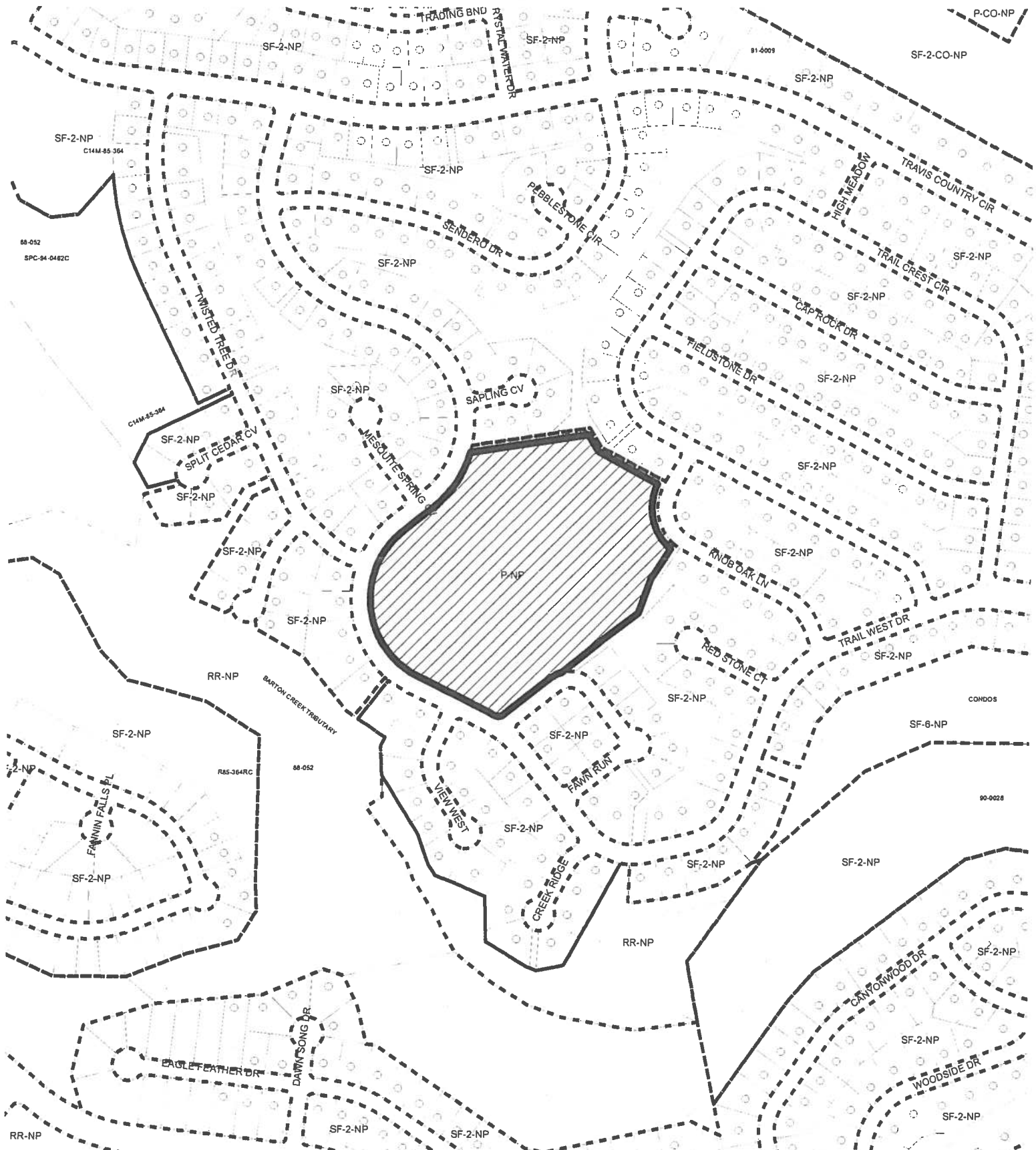
FROM: Clark Patterson, AICP  
Planning and Development Review Department

DATE: March 27, 2012

RE: Zoning Case # C14-2012-0016 Estates at Travis Country





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This case is a request for a zone change from P, Public to SF-2, Single Family Residence, Standard Lot District. This case was referred to the Environmental Board by the Planning Commission at their regularly scheduled meeting on March 13<sup>th</sup>. There are no environmental variances being requested at this time. This property is currently owned by the Austin Independent School District (AISD) and was intended to be developed as a future school site. The property was platted in 1978, is approximately 12.45 acres and remains undeveloped. AISD has since deemed the lot too small to accommodate a school and has put the property up for sale. The agent for AISD, Independent Realty is proposing to develop the property with not more than 12 single family lots, with a minimum square footage of 15,000 square feet. The agent is proposing to donate the remainder of the property to the Travis Country HOA as open space/green belt. The development proposal will comply with all Barton Springs Zone/SOS regulations.



**ZONING**

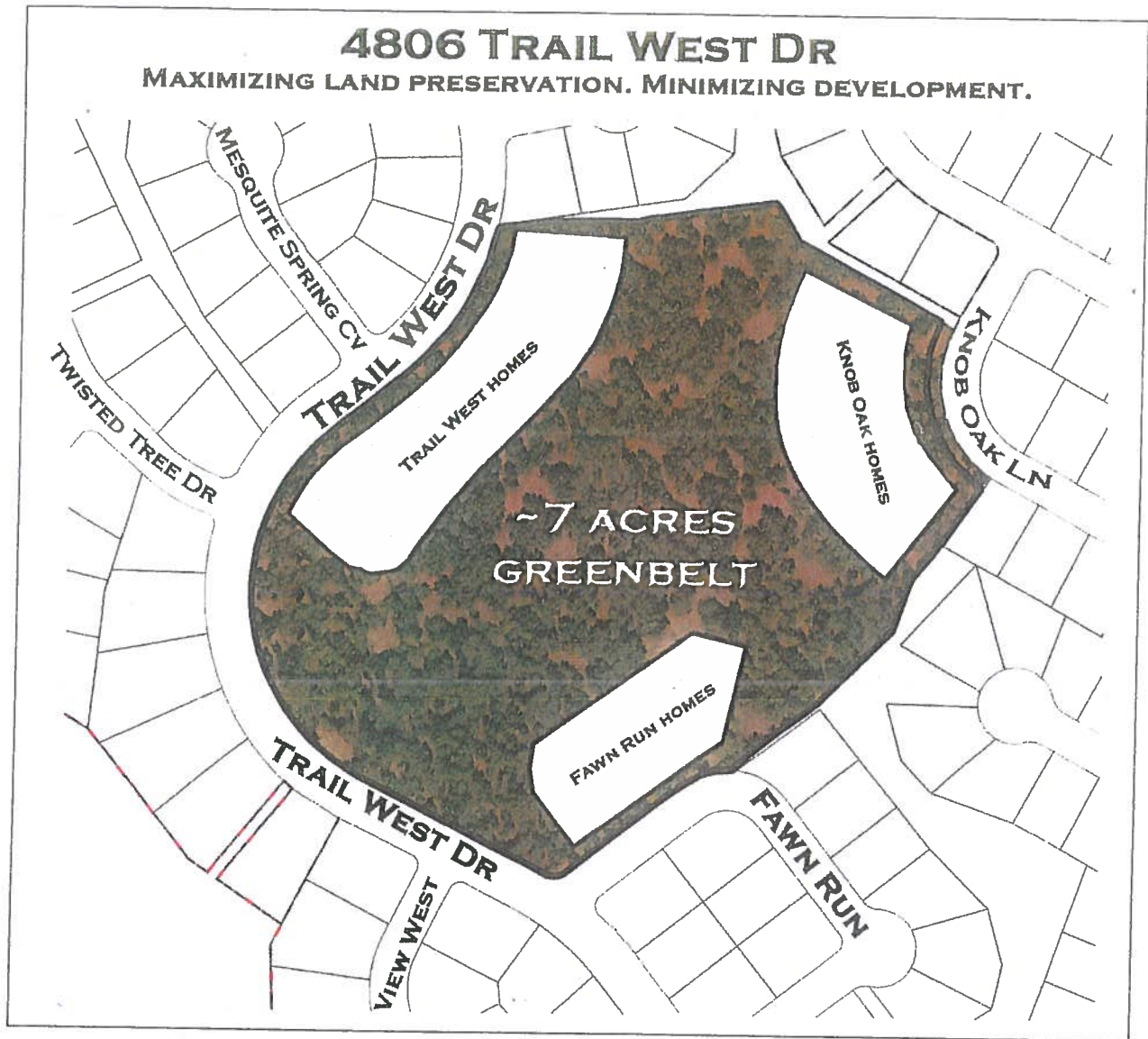
ZONING CASE#: C14-2012-0016


  
 SUBJECT TRACT
   
 PENDING CASE
   
 ZONING BOUNDARY

1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





- **Minimize** development (place only ~11 lots on the periphery of the property).
- **Maximize** natural land preservation ( ~7 acres of native prairie in the center of the land).
- Maintain and **improve interconnectivity** with existing community greenbelt trails.
- **Preserve surrounding home values** with SF2 zoning to stay with character of the neighborhood (existing is SF2).
- **No** new streets to be cut in the land, **no** heavy construction/excavation needed.
- **No** concrete pond(s). Would like to implement linear water features.
- **No** significant/measurable traffic impact on existing neighborhood.
- **Planned** lot sizes of ~15,000 square feet (0.34 acres).
- **Donate ~7 acres** to Travis County HOA/NPAT for community use and enjoyment.
- **Envision** working with community to clean up/prune trees and **create** walking trails from decomposed granite through the property.



