



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-7
AGENDA DATE: Thu 01/13/2005
PAGE: 1 of 1

SUBJECT: C14-04-0171 - Barr Subdivision - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1590-1602 Barclay Drive (Barton Creek and Eanes Creek Watersheds -Barton Springs Zone) from development reserve (DR) district zoning and single family residence standard lot (SF-2) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence standard lot-conditional overlay (SF-2-CO) combining district zoning. Applicant: Gary Lee and Belanne Barr. Agent: Cunningham-Allen Inc. (Jana Rice). City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0171 (Barr Subdivision) **Z.A.P. DATE:** December 7, 2004

ADDRESS: 1590-1602 Barclay Drive

OWNER/APPLICANT: Gary Lee & Lelanne Barr

AGENT: Cunningham-Allen Inc.
(Jana Rice)

ZONING FROM: DR

TO: SF-2

AREA: 5.301 acres

SUMMARY STAFF RECOMMENDATION:

Staff alternatively recommends SF-2-CO. The proposed conditional overlay would

- 1) Limit the density of development to 2.5 dwelling units/lots or less per acre.
- 2) Require a minimum size lot size of 9200 square feet.
- 3) Require building setbacks along the north and west property lines of 15 feet.

The proposed conditional overlay is the result of negotiations between the applicant and several surrounding neighborhood organizations and property owners. The applicant agrees to these conditions.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

December 7, 2004: APPROVED STAFF'S RECOMMENDATION OF SF-2-CO ZONING;
BY CONSENT.

[J.M; J.G 2ND] (S-0) C.H – INELIGIBLE TO VOTE.

DEPARTMENT COMMENTS:

The site is currently zoned DR and contains one single family residence and a few accessory buildings.

To the south is DR and SF-2 zoned land developed with single family residences. To the north is SF-2-CO zoned land developed with single family residences. To the west lies unzoned land built out with single family residences on lots of slightly less than 9000 square feet each. To the east is an SF-1 zoned single family residential neighborhood. (See Exhibit A - Zoning Map and Exhibit B, 2003 Aerial Photograph).

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SF-2-CO would provide the ability to develop the property in a manner similar to the surrounding neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Single Family Residence
<i>Interior</i>	SF-2	Single Family Residence
<i>North</i>	SF2-CO	Single Family Residences
<i>South</i>	DR and SF-2	Single Family Residences
<i>East</i>	SF-1	Single Family Residences
<i>West</i>	Unzoned (County)	Single Family Residences (at roughly SF-2 lot size)

AREA STUDY: N/A

TIA: N/A

WATERSHED: Eanes Creek (and potentially a small portion on the edge of the Barton Creek watershed).

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- Lost Creek Neighborhood Association (145)
- Parkstone PUD Phasing Agreement (377)
- Save Barton Creek Association (384)
- Barton Springs Coalition (385)
- City of Rollingwood (605)
- Barton Creek Associations (917)
- Gaines Ranch Homeowners Association (919)
- Save Our Springs Alliance (943)
- Old Spicewood Springs Road Neighborhood Alliance (965)

SCHOOLS: (Eanes ISD)

Forest Trail Elementary School

Westridge Middle School

Westlake High School

CASE HISTORIES:

C14-90-019: In 1990 the property just to the north of the subject tracts was zoned from DR to SF-2-CO with a density limit of 2.5 units per acre and a minimum lot size of 9200 square feet. These same conditions have been proposed to be applied to the subject tract.

ABUTTING STREETS:

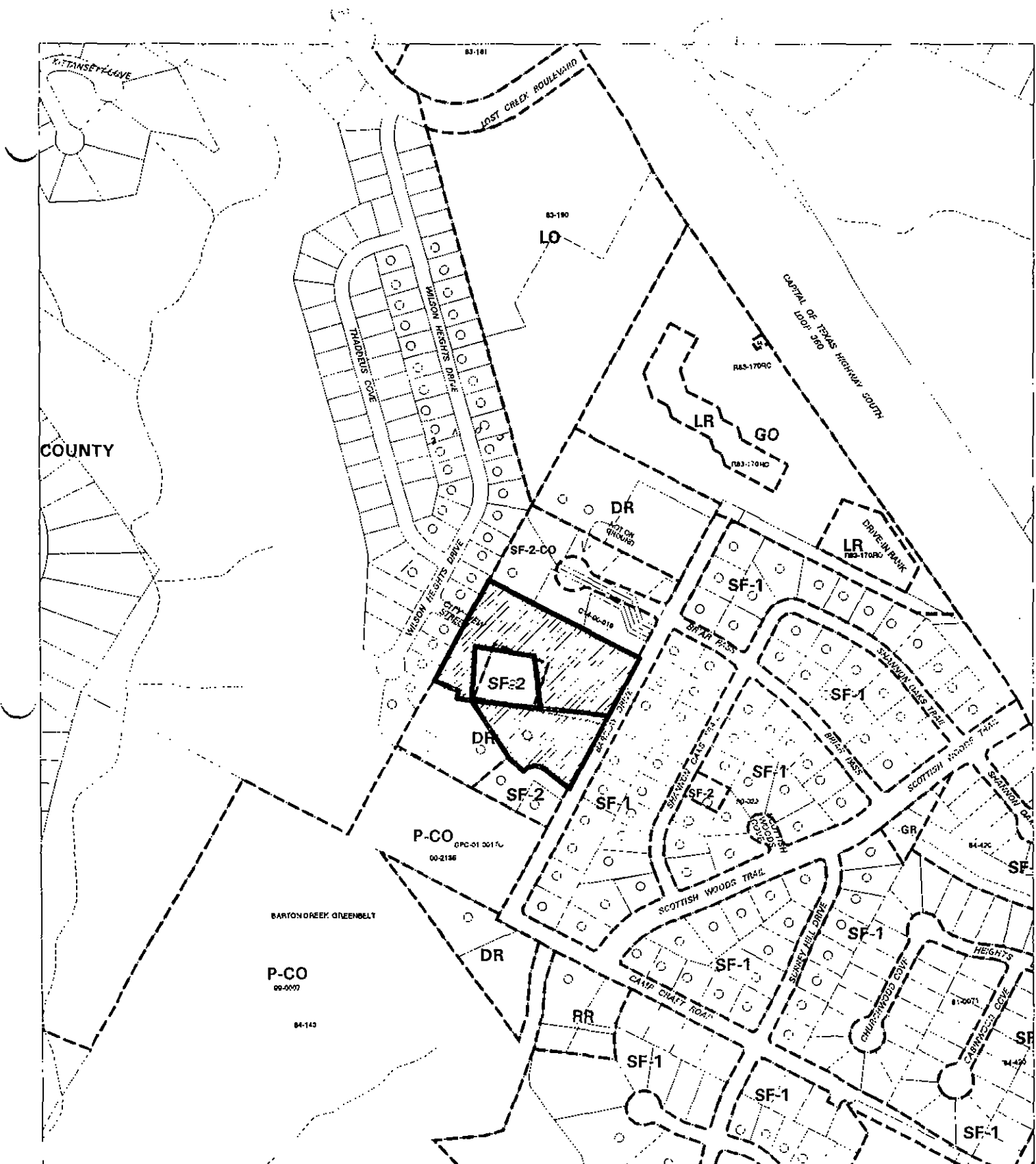
NAME	ROW	PAVEMENT	CLASSIFICATION
Barclay Drive	56'	36'	Local
City View Drive	50'	30'	Local


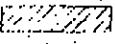
- There is no Capital Metro bus service available within ¼ mile of the property.

CITY COUNCIL DATE: January 13, 2005**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R. HEIL	<div style="display: flex; justify-content: space-between;"> <div>  - - - - - </div> <div> ZONING CASE #: C14-04-0171 ADDRESS: 1590-1602 BLK BARCLAY DR SUBJECT AREA (acres): 5.301 </div> <div> DATE: 04-10 INTLS: SM </div> </div>	CITY GRID REFERENCE NUMBER E23
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SUMMARY STAFF RECOMMENDATION

C14-04-0171

Staff alternatively recommends SF-2-CO. The proposed conditional overlay would

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The proposed conditional overlay is the result of negotiations between the applicant and several surrounding neighborhood organizations and property owners. The applicant agrees to these conditions.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Granting of the request should result in an equal treatment of similarly-situated properties.*

In 1990 the property just to the north of the subject tracts was zoned from DR to SF-2-CO with a density limit of 2.5 units per acre and a minimum lot size of 9200 square feet. These same conditions have been proposed to be applied to the subject tract.

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

SF-2-CO zoning is compatible with the surrounding low density residential neighborhood.

EXISTING CONDITIONS**Site Characteristics**

The site is currently zoned DR and contains one single family residence and a few accessory buildings.

To the south is DR and SF-2 zoned land developed with single family residences. To the north is SF-2-CO zoned land developed with single family residences. To the west lies unzoned land built out with single family residences on lots of slightly less than 9000 square feet each. To the east is an SF-1 zoned single family residential neighborhood. (See Exhibit A - Zoning Map and Exhibit B, 2003 Aerial Photograph).

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 382 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).

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]

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

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Barclay Drive	56'	36'	Local
City View Drive	50'	30'	Local

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 382 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).

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]

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

There are existing sidewalks along City View Drive.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria and specifications.

The landowner must pay all required water and wastewater utility tap permit, impact, construction inspection, and utility plan review fees.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The majority of the site lies in the Eanes Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. A portion of the site also appears to lie within the Barton Creek Watershed of the Colorado River Basin. The exact watershed boundaries must be determined by a hydrogeologist. This site is located in the Drinking Water Quality Zone

Based on the Eanes Creek Watershed, 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>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

NOTE: For the portion that may lie within the Barton Creek Watershed, project applications at the time of this report are subject to the SOS Ordinance that allows 20% impervious cover.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

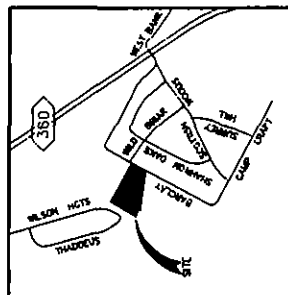
The site is not located within the endangered species survey area.

Tree protection will be required 25-8 for all development and/or redevelopment.

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.

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.

At this time, no information has been provided as to whether this property has any preexisting approvals that would preempt current water quality or Code requirements.



LOCATION MAP
NOT TO SCALE

SUPERVISOR
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE RD. SUITE 202,
DALLAS, TEXAS 75243

ENGINEER
CLARKINGHAM-ALLEN, INC.
3103 BEE CAVE RD., SUITE 202,
AUSTIN, TEXAS 78746

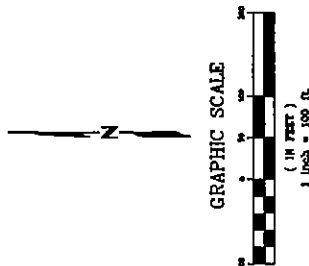
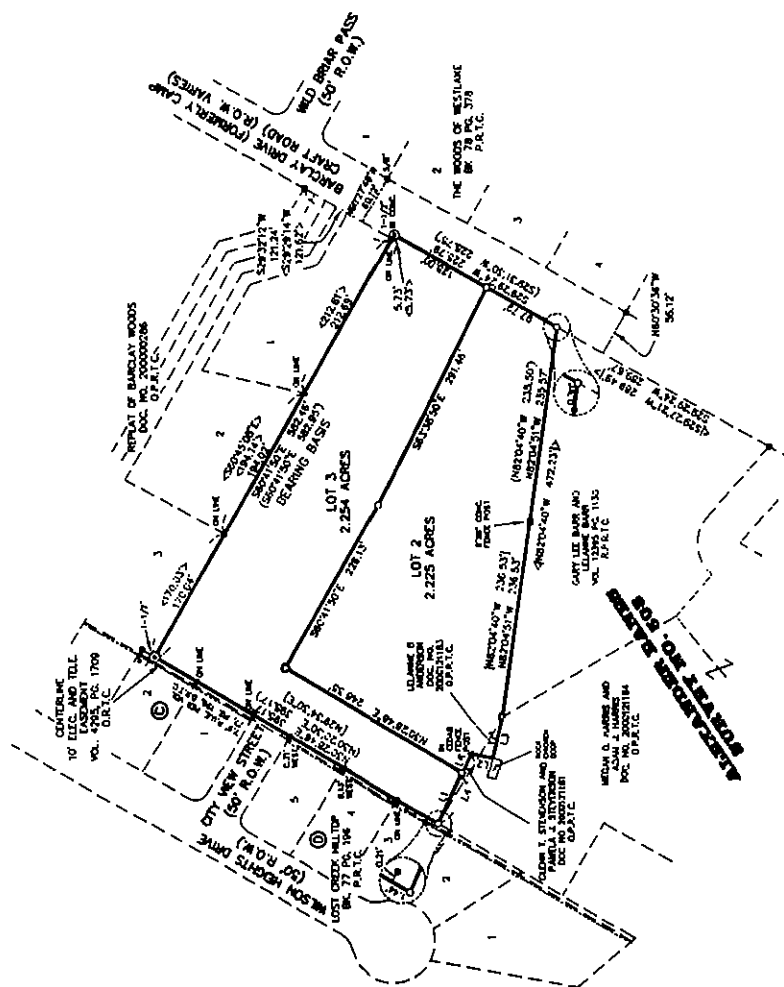
LELANNE BADER
1802 BARCLAY DRIVE
AUSTIN, TX 78746

2 LOTS - 4.470 ACRES

BEARING BASIS: THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ULAHNE B. ANDERSON IN VOLUME 7415, PAGE 74, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- [illegible]



LINE TABLE		
LINE	REMARKS	DISTANCE
L1	M63.34.13"W	68.14'
L2	M63.34.15"W	26.75'
L3	M11.22.18"E	320.48'
L4	M11.22.18"E	51.43'
L5	M77.18.57"W	31.46'
L6	M63.34.13"W	93.06'
L7	M63.34.15"W	322.82'
L8	M30.78.40"E	18.00'



Cunningham | Allen

December 1, 2004

Mr. Robert Heil
Neighborhood Planning and Zoning Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Proposed Zoning Conditional Overlay
Barclay Subdivision Zoning
1590-1602 Barclay Drive
City of Austin Case No.: C14-04-0171
CAI No. 950-0179

Dear Mr. Heil:

Please allow this letter to serve as notification that Mr. and Mrs. Gary Barr, the applicants for the proposed zoning change at 1590-1602 Barclay Drive (C14-04-0171,) do *support* a Conditional Overlay agreed to by the surrounding homeowners and Neighborhood Associations applicable in this zoning case. The property within the boundaries of the Conditional Overlay combining district would be subject to the following restrictions:

Residential development of the Property shall be constructed at a density of 2.5 dwelling units or less per acre.

Lots within the Property shall have a minimum size of 9200 square feet.

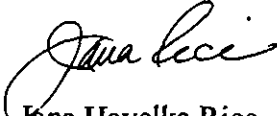
No building or other improvement shall be located closer than fifteen feet (15') to the north and west property lines of the subject property (shown as Lot 3 on the attached exhibit).

Mr. and Mrs. Gary Barr have worked through their agent, Cunningham-Allen, with both City Staff and the surrounding property owners to address the concerns of the surrounding property owners and Neighborhood Associations. The surrounding property owners, who previously opposed this zoning change application, now support the zoning change and the associated subdivision final plat, the Barclay Subdivision, based on the above stated conditions.

Please allow the signatures of the surrounding owners and Homeowners Associations listed below to serve as an indication of their support.

If there are any further questions regarding this request, or if any additional information is required, please do not hesitate to call.

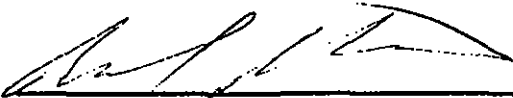
Sincerely,



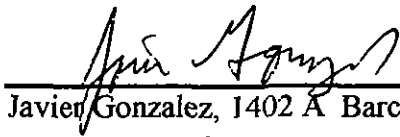
Jana Havelka Rice
Land Planner/Processing Specialist

JHR/

Attachment:
Exhibit "A" (Subdivision Final Plat)



Richard Gottlieb, 1402 B Barclay Drive



Javier Gonzalez, 1402 A Barclay Drive



Christopher Karbow

Lost Creek Neighborhood Association Representative

Woods of Westlake Neighborhood Association Representative

If there are any further questions regarding this request, or if any additional information is required, please do not hesitate to call.

Sincerely,

Jana Havelka Rice
Land Planner/Processing Specialist

JHR/

Attachment:
Exhibit "A" (Subdivision Final Plat)

Richard Gottlieb, 1402 B Barclay Drive

Javier Gonzalez, 1402 A Barclay Drive

Lost Creek Neighborhood Association Representative


Robert F. Donathan, 1701 Barclay Drive
