

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



**AGENDA ITEM NO.: Z-2
AGENDA DATE: Thu 05/12/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0018 – Webb 3 Acre Tract - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 4615-4623 City Park Road (Lake Austin Watershed) from development reserve (DR) district zoning to single-family residence large lot (SF-1) district zoning. Zoning and Platting Commission: To grant single-family residence large lot (SF-1) district zoning. Applicant: Letha Webb. Agent: Longaro & Clarke, L.P. (Danny Miller). City Staff: Thomas Bolt, 974-2755

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0018

Z.A.P. DATE: April 19, 2005

CITY COUNCIL: May 12, 2005

ADDRESS: 4615-4623 City Park Dr.

OWNER/APPLICANT: Letha Webb

AGENT: Longaro & Clarke, L.P. (Danny Miller)

ZONING FROM: DR

TO: SF-1

AREA: 2.94 acres

SUMMARY STAFF RECOMMENDATION:

To approve zoning from development reserve (DR) district zoning to single-family residence large lot (SF-1) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

TO APPROVE STAFF'S RECOMMENDATION TO REZONE FROM DR TO SF-1 ZONING; BY CONSENT. [J.M; M.W 2ND] (7-0) K.J; C.H – ABSENT

DEPARTMENT COMMENTS:

The subject property is located in an area currently being developed with large lot single-family use. Most of the surrounding land is located within the county. The subject lot located 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. For this reason the SF-1 large lot zoning and development regulations are appropriate.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	DR & Travis County	Undeveloped
<i>South</i>	DR	Undeveloped
<i>East</i>	Travis County	Undeveloped
<i>West</i>	City Park Rd. & DR	Single family residences (Westminster Glen)

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Lake Austin

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

#180 Austin City Parks Neighborhood

#426 River Place Residential Community Assn. Inc.

#439 Concerned Citizens for P&B of FM 2222

965 Old Spicewood Springs Rd. Neighborhood Assn.

SCHOOLS:

Highland Park Elementary

Lamar Middle School

McCallum High School

CASE HISTORIES: N/A

RELATED CASES: N/A

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
City Park Rd	70	Varies	Arterial	N/A

CITY COUNCIL DATE: May 12, 2005

ACTION:

ORDINANCE READINGS: 1st

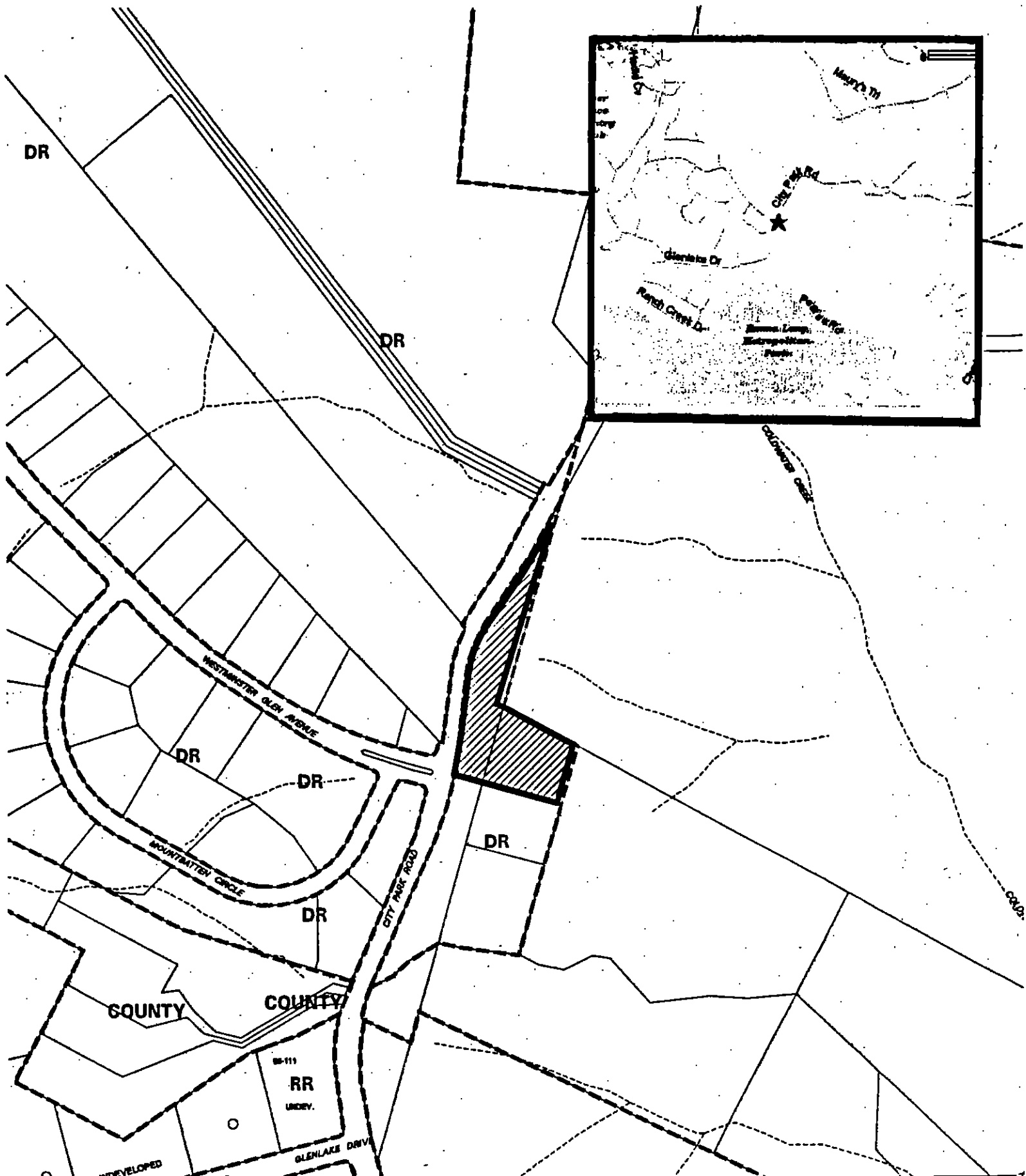
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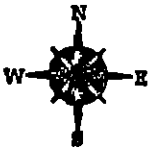
ORDINANCE NUMBER:

CASE MANAGER: Thomas Bolt
email: Thomas.bolt@ci.austin.tx.us

PHONE: 974-2755

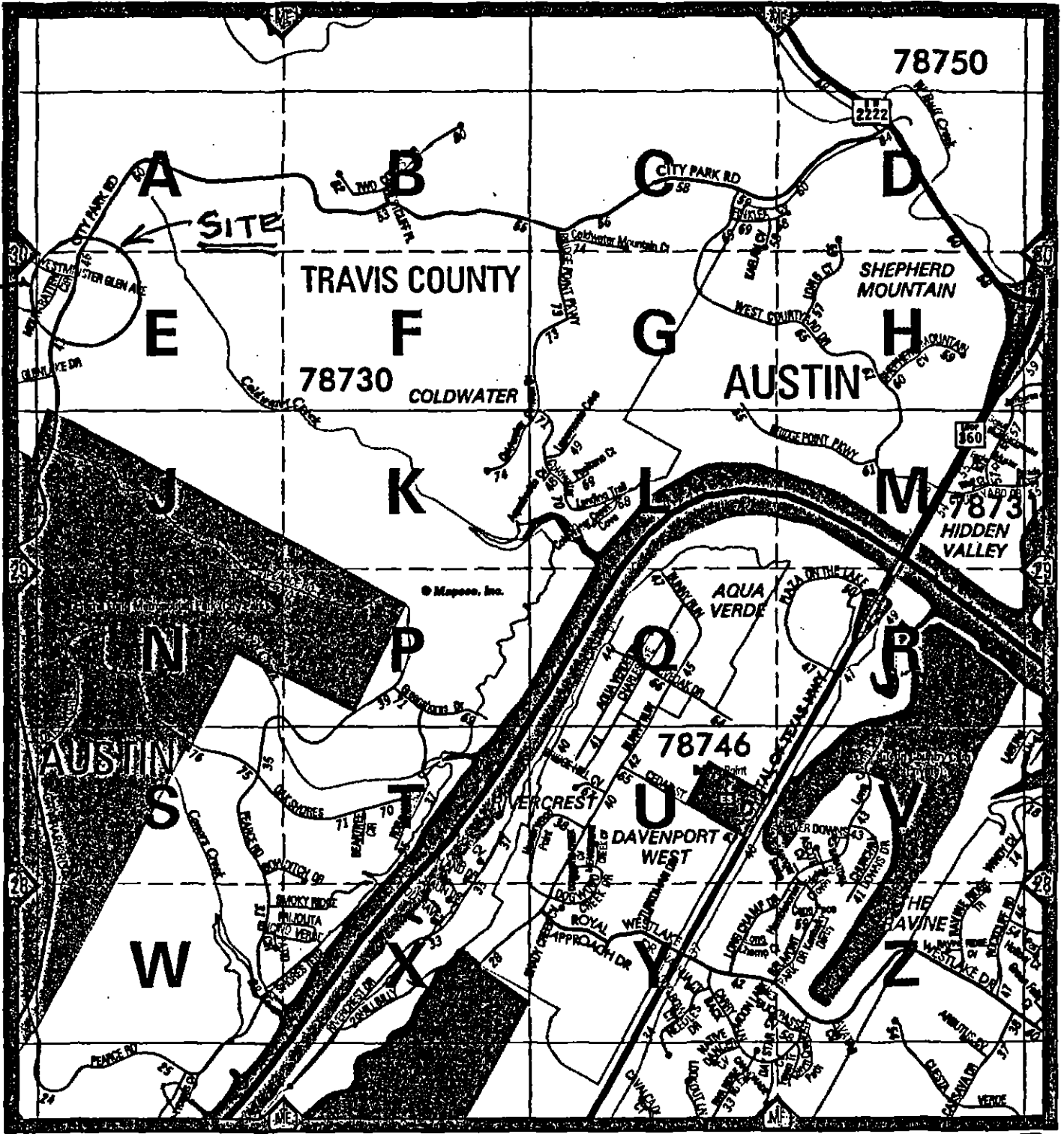


 1" = 400'	SUBJECT TRACT		ZONING		CITY GRID REFERENCE NUMBER E30
	PENDING CASE			
	ZONING BOUNDARY	-----	CASE #: C14-05-0018	DATE: 05-05	
	CASE MGR: T. BOLT		ADDRESS: 4615-4623 CITY PARK RD	INTLS: SM	
			SUBJECT AREA (acres): 2.940		



CONTINUED ON MAP 524

SITE



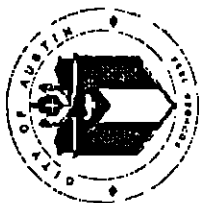
CONTINUED ON MAP 522

CONTINUED ON MAP 524

CONTINUED ON MAP 525



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City of Austin

C14-05-0018

4615-4626 CITY PARK RD

REQUEST.
FROM DR TO SF-1

OWNER LETHA WEBB

AGENT. LONGARO & CLARKE, L.P.
(DANNY MILLER)

- Zoning
- Subdivision
- Base
- Center Line



This map has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness. Reproduction is not permitted without prior written permission from Watershed Protection & Development Review City of Austin.

STAFF RECOMMENDATION

To approve zoning from development reserve (DR) district zoning to single-family residence large lot (SF-1) district zoning.

BASIS FOR RECOMMENDATION

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

SF-1 – Single-family large lot district is the designation for a low-density single-family residential use on a lot that is a minimum of 10,000 square feet. A SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.

Development in the area is single-family use on large lots.

Zoning should allow for reasonable use of the property.

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.

EXISTING CONDITIONS

The subject site is currently undeveloped.

Site Characteristics

The site is unique in shape heavily wooded and has significant slopes to the east.

Impervious Cover

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Lake Austin 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	n/a	n/a	1 unit/2 acres net site

Residential			area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Note: The most restrictive impervious cover limit applies.

Environmental

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.

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

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.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 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 captures 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.

Transportation

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

The trip generation under the requested zoning is estimated to be 123 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.

City Park Road is classified in the Bicycle Plan as a Priority 1 bike route.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
City Park Road	70'	Varies	Arterial

Water and Wastewater

Currently, the City of Austin does not provide water and wastewater utility service to the area and subject site. The landowner must provide written evidence that the site has an approved water supply and onsite septic system sufficient for the land use.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Compatibility Standards

This property will not be subject to compatibility standards

100

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4615-4623 CITY PARK ROAD FROM
3 DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY RESIDENCE
4 LARGE LOT (SF-1) DISTRICT.
5

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

8 PART 1. The zoning map established by Section 25-2491 of the City Code is amended to
9 change the base district from development reserve (DR) district to single family residence
10 large lot (SF-2) district on the property described in Zoning Case No. C14-05-0018, on file
11 at the Neighborhood Planning and Zoning Department, as follows:
12

13 A 2.946 acre tract of land, more or less, out of the James Cole Survey No. 542 and
14 Charles Clark Survey No. 703, Travis County, the tract of land being more
15 particularly described by metes and bounds in Exhibit "A" incorporated into this
16 ordinance
17

18 locally known as 4615-4623 City Park Road, in the City of Austin, Travis County, Texas,
19 and generally identified in the map attached as Exhibit "B".
20

21 PART 2. This ordinance takes effect on _____, 2005.
22

23 PASSED AND APPROVED
24

25 _____, 2005
26

§
§
§

27
28
29 Will Wynn
30 Mayor

31
32
33 APPROVED: _____

34 David Allan Smith
35 City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk

2.946 Acres
Letha Webb
James Cole Survey No. 542
Charles Clark Survey No. 703
Travis County, Texas

FN3573(WBM)
December 09, 2004
SAM, Inc. Job No. 24292-03

EXHIBIT A

DESCRIPTION OF A 2.946 ACRE TRACT OF LAND LOCATED IN THE JAMES COLE SURVEY NO. 542 AND CHARLES CLARK SURVEY NO. 703, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 1.437 ACRE TRACT OF LAND AS CONVEYED TO LETHA WEBB IN DOCUMENT NO. 2002081960 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 1.50 ACRE TRACT OF LAND AS CONVEYED TO LETHA WEBB IN VOLUME 10757, PAGE 208 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.946 ACRE TRACT OF LAND AS SHOWN ON SAM, INC. DWG NO. L003-24292-01.DWG AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument set in the east right-of-way line of City Park Road (right-of-way varies) same being the southwest corner of said 1.50 acre tract, same being a northwest corner of a 1.40 acre tract of land conveyed in deed to Robert E. Strobo in Document No. 1999160598 of the Real Property Records of Travis County, Texas, for the southwest corner of said 2.946 acre tract, from which a 1/2-inch iron rod found in the east line of said City Park Road, same being the southwest corner of said 1.40 acre tract bears the following three (3) courses and distance:

1. with the arc of a curve to the right a distance of 262.07 feet, through a central angle of 11° 28' 08" having a radius of 1309.26 feet, and whose chord bears S 19° 57' 23" W, a distance of 261.63 feet to a calculated point,
2. S 25° 41' 27" W, a distance of 438.05 feet to a calculated point, and
3. with the arc of a curve to the left a distance of 41.90 feet, through a central angle of 03° 08' 28" having a radius of 764.25 feet, and whose chord bears S 24° 07' 13" W, a distance of 41.89 feet to a 1/2-inch iron rod found;

THENCE continuing with said east right-of-way line, same being the west line of said 1.50 acre tract the following six (6) courses and distances:

1. with the arc of a curve to the left a distance of 132.31 feet, through a central angle of 05° 47' 24" having a radius of 1309.26 feet, and whose chord bears N 11° 19' 37" E, a distance of 132.25 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set,
2. N 08° 25' 55" E, a distance of 199.22 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set,
3. with the arc of a curve to the right a distance of 174.92 feet, through a central angle of 28° 02' 39" having a radius of 357.37 feet, and whose chord bears N 22° 27' 15" E, a distance of 173.18 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set,

2.946 Acres
Letha Webb
James Cole Survey No. 542
Charles Clark Survey No. 703
Travis County, Texas

FN3573(WBM)
December 09, 2004
SAM, Inc. Job No. 24292-03

4. N 36° 28' 34" E, a distance of 99.01 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set,
5. with the arc of a curve to the left a distance of 182.31 feet, through a central angle of 05° 48' 32" having a radius of 1798.19 feet, and whose chord bears N 33° 34' 18" E, a distance of 182.23 feet to a concrete monument set, from which a 1/2-inch iron rod found in the west right of way line of said City Park Road bears, N 64° 25' 28" W, a distance of 61.86 feet, and
6. N 30° 40' 02" E, a distance of 99.92 feet to a 1/2-inch iron rod found in said east right-of-way line, same being the north corner of said 1.50 acre tract;

THENCE with the east line of said 1.50 acre tract, S 18° 07' 56" W, at a distance of 42.32 feet leaving said east right-of-way line and continuing with the west line of a called 262.240 acre tract conveyed in deed to The City of Austin in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas, a total distance of 607.28 feet to a 1/2-inch iron rod found in the east line of said 1.50 acre tract, same being the northwest corner of said 1.437 acre tract, same being a southwest corner of said 262.240 acre tract;

THENCE leaving the east line of said 1.50 acre tract, with the north line of said 1.437 acre tract, same being a south line of said 262.240 acre tract, S 60° 08' 42" E, a distance of 281.28 feet to a 1/2-inch iron rod found at the northeast corner of said 1.437 acre tract, same being the northwest corner of a called 11.907 acre tract conveyed in deed to City Park Investments Limited Partnership in Document No. 2002166270 of the Official Public Records of Travis County, Texas;

THENCE leaving the south line of said 262.240 acre tract, with the east line of said 1.437 acre tract, same being the west line of said 11.907 acre tract, S 17° 00' 00" W, a distance of 196.08 feet to 1/2-inch iron rod found at the southeast corner of said 1.437 acre tract, same being the northeast corner of a called 1.18 acre tract conveyed in deed to Robert Earl Strobo in Volume 6881, Page 1210 of the Deed Records of Travis County, Texas;

2.946 Acres
Letha Webb
James Cole Survey No. 542
Charles Clark Survey No. 703
Travis County, Texas

FN3573(WBM)
December 09, 2004
SAM, Inc. Job No. 24292-03

THENCE leaving the west line of said 11.907 acre tract, with the south line of said 1.437 acre tract, same being the north line of said 1.18 acre tract, N 73° 00' 33" W, a distance of 274.32 feet to 1/2-inch iron rod found at the southwest corner of said 1.437 acre tract, same being the southeast corner of said 1.50 acre tract, same being the northwest corner of said 1.18 acre tract, same being the northeast corner of said 1.40 acre tract;

THENCE leaving the south line of said 1.437 acre tract, with the south line of said 1.50 acre tract, same being the north line of said 1.40 acre tract, N 73° 11' 11" W, a distance of 70.22 feet to the POINT OF BEGINNING and containing 2.946 acres of land, more or less.

Bearing Basis: 1/2-inch iron rods found at the northeast and a southeast corner of a called 1.437 acre tract of land as conveyed in deed to Letha Webb, as recorded in Document No. 2002081960 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rod is S 17° 00' 00" W - 196.18 feet. Held called bearing of S 17° 00' 00" W and found actual distance to be 196.08 feet.

THE STATE OF TEXAS

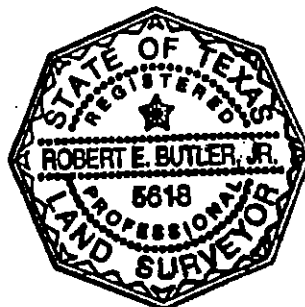
KNOW ALL MEN BY THESE PRESENTS:

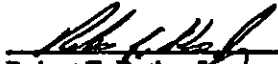
COUNTY OF TRAVIS

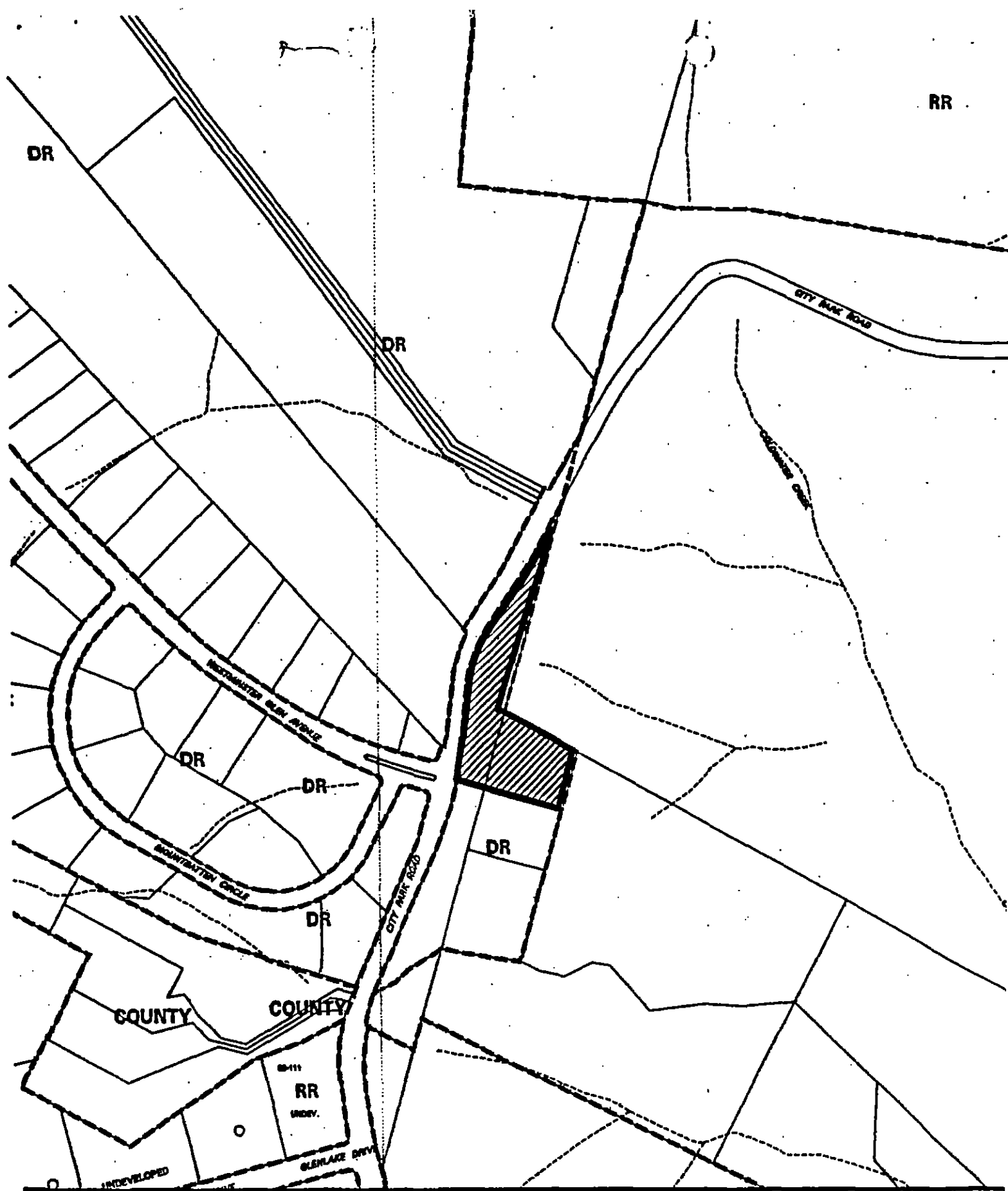
That I, Robert E. Butler Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision during October and November 2004.



WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 14th day of December, 2004 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Bldg B
Austin, Texas 78735




Robert E. Butler, Jr.
Registered Professional Land Surveyor
No. 5618 - State of Texas



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER E30
	PENDING CASE			
	ZONING BOUNDARY	-----	CASE #: C14-05-0018	DATE: 05-02	
	CASE MGR: T. BOLT		ADDRESS: 4615-4623 CITY PARK RD	INTLS: SM	
			SUBJECT AREA (acres): 2.940		