

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



**AGENDA ITEM NO.: Z-5
AGENDA DATE: Thu 06/09/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0055 - Tomanet Estates #5 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 12700-12702 Tomanet Trail (Walnut Creek Watershed) from interim-rural residence (I-RR) district zoning to single-family residence - large lot (SF-1) district zoning. Zoning and Platting Commission Recommendation: To grant single-family residence - large lot (SF-1) district zoning. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Sherri Sirwaitis, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0055

Z.A.P. DATE: May 3, 2005
May 17, 2005

ADDRESS: 12700-12702 Tomanet Trail

APPLICANT: City of Austin

AGENT: Neighborhood Planning and Zoning Department (Sherri Sirwaitis)

ZONING FROM: I-RR **TO:** SF-1 **AREA:** Approximately 1.616 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-1, Single-Family Residence-Large Lot District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

5/03/05: Pulled off of agenda for re-notification (incorrect address listed on notice).

5/17/05: Approved staff's recommendation of SF-1 district zoning by consent (9-0); J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The properties in question are developed with single-family houses. According to city records, this area was annexed by the City of Austin on November 12, 1984 (case C7A-84-020), dis-annexed through the provisions of State Bill 962 on September 21, 1989 (case C7AD-89-141), and re-annexed by the City of Austin on December 31, 1996 (case C7A-96-002). During the hearing for zoning case C14-04-0201, the staff was directed by the Zoning and Platting Commission to initiate cases to establish permanent zoning for all properties that are zoned I-RR on Cindy Lane, Tomanet Trail, and Silver Spur Streets. These properties are located within the North Lamar Area Study, which was adopted by the City Council on October 3, 1985. The study recommends single-family land use for this area located to the north of Parmer Lane (North Lamar Area Study-Map 4, page 16).

The staff presents a recommendation of SF-1, Single-Family Residence-Large Lot District, zoning for this area because this proposed zoning category is consistent with the current residential uses on and surrounding the property to the north, south and east. The lots under consideration meet the minimum SF-1 district size requirements. The North Lamar Area Study proposed SF-1 District zoning for this location on Map 3, Scenario 2: Recommended Zoning, page 15.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Single-Family Residences
<i>North</i>	SF-3	Single-Family Residences
<i>South</i>	I-RR	Single-Family Residences
<i>East</i>	SF-2	Single-Family Residences
<i>West</i>	SF-3, CS-CO	50-foot Buffer, Retail Sales

AREA STUDY: North Lamar Area Study

TIA: Waived

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

- 37 - Lamplight Village Area Neighborhood Association
- 64 - River Oaks Lakes Estates Neighborhood
- 114 - North Growth Corridor Alliance
- 511 - Austin Neighborhoods Council

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0201	I-RR to LR	2/01/05: Approved staff's recommendation for SF-1 zoning (9-0); J. Martinez-1 st , B. Baker-2 nd . Motion made for staff to initiate a zoning case for all properties that are zoned I-RR on Cindy Lane, Tomanet Trail and Silver Spur Streets, to SF-1 zoning (9-0); B. Baker-1 st , K. Jackson-2 nd .	3/03/05: Approved SF-1 on 1 st reading (7-0) 4/07/05: Approved SF-1 (7-0); 2 nd /3 rd readings
C14-04-0119	NO to LR	9/21/04: Approved staff's rec. of LR (7-0)	10/21/04: Approved LR (7-0); all 3 readings
C14-02-0135	NO to GR	9/17/02: Approved staff's rec. of GR-CO zoning by consent (7-0)	10/24/02: Granted GR-CO on all 3 readings (6-0, Dunkerley-absent)
C14-01-0184	NO to GR	1/29/02: Postponed to 2/26/02 by applicant (8-0, A.Adams-absent) 2/26/02: Approved staff's recommendation of GR-CO zoning (6-0, K. Jackson-absent; N. Spelman, D. Castaneda-left early)	4/4/02: Approved GR-CO with conditions on all 3 readings (6-0, Goodman out of room)
C14-00-2045	NO to GR	5/9/00: Approved GR-CO (6-2, JR/JM-Nay); for building footprint only for dry cleaning use; permitted 'NO' uses; no access to Tomanet Trail; 2,000 vehicle trip limit per day; limit landscape buffer between sidewalk and street; sidewalks on Tomanet Trail; building square feet not to exceed 2,000 sq. ft.	6/8/00: Approved PC rec. of GR-CO w/ conditions on 1 st reading (7-0) 10/12/00: Approved GR-CO (7-0); 2 nd /3 rd readings

C14-98-0082	NO to GR	8/4/98: Approved GR-CO w/ conditions (9-0)	9/10/98: Approved PC rec. of GR-CO w/ conditions (6-0); 1 st reading Administrative-EXPIRED 9/7/99, no 3 rd reading
C14-96-0037	NO to LR	5/7/96: Approved LR-CO subject to conditions (8-0)	5/23/96: Approved LR-CO subject to conditions (6-0); 1 st reading 8/8/96: Approved LR-CO subject to conditions (7-0); 2 nd /3 rd readings
C14-94-0042	NO to LO	4/26/94: Approved LO-CO (6-0); subject to ROW; medical offices as only permitted 'LO' use, permit 'NO' uses; 0.15 FAR; 'NO' development regulations	6/9/94: Approved LO-CO (5-0); 1 st reading 11/17/94: Approved LO-CO (7-0); 2 nd /3 rd readings

RELATED CASES: C14-05-0051
C14-05-0052
C14-05-0053
C14-05-0054

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Tomanet Trail	50'	30'	Local
Cindy Lane	50'	30'	Local

CITY COUNCIL DATE: June 9, 2005

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

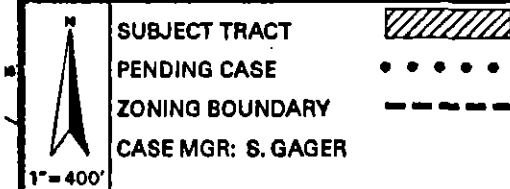
PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us

UNDEVELOPED

WPC
LO
85-140

ED

EXPRESSWAY NORTH



CASE #: C14-05-0055

ADDRESS: TOMANET TRL BETWEEN

CINDY LN & SILVER SPUR
SUBJECT AREA (acres): 1.010

ZONING

DATE: 05-04

INTLS: SM

**CITY GRID
REFERENCE
NUMBER**

L35

STAFF RECOMMENDATION

The staff's recommendation is to grant SF-1, Single-Family Residence-Large Lot District, zoning.

BASIS FOR RECOMMENDATION

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

Single-family Residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An 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.

2. *The proposed zoning should promote consistency, and orderly planning.*

The SF-1 zoning district would be compatible and consistent with the surrounding uses because there are single-family houses developed to the north, south, and east of this site.

The size of the lot under consideration meets the minimum SF-1 district lot requirements. The approved North Lamar Area Study proposed SF-1 District zoning for this location.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed zoning will allow for a reasonable use of the properties as it will bring the existing residential uses on these lots into conformance with the City of Austin Land Development Code requirements.

EXISTING CONDITIONS

Site Characteristics

The subject tracts are currently developed with single-family residences.

Impervious Cover

The maximum impervious cover allowed by the SF-1 zoning district would be 40 %. However, if the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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%

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 Walnut Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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 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 68 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 developed with 2 single family dwelling units and generates approximately 19 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]

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

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Tomanet Trail	50'	30'	Local
Cindy Lane	50'	30'	Local

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway

projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The area is served with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are necessary to serve the site or land use, 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. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

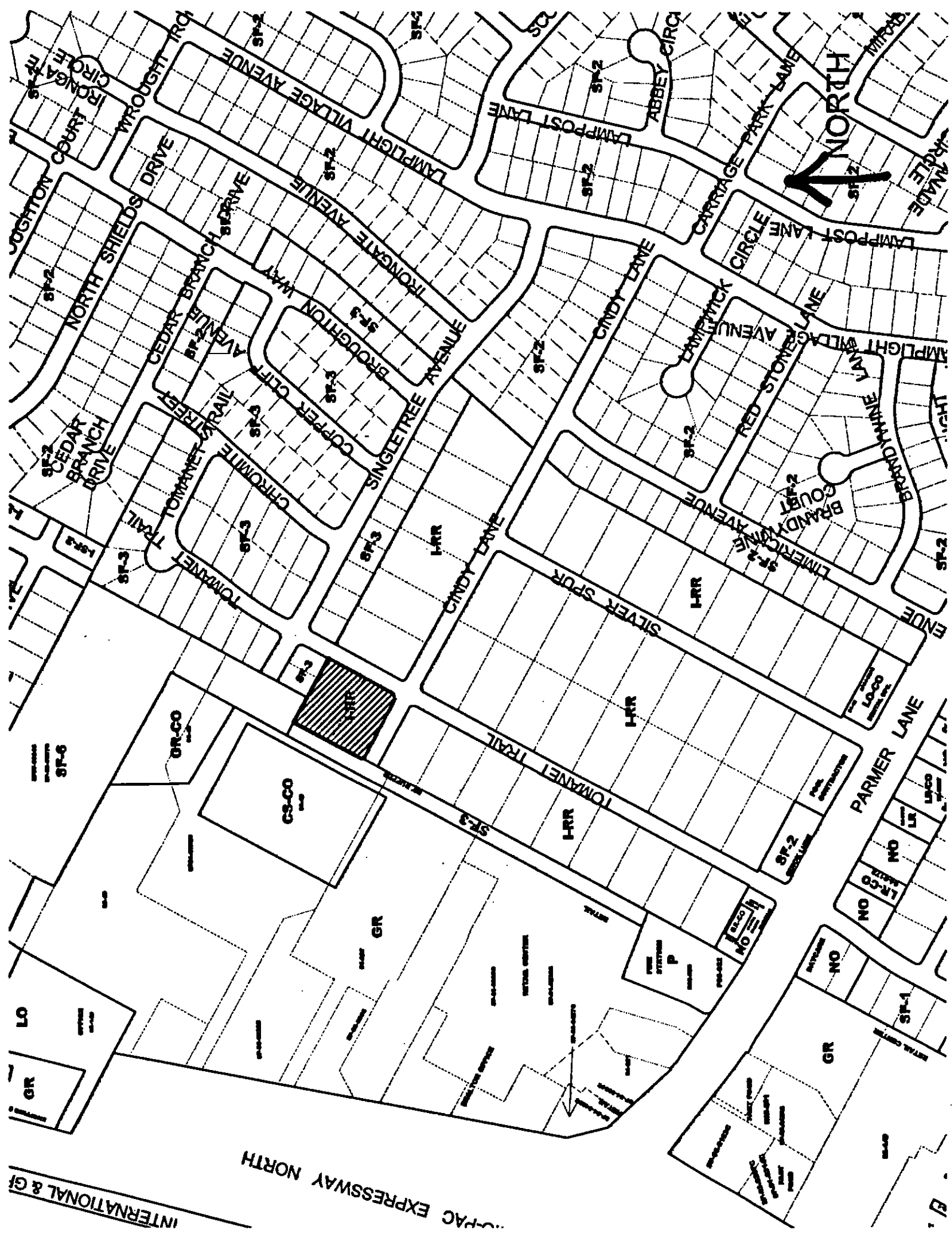
Stormwater Detention

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 tract is already developed and the proposed zoning change is within an existing residential development. A change of use within the existing structure would not trigger compatibility development regulations.

The tract of land is being rezoned from I-RR to SF-1. No compatibility standards.












MAP 4
SCENARIO 2:
RECOMMENDED
LAND USE



LEGEND

- | | | | |
|---|------------|---|---------------|
|  | OFFICE |  | SINGLE FAMILY |
|  | INDUSTRIAL |  | MULTIFAMILY |
|  | COMMERCIAL |  | MIXED USE |
|  | CIVIC | | |

[illegible]

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12700 AND 12702 TOMANET TRAIL AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) 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 large lot (SF-1) district on the property described in Zoning Case No. C14-05-0055, on file at the Neighborhood Planning and Zoning Department as follows:

Lots 1 and 2, Block D, Tomanet Estates Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 16, Page 4, of the Plat Records of Travis County, Texas,

locally known as 12700 and 12702 Tomanet Trail, 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

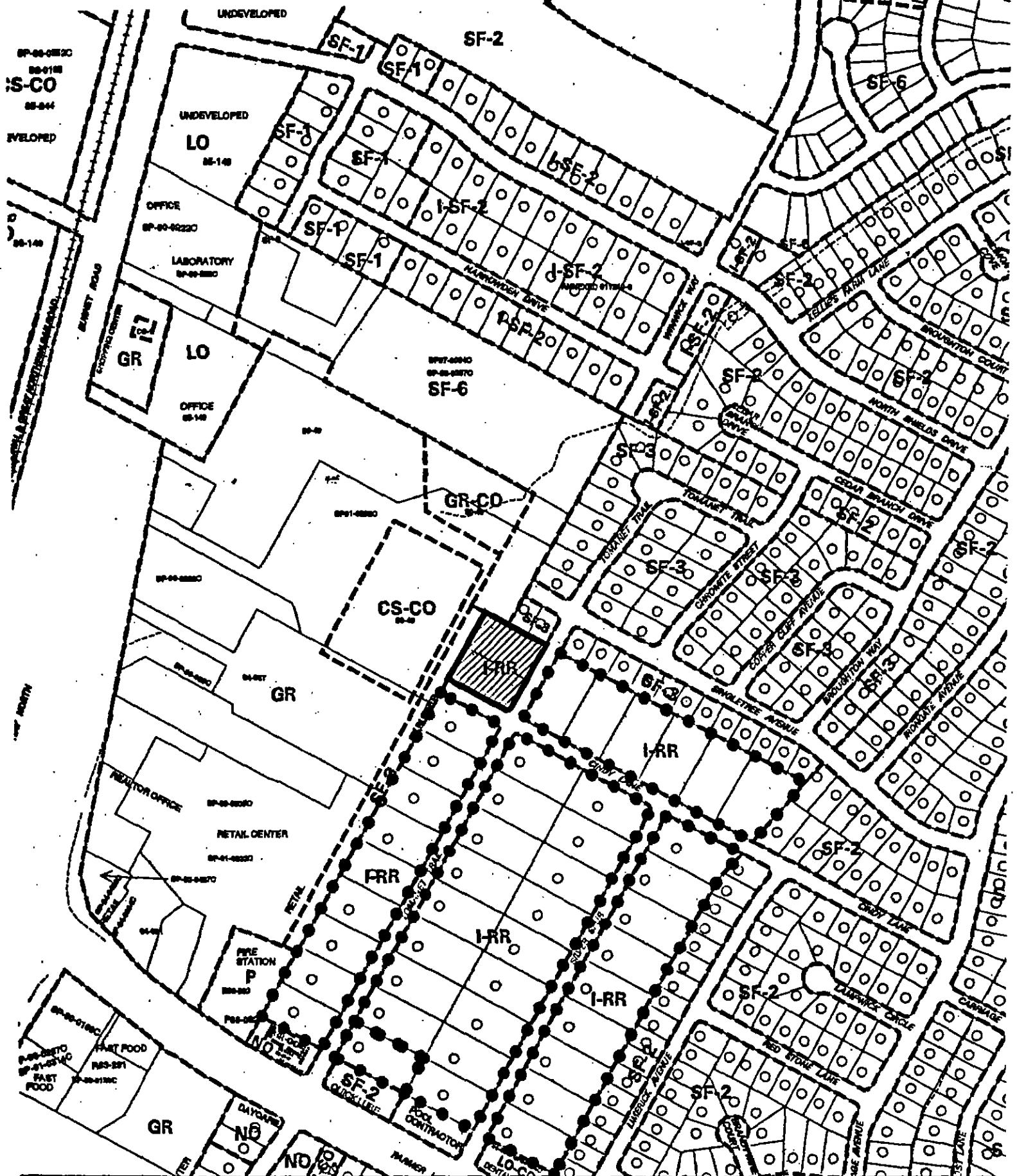
Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: S. GAGER

CASE #: C14-05-0055
 ADDRESS: TOMANET TRL BETWEEN
 CINDY LN & SILVER SPUR
 SUBJECT AREA (ACRES): 1.016

ZONING EXHIBIT

DATE: 05-04
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 L35