

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



**AGENDA ITEM NO.: Z-7
AGENDA DATE: Thu 06/23/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0046 - Big View Drive - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3600 Block of Big View Drive (Lake Austin Watershed), from single-family residence large lot-conditional overlay (SF-1-CO) combining district zoning to public (P) district zoning. Zoning and Platting Commission Recommendation: To grant public (P) district zoning. Applicant: Glenlake Ltd. Agent: Ray Wilkerson Co., Inc., City Staff: Thomas Bolt, 974-2755.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0046

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

ADDRESS: 3600 Block of Big View Drive

OWNER/APPLICANT: Glenlake Ltd.
(James Hoover)

AGENT: Ray Wilkerson Co., Inc.
(Jim Spence)

ZONING FROM: SF-1- CO

TO: P

AREA: 1.159 Acres

SUMMARY STAFF RECOMMENDATION:

Recommend approval of the zoning change from single-family large lot – conditional overlay (SF-1-CO) district zoning to public (P) district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

3 Rezoning: C14-05-0046 - Panther Hollow Creek
Location: 3600 Block of Big View Drive, Lake Austin Watershed
Owner/Applicant: Glenlake Ltd.
Agent: Ray Wilkerson
Request: SF-1 to P
Staff Rec.: RECOMMENDED
Staff: Thomas Bolt, 974-2755, thomas.bolt@ci.austin.tx.us
Neighborhood Planning and Zoning Department

***APPROVED STAFF'S RECOMMENDATION FOR P ZONING; BY CONSENT.
[J.M; J.G 2ND] (9-0)***

DEPARTMENT COMMENTS:

This land is to be combined with adjacent parkland and therefore should have zoning consistent with public spaces.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-1-CO	Undeveloped
<i>North</i>	SF-1-CO & P	Undeveloped and parkland
<i>South</i>	LA	Lake Austin
<i>East</i>	SF-1 & LA	Lake Austin & undeveloped
<i>West</i>	LA	Undeveloped

AREA STUDY: No

TIA: No

WATERSHED: Lake Austin

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

#157 Courtyard Homeowners Association

#426 River Place Residential Community Association Inc.

#434 Lake Austin Business Owners

#439 Concerned Citizens for P&B of FM 2222

#464 Edgewater Association

#605 City of Rollingwood

#965 Old Spicewood Springs Rd. Neighborhood Association

SCHOOLS:

Steiner Ranch Elementary School

Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	ZONING & PLATTING COMMISSION	CITY COUNCIL
C14-02-0099	LA to P	Approved P zoning 7/16/02	Approved P zoning 8/29/02
C14-02-0084	CR to LA	Approved LA zoning 8/27/02	Approved LA zoning 9/26/02
C14-04-0025	CR to LA	Approved LA zoning 04/6/04	Approved LA zoning 04/22/04

RELATED CASES: N/A

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATIO N	NAME
Big View Drive *	70'	40'	Collector	Big View Drive

*This property has no street frontage on a dedicated right of way. The land is being combined with other parkland.

CITY COUNCIL DATE: June 23, 2005

ACTION:

ORDINANCE READINGS:

1st

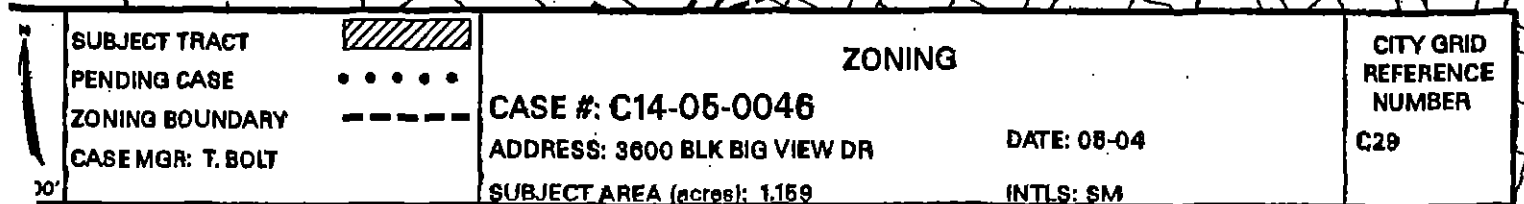
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Thomas Bolt
e-mail address: Thomas.bolt@ci.austin.tx.us

PHONE: 974-2755





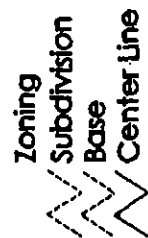
C14-05-0046

3600 BLK OF BIG VIEW DR.

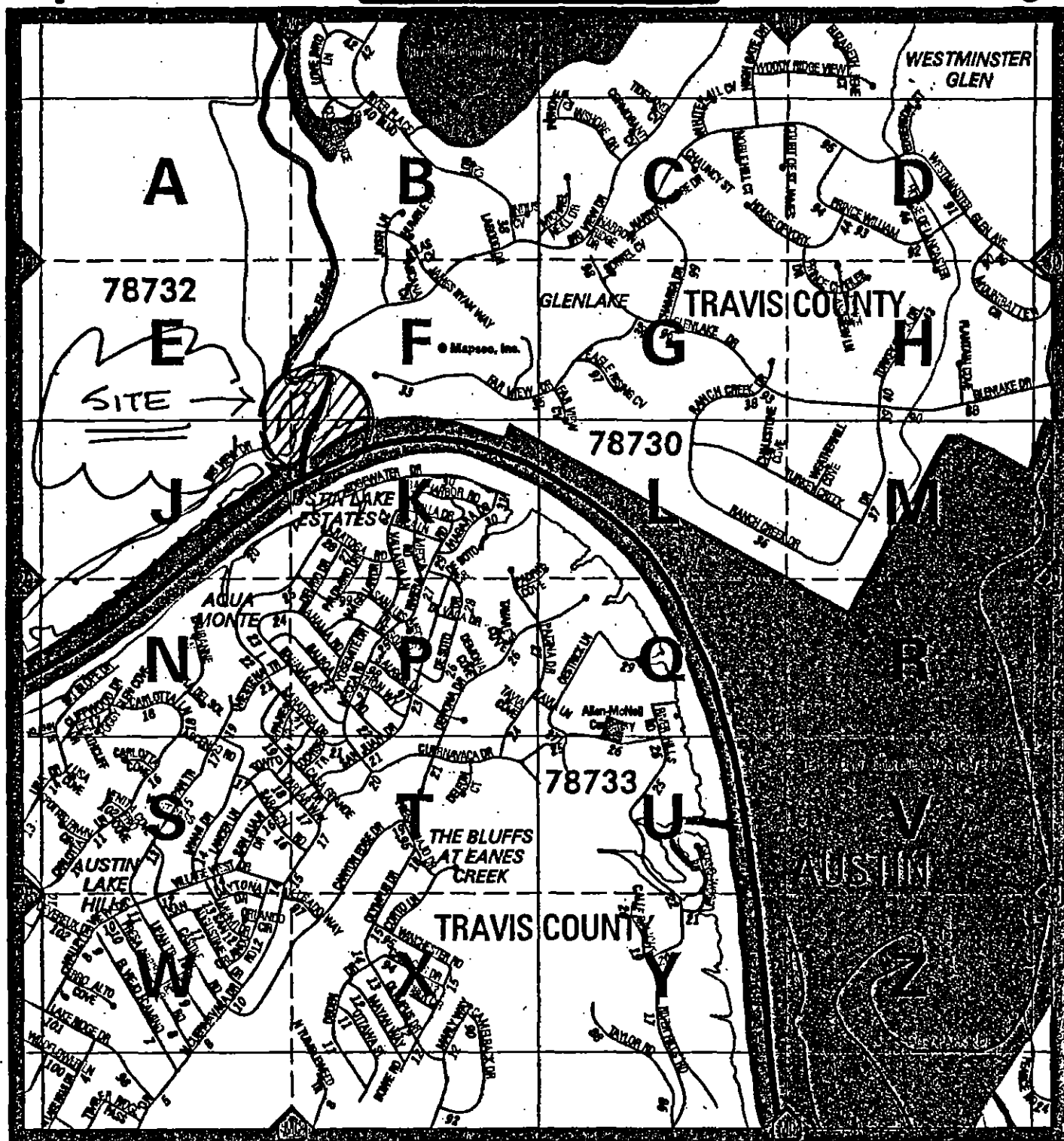
REQUEST: FROM SF-1-CO TOP

OWNER: GLENLAKE LTD.

AGENT: RAY WILKERSON CO.



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SCALE IN MILES
0 1/4 1/2 3/4 1

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SCALE IN FEET
0 1000 2000 3000

STAFF RECOMMENDATION

Recommend approval of the zoning change from single-family large lot (SF-1) district zoning to public (P) district zoning.

BASIS FOR RECOMMENDATION

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

Public (P) district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A P district designation may not be applied to a government owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use.

The subject tract is to be added to the land to the north with P zoning district designation.

EXISTING CONDITIONS

Site Characteristics

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. 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

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.

Environmental

According to flood plain maps, there is flood plain in, or within close proximity of, the project location. Based upon the close proximity of the flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.

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.

Water Quality Control Requirements

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, which 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 2 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.

Water and Wastewater

The landowner intends to serve the tract with City of Austin water and wastewater utility service. If water or wastewater utility improvements are required, the landowner will be responsible for all cost and for providing the utility improvements.

The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and

wastewater 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

The site is subject to compatibility standards. Along the north, east and west property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property lines. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT THE 3600 BLOCK OF BIG VIEW DRIVE FROM
3 SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-2-
4 CO) COMBINING DISTRICT TO PUBLIC (P) 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 25-2-191 of the City Code is amended to
9 change the base district from single family residence, large lot-conditional overlay (SF-2-
10 CO) combining district to public (P) district on the property described in Zoning Case No.
11 C14-05-0046, on file at the Neighborhood Planning and Zoning Department, as follows:

12
13 A 1.159 acre tract of land, more or less, out of the W.R. Hobbs Survey No. 436,
14 Abstract No. 375 and the I.G. & N. Railroad Survey No. 42, Abstract No. 2113 in
15 Travis County, the tract of land being more particularly described by metes and
16 bounds in Exhibit "A" incorporated into this ordinance,

17
18 locally known as the property located in the 3600 block of Big View Drive, in the City of
19 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

20
21 PART 2. This ordinance takes effect on _____, 2005.

22
23
24 PASSED AND APPROVED

25
26 §
27 §
28 §

29 Will Wynn
30 Mayor

31
32
33 APPROVED: _____

34 ATTEST: _____

35 David Allan Smith
City Attorney

Shirley A. Brown
City Clerk

EXHIBIT A
DESCRIPTION

DESCRIPTION OF 1.159 ACRES OF LAND SITUATED IN THE W.R. HOBBS SURVEY NO. 456, ABSTRACT NO. 375 AND THE I.G. & N. RAILROAD SURVEY NO.42 ABSTRACT NO. 2113 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK B, OF THE RESUBDIVISION OF RIVER PLACE SECTION 26, AS REFERENCED BY THE CITY OF AUSTIN CASE NO. C8-J-05-0009.0A, SAME BEING A PORTION OF A CALL 51.30 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GLENLAKE LTD., OF RECORD IN VOLUME 11849, PAGE 1351 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.159 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch iron rod with cap marked RJS 4391 found in the east right-of-way line of Big View Drive having a call 70 foot wide right-of-way as recorded in Document No. 200100017 of the Official Public Records of Travis County, Texas same being the northwest corner of a call 6.811 acre tract as described in a deed to Lake Austin River Place LTD., as recorded in Document No. 2001026355 of the Official Public Records Travis County, Texas and being the southwest corner of Lot 1 Block B of River Place Section 26 as recorded in Document No. 200200255 of the Official Public Records of Travis County, Texas;

THENCE departing the said east right-of-way line of Big View Drive and with the common line of the 6.811 acre tract and Lot 1 Block B of River Place Section 26 S 76°41'52" E for a distance of 306.48 feet to a ½ inch iron rod found at an angle point in said line, from which a ½ inch iron rod found bears S 74°22'19"E for a distance of 0.35 feet;

THENCE continuing with the said common line of the 6.811 acre tract and Lot 1 Block B S 58°45'20"E for a distance of 146.29 feet to a point in that certain line described in Boundary Line Agreement (Segment 1) of record in Volume 8116, Page 119 and Volume 8171, Page 43 of the Real Property Records of Travis County, Texas and the west line of the said Glenlake Ltd., tract and being the southeast corner of Lot 1 Block B of River Place Section 26, the northeast corner of the 6.811 acre tract and the **POINT OF BEGINNING** of the herein described tract;

THENCE with the said Boundary Line Agreement (Segment 1) and the west line of the Glen Lake LTD., tract, and the east line of Lot 1 Block B of River Place Section 26 N 16°29'57" E for a distance of 15.01 feet to a point for an interior "ell" corner of the said Lot 1 Block B of the Re-Subdivision of River Place Section 26 and the most westerly northwest corner of the herein described tract;

THENCE departing the said Boundary Line Agreement (Segment 1) and the west line of the Glenlake LTD., tract and crossing into the same with the lot line of the said Lot 1 Block B of the Re-Subdivision of River Place Section 26 the following five (5) courses and distances;

1. S 65°37'37" E for a distance of 120.81 to a iron rod with cap set in the arc of an intersecting curve to the left,
2. with the arc of said curve to the left passing through a central angle of 30°25'49" to a iron rod with cap set at the Point of Tangency, said curve having a radius of 25.00 feet, an arc length of 13.28 feet, and a long chord bearing N 40°44'27" E for a distance of 13.12 feet,
3. N 25°31'33" E for a distance of 92.18 feet to a iron rod with cap set for an exterior "ell" corner of Lot 1 Block B and the most northerly northwest corner of the herein described tract,
4. S 67°09'32" E for a distance of 25.03 feet to a iron rod with cap set for an easterly corner of Lot 1 Block B and the northeast corner of the herein described tract,
5. S 27°37'49"E for a distance of 168.77 feet to a point for the southeast corner of the said Lot 1 Block B and of the herein described tract,

THENCE with the south and west lines of the said Lot 1 Block B of the Re-Subdivision of River Place Section 26, of the Glenlake LTD., tract and of the herein described tract the following five (5) courses and distances;

1. S 62°22'11" W for a distance of 55.91 feet to an angle point,
2. S 83°19'01" W for a distance of 73.81 feet to an angle point,
3. S 37°11'06" W for a distance of 56.71 feet to an angle point,
4. S 64°38'12" W for a distance of 206.65 feet to a point for southeast corner of the said 6.811 acre tract, the most southerly corner of Lot 1 Block B of the Re-Subdivision of River Place Section 26, the southwest corner of the Glenlake LTD., tract and of the herein described tract,
5. with the east line of the said 6.811 acre tract, the west line of the Glenlake LTD., tract and a west line of Lot 1 Block B of the Re-Subdivision of River Place Section 26 N 16°29'57" E for a distance of 281.39 feet to the POINT OF BEGINNING of the herein described tract and containing 1.159 acres within these metes and bounds.

Exhibit "A"
Page 3 of 3
Zoning Resub River Place Sec 26

1.159 Acres of Land
W.R. Hobbs Survey No. 456 Abstract no.375
I.G. & N. Railroad Company Survey No. 42 Abstract No. 2113
Travis County, Texas

Reference is herein made to the sketch accompanying this metes and bounds description.

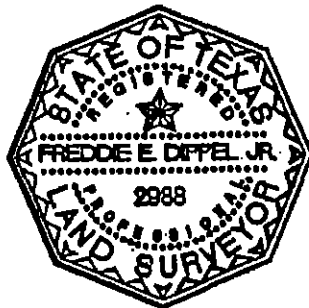
Bearing basis: Northerly line of a called 51.30 acre tract of land conveyed to Glenlake Ltd., of record in Volume 11706, Page 1254 and Volume 11849, Page 1351 of the Real Property Records of Travis County, Texas, and Segment 1 of Boundary Line Agreement in Volume 8116, Page 119, and corrected in Volume 8171, Page 43 of the Real Property Records of Travis County, Texas. (N72°05'33"E)

I hereby certify that this description was prepared from a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.

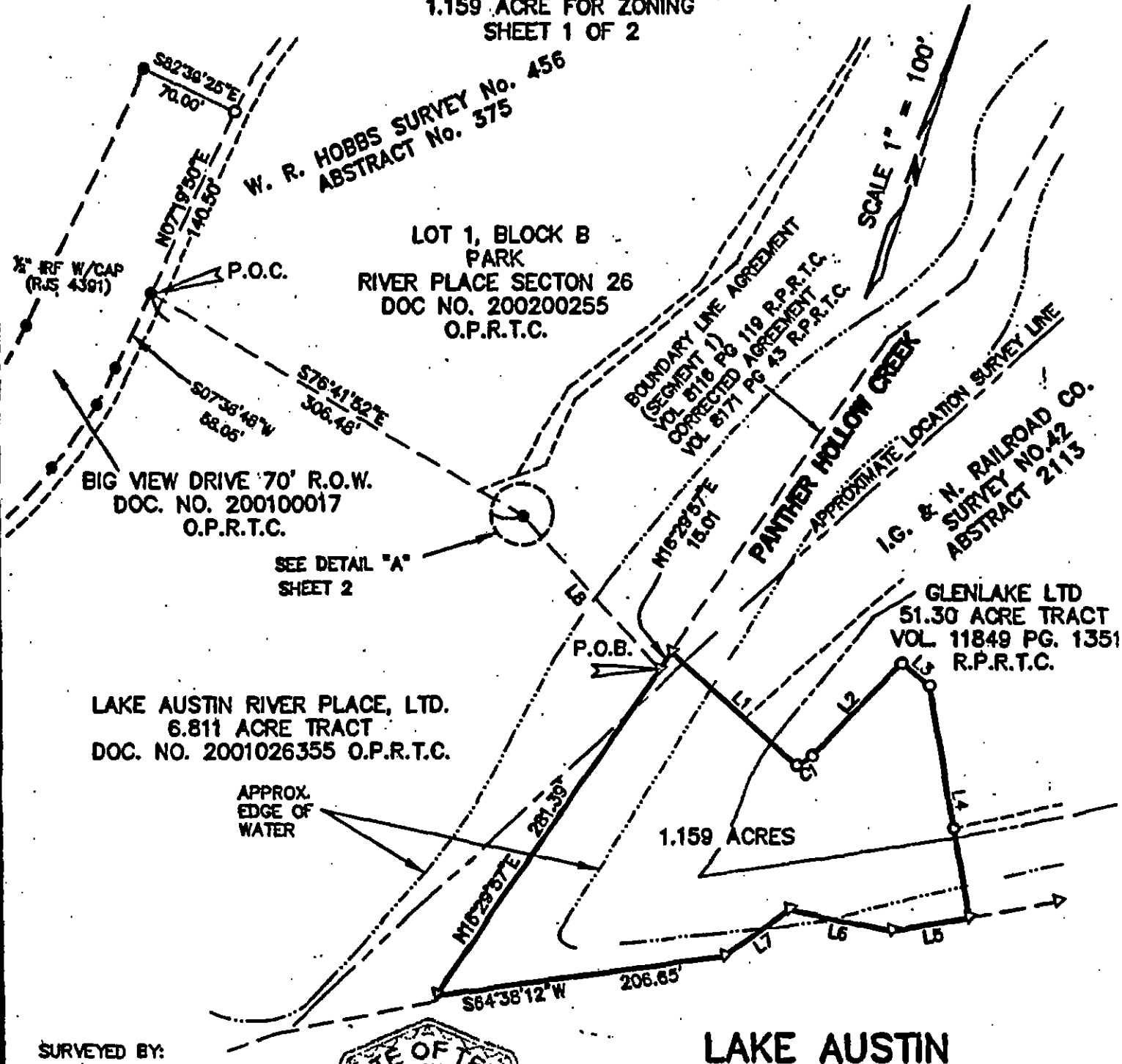


Freddie E. Dippel Jr.
Registered Professional Land Surveyor No. 4437
Date: 3-24-08



SKETCH TO ACCOMPANY DESCRIPTION

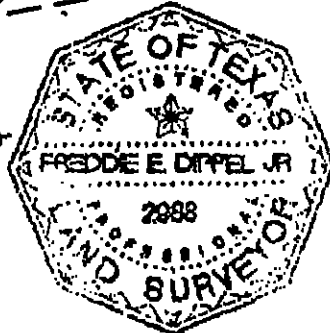
1.159 ACRE FOR ZONING
SHEET 1 OF 2



SURVEYED BY:

Freddie E. Dippel Jr.

Freddie E. Dippel Jr.
REG. PROF. LAND SURVEYOR
NO. 2988
DATE: 2-26-05



3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Tel: (512) 327-2946

Fax: (512) 327-2973

CA

Cunningham | Allen

Engineers • Surveyors

LEGEND

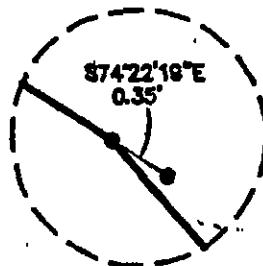
- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

SKETCH TO ACCOMPANY DESCRIPTION

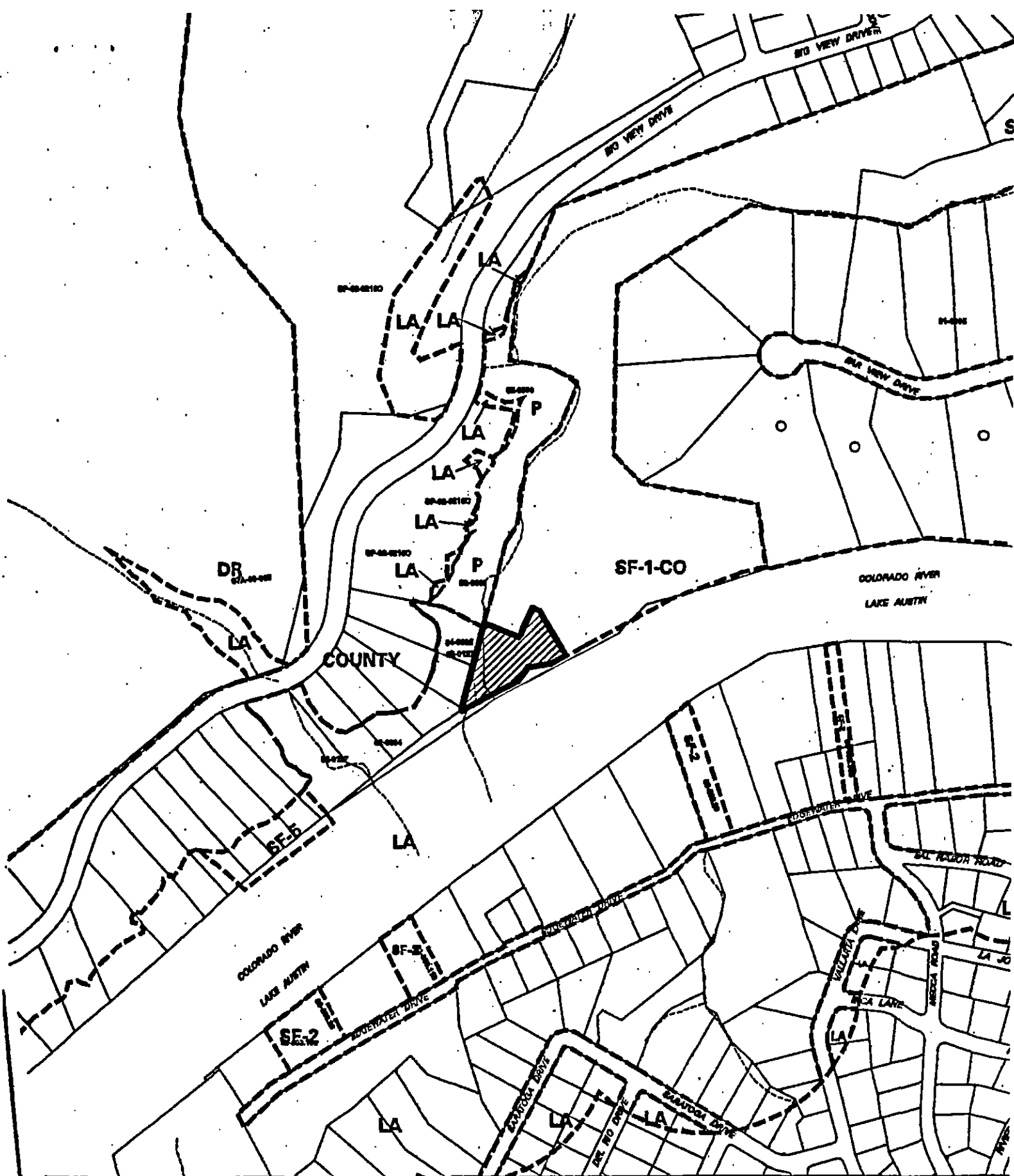
1.159 ACRE FOR ZONING
SHEET 2 OF 2

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	13.28	25.00	30°25'49"	6.80	13.12	N40°44'27"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°37'37"E	120.81
L2	N25°31'33"E	92.18
L3	S67°09'32"E	25.03
L4	S27°37'49"E	168.77
L5	S62°22'11"W	85.91
L6	S83°19'01"W	73.81
L7	S37°11'06"W	86.71
L8	S58°45'20"E	146.29



DETAIL "A"
(NOT TO SCALE)



<p> SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: T. BOLT </p>	<p> CASE #: C14-05-0046 ADDRESS: 3600 BLK BIG VIEW DR SUBJECT AREA (acres): 1.169 </p>	<p> ZONING EXHIBIT B DATE: 05-04 INTLS: 6M </p>	<p> CITY GRID REFERENCE NUMBER C28 </p>
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