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ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0141 7919 Thomas Springs Road

P.C. DATE: September 14, 2010

ADDRESS: 7919 Thomas Springs Road

OWNER/APPLICANT: Monreal Corp. (Steve Monreal)

AGENT: Lenworth Consulting (Nash Gonzales)

ZONING FROM: RR-NP

TO: SF-3-NP and LO-NP

AREA: 5.036 acres (219,368 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of SF-3-NP (Family Residence – Neighborhood Plan) and LO-NP (Limited Office – Neighborhood Plan) district zoning.

DEPARTMENT COMMENTS: This 5 acre property is currently developed with a single family residence. The applicant seeks to subdivide the property into five 1-acre lots and rezone the eastern most lot to LO-NP. The remaining lots will be rezoned to SF-3-NP. The Oak Hill Neighborhood Association and Planning Contact Team support the rezoning and subsequent subdivision request. As the Future Land Use Map designation in the Oak Hill Neighborhood Plan assigns a Neighborhood Mixed Use classification to the entire tract, a neighborhood plan amendment is not needed.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR-NP	Single Family
<i>North</i>	N/A	Travis County jurisdiction
<i>South</i>	N/A	Travis County jurisdiction
<i>East</i>	RR-NP	Single Family
<i>West</i>	LR-NP	Undeveloped

NEIGHBORHOOD PLAN: Oak Hill Neighborhood Plan

TIA: Waived

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Hill Country Estates Homeowners Association
Oak Hill Association of Neighborhoods
Save our Springs Alliance
Wynnrock Area Neighborhood Association

SCHOOLS:

Baldwin Elementary School
Small Middle School
Bowie High School

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CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-93-0099	LR to P	9/21/93 Approved Public zoning (6-0)	10/7/1993 – Approved Public zoning (6-0); all 3 readings

BASIS FOR RECOMMENDATION

1. Zoning changes should promote a balance of intensities and densities.

The recommended zoning will promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.

2. Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan.

The recommended zoning is consistent with the Oak Hill Neighborhood Plan Future Land Use Map designation of Neighborhood Mixed Use.

EXISTING CONDITIONS

Environmental

This site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the contributing zone. This tract lies in the contributing zone.

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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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. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

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 regulations.

Water and Wastewater

The landowner intends to serve the site with City of Austin water utilities and an On-Site Sewage Facility approved by Travis County. The landowner, at own expense, will be responsible for providing any water utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water utility tap permit. Travis County must approve the site for the use of On-Site Sewage Facilities.

Storm water 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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Transportation:

Name	ROW	Pavement	Classification	ADT
Thomas Springs Rd.	Varies	24'	Minor Arterial, Undivided (MNR2)	Unavailable

The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for Thomas Springs Rd. If the requested zoning is granted for this site, then 57 feet of right-of-way from the existing centerline should be dedicated for Thomas Springs Rd. according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]. The AMATP shows Thomas Springs Rd. to be a future 4-lane, divided major arterial roadway (MAD4).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

There are no existing sidewalks along Thomas Springs Rd.

Thomas Springs Rd. is not classified in the Bicycle Plan as a Priority 1 or 2 bike route.

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

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Site Plan:

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

CITY COUNCIL DATE: October 14, 2010

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye




PHONE: 974-7604
stephen.rye@ci.austin.tx.us



ZONING



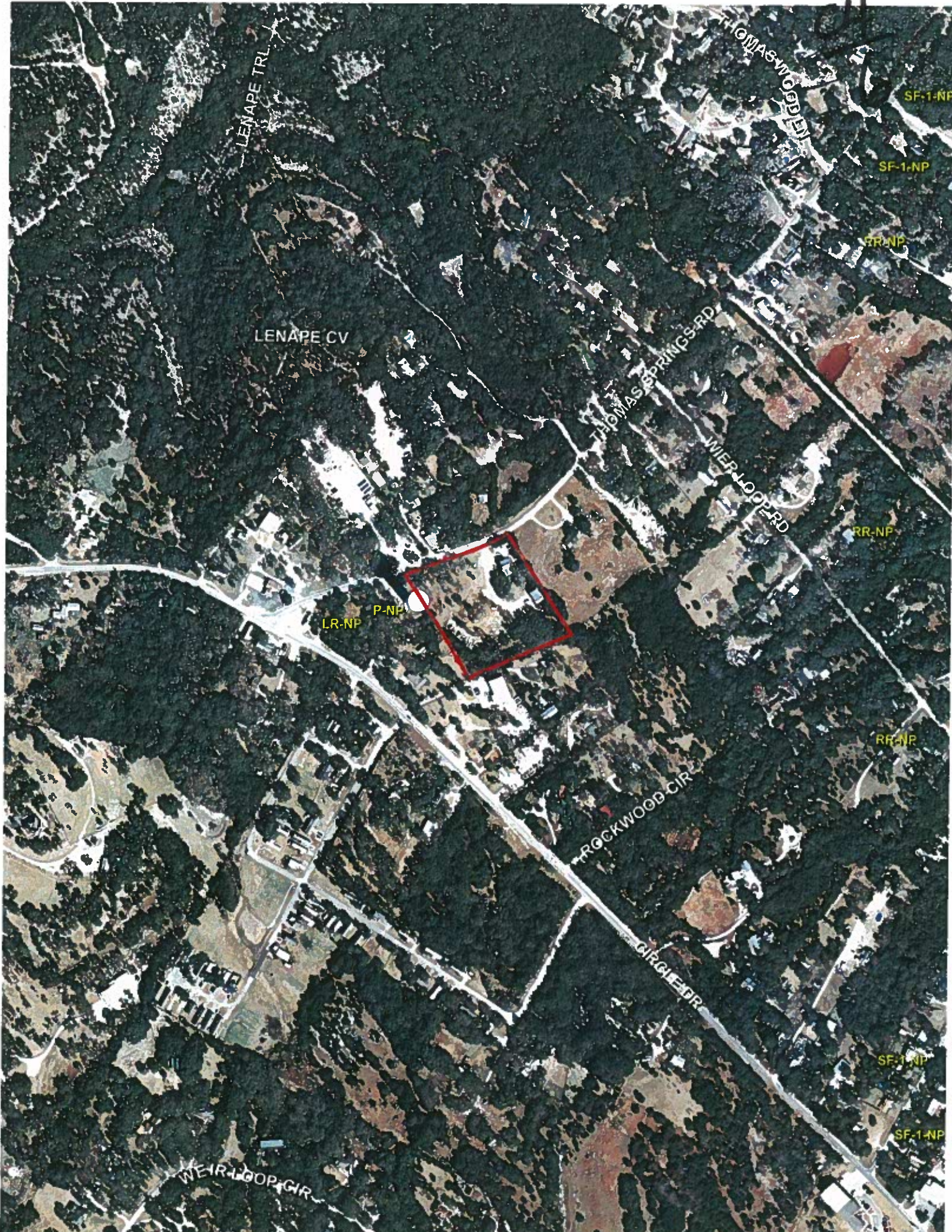
1' = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0141
 LOCATION: 7919 THOMAS SPRINGS RD
 SUBJECT AREA: 5.036 ACRES
 GRID: WZ20
 MANAGER: STEPHEN RYE



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.



LENAPE TRL

THOMAS WOODEN

SF-1-NP

SF-1-NP

RR-NP

LENAPE CV

THOMAS SPRINGS RD

WEIR LOOP RD

RR-NP

LR-NP

P-NP

RR-NP

ROCKWOOD CIR

GIRGLED R

SF-1-NP

SF-1-NP

WEIR LOOP CIR

June 15, 2010

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Mr. Ignacio Gonzales, Jr.
Manager, Lenworth Consulting
P.O. Box 9007
Austin, Texas 78766

Regarding the properties at 7919 and 7809 Thomas Springs Road

Dear Mr. Gonzales,

The Oak Hill Neighborhood Planning Contact Team supports an out of cycle request on the above referenced properties as follows:

7919 Thomas Springs Road: Current Land Use: Neighborhood Mixed Use
Current Zoning: Rural Residential

The Oak Hill NPCT supports the applicant's proposal to subdivide this 5 acre property in to 5 one acre pieces. The NPCT supports keeping the current land use designation of Neighborhood Mixed Use on all 5 proposed pieces. The NPCT supports a zoning designation on the piece that has the current building on it of LO. The NPCT supports a zoning designation of SF3 on the other four proposed tracts at 7919 Thomas Springs.

7809 Thomas Springs Road: Current Land Use: Rural Residential
Current Zoning: Rural Residential

The Oak Hill NPCT supports a land use designation of Neighborhood Mixed Use on this piece of property. The Oak Hill NPCT supports a zoning designation of LO on this piece of property at 7809 Thomas Springs Road.

Sincerely,

Beki Halpin
Chair, Oak Hill NPCT
HYPERLINK "mailto:Beki.halpin@gmail.com" Beki.halpin@gmail.com
512 658 2599

SCANNED