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ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0078 – Serra Residence

P.C. DATE: August 9, 2011

ADDRESS: 1610-1612 Meghan Lane

OWNER/APPLICANT: Jeff & Deanna Serra

AGENT: Land Answers, Inc. (Jim Whittliff)

ZONING FROM: SF-3, CS

TO: SF-3

AREA: 0.56 acres (24,393.6 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends the rezoning request to SF-3 (Family Residence) district zoning,

DEPARTMENT COMMENTS: This 0.56 acre lot is currently developed with a single family house and zoned SF-3 and CS. The Commercial Services zoning district has existed since the mid 1980's, when the city zoned 150 feet from the right-of-way from Barton Springs as a commercial zoning district. The boundary for the commercial zoning extends into several current single family zoned lots. The requested rezoning will allow the applicant to remodel or develop according to code requirements for single family residence district zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3, CS	Single Family
<i>North</i>	CS, CS-1	Restaurant
<i>South</i>	SF-3, SF-3-H	Single Family
<i>East</i>	SF-3	Single Family
<i>West</i>	SF-3	Single Family

NEIGHBORHOOD PLAN: N/A

TIA: Waived

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
South Central Coalition
Zilker Neighborhood Association

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BASIS FOR RECOMMENDATION

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

The requested zoning is consistent and compatible with the single neighborhood characteristic of the immediate area.

2. *Zoning should allow for reasonable use of the property.*

The requested zoning will allow the applicant to develop their property under single family regulations and criteria consistent with a single family zoning category.

EXISTING CONDITIONS

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

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

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.

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

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Water and Wastewater

If the landowner intends to serve the site with City of Austin water and wastewater utilities, the landowner, at own expense will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater 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 and wastewater utility tap permit.

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.

Transportation:

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Meghan Lane	25'	17'	Local	Not Available

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

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].

There are no existing sidewalks along Meghan Lane.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Meghan Lane.

Capital Metro bus service (route no 30) is available within ¼ mile of the site along Barton Springs Road (north of the site).

Site Plan:

Any new development is subject to Subchapter F, Residential Design and Compatibility Standards.

FYI – This tract is within the Barton Springs Scenic Roadway – sign ordinance is in effect.

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CITY COUNCIL DATE: August 25, 2011

ACTION:

ORDINANCE READINGS: 1st

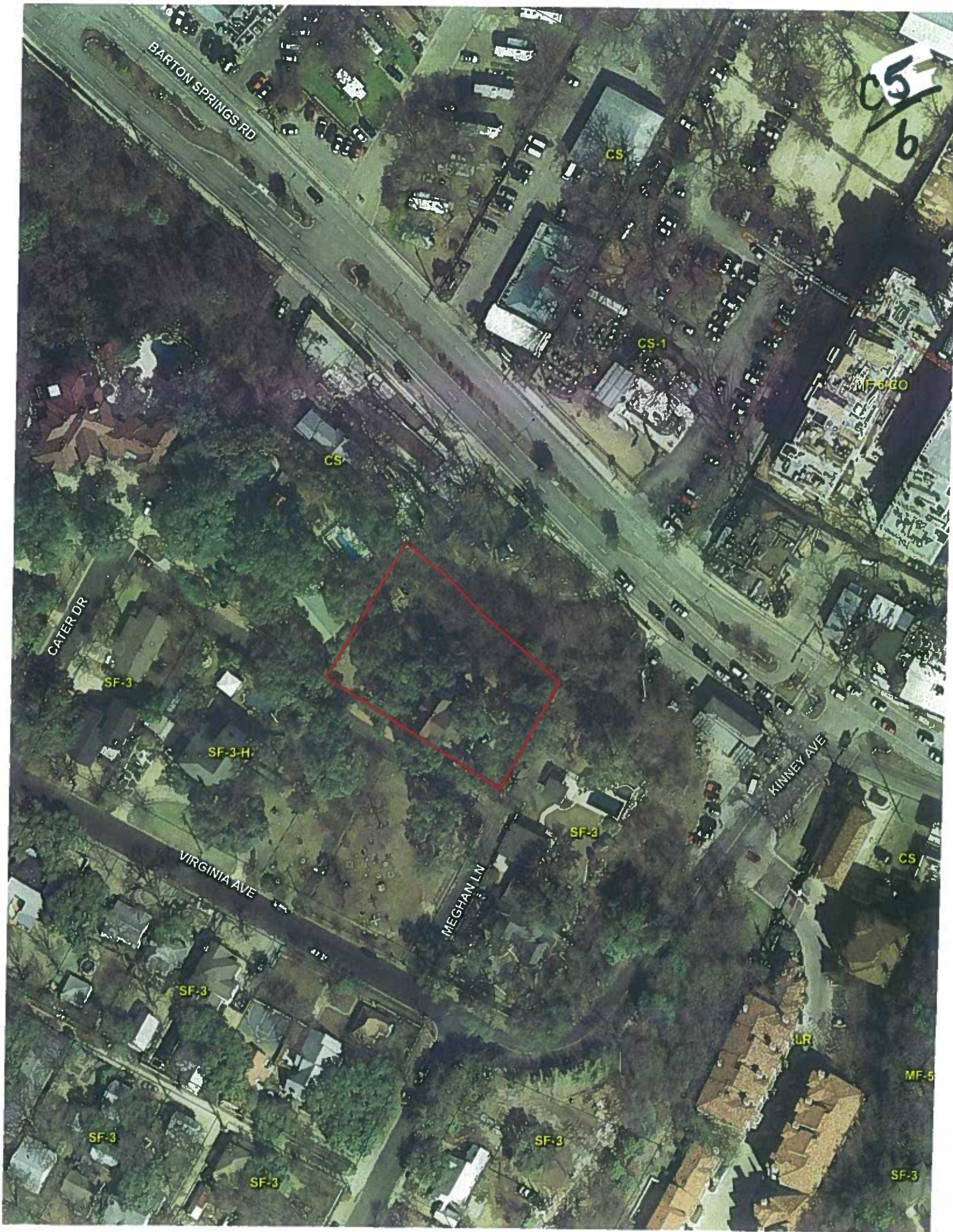
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

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



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0078
Contact: Stephen Rye, (512) 974-7604
Public Hearing: Aug 9, 2011, Planning Commission
Aug 25, 2011, City Council

SCOTT Stewart

Your Name (please print)

510 Cater Dr., Austin TX 78704

Your address(es) affected by this application

Scott Stewart

Signature

7/31/2011

Date

Daytime Telephone: 441-2539

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Stephen Rye
P. O. Box 1088
Austin, TX 78767-8810

7/25/11