

ZONING CHANGE REVIEW SHEET

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CASE: C14-2011-0054 Alarid Residence

Z. P. C. DATE: 10-¹⁸~~25~~-2011

ADDRESS: 8004 Two Coves Drive

AREA: 3.88 Acres

APPLICANT: David Alarid

AGENT: Jim Bennett Consulting
(Jim Bennett)

NEIGHBORHOOD PLAN AREA: None

CAPITOL VIEW: No

WATERSHED: West Bull Creek

T.I.A.: No.

HILL COUNTRY ROADWAY: No

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: DR – Development Reserve

ZONING TO: SF-1 – Single Family Residence, Large Lot

SUMMARY STAFF RECOMMENDATION:

Staff recommends SF-1 – Single Family Residence, Large Lot – Conditional Overlay. The Conditional Overlay would limit the impervious cover to thirty percent (30%).

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property is currently developed with a single family residence and is zoned Development Reserve (DR). The applicant has indicated that he would like to change his zoning in order to receive a higher impervious cover limit. Under Development Reserve the impervious cover is limited to fifteen thousand square feet (15,000). If you take the lot size and divide the allowable impervious cover for DR zoning, it equates to approximately nine percent (9%) impervious cover for the subject property. The watershed impervious cover is limited to thirty percent (30%) so the applicant is requesting Single Family Residence, Large Lot zoning so he can utilize the maximum impervious cover allowed for this lot.

BASIS FOR RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

Granting the zone change request would be in keeping with the surrounding uses to the south, east and west, which is single family residential.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|-------|--------|-------------------------|
| SITE | DR | Single family residence |
| NORTH | RR | Undeveloped |
| SOUTH | DR | Single family residence |
| EAST | DR | Single family residence |
| WEST | DR | Single family residence |

CASE HISTORIES:

| CASE NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|-------------|---------|---------------------|--------------|
| | | | |
| | | No recent histories | |
| | | | |

NEIGHBORHOOD ORGANIZATION:

- Steiner Ranch HOA
- Austin Neighborhoods Council
- Glen Lake HOA
- Long Canyon HOA
- Long Canyon Phase II & III HOA

SCHOOLS:

Bryker Woods Elementary School
 OHenry Middle School
 Austin High School

SITE PLAN COMMENTS RECEIVED:

No site plan comments

TRANSPORTATION COMMENTS RECEIVED:

TR1: Existing Street Characteristics:

| Name | ROW | Pavement | Classification | Daily Traffic |
|-----------------|-----|----------|----------------|---------------|
| Two Coves Drive | 60' | 18' | Local | Not Available |

TR2: No additional right-of-way is needed at this time.

TR3: 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].

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TR4: There are no existing sidewalks along Two Coves Drive.

TR5: According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Two Coves Drive.

TR6: Capital Metro bus service is not available within 1/4 mile of this property.

ENVIRONMENTAL COMMENTS RECEIVED:

- 1) The site is not located over the Edwards Aquifer Recharge Zone. The site is in the West Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban 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> |
|-----------------------------------|---------------------------|-----------------------------|
| One or Two Family Residential | 30% | 40% |
| Multifamily Residential | 40% | 55% |
| Commercial | 40% | 55% |

- 2) According to flood plain maps there is no flood plain in or within close proximity of the project location.
- 3) 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.
- 4) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 5) 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.
- 6) 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.
- 7) 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.

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CITY COUNCIL DATE: November 10th, 2011

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us





PHONE: 974-7691



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ZONING

ZONING CASE#: C14-2011-0054
 LOCATION: 8004 TWO COVES DR
 SUBJECT AREA: 3.88 ACRES
 GRID: E30, E31
 MANAGER: CLARK PATTERSON

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1"=400'

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.



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SUBJECT
TRACT

