

**ZONING CHANGE REVIEW SHEET**

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**CASE:** C14-2011-0054 Alarid Residence

**Z. P. C. DATE:** 10/25/11, 11/15/11

**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
<b>SITE</b>	DR	Single family residence
<b>NORTH</b>	RR	Undeveloped
<b>SOUTH</b>	DR	Single family residence
<b>EAST</b>	DR	Single family residence
<b>WEST</b>	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 10<sup>th</sup>, 2011

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>





**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691



**ZONING**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



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.

OK  
2/6

SUBJECT  
TRACT



**PUBLIC HEARING INFORMATION**

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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: C14-2011-0054  
Contact: Clark Patterson, 512-974-7691  
Public Hearing: October 18, 2011, Zoning and Platting Commission  
November 10, 2011, City Council

Delbert P. Roseme Tesar.  
Your Name (please print)

I am in favor  
 Object

we

Your address(es) affected by this application

One S. Travis Camp Dr Austin TX 78720      10-18-11  
Signature      Date

Daytime Telephone: 512-346-5441

Comments: There needs to be a large amount of  
environmental control over this project that is almost  
care for in this neighborhood. We would like to have  
these activities investigated/removed.

Delbert Tesar  
Roseme Tesar

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

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

**CF**  
**7/17**

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November 10, 2011, City Council

FRED & LINDA NEUENSCHANDER

Your Name (please print)

8000 TWO COVES DR.

Your address(es) affected by this application

Dr. M... ..

Signature

Date

Daytime Telephone: 345-6145 OR 751-5568

Comments: No where it stated why MR PLARLY WANTS

DR NEEDS A CHANGE FROM DR TO SFZ

① HE HAS NO PERMIT THAT I COULD FIND TO AGAIN RAISE THE MAX HEIGHT OF HIS WALL. IT IS NOW 17 FEET.

② HE HAS RUNOFF THAT COMES UNDER HIS WALL AND IS UNDER MINING MY DRIVE WAY.

③ HE HAS A USED VEHICLE STORAGE IN THE BACK OF HIS LOT. PROBABLY DRIPPING OIL INTO THE WATERSHED.

④ WE HAVE HAD 7 YEARS OF CONSTRUCTION NOISE NEARLY EVERY DAY.

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Austin, TX 78767-8810

⑤ PLEASE HELP. ENOUGH IS ENOUGH

I am in favor  
 I am object

C  
8/17



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Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission  
November 10, 2011, City Council

MARK NAGATIS  
Your Name (please print)

I am in favor  
 I object

511 TWO COES DR

Your address(es) affected by this application

*[Signature]*

Signature

Daytime Telephone: (512) 272-8666

10/14/11  
Date

Comments:

*[Signature]*

8110 TWO COES

AUSTIN TX 78730

10/16/11

OBJECT

Cost Form

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

City of Austin  
Planning & Development Review Department

Clark Patterson  
P. O. Box 1088

Austin, TX 78767-8810

*[Handwritten initials]*  
9/14

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Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission  
November 10, 2011, City Council

John Rock

Your Name (please print)

5101 Two Coves Dr.

Your Address(es) affected by this application

JWR

Signature

Daytime Telephone: 342-8047

Date

10/11

Comments:

Filed & not will  
Debate & not will  
at public hearing

I am in favor  
 I object

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Planning & Development Review Department

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Austin, TX 78767-8810

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 Public Hearing: October 18, 2011, Zoning and Platting Commission  
 November 10, 2011, City Council

MARC YAGCIAN  
 Your Name (please print)

I am in favor  
 I object

8007 Tivo Coles  
 Your address(es) affected by this application

*[Signature]*  
 Signature

10/16/11  
 Date

Daytime Telephone: 512 343-0484

Comments: Fred M...  
 Don Daniels Strategy Refers to Add  
 Share My Concerns

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

City of Austin  
 Platting & Development Review Department  
 Clark Patterson  
 P. O. Box 1088  
 Austin, TX 78767-8810

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Public Hearing: October 18, 2011, Zoning and Platting Commission  
November 10, 2011, City Council

*Clark Patterson*  
Your Name (please print)

I am in favor  
 I object

8008 Two Cores Austin 78700  
Your address (if affected by this application)

*Clark Patterson*  
Signature

10-15-2011  
Date

Daytime Telephone: 512-415-6405

Comments:

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Public Hearing: October 18, 2011, Zoning and Platting Commission November 10, 2011, City Council

ERIC HANLON

Your Name (please print)

802 Two Cores

Your address(es) affected by this application

*[Handwritten Signature]*

Signature

15 Oct 2011

Date

Daytime Telephone: 512 484 4260

Comments:

The smallest lot in this neighborhood is more than 45,000 sqft with the median over 100,000 sqft. It is unreasonable to set the minimum lot size to 5,750 sqft as this would totally change the character of our community

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Clark Patterson  
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Austin, TX 78767-8810

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