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ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0007

Z.A.P. DATE: February 21, 2012

ADDRESS: 10711 D-K Ranch Road

OWNER/APPLICANT: Jae Park and Kil Woo Park

ZONING FROM: I-RR

TO: SF-2

AREA: Lot 1: 0.3859 acres
 Lot 2: 0.8761 acres
 Lot 3: 0.2579 acres
 Lot 4: 0.4416 acres
 Lot 5: 0.4319 acres
 Lot 6: 0.3832 acres
 Lot 7: 0.1884 acres
 2.965 acres total

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-2, Single-Family Residence-Standard Lot District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently developed with two single-family residences. The applicant is requesting to rezone this site to SF-2 because the property has been subdivided into seven separate lots. The applicant would like to construct single family structures on Lots 3, 4, 5, and 6 of the Northwest Hills Ranch Section 1 Subdivision. Lot 7 has been approved for a water quality pond.

The staff recommends SF-2 zoning for the property in question because the proposed zoning is consistent with existing SF-2 zoning to the east along Yaupon Drive, the southwest fronting D-K Ranch Road, and the west fronting Yucca Drive. There are existing single-family homes surrounding this property to the north, south, east and west. The property meets the intent of the Single-Family Residence-Standard Lot District as it has moderate sized lots that will allow for new development of single-family housing on lots that are 5,750 square feet or more.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Single-Family Residence
<i>North</i>	I-RR	Single-Family Residences
<i>South</i>	I-RR	Single-Family Residences
<i>East</i>	SF-2	Single-Family Residences
<i>West</i>	DR, SF-2	Single-Family Residences

AREA STUDY: N/A

TIA: Not Required

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WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Monorail Project
 Bull Creek Foundation
 Canyon Mesa Homeowners Association
 Great Hills Reserve
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 North Oaks Neighborhood Association
 Laurel Oaks Neighborhood Association
 League of Bicycling Voters
 Long Canyon Homeowners Association
 Sierra Club, Austin Regional Group
 SELTEXAS
 Super Duper Neighborhood Objectors and Appeals Organization
 The Real Estate Council of Austin, Inc.

SCHOOLS:

Laurel Mountain Elementary School
 North Oaks Elementary School
 Canyon Vista Middle School
 McNeil High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0015 (Reserve at Westhill Estates: 7902 Texas Plume)	DR to SF-2* * On April 25, 2007, the applicant amended his request to SF-1 zoning after discussing the case with surrounding neighbors and determining that the minimum lot size that he proposes to develop on the site is 10,000 square feet or more.	5/01/07: Approved SF-1-CO zoning with a limit of twelve residential units (7-0, J. Martinez- absent, T. Rabago-left early); J. Pinnelli-1 st , K. Jackson-2 nd .	6/07/07: Approved SF-1-CO zoning, limiting the development to twelve (12) units per acre (7-0, McCracken-1 st , Cole-2 nd); all 3 readings

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C14-99-0127 (Bruce A. rice and Donna M. Rice Property: 10100-10110 D-K Ranch Road)	DR to SF-1	8/10/99: Approved SF-1-CO zoning, limited to 15 units (7-0)	9/09/99: Approved SF-1-CO zoning, with conditions (7-0); all 3 readings
C14-94-0070 (DJennas Zoning Change: 10304 D-K Ranch Road)	DR to SF-2	7/12/94: Approved staff rec. of SF-2 zoning (8-0)	7/28/94: Approved SF-2 zoning (7-0); all 3 readings
C14-92-0032 (Westhill Estates Section II: 7806 Texas Plume Road at Cassia Drive)	DR to SF-2	4/28/92: Approved SF-2 zoning	5/07/92: Approved SF2 zoning on all 3 readings (7-0)
C14-91-0093 (Great Hills Section XXIV: Yaupon Trail at Fireoak Drive)	DR to SF-2	?	1/09/92: Approved SF-2 zoning; all 3 readings
C14-89-0034 (7700 T-Bar: 7700 T-Bar Trail and 10603-10905 D-K Ranch Road)	DR to RR	?	7/27/89" Approved RR zoning; all 3 readings

RELATED CASES: C7A-09-005 (Northwest Hills Annexation
C7A-89-002 (Dis-Annexation)
C7A-84-071 (NW Upper Bull Creek Limited Purpose Annexation)

ABUTING STREETS:

<u>Name</u>	<u>ROW</u>	<u>Pavement</u>	<u>Classification</u>	<u>ADT</u>
D-K Ranch Rd.	70'	24'	Residential Collector	752

CITY COUNCIL DATE: March 22, 2012

ACTION:

ORDINANCE READINGS: 1st

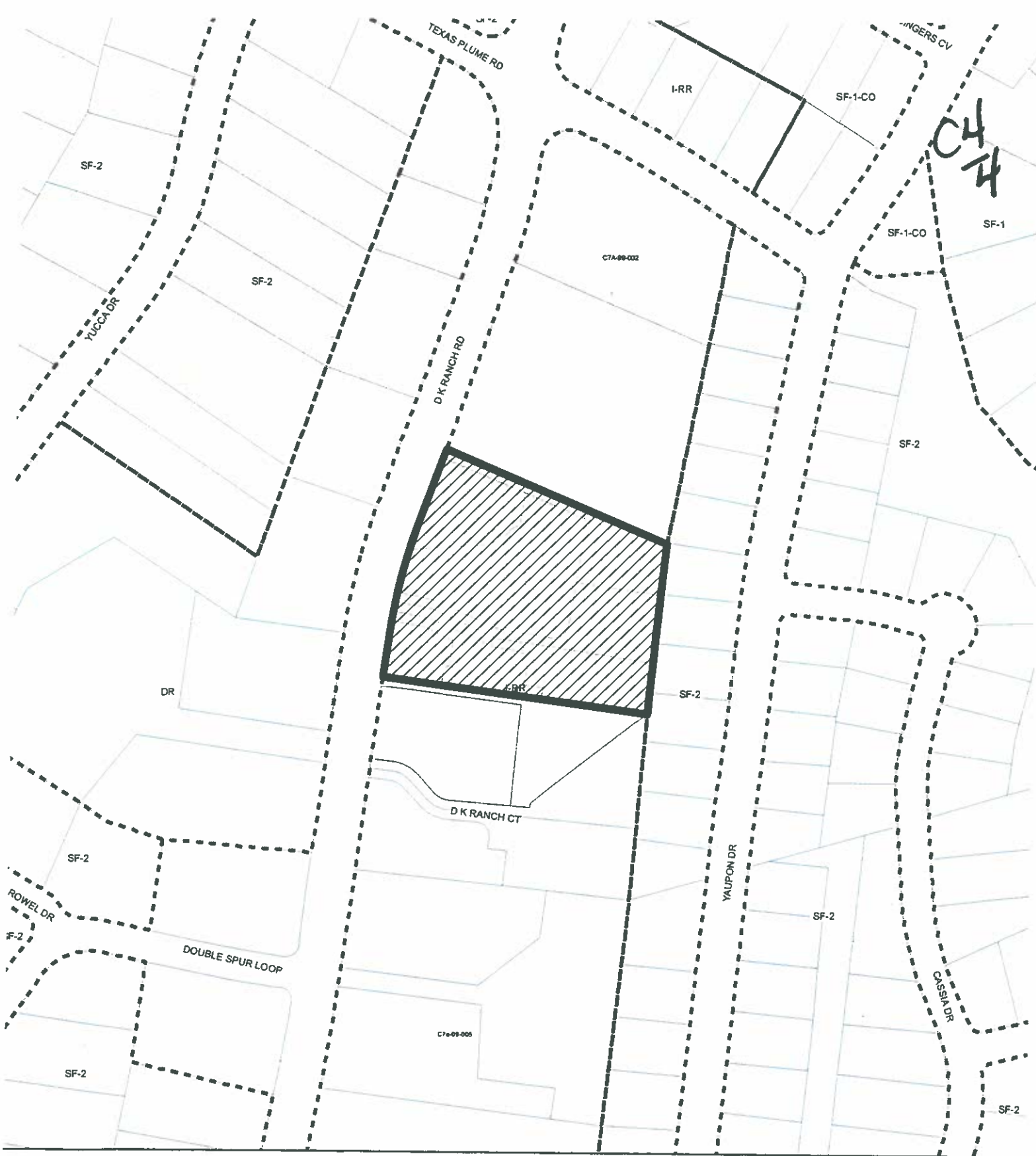
2nd

3rd




ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

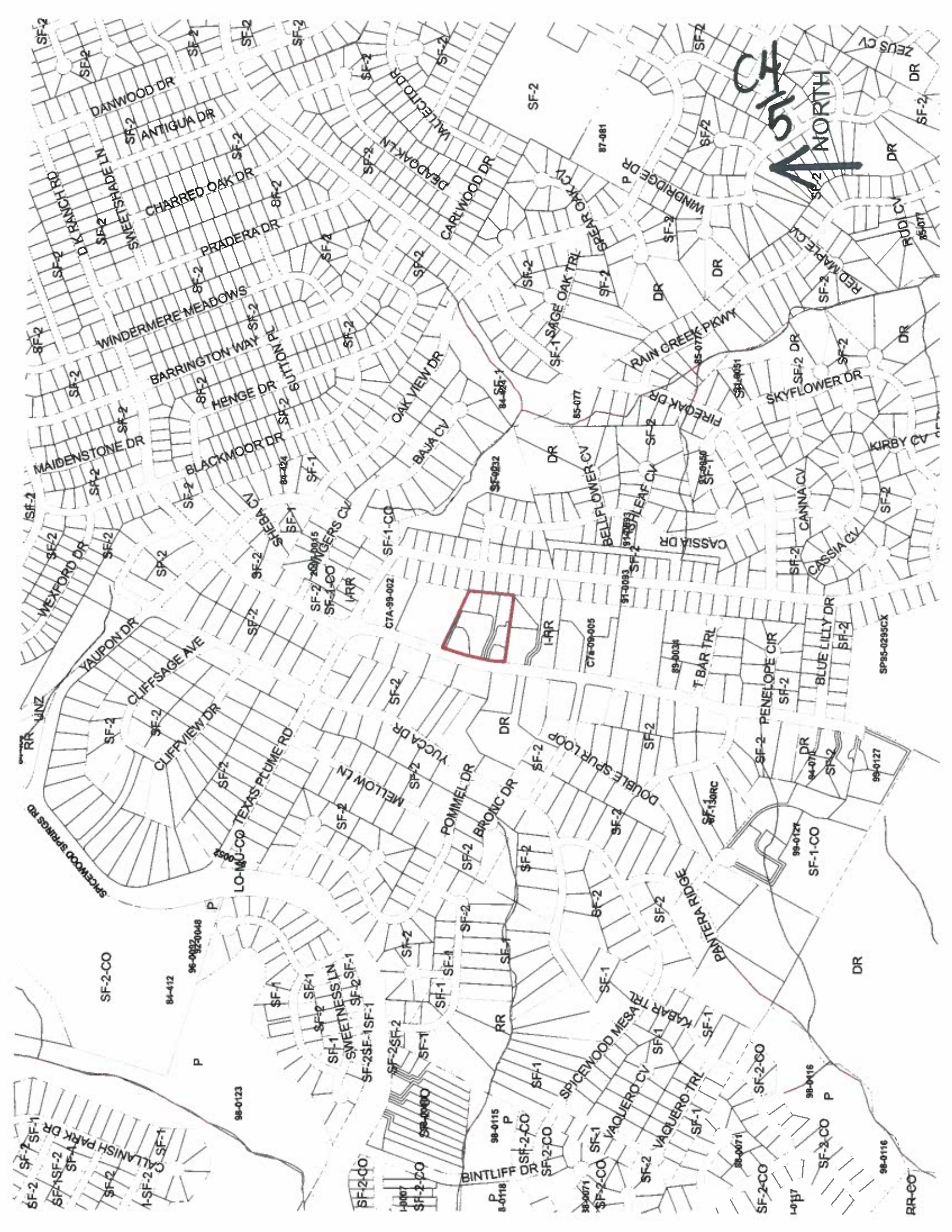
ZONING CASE#: C14-2012-0007

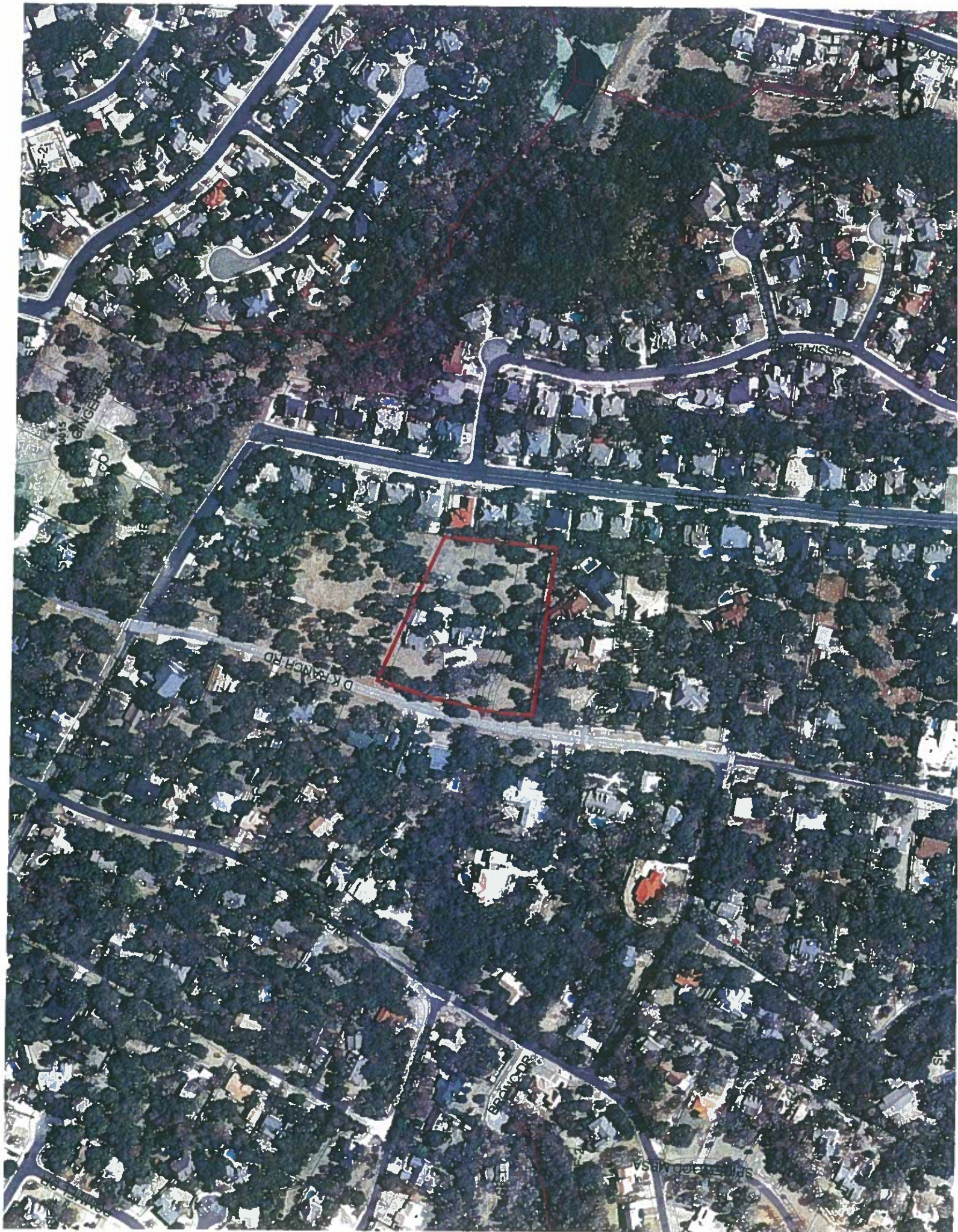


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This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1"=200'





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STAFF RECOMMENDATION

The staff's recommendation is to grant SF-2, Single-Family Residence-Standard Lot District, zoning.

BASIS FOR RECOMMENDATION

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

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning is consistent with existing SF-2 zoning to the east along Yaupon Drive, the southwest fronting D-K Ranch Road, and the west fronting Yucca Drive. There are existing single-family homes surrounding this property to the north, south, east and west.

EXISTING CONDITIONS

Site Characteristics

The site in question currently contains two single-family residential structures and has moderate tree coverage.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

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%

Note: The most restrictive impervious cover limit applies.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the 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.

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According to flood plain maps, there is no flood plain in or within close proximity of the project location.

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.

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.

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.

Site Plan

No comment.

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

Transportation

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 bike lanes classified in the Bicycle Plan for D-K Ranch Road.

There is no Capital Metro bus service available along D-K Ranch Road.

There are existing sidewalks along the east side of D-K Ranch Road.

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Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
D-K Ranch Rd.	70'	24'	Residential Collector	752

Water and Wastewater

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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

Sirwaitis, Sherri

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From: Stanley and Virginia Chow [REDACTED]
Sent: Thursday, January 26, 2012 8:00 PM
To: Sirwaitis, Sherri
Subject: Fwd: rezoning

----- Forwarded message -----

From: Stanley and Virginia Chow [REDACTED]
Date: Thu, Jan 26, 2012 at 7:58 PM
Subject: rezoning
To: sherri.sirwaitis@ausintexas.gov

Case Number: C14-2012-0007

I am writing to oppose the rezoning of the district indicated in the letter that I received. My husband and I moved to this address for the simple reason of the rural residence setting in the area.

Thank you.

Chiu Ling Chow
7779 Yaupon Dr.
Austin, TX 78759

1/31/2012