

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:

2/21/12: Approved staff recommendation for SF-2 zoning on consent (6-0, G. Bourgeois-absent);
S. Baldrige-1st, G. Rojas-2nd.

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

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 Appealers 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	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

	square feet or more.		
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

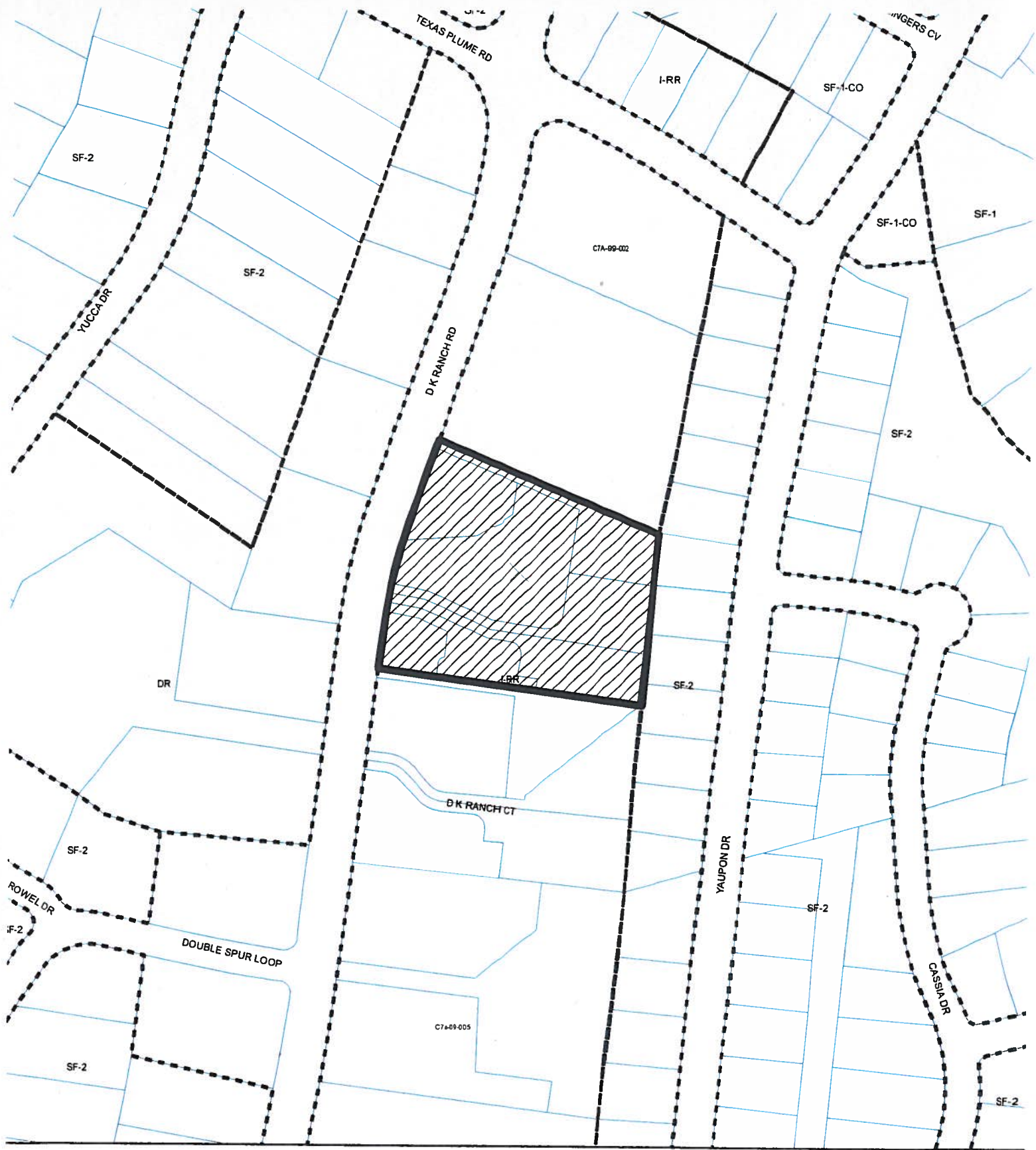
ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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



ZONING

ZONING CASE#: C14-2012-0007

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

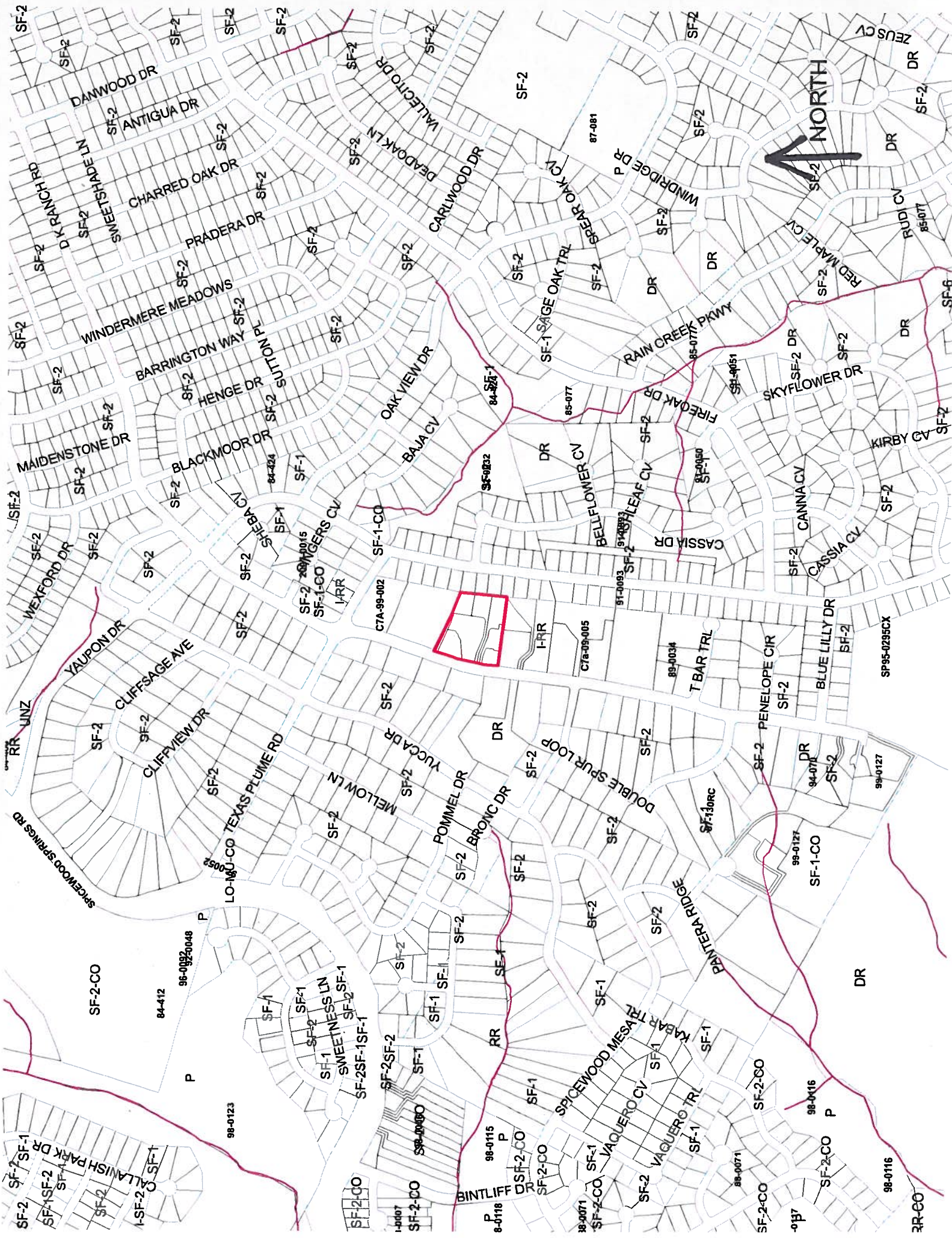


1"=200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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







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.

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.

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

From: Stanley and Virginia Chow [chow.stan@gmail.com]
Sent: Thursday, January 26, 2012 8:00 PM
To: Sirwaitis, Sherri
Subject: Fwd: rezoning

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

From: **Stanley and Virginia Chow** <chow.stan@gmail.com>
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

Sirwaitis, Sherri

From: Scott Shepherd [REDACTED]
Sent: Tuesday, February 21, 2012 9:52 AM
To: Sirwaitis, Sherri
Subject: Re: C14-2012-007

We spoke briefly last week about this re-zoning issue. I would like to enter my vote against such a dramatic change in zoning on our street - D K Ranch. I live just two doors to the south and feel like such a significant change would adversely impact our street. If such a change is to occur I could see adding three houses to the current houses already on the lot - but no more.

You mentioned that similar lots already exist to the east on Yaupon and that is true - but that is Yaupon and not our street where significantly larger lots predominate. The proposed re-zoning completely changes the character of the street for the worse. The anticipated tax revenues the City would make from the increased value to the property is not worth the sacrifice.

Please do not permit the proposed re-zoning of this lot and if it must change, then limit the number of additional units to be permitted on the lot[s] to three new units and no more.

Thank you very much for your consideration. I look forward to hearing how the Commission votes.

Scott Shepherd
10615 D K Ranch Rd
512/694.0759

2/21/2012

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: C14-2012-0007

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing: Feb 21, 2012, Zoning and Platting Commission

March 22, 2012, City Council

Chuck Joyce Hartenstein
Your Name (please print)

10735 Cassia Dr. Austin, TX. 78759

Your address(es) affected by this application

Chuck Hartenstein
Signature

Date

Daytime Telephone: 512-257-2440

☐ I am in favor
☒ I object

2-16-12

Comments: We feel that dividing that area into that many small lots is WAY too dense for that street and does not fit in with the integrity of our neighborhood. Reducing the number of lots down to 3 or 4 would be more acceptable.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2012-0007

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing: Feb 21, 2012, Zoning and Platting Commission

March 22, 2012, City Council

Jenny & Scott Shepherd
Your Name (please print)

10615 DK Ranch

Your address(es) affected by this application

Signature: *[Signature]* Date: 2-21-12
Daytime Telephone: 512-506-9898

☒ I am in favor
☐ I object

Comments:

We are comfortable with rezoning it for 4 additional houses, but no more than that.

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

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Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2012-0007

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing: Feb 21, 2012, Zoning and Platting Commission

March 22, 2012, City Council

Debra J. Hirsch / Richard W. Hirsch

Your Name (please print)

☐ I am in favor
☒ I object

10628 Double Spur Loop Austin 78759

Your address(es) affected by this application

Debra J. Hirsch / Richard W. Hirsch

Signature

Date

Daytime Telephone: 512-258-9359

Comments: One again our beautiful rural setting is being chopped up for high density building. The character of this neighborhood has been degrading in violation of our deed restrictions. The last property divided was a travesty. We were told the houses were developed to the max. Improvements over restrictions but home owners later added pools and other improvements but that cut this back even more. Development has definitely been destroying the charm of this rural residential area. Those who vote to allow this don't care about those who

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Sherri Sirwaitis

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Case Number: C14-2012-0007

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Public Hearing: Feb 21, 2012, Zoning and Platting Commission
March 22, 2012, City Council

WAI YAN ; CHIU LING CHOW

Your Name (please print)

☒ I am in favor
☐ I object

7779 YAUPON DRIVE, AUSTIN, TX 78759

Your address(es) affected by this application

W-Y-Chow

Signature

2/23/2012

Date

Daytime Telephone: 512-

Comments:

After understanding the planned activities more in detail, we are now in favor of the plan.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810