

SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2011-0140 – Countryside Pump Station

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3010 Honey Tree Lane, Building B (Eanes Creek Watershed) from public (P) district zoning to single family residence – standard lot (SF-2) district zoning. On First Reading, Council approved SF-1 district zoning with direction to Staff to meet with the neighborhood and develop appropriate restrictions.

DEPARTMENT COMMENTS:

On February 17, 2012, zoning staff and Austin Water Utility staff met with nearby residential property owners to further discuss applying additional setbacks and other development restrictions in SF-1 zoning. A neighborhood representative has confirmed that the neighborhood was unable to reach consensus about the restrictions proposed by Staff.

The ordinance prepared is consistent with the zoning approved by the City Council at First Reading.

A valid petition of 86.51% has been filed by the adjacent property owners in opposition to this rezoning request.

OWNER & APPLICANT: City of Austin Water Utility (Eric Sermenio)

DATE OF FIRST READING: February 9, 2012, Approved SF-1 district zoning, on First Reading (5-2, Council Members Morrison and Tovo voted nay).

CITY COUNCIL HEARING DATE: April 5, 2012

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0140 – Countryside Pump Station

Z.A.P. DATE: 1/17/12

ADDRESS: 3010 Honey Tree Lane, Building B

OWNER/APPLICANT: City of Austin Water Utility (Eric Sermenio)

AGENT: City of Austin Water Utility (Kathi Flowers)

ZONING FROM: P (Public) district zoning **TO:** SF-2 (Single Family Standard Lot) district zoning

AREA: 0.324 acres (14,113 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of SF-2 (Single Family Standard Lot) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION: 1/17/12 - The Zoning and Platting Commission recommended SF-1 (Single Family-Large Lot) district zoning (4-2; Baker, Seeger – nay).

DEPARTMENT COMMENTS: This property is owned by the City of Austin Water Utility and is the site of a decommissioned pump station. The Water Utility department seeks to rezone the tract in order to offer the property for sale.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	P	Decommissioned water utility pump station
<i>North</i>	SF-2, UNZ	Single Family, Hospital (Rollingwood)
<i>South</i>	SF-2	Single Family
<i>East</i>	SF-2	Single Family
<i>West</i>	SF-2	Single Family

TIA: Waived

WATERSHED: Eanes Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Treemont Homeowners Association
Walsh Tarlton Neighborhood Association
Village at Treemont Homeowners Association

BASIS FOR RECOMMENDATION

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

SF-2 (Single Family Residence Standard Lot) district zoning 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.

The proposed rezoning will be consistent with the purpose of SF-2 district zoning and meets site development requirements for the zoning category.

2. Zoning should be consistent with approved and existing residential densities.

The requested zoning is compatible with the adjacent residential character and densities.

EXISTING CONDITIONS

Environmental

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

Development Classification	% of Net Site Area	% NSA with Transfers
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

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.

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:

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

The traffic impact analysis for this site was waived because this is a city-initiated zoning.

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Honey Tree Lane	50'	27'	Local	No	No	No

CITY COUNCIL DATE: 2/9/12

ACTION: Approved SF-1 district zoning as recommended by the Zoning and Platting Commission, on First Reading (5-2, Council Members Morrison and Tovo – Nay).

Note: Direction was given to staff to meet with the neighborhood and the Austin Water staff and develop appropriate restrictions.

4/5/12

ORDINANCE READINGS: 1st 2/9/12 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@austintexas.gov

0.0677 Acre

BEECAVE WOODS DEVELOPMENT CO.
TO CITY OF AUSTIN

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE NO. 21 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 215.53 ACRE TRACT OF LAND AS CONVEYED TO BEECAVE WOODS DEVELOPMENT CO., THE GRANTOR HEREIN, BY DEED RECORDED IN VOLUME 5869, PAGE 974 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for a reference at an iron pin found in the curving east R.O.W. line of Honey Tree Lane at the most southerly corner of Lot 3, Block E of Beecave Woods, Section One, a Subdivision in the City of Austin as recorded in Plat Book 76, Page 68 of the Plat Records of Travis County, Texas, said point being also the most westerly corner of that certain tract of land as conveyed to Robert Campion and Ron Kirkwood by deed recorded in Volume 8598, Page 862 of the Deed Records of Travis County, Texas

THENCE, with the southeast line of said Lot 3, Block E, Beecave Woods, Section One, N 41° 12' 59" E for a distance of 179.73 feet to an iron pin found at the most easterly corner of said Lot 3, Block E, said point being also in the curving south line of Lot 1, Block 2 of the Amended Plat of The Corners, a Subdivision in Travis County, Texas as recorded in Plat Book 82, Page 218 of the Plat Records of Travis County, Texas

THENCE, with the curving south line of said Lot 1, Block 2 of the Amended Plat of The Corners, with a curve to the left whose radius is 768.69 feet, and whose subchord bears S 81° 03' 03" E for a distance of 7.90 feet to a 1/2 inch rebar set for the northwest corner and PLACE OF BEGINNING hereof

THENCE, continuing with the curving south line of said Lot 1, Block 2, Amended Plat of the Corners, with a curve to the left whose radius is 768.69 feet and whose subchord bears S 82° 10' 50" E for a distance of 11.51 feet to an iron pipe found at the common southerly corner between Lots 1 and 2, Block 2, for the northeast corner hereof, also the northwest corner of that certain 1.05 acre tract of land as conveyed to Kallestad Laboratories, Inc. by deed recorded in Volume 8286, Page 736 of the Deed Records of Travis County, Texas, from which point an iron pin found at the common southerly corner between Lots 2 and 3, Block 2, Amended Plat of the Corners, bears S 86° 43' 36" E for a subchord distance of 110.38 feet

THENCE, with the west line of said Kallestad Laboratories, Inc. tract of land, S 21° 50' E for a distance of 289.44 feet to an iron pin found in the south line of the above described Beecave Woods Development Co. 215.53 acre tract of land, at the southwest corner of said Kallestad Laboratories, Inc. tract of land, for the southeast corner hereof

THENCE, with the south line of said Beecave Woods Development Co. tract of land S 41° 08' 34" W for a distance of 11.23 feet to a 1/2 inch rebar set for the southwest corner hereof

THENCE, with the west line of proposed Barton Skyway (proposed 120 foot R.O.W.) N 21° 50' W for a distance of 300.23 feet to the PLACE OF BEGINNING and containing 0.0677 acre of land, more or less.

AS SURVEYED BY:
RALPH HARRIS SURVEYORS, INC.

James M. Grant
JAMES M. GRANT
REG. PUB. SUR. NO. 1919
1406 Nether
Austin, Texas 78704



October 23, 1984

8942 343

0.2295 ACRE

BEECAVE WOODS DEVELOPMENT CO.
TO THE CITY OF AUSTIN

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE NO. 21 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 215.53 ACRE TRACT OF LAND AS CONVEYED TO BEECAVE WOODS DEVELOPMENT CO., THE GRANTOR HEREIN, BY DEED RECORDED IN VOLUME 5869, PAGE 974 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 0.171 ACRE BOOSTER PUMP SITE EASEMENT AS CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 5930, PAGE 274 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 15 FOOT PUBLIC UTILITY EASEMENT AS CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 5183, PAGE 323 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the most easterly corner of Lot 6, Block E of Beecave Woods, Section One, a Subdivision in the City of Austin as recorded in Plat Book 76, Page 68 of the Plat Records of Travis County, Texas, for the southwest corner and PLACE OF BEGINNING hereof

THENCE, with the northeast line of said Lot 6, Block E N 48° 47' 05" W at a distance of 72.66 feet pass an iron pin found at an angle point in the northeast line of said Lot 6, Block E, and continuing with the same course for a total distance of 87.66 feet to a 1/2 inch rebar set at the most westerly corner of that certain 0.171 acre booster pump station easement as recorded in Volume 5930, Page 274 of the Deed Records of Travis County, Texas, for the northwest corner hereof

THENCE, with the northwest line of said 0.171 acre easement, also a southeasterly line of that certain tract of land as conveyed to Robert Campion and Ron Kirkwood by deed recorded in Volume 8598, Page 862 of the Deed Records of Travis County, Texas, N 41° 08' 34" E for a distance of 136.17 feet to a 1/2 inch rebar set in the west line of proposed Barton Skyway (proposed 120 foot R.O.W.) for the northeast corner hereof

THENCE, with the west R.O.W. line of proposed Barton Skyway (proposed 120 foot R.O.W.) S 21° 50' E for a distance of 98.74 feet to a 1/2 inch rebar set for the southeast corner hereof, from which point an iron pin found at the southwest corner of that certain 1.05 acre tract of land as conveyed to Kallestad Laboratories, Inc. by deed recorded in Volume 8286, Page 736 of the Deed Records of Travis County, Texas, bears N 41° 08' 34" E for a distance of 11.23 feet

THENCE, S 41° 19' 57" W for a distance of 91.42 feet to the PLACE OF BEGINNING and containing 0.2295 acre of land, more or less.

AS SURVEYED BY:
RALPH HARRIS SURVEYORS, INC.

James M. Grant
JAMES M. GRANT
REG. PUB. SUR. NO. 1919
1406 Hether
Austin, TX 78704

October 23, 1984

10 b: campion.229



8942 341

0.0268 Acre

ROBERT CAMPION AND RON KIRKWOOD
TO THE CITY OF AUSTIN

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE NO. 21 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO ROBERT CAMPION AND RON KIRKWOOD, THE GRANTORS HEREIN, BY DEED RECORDED IN VOLUME 8598, PAGE 862 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS BEING A STRIP OF LAND 15 FEET IN WIDTH, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found in the curving east R.O.W. line of Honey Tree Lane at the southwest corner of the above described Campion and Kirkwood tract of land, said point being also the northwest corner of Lot 6, Block E of Beecave Woods, Section One, a Subdivision in the City of Austin as recorded in Plat Book 76, Page 68 of the Plat Records of Travis County, Texas, for the southwest corner and PLACE OF BEGINNING hereof

THENCE, with the curving east R.O.W. line of Honeytree Lane, with a curve to the left, whose radius is 174.99 feet and whose subchord bears N. 08° 17' E for a distance of 15.95 feet to a 1/2 inch rebar set for the northwest corner hereof

THENCE, with a line 15 feet northwest of and parallel with the north line of said Lot 6, Block E, S. 77° 06' E for a distance of 78.43 feet to a 1/2 inch rebar set in a southerly line of said Campion and Kirkwood tract of land, also the northwest line of that certain 0.171 acre booster pump station easement as conveyed to the City of Austin by Deed Recorded in Volume 5930, Page 274 of the Deed Records of Travis County, Texas, for the northeast corner hereof

THENCE, with the northwest line of said 0.171 acre easement S 41° 08' 34" W for a distance of 8.95 feet to a 1/2 inch rebar set at the most westerly corner of said 0.171 acre easement, also an angle point in the southerly line of said Campion and Kirkwood tract of land, for an angle point hereof

THENCE, with the southwesterly line of said 0.171 acre easement S 48° 47' 05" E for a distance of 15.00 feet to an iron pin found at an angle point in the northeast line of said Lot 6, Block E, Beecave Woods, Section One, said point being also the most southerly corner of the above described Campion and Kirkwood tract of land for the southeast corner hereof

THENCE, with the northeast line of Lot 6, Block E, Beecave Woods, Section One, also the south line of said Campion and Kirkwood tract of land, N 77° 06' E for a distance of 86.19 feet to the PLACE OF BEGINNING and containing 0.0268 Acre of land, more or less.

AS SURVEYED BY:
RALPH HARRIS BUKVIYORS, INC.

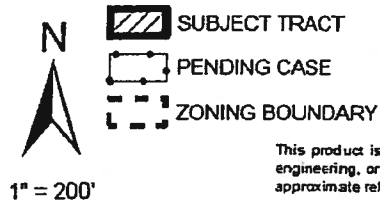
James M. Grant
JAMES M. GRANT
REG. PUB. SUR. NO. 1919
1406 Bether
Austin, Texas 78704






10 b: Campion.026.

8943

9



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2011-0140

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 sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PETITION

Case Number: **C14-2010-0140**
3010B HONEY TREE LANE

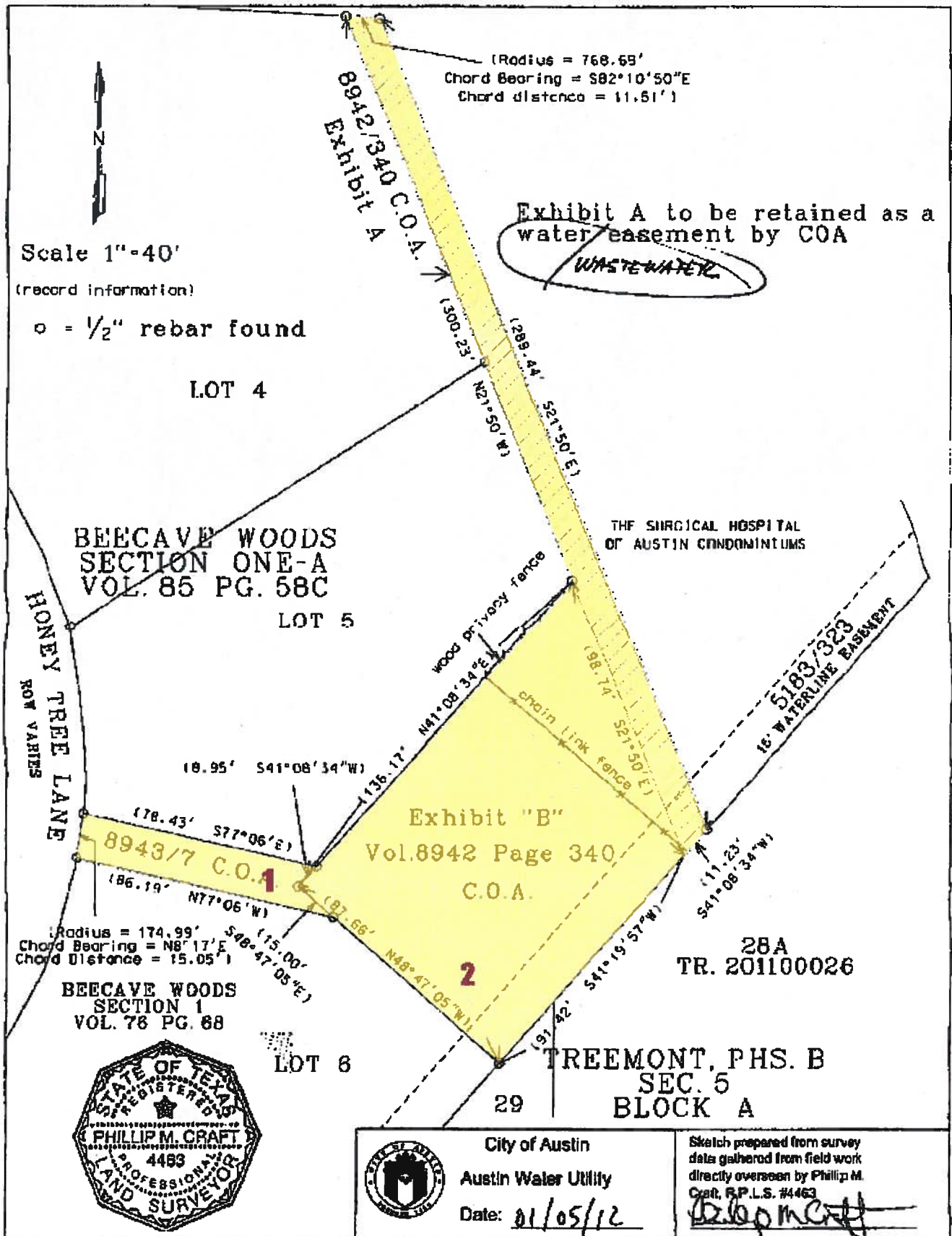
Date: 1/19/2011

Total Square Footage Owned by Petitioners Within 200' of Subject Tract:	195,053.93
Total Square Footage of Buffer:	196158.24
Percentage of Square Footage Owned by Petitioners Within Buffer:	70.19%



Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0107130518	3003 HONEY TREE LN 78746	ASFOURI SOUHAIL & PAULA HAINES- ASFOURI	no	113.88	0.00%
2	0107130720	3014 CHATELAINE DR 78746	BAME MICHAEL L & GWENDOLYN K	yes	38940.01	19.85%
3	0107130705	3018 HONEY TREE LN 78746	CIULLA JOHN J	yes	6814.70	3.47%
4	0107130721	3018 CHATELAINE DR 78746	ELLIOTT JERRITT K & SARAH	no	13211.66	0.00%
5	0107130515	3019 HONEY TREE LN 78746	GOODRICH MARK S & SUZANNE W	no	3112.74	0.00%
6	0107130704	3016 HONEY TREE LN 78746	LAURENTS CRAIG W	no	15338.17	0.00%
7	0107130702	3010 HONEY TREE LN 78746	LEAL OSCAR & VERONICA	yes	13665.57	6.97%
8	0107130517	3007 HONEY TREE LN 78746	LIN YEeping RITA	yes	9439.76	4.81%
9	0107130713	3014 HONEY TREE LN 78746	MCNALLIE MARILYN B	no	18800.18	0.00%
10	0107130701	3008 HONEY TREE LN 78746	NOLD DANIEL M & SUSAN TURNER	yes	16573.76	8.45%
11	0107130516	3009 HONEY TREE LN 78746	SMITH ROBERT B	yes	27363.19	13.95%
12	0107130734	3008 CHATELAINE DR 78746	WIESE GREGORY & ANJU JAGGI	yes	7951.27	4.05%
13	0107130722	3022 CHATELAINE DR 78746	WOODLAND BARBARA E	no	6801.59	0.00%
14	0107130712	3012 HONEY TREE LN 78746	YOUNG STANLEY D & HILARY H	yes	16927.46	8.63%
15						0.00%
16						0.00%
17						0.00%
18						0.00%
19						0.00%
20						0.00%
21						0.00%
22						0.00%
23						0.00%
24						0.00%
Total Area of Petitioner:					Total %	70.19%



KEY: 1--20" Protected Live Oak tree per City Arborist;
2--23" Protected Live Oak tree per City Arborist







**City of Austin
Planning and Development Review
Land Status Determination
1995 Rule Platting Exception**

October 27, 2011

File Number: C8I-2011-0245

Address: 3010 HONEY TREE LN Bldg B

Tax Parcel I.D. # 0107130707

Tax Map Date: 05/20/2011

The Watershed Protections & Development Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being 0.324 acres of land, more or less, out of the Henry P. Hill League, being the aggregate of two (2) tracts of land, the first being a called 0.0268 acres as described in Volume 8943, Page 7, Travis County Deed Records, the second being a called 0.2972 acres as described in Volume 8942, Page 340, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by deeds recorded on Dec 14, 1984, in Volume 8942, Page 340, and Volume 8943, Page 7, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by electric service on Aug 31, 1989. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

This determination applies to the two tracts taken in the aggregate. Should the tracts be developed independently, a new determination is required.

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: 

**Daniel Word, Representative of the Director
Planning and Development Review**

Rye, Stephen

From: Veronica Leal [REDACTED]
Sent: Tuesday, January 17, 2012 1:00 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gregorytbourgeois@gmail.com; prseeger@austin.rr.com; crbanks@hotmail.com; jasonmeekerzap@gmail.com; grcity@gmail.com
Cc: Leffingwell, Lee; SherylCole@ci.austin.tx.us; ChrisRiley@ci.austin.tx.us; Martinez, Mike [Council Member]; Tovo, Kathie; Morrison, Laura; Spelman, William; Rye, Stephen; [REDACTED]; Oscar Leal
Subject: Zoning Case #C14-2011-0140, on ZAP agenda for 1/17/12
Attachments: PETITION 1-13-12.pdf; 3010B Honey Tree.pdf



PETITION
1-13-12.pdf (1...



3010B Honey
Tree.pdf (286 KB)

Dear Zoning and Platting Commission members,

We are the residents of 3010 Honey Tree Lane, property adjacent to the flag lot that has been deemed "3010b" and owned by the Water Utility (City of Austin). We have been informed that the Water Utility is seeking to rezone this piece of land from "P" or park to "SF2" or single family in order to sell it. Although we do not oppose the sale of this property, we have some serious concerns about the potential rezoning and have met with the city to discuss these concerns although without resolution. We have signed a petition opposing the rezoning by the City (please see attached). We ask that you all take into consideration our following concerns:

1. This lot, identified as 3010 b, is an awkwardly shaped piece of land with odd characteristics. The main portion of this misfit lot is nestled between two backyards of Bee Cave Woods (3010 & 3012) and butts up to two backyards from the Treemont neighborhood (3014 & 3018 Chatelaine), with a random 11" wide strip of land that juts out behind two backyards (3012 & 3014 Honey Tree) and a hospital parking lot (please refer to aerial view).
2. In addition, the only street access to this lot is a 15" wide, long narrow strip that leads back to the main portion of the lot. Potentially interfering with street access are a number of structures to include a "protected" Live Oak tree, man hole, lamp post, and high voltage vault. It is obvious that this lot was not part of the original developer's plan and not intended for residential use. Any home built on this lot would be awkward and stick out, therefore detracting from the neighborhood, potentially devaluing surrounding homes, as well as greatly impeding the privacy of close by neighbors.
3. Many of the surrounding neighbors have made offers over the years to buy the lot with the intention of preserving the open space, landscaping and creating more greenery, and protecting the natural habitat to include the two "protected" Live Oak Trees on the lot. Open space in an already well developed neighborhood is greatly appreciated and invaluable to the environment.
4. There is also a question of whether this is a legal lot given that the street access is 15" versus the required 50 feet of roadway frontage. In addition, it is unclear how setbacks would be established given the irregularities of the lot and the fact that there is a 15 foot waterline easement located on the southeast side of the lot (see the petition with attached survey).
5. Although city staff acknowledged the many obvious problems inherent to this lot, we were told that the environmental survey and tree survey had not yet been completed. In addition, this lot is located over the Edwards Aquifer Recharge Zone. The lot is also in the Eanes 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 therefore it is still undetermined whether or not there are any major ramifications from developing this lot.

In conclusion, we feel that the City's request for upzoning this lot is speculative, unnecessary and potentially dangerous to the environment and existing habitat. We are therefore requesting that the ZAP Commission deny the application for rezoning, thereby allowing the existent open land to remain and be preserved.

We are planning to attend the public hearing on Tuesday, 1/17/12.
Thank you for your time and consideration.

Oscar and Veronica Leal

3010 Honey Tree Ln

Austin, TX 78746

[REDACTED]

[REDACTED]@gmail.com

[REDACTED]

P E T I T I O N

Date: 1-12-12

File Number: C14-2011-0140

Address of Rezoning Request: 3010B Honey Tree Lane, Austin, TX 78746

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than P for the purpose of selling the property.

We object to the speculative upzoning of the property because it is not necessary to sell the property. Rezoning the property as SF-2 suggests that the property can be purchased and developed for a single-family residence when the City has not done the studies (such as Environmental Survey, Tree Survey, endangered species investigation) to determine it can be developed.

Furthermore, we question that the property could ever meet the legal lot criteria for a discrete property zoned SF-2. Some of the reasons for this include and are not limited to the following:

Both the current P zoning and the proposed SF-2 zoning require 50 feet of roadway frontage. (See City Code sections 25-2-625(D)(1) and 25-4-174). The property has only 15 feet of roadway frontage on Honey Tree Lane, the only public street that abuts the property.

The rezoning application states that the property was excepted from platting requirements, but the property does not appear to meet the criteria for such an exception. City Code section 25-4-2(D)(5) allows a parcel to be excepted from the platting requirements if it complies with the requirements of the Land Development Code for roadway frontage. As noted above, the property does not meet the roadway frontage requirement because it has only 15 feet of roadway frontage instead of 50 feet.

The 15-foot-wide strip of land that provides access to the main part of the property has numerous problems, including having a street lamp, a portion of a high-voltage electric vault, a cable utility box, and a protected Live Oak tree located in the path of the narrow access.

The main part of the property contains a large water line and a 15-foot waterline easement along one boundary of the property. The main part of the property is also surrounded on four sides by neighbors (three residential and one the parking lot of the Austin Surgical Hospital). Because of its position and orientation, how to apply setbacks and whether an appropriate house could be erected are not obvious.

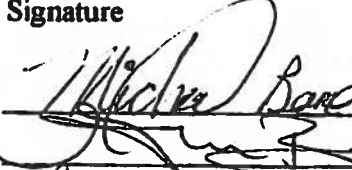

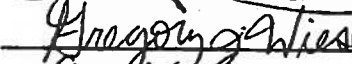





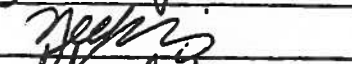

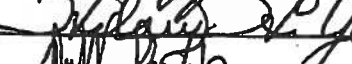
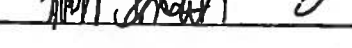
We have met with City staff, but have been unable to reach a compromise. Enclosed with this Petition are pictures of the access and a copy of the survey of the property reflecting the approximate locations of the protected Live Oak tree in the 15-foot strip and of the other protected Live Oak tree in the main part of the property. The signatures are on the next page.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

	Michael Bame	3014 Chateleine Drive, Austin
	Gwen Bame	3014 Chateleine Dr. Austin
	Greg Wiese	3008 Chateleine Dr.
	Anju Jaggi	3009 Chateleine Dr.
	Oscar Leal	3010 Honey Tree
	Veronica Leal	3010 Honey Tree Ln.
	Marilyn Hooks	3014 Honey Tree Ln.
	JOHN J. Culla	3018 Honey Tree Lane
	Yeeping R. Lin	3007 Honey Tree Lane
	STANLEY YOUNG	3012 HONEY TREE LANE
	Hilary H. Young	3012 Honey Tree Lane
	Robert B. Smith	3009 Honey Tree Ln.

Date: 1/12/12

Contact Name: Hilary H. Young

Phone Number: 512-699-7905

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

<u>Susan Nold</u>	<u>Susan Nold</u>	<u>3008 Honey Tree Ln 78746</u>
<u>C. Nold</u>	<u>Daniel Nold</u>	<u>3008 Honey Tree Ln</u>

Date: 1/12/12

Contact Name: Hilary H. Young
Phone Number: ~~512-277-1788~~

Rye, Stephen

From: Mark Goodrich [redacted@comcast.net]
Sent: Monday, January 16, 2012 9:09 AM
To: Rye, Stephen
Subject: C14-2011-0140

We are in favor of the zoning change in the referenced case.

We own the property located at 3019 Honey Tree Lane, 78746

Mark and Suzanne Goodrich
[redacted]

1/17/2012

PETITION

Case Number: **C14-2011-0141**
3010B HONEY TREE LANE

Date: 1/19/2012

Total Square Footage Owned by Petitioners Within 200' of Subject Tract:	195,053.93
Total Square Footage of Buffer:	196,158.24
Percentage of Square Footage Owned by Petitioners Within Buffer:	86.51%



Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0107130518	3003 HONEY TREE LN 78746 3014	ASFOURI SOUHAIL & PAULA HAINES- ASFOURI	no	113.88	0.00%
2	0107130720	CHATELAINE DR 78746 3018 HONEY	BAME MICHAEL L & GWENDOLYN K	yes	38940.01	19.85%
3	0107130705	TREE LN 78746 3018	CIULLA JOHN J	yes	6814.70	3.47%
4	0107130721	CHATELAINE DR 78746 3019 HONEY	ELLIOTT JERRITT K & SARAH GOODRICH MARK S &	yes	13211.66	6.74%
5	0107130515	TREE LN 78746 3016 HONEY	SUZANNE W	no	3112.74	0.00%
6	0107130704	TREE LN 78746 3010 HONEY	LAURENTS CRAIG W LEAL OSCAR &	no	15338.17	0.00%
7	0107130702	TREE LN 78746 3007 HONEY	VERONICA	yes	13665.57	6.97%
8	0107130517	TREE LN 78746 3014 HONEY	LIN YEeping RITA	yes	9439.76	4.81%
9	0107130713	TREE LN 78746 3008 HONEY	MCNALLIE MARILYN B NOLD DANIEL M &	yes	18800.18	9.58%
10	0107130701	TREE LN 78746 3009 HONEY	SUSAN TURNER	yes	16573.76	8.45%
11	0107130516	TREE LN 78746 3008	SMITH ROBERT B	yes	27363.19	13.95%
12	0107130734	CHATELAINE DR 78746 3022	WIESE GREGORY & ANJU JAGGI	yes	7951.27	4.05%
13	0107130722	CHATELAINE DR 78746 3012 HONEY	WOODLAND BARBARA E YOUNG STANLEY D &	no	6801.59	0.00%
14	0107130712	TREE LN 78746	HILARY H	yes	16927.46	8.63%
15						0.00%
16						0.00%
17						0.00%
18						0.00%
19						0.00%
20						0.00%
21						0.00%
22						0.00%
23						0.00%
24						0.00%
Total Area of Petitioner:					Total %	86.51%