

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0150 (Vijayrama & Surekha Poreddy) **Z.A.P. DATE:** January 15, 2013

ADDRESS: 10102 Chester Lane

OWNER/APPLICANT: Tusar K. Nanda

AGENT: Tusar K. Nanda

ZONING FROM: RR

TO: SF-1

AREA: 1.09 acres total

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-1, Single-Family Residence-Large Lot District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

1/15/13: Approved staff's recommendation for SF-1 zoning by consent (6-0, P. Seeger-absent);
G. Rojas-1st, S. Compton-2nd.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. The applicant is requesting to rezone this site to SF-1 zoning because they would like to develop a single-family house at this location.

The staff recommends SF-1 zoning for the property in question because the proposed zoning is consistent with existing SF-1 zoning to the north and south along Chester Lane. 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-Large Lot District as it has larger sized lots that will allow for new development of single-family housing on lots that are 10,000 square feet or more.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Undeveloped
<i>North</i>	SF-1	Single-Family Residences
<i>South</i>	SF-1	Single-Family Residences
<i>East</i>	SF-1	Single-Family Residences
<i>West</i>	SF-1	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
Balcones Village-Spicewood H.O.A.
Bull Creek Foundation
Home Builders Association of Greater Austin
Homeless Neighborhood Association
League of Bicycling Voters
Long Canyon Homeowners Association
Long Canyon Phase II & LLL Homeowners Association, Inc.
SELTEXAS
Sierra Club, Austin Regional Group
Spicewood at Bull Creek H.O.A.
Spicewood Springs Road Tunnel Coalition
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin, Inc.

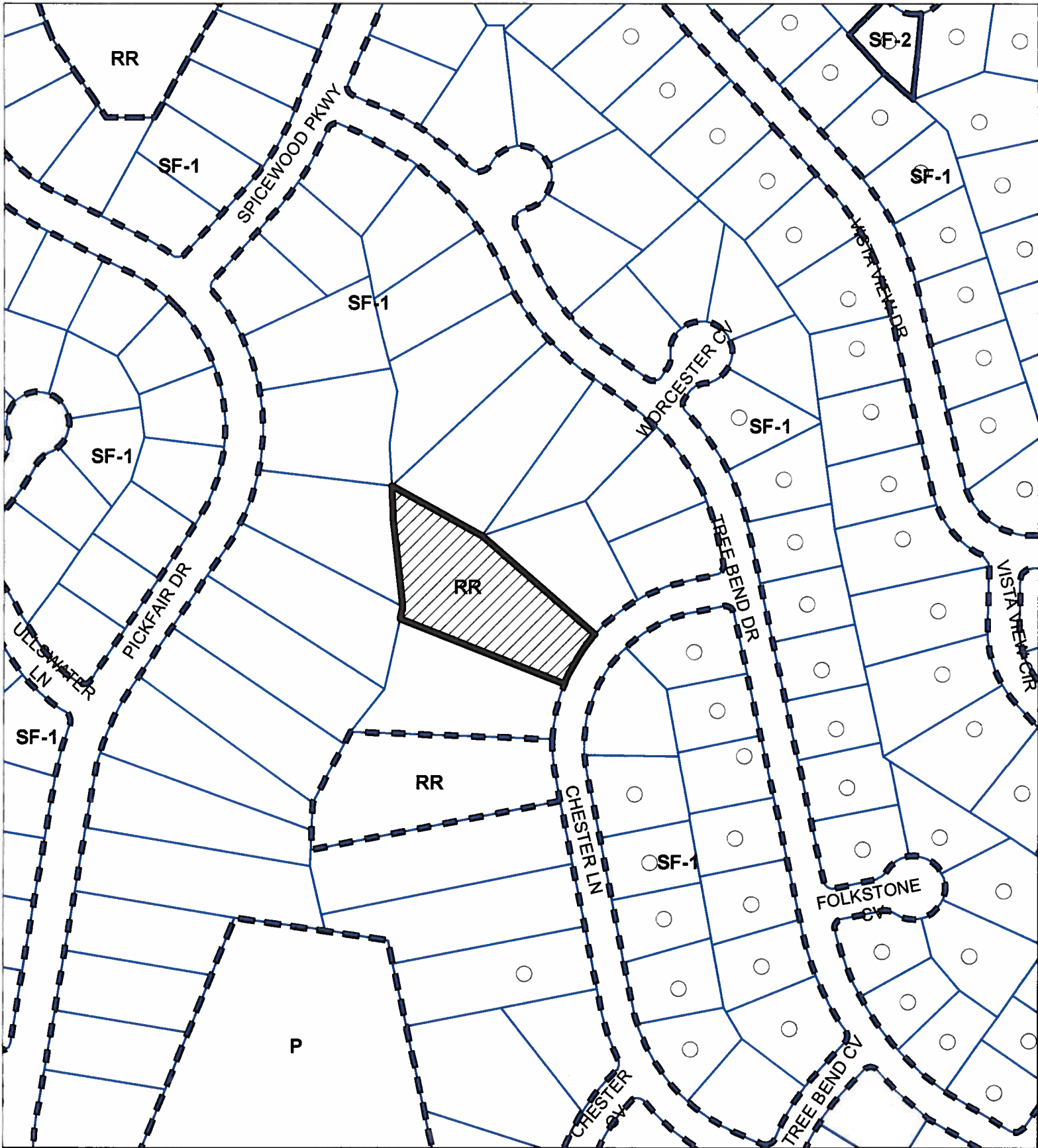
SCHOOLS:




Canyon Creek Elementary School
Canyon Vista Middle School
McNeil High School

CASE HISTORIES: N/A**RELATED CASES:** N/A**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Chester Lane	50'	30'	Local	Yes	No	No

CITY COUNCIL DATE: February 14, 2013**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Sherri Sirwaitis**PHONE:** 974-3057,
sherri.sirwaitis@ci.austin.tx.us



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

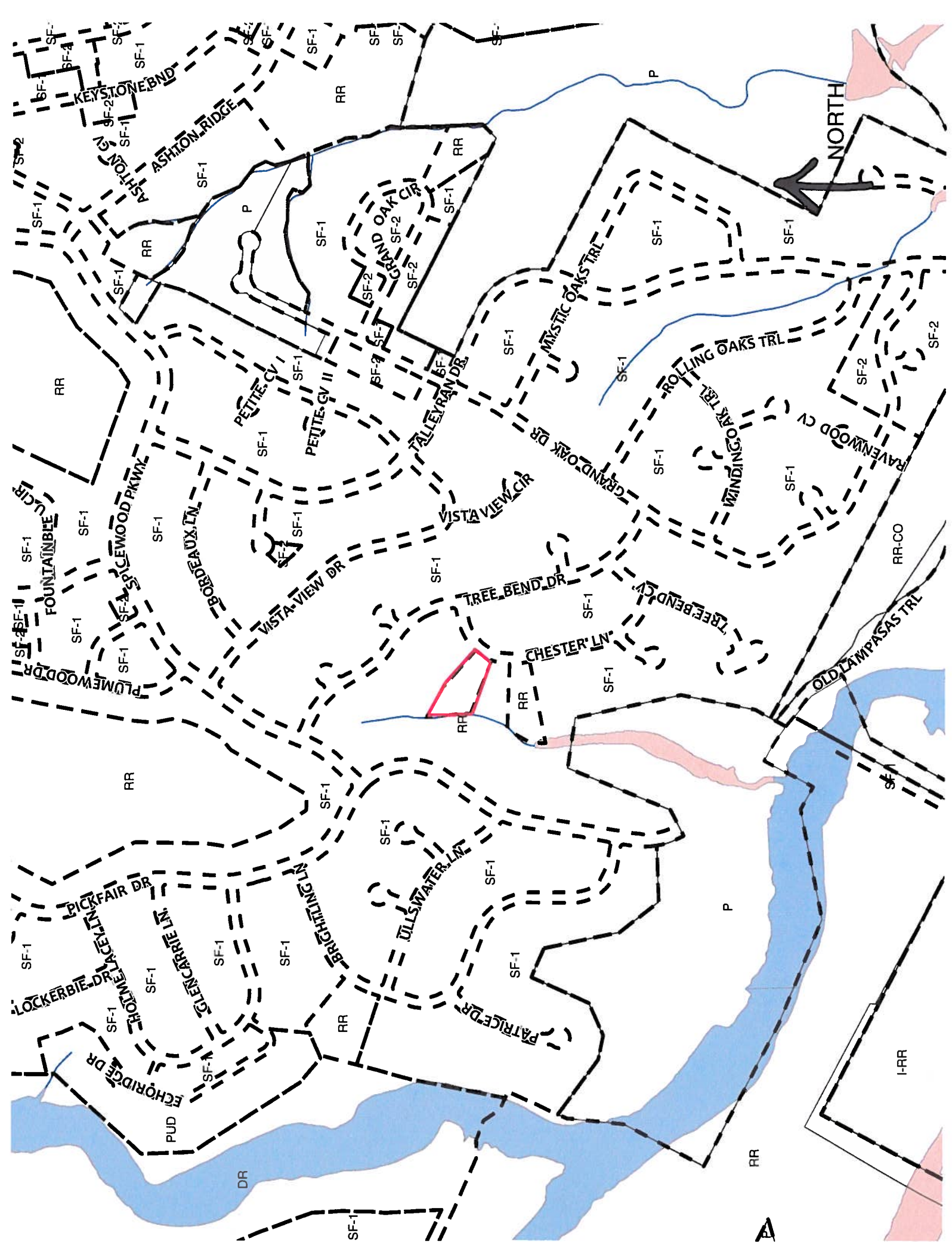
ZONING CASE#: C14-2012-0150

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 sole 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-1, Single-Family Residence-Large Lot District, zoning.

BASIS FOR RECOMMENDATION

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

Single-family residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

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

The proposed zoning is consistent with existing SF-1 zoning to the north and south along Chester Lane. There are existing single-family homes surrounding this property to the north, south, east and west.

EXISTING CONDITIONS

Site Characteristics

The site in question is currently undeveloped and has moderate tree coverage.

Comprehensive Planning

This zoning case is located within the boundaries of a residential subdivision, containing large single family houses. The property is vacant and the proposed use is a single family house. This rezoning is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes single family houses to the north, south and east, and a large wooded area to the west.

The property is located within the boundaries of the Barton Creek Contributing Zone, as identified on the Imagine Austin's Growth Concept Map, found in the Image Austin Comprehensive Plan. However, the overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Page 107 of the IACP states, "*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.*"

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion of a variety of housing types:

- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the property being located within an existing residential subdivision, and the Imagine Austin policies referenced above that supports a variety of housing types throughout Austin, staff believes that the proposed residential use is consistent with the Imagine Austin Comprehensive Plan.

Environmental

The site is partially 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 floodplain maps there is no floodplain 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.

Impervious Cover

The maximum impervious cover allowed by the SF-1 zoning district would be 40%. 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.

Site Plan

No comments received.

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Chester Lane	50'	30'	Local	Yes	No	No

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.

November 28, 2012

To whom it may concern:

We, the Board of Directors of the Spicewood at Bullcreek, Section Three, Phase B HOA assert that we have no objections to and would support the rezoning of the property at 10102 Chester Lane (Lot 31, Block M) from RR to SF-1.

Sincerely,

Leo Toupin

A handwritten signature in blue ink, appearing to read 'Leo Toupin', with a long horizontal flourish extending to the right.

Dan McDougal

A handwritten signature in blue ink, appearing to read 'Dan McDougal', with a long horizontal flourish extending to the right.

Harsh Kejriwal

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.austintexas.gov

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: C14-2012-0150

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 15, 2013, Zoning and Platting Commission

Feb 14, 2013, City Council

JANG-HI IM & DONG-SOOK IM

Your Name (please print)

10104 Cheater Ln Austin

Your address(es) affected by this application

Janghi Im & Dongsook Im, Dec. 26, 2012

Signature

Date

Daytime Telephone: (512) 249-7376

Comments: As long as "No Bed and Breakfast" SF-1, we have no objection.

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