

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2013-0045 Huber Family Tract

REQUEST: Approve second/third reading of an ordinance amending Chapter 25-2 of the Austin City Code rezoning the property locally known as 4200 Rivercrest Drive (Lake Austin Watershed) from Lake Austin (LA) district zoning to Single Family Residential, Standard Lot, Conditional Overlay (SF-2-CO) combining district zoning.

DEPARTMENT COMMENTS:

The conditions imposed by City Council on First Reading have been incorporated into the ordinance and attachments.

APPLICANT: Brian Huber

AGENT: Land Answers (Jim Wittliff)

DATE OF FIRST READING: June 27th, 2013, Approved SF-2-CO combining district zoning on First Reading (5-1) Council Member Morrison voted nay, Council Member Spelman off the dais.

CITY COUNCIL HEARING DATE: August 8th, 2013

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Clark Patterson

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0045 Huber Family Tract

Z. P. C. DATE: 06-04-13

ADDRESS: 4200 River Crest Drive

AREA: 0.432 acres

APPLICANT: Brian Huber

AGENT: Land Answers (Jim Wittliff)

NEIGHBORHOOD PLAN AREA: N/A

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Lake Austin

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: LA – Lake Austin Residence

ZONING TO: SF-2 Single Family Residential, Standard Lot

SUMMARY STAFF RECOMMENDATION:

Staff recommends SF-2-CO, Single Family Residential, Standard Lot – Conditional Overlay zoning. The conditional overlay would limit the lot to one (1) single family residence and require a twenty five foot (25') setback from the west property line.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to Deny staff's recommendation for SF-2 district zoning, was made by Commissioner Jason Meeker, Commissioner Patricia Seeger seconded the motion on a vote of (3-3); Commissioners Cynthia Banks, Betty Baker and Sean Compton voted against the motion (nay), Commissioner Gabriel Rojas was absent. MOTION FAILED.

2nd Motion: The motion to approve SF-1-CO district zoning, was made by Chairwoman Betty Baker, Commissioner Sean Compton seconded the motion on a vote of (3-3); Commissioners Jason Meeker, Patricia Seeger and Rahm McDaniel voted against the motion (nay), Commissioner Gabriel Rojas was absent. MOTION FAILED. No action taken, forward to City Council with no recommendation from the commission.

DEPARTMENT COMMENTS:

The lot is currently undeveloped. This lot was platted as part of the Aqua Verde Subdivision and the plat was recorded at the Travis County Courthouse on September 10th, 1965 and part of the McDett State Subdivision recoded at the Travis County Courthouse on January 1st, 1973. The average lot size for all of the lots in the Aqua Verde subdivision is 6,500 approximately 37,000 square feet short of the minimum one acre, or 43,560 square feet of land needed to comply with the Lake Austin Residence (LA) zoning designation. In 1983, the City initiated the Lake Austin Area Study under case number C14-83-003. The Lake Austin Area Study included over 270 properties and gave these properties the opportunity to adjust their interim and/or permanent zoning to either Lake Austin Residence (LA), Single Family Residence, Standard Lot (SF-2) or Single Family Residence (SF-3). This property was not included in the study. The subject property contains 0.432 acres or 18,850 square feet of land, 24,710 square feet short of the minimum needed to comply with the Lake Austin Residence (LA) zoning designation. The Upper Rivercrest Homeowners Association has submitted a letter in support of this zone change request (see attached).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LA	Undeveloped Single Family Residential
North	LA	Single Family Residential
South	LA	Single Family Residential
East	LA	Single Family Residential
West	LA	Lake Austin

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-91-0064 2301 Big Horn Drive	From LA to SF-2	Approved SF-2. Vote: (7-0)	Approved SF-2. Vote: (7-0)

BASIS FOR RECOMMENDATION:

- Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting SF-2 zoning for the subject tract will be compatible with adjacent uses and adjacent zoning in the area to the north and west.

NEIGHBORHOOD ORGANIZATION:

- Austin Neighborhoods Council
- Bunny Run HOA
- Glenlake HOA
- Rob Roy HOA

SCHOOLS:

- Bridge Point Elementary School
- West Ridge Middle School
- West Lake High School

SITE PLAN:

No site plan is required for single-family use.

A site plan is required for a boat dock or shoreline improvements.

ENVIRONMENTAL:

- The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Lake Austin Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone. 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>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

2. Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.
3. According to floodplain maps there is a floodplain in or within close proximity of the project location. Based upon the close proximity of the floodplain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.
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.

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	Class	Sidewalk?	Bus Route?	Bike Route?
Rivercrest Drive	50	24	Local	No	No	No

COMPREHENSIVE PLAN:

LA (Lake Austin) to SF-2 (Single Family Residence – Standard Lot). This zoning case is located along the western shore of Lake Austin, is vacant and is approximately 0.432 acres in size. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes single family houses to the north, south, and east. The property is completely surrounded by the 100 year floodplain. The Imagine Austin Comprehensive Plan (IACP) Growth Concept Map guides where Austin may accommodate new residents and jobs but also reflects the community intent to direct growth away from environmentally sensitive areas including, but not limited to, the recharge and contributing zones of the Barton Springs segment of the Edwards Aquifer, and to protect the character of neighborhoods by directing growth to areas identified by small area plans. Page 107 of the Imagine Austin Comprehensive Plan discusses how 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. This intent of these concepts can be found in the following IACP policies:

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P22** Protect Austin’s natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.
- **HN P11** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Although *Imagine Austin* is largely supportive of the proposed land use, the proposed residential zoning designation would not offer the same environmental protections that the existing LA zoning designation requires, including the percentage of property that should be left in its natural state and calculation the impervious surface coverage based on gradients.

Based on the property being surrounded by other residential uses, and the Growth Concept Map and the IACP 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 as long as environmental ordinances are considered and enforced.

CITY COUNCIL DATE: June 27th, 2013
August 8th, 2013

ACTION: Approved first reading.

ORDINANCE READINGS: 1ST 2ND 3RD **ORDINANCE NUMBER:**

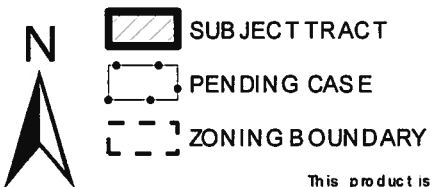
CASE MANAGER: Clark Patterson

PHONE: 974-7691

Clark.patterson@ci.austin.tx.us



ZONING CASE **C14-2013-0045**



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.



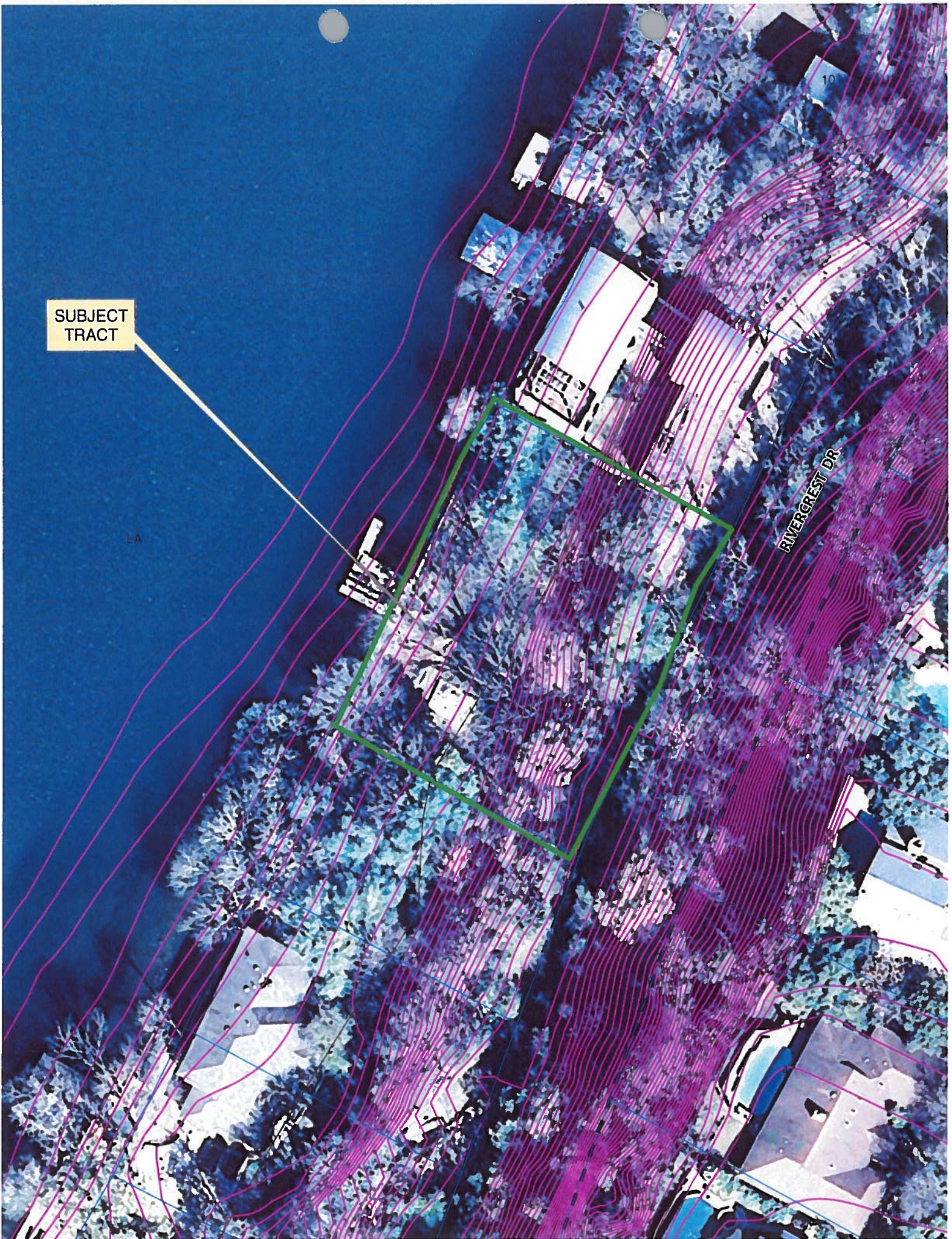


SUBJECT
TRACT

LA

EVERCREST DR

10



CURVE DATA			
1	2	3	4
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2. 100.00	2. 100.00	2. 100.00	2. 100.00
3. 100.00	3. 100.00	3. 100.00	3. 100.00
4. 100.00	4. 100.00	4. 100.00	4. 100.00
5. 100.00	5. 100.00	5. 100.00	5. 100.00
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47. 100.00	47. 100.00	47. 100.00	47. 100.00
48. 100.00	48. 100.00	48. 100.00	48. 100.00
49. 100.00	49. 100.00	49. 100.00	49. 100.00
50. 100.00	50. 100.00	50. 100.00	50. 100.00

SEPTIC TANK RESTRICTIONS: Each lot in this subdivision is hereby restricted against occupancy with water supply for human consumption to be derived from a well or other source of public utility water in accordance with the rules and regulations of the Travis County Health Officer.

EASEMENTS: A strip of land (right) feet in width off the rear and sides of all lots in this subdivision is hereby dedicated for public utilities.

"In approving this plat by the Commissioners of Travis County it is understood that the building of all roads, streets or other public thoroughfares or any bridges or culverts necessary to be placed in this subdivision shall be the duty of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications approved by the Commissioners of Travis County and said tract shall be subject to the right of eminent domain of the State of Texas."

WATER RESTRICTIONS: Each lot in this subdivision is hereby restricted against occupancy with water supply for human consumption to be derived from a well or other source of public utility water in accordance with the rules and regulations of the Travis County Health Officer.

NOTES: For restrictions affecting the lots in this subdivision see Vol 3010, Page 574 and Vol 3010, Page 575, Travis County Deed Records.

USE RESTRICTIONS: Lots A-U, and Lots A-V, and Lot G are hereby restricted against residential use and shall not be subdivided or connected to any water, gas or sewer, other than electrical utility lines.

For Restriction see Vol 3010, Page 574

For Restriction see Vol 3010, Page 575

For Restriction see Vol 3010, Page 575

For Restriction see Vol 3010, Page 575

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For Restriction see Vol 3010, Page 575

AQUA VERDE

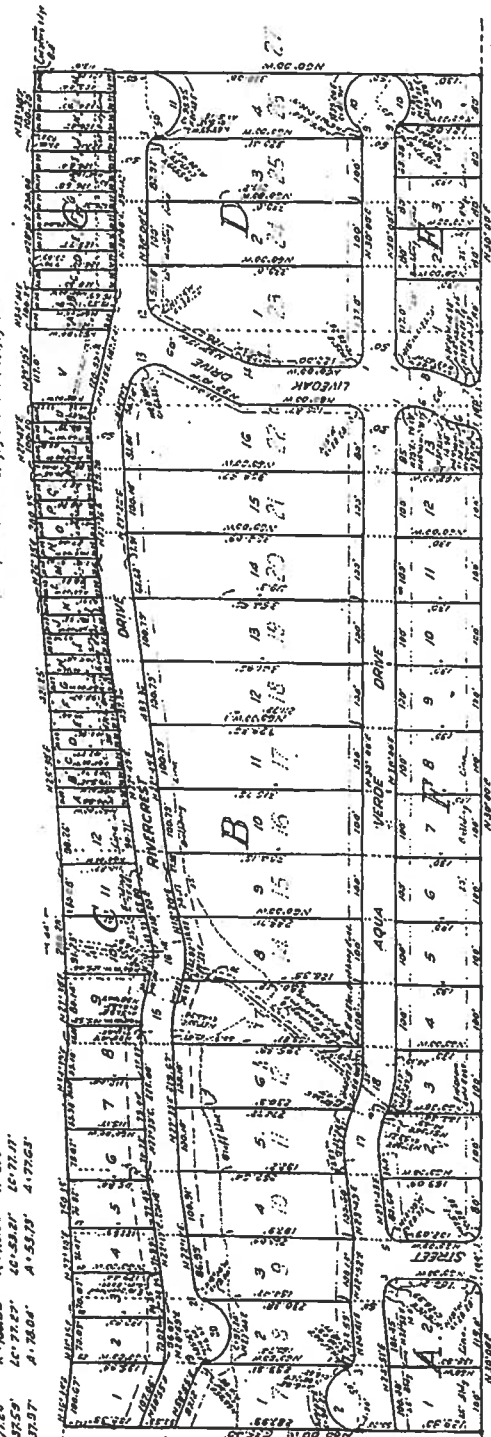
SCALE: 1"=100'

AUSTIN LAKE

LEGEND
• Iron Stake Found
• Iron Pipe Set

By: Claude F. Bush, Jr.
Public Surveyor #202
June 24, 1965
FB 157 Pg 11, FB 153 Pg 20
DB 228-4-E

NOTE: Overflow easements affecting lots in this subdivision are shown on Vol. 215, Pg. 531 and Vol. 216, Pg. 450



THE STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:
That I, E. F. Nimmann, owner of Lots 8 thru 26, and strip of land marked Reserve on plat of Lake Side Addition recorded in Book 1, Page 66 of the Plat Records of Travis County, Texas, being a part of the said tract conveyed to me by deed recorded in Volume 2931, Pg. 453 and Volume 2932, Page 120 of the Deed Records of Travis County, Texas, and I, E. F. Guyton, owner of Lot 7, Lake Side Addition, being the same land conveyed to me by deed recorded in Volume 2936, Page 123 of the Deed Records of Travis County, Texas, do hereby adopt this plat as our subdivision of Lots 7 thru 26, and tract marked Reserve of Lake Side Addition in the known as AQUA VERDE subject to any easements or restrictions heretofore granted, and do hereby dedicate to the public use all streets and easements shown hereon.

WITNESS OUR HANDS this 10th day of June, A.D. 1965
E. F. Nimmann
E. F. Guyton

APPROVED FOR RECORDANCE on this 7th day of September A.D. 1965
By: [Signature]
County Clerk, Travis County, Texas

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN on the 9th day of September A.D. 1965

Secretary [Signature]
THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Miss Emily Limberg, Clerk of the County Court, within and for the County of Travis, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 10th day of September A.D. 1965 at 11:00 o'clock A.M. and duly recorded on the 10th day of September A.D. 1965 at 11:05 o'clock A.M. in the Plat Records of Travis County in Book 25, Page 50.

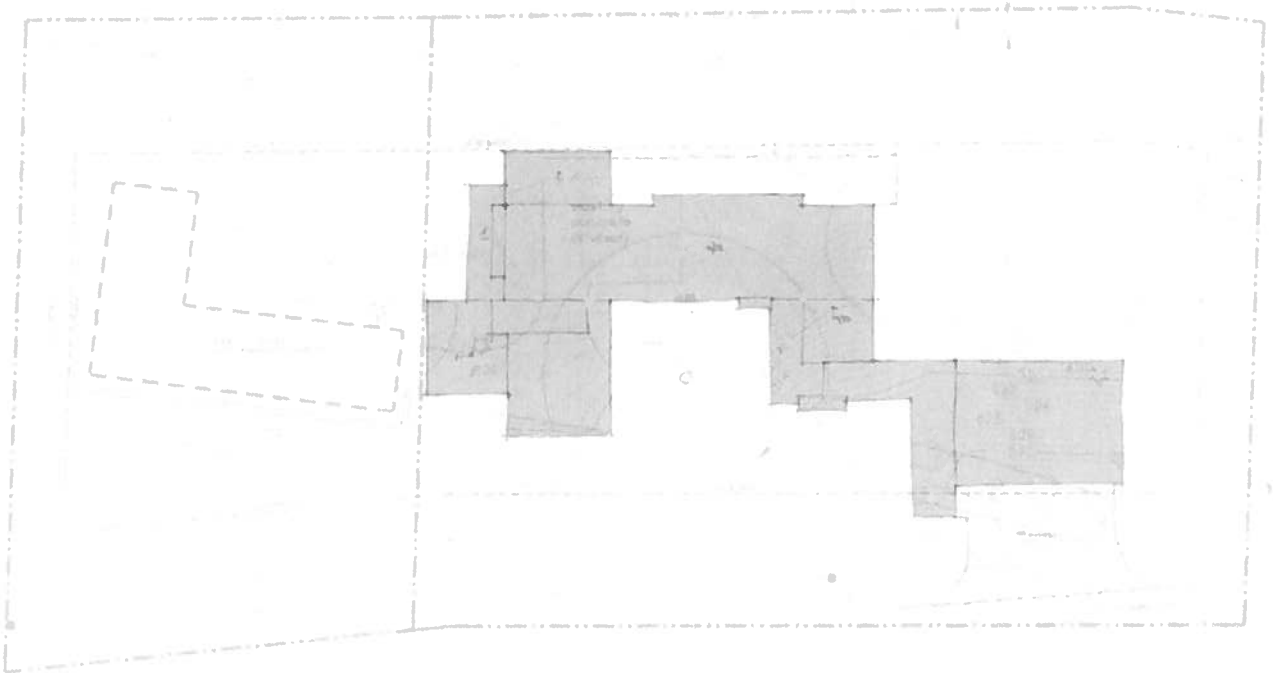
WITNESS MY HAND AND SEAL OF OFFICE this 10th day of September A.D. 1965.
Miss Emily Limberg, County Clerk, Travis County, Texas.
By: [Signature]
Deputy

FILED FOR RECORD on the 10th day of Sep 8. A.D. 1965
at 11:40 o'clock A.M.
Miss Emily Limberg, County Clerk, Travis County, Texas.
By: [Signature]
Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Miss Emily Limberg, Clerk of the County Court, within and for the County of Travis, do hereby certify that on the 30th day of August A.D. 1965, the Commissioners of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order was duly entered in the minutes of said Court in Book 3, Page 359 (155th).

WITNESS MY HAND AND SEAL OF OFFICE this 30th day of August A.D. 1965.
Miss Emily Limberg, County Clerk, Travis County, Texas.
By: [Signature]
Deputy

FILED FOR RECORD on the 10th day of Sep 8. A.D. 1965
at 11:40 o'clock A.M.
Miss Emily Limberg, County Clerk, Travis County, Texas.
By: [Signature]
Deputy



the huber residence : 4200 rivercrest drive

site plan

0' 8' 16' 32'

LARUE ARCHITECTS

www.laruearchitects.com

Watloo Surveyors Inc.
SURVEY PLAT

LEGAL DESCRIPTION-- TOPOGRAPHIC AND TREE SURVEY OF --
LOT K, MCDETT ESTATE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 63, PAGE 23, PLAT RECORDS, TRAVIS COUNTY, TEXAS.
LOT 5, BLOCK C, AQUA VERDE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 25, PAGE 50, OF THE PLAT PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THE PROPERTY SURVEYED IS SUBJECT TO RESTRICTIONS AND EASEMENT RIGHTS OF RECORD.

This survey was performed without the benefit of a GPS environment and other restrictions and/or easements may apply.

TREE LIST

NO	SIZE	TYPE
17	12" / 13" / 16" / 8"	BUCKTHORN
18	10"	CELANO
19	8"	BUCKTHORN
20	8"	HACKBERRY
21	10" / 8"	HACKBERRY
22	14"	LINE OAK
23	18"	OAK
24	8"	CHINA BERRY
25	8"	CHINA BERRY
26	11"	WATER OLM
27	10"	CELANO
28	8"	HACKBERRY
29	13"	CHINA BERRY
30	11"	HACKBERRY
31	14"	CHINA BERRY
32	27"	BURR OAK
33	12"	BURR OAK
34	16"	LINE OAK
35	25" / 13"	LINE OAK
36	15"	CHINA BERRY
37	10"	WESTERN SOAPBERRY
38	15"	HACKBERRY
39	13" / 7"	WATER OLM
40	12"	CELANO
41	12"	LINE OAK
42	22" / 17" / 17"	TREE
43	17"	BURR OAK
44	13"	LINE OAK
45	13"	LINE OAK
46	8"	LINE OAK
47	13" / 11"	LINE OAK
48	11"	PECAN
49	15"	PECAN
50	8" / 6" / 5"	CHINA BERRY
51	10"	CHINA BERRY
52	11"	BURR OAK
53	11"	LINE OAK
54	8"	LINE OAK
55	18"	LINE OAK

P.U.E. VACATED
DOC# 2008212585
0.0563 ACRE



P.U.E. VACATED
DOC# 2008212585
0.0351 ACRE

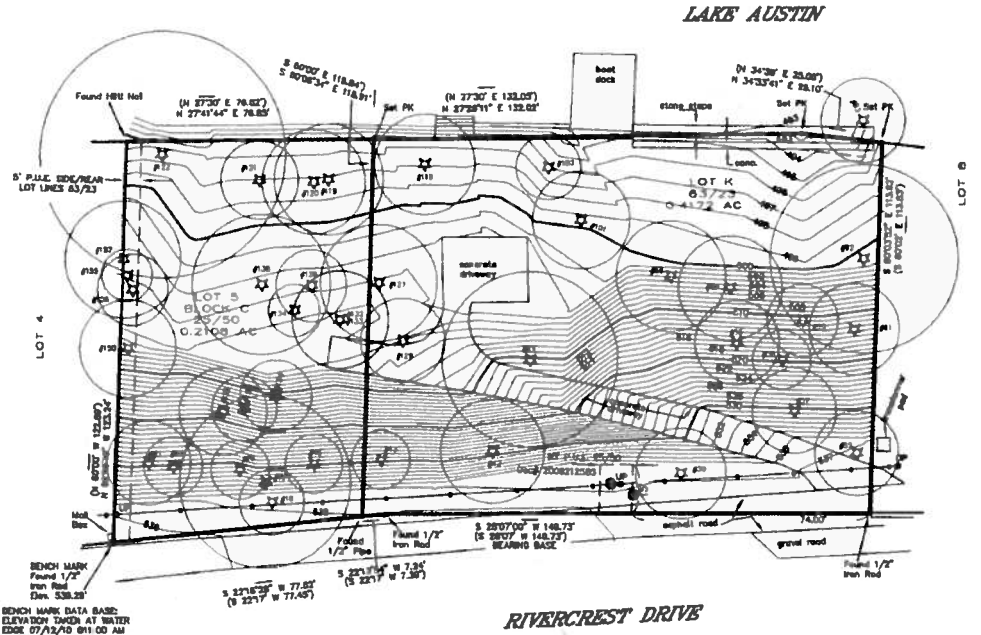


LEGEND
RECORD CALL ()
WATER METER (M)
OVERHEAD ELECTRIC (---)
UTILITY POLE (UP)
PUBLIC UTILITY EASEMENT P.U.E.



DRP EDGE

SCALE
1" = 20'



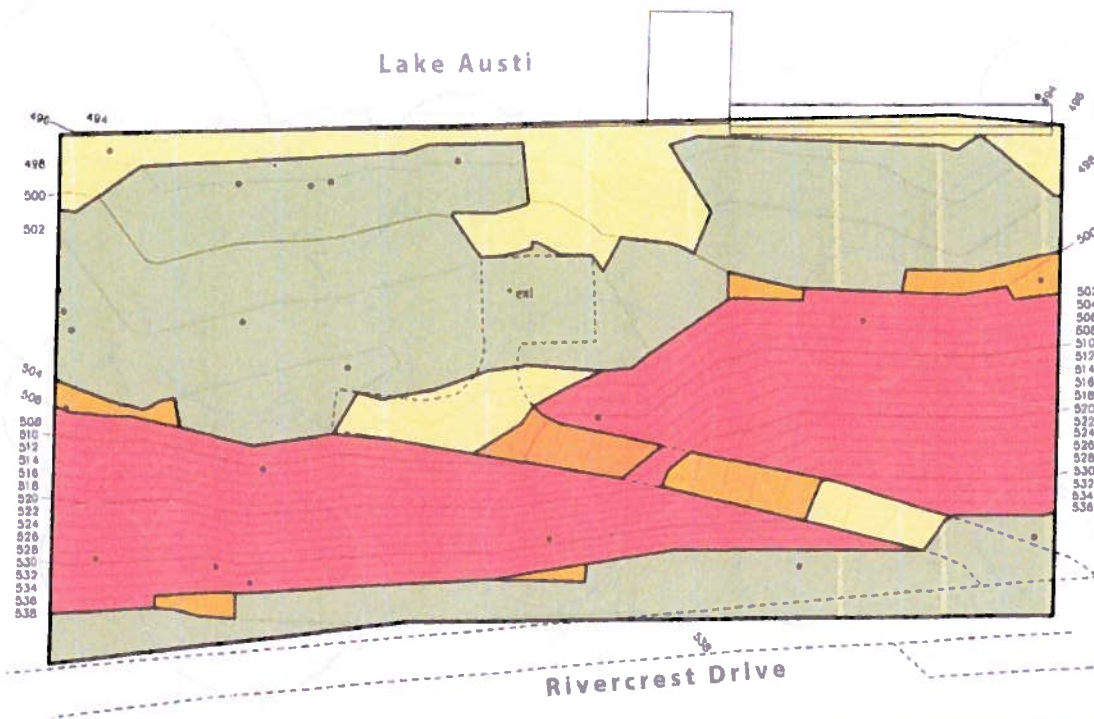
RIVERCREST DRIVE

State of Texas
County of Travis

The undersigned does hereby certify that this survey was this day made on the property legally described herein and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 6 Condition B Survey.

Dated this 17TH day of JULY 2000
And I certify that the property shown herein is within a special flood hazard area as identified by the Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Map revised as per Map Number: 4843304-334
Done at Austin, Texas, on 07/29/00

Thomas P. Dixon S.P.L.S. 4824
P.O. Box 160175, Austin, Texas 78716 Phone: 481-8602



James D. LaRue Archi
the huber resi

July 12, 2012

42011 RI

746

slope category	area (sf)	percentage (%)	allowable I.C. (%)	aval
0%-15%	12,833	46.9%	35%	4,492
15%-25%	3,727	13.6%	10%	373
25%-35%	1,197	4.4%	5%	60
35%-Over	9,605	35.1%	-	-
TOTAL	27,362	n/a	n/a	4,925

* area of existing driveway =

L6	N 60°02'00" W	109.52'
L7	S 34°15'03" W	20.12'
L8	S 27°30'00" W	48.88'
L9	S 60°00'00" E	96.06'
L10	S 28°11'03" W	5.02'
L11	S 28°11'03" W	5.02'
L12	N 60°00'00" W	95.94'
L13	S 27°30'00" W	68.05'
L14	S 60°00'00" E	110.38'
L15	S 22°17'00" W	5.05'

LAKE AUSTIN



5' AND 10'
PUBLIC UTILITY
EASEMENTS TO BE
VACATED

RIVERCREST DRIVE
(50' R.O.W.)

SKETCH TO ACCOMPANY DESCRIPTION

PROPERTY DESCRIPTION

BEING THOSE CERTAIN 5 AND 10 FOOT WIDE PUBLIC UTILITY EASEMENTS ALONG AND WITH THE REAR AND SIDES OF SAID LOTS FIRST RECORDED IN LOTS 6 AND 7, BLOCK "C" OF AQUA VERDE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 50, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND THE CONTINUATION OF SAID EASEMENTS IN THE SUBSEQUENT REPLAT OF LOTS 6 AND 7 INTO LOT K, OF MCDETT ESTATE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 63, PAGE 23, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID EASEMENTS TO BE RELEASED FROM SAID LOTS 6-7 AND K AS SHOWN HEREON AND THE METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.

PROPERTY ADDRESS

4200 RIVERCREST DRIVE

OWNER

BRIAN G. HUBER

Westar Alamo
LAND SURVEYORS, LLC.

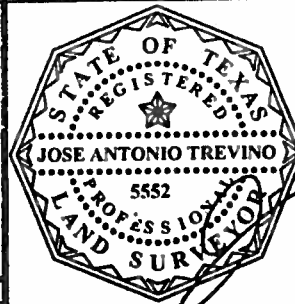
P.O. BOX 1036 MELORES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR
- = FND 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- X = SET "X" ON CONCRETE
- = POWER POLE
- ⊙ = WATER METER
- = TREE

DRAWN BY: JW/DH

TITLE COMPANY: HERITAGE TITLE CO.



I, JOSE ANTONIO TREVINO, Registered Professional Land Surveyor, State of Texas, do hereby certify to all parties that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

JOSE ANTONIO TREVINO
Registered Professional Land Surveyor
Texas Registration No. 5552

G.F. NO. 00082724

JOB NO. 43294

DATE: 08/07/2009

May 8, 2013

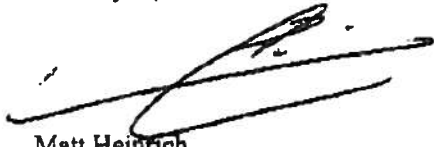
Mr. Clark Patterson, Case Manager
City of Austin
Neighborhood Planning Department
P.O. Box 1088
Austin, TX. 78767

RE: File # C14-2013-0045, Rezoning for 4200 Rivercrest Drive

Dear Mr. Patterson:

The Upper Rivercrest Homeowners Association wishes to issue its support for the proposed rezoning of 4200 Rivercrest Drive from LA-Lake Austin zoning to SF-2-Single Family Residence, Standard Lot zoning. We feel this rezoning is appropriate because of the small size of this property (less than 2/3 acre), the steep slopes that cover more than half of the property, and the limited depth of the lot, which is only approximately 120 feet from the Rivercrest Drive right-of-way to the shoreline of Lake Austin.

Thank you,



Matt Heinrich
President
Upper Rivercrest HOA

Patterson, Clark

From: Carol Lee <clee.austin512@gmail.com>
Sent: Monday, June 03, 2013 1:45 PM
To: Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Meeker, Jason - BC; Seeger, Patricia - BC; Compton, Sean - BC; McDaniel, Rahm - BC
Cc: Patterson, Clark; Rusthoven, Jerry; Lesniak, Chuck
Subject: LA Rezoning: C14-2013-0048 and C14-2013-0045

Chair Baker and Commissioners,

I urge you to DENY the request to upzone the four lots adjacent to Lake Austin, as is being requested in cases C14-2013-0048 and C14-2013-0045 on your 4 June 2013 agenda.

In the case of C14-2013-0048, the applicant states intention to replace the existing single-family residence with a new residence on the combined 1.3 acres. TCAD records show this address to already be one tax parcel of 1.3667 acres. There is no reason to upzone both of these lots to accommodate a single-family residence as they have 1.3667 acres of land to work with, which exceeds the minimum lot size for LA development. For case C14-2013-0045, please note that the Zoning Change Review Sheet shows a lot size of .432 acres whereas the TCAD records show it to be .6285 acres with 234 feet of shoreline, which also seems adequate for developing a single-family residence.

Since residential development is not reviewed or inspected for compliance with environmental regulations (see Ordinance 20060126-069), the LA zoning regulations are the only method for applying environmental regulations to property within the sensitive 1000 feet of the Lake Austin shoreline. Our **Chief Environmental Officer, Chuck Lesniak, stated at a 13 May 2013 Lake Austin Task Force meeting that the LA Zoning District regulations were the single most important factor in maintaining the water quality of Lake Austin.**

LA Zoning district regulations provide generous exceptions for lots in subdivisions that were platted before April 22, 1982, as is the case for the subject properties in the Aqua Verde and the Lakeshore Addition subdivisions. These exceptions, already built into the LA Zoning, reduce the shoreline setback to 25 feet, reduce the other setbacks to SF-2 standards, and increase the amount of impervious cover allowed on slopes less than 35%. **No other residential zoning categories consider the shoreline vegetation, construction on steep slopes, or placement of onsite septic facilities.**

You need to ask yourself why these applicants cannot develop or re-develop these properties within the LA Zoning District regulations, especially the less stringent regulations that apply to these properties. If there is a justification for construction on steep slopes, onsite septic facilities near the shoreline, or other environmental variances, let that be determined on a case-by-case basis when there is a specific site plan that can prove the findings of fact for a unique situation.

The environmental protections buried within the LA District Zoning should have been implemented as an Overlay that applies regardless of the underlying zoning, as was done for Lady Bird Lake and Barton Springs. The Lake Austin Task Force has been discussing this as a recommendation to Council, so you may see a rash of requests for upzoning from LA as a way to gain blanket exemption from the only environmental regulations that protect Lake Austin and our drinking water supply. Please do not be party to these efforts to gain blanket exemption from the Lake Austin environmental protections.

Please don't hesitate to contact me if you need additional information or have questions.

Thank you,

Carol Lee
Glenlake Resident
Vice Chair, Lake Austin Task Force
Vice President, Lake Austin Collective

clee.austin512@gmail.com
512-794-8250

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: C14-2013-0045

Contact: Clark Patterson, 512-974-7691

Public Hearing: Jun 4, 2013, Zoning and Platting Commission

Jun 27, 2013, City Council

M.D. THOMPSON
Your Name (please print)

☐ I am in favor
☒ I object

4208 RIVER CREST

Your address(es) affected by this application

[Signature]
Signature

Date

Daytime Telephone: 512 4473397

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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Case Number: C14-2013-0045

Contact: Clark Patterson, 512-974-7691

Public Hearing: Jun 4, 2013, Zoning and Platting Commission

Jun 27, 2013, City Council

Eric Matthew Heinrich

Your Name (please print)

4404 Rivercrest Dr. Austin, TX 78746

Your address(es) affected by this application

[Signature]

Signature

6/4/13

Date

Daytime Telephone: *(512) 773-9122*

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