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ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0082 – Ellis Oaks

Z.A.P. DATE: August 20, 2013

ADDRESS: 7208 Cooper Lane

OWNER: Thomas Ellis

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: I-RR

TO: SF-3

AREA: 3.212 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

August 20, 2013:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject tract is zoned development reserve (DR) district, developed with two single family residences and a custom manufacturing use, and has driveway access to Cooper Lane and Lenora Street. There are single family residences, a child care facility and a food sales use to the north (SF-2), single family residences to the east across Cooper Lane (SF-2), single family residences on large tracts to the south (DR) and a landscaping/design firm to the west (DR). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

City records show that the custom manufacturing use dates back to 1977, prior to annexation in November 1984, and therefore is considered a legal use. The Applicant has requested family residence (SF-3) district zoning in order to build a single family residence, duplex or two-family residential use on the lot. SF-3 zoning is compatible with zoning and uses that surround the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Two single family residences; Custom manufacturing (Ellis Mandolins)
<i>North</i>	SF-2	Single family residences; Child care facility; Tamale factory; Plumbing company
<i>South</i>	DR	Single family residences on large tracts

<i>East</i>	SF-2	Single family residences
<i>West</i>	DR	Landscape and home design firm

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** South Boggy Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association 742 – Austin Independent School District
 1037 – Homeless Neighborhood Association 1075 – Bike Austin
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc.
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

SCHOOLS:

Williams Elementary School

Bedichek Middle School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-00-2171 – 1003 Matthews Ln	DR to SF-2, as amended	To Grant SF-2	Apvd. SF-2 (11-2- 2000).
C14-96-0078 – Mueller Zoning Change – 7409 Cooper Ln	DR to SF-2	To Grant SF-2	Apvd. SF-2 (8-8- 1996).

RELATED CASES:

City records show that there is an amnesty certificate of occupancy for the custom manufacturing use (DA-2011-0337). The mandolin company has been in existence since 1977.

The subject property was annexed into the City limits on November 15, 1984 (C7A-83-017 A, Ordinance Number 84115-L). A subdivision to create two single family residential lots on the property expired (C8-2012-0178.0A – Ellis Oaks).

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STAFF RECOMMENDATION

The Staff recommendation is to grant family residence (SF-3) district zoning.

BASIS FOR RECOMMENDATION

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

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

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

SF-3 zoning is compatible with zoning and uses that surround the property.

EXISTING CONDITIONS

Site Characteristics

The subject tract is developed with two single family residences and a custom manufacturing use. The site is heavily treed.

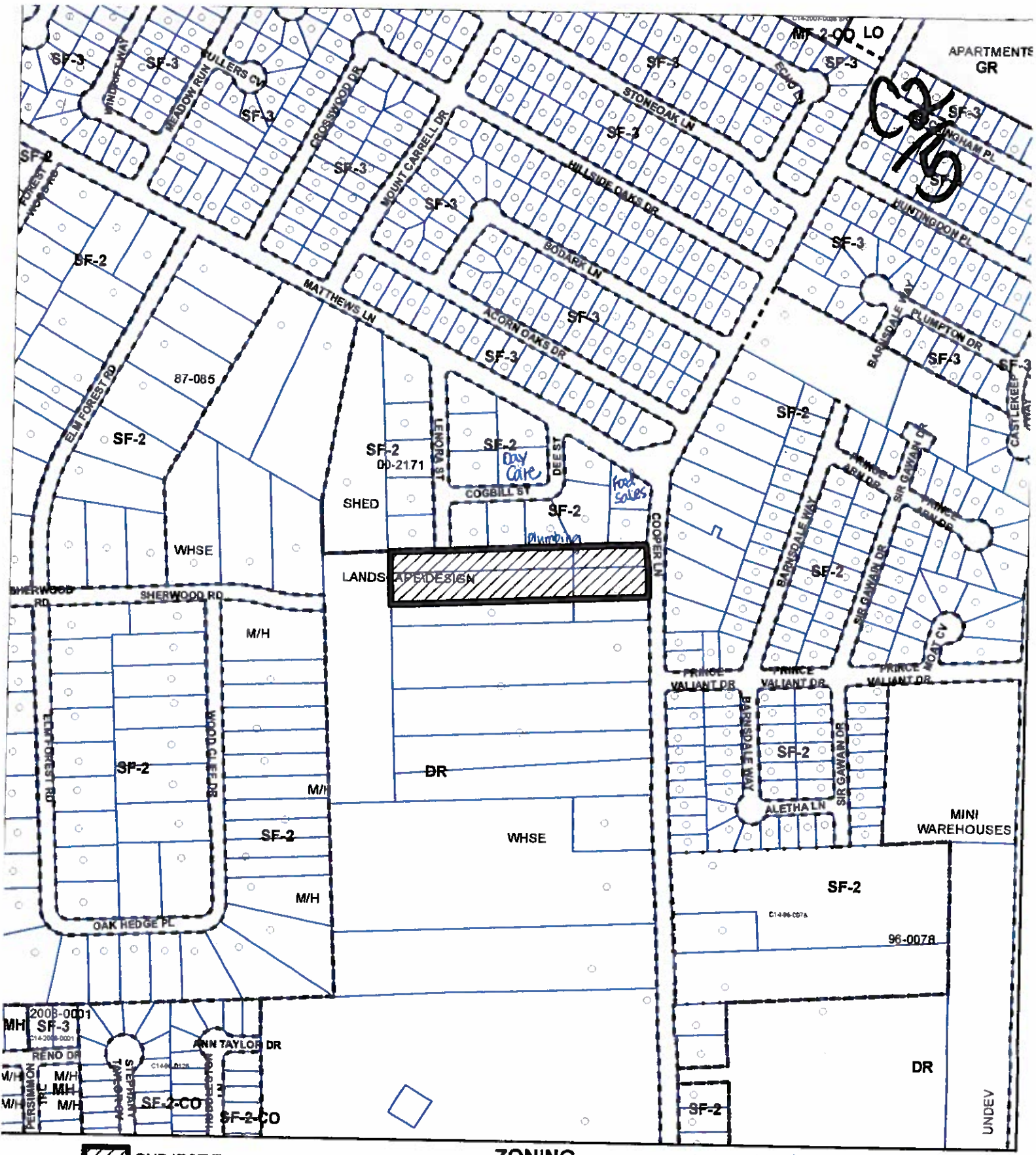
Impervious Cover

The maximum impervious cover allowed by the *SF-3 zoning district* is 45%, which is based on the more restrictive *zoning* regulations.

Comprehensive Planning

This 3.21 acre parcel is located on the west side of Cooper Lane and is not located within the boundaries of a neighborhood planning area and is due south of the ongoing South Austin Combined Neighborhood Planning Process. The proposed use for this project is single family. Surrounding land uses include a plumbing and tamale businesses to the north, and a single family houses to the south, east and west.

Regarding development and redevelopment, the overall goal of the Imagine Austin Comprehensive Plan 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. This property is within the "Other Development within City Limits" Growth Concept Map category. Page 107 of the IACP states, "While most new development will be absorbed by centers and corridors, development



ZONING *Exhibit A*
ZONING CASE#: C14-2013-0082

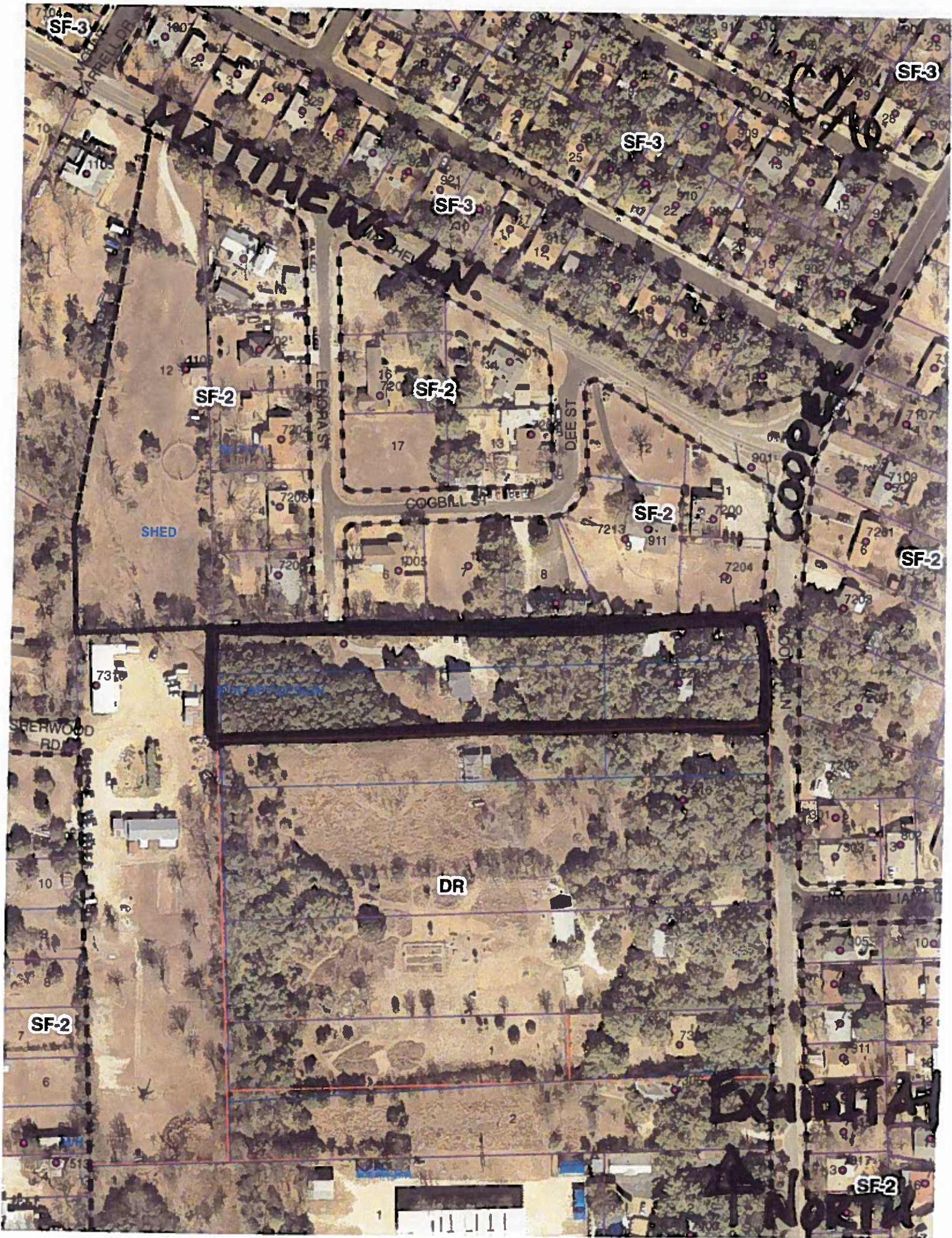
- Legend:**
- SUBJECT TRACT
 - PENDING CASE
 - ZONING BOUNDARY

1" = 400'

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.





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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. The design of new development should be sensitive to and complement its context.

Imagine Austin is supportive of developing a variety of land uses throughout Austin, including housing, to promote '*complete communities*', which is demonstrated in the following IACP policies:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a **mix of land uses and housing types** and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **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.
- **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: (1) located in an area with surrounding residential housing; and (2) the Imagine Austin policies referenced above that supports a mix of housing types throughout Austin that would contribute towards making this area a '*complete community*', staff believes that the proposed zoning change from development reserve to residential is supported by the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under 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>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project boundary.

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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 the following water quality control requirements:

- Structural controls: 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 pre-existing approvals that 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]

Water and Wastewater

FYI: 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 proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans 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.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

No site plan comments for SF-3 zoning.