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ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0096

Z.A.P. DATE: September 3, 2013

ADDRESS: 11512 Spicewood Parkway

OWNER/APPLICANT: Balcones Country Club Membership Association (David Dew)

AGENT: Hutson Land Planners (Duane Hutson)

ZONING FROM: RR

TO: SF-1

AREA: 0.5734 acres (24,977 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently an undeveloped tract of land. The applicant is requesting a rezoning from RR to SF-1 to construct a single family residence on the property. The staff recommends the applicant's request for SF-1 zoning because the property fronts meets the intent of the SF-1 district and fronts onto a residential collector street, Spicewood Parkway. The site is located adjacent to existing SF-2 and SF-1 zoning and single family residential uses to the north and east.

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-2	Single-Family Residence
<i>South</i>	RR	Golf Course
<i>East</i>	SF-1	Single-Family Residence
<i>West</i>	RR	Undeveloped

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Monorail Project
- Balcones Village-Spicewood Home Owners Association
- Bike Austin

Bull Creek Foundation
 Homeless Neighborhood Association
 Long Canyon Homeowners Association
 Long Canyon Phase II & III Homeowner Association Inc.
 Sierra Club, Austin Regional Group
 Spicewood Springs Road Tunnel Coalition
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.

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CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0240 (10401 Anderson Mill Road)	RR, GR to GR	2/19/08: To grant GR-CO zoning (6-0, T. Rabago, J. Martinez-absent), with the following conditions: 1) Prohibit the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Hotel-Motel, Indoor Entertainment, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Research Services, Theater, and Hospital Services (General); 2) Allow the following as conditional uses: Community Recreation (Private), Community Recreation (Public), Congregate Living, Group Home-Class II, Hospital Services (Limited), Residential Treatment; 3) Limit the property to 'LR' district site development regulations; 4) Limit development to less than 2,000 vehicle trips per day above what currently exists on the site; 5) The applicant shall dedicate approximately 11-feet of right-of-way from the existing centerline of Anderson Mill Road.	3/20/08: Approved GR-CO zoning by consent (7-0); all 3 readings

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<p>C14-06-0002 (9815-9817 Anderson Mill Road)</p>	<p>SF-1 to LR* * The agent for this case sent an e-mail to staff on May 1, 2006 stating that the applicant was amending their case to LR-CO district zoning, with Financial Services, General Retail Sales (Convenience), Personal Services, Restaurant (Limited), Pet Services as the requested permitted 'LR' district uses and all permitted 'LO' district uses.</p>	<p>5/02/06: Approved LR-CO district zoning; limited to Financial Services, Pet Services, Restaurant (Limited), General Retail Sales (Convenience), and Personal Services as the only 'LR' district uses; permit all other 'LO' district uses, prohibit Drive-In Services, Food Sales, and Service Station uses; limit development intensity on the site to less than 2,000 vehicle trips per day (8-0, J. Martinez- absent); C. Hammond-1st, J. Gohil-2nd.</p>	<p>6/08/06: Approved LR-CO district zoning by consent (7-0)</p>
<p>C14-05-0109 (Park Place at Anderson Mill: 9707 Anderson Mill Road)</p>	<p>SF-6-CO to LR- CO</p>	<p>8/16/05: Approved staff's recommendation for LR-CO zoning, with an added condition to prohibit Drive-Through Services, by consent (8-0, K. Jackson-absent)</p>	<p>9/29/05: Approved LR-CO by consent (7-0); all 3 readings</p>
<p>C14-04-0186 (Helen, Ltd.: Anderson Mill Road at Swan Drive)</p>	<p>SF-6, LR, GR to GR</p>	<p>6/07/05: Approved GR-CO zoning; prohibiting the uses listed in Exhibit C of the private covenant agreement for Tract 1 and prohibiting the uses listed in Exhibit B of the private covenant agreement for Tract 2 of the proposed subdivision (ZAP Recommendation Map- Attachment I). In addition, prohibit Guidance Services use on the entire site and include the TIA recommendations in a public restrictive covenant (9-0)</p>	<p>7/28/05: Approved GR-CO for Tracts 1 & 2 with conditions (7-0); all 3 readings</p>
<p>C14-04-0112 (Williamson Square: 10700</p>	<p>I-RR to GR</p>	<p>9/7/04: Approved GR-CO zoning, with following conditions:</p>	<p>10/21/04: Approved GR-CO zoning (7-0); all 3 readings</p>

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Anderson Mill Road)		<p>1) Prohibit all 'GR' district uses except: Business or Trade School (with a 3,000 sq. ft. size limit), Business Support Services, Communications Services, Food Preparation (as a conditional use up to 5,000 sq. ft.), General Retail Sales (General), Indoor Sports and Recreation, Personal Improvement Services, Restaurant (General);</p> <p>2) Permit all 'LR' district uses and conditional uses;</p> <p>3) Limit the property to 'LR' district development regulations;</p> <p>4) Limit development to less than 2,000 vehicle trips per day above what currently exists on the site. (7-1, B. Baker-Nay); T. Rabago-1st, M. Whaley-2nd</p>	
C14-02-0180 (Hope Presbyterian Church: 11512 Olson Drive)	RR to GR	1/07/03: Approved staff's recommendation of GO-CO zoning with conditions to limit development intensity to 2,000 vehicle trips per day; allow Religious Assembly as the only permitted GO use; and allow all other LO uses (9-0); B. Baker-1 st , K. Jackson-2 nd	2/06/03: Granted GO-CO on all 3 readings (7-0)
C14-02-0134 (9701- 9723 Anderson Mill Road)	LR-CO to SF-6	9/24/02: Approved staff's recommendation of SF-6 zoning, by consent (5-0, D. Castaneda, B. Baker- absent)	<p>10/24/02: Granted SF-6 on 1st reading – Staff to report back on flooding complaints: What s been done and what the applicant can do to help mitigate the situation. (5-0, Garcia-off dias, Dunkerley- absent)</p> <p>2/27/03: Approved (7-0); 2nd/3rd readings</p>

RELATED CASES: C7L-98-007 (Annexation – December 21, 1998)

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Spicewood Pkwy	60	35	Collector	No	No	No

CITY COUNCIL DATE: September 26, 2013

ACTION:

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B

ORDINANCE READINGS: 1st

2nd

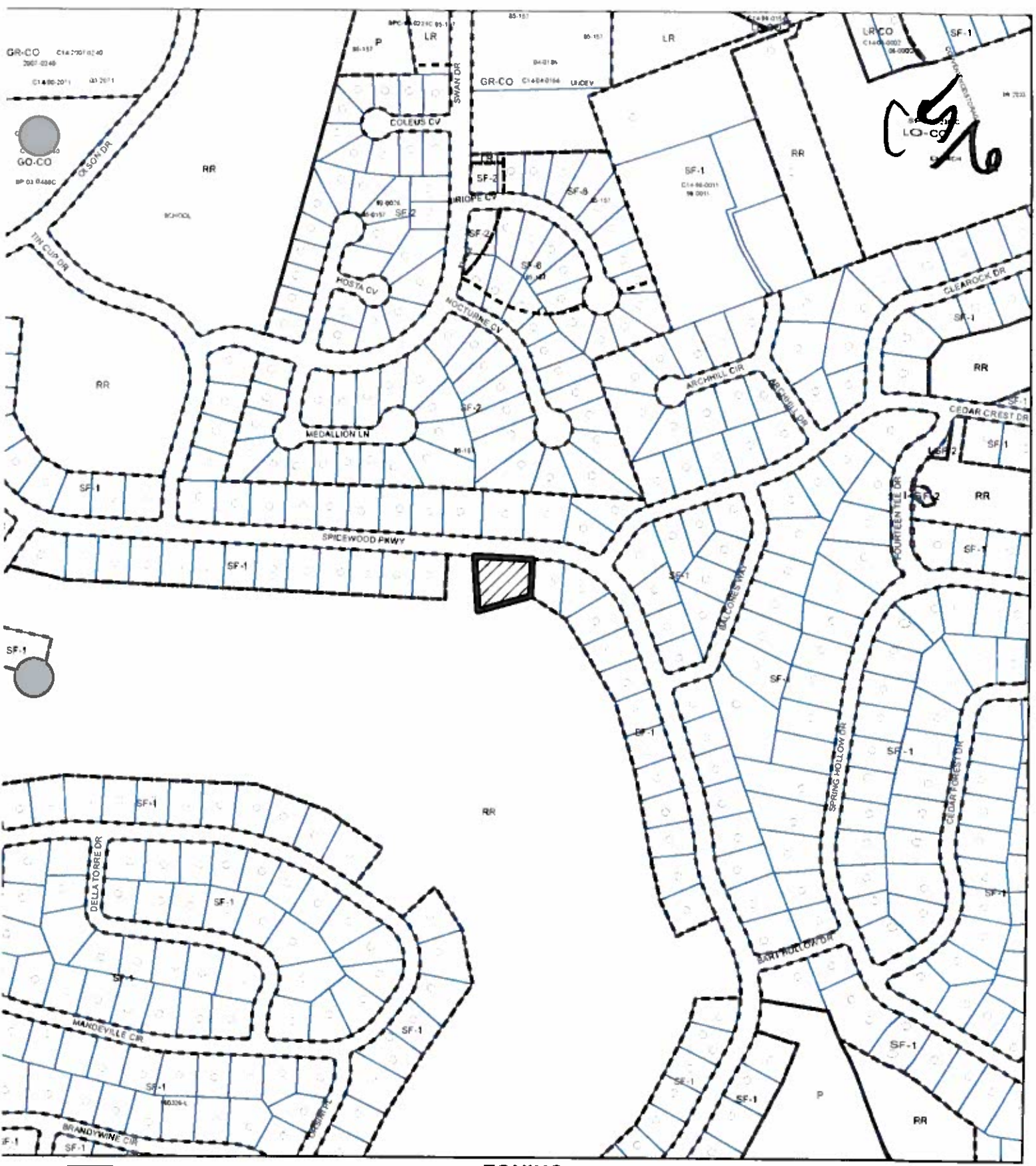
3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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








GR-CO C14-270102-00
2007-02-09
C14-00-2011 03-2011
GO-CO
SP 03-04-00C

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0096



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.

1" = 400'

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.





ARCHHILL DR

SPRING HOLLOW DR

BART HOLLOW DR

BALGON'S WAY

CEDAR CREST DR

NOCTURNE CV

MEDALLION LN

SPICEWOOD PKWY

MANVILLE CR

DE LA TORRE DR

575
576
577



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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 surrounding uses as the site is located adjacent to existing SF-2 and SF-1 zoning and single family residential uses to the north and east.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently an undeveloped tract of land. There are single-family residences to the north, east and west. To the south is the Balcones Country Club golf course.

Comprehensive Planning

RR to SF-1 (Single Family Large Lot)

This zoning case is located on a .57 acre vacant lot on the south side of Spicewood Parkway and is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes single family houses to the north, east and west, and a golf course to the south. The developer wants to build a single family house on the property.

Imagine Austin

The site is located over the Edwards Aquifer Recharge Zone, as identified on the Imagine Austin's Environmental Resources Map, found in the Image Austin Comprehensive Plan (IACP). An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and "contribute" water to the aquifer.

The overall goal of the 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

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outside of centers and corridors. The design of new development should be sensitive to and complement its context. The Growth Concept Map not only 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.”

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion of a variety of housing types and building over environmentally sensitive lands:

- **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.
- **CE P2.** Conserve Austin’s natural resources systems by limiting development in sensitive environmental areas, including the Edwards Aquifer, its contributing and recharge zones, and endangered species habitat.
- **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.

Based on the property being located within the boundaries of an existing residential subdivisions, 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 as long as environmental ordinances are enforced over this environmentally sensitive area.

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.

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.

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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 GR 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 site plan comments.

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	Class	Sidewalk?	Bus Route?	Bike Route?
Spicewood Pkwy	60	35	Collector	No	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. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

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Sirwaitis, Sherri

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Subject: FW: ZAP Cases September 3, 2013

-----Original Message-----

From: Skip Cameron [REDACTED]
Sent: Tuesday, August 27, 2013 5:30 PM
To: Meeker, Jason - BC; Seeger, Patricia - BC; McDaniel, Rahm - BC; Compton, Sean - BC; Banks, Cynthia - BC; Rojas, Gabriel - BC; Baker, Betty - BC; Hoelter, Nikki; Crow, Ross; Ferri, Jennifer
Cc: Li, Victoria J; Guernsey, Greg
Subject: ZAP Cases September 3, 2013

Regarding these 3 cases:

2013-080209 ZC C14-2013-0096
The applicant is proposing to rezone property from RR to SF-1.
11512 Spicewood Parkway

2013-080220 ZC C14-2013-0097
The applicant is proposing to rezone property from RR to SF-1.
11300 Spicewood Parkway

2013-080191 ZC C14-2013-0095
The applicant is proposing to rezone property from RR and I-SF-2 to SF-1.
9405 Fourteen Tee Drive

Preserving the vitality of critical environmental features in Bull Creek watershed neighborhoods is critical. Bull Creek is the only Edwards Aquifer spring fed creek that supplies part of our drinking water.

There will be adverse environmental impact to the immediate area and to Bull Creek Watershed. These tracts were specifically and conscientiously preserved for drainage, spring protection, wildlife habitat and wildlife passage. These tracts were set aside when the Balcones Country Club was developed, and Deed Restrictions indicate that these tracts can only be used for recreational and golf course uses only. There is no condition imaginable where anything other than RR zoning is appropriate.

Please deny the zoning change on these 3 cases and reaffirm the long standing and correct zoning of RR.

Thank you,

Skip Cameron, President
Bull Creek Foundation
8711 Bluegrass Dr.
Austin, TX 78759
(512) 794-0531





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August 29, 2013

Sherril Slrwaltls
Planning & Development Dept
City of Austin, Texas

Dear Ms. Slrwaltls,

This correspondence is being sent in connection with the following rezoning cases in the Balcones/Spicewood neighborhood:

Number C14-2013-0097 for property at 11300 Spicewood Parkway, Austin, TX 78750
Number C14-2013-0096 for property at 11512 Spicewood Parkway, Austin, TX 78750
Number C14-2013-0098 for property at 9900 Mandeville Circle, Austin, TX 78750
Number C14-2013-0095 for property at 9405 Fourteen Tee Drive, Austin, TX 78750

Balcones Club Management LP (Balcones Club) has entered into a 99 year lease with Balcones Country Club Membership Association (BCCMA), the owner of Balcones Country Club and the parcels subject to the action above. Balcones Club is responsible for the successful operations of the Country Club.

We agree to the removal of the parcels identified above from our lease upon their successful sale. The parcel sales will not impact operations at the Country Club and funds generated from these sales will be reinvested into the facility of the Country Club, which will in turn have a positive impact on the community.

Regards,


Ken Story
Partner
Balcones Club Management LP
an affiliate of Arnold Palmer Golf Management

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www.palmergolf.com

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