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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2013-0125 – Sawmill Rezoning

**Z.A.P. DATE:** November 5, 2013

**ADDRESS:** 4010 Sawmill Drive

**OWNER:** Atlas Cook, IV

**AGENT:** Frie Planning, Development & Construction (Ross Frie)

**ZONING FROM:** I-RR

**TO:** SF-2

**AREA:** 12.853 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

November 5, 2013:

**ISSUES:**

The Oak Parke Home Owners Association supports the Applicant’s request for SF-2 district zoning. Please refer to attached correspondence located at the back of the Staff packet.

**DEPARTMENT COMMENTS:**

The subject property is developed with one single family residence located at the terminus of Sawmill Drive and zoned interim – rural residence (I-RR) since its annexation into the City limits on December 31, 1998. The property is surrounded by an AISD high school to the north, single family residences to the east and southeast within the Oak Parke subdivision (SF-2), an undeveloped tract to the southeast (I-RR), and the Circle C Ranch Metropolitan Park to the west (I-RR). Slaughter Creek traverses the west property line. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has requested the single family residence – standard lot (SF-2) district in order to subdivide the property. SF-2 zoning is consistent with the adjacent properties in the Oak Parke subdivision which also have SF-2 zoning.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	One single family residence
<i>North</i>	I-RR	Bowie High School
<i>South</i>	I-RR; I-SF-2; SF-2	Undeveloped; Single family residences in the Oak Parke Subdivision

<i>East</i>	SF-2	Single family residences in the Oak Parke Subdivision
<i>West</i>	I-RR	Circle C Ranch Metropolitan Park

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Slaughter Creek – Barton Springs Zone – Recharge Zone  
**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- 217 – Tanglewood Forest Neighborhood Association
- 298 – Oak Hill Association of Neighbors (OHAN)
- 384 – Save Barton Creek Association                      427 – Circle C Homeowners Association
- 627 – Onion Creek Homeowner’s Association      742 – Austin Independent School District
- 943 – Save Our Springs Alliance                      967 – Circle C Neighborhood Association
- 1037 – Homeless Neighborhood Association              1075 – Bike Austin
- 1118 – Oak Parke Homeowner’s Association
- 1134 – Oak Parke / Brodie Wild Preservation Group, Inc.
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1224 – Austin Monorail Project                      1228 – Sierra Club, Austin Regional Group
- 1340 – Austin Heritage Tree Foundation              1363 – SEL Texas

**SCHOOLS:**

Baronoff Elementary School                      Bailey Middle School                      Bowie High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-89-0060 – Bowie 200 – Along Brodie Ln and south of W Slaughter Ln	DR to SF-2	To Grant	Apvd. SF-2 (1-4- 1990).

**RELATED CASES:**

The subject property was annexed into the City limits on December 31, 1998 (C7a-98-005 – Ordinance No. 981210-I). There are no related subdivision or site plan cases on the subject property.

**ABUTTING STREETS:**

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Sawmill Drive	60 feet	40 feet	Collector	Yes	No	No

**CITY COUNCIL DATE:** December 12, 2013

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

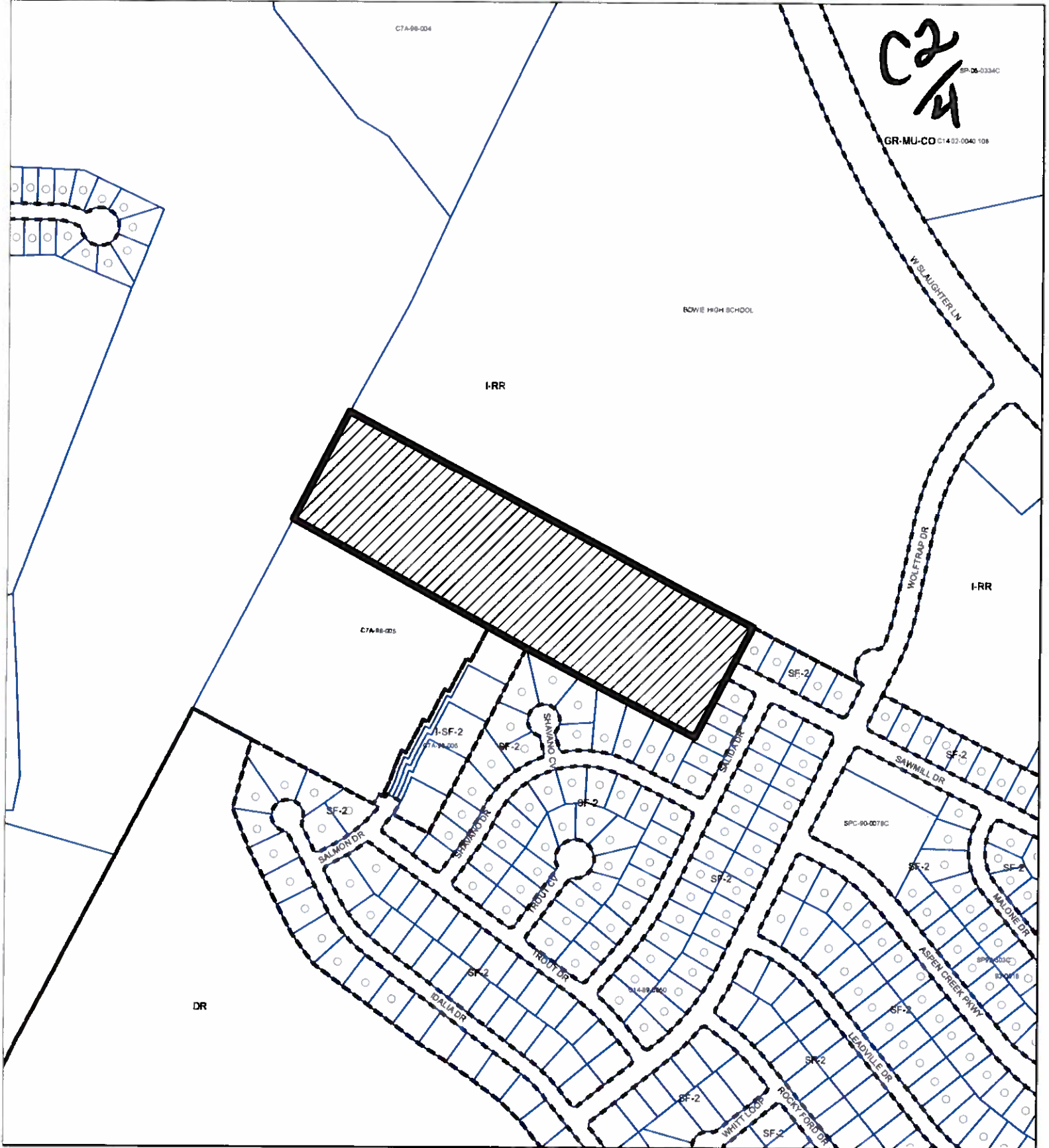
3<sup>rd</sup>




**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 974-7719

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SP-06-0334C



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2013-0125**

*Exhibit A*

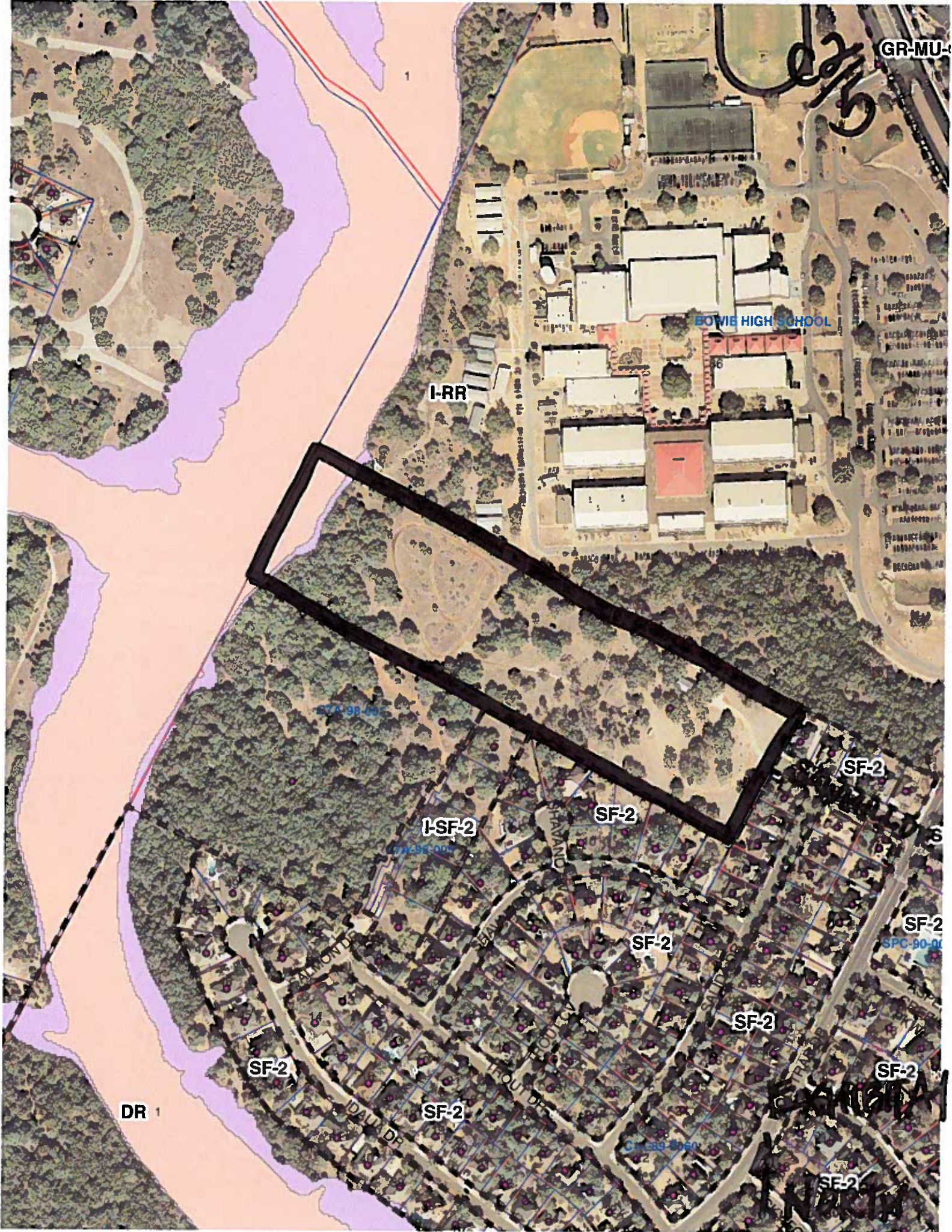
1" = 400'

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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BOWTIE HIGH SCHOOL

I-RR

SF-2

I-SF-2

SF-2

SF-2  
SPC-90-01

SF-2

SF-2

SF-2

DR 1

SF-2

SF-2



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**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

SF-2 zoning is consistent with the adjacent properties in the Oak Parke subdivision which also have SF-2 zoning.

**EXISTING CONDITIONS****Site Characteristics**

The subject property is undeveloped and slopes to the west, towards Slaughter Creek.

**Impervious Cover**

The maximum impervious cover allowed by the SF-2 zoning district is 15% based on the more restrictive watershed regulations.

**Comprehensive Planning/ Imagine Austin**

This zoning case is located on a 12.85 acre vacant tract of land, to the west of Sawmill Drive. This property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes Bowie High School to the north, vacant land and single family houses to the south, and the Circle C Ranch Metro Park to the west, and single family houses to the east. The proposed use is a single family subdivision with approximately 97 lots.

The site is situated over the situated on both the Barton Springs Overlay Zone and 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.

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The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses development over environmentally sensitive areas:

- **LUT P21.** Ensure that redevelopment in the Edwards Aquifer's recharge and contributing zones maintains the quantity and quality of recharge of the aquifer.
- **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.

Staff believes that the proposed single family subdivision is consistent with the Imagine Austin Comprehensive Plan as long as environmental ordinances are enforced over this environmentally sensitive area.

### **Environmental**

This site is located over the Edwards Aquifer Recharge Zone. The site is in the Slaughter Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone.

Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether critical water quality zone / water quality transition zone exist within 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. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

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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 regulations.

### **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]

Eric Dusza in the Neighborhood Connectivity Division may provide additional comments regarding mobility enhancement and bicycle/pedestrian facilities.

### **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**

No site plan comments. The site is proposed to be zoned SF-2 and does not trigger Commercial Design Standards or Compatibility, and is not located within any Overlays.





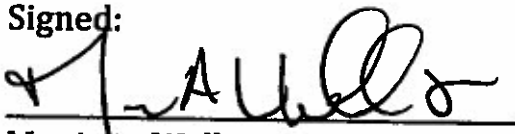
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We, the Board of Directors for Oak Parke Homeowner's Association, have voted unanimously to support the rezoning of the attached 12.853 acre property at 4010 Sawmill Road from I-RR (Rural Residential) to SF-2 (Single Family Resident - Standard Lot) as compatible zoning with the remainder of our neighborhood that is currently zoned SF-2 (Single Family Resident - Standard Lot).

Legal description of lots for rezoning:

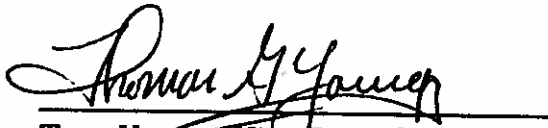
ABS 340 SUR 16 HAMILTON S ACR 12.000 (1-D-1)  
ABS 340 SUR 16 HAMILTON S ACR .820

Signed:

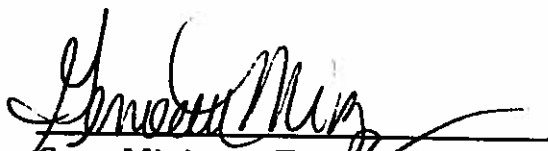
  
Monique Wells, President

Date:

17 SEPT 2013

  
Tom Young, Vice President

Sept 17, 2013

  
Gena Minjares, Treasurer

17 Sept 2013

SCANNED