

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2014-0040 (Hunt Tract)

**Z.A.P. DATE:** May 6, 2014

**ADDRESS:** 4311 City Park Road

**OWNER/APPLICANT:** JN & H Associates, LLC (Neal Heffron)

**AGENT:** Land Answers, Inc. (Jim Wittliff)

**ZONING FROM:** DR

**TO:** RR

**AREA:** Tract 1: 2.38 acres  
Tract 2: 7.2954 acres  
Total: 9.6754 acres  
(421,460.424 sq. ft.)

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant RR, Rural Residence District, zoning.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

5/06/14: Approved staff recommendation of RR zoning (7-0); P. Seeger-1<sup>st</sup>, S. Compton-2<sup>nd</sup>.

### **DEPARTMENT COMMENTS:**

The property in question consists of a single family residence and undeveloped area. The applicant is requesting RR, Rural Residence District, zoning to develop additional single family residential houses on the site.

The staff recommends the applicant's request for RR zoning as the property meets the intent of the Rural Residence District as this is in an area for which rural characteristics are desired and where terrain or public service capacity requires low density development. The proposed zoning is consistent with development in this area as there are other properties in the immediate vicinity/to the west that are zoned for the same residential density.

The applicant agrees with the staff's recommendation.

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR	Single-Family Residence with outbuildings
<i>North</i>	DR	Single-Family Residence
<i>South</i>	DR, P	Undeveloped
<i>East</i>	County	Undeveloped
<i>West</i>	P, RR	Fire Station (Travis County Fire Station No.7), Single-Family Residence

**NEIGHBORHOOD PLAN:** N/A

**TIA:** Not Required

**WATERSHED:** Coldwater Creek and Turkey Creek

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
Austin Independent School District  
Austin Monorail Project  
Austin Neighborhood Association  
Bike Austin  
Glenlake Neighborhood Association  
Homeless Neighborhood Association  
Lake Austin Collective  
Lake Austin Ranch  
Leander ISD Population and Survey Analysts  
Long Canyon Homeowners Association  
Long Canyon Phase II & LLL Homeowners Association Inc.  
SELTEXAS  
Sierra Club, Austin Regional Group  
Steiner Ranch Community Association  
Super Duper Neighborhood Objectors and Appealers Organization  
The Real Estate Council of Austin, Inc.  
2222 Coalition of Neighborhood Associations, Inc.

**SCHOOLS:** Leander Independent School District

- River Place Elementary School
- Vandergrift High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0018 (Webb 3 Acre Tract: 4615- 4623 City Park Road)	DR to SF-1	4/19/05: Approved staff's rec. of SF-1 zoning by consent (7-0)	5/12/05: Approved SF-1 zoning on all 3 readings (7-0)

**RELATED CASES:** N/A

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
City Park Road	50'	30'	City Collector	No	Yes	No

**CITY COUNCIL DATE:** June 12, 2014

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

**ORDINANCE NUMBER:**

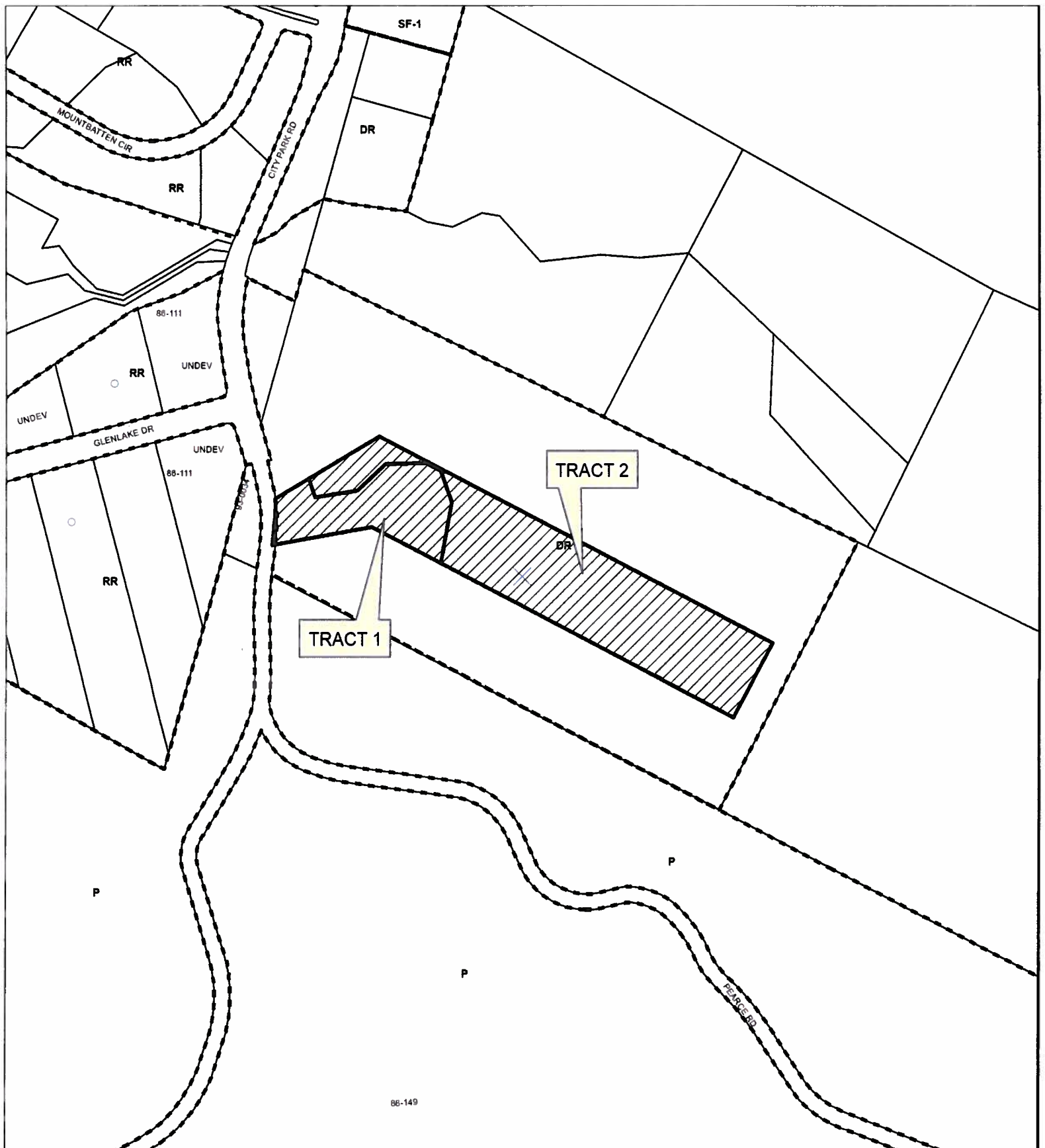
**CASE MANAGER:** Sherri Sirwaitis

**ACTION:**




2<sup>nd</sup>

3<sup>rd</sup>

**PHONE:** 974-3057,  
[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



1" = 400'

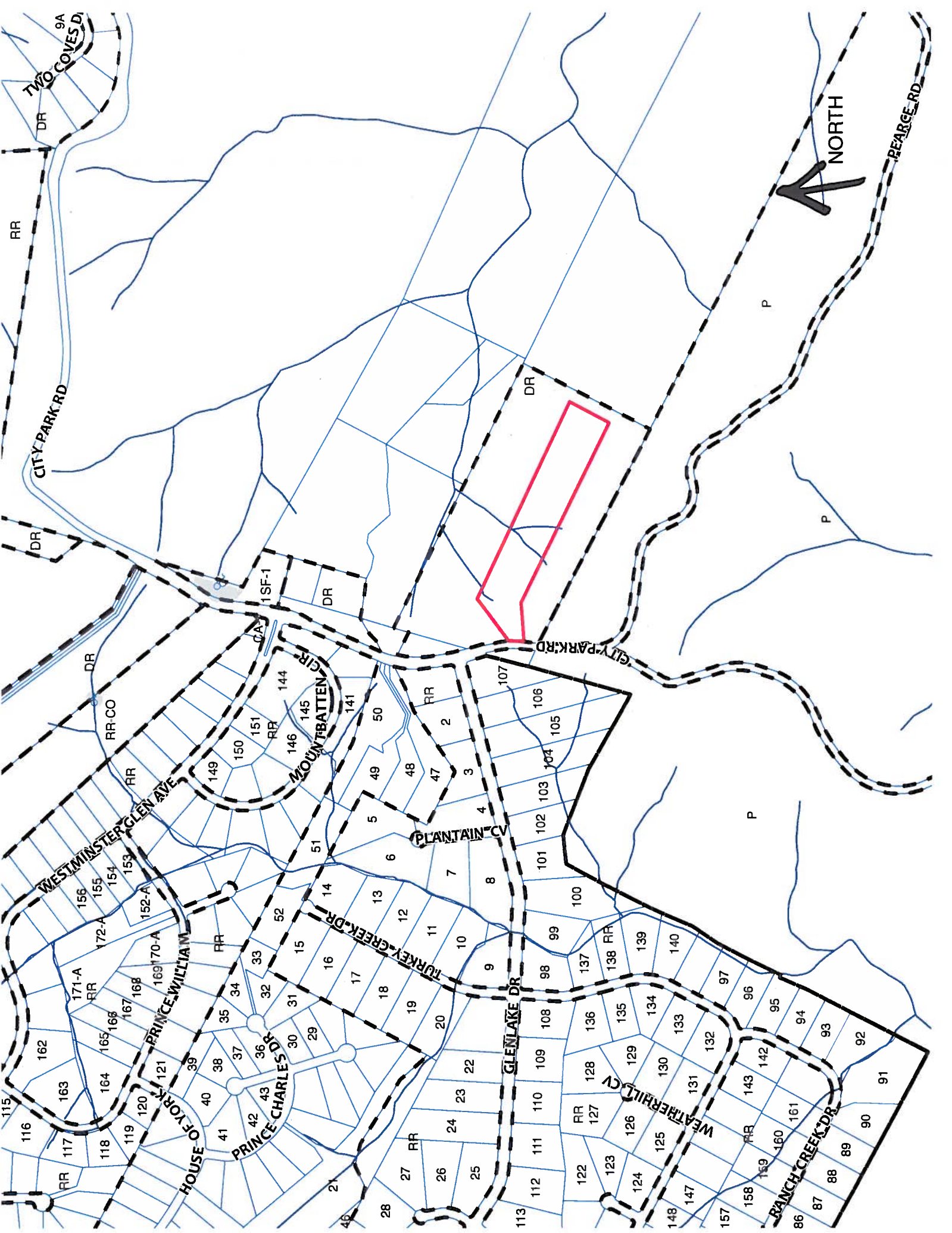
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING CASE C14-2014-0040

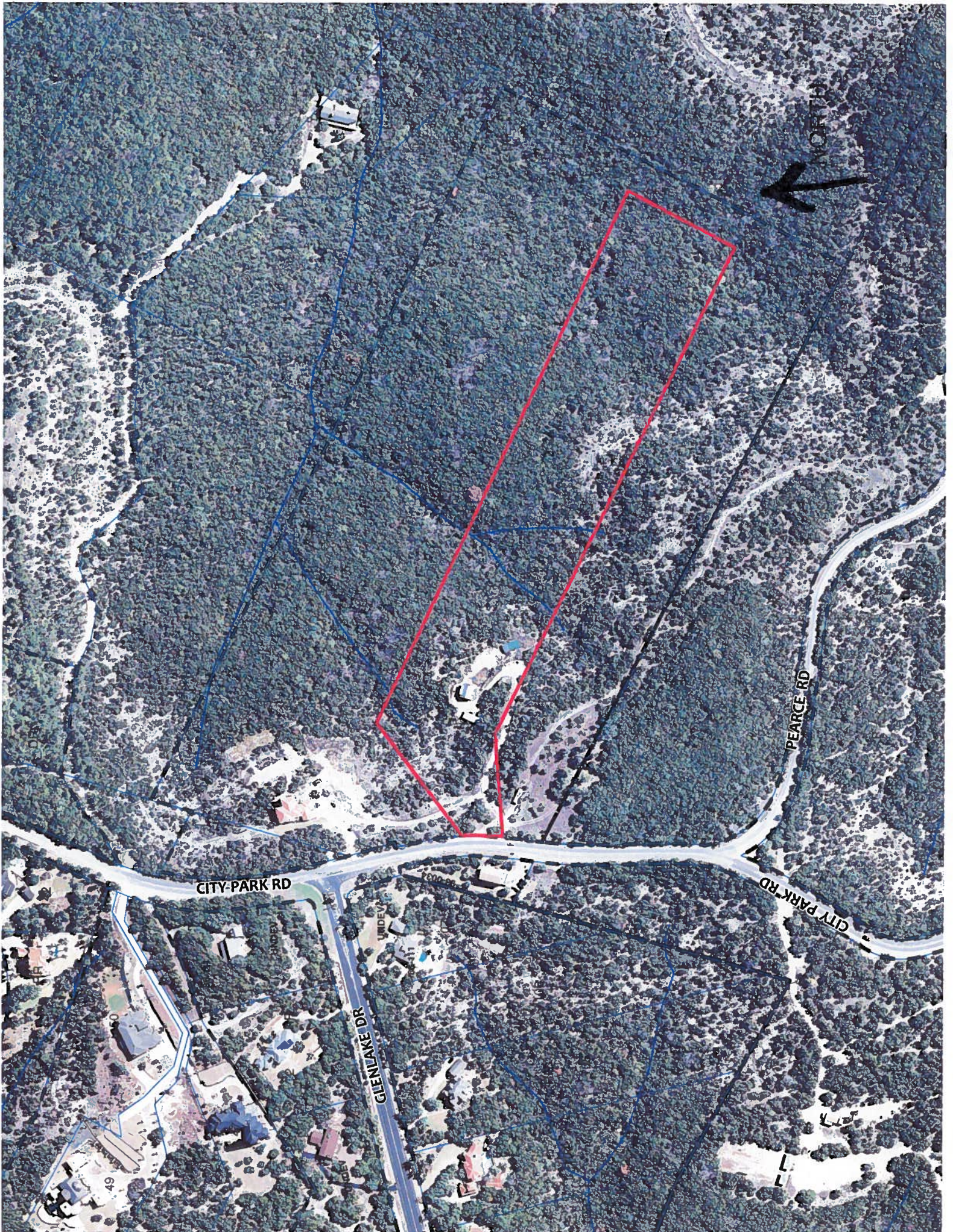
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## **STAFF RECOMMENDATION**

The staff's recommendation is to grant RR, Rural Residence District, zoning.

## **BASIS FOR RECOMMENDATION**

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

Rural residence (RR) district is the designation for a low density residential use on a lot that is a minimum of one acre. An RR district designation may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density.

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

The proposed zoning is consistent with development in this area as there are other properties in the immediate vicinity (to the west) that are zoned for the same residential density.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site under consideration contains a single family residence and undeveloped area.

### **Comprehensive Planning**

DR to RR

This zoning case is located on the east side of City Park Road, directly across from Glen Lake Road in north Austin. The property is approximately 10.1 acres in size and contains a single family house. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north and east, vacant land and a building to the south, and a single family house, vacant land and the Travis County Emergency Services Station to the west. There are a number of large lot residential estates located in this area of Austin. The proposal is to change the zone to a residential zoning designation.

### **Imagine Austin**

The comparatively scale of this site is relative to other residential development in the area and falls below the scope of Imagine Austin; consequently, the plan is neutral on this proposed rezoning.

### **Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.

### **Impervious Cover**

The maximum impervious cover allowed by the RR zoning district would be 25%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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

Note: The most restrictive impervious cover limit applies.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Coldwater Creek Watershed and the Turkey Creek Watershed of the Colorado River Basin, which are both classified as Water Supply Rural Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

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.

According to floodplain maps there is no floodplain within or adjacent to 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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### **Site Plan**

No 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 stormwater runoff will be mitigated through on-site



stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

### **Transportation**

Additional right-of-way will be required at the time of subdivision and/or site plan.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows: City Park Road (shared lane)

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:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Capital Metro</b>
City Park Road	50'	30'	City Collector	No	Yes	No

Capital Metro bus service is not available within 1/4 mile of this property.

### **Water and Wastewater**

No centralized water or wastewater is available to this tract.