

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2014-0094 (11205 Limoncillo Ct.)

**Z.A.P. DATE:** July 15, 2014

**ADDRESS:** 11205 Limoncillo Court

**OWNER/APPLICANT:** William Brian Beckham & Kimberly Shannon Beckham

**AGENT:** Armbrust & Brown, PLLC (Lynn Ann Carley)

**ZONING FROM:** SF-1

**TO:** SF-2

**AREA:** 0.3933 acres (17,132 sq. ft.)

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant SF-2, Single Family-Standard Lot District, zoning for this site.

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

7/15/14: Approved staff's recommendation of SF-2 zoning on consent (5-0, C. Banks & S. Compton-absent); P. Seeger-1<sup>st</sup>, R. McDaniel-2<sup>nd</sup>.

### **DEPARTMENT COMMENTS:**

The property in question is developed with a single family residence. The applicant is requesting a rezoning from SF-1 to SF-2 to add a bathroom on to the main house and to construct a deck around the pool area (Please see Zoning Request Letter-Attachment A).

The staff recommends SF-2, Single Family-Standard Lot District, zoning for this site as the SF-2 district will permit the applicant to redevelop the property with standard lot size single family residences in an existing neighborhood where the majority of property consists of large or moderate sized single family lots. The proposed SF-2 zoning will provide for a mixture of housing and will promote consistency and orderly planning because there are existing single family residential uses to the north, south, east and west of this site. The property in question is located adjacent to SF-2 zoning to the northeast and southwest.

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

	ZONING	LAND USES
<i>Site</i>	SF-1	Single-Family Residence
<i>North</i>	SF-1	Single-Family Residence
<i>South</i>	SF-2	Single-Family Residences
<i>East</i>	SF-1	Single-Family Residence
<i>West</i>	SF-1	Single Family Residence

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

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0126 (Archhill Zoning: 11914, 11915, 11919 Archhill Drive)	SF-1to SF-6	1/21/14: Postponed indefinitely at the applicant's request (5-0, J. Meeker & P. Seeger-absent); G. Rojas-1 <sup>st</sup> , R. McDaniel-2 <sup>nd</sup> .	1/23/14: Postponed indefinitely at. applicant's request (6-0, L. Leffingwell-absent); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .
C14-2013-0097 (11300 Spicewood Parkway)	RR to SF-1	10/01/13: Denied the rezoning request (7-0); G. Rojas-1 <sup>st</sup> , R. McDaniel-2 <sup>nd</sup> .	10/17/13: Postponed to November 21, 2013 at the applicant's request (6-0)
C14-2013-0096 (11512 Spicewood Parkway)	RR to SF-1	10/01/13: Denied the rezoning request (7-0); G. Rojas-1 <sup>st</sup> , R. McDaniel-2 <sup>nd</sup> .	10/17/13: Postponed to November 21, 2013 at the applicant's request (6-0)
C14-05-0179 (Spring Lake Subdivision: 9009 Spring Lake Drive)	RR to SF-1	11/15/05: Approved SF-1-CO zoning limited to two residential units (7-0, J. Gohil, J. Martinez- absent); M. Hawthorne-1 <sup>st</sup> , T. Rabago-2 <sup>nd</sup> .	8/24/06: Approved SF-1-CO zoning with the changes and direction to staff (7-0); Council Member Kim-1st, Mayor Pro Tem Dunkerley-2nd. The changes were: limit the buildings on the property to a single residence, provide a 50-foot setback from the wetland area, reduce the size of the original zoning request to 0.36 acres, limit the impervious cover on the property to 2,500 square feet, limit the building coverage to 1500 square feet, allow for only one tree to be removed, and require a pier and

			beam construction instead of a slab on grade.  12/14/06: Approved SF-1-CO with conditions (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-98-0011 (Hidden Forest: 9907 Anderson Mill Road)	DR to SF-1	3/03/98: Approved SF-1 on consent (7-0)	3/26/98: Approved PC rec. of SF-1(6-0); all 3 readings

**RELATED CASES:** N/A

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Limoncillo Ct.	50'	25'	Local	Yes	No	No
Top Ridge Drive	66'	40'	Local	No	No	No

**CITY COUNCIL DATE:** August 7, 2014

**ACTION:**

**ORDINANCE READINGS:** 1st

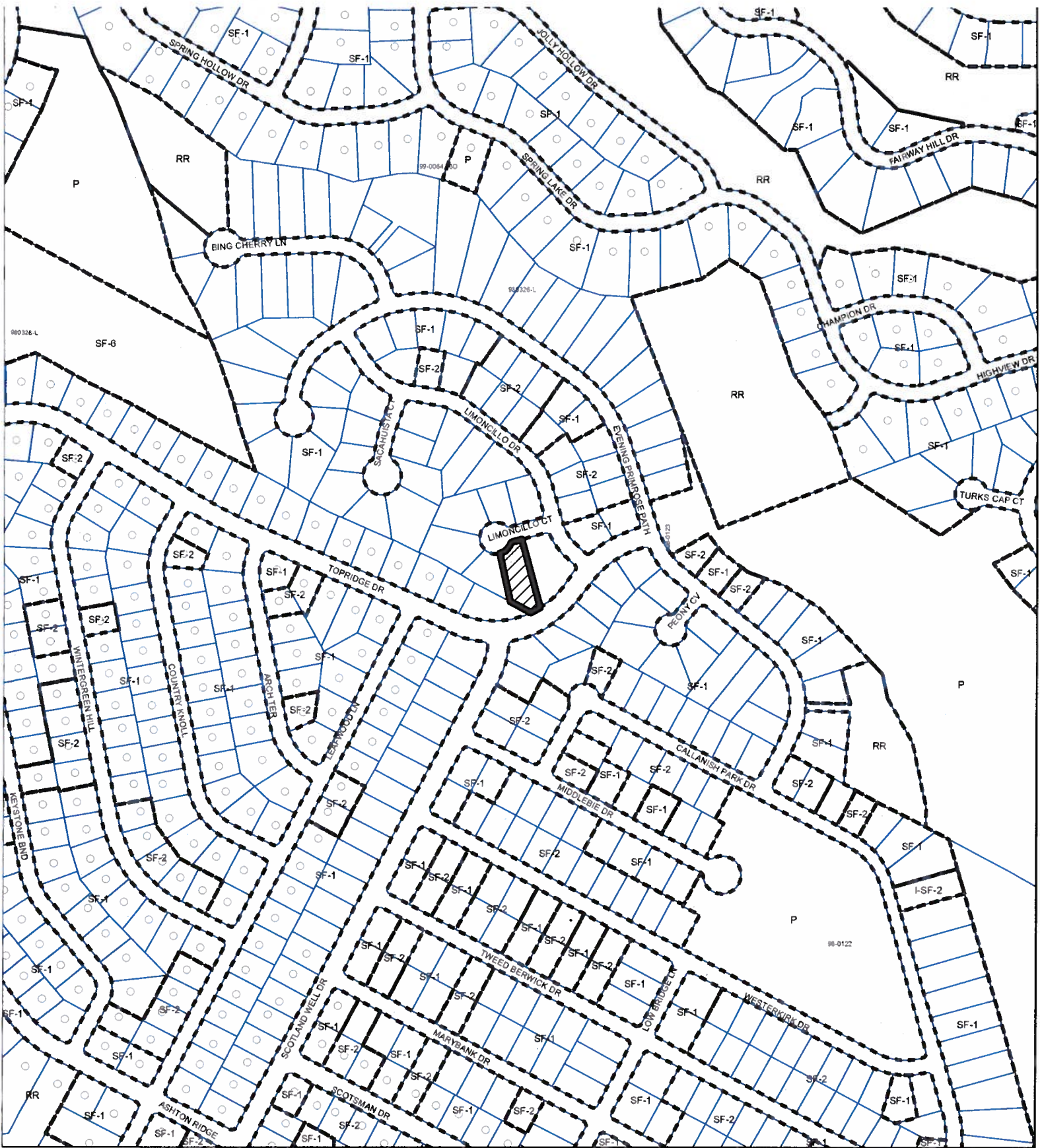
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis




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



## ZONING

ZONING CASE#: C14-2014-0094



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

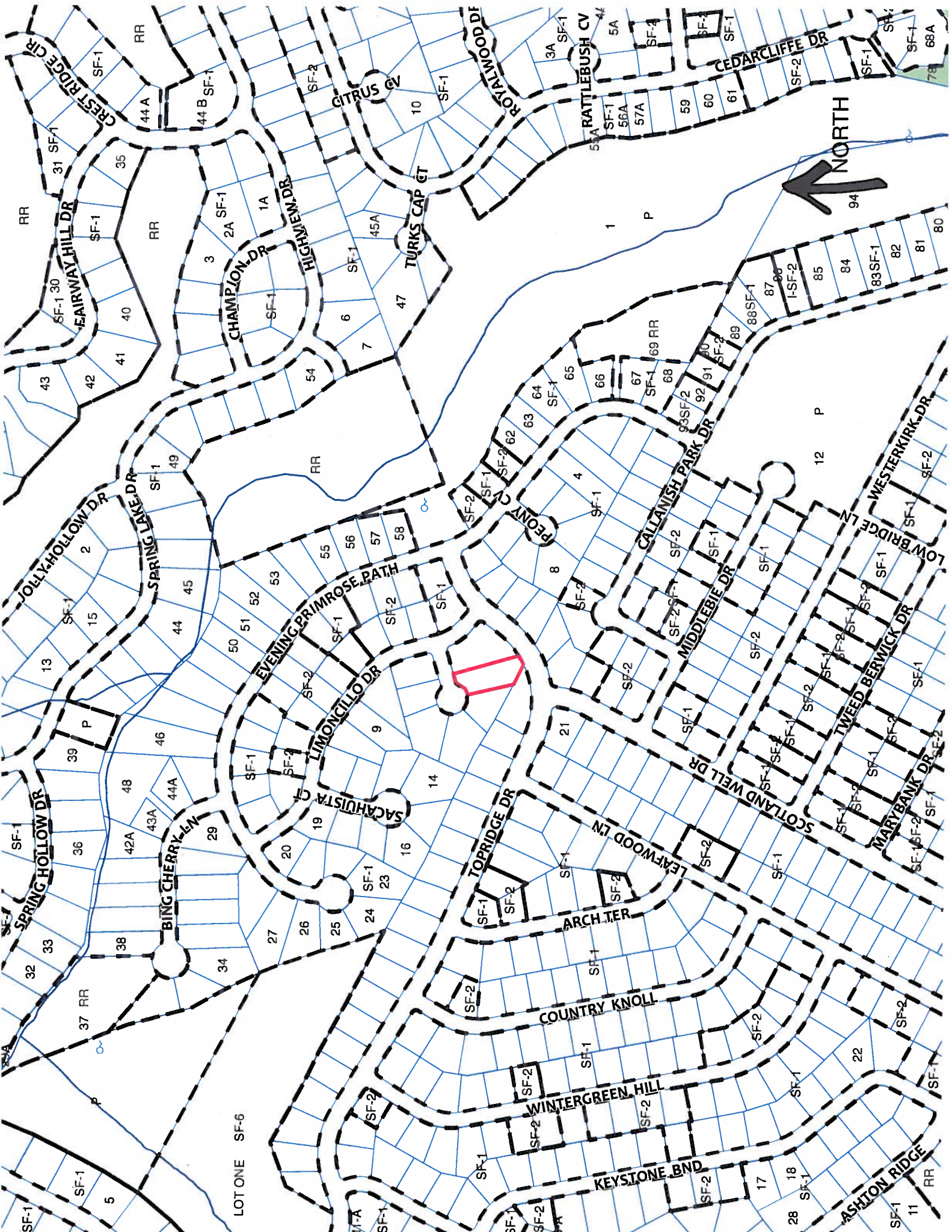
1" = 400'

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.











CHAMPION DR

SPRINGLAKE DR

BULL HOLLOW DR

EVENING PRIMROSE PATH

LIMONCILLO DR

SACAHUISTA CT

TOPRIDGE DR

ARCH TER

COUNTRY KNOLL

LEAFWOOD LN

SCOTLAND WELL DR

WESTERKIRK DR

MIDDLEBIE DR

CALLANISH PARK DR

PEONY CV

NORTH



## **STAFF RECOMMENDATION**

The staff's recommendation is to grant SF-2, Single Family-Standard Lot District, zoning for this site.

## **BASIS FOR RECOMMENDATION**

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

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

SF-2-CO zoning will permit the applicant to redevelop the property in question with low density single family uses adjacent to other of large or moderate sized single family lots and zoning.

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

The proposed SF-2 zoning will promote consistency and orderly planning because there are existing single family residential uses to the north, south, east and west of this site. The property in question is located adjacent to SF-2 zoning to the northeast and southwest.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site under is developed with a single-family home. There are single family residences surrounding the property to the north, south, east and west.

### **Comprehensive Planning**

#### **SF-1 to SF-2**

This zoning case is situated on a .39 acre parcel, which contains a large house within a single family subdivision. This property is not located within the boundaries of neighborhood planning area and is surrounded in all four directions by other single family houses. The proposal is to change the zoning from SF-1 to SF-2, which increases the maximum building lot coverage from 35 to 40 percent and the maximum impervious coverage from 40 to 45 percent.

#### **Imagine Austin**

The comparatively small scale of the site relative to the rest of the residential development in the area, in addition to the property not being located along an Activity Corridor or within an Activity Center as per the Imagine Austin Growth Concept Map falls below the scope of Imagine Austin; and consequently the plan is neutral on the proposed rezoning. However, due to the site's location in an environmentally sensitive area (the Edward Aquifer), there will be at the site planning stage an environmental review to determine if any critical environmental features are located on the

site. If any are located, mitigation and setbacks necessitated by the land development code will be required.

### **Environmental**

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

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.

### **Impervious Cover**

The maximum impervious cover allowed by the SF-2 zoning district would be 45%. 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%

Development within a Water Quality Transition Zone is limited to 18%.

Note: The most restrictive impervious cover limit applies.

### **Site Plan**

No site plan comments at this time.



### **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**

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>
Limoncillo Ct.	50'	25'	Local	Yes	No	No
Top Ridge Drive	66'	40'	Local	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 and suitability for operation and maintenance. 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.

**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

LYNN ANN CARLEY, P.E.  
(512) 435-2378  
lcarley@abaustin.com

May 28, 2014

Greg Guernsey  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road, 5th Floor  
Austin, Texas 78704

Re: 11205 Limoncillo Court Rezoning (the "Application")

Dear Mr. Guernsey:

This firm represents and this letter is submitted on behalf of the owners in the above referenced Application. The property is legally described as Lot 2, Block F, The Enclave Section 1 at the Villages of Spicewood Subdivision, Travis County, Texas, also known as TCAD Parcel #01-6813-1161-0000 (the "Property").

This Application is being filed to rezone the Property from SF-1 to SF-2 to allow the owners to add a full bathroom to the footprint of their home and to add additional decking to their pool.

Thank you for your time and consideration in this matter. If you have any questions, comments, or need additional information, please do not hesitate to contact me.

Sincerely,



Lynn Ann Carley, P.E.  
Senior Land Development Consultant

cc: Kimberly Beckham





## 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](http://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: C14-2014-0094

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jul 15, 2014, Zoning and Platting Commission

Aug 7, 2014, City Council

Bambi G. Watson

Your Name (please print)

9206 Topridge Drive

Your address(es) affected by this application

Bambi Watson

Signature

Date

Daytime Telephone: 512-633-7200

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810