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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2014-0153 – The Enclave at Oak Parke      **Z.A.P. DATE:** October 21, 2014

**ADDRESS:** 10301 – 10317 Salmon Drive

**OWNER:** Mark Alan Cunningham      **AGENT:** Frie Planning, Development & Construction (Ross Frie)

**ZONING FROM:** I-RR; I-SF-2      **TO:** SF-2      **AREA:** 12.82 acres

**SUMMARY STAFF RECOMMENDATION:**

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

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

October 21, 2014:

**ISSUES:**

The Oak Parke Home Owners Association is meeting on Thursday, October 16, 2014 to discuss the Applicant’s request.

**DEPARTMENT COMMENTS:**

The subject platted lots are undeveloped and located at the terminus of Salmon Drive. The eastern portion of the site is platted for five flag lots and zoned interim – single family residence-standard lot (I-SF-2) district and the western portion of the property is platted as one 10+ acre lot and zoned interim – rural residence (I-RR). The property surrounded by one single family residence to the north (zoned SF-2-CO and limited to 30 units), single family residences to the east and south within the Oak Creek Parke subdivision (SF-2), 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), A-1 (Aerial View), B and C (Recorded Plats).

The Applicant has requested the single family residence – standard lot (SF-2) district in order to provide additional single family residential lots on the property (under the current configuration a total of six single family residences could be constructed). One path to accomplish this would be to vacate the existing two plats on the property and plat the property with a new lot configuration. Access would be taken from the terminus of Salmon Drive. The adjacent property to the north zoned SF-2-CO may be developed in conjunction with the subject property. SF-2 zoning is consistent with the adjacent properties in the Oak Creek Parke subdivision which also have SF-2 zoning.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	I-RR	Undeveloped
North	SF-2-CO	One single family residence
South	DR; SF-2	Parkland (owned by the City of Austin); Single family residences in the Oak Creek Parke Subdivision
East	SF-2	Single family residences in the Oak Creek Parke Subdivision
West	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
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 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
C14-2013-0125 – Sawmill Rezoning – 4010 Sawmill Dr	I-RR to SF-2	To Grant SF-2-CO w/CO for max. 30 units	Apvd as Commission rec. (12-12-2013).
C14-89-0060 – Bowie 200 – Along Brodie Ln and south of W	DR to SF-2	To Grant	Apvd SF-2 (1-4-1990).

Slaughter Ln			
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**RELATED CASES:**

The subject property was annexed into the City limits on December 31, 1998 (C7a-98-005 – Ordinance No. 981210-I). The eastern portion of the rezoning area is platted as The Enclave at Oak Parke Section One and consists of five flag lots accessed from Salmon Drive. The western portion is platted as The Enclave of Oak Parke Section Two and consists of one 10+ acre lot. Both subdivisions were recorded in October 1998 (C8-94-0278.1A; C8-94-0278.2A).

**ABUTTING STREETS:**

Note: The existing frontage for the site is a stub out which does not extend through the property.

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Salmon Drive	50 feet	30 feet	Local	Yes	No	No

**CITY COUNCIL DATE:** November 20, 2014

**ACTION:**

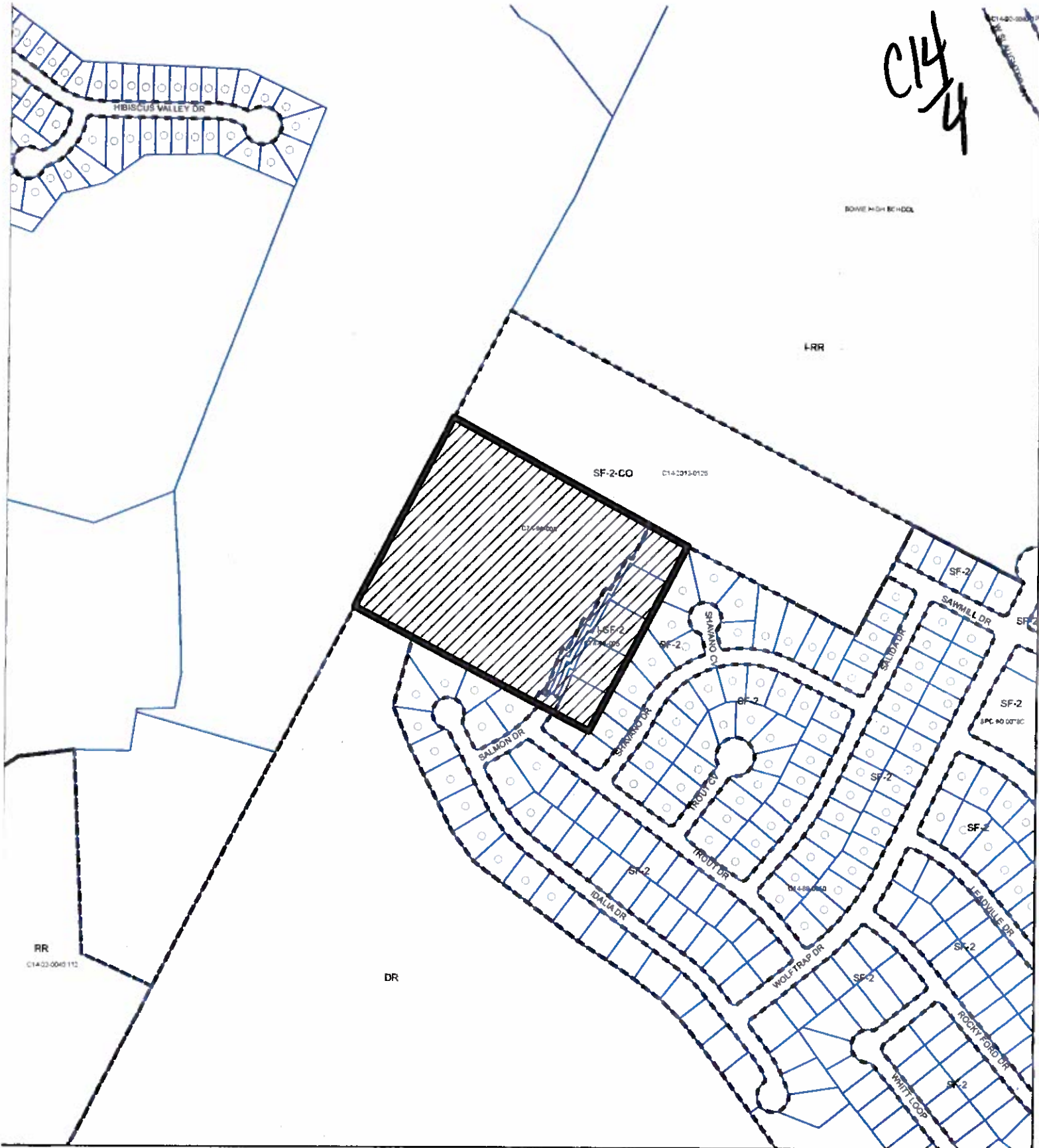
**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>




**ORDINANCE NUMBER:**

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

**PHONE:** 512-974-7719

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### ZONING

ZONING CASE#: C14-2014-0153

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.

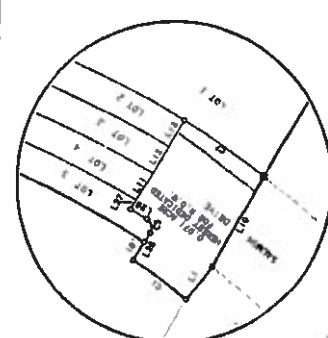




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Job No. 0900

**THE ENCLAVE AT  
OAK PARK  
'SECTION ONE'**



SCALE: 1" = 100'  
LEGEND:  
● Iron Rod Found In Concrete  
● Iron Rod Found  
● Iron Rod Set  
● 5' Area

**AREA TABULATION**

LOT 1	0.075 ACRES
LOT 2	0.080 ACRES
LOT 3	0.080 ACRES
LOT 4	0.080 ACRES
LOT 5	0.080 ACRES
LOT 6	0.080 ACRES
LOT 7	0.080 ACRES
LOT 8	0.080 ACRES
LOT 9	0.080 ACRES
LOT 10	0.080 ACRES
LOT 11	0.080 ACRES
LOT 12	0.080 ACRES
LOT 13	0.080 ACRES
LOT 14	0.080 ACRES
LOT 15	0.080 ACRES
LOT 16	0.080 ACRES
LOT 17	0.080 ACRES
TOTAL	2.544 ACRES

**CURVE TABLE**

CURVE NO.	CHORD	DELTA ANGLE	ARC	TANGENT	CHORD BEARING
C 1	18.10	22.18'	22.18'	18.10	S 29° 40' 31" E
C 2	45.70'	45.70'	45.70'	45.70'	S 29° 40' 31" E
C 3	11.00'	11.00'	11.00'	11.00'	S 29° 40' 31" E
C 4	5.00'	7.07'	7.07'	5.00'	S 29° 40' 31" E
C 5	23.79'	23.79'	23.79'	23.79'	S 29° 40' 31" E
C 6	28.10'	28.10'	28.10'	28.10'	S 29° 40' 31" E
C 7	18.11'	18.11'	18.11'	18.11'	S 29° 40' 31" E
C 8	28.49'	28.49'	28.49'	28.49'	S 29° 40' 31" E
C 9	25.21'	25.21'	25.21'	25.21'	S 29° 40' 31" E
C 10	4.68'	4.68'	4.68'	4.68'	S 29° 40' 31" E
C 11	69.25'	69.25'	69.25'	69.25'	S 29° 40' 31" E
C 12	17.75'	17.75'	17.75'	17.75'	S 29° 40' 31" E
C 13	24.25'	24.25'	24.25'	24.25'	S 29° 40' 31" E
C 14	64.24'	64.24'	64.24'	64.24'	S 29° 40' 31" E
C 15	84.23'	84.23'	84.23'	84.23'	S 29° 40' 31" E
C 16	84.23'	84.23'	84.23'	84.23'	S 29° 40' 31" E
C 17	84.23'	84.23'	84.23'	84.23'	S 29° 40' 31" E

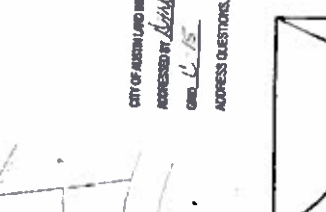
**LINE TABLE**

LINE NO.	START POINT	END POINT	DISTANCE	BEARING
L 1	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 2	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 3	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 4	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 5	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 6	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 7	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 8	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 9	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 10	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 11	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 12	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 13	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 14	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 15	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 16	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 17	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 18	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 19	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 20	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 21	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 22	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 23	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 24	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 25	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 26	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 27	0 00 00	0 00 00	0.00	S 29° 40' 31" E
L 28	0 00 00	0 00 00	0.00	S 29° 40' 31" E

**DETAIL OF SALMON DRIVE ENLARGED FOR CLARITY**

Reference to 2022 Microscopic Easement of the Book Record of Title in County, Tenn.

**ACCUTEX SURVEY SYSTEMS**  
PROFESSIONAL SURVEYING & MAPPING  
ANNEX, TEXAS



CITY OF ALBANY LAND INFORMATION SERVICES  
ADDRESSED BY: *Debra*, Date: *10/15/13*  
CIRD: *C 75* PAGE: *2/23*  
ADDRESS QUESTIONS, CALL 978-489-0777

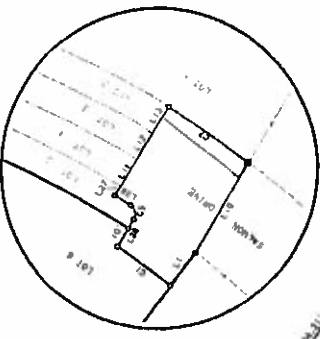
C8-94-0278-1A Plot No. D-055 a SHEET 1 OF 2  
 82001 800 10268

EXHIBIT B  
RECORDED  
PLAT

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Job No. 0900

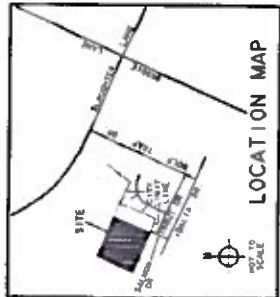
# THE ENCLAVE AT OAK PARKE SECTION TWO



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C 1	04°44'23"	200.00'	32.14'	18.01'	29°11'11"
C 2	12°29'58"	300.00'	67.05'	43.79'	15°01'11"
C 3	07°12'19"	500.00'	70.42'	35.26'	15°00'00"
C 4	02°25'16"	500.00'	50.00'	15.00'	15°00'00"
C 5	02°25'16"	500.00'	50.00'	15.00'	15°00'00"
C 6	02°25'16"	500.00'	50.00'	15.00'	15°00'00"
C 7	02°25'16"	500.00'	50.00'	15.00'	15°00'00"
C 8	10°31'02"	414.00'	78.88'	39.19'	15°00'00"
C 9	07°33'34"	545.00'	52.86'	25.46'	15°00'00"
C 10	04°07'56"	530.00'	28.22'	13.27'	15°00'00"
C 11	03°49'23"	530.00'	29.37'	13.88'	15°00'00"
C 12	03°49'23"	530.00'	29.37'	13.88'	15°00'00"
C 13	05°35'23"	515.00'	53.54'	26.44'	15°00'00"
C 14	04°07'56"	444.00'	40.57'	19.73'	15°00'00"
C 15	01°36'39"	515.00'	17.73'	8.88'	15°00'00"
C 16	01°36'39"	515.00'	17.73'	8.88'	15°00'00"
C 17	01°36'39"	515.00'	17.73'	8.88'	15°00'00"
C 18	01°36'39"	515.00'	17.73'	8.88'	15°00'00"
C 19	01°36'39"	515.00'	17.73'	8.88'	15°00'00"
C 20	01°36'39"	515.00'	17.73'	8.88'	15°00'00"

LINE	READING	DISTANCE
L 1	8 32' 14.34" W	29.11'
L 2	8 09' 42.42" E	15.01'
L 3	8 00' 00.00" E	15.00'
L 4	8 00' 00.00" E	15.00'
L 5	8 00' 00.00" E	15.00'
L 6	8 00' 00.00" E	15.00'
L 7	8 00' 00.00" E	15.00'
L 8	8 00' 00.00" E	15.00'
L 9	8 00' 00.00" E	15.00'
L 10	8 00' 00.00" E	15.00'
L 11	8 00' 00.00" E	15.00'
L 12	8 00' 00.00" E	15.00'
L 13	8 00' 00.00" E	15.00'
L 14	8 00' 00.00" E	15.00'
L 15	8 00' 00.00" E	15.00'
L 16	8 00' 00.00" E	15.00'
L 17	8 00' 00.00" E	15.00'
L 18	8 00' 00.00" E	15.00'
L 19	8 00' 00.00" E	15.00'
L 20	8 00' 00.00" E	15.00'
L 21	8 00' 00.00" E	15.00'
L 22	8 00' 00.00" E	15.00'
L 23	8 00' 00.00" E	15.00'
L 24	8 00' 00.00" E	15.00'
L 25	8 00' 00.00" E	15.00'
L 26	8 00' 00.00" E	15.00'
L 27	8 00' 00.00" E	15.00'
L 28	8 00' 00.00" E	15.00'
L 29	8 00' 00.00" E	15.00'
L 30	8 00' 00.00" E	15.00'

CITY OF AUSTIN LAND INFORMATION SERVICES  
 ADDRESS: 2000 N. BRUCE BLVD #100  
 AUSTIN, TX 78702  
 TEL: 512-478-2177  
 FAX: 512-478-2178  
 WWW: www.austintexas.gov/landinfo



**ACCUTEX SURVEY SYSTEMS**  
 PROFESSIONAL SURVEYING & MAPPING  
 AUSTIN, TEXAS  
 512-478-2177

Plot No. D-056.a SHEET 1 OF 2  
 C8-94-0278.2A



- SCALE: 1" = 100'
- LEGEND:
- Iron Rod Found in Concrete
  - Iron Rod Found in Masonry
  - Iron Rod Set
  - Iron Rod Not Set
  - 7.0 Maximum Finish Floor Elevation

EXHIBIT C  
 RECORDED PLOT

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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 compatibility with adjacent and nearby uses.*
- 3. *Zoning should be consistent with approved and existing residential densities.*

SF-2 zoning is consistent with the adjacent lots in the Oak Creek 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. The western portion of the rezoning area is identified as a drainage easement.

**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 12.8 acres of undeveloped land, to the north of Salmon Drive. This property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes undeveloped land and Bowie High School to the north, single family houses to the south and east, and the Circle C Ranch Metro Park to the west. The proposed use is a single family.

**Imagine Austin**

The site is situated over the Barton Springs 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



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downstream into the recharge zone and “contribute” water to the aquifer. The following Imagine Austin policies are relevant to this case:

- **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. However, due to the site’s location over an environmentally sensitive area, 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**

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 Watershed by Chapter 25-8 of the City’s Land Development Code. 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.

According to floodplain maps there is a floodplain within the project location. In addition, COA GIS shows a Water Quality Transition Zone and a Critical Water Quality Zone within the project location. Construction within these areas is limited.

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. Runoff from

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the site is required to comply with pollutant load restrictions as specified in Land Development Code.

### **Transportation**

If the requested zoning is granted for this site, 50 feet of right-of-way should be dedicated from each side of the centerline of Salmon Drive in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

If the requested zoning is granted, it is recommended that, as a condition of zoning, Salmon Drive is extended and stubbed out at the northern edge of the property line at time of site plan or subdivision.

Please contact Nadia Barrera, Urban Trails, Public Works Department regarding pedestrian connectivity per the Council Resolution.

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**

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.

### **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.