

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0145 (Loma Verde Residential)

Z.A.P DATE: October 7, 2014
October 21, 2014

ADDRESS: 7231 Colton Bluff Springs Road

OWNER/APPLICANT: Colton Bluff, LLC (Grady Collins),
Continental Homes of Texas, LP (Richard N. Maier)

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: RR

TO: SF-6* SF-4A

AREA: 4.12 acres

*On October 8, 2014, the agent amended the application to state that the applicant is requesting SF-4A zoning in this case.

SUMMARY STAFF RECOMMENDATION:

The staff recommends SF-4A, Single Family Residence-Small Lot District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

10/07/14: Postponed to October 21, 2014 at the applicant's request (7-0); G. Rojas-1st, C. Banks-2nd.

10/21/14: Approved SF-4A zoning on consent (5-0, P. Seeger and R. McDaniel-absent); C. Banks-1st, B. Baker-2nd.

DEPARTMENT COMMENTS:

The property in question is an undeveloped parcel of land located near the southeast corner of Colton-Bluff Springs Road and McKinney Falls Parkway. The applicant is requesting SF-6, Townhouse & Condominium Residence District, zoning to develop the property with approximately 23 single family residential units (Please see Applicant's Request Letter-Attachment A).

The staff is recommending rezoning this property from RR, Rural Residence District, zoning to SF-4A, Single Family-Small Lot Residential District, zoning as the property is located between two tracts of SF-4A-CO zoning to the north and south. The property in question was previously zoned to the RR district through zoning case C14-02-0063.SH as the staff believed that there was floodplain on the property as indicated by the creek centerline designation on the GIS mapping system. However, the Watershed Protection Department has reviewed this information and determined that there is no floodplain running through this property. Therefore, the staff is recommending Single Family-Small Lot District zoning for this tract of land as the proposed zoning would be consistent with the residential zoning and future uses adjacent to the site under consideration. SF-4A zoning will permit the applicant to develop this property with residential uses that will provide for additional housing opportunities in this area of the City.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Undeveloped
<i>North</i>	MF-3-CO	Undeveloped
<i>South</i>	SF-4A-CO	Undeveloped
<i>East</i>	County	Undeveloped
<i>West</i>	SF-4A-CO	Undeveloped

AREA STUDY: N/A**TIA:** Not Required**WATERSHED:** Marble Creek
Cottonmouth Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation
Austin Neighborhoods Council
Bike Austin
Del Valle Community Coalition
Del Valle Independent School District
Dove Springs Neighborhood Association
Dove Springs Proud
Friends of the Emma Barrientos MACC
Go! Austin/Vamos! Austin - Dove Springs
Go! Austin/Vamos! Austin – Mendez Family Resource Center
Homeless Neighborhood Association
Onion Creek Homeowners Association
SELTEXAS
Sierra Club, Austin Regional Group
Southeast Corner Alliance of Neighborhoods (SCAN)
Springfield Meadows Neighborhood Association
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin, Inc.

SCHOOLS: Austin I.S.D.

Palm Elementary School
Paredes Middle School
Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0063.SH (Colton Bluff: Colton Bluff Springs Road at Alum Rock Drive)	I-RR to SF-4A	4/15/03: Approved SF-4A, MF-3-CO, GR-CO, LR-CO, RR-CO and P-CO for Tracts 1-6, subject to TIA conditions (9-0)	5/08/03: Approved SF-4A-CO (TR1), MF-3-CO (TR2), GR-CO (TR3), LR-CO (TR4), RR-CO (TR5 &6) on 1 st reading (7-0) 10/02/03: Approved SF-4A-CO, MF-3-CO, LR and RR (5-0); 2 nd /3 rd readings

RELATED CASES: C14-02-0063.SH (Previous Zoning Case)
C7A-02-009 (Annexation Case)

ABUTTING STREETS: N/A

CITY COUNCIL DATE: November 6, 2014

ACTION:

ORDINANCE READINGS: 1st

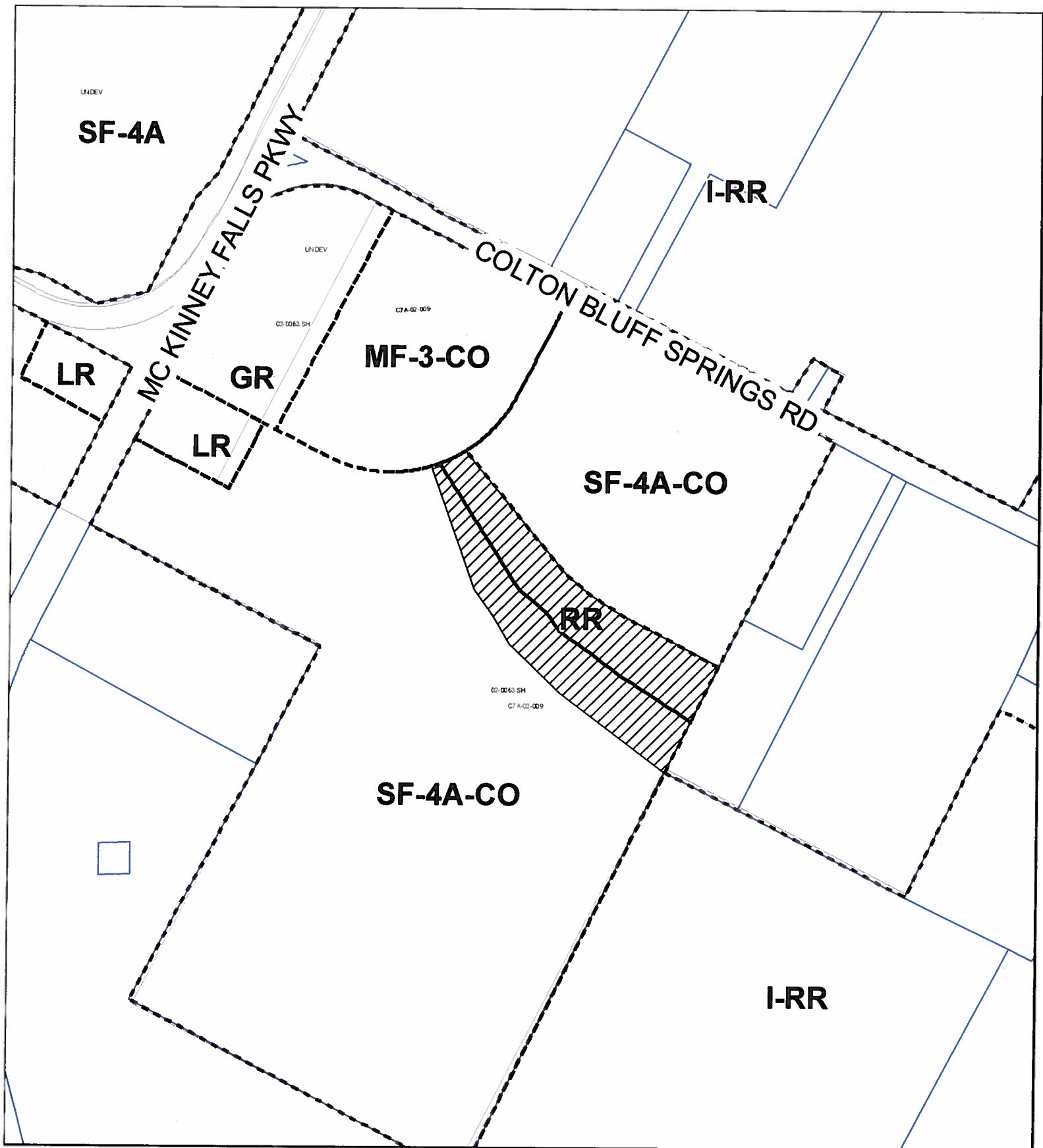
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057
sherri.sirwaitis@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

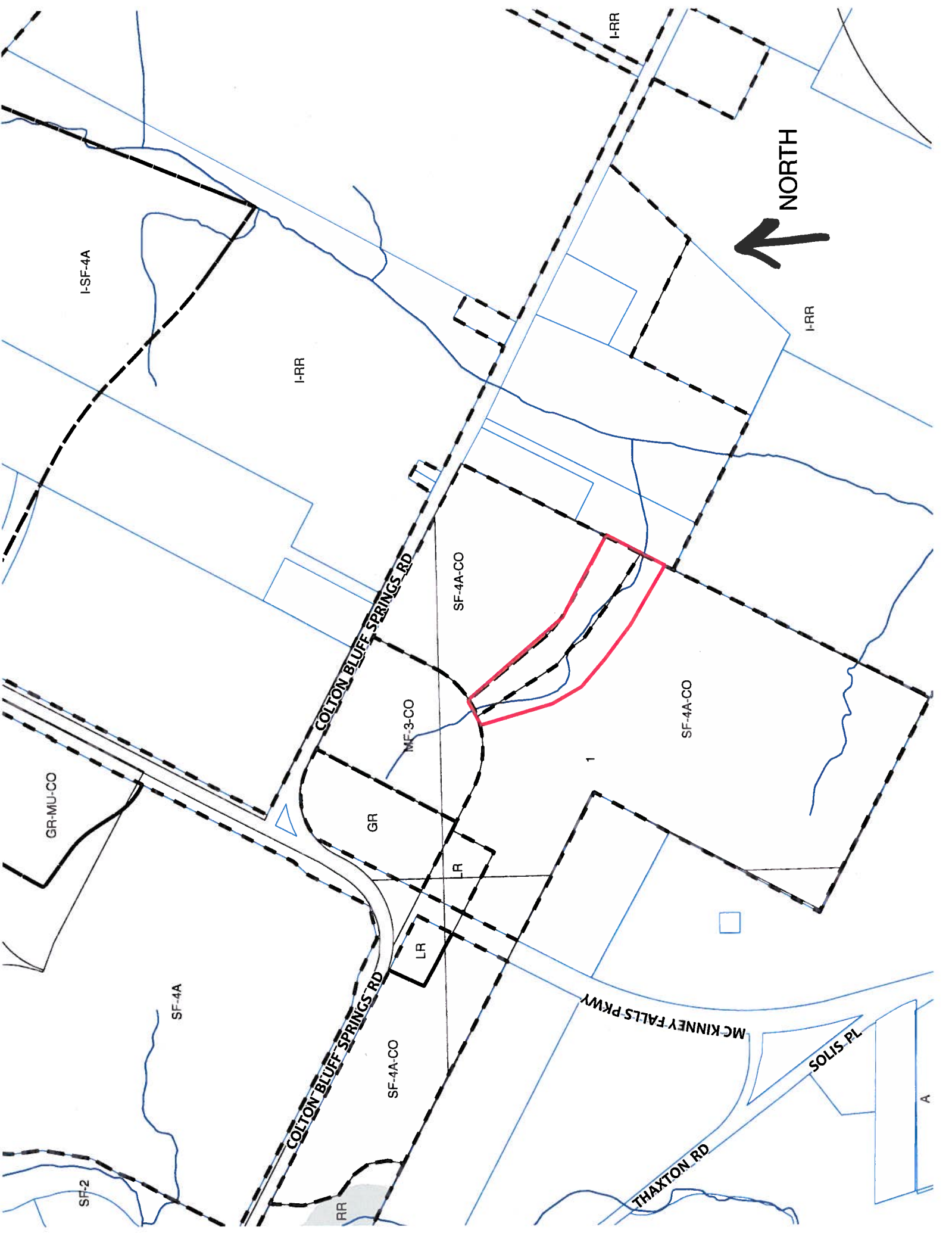
Zoning

CASE#: C14-2014-0145

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.







STAFF RECOMMENDATION

The staff recommends SF-4A, Single Family Residence-Small Lot District, zoning.

BASIS FOR RECOMMENDATION

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

Single-family residence small lot (SF-4A) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 3,600 square feet. An SF-4A district use is subject to development standards that maintain single family neighborhood characteristics.

2. *The proposed zoning should promote consistency and orderly planning. Granting of the request should result in an equal treatment of similarly situated properties.*

The proposed SF-4A zoning is consistent with the current SF-4A-CO zoning to the north and south of the site under consideration.

3. *Zoning should allow for reasonable use of the property.*

SF-4A zoning will permit the applicant to develop this property with residential uses that will provide for additional housing opportunities in this area of the City.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is undeveloped and moderately vegetated. The surrounding land to the north, south, east and west is also undeveloped.

Comprehensive Planning

RR to SF-6

This zoning case is located on the southeast corner of Colton-Bluff Springs Road and McKinney Falls Parkway on an undeveloped property that is approximately 4.12 acres in size. The property is not located in an area with an adopted neighborhood plan. Surrounding land uses includes vacant land to the north, south and west, and a property that contains a large metal outbuilding and numerous cars to the east. The proposed use is townhouse/condominiums.

Imagine Austin

The comparative scale of this site relative to other residential uses in the vicinity, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Cottonmouth Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development 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.

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 requested SF-6 zoning district would be 55% or by the staff's recommendation of SF-4A zoning would be 5565% . 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 current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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

There is no ROW present. Transportation has no comments at this time.

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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. There are currently no water or wastewater service mains to the property, as such water and or wastewater service extension requests would be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

ALICE GLASCO CONSULTING

August 13, 2014

Greg Guernsey, Director
Planning and Development Review Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: Rezoning of Loma Verde – 6917 and 7231 Colton Bluff Spring Road

Dear Greg:

I represent Continental Homes of Texas, LP (D.R.Horton), the potential buyer of the subject property. The areas to be rezoned were part of a 2002 zoning case - C14-02-0063 SH. The requested rezoning involves five tracts as described below:

East of Colton Bluff Sprigs Road & McKinney Falls Parkway:

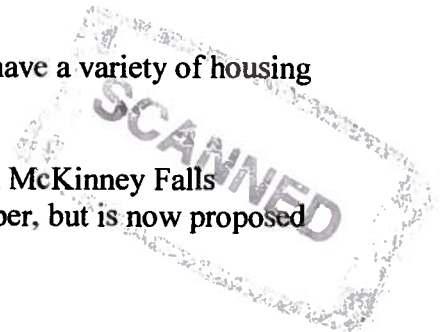
1. Rezone from GR to SF-6
2. Rezone from LR to SF-4A
3. Rezone from RR to SF-4A

West of Colton Bluff Sprigs Road & McKinney Falls Parkway::

1. Rezone from LR to SF-4A
2. Rezone from RR to SF-4A

Justification for Rezoning

- Three of the five tracts are being downzoned, in order to have a variety of housing types.
- The RR tract to the east of Colton Bluff Springs Road and McKinney Falls Parkway was designated as a park by the previous developer, but is now proposed to be part of the SF-4A development.



Greg Guernsey
Plan Amendment and Rezoning of 508 East Oltorf Street
Page 2 of 2

- The RR tract to the West of Colton Bluff Springs Road and McKinney Falls is land that is not in the floodplain, but was included, by the previous developer, with land that is in the floodplain and was intended to be used as a park.
- The proposed development will comply with the parkland ordinance at the time of subdivision.

Please let me know if you have any questions or need additional information.

Sincerely,



Alice Glasco, President
AG Consulting

Cc: Richard N. Maier, D.R. Horton
Tom Anker, D.R. Horton
Bill Barton, D.R. Horton
Wendy Rhoades, Zoning Planner
Jerry Rusthoven, Zoning Manager

Attachments



	40' x 110' SINGLE FAMILY	106 LOTS
	45' x 110' SINGLE FAMILY	246 LOTS
	60' x 120' DUPLEX (FRONT LOAD)	47 LOTS (94 BUILDING UNITS)
	60' x 120' DUPLEX (REAR LOAD)	15 LOTS (30 BUILDING UNITS)
		504 LOTS (566 UNITS)



SCANNED

LOMA VERDE EAST ZONING EXHIBIT



PAPE-DAWSON
ENGINEERS

