

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0147 (Loma Verde Residential)

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

ADDRESS: 6917 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-4A

AREA: 1.77 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is grant SF-4A, Single Family-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 consists an undeveloped portion of land that fronts onto Colton Bluff Springs Road. The applicant is requesting to rezone this land to SF-4A, Single Family Residence-Small Lot District, zoning to develop approximately 3 residential units at this location.

The staff recommends the applicant's request for SF-4A zoning as it has been determined by the Watershed Protection and Development Review Department that this property is not located within a floodplain area. The property is approximately 200 feet away from the 100 year floodplain. The applicant's request for SF-4A zoning is consistent with the current SF-4A zoning to the north and SF-4A-CO zoning to the east of the site under consideration. The proposed single family residential categories will permit the applicant to construct additional housing developments 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>	SF-4A	Undeveloped
<i>South</i>	County	Undeveloped
<i>East</i>	SF-4A-CO	Undeveloped
<i>West</i>	RR	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
Akens 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:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Colton Bluff Springs Road	80'	23'	Local	NO	No	No

CITY COUNCIL DATE: November 6, 2014

ACTION:

ORDINANCE READINGS: 1st

2nd

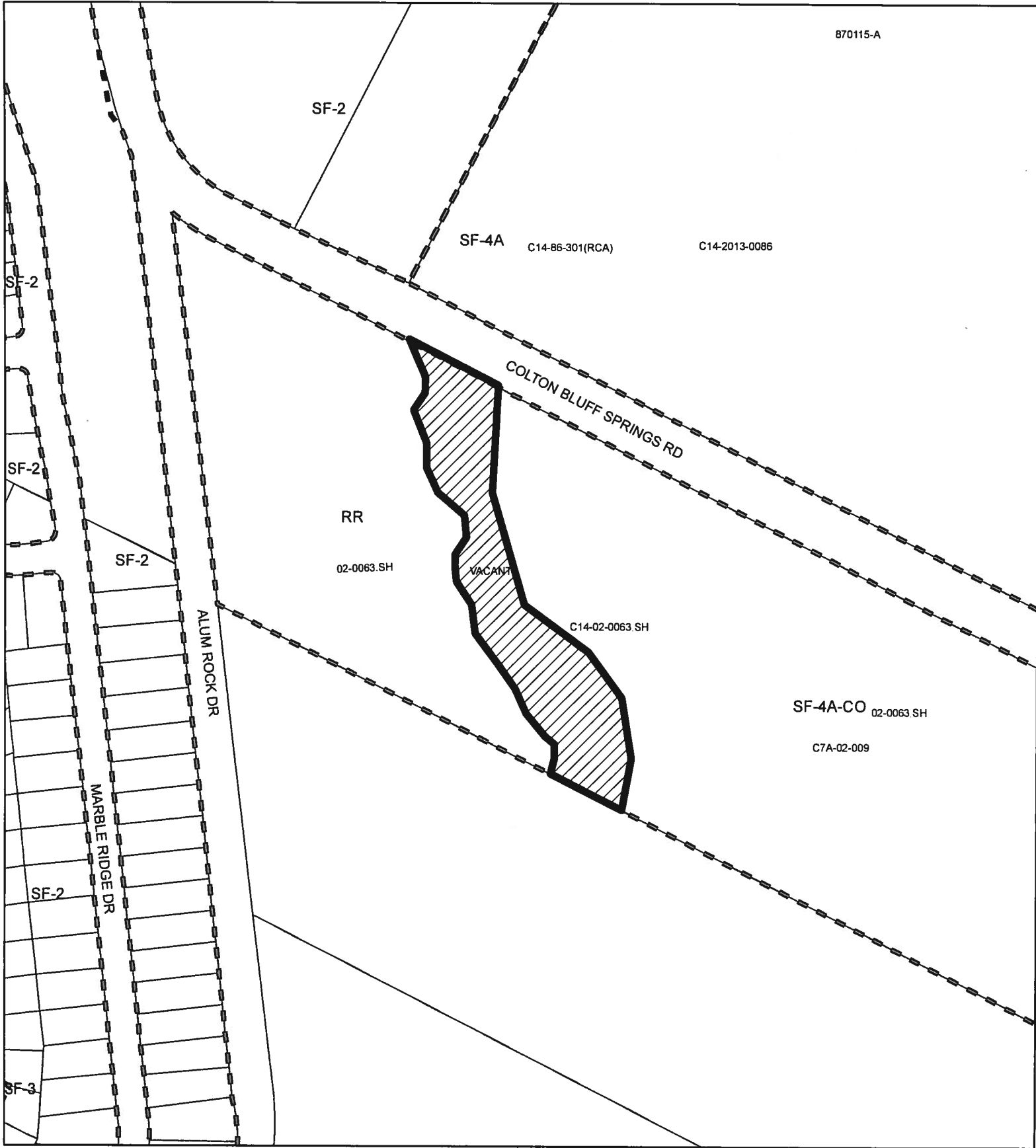
3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057

sherri.sirwaitis@austintexas.gov



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

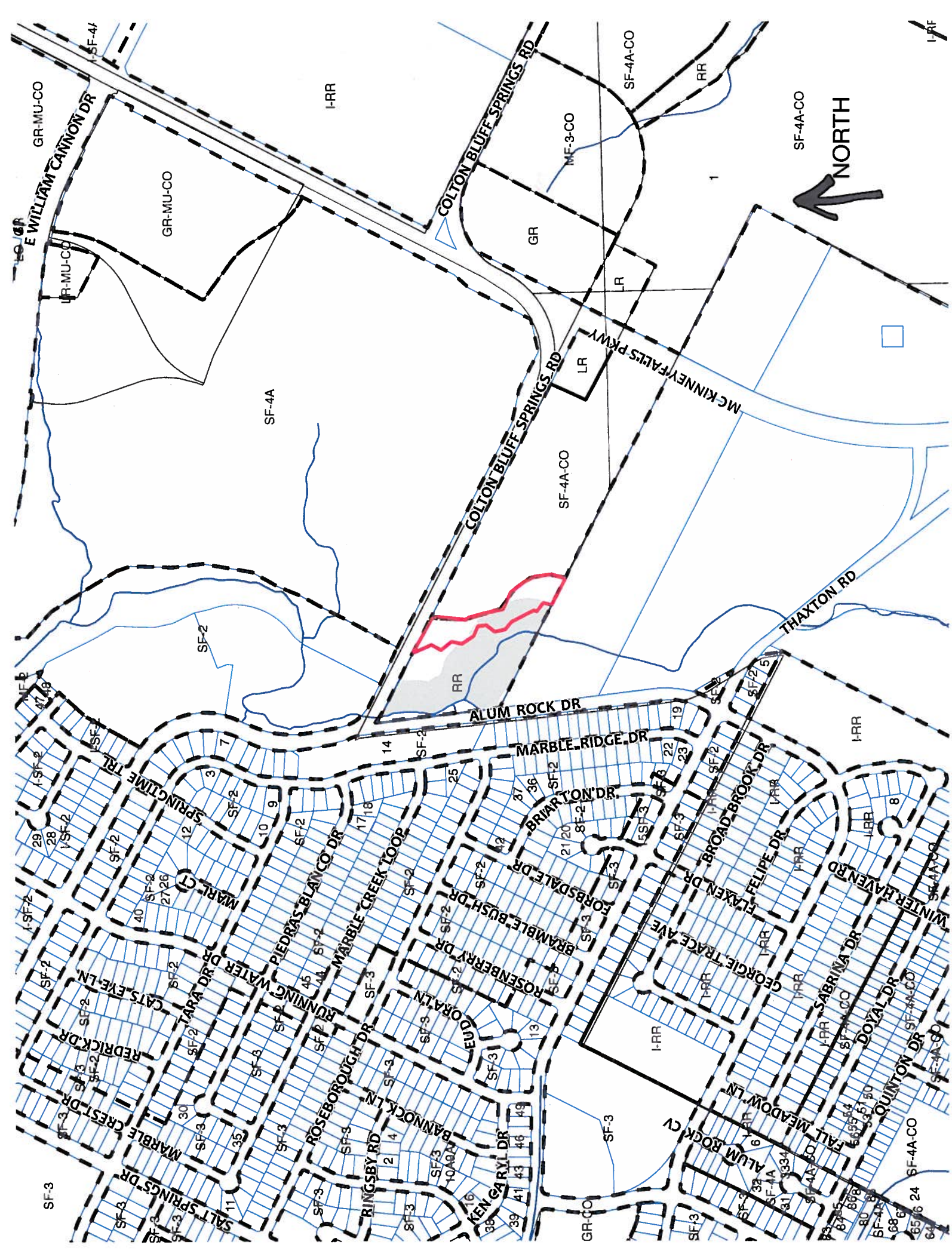
ZONING CASE#: C14-2014-0147

1" = 200'

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's recommendation is grant SF-4A, Single Family-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 zoning to the north and the SF-4A-CO zoning to the east 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 more 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-4A

This zoning case is located on the south side of Colton-Bluff Springs Road and is bracketed by McKinney Falls Parkways to the east and Alum Rock Road to the east. This vacant property is approximately 1.77 acres in size and is not located in an area with an adopted neighborhood plan. Surrounding land uses includes vacant land to the north, south and east, and a single family subdivision to the west. The proposed use is single family.

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 Marble 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 a floodplain adjacent to the project location and a Critical Water Quality Zone within the project location. The property is located approximately 200 feet away from the 100 year floodplain. Construction within the Critical Water Quality Zone is limited per LDC 25-8-261 and 262.

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 SF-4A zoning district would be 65%. 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

No site plan comments at this time. Comments will be provided upon submittal of an application for site development permit.

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 may be required at the time of subdivision and/or site plan.

The traffic impact analysis for this site is not required because TIA conducted with zoning case C14-02-0063.SH will be enforced at time of site plan/ subdivision.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Colton Bluff Springs Rd.	80'	23'	Local	NO	No	No

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.

SCANNED

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,

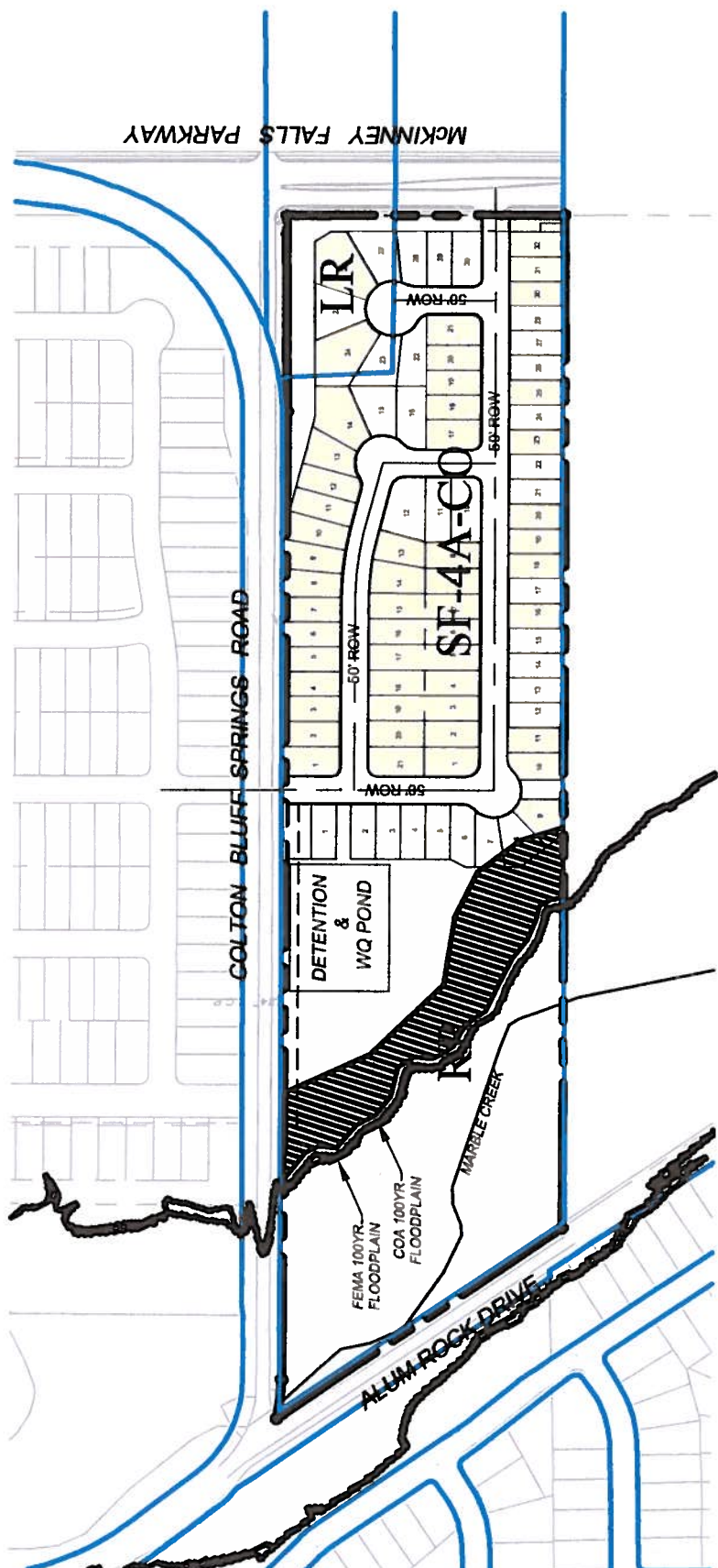


Alice Glasco, President
AG Consulting

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

SCANNED



45' x 100' SINGLE FAMILY 82 LOTS

1.77AC RR ZONED AREA TO BE
REZONED AS SF-4A

**PAPE-DAWSON
ENGINEERS**

PROFESSIONAL ENGINEER
AUSTIN, TEXAS
STATE BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 419

LOMA VERDE WEST ZONING EXHIBIT

