

ZONING CHANGE REVIEW SHEET

C2
/

CASE: C14-2015-0016 – Thaxton Road

Z.A.P. DATE: April 7, 2015

ADDRESS: 7864 Thaxton Road; 6218 Bumpstead Drive

DISTRICT AREA: 2

OWNER: Laurie Crisp

AGENT: Eric Crisp

ZONING FROM: I-RR

TO: SF-3

AREA: 1.016 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

April 7, 2015:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject zoning area is unplatted and undeveloped, and has frontage on Bumpstead Drive. The property previously contained a single family residence and accessed Thaxton Road to the north via an access easement. The property is surrounded by KB Sheldon 230 subdivision to the east, south and north, and detention/water quality ponds serving this subdivision are located to the north (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested family residence (SF-3) district zoning in order to enable the property to be built with residential uses. The SF-3 district allows for single family residences in addition to two-family use (defined as one single family residence, plus a second detached unit not to exceed 850 square feet) and duplex use. Staff believes duplexes and two family residences are not incompatible with detached single family residences, and notes the surrounding subdivisions include SF-2, SF-3 and SF-4A zoned land and lots, including the presence of SF-3 zoned lots north on Panadero Drive, Panadero Cove and Alum Rock Drive. As information, the maximum allowed density of duplex development is 6.2 lots per acre and is not dissimilar to that of SF-2 development (7 lots per acre).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	SF-2	Undeveloped; Detention/water quality ponds
<i>South</i>	SF-2	Single family residences within the Sheldon 230 subdivision
<i>East</i>	SF-2	Wastewater easement; Single family residences within the Sheldon 230 subdivision
<i>West</i>	SF-2; RR: PUD	Single family residences within the Sheldon 230 subdivision; Pond; Goodnight Ranch PUD

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Blazier Elementary School

Paredes Middle School

Akins High School

NEIGHBORHOOD ORGANIZATIONS:

- 511 – Austin Neighborhoods Council
- 627 – Onion Creek Homeowners Association
- 742 – Austin Independent School District
- 1228 – Sierra Club, Austin Regional Group
- 1233 – McKinney Park East Homeowners Association
- 1236 – The Real Estate Council of Austin, Inc.
- 1340 – Austin Heritage Tree Foundation
- 1363 – SEL Texas
- 1408 – Go! Austin/Vamos! Austin – Dove Springs
- 1447 – Friends of the Emma Barrientos MACC
- 1495 – Thaxton Place Owners’ Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-04-0187.SH – Goodnight Ranch PUD - Old Lockhart Hwy between Nuckols Crossing Rd and Capitol View Dr	I-RR to PUD	To Grant PUD w/ a Restrictive Covenant for the Traffic Impact Analysis, Integrated Pest Management Plan, a statement of a Public-Private Partnership between the Developer and Travis County for the construction of Slaughter Ln thru the	Apvd PUD w/a Restrictive Covenant as recommended by ZAP, with additional conds (11-16-2006).

		property	
C14-03-0090.SH – KB Sheldon 230 – Thaxton Rd at Salt Springs Dr	I-SF-2; SF-3; I- SF-4A to SF-2 – Tracts 1 & 7; RR – Tracts 2 & 3; SF-4A – Tracts 4, 5 & 6	To Grant RR; SF-2; SF-4A w/conditions of the Traffic Impact Analysis	Approved ZAP recommendation, including a Restrictive Covenant for the Traffic Impact Analysis (01-08-2004).

RELATED CASES:

The property was annexed into the City's full-purpose jurisdiction in 2003 (C7a-03-003; C7a-03-004).

There are no related subdivision or site plan applications on the subject property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	ADT
Bumpstead Drive	50 feet	30 feet	Local	N/A

- Bumpstead Drive is not classified in the Bicycle Plan.
- Capital Metro bus service is not available along Bumpstead Drive.
- There are existing sidewalks along Bumpstead Drive.

CITY COUNCIL DATE: May 14, 2015

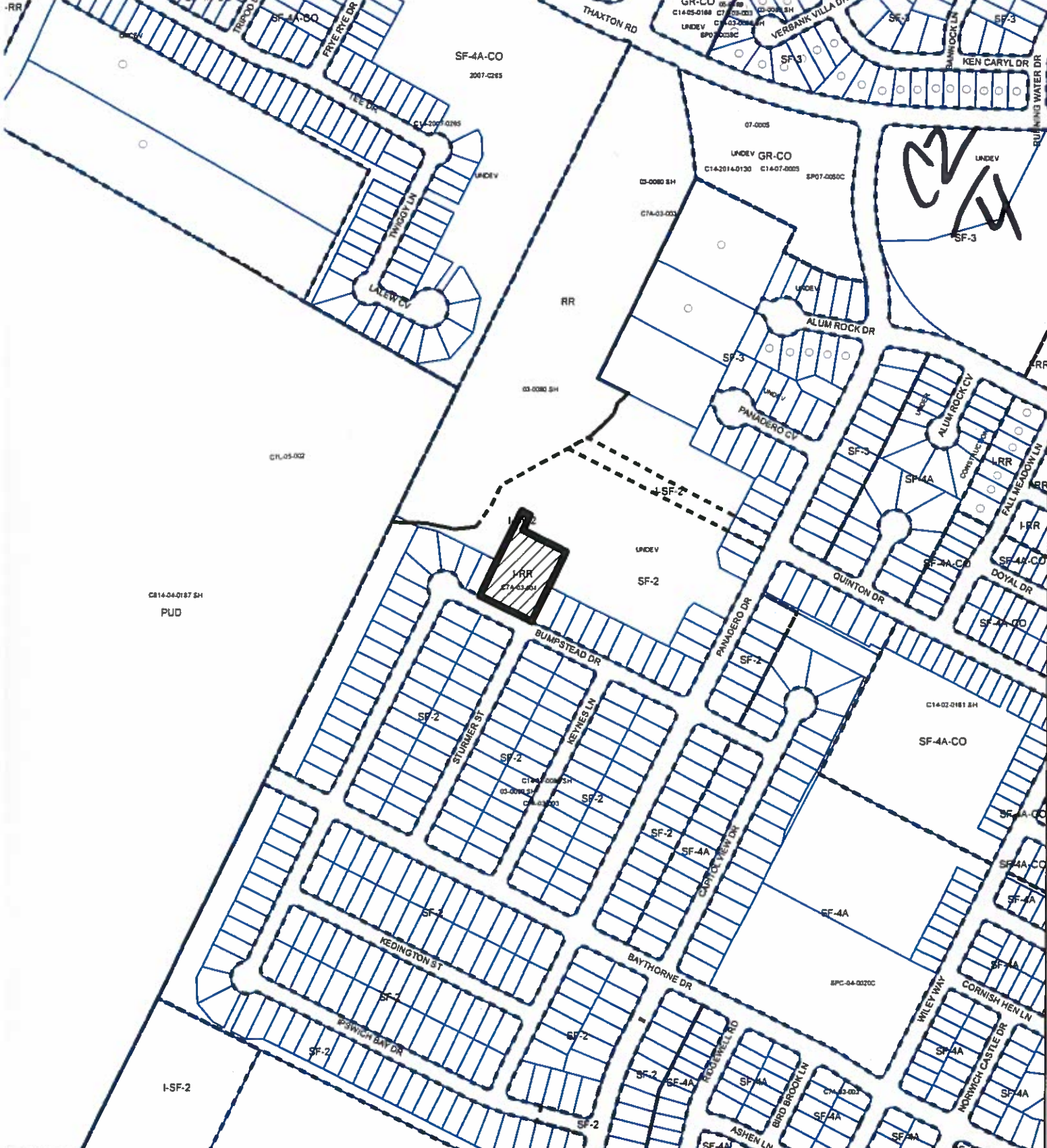
ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719






ZONING

EXHIBIT A

ZONING CASE#: C14-2015-0016



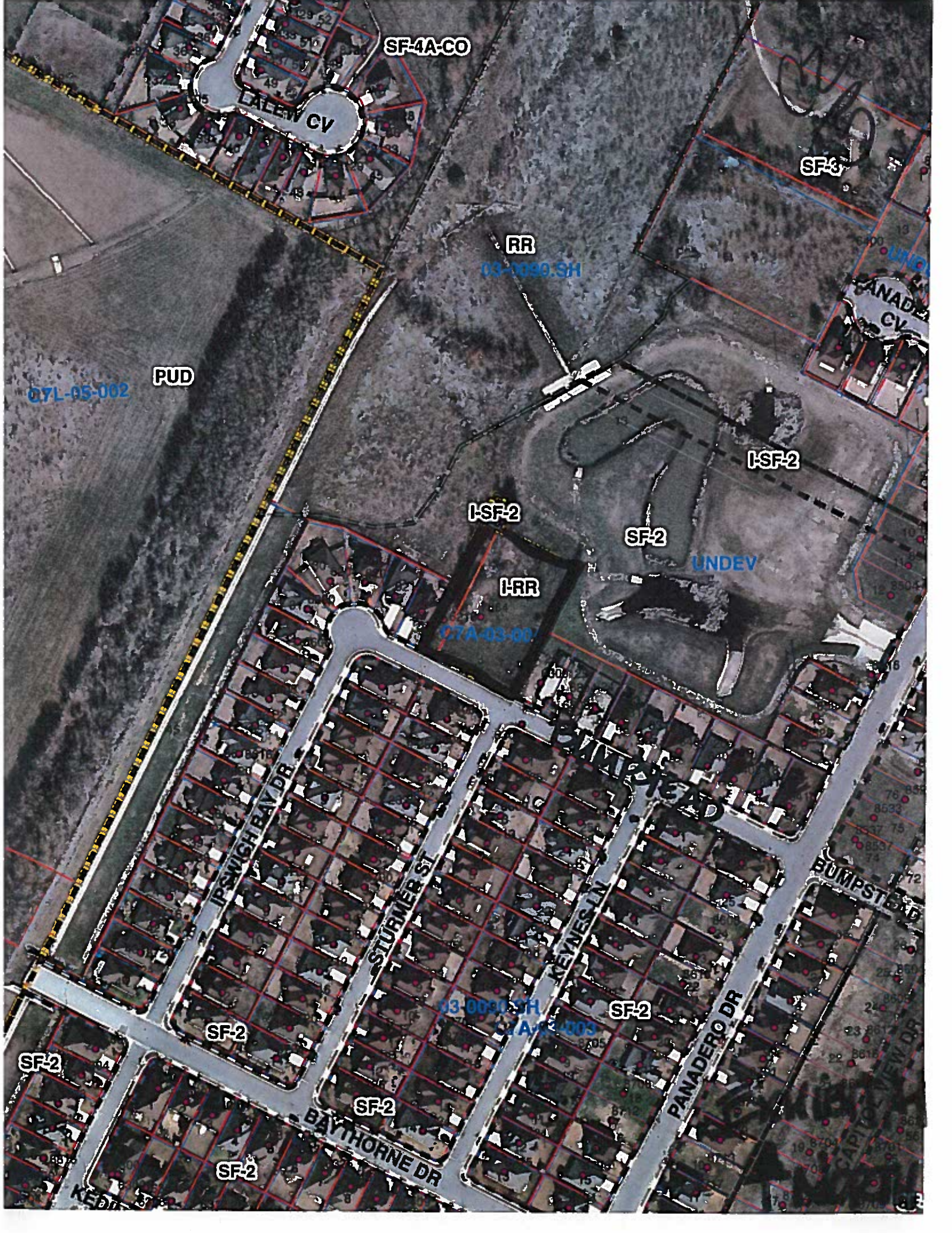
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.





SF-4A-CO

LAWREN CV

SF-2

RR

03-0090-SH

PUD

07L-05-002

PANADERO CV

I-SF-2

I-SF-2

SF-2

UNDEV

LRR

07A-03-00

IPSWICH BAY DR

STURMER ST

KEYNES LN

PANADERO DR

BUMPSTEAD DR

SF-2

03-0090-SH

SF-2

SF-2

SF-2

BAYTHORNE DR

SF-2

KEYNES LN

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) 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 family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

2. *The proposed zoning should allow for a reasonable use of the property.*

Staff believes duplexes and two family residences are not incompatible with detached single family residences, and notes the surrounding subdivisions include SF-2, SF-3 and SF-4A zoned land and lots, including the presence of SF-3 zoned lots north on Panadero Drive, Panadero Cove and Alum Rock Drive. As information, the maximum allowed density of duplex development is 6.2 lots per acre and is not dissimilar to that of SF-2 development (7 lots per acre).

EXISTING CONDITIONS**Site Characteristics**

The zoning area is undeveloped and has moderate vegetative cover. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *SF-3 zoning district* is 45%, which is based on the more restrictive *zoning* regulations.

Comprehensive Planning

The zoning case is located on the north side of Bumstead Drive on an undeveloped piece of land approximately 1.02 acres in size and is not located within the boundaries of an existing neighborhood planning area. Surrounding land uses includes single family housing to east, west and south, and undeveloped land to the north. The proposed use is a residential.



Imagine Austin

The comparative scale of this site relative to other residential subdivisions immediately adjacent to this property, 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 residential rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion 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.

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%

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.



Site Plan

If rezoned to the SF-3 district, the site shall be subject to the following BASE DISTRICT REQUIREMENTS:

- The building shall maintain a minimum 25 foot setback from the front (south property line).
- The interior side yards shall maintain minimum 5 foot setbacks from the east and west property lines.
- The rear yard setback shall maintain a minimum of 10 feet from the north.
- Maximum height is 35 feet.
- Maximum building coverage is 40% and maximum impervious cover is 45%.

Transportation

No additional right-of-way is needed at this time.

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 / 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. Depending on the development plans submitted, water and or wastewater service extension requests may 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.

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: <http://www.austintexas.gov/development>.

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: C14-2015-0016
 Contact: Wendy Rhoades, 512-974-7719
 Public Hearing: April 7, 2015, Zoning and Platting Commission
 May 14, 2015, City Council

Alfred Rangel
 Your Name (please print)

8604 KENNES LN.
 Your address(es) affected by this application

Alfred Rangel
 Signature

3-26-15
 Date

Daytime Telephone: 512-276-2676

Comments: I feel we home owners and Mt. Neches to send our agent. We already have a lot about to land owner. I oppose the rezoning.

I am in favor
 I object

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

City of Austin
 Planning & Development Review Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

WR
9/15

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Public Hearing: April 7, 2015, Zoning and Platting Commission
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Lella Haydaki

Your Name (please print)

8600 PANADERO DR. CORNER OF PARADERO/

Your address(es) affected by this application BUMP STEPS

Lella Haydaki

Signature

Daytime Telephone: (925) 818-4117

Date

3/26/15

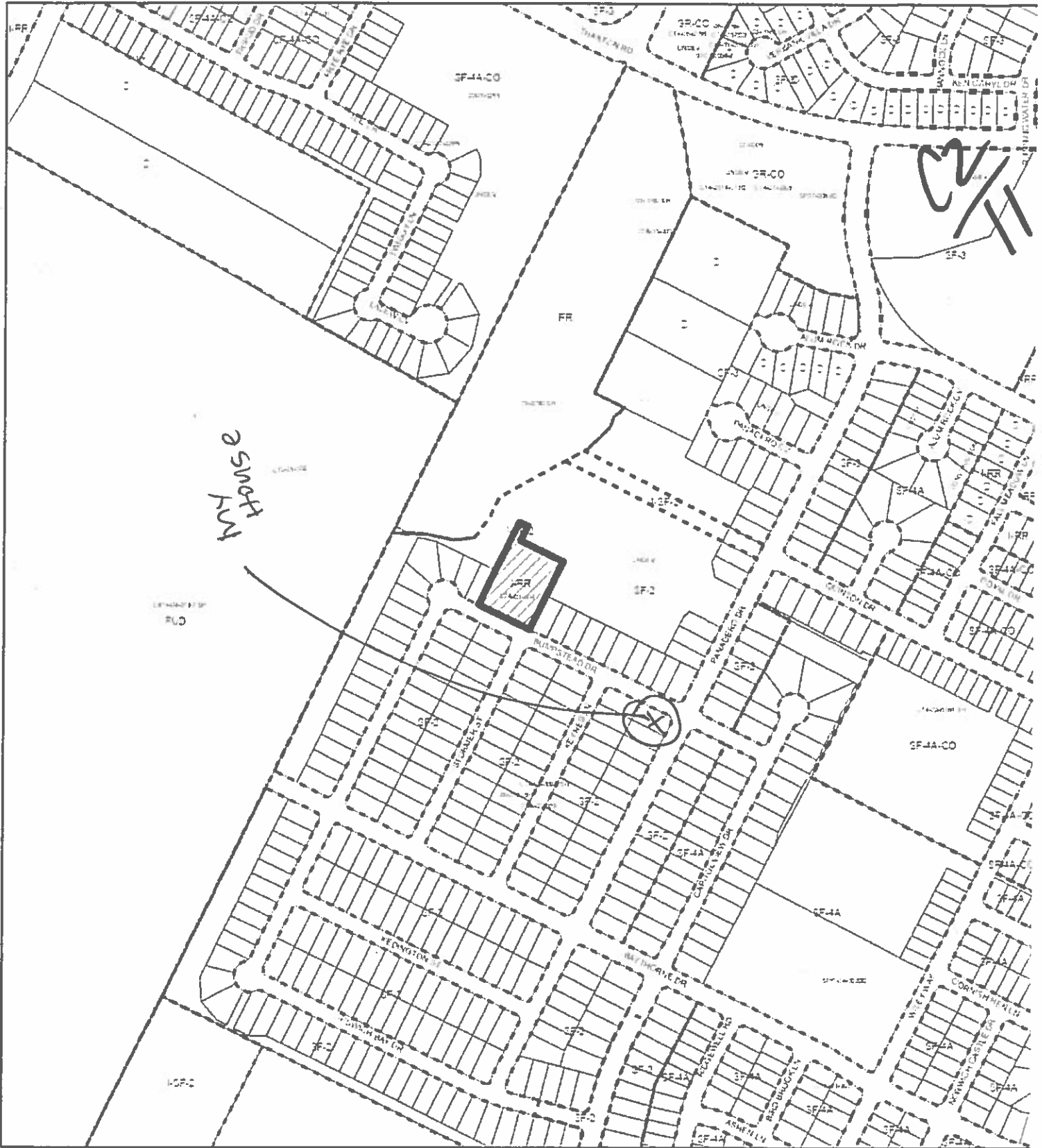
I am in favor
 I object




Comments: ACCORDING TO THE MAP OF THE PLAN DEVELOPMENT THIS WILL DIRECTLY AFFECT MY DAILY LIFE BY INCREASING TRAFFIC AND NOISE ASSOCIATED WITH MANY VEHICLES ENTERING & EXITING THE AREA. I REALLY DON'T UNDERSTAND WHY A DUPLEX WOULD BE BUILT IN BETWEEN SINGLE FAMILY HOMES. PERSONALLY I THINK IT LOOKS TACKY AND COULD POSSIBLY BRING DOWN PROPERTY VALUE.

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