

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0035
(10810 Spicewood Parkway Rezoning Request)

Z.A.P. DATE: April 21, 2015

C3
/1

ADDRESS: 10810 Spicewood Parkway

DISTRICT AREA: 6

OWNER/APPLICANT: Michael W. Wilson

ZONING FROM: SF-1

TO: SF-2

AREA: 0.327 acres (14,244 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION RECOMMENDATION:

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 for additional impervious cover to construct swimming pool and patio area in their backyard.

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, and east of this site. There is precedence for SF-2 zoning in this area as there is SF-2 zoning to the east on Chateau Hill, Keystone Bend and Wintergreen Hill.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-1	Single-Family Residence
North	SF-1	Single-Family Residence
South	SF-1	Single-Family Residences
East	SF-1	Single-Family Residence
West	RR	Golf Course

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

C3/N

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Balcones Village Spicewood HOA
 Bull Creek Foundation
 Long Canyon Homeowners Association
 Long Canyon Phase II & III Homeowner Association Inc.
 River Place HOA
 Sierra Club, Austin Regional Group
 Spicewood Estates Homeowners Association
 Spicewood Springs Road Tunnel Coalition
 SELTEXAS
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0094 (11205 Limoncillo Ct.)	SF-1 to SF-2	7/15/14: Approved staff's recommendation of SF-2 zoning on consent (5-0, C. Banks & S. Compton-absent); P. Seeger-1 st , R. McDaniel-2 nd .	8/07/14: Approved SF-2 zoning by consent on all 3 readings (7-0); B. Spelman-1 st , M. Martinez-2 nd .
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 st , R. McDaniel-2 nd .	1/23/14: Postponed indefinitely at applicant's request (6-0, L. Leffingwell-absent); B. Spelman-1 st , L. Morrison-2 nd .
C14-2013-0097 (11300 Spicewood Parkway)	RR to SF-1	10/01/13: Denied the rezoning request (7-0); G. Rojas-1 st , R. McDaniel-2 nd .	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 st , R. McDaniel-2 nd .	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 st , T. Rabago-2 nd .	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

3/13

			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 nd /3 rd 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 (within ¼ mile)
Spicewood Parkway	65'	45'	Neighborhood Collector	Yes	No	No

CITY COUNCIL DATE: May 14, 2015

ACTION:

ORDINANCE READINGS: 1st

2nd


3rd

ORDINANCE NUMBER:


CASE MANAGER: Sherri Sirwaitis

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







N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

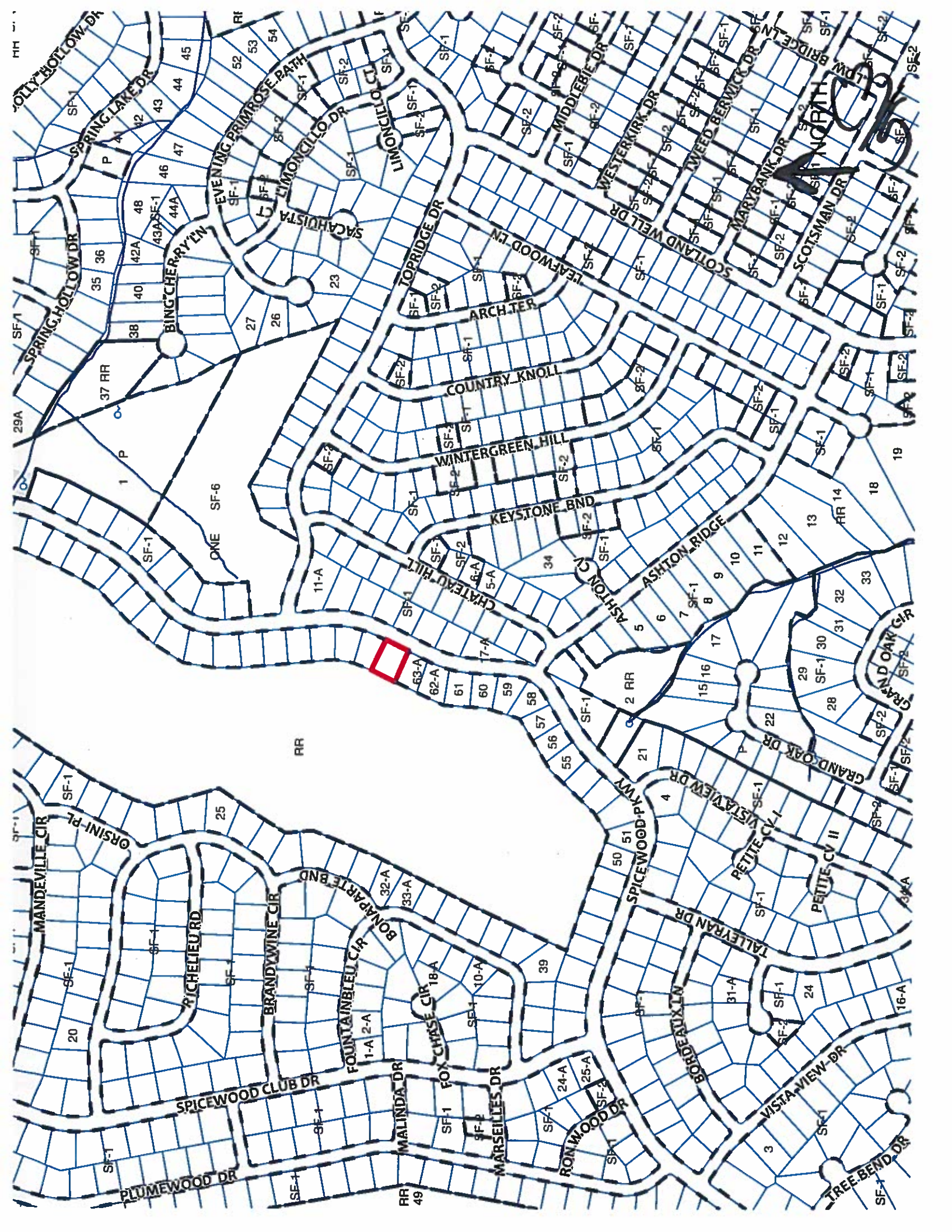
ZONING
CASE#: C14-2015-0035



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.

1" = 200'





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STAFF RECOMMENDATION

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

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, and east of this site. There is precedence for SF-2 zoning in this area as there is SF-2 zoning to the east on Chateau Hill, Keystone Bend and Wintergreen Hill.

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 and east. The property to the west is part of the golf course for Balcones Country Club.

Comprehensive Planning

SF-1 to SF-2

This zoning case is situated on a .32 acre parcel, which contains a house within a single family subdivision. This property is not located within the boundaries of neighborhood planning area and is surrounded to the north, south, and east by other single family houses and to the west by a vacant tract with a walking trail. 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 uses in the area, and 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.

C3/4

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 SF-2 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.

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Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

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

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Spicewood Parkway.

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Spicewood Parkway	65'	45'	Neighborhood Collector	Yes	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.

March 13, 2015

C3/10

Mr. Greg Guernsey, Director
City of Austin Planning and Development Review Department
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Re: Rezoning Request Letter
10810 Spicewood Parkway Rezoning Request (the "Application")
Austin, Travis County, Texas

Dear Mr. Guernsey,

Please accept this summary letter and accompanying material as an introduction of our formal request for a rezoning of the above referenced address. The property, which has been our single-family residence since April 30, 1997, is designated Single Family Residence Large Lot (SF-1) District Designation. We are proposing a rezoning request to Single-Family Residence Standard Lot (SF-2) District Designation. This rezoning request application is being filed in connection with an envisioned remodel of our current residence.

On December 4, 1997, the City of Austin annexed our area and zoned our property as Single Family Residence Large Lot (SF-1) District Designation. This zoning designation limits impervious cover to 40% of the total lot area. When we purchased our house in 1997, we were in the County and not subject to City of Austin regulations. At the time of our purchase, and prior to City of Austin oversight, the improvements on the property totaled 43% impervious cover. Impervious cover in the City of Austin is defined as "the total horizontal area of covered spaces, paved areas, walkways, and driveways. The calculation of impervious cover excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians." The Single-Family Residence Standard Lot (SF-2) District Designation being sought would increase our allowable impervious cover to 45% of the total lot area. This equates to an additional 260 square feet of allowable impervious cover. This would be an area roughly 16 feet by 16 feet.

Our parcel seeking rezoning is highlighted in yellow on the attached figure. We trust that you will find the rezoning request satisfactory for the intended use. Should you have any questions or require additional information, please don't hesitate to contact us at (512) 992-0095.

Sincerely,



Michael W. Wilson



Elizabeth S. Wilson

02/11

SPICEWOOD DEV. CORP
VOL. 4888, PG. 1944

JAMES E. O'NEAL
ASSOCIATES

SPRINGWOOD AT BALCONES VILLAGE
BK. 6, PG. 77
-01 42

1	1/2" round PAPER
2	1/2" square PAPER
3	1/2" PINK 127 SQUARE CARDS
4	1/2" PINK PAPER BATHING CARDS
5	100% COTTON PAPER
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OF THE
 FEDERAL BUREAU OF INVESTIGATION

JAMES F. GIBSON & ASSOC.

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C3/12

Letters of Support
From Neighbors of
10810 Spicewood Parkway

C3/13

[Print](#) | [Close Window](#)

Subject: Re: Rezoning request for 10810 Spicewood Parkway
From: Dave Roon <droon@austin.rr.com>
Date: Mon, Jan 06, 2014 7:11 pm
To: "<mwilson@centexdevassess.com>" <mwilson@centexdevassess.com>
Cc: JJ Jennings <jjennings@centurygolf.com>, Libby Wilson <libbyw@smithpump.com>

Mike, thanks for reaching out to me. I have spoken to the board members last week concerning our response.

What we are comfortable with is taking no stance regarding any petition either for or against the zoning changes you are planning to request.

While we won't sign the petition "for" the changes, we also see no reason to oppose your planning. As long as you go through the City of Austin processes, we expect to see your changes approved.

I hope this stance from the club is understood as our neutral neighbor thinking.

Best regards,

Dave Roon
President BCCMA Board

On Jan 6, 2014, at 4:00 PM, <mwilson@centexdevassess.com> wrote:

Dave,

Just touching base with you to determine what action the Board took regarding our discussions on Wednesday, December 11th. We have obtained signatures of approval from all of our neighbors surrounding our property and being that the club owns the golf course for which we abut, we are seeking the approval of the board to sign our petition of signatures in support of our application. Please let me know if you have any questions or need any additional information.

Thanks,
Mike Wilson

----- Original Message -----

Subject: Re: Rezoning request for 10810 Spicewood Parkway
From: "Dave Roon" <droon@austin.rr.com>
Date: Mon, December 02, 2013 6:10 pm
To: <mwilson@centexdevassess.com>
Cc: "JJ Jennings" <jjennings@centurygolf.com>, "Libby Wilson" <libbyw@smithpump.com>

Mike,
Let's shoot for Wednesday December 11th...sorry I didn't get back with you sooner. The holiday got in my way.

6:30 pm at BCC? I think we will have at least a handful of board members.

Dave

----- Original Message -----

From: mwilson@centexdevassess.com
To: [Dave Roon](#)

C3/14

Cc: Libby Wilson ; JJ Jennings

Sent: Tuesday, November 26, 2013 11:29 AM

Subject: RE: Rezoning request for 10810 Spicewood Parkway

Dave,

We have Wednesday, December 4th, Wednesday, December 11th, and Thursday, December 12th available for early evening meetings.

Thanks,
Mike Wilson

----- Original Message -----

Subject: Re: Rezoning request for 10810 Spicewood Parkway

From: "Dave Roon" <droon@austin.rr.com>

Date: Mon, November 25, 2013 2:37 pm

To: <mwilson@centexdevassess.com>

Cc: "Libby Wilson" <libbyw@smithpump.com>, "JJ Jennings" <jjennings@centurygolf.com>

Not exactly, but let me offer this...we could get probably half of more of the board to attend a meeting with you to discuss the matter. Will that work? I think if you could provide 3 dates for early evening meetings, we could accommodate. I probably should have just offered this to begin with.

Let us know.

Thanks,

Dave

----- Original Message -----

From: mwilson@centexdevassess.com

To: Dave Roon

Cc: Libby Wilson ; JJ Jennings

Sent: Monday, November 25, 2013 2:20 PM

Subject: RE: Rezoning request for 10810 Spicewood Parkway

Dave,

Have you figured out a date for your next board meeting in December?

Thanks,
Mike Wilson

----- Original Message -----

Subject: Re: Rezoning request for 10810 Spicewood Parkway

From: "Dave Roon" <droon@austin.rr.com>

Date: Wed, October 30, 2013 3:09 pm

To: <mwilson@centexdevassess.com>

C3/16

Cc: "Libby Wilson" <libbyw@smithpump.com>, "JJ Jennings" <jjennings@centurygolf.com>

Mike and Libby,
Our next meeting is in December. I will figure out the date and let you know.

----- Original Message -----

From: mwilson@centexdevassess.com
To: droon@austin.rr.com
Cc: Libby Wilson ; JJ Jennings
Sent: Wednesday, October 30, 2013 10:09 AM
Subject: RE: Rezoning request for 10810 Spicewood Parkway

Dear Mr. Roon,

My wife and I would like to request that we be included on the next available Board meeting agenda regarding a rezoning application my wife and I are about to file for our residence located at 10810 Spicewood Parkway. We are seeking a rezoning request from the City of Austin so that we may rezone our property from SF-1 to SF-2. We are doing this for impervious cover purposes in that our existing impervious cover exceeded the SF-1 allowable when we were annexed into the City of Austin (after purchase of our property). Furthermore, we have plans for adding a swimming pool and patios in our backyard and need the additional impervious cover to achieve this. We have obtained signatures of approval from our neighbors surrounding our property and being that the club owns the golf course for which we abut, we will be seeking the approval of the board to sign our petition of signatures in support of our application.

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

Thanks,
Mike Wilson

----- Original Message -----

Subject: RE: Rezoning request for 10810 Spicewood Parkway
From: "Jennings, JJ" <jjennings@centurygolf.com>
Date: Wed, October 30, 2013 5:09 am
To: "mwilson@centexdevassess.com" <mwilson@centexdevassess.com>
Cc: Libby Wilson <libbyw@smithpump.com>,

C3/16

Dave Roon <droon@austin.rr.com>

I have copied him on this email. Look forward to meeting you soon.

J.J. Jennings

GM -Balcones C.C.

3600 Balcones Club Drive

Austin,Tx.78750

Office 512.258.1621 Ext.222

<image001.jpg> <image002.jpg><image004.gif>

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From: mwilson@centexdevassess.com

[<mailto:mwilson@centexdevassess.com>]

Sent: Wednesday, October 30, 2013 4:38 AM

To: Jennings, JJ

Cc: Libby Wilson

Subject: RE: Rezoning request for 10810 Spicewood Parkway

Mr. Jennings,

I have not heard from Mr. Roon. Can you give me his e-mail address or telephone number so that I can touch base with him?

Thanks,

Mike Wilson

+----- Original Message -----

Subject: RE: Rezoning request for 10810 Spicewood Parkway

From: "Jennings, JJ"

<jjennings@centurygolf.com>

Date: Fri, October 25, 2013 4:25 pm

To: "mwilson@centexdevassess.com"

<mwilson@centexdevassess.com>

Mr. Wilson,

I have sent your request to the president of the Board of Directors. Dave Roon will contact you soon and please keep me informed that he has responded to your request.

Have a great weekend,

J.J. Jennings

GM -Balcones C.C.

3600 Balcones Club Drive

Austin,Tx.78750

Office 512.258.1621 Ext.222

<image001.jpg>

<image002.jpg><image005.gif>

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C3
1/1

From: mwilson@centexdevassess.com
[mailto:mwilson@centexdevassess.com]
Sent: Friday, October 25, 2013 9:55 AM
To: Jennings, JJ
Cc: Dickens, Stacey; Libby Wilson
Subject: Rezoning request for 10810
Spicewood Parkway

Dear Mr. Jennings,

My wife and I would like to request that we be included on the next available Board meeting agenda regarding a rezoning application my wife and I are about to file for our residence located at 10810 Spicewood Parkway. We are seeking a rezoning request from the City of Austin so that we may rezone our property from SF-1 to SF-2. We are doing this for impervious cover purposes in that our existing impervious cover exceeded the SF-1 allowable when we were annexed into the City of Austin (after purchase of our property). Furthermore, we have plans for adding a swimming pool and patios in our backyard and need the additional impervious cover to achieve this. We have obtained signatures of approval from our neighbors surrounding our property and being that the club owns the golf course for which we abut, we will be seeking the approval of the board to sign our petition of signatures in support of our application. Please let me know if you have any questions or need any additional information.

Thanks,
Mike Wilson

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10810 Spicewood Parkway Rezoning Request








The Single-Family Residence Standard Lot (SF-2) District Designation being sought would increase the allowable impervious cover to 45% of the total lot area. This equates to an additional 260 square feet of allowable impervious cover. This would be an area roughly 16 feet by 16 feet. We find the rezoning request satisfactory for the intended use.

Number	Street	Owner	Tax ID	Signature
10706	Spicewood Parkway	Prakash and Tracey Thanky	0166150304	<i>Tracey Thanky</i>
10800	Spicewood Parkway	Spencer Christian	0166150303	<i>Spencer Christian</i>
10802	Spicewood Parkway	James and Rosalind Baldauf	0166150302	<i>James and Rosalind Baldauf</i>
10804	Spicewood Parkway	Chris and Kristin Janik	0168150121	<i>Chris E. Janik</i>
10806	Spicewood Parkway	Jim and Judy Grube 512.258.8595	0168150120	<i>James R. Grube, Jr.</i>
10808	Spicewood Parkway	John and Traci Cotton	0168150119	<i>John Cotton - Traci Cotton</i>
10900	Spicewood Parkway	Aida Barrera	0168150117	<i>Aida Barrera</i>
10902	Spicewood Parkway	Ronald and Melissa Safarik	0168150116	<i>Ronald Safarik</i>

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10810 Spicewood Parkway Rezoning Request







The Single-Family Residence Standard Lot (SF-2) District Designation being sought would increase the allowable impervious cover to 45% of the total lot area. This equates to an additional 260 square feet of allowable impervious cover. This would be an area roughly 16 feet by 16 feet. We find the rezoning request satisfactory for the intended use

Number	Street	Owner	Tax ID	Signature
10904	Spicewood Parkway	Michael Kierdorf	0168150115	
11000	Spicewood Parkway	Jim and Jamie Cotton	0168150113	
11002	Spicewood Parkway	Marcus Lazo 52.249.5708	0168150112	
10907	Spicewood Parkway	Leslie and Valerie Nemeth	0168150317	
10905	Spicewood Parkway	Mark and Debbie Gardner	0168150316	
10903	Spicewood Parkway	John and Terry Green	0168150315	
10901	Spicewood Parkway	Brian and Ngu Hee Hio Twichell	0168150314	
10807	Spicewood Parkway	Mark and Sue Rinker	0168150313	

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10810 Spicewood Parkway Rezoning Request

The Single-Family Residence Standard Lot (SF-2) District Designation being sought would increase the allowable impervious cover to 45% of the total lot area. This equates to an additional 260 square feet of allowable impervious cover. This would be an area roughly 16 feet by 16 feet. We find the rezoning request satisfactory for the intended use.

Number	Street	Owner	Tax ID	Signature
10805	Spicewood Parkway	Cully and Christie Hughes	0168150312	
10803	Spicewood Parkway	Billy and Shirley Jurecka	0168150325	
10801	Spicewood Parkway	Alden and Cindy Mason	0166150701	
10800	Chateau Hill	Timothy Keil	0166150706	
10802	Chateau Hill	Dwight and Ali Amouzandeh Daniel	0166150705	
10804	Chateau Hill	Thomas and Linda Ray	0166150704	
10900	Chateau Hill	Gregg Kearsey and Jessica Cord	0166150703	
10902	Chateau Hill	Mark and Carrie Kubala	0168150324	

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10810 Spicewood Parkway Rezoning Request






The Single-Family Residence Standard Lot (SF-2) District Designation being sought would increase the allowable impervious cover to 45% of the total lot area. This equates to an additional 260 square feet of allowable impervious cover. This would be an area roughly 16 feet by 16 feet. We find the rezoning request satisfactory for the intended use.

Number	Street	Owner	Tax ID	Signature
10904	Chateau Hill	Stephen and Cynthia Costello 512.258.7286	0168150323	Stephen Costello
11000	Chateau Hill	Stephen and Jerilyn Stubbs	0168150322	
11002	Chateau Hill	Scott Bonelli and Pamela Klein 512.382.6877	0168150321	Mr. Bonelli
11004	Chateau Hill	Kathryn Wylie	0168150320	
11100	Chateau Hill	Hsin-Li and Shu-Ya Chuang Chen 512.566.8698	0168150319	
11102	Chateau Hill	Gregory and Judy Shippen 512.401.2113	0168150318	
11101	Chateau Hill	Aaron Van Scoy Venkateswara and Sareja Venuganti	0168151201	3416 Abbeville Dr., Schertz, TX 78154 an
11005	Chateau Hill	Resident George and Marlo Langdon	0168151206	

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10810 Spicewood Parkway Rezoning Request



The Single-Family Residence Standard Lot (SF-2) District Designation being sought would increase the allowable impervious cover to 45% of the total lot area. This equates to an additional 260 square feet of allowable impervious cover. This would be an area roughly 16 feet by 16 feet. We find the rezoning request satisfactory for the intended use.

Number	Street	Owner	Tax ID	Signature
11003	Chateau Hill	Robert Brueck	0168151205	
10908	Keystone Bend	Matthew and Sarah McGuff 512.368.5368	0168151204	
10903	Keystone Bend	Henry and Tassie Howell	0166151019	
10905	Keystone Bend	Richard and Phyllis Cram	0168151303	
10907	Chateau Hill	Carol Assadourian and Norma Hart	0168150302	
10905	Chateau Hill	Rowan and Karen Belknap 512.331.8032	0168150301	 Karen A. Belknap
10903	Chateau Hill	Rieko Matsunaga	0166151017	
10901	Chateau Hill	Claffa and Ellen Hebert	0166151016	

3/22

10810 Spicewood Parkway Rezoning Request

The Single-Family Residence Standard Lot (SF-2) District Designation being sought would increase the allowable impervious cover to 45% of the total lot area. This equates to an additional 260 square feet of allowable impervious cover. This would be an area roughly 16 feet by 16 feet. We find the rezoning request satisfactory for the intended use.

Number	Street	Owner	Tax ID	Signature
10807	Chateau Hill	Seana Willing	0166151015	
10805	Chateau Hill	Greg and Susan Jones	0166151014	
8600	Balcones Club Dr.	Balcones Country Club	0168090906	

3/23