

**ZONING CHANGE REVIEW SHEET**

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/1

**CASE:** C14-2015-0037 – Coelho Living Trust

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

**ADDRESS:** 5833 River Place Boulevard

**DISTRICT AREA:** 6 – Don Zimmerman

**OWNER/APPLICANT:** Coelho Living Trust (Michael A. and Ashley D. Coelho)

**AGENT:** Moncada Consulting (Phil Moncada)

**ZONING FROM:** I-RR

**TO:** SF-2\*

**AREA:** 1.065 Acres

\*The application was originally submitted and notice was sent out for a request of SF-3 zoning. This was a mistake on behalf of the applicant. The application has been amended to request SF-2 zoning.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends single family residence – standard lot (SF-2) district zoning.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

April 21, 2015:

**DEPARTMENT COMMENTS:**

The subject property is a little more than an acre out of the River Place Subdivision, located in the area of FM 2222 and FM 620. Development on the property consists of a two-story, residential structure of 6,785 sq. ft. that was built in 2008. The entire property appears to be gated and has driveway access from River Place Boulevard. The driveway curb-cut is shared with the adjacent property owner to the south. The subject property has a large front yard setback with a solid concrete driveway that leads to the residential structure and attached garage.

The applicant has requested single family residence – standard lot (SF-2) district zoning in order to construct an underground swimming pool in the rear yard of the property. Currently, I-RR district zoning allows up to 25% impervious cover and has a minimum rear setback requirement of 20 feet. With these restrictions, adding a swimming pool will increase the impervious cover to more than 25%. Additionally, the residential structure is located towards the back of the property which creates a small rear yard. A reduction in the rear yard setback is needed in order to build the pool in that location.

In reviewing the applicant’s request, it was found that the subject property is located on the boundary between Panther Hollow and West Bull Creek Watersheds. Both watersheds contribute to Austin’s water supply and therefore place greater restrictions on impervious cover limits. In light of the development restrictions and considering the size of the lot, use, and the current zoning patterns for lots of this size and in this area, Staff is recommending SF-2 district zoning.

**ISSUES:** None at this time.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	One Single-Family Residence
<i>North</i>	SF-5-CO, SF-1-CO	One Single-Family Residence
<i>South</i>	I-RR	One Single-Family Residence
<i>East</i>	I-RR	One Single-Family Residence
<i>West</i>	SF-5-CO	One Single-Family Residence

**NEIGHBORHOOD PLANNING AREA:** N/A      **TIA:** Is not required.

**WATERSHED:** Panther Hollow and West Bull Creek

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** No      **HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation	1340
River Place HOA	1463
Glenlake Neighborhood Association	161
Lake Austin Collective	1169
Sierra Club, Austin Regional Group	1228
2222 Coalition of Neighborhood Associations Inc	425
Long Canyon Homeowners Assn.	269
Leander ISD Population and Survey Analysts	1239
Steiner Ranch Community Association	762
Long Canyon Phase II & III Homeowners Assn. Inc.	416
The Real Estate Council of Austin, Inc.	1236
SEL Texas	1363

**SCHOOLS:** Leander I.S.D. - River Place Elementary, Four Point Middle, Vandegrift High

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-02-0156 – River Place Two; East side of River Place Blvd, a mile north of Milky Way Dr.	SF-5 to SF-6	12/3/2002 – Recommended SF-6.	1/9/2003 – Apvd SF-6.
C14-06-0094 – Lot 8-A; The	DR to SF-1	6/6/2006 – Recommended SF-1-CO; imposing provisions that	7/27/2006 – Apvd SF-1-CO; limiting trips to 2,000/day. RC

Preserve at Riverplace, Section 2, Block B, Lots 8 & 9; Resubdivision; 10300 Milky Way Drive		the subject property be developed in conjunction with Lot 8-A of the Resubdivision of Lots 8 and 9, Block B, The Preserve at Riverplace Section 2 to meet the site development standards of SF-1; to limit the daily trips to 2,000/day.	restricting development to one residential dwelling unit.
C14-06-0095 - Lot 9-A; The Preserve at Riverplace, Section 2, Block B, Lots 8 & 9; Resubdivision; 10312 Milky Way Drive	DR to SF-1	6/6/2006 – Recommended SF-1-CO; imposing provisions that the subject property be developed in conjunction with Lot 8-A of the Resubdivision of Lots 8 and 9, Block B, The Preserve at Riverplace Section 2 to meet the site development standards of SF-1; to limit the daily trips to 2,000/day.	7/27/2006 – Apvd SF-1-CO; limiting trips to 2,000/day. RC restricting development to one residential dwelling unit.
C14-06-0184 – Austin Christian Fellowship Phase II; 6401 Riverplace Boulevard	DR and SF-1-CO to NO	10/3/2006 – Rec. NO with an RC restricting all development in the future.	11/2/2006 – Apvd NO with conditions of the RC.

**RELATED CASES:**

The subject property is platted as Lot 6, Block A of the Estates on River Place Boulevard, a subdivision in Travis County recorded in Document No.200200234.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
River Place Blvd	102'	42'	Neighborhood Collector	Yes	No	No

**CITY COUNCIL DATE:**

May 14, 2015:

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Tori Haase

**PHONE:** 512-974-7691

**EMAIL:** [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov)

SF-6 C14-02-0156

C7A-00-002  
92-125

NO-CO C14-99-2130

SF-5

SF-1-CO

98-0068

C7A-00-005

DR

MILKY WAY DR

C7A-00-002

SF-5-CO

C7A-00-002

SF-1-CO

C7A-00-002

BRITTLINS CT

SF-5-CO

92-124

SF-5-CO

C7A-00-005

GOLD YARROW DR




I-RR

C7A-01-024

RIVER PLACE BLVD

DR



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### Exhibit A - ZONING

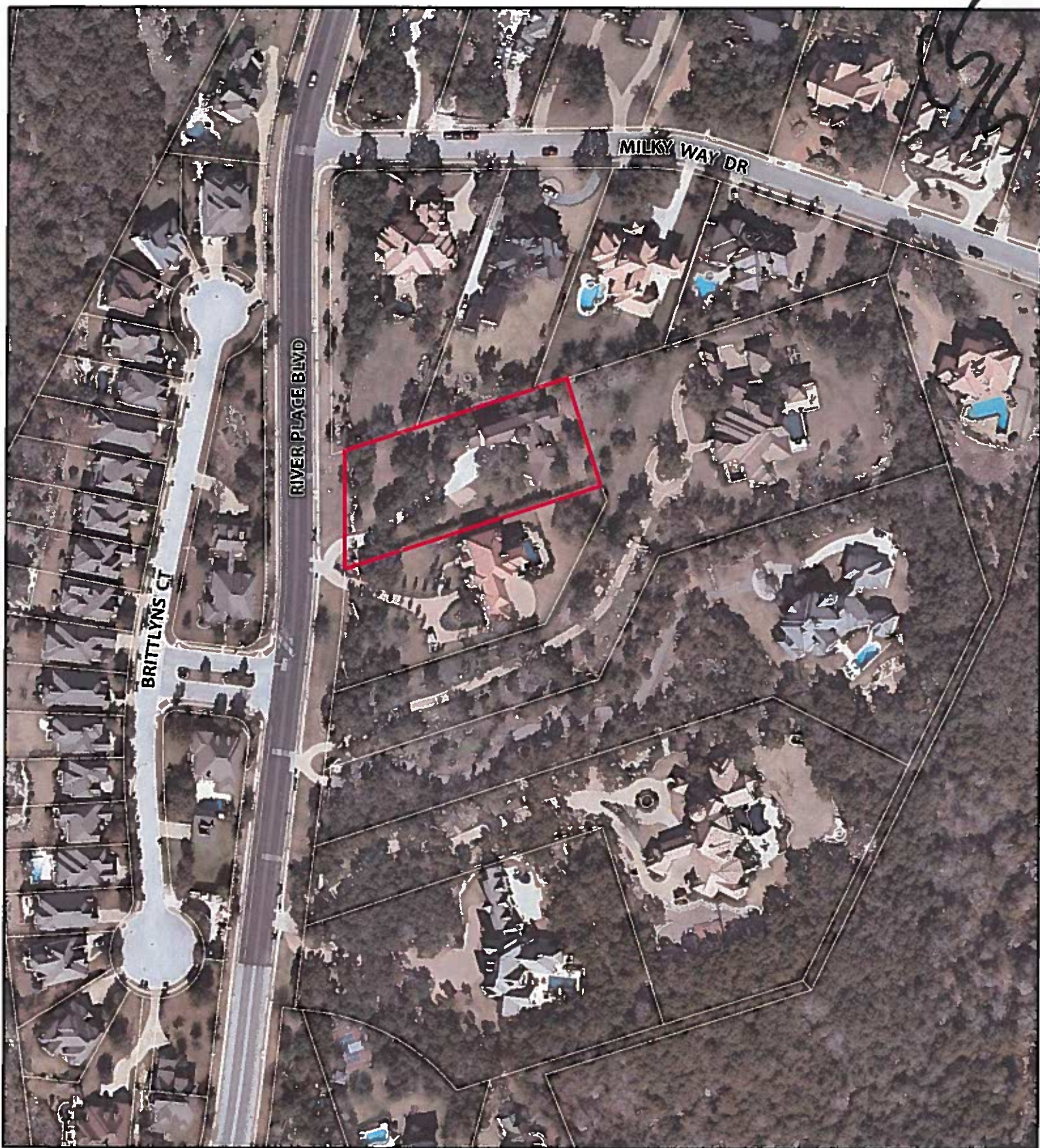
CASE#: C14-2015-0037

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.





### AERIAL MAP - EXHIBIT B

ZONING CASE#: C14-2015-0037  
ZONING CHANGE: I-RR to SF-3  
LOCATION: 5833 River Place Boulevard  
SUBJECT AREA: 1.065 ACRES (46,391 sq. ft.)  
MANAGER: TORI HAASE



 Subject Property

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**STAFF RECOMMENDATION**

Staff recommends single family residence – standard lot (SF-2) district zoning.

**BASIS FOR RECOMMENDATION**

1. *Zoning should be consistent with approved and existing residential densities.*
2. *Granting of the request should result in an equal treatment of similarly situated properties.*

The request for SF-2 district zoning is consistent with the pattern of zoning changes in this area. Many properties in this subdivision were given I-RR or DR zoning upon annexation. There is a trend to up-zone from I-RR and DR to SF-1 or SF-2 zoning for properties of similar size and use in this area.

**EXISTING CONDITIONS**

***Site Characteristics***

The subject property is developed with a two-story residential structure with an attached garage. Based on a site visit, the property appears to be completely fenced with a motorized gate at the driveway entrance to the property. There are many young trees in the front yard setback, between River Place Boulevard and the residential structure, however due to limited access, Staff was not able to see the side and rear yard. Aerial views show that the side and rear yards also have a number of trees. There does not appear to be any topographical constraints on the property.

***Impervious Cover***

The impervious cover allowed by the existing I-RR zoning is 25%. The maximum impervious cover allowed by SF-2 and SF-3 zoning districts is 45%. However, the subject property is divided among the Panther Hollow and West Bull Creek Watersheds which regulate the impervious cover limits. The impervious cover limits are different between the two watersheds. The proposed development on the lot is for a swimming pool at the east end of the property, behind the residential structure. This area appears to be completely within the West Bull Creek Watershed and therefore, the impervious cover will be limited to 30% of the net site area. Please note that this review is general for the purposes of zoning. A comprehensive review will be conducted when a site/plot plan is submitted for purposes of obtaining building permits on this property. When determining impervious cover limits, the most restrictive limit will apply. For greater detail on impervious covers limits, please refer to the environmental review comments below.

***Comprehensive Planning – Kathleen Fox, 512-974-7877***

This property is not located within the boundaries of neighborhood planning area and is surrounded by other single family houses.

Imagine Austin – The comparative scale of the site relative to other 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.

**Environmental – Mike McDougal, 512-974-6380**

The site is located over the Edwards Aquifer Recharge Zone. The site lies on the boundary between the Panther Hollow Watershed (classified as Water Supply Rural) and the West Bull Creek Watershed (classified as Water Supply Suburban), both of the Colorado River Basin. The site is in the Drinking Water Protection Zone. Hydrologic and/or topographic analyses are required to further define this watershed boundary.

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 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.

**The following impervious cover information applies to the Panther Hollow Watershed, Water Supply Rural portion of the property:**

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>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

**The following impervious cover information applies to the West Bull Creek Watershed, Water Supply Suburban portion of the property:**

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%.

***Transportation – Bryan Golden, 512-974-3124***

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

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 – Bradley Barron, 512-972-0078***

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.

***Storm Water 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 Storm water Management Program if available.

***Site Plan and Compatibility Standards – Donna Galati, 512-974-2733***

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