

ZONING CHANGE REVIEW SHEET

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/1

CASE: C14-2015-0049 – Davis Rezoning

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

ADDRESS: 8115 Two Coves Drive

DISTRICT AREA: 10

OWNER/APPLICANT: Jilynn E. Davis

AGENT: Heather Jones

ZONING FROM: DR

TO: RR, as amended

AREA: 3.13 acres / 136,342 sq. ft.

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant Rural Residence – Conditional Overlay (RR-CO) combined district zoning. The conditional overlay will prohibit vehicular access from the Property to City Park Road.

ZONING & PLATTING COMMISSION RECOMMENDATION:

June 16, 2015;

MEETING WAS CANCELLED DUE TO INCLEMENT WEATHER.
CASE WAS SCHEDULED AND RE-NOTICED FOR JULY 7, 2015.

July 7, 2015;

DEPARTMENT COMMENTS:

The subject property is a platted lot developed with a one-story single-family residence that was built in 2004. Associated improvements include two small storage buildings and a below grade swimming pool. Access to the property is from Two Coves Drive with a paved driveway. The property is wooded with significant topographical changes.

The Applicant is seeking to rezone the property to RR district zoning in order to build paved walkways around the house and the swimming pool areas. Current development on the property is near the maximum impervious cover limit established by the Development Reserve (DR) base zoning district.

Development Reserve (DR) base district zoning requires a property to be at least 10 acres in size. All of the properties along Two Coves Drive were once part of a larger piece of property that was annexed into the City of Austin Extraterritorial Jurisdiction in 1985. The area in and around the subject property is rural in nature with most, if not all, lots consisting of at least one acre. Each lot is developed with one residential structure resulting in low density of development. Given that the subject property does not meet the minimum lot size required for DR base district zoning, and because the property is located in a rural area with very low density that will likely remain that way due to the topography and environmental sensitivity of the watersheds, Staff is recommending RR district zoning.

ISSUES: None at this time.

C10
1/2

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Single-Family Residential
<i>North</i>	DR	Single-Family Residential
<i>South</i>	N/A (County)	Undeveloped
<i>East</i>	DR	Undeveloped & Single-Family Residential
<i>West</i>	DR	Undeveloped

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

WATERSHED: West Bull Creek (Water Supply Suburban) and Coldwater Creek (Water Supply Rural)

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

The Real Estate Council of Austin, Inc.	1236
Austin Independent School District	742
Sierra Club, Austin Regional Group	1228
Glenlake Neighborhood Association	161
Long Canyon Homeowners Assn.	269
River Place HOA	1463
Long Canyon Phase II & III Homeowners Assn. Inc.	416
2222 Coalition of Neighborhood Associations Inc	425
Austin Heritage Tree Foundation	1340
Bull Creek Foundation	475
Austin City Park Neighborhood Association	180
Steiner Ranch Community Association	762
Lake Austin Ranch	1304
Lake Austin Collective	1169

SCHOOLS: Highland Park Elementary, Lamar Middle, McCallum High

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2011-0054 – Alarid Residence, 8004 Two Coves Drive	DR to SF-2	12/6/2011 – Apvd RR-CO; limiting property to one dwelling unit.	1/26/2012 - Apvd RR-CO; limiting property to one dwelling unit.

C10/13

RELATED CASES:

The subject property was annexed into the City of Austin ETJ in 1985 under case number C7a-85-034ba (Ord. 851219-p).

The subject property is platted as Lot 22, of the Westcliff Section 1-A, a subdivision in Travis County recorded on April 27, 1984.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within 1/4 mile)
City Park Rd.	80'	25'	Arterial	No	No	No
Westcliff Pl.	60'	22'	Local	No	No	No
Two Coves Dr.	60'	18'	Local	No	No	No

CITY COUNCIL DATE:

August 13, 2015;

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

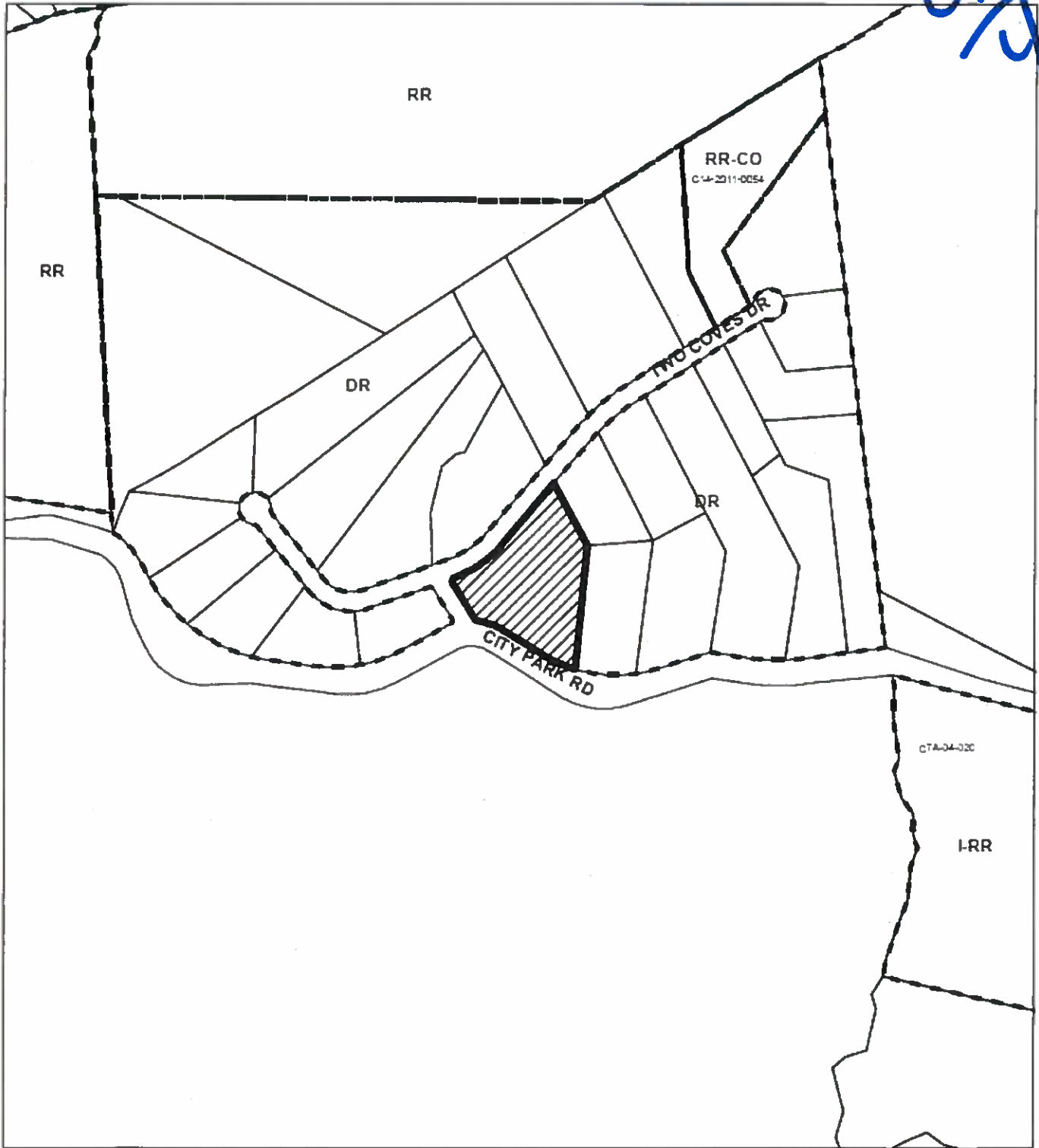
ORDINANCE NUMBER:




CASE MANAGER: Tori Haase

PHONE: 512-974-7691

EMAIL: tori.haase@austintexas.gov

C10
2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
CASE#: C14-2015-0049



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" = 400'

C14-2015-0049 - ZAP - July 7, 2015

C10
/5



AERIAL MAP - Exhibit B



1" = 400'

 Subject Property

ZONING CASE# C14-2015-0049
ZONING CHANGE: DR to RR
LOCATION: 8115 Two Coves Drive
SUBJECT AREA: 3.13 ACRES
MANAGER: TORI HAASE



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.

C10
/6

STAFF RECOMMENDATION

The Staff recommendation is to grant Rural Residence – Conditional Overlay (RR-CO) combined district zoning. The conditional overlay will prohibit vehicular access from the Property to City Park Road.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *Zoning changes should promote compatibility with adjacent and nearby uses.*
3. *Zoning should be consistent with approved and existing residential densities.*
4. *Granting of the request should result in an equal treatment of similarly situated properties.*

The Rural Residence (RR) zoning district is appropriate for a low density residential use on a lot that is a minimum of one acre. An RR district designation should be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density. Such is the case for the subject property which is slightly larger than 3 acres and is consistent and compatible with adjacent and nearby lots whose acreage is similar in size and density with development not exceeding one dwelling unit per acre. The subject tract is located in both Rural and Suburban Water Supply watersheds where development should be limited in density and intensity in order to protect the environmental sensitivity of the area. Similarly, in 2011, a zoning change from DR to RR was approved by City Council for another property on Two Coves Drive under case C14-2011-0054. For these reasons, Staff is recommending RR district zoning for this property.

EXISTING CONDITIONS

Site Characteristics

The subject property is developed with a one-story single-family residence that was built in 2004. Associated improvements include two small storage buildings and a below grade swimming pool. Access to the property is from Two Coves Drive with a paved driveway. The property is wooded with significant topographical changes. Per GIS topographic data, there is a difference of 50 feet in elevation between the lowest and the highest point on the property.

Impervious Cover

The RR zoning district allows a maximum impervious cover of 25%. However, the property is located among suburban water supply and a rural water supply, watersheds. Impervious cover limits are subject to the regulations set forth by the respective watersheds. See the environmental comments below. Note: The most restrictive impervious cover limit applies.

Comprehensive Planning – Kathleen Fox

This zoning case is situated on a 3.13 acre parcel, which contains a house. This property is not located within the boundaries of neighborhood planning area and is surrounded by other single family houses to

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1/4

the north, east and west, and vacant land to the south. The proposal is to change the zoning from DR to RR, as amended by the Applicant.

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 this proposed rezoning.

Environmental – Mike McDougal, 512-974-6380

This project is not located over the Edwards Aquifer Recharge Zone. According to COA GIS, this site is located on the divide between the West Bull Creek Watershed (Water Supply Suburban) and Coldwater Creek Watershed (Water Supply Rural). A geologic and / or topographic analysis of the site may be needed to determine the exact boundaries of the aforementioned watersheds. The site 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 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.

Following are comments specific to the watershed classifications:

Water Supply Rural

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.

Water Supply Suburban

40%

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, Natalia Rodriguez, 512-974-3099

If the requested zoning is granted, it is recommended that access to City Park be prohibited as a condition of zoning because the creation of a through lot is prohibited in a single-family residential subdivision unless access to one of the abutting streets is prohibited. If one of the streets is an arterial, access must be prohibited unless topographical constraints or the size of the property require access to be taken to the arterial. LDC, 25-4-172.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a dedicated bike lane is recommended along City Park.

Water and Wastewater – Neil Kepple, 512-972-0077

This subdivision is served by private wells and on-site septic systems.

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 – Rosemary Avila, 512-974-2784

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.

2222 Coalition of Neighborhood Associations, Inc.

10601 FM 2222, Suite R #11

Austin, TX 78730

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9

June 9, 2015

Delivery via email

Ms. Tori Haase
Planning and Zoning Department
City of Austin
One Texas Center, 5th Floor
505 Barton Springs Road
Austin, TX

RE: C14-2015-0049, Rezoning of 8115 Two Coves Drive

Dear Ms. Haas,

2222 Coalition of Neighborhood Associations (2222 CONA) strongly supports the application for rezoning of the property located at 8115 Two Coves Drive from Development Reserve (DR) to Rural Residence (RR). RR zoning is the appropriate zoning for this property, considering the size, location and physical characteristics of the property. RR zoning of this property is also consistent with nearby properties and neighborhoods, which are zoned RR.

If you have any questions or comments, please contact me. I can be reached via email, or by phone at 512-338-4722.

Sincerely,



Peter Torgrimson
President

CY/10

June 9, 2015

Re. Zoning Change Request
Case Number: C14-2015-0049, 8115 Two Coves Drive

Ms. Tori Haase
Planning and Zoning Department
City of Austin
One Texas Center, 5th Floor
505 Barton Springs Road
Austin, Texas 78704
512-974-7691
Tori.Haase@austintexas.gov

Dear Ms. Haase,

We fully support the proposed zoning change for the property at 8115 Two Coves Drive to RR (Rural Residential). We believe that RR zoning is the most appropriate zoning for properties in the Westcliff subdivision based on lot sizes, terrain, surface water runoff, location, and established character and uses of our subdivision.

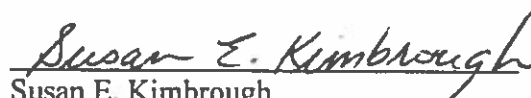
We understand that the proposed change is motivated by the owner's desire to increase impervious cover to accommodate landscaping plans while maintaining a single family dwelling designation.

Please feel free to contact us if you have any questions

Sincerely,



Marc Yagjian
President
Westcliff Homeowners Association
yagjian@aol.com



Susan E. Kimbrough
Secretary
Westcliff Homeowners Association

Cc: Jilynn Davis jilynn.davis@gmail.com