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1

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2015-0077 – Davis-Williamson

**Z.A.P. DATE:** August 4, 2015

**ADDRESS:** 4305 Churchill Downs Drive

**DISTRICT AREA:** 10

**OWNER/APPLICANT:** Alicia K. Davis

**AGENT:** Chas Architects (Bryan Jobe)

**ZONING FROM:** RR

**TO:** SF-1

**AREA:** 1.2178 acres (53,047 sq. ft.)

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends Single Family Residence Large Lot (SF-1) district zoning.

**COMMISSION RECOMMENDATION:**

August 4, 2015;

**DEPARTMENT COMMENTS**

The subject property is located in the Davenport Village Subdivision in west Austin. Development on the property consists of a two-story single family structure with an attached garage, a below grade swimming pool and a two-story accessory dwelling or pool house. The property has various paved walkways and porch areas in and around the structures and swimming pool. The property is accessible from Churchill Downs Drive with two curb cuts connected by a semi-circular, concrete driveway between the street and residential structure.

The Owner is proposing to modify the front entryway to the single family residence as well as make other minor improvements to the existing structures on the property that require site development standards that are not permissible by the existing zoning district but can be accomplished with the requested zoning change.

Churchill Downs Drive is characterized by large residential lots that are more or less an acre. In 1998, the residential properties, collectively, were given permanent zoning of either RR or SF-1 depending on the size of the lot being more than or less than one acre. The size of the subject lot meets the minimum lot size required for both RR district zoning and for SF-1 district zoning. As the current pattern of zoning is either SF-1 or RR zoning, and the request for SF-1 district zoning is both consistent and compatible with adjacent properties, Staff supports the request for SF-1 district zoning.

**ISSUES:** None at this time.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
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1/2

<i>Site</i>	RR	Residential
<i>North</i>	SF-1, CR-CO	Residential, Golf Course
<i>South</i>	SF-1	Residential
<i>East</i>	CR-CO	Golf Course
<i>West</i>	SF-1	Residential

**NEIGHBORHOOD PLANNING AREA:** N/A

**TIA:** Not required.

**WATERSHED:** Lake Austin

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

<i>Community Registry Name</i>	<i>ID No.</i>
Davenport Ranch Master Neighborhood Assn.	348
City of Rollingwood	605
Lake Austin Collective	1169
Save Our Springs Alliance	943
Preservation Austin	1424
Austin Neighborhoods Council	511
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
Friends of Austin Neighborhoods	1530
Sierra Club, Austin Regional Group	1228
SEL Texas	1363
Bike Austin	1528

**SCHOOLS:** Eanes I.S.D.

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-97-0149 – Austin Country Club; 4408 Long Champ Drive	Tract 1 – SF-2 and I-RR to CR Tract 2 – LA and I-RR to CS- 1	1/20/1998 – Apvd CR for Tract 1 & CS-1 for Tract 2.	3/26/1998 – Apvd CR-CO for Tract 1 & CS-1 for Tract 2. The CO limits impervious cover to 25% on Tract 1.

**RELATED CASES:**

The subject property is platted as Lot 3 of the Davenport Ranch Subdivision, Phase 3, Section 2, recorded in Volume 83, Page 137C in Travis County.

5/3

On December 31, 1997, the subject property was annexed into the City of Austin and was given I-RR district zoning. Following annexation, the subject property was rezoned from I-RR to RR in 1998 under Ordinance No. 980326-L.

**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Capital Metro (within ¼ mile)</b>
Churchill Downs Drive	50 ft.	30 ft.	Local	Yes, on one side	No	No

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

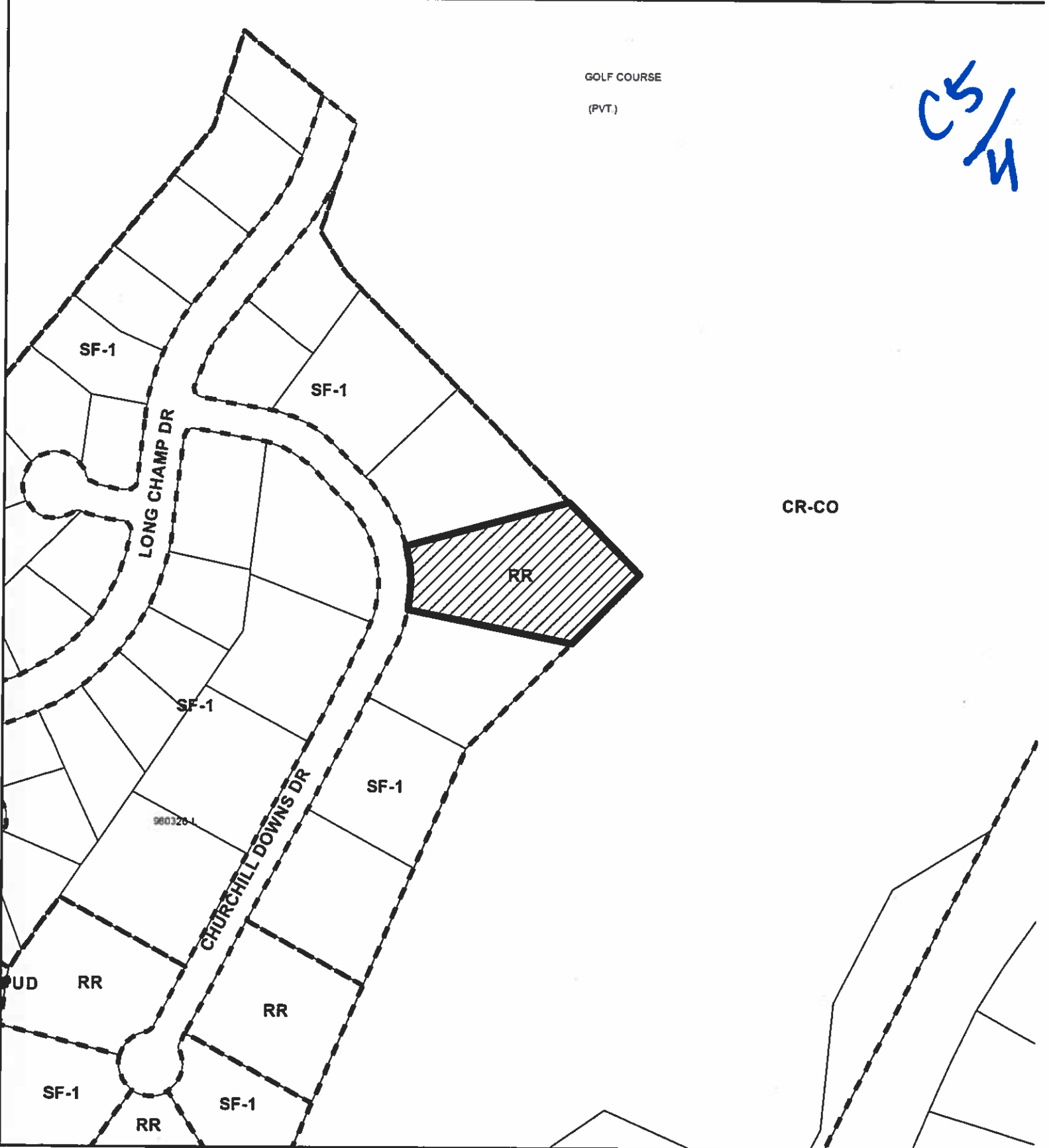
**CASE MANAGER:** Tori Haase

**PHONE:** 512-974-7691

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

CS 1/4

GOLF COURSE  
(PVT.)



CR-CO

RR

SF-1

SF-1

LONG CHAMP DR

SF-1

SF-1

CHURCHILL DOWNS DR

960326-1

UD

RR

RR

SF-1




RR

SF-1

### ZONING - EXHIBIT A

CASE#: C14-2015-0077



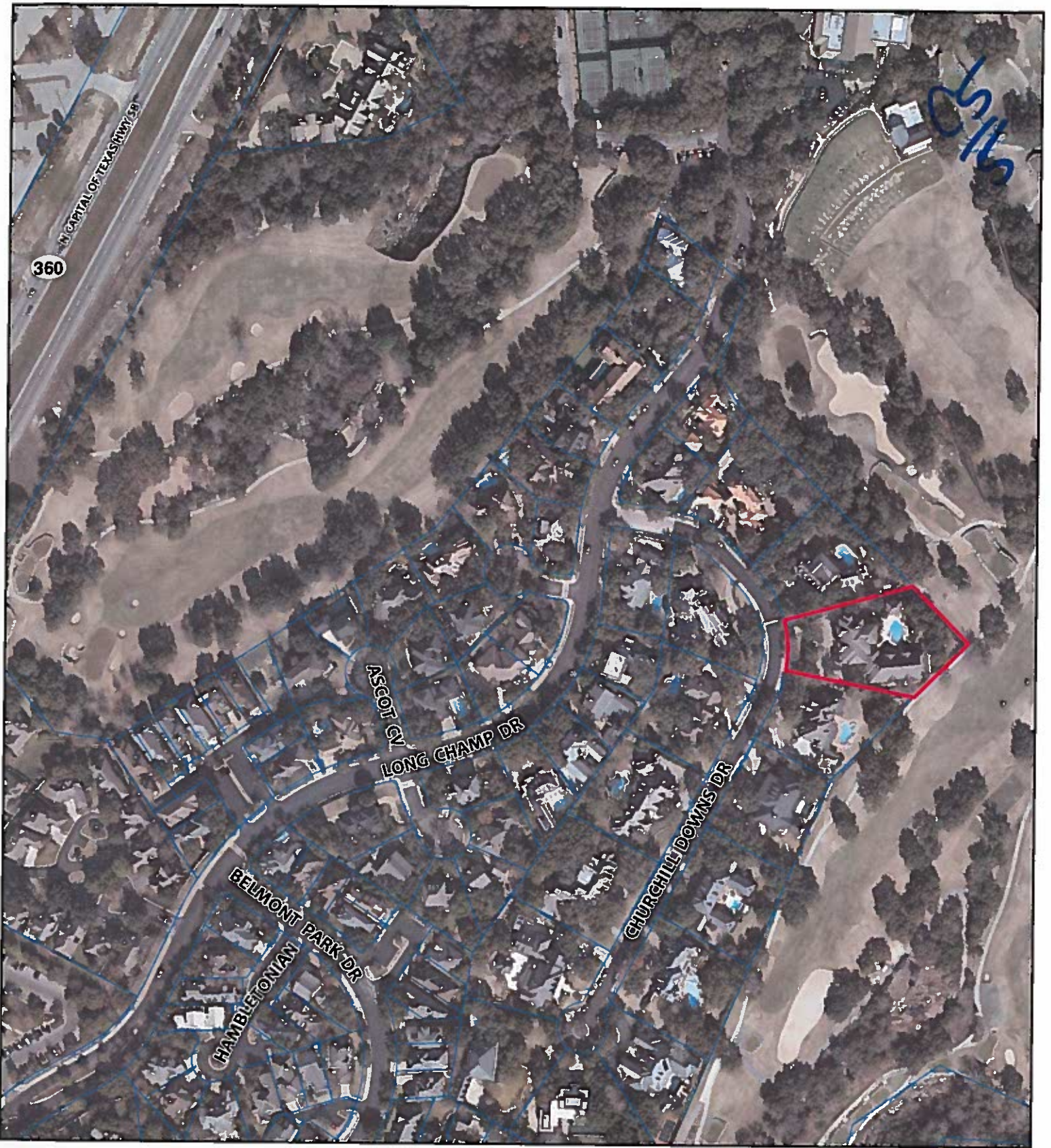
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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'



1' = 400'



Subject Property

### ZONING - EXHIBIT B

ZONING CASE#: C14-2015-0077  
ZONING CHANGE: RR to SF-1  
LOCATION: 4305 Churchill Downs Drive  
SUBJECT AREA: 1.2178 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.

C5/6

## **STAFF RECOMMENDATION**

Staff recommends Single Family Residence Large Lot (SF-1) district zoning.

## **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 Single Family Residence Large Lot (SF-1) zoning district is appropriate for a low density single family residential use on a lot that is a minimum of 10,000 square feet. The subject property meets the lot size requirement at 53,047 square feet. The proposed zoning change and use will mirror that of the properties directly to the north and south and are therefore compatible. For these reasons, Staff is recommending SF-1 district zoning for this property.

## **EXISTING CONDITIONS**

### ***Site Characteristics***

The subject property is about 1.2 acres of land that backs up to a private golf course and is developed with a single family residence, detached garage, accessory dwelling and a below grade pool. There are numerous paved pathways and patio areas connecting all of the structures and swimming pool. While there are many trees throughout the property there does not appear to be any topographical constraints on the property.

### ***Impervious Cover***

Rural residential (RR) district zoning limits impervious cover to 25% of the lot. Single family residence large lot (SF-1) district zoning limits impervious cover to 40% of the lot. However because this lot is located over the Edwards Aquifer Recharge Zone and is in the drinking water protection zone, impervious cover limitations are governed by the watershed regulations of the Lake Austin Watershed. For additional information, see the *Environmental* comments below.

Note: The most restrictive impervious cover limit applies.

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

This zoning case is located on northwest side of Churchhill Downs Drive, on 1.2 acre lot, which contains a large single family house. The subject property is not located within the boundaries of a neighborhood planning area and is surrounded by single family housing to the west and south and a golf course to the north and east. The proposal is to obtain residential zoning.

### ***Imagine Austin***

Based on the comparative scale of this site relative to other nearby residential uses, and not being situated along an Activity Center or Corridor as specified on the Imagine Austin Growth Concept

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Map this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

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

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Lake Austin Watershed of the Colorado River Basin, which is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.
2. 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

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

***Transportation, Natalia Rodriguez, 512-974-3099***

- TR1. 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]
- TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR3. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

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***Water and Wastewater***

WW1. 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 – Michael Simmons-Smith, 512-974-1225***

SP 1. There are no site plan comments at this time. Comments may be generated if and when site plans are submitted for development on the subject property.