

ZONING CHANGE REVIEW SHEET

CASES: C14-2015-0072 – Golf Cove Rezoning A & **Z.A.P. DATE:** July 21, 2015
C14-2015-0075 – Golf Cove Rezoning B

ADDRESS: 11106, 11110, 11114, 11118 and 11122 Golf Cove (-0072)
11130 Golf Cove (-0075)

DISTRICT AREA: 5

OWNER: Valley View Commercial, LLC
(Mike Voticky)

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: I-SF-2

TO: SF-2

TOTAL AREA: 2.025 acres

AREA (-0072): 1.66 acres

AREA (-0075): 0.365 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

July 21, 2015: *APPROVED SF-2 DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT*

[L. BRINSMADE; B. EVANS – 2ND] (10-0) D. BREITHAUPT – ABSENT

ISSUES:

The Austin Transportation Department has determined that additional right-of-way on Bradshaw Road is not necessary with this rezoning application.

DEPARTMENT COMMENTS:

The subject zoning areas are platted and undeveloped and will take direct access to Golf Cove, a 25-foot wide common access and public utility easement that extends south from River Plantation Drive and terminates in a cul-de-sac between the two zoning areas. Golf Cove parallels Bradshaw Road, which serves residential subdivisions in the vicinity, including Onion Creek, Legends Way and Zachary Scott and is planned as a major arterial. The Onion Creek Golf Course adjoins this property to the north, south and west (CR-CO), and across Bradshaw Road is the Legends Ways subdivision (I-RR, SF-2). Please refer to Exhibits A (Zoning Map), A-2 (Aerial View), B (Recorded Plat) and C (Approved Site Plan for Joint Access Improvements).

The Applicant proposes to zone the property to the single family residence – standard lot (SF-2) district, thus bringing permanent zoning to the property which is consistent with its planned use. Staff recommends the Applicant's request because SF-2 zoning is compatible and consistent with the pattern of residential development in the Onion Creek area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Undeveloped
<i>North</i>	CR-CO	Onion Creek Golf Course
<i>South</i>	CR-CO	Onion Creek Golf Course
<i>East</i>	I-RR	Undeveloped; Legends Way Section 2 subdivision
<i>West</i>	CR-CO	Onion Creek Golf Course

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:

627 – Onion Creek Homeowners Association

742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group

1236 – The Real Estate Council of Austin, Inc. 1258 – Del Valle Community Coalition

1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

1528 – Bike Austin 1530 – Friends of Austin Neighborhoods

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0093 – Legends Way – 10925 Bradshaw Rd	I-RR to SF-2	To Grant SF-2, w/ conditions of a TIA	Apvd SF-2 w/ conditions of a TIA as ZAP Commission recommended (01-17- 2013).
C14-04-0051 & C14-04-0052 – Onion Creek Golf Course, Tracts 4, 5 & 6 & Tract 12 – 2510 Onion Creek	I-RR to CR	To Grant CR-CO w/ CO for list of prohibited uses	Approved CR-CO as recommended by the ZAP Commission (05- 06-2004).

Pkwy			
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RELATED CASES:

The zoning area is Block D, Lots 19-24 of the Onion Creek Addition, recorded on July 20, 1994 (C8-93-0035.1A). Please refer to Exhibit B.

The property was annexed into the full-purpose City limits on December 31, 2003 (C7a-03-001 – Ordinance No. 031106-35).

On June 16, 2015, a Site Plan was approved that includes this site for a single phase concrete residential joint use driveway and related improvements (SP-2015-0105D – Onion Creek Addition Joint Access Improvements).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Bradshaw (Pleasant Valley Road – Future Arterial)	60 feet	20 feet	Arterial	No	No	No

CITY COUNCIL DATE: August 13, 2015

ACTION:

ORDINANCE READINGS: 1st

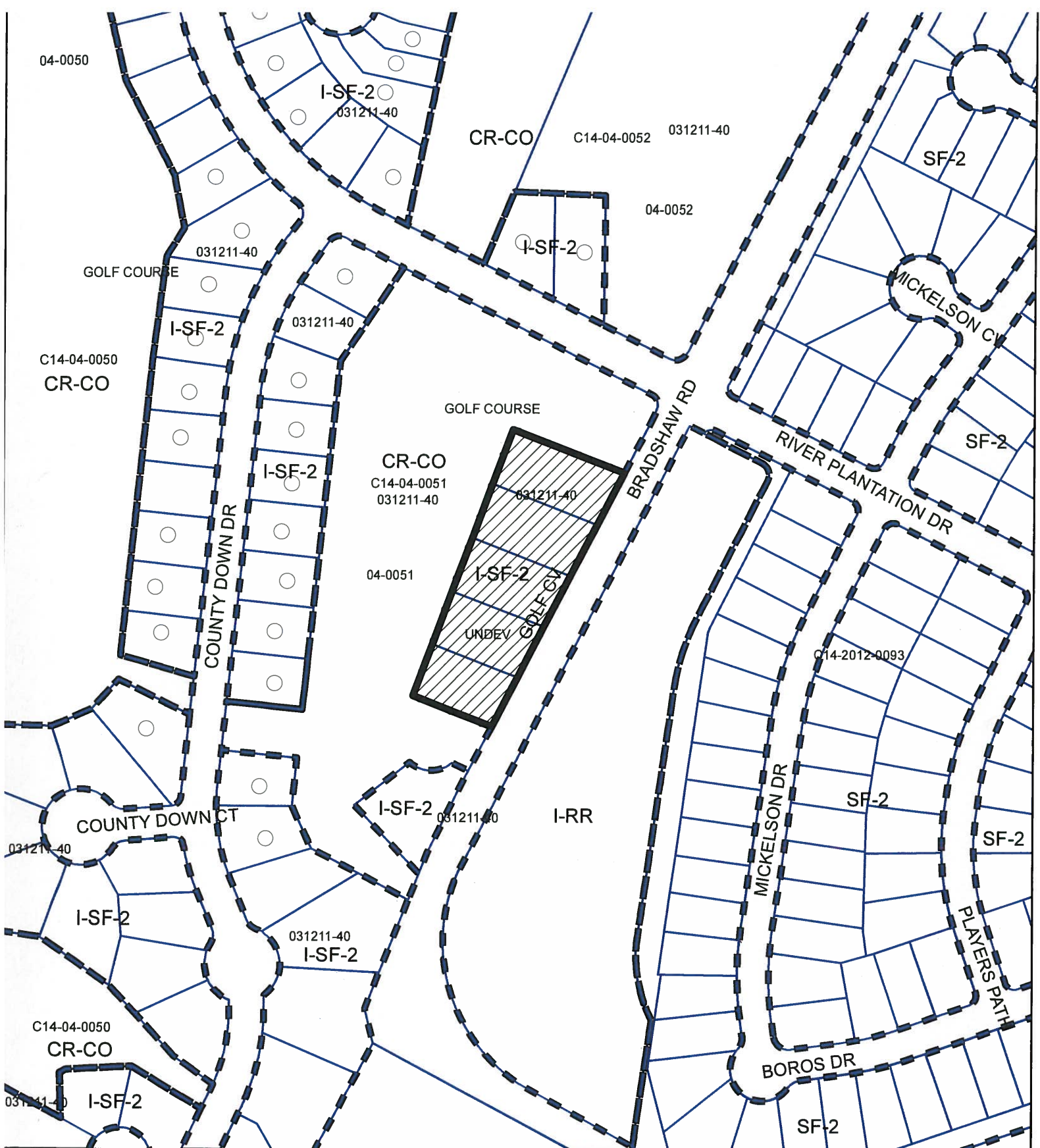
2nd

3rd

ORDINANCE NUMBER:

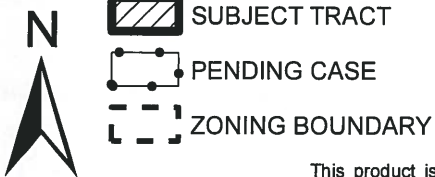
CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



ZONING
Zoning Case: C14-2015-0072

Exhibit A

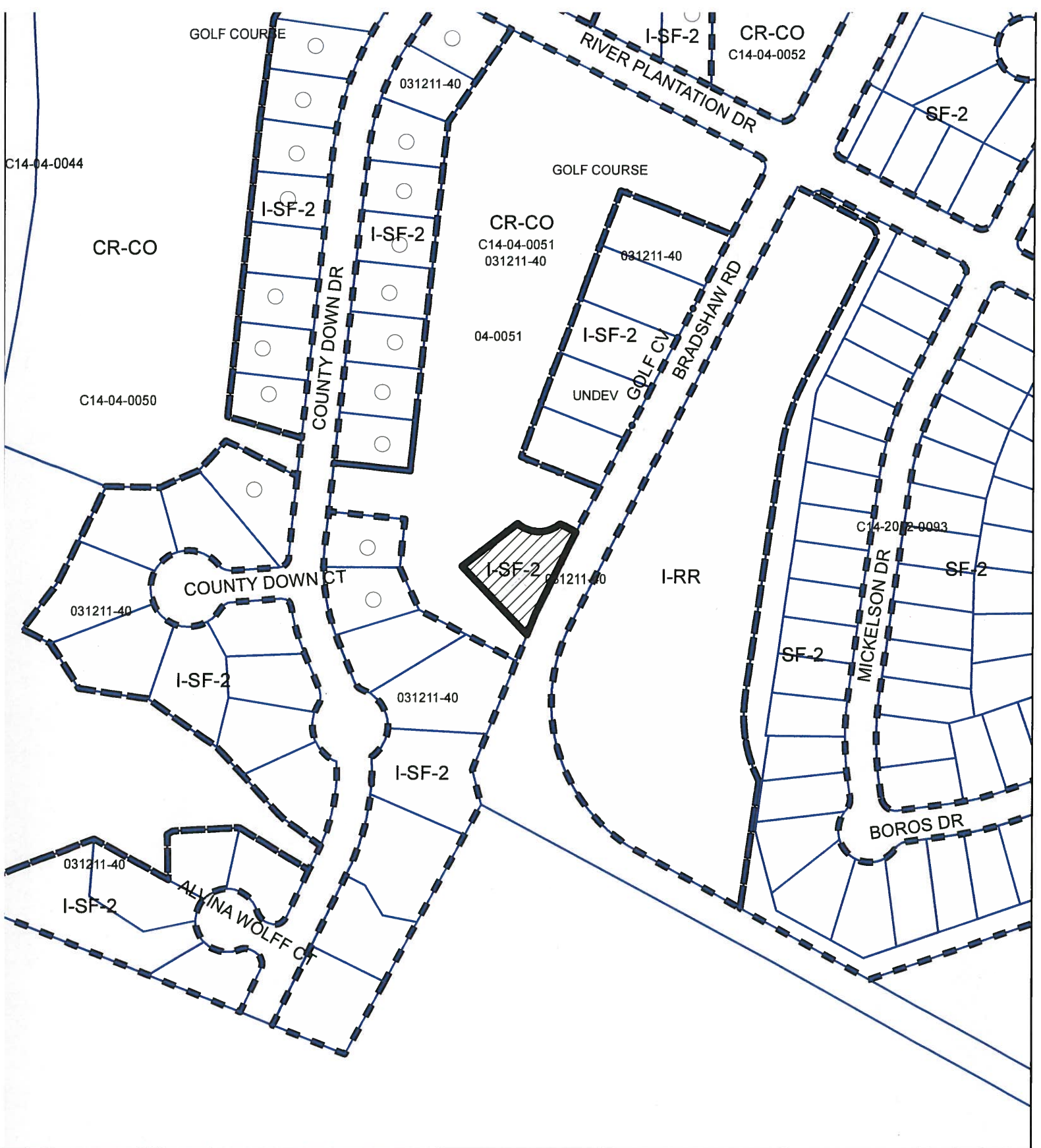


1" = 200'

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.





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Zoning Case: C14-2015-0075

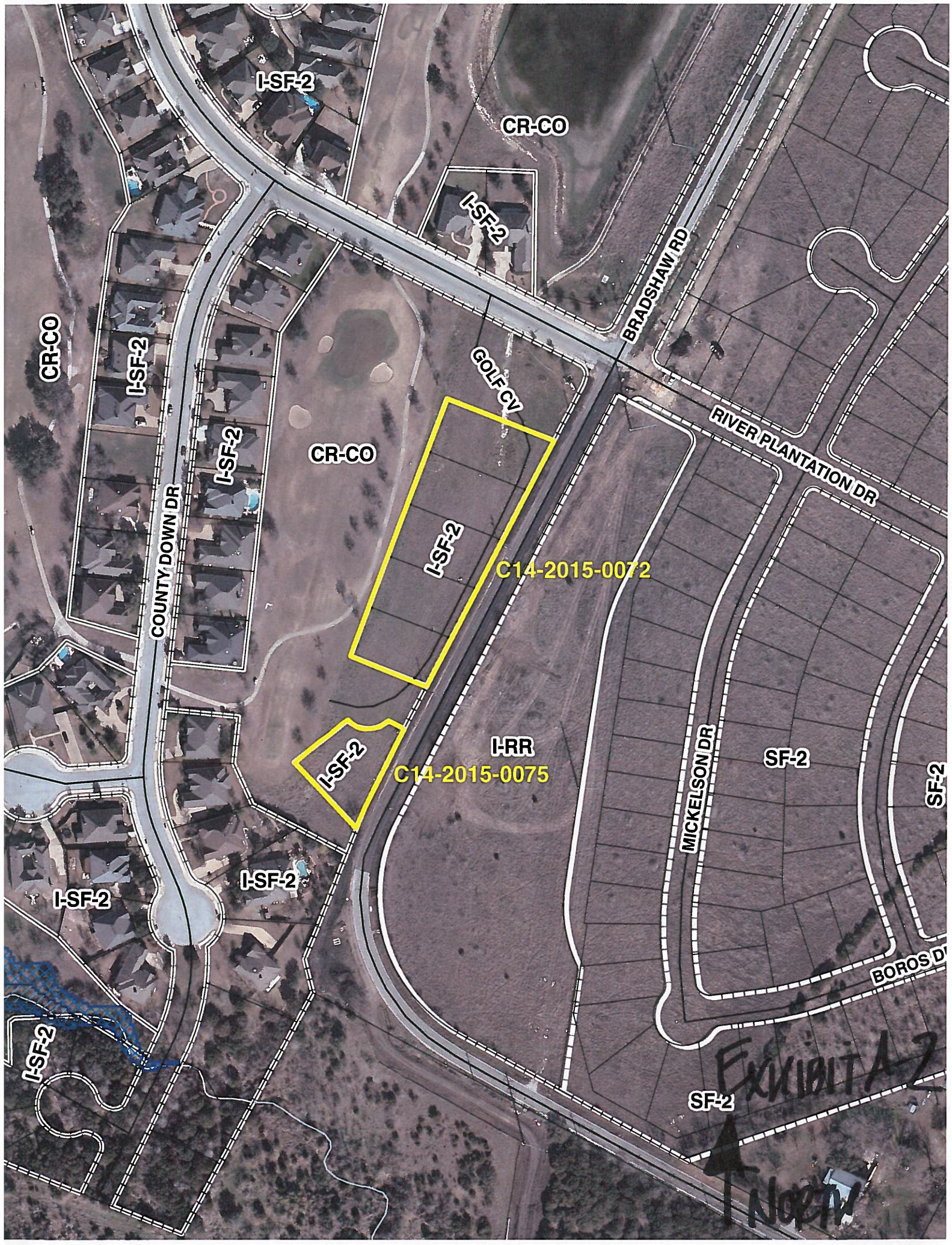
EXHIBIT A

1" = 200'

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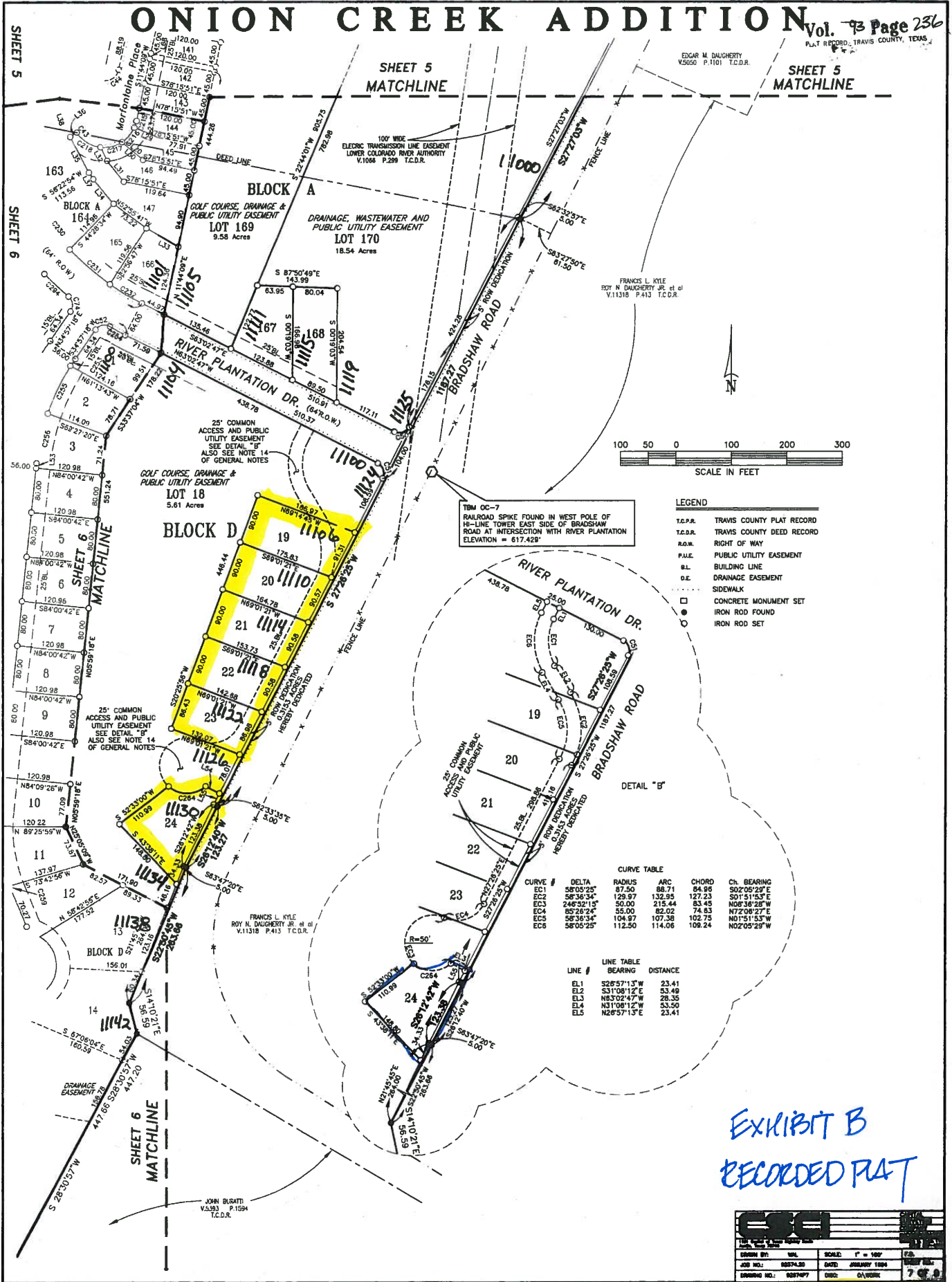


EXHIBIT B
RECORDED PLAT

DATE	10/1/00	SCALE	1" = 100'	CD	
JOB NO.	00374.30	DWG	BRADSHAW 1000	DATE	7/2/00
DRAWING NO.	00374.30	CD	DAUGHERTY		

C8-93-0035.1A



SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning.

If the requested zoning is granted for this site, then 52 feet of right-of-way from the existing centerline should be dedicated for Bradshaw Road according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

SF-2 zoning is compatible and consistent with the pattern of residential development in the Onion Creek area.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped and flat, and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45%, which is based on the more restrictive zoning regulations.

Comprehensive Planning

This zoning case is located on west side of Golf Cove, which is a frontage road that parallels Bradshaw Road, located in south Austin. The subject property is approximately 1.6 acres in size and is not located within the boundaries of a neighborhood planning area. The property is surrounded by the Onion Creek Golf Course to the north and south. The proposed use is residential.

Imagine Austin

While this property is located along an Activity Corridor as specified on the Imagine Austin Growth Concept Map, based on the comparative scale of this site relative to other nearby

residential uses, 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

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.

No trees are located on this property. 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 and Compatibility Standards

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.

COMPATIBILITY

The site is subject to compatibility standards. Along the north, south, east, and west property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet of height are allowed plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

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 stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

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]

The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for Bradshaw Road/Pleasant Valley Road. If the requested zoning is granted for this site, then 52 feet of right-of-way from the existing centerline should be dedicated for Bradshaw Road according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

Additional right-of-way maybe required at the time of subdivision and/or site plan.

Single-family residential lots should not normally front on arterial streets or neighborhood collectors. Therefore, if the requested zoning is granted, it is recommended that joint use access be provided for Lots 19-23 along Golf Cove (private drive) that will provide access to River Plantation.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a wide shoulder is recommended along Bradshaw/Pleasant Valley.

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.

Water and 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, 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.