

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2015-0131 – 14000 Echo Lane Corrective Rezoning

**Z.A.P. DATE:** October 8, 2015

**ADDRESS:** 1400 Echo Lane

**DISTRICT:** 6

**OWNER/APPLICANT:** Mary Ann Baker

**AGENT:** City of Austin

**ZONING FROM:** LA                      **TO:** LA, to correct an addressing error.

**AREA:** 1.25 acres (54,450 sq. ft.)

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant Lake Austin Residence (LA) zoning.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

October 8, 2015;

**DEPARTMENT COMMENTS:**

This zoning case has been initiated due to a notification/documentation error in Case C14-2014-0170.

On February 12, 2015, the City Council approved a rezoning ordinance on all three readings. At the time the rezoning ordinance was finalized, it referenced an incorrect property address. This rezoning will accurately document the zoning change for 14000 Echo Lane instead of 13918 Hummingbird Lane. All other conditions of zoning will remain unchanged.

Staff recommends the zoning change as it consistent with adjacent properties zoned LA.

**ISSUES:** None at this time.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LA	Undeveloped
<i>North</i>	SF-1	Single-Family Residential
<i>South</i>	DR and LA	Single-Family Residential
<i>East</i>	DR	Single-Family Residential
<i>West</i>	LA	Single-Family Residential

**NEIGHBORHOOD PLANNING AREA:** n/a

**TIA:** not required

**WATERSHED:** Bear Creek West, Lake Austin – Water Supply Rural

**DESIRED DEVELOPMENT ZONE:** no

**CAPITOL VIEW CORRIDOR:** no

**HILL COUNTRY ROADWAY:** no

**NEIGHBORHOOD ORGANIZATIONS:**

1236 The Real Estate Council of Austin, Inc.  
269 Long Canyon Homeowners Assn.  
762 Steiner Ranch Community Association  
1361 Steiner Ranch Neighborhood Association  
1075 Bike Austin  
1340 Austin Heritage Tree Foundation  
1228 Sierra Club, Austin Regional Group  
1169 Lake Austin Collective  
1239 Leander ISD Population and Survey Analysts  
1363 SEL TEXAS

**SCHOOLS: Leander I.S.D.**

Steiner Ranch Elementary School Canyon Ridge Middle School Vandegrift High School

**CASE HISTORIES:**

There are no recent case histories in the vicinity of the subject rezoning case.

**RELATED CASES:**

Previous zoning case - C14-2014-0170 (Exhibit A) and Ordinance No. 20150212-075 (Exhibit B).

A subdivision case was approved in April of 2015 that included the subject property (C8-2014-0053.0A).

The property was originally annexed into the Limited Purpose Jurisdiction of the City of Austin in 1982 under C7A-82-002. The existing LA zoning was assigned following completion of the Lake Austin Area Study in 1984. The DR zoning was assigned at the time the property was annexed.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Hummingbird Lane	50'	17'	Local	No	No	No
Echo Lane	50'	17'	Local	No	No	No

**CITY COUNCIL DATE:**

October 15, 2015;

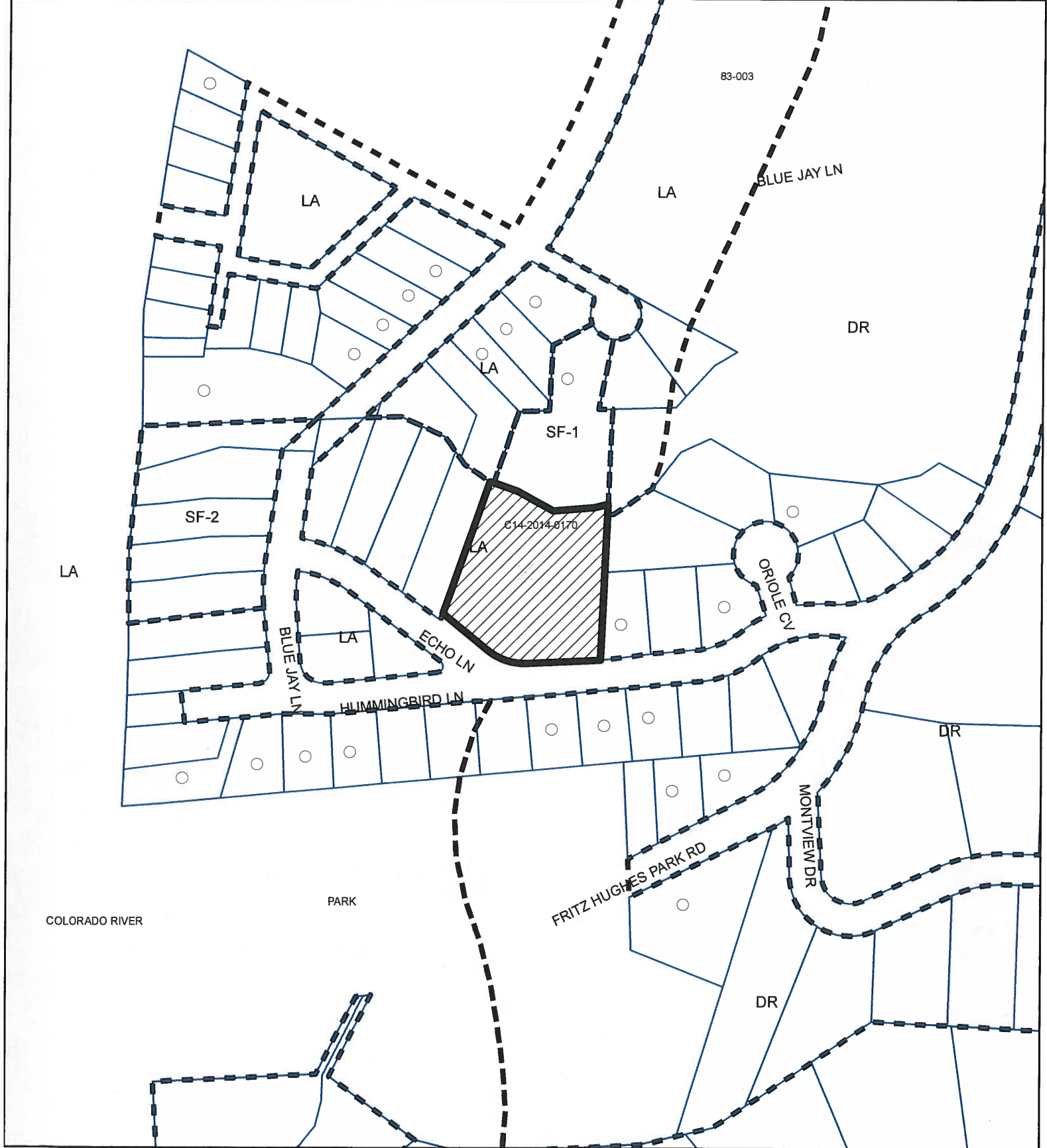
**ORDINANCE READINGS:** 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>




**ORDINANCE NUMBER:**

**CASE MANAGER:** Victoria Haase

**PHONE:** 512-974-7691

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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

### ZONING

Zoning Case: C14-2015-0131

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.



## **STAFF RECOMMENDATION**

The Staff recommendation is to grant Single Family Residence – large lot (SF-1) zoning on Tract 1 and to grant Lake Austin Residence (LA) zoning for all of Tract 2.

## **BASIS FOR RECOMMENDATION**

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

Lake Austin Residence (LA) zoning district is the designation for a low density single-family residential use on a lot that is a minimum of one acre and that is located 1,000 feet or less, measured horizontally, from the 492.8 foot topographic contour line on either side of Lake Austin. The majority of Tract 2 is appropriately zoned LA and therefore, the lesser portion of Tract 2 that is currently zoned DR should be rezoned to match the remaining portion of Lot 2.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The LA zoning districts will allow low density residential development on the subject tracts. This entire geographical area is either undeveloped or developed with low density residential uses. Therefore, the zoning change is compatible with surrounding uses.

3. *Zoning should allow for reasonable use of the property.*

Given the environmental concerns of being in close proximity to the Lake as well as the existing residential uses on surrounding properties, the zoning change to LA will allow for reasonable use of the property.

4. *Zoning should be consistent with approved and existing residential densities.*

Properties in close proximity to the subject tract are zoned to allow for low density residential development which is consistent with the zoning districts sought by the applicant in this zoning change.

5. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning of LA will promote consistency because most properties in this area currently have the same or similarly intensive zoning districts. The proposed zoning changes will promote orderly planning by only allowing uses that are appropriate for this area with regards to surrounding land uses and surrounding densities of development.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject property is undeveloped. The northern boundary of the property is Bear Creek West. The southern boundary of the property fronts Hummingbird Lane which is where access to the property would be established if the property were developed. The lot is wooded and has substantial topographic constraints. There is a difference of 50 feet in elevation between the northern and

southern boundaries of the property; the northern boundary is at 500 feet above sea level and the southern boundary at 550 feet above sea level.

### **Comprehensive Planning – Kathleen Fox**

These properties are not located within the boundaries of a neighborhood planning area.

### **Imagine Austin**

The comparatively small scale of the site relative to the rest of the residential development in the area falls below the scope of Imagine Austin; consequently, the plan is neutral on the proposed rezoning. However, due to the site's location within an environmentally sensitive area, 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 on the site, mitigation and setbacks necessitated by the land development code will be required.

### **Impervious Cover**

The subject property is within the Lake Austin Overlay District. As established by the Land Development Code, impervious cover limits may not exceed:

- (a) 35 percent, on a slope with a gradient of 15 percent or less;
- (b) 10 percent, on a slope with a gradient of more than 15 percent and not more than 35 percent;
- (c) 5 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent; or
- (d) 40 percent, if impervious cover is transferred under subsection (D) of LDC 25-2-551.

### **Environmental Review – Mike McDougal**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Bear Creek West Watershed and in the Lake Austin Watershed; both watersheds are of the Colorado River Basin. The watersheds are classified as Water Supply Rural Watersheds by Chapter 25-8 of the City's Land Development Code. The site is in the Drinking Water Protection Zone.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% NSA with Transfers	Allowable Density
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.



According to floodplain maps there is a floodplain within the project location. In addition, COA GIS indicates the property includes the Critical Water Quality Zone and Water Quality Transition Zone per current Code.

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.

#### **Transportation Review – Natalia Rodriguez**

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]

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Blue Jay Lane, Hummingbird Lane, and Echo Lane.

#### **Water and Wastewater – Bradley Barron**

The landowner intends to serve the site with Travis County WCID 17 water utilities and an On-Site Sewage Facility approved by the City of Austin. 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. 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.

#### **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**

Unless development of any land use other than Single-Family Residential, Urban Farm or Community Garden is proposed for this property, there are no Site Plan Review comments.



**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2014-0170 – Hidden Valley, Section 1:  
Montview Harbor

**Z.A.P. DATE:** December 2, 2014

**ADDRESS:** **Tract 1:** 3411 Blue Jay Lane  
**Tract 2:** 13918 Hummingbird Lane at Echo Lane

**DISTRICT:** 6

**OWNER/APPLICANT:** Mary Ann Baker and Eric Hoffmaster

**AGENT:** Mary Ann Baker and Eric Hoffmaster

**ZONING (Tract 1) FROM:** LA                      **TO:** SF-1    **AREA:** .801 acres (34,892 sq. ft.)  
**ZONING (Tract 2) FROM:** LA and DR       **TO:** LA       **AREA:** 1.25 acres (54,450 sq. ft.)

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant Single Family Residence – large lot (SF-1) zoning on Tract 1 and to grant Lake Austin Residence (LA) zoning for all of Tract 2.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

December 2, 2014;                      APPROVED SINGLE FAMILY RESIDENCE – LARGE LOT (SF-1) ZONING FOR TRACT 1 AND LAKE AUSTIN RESIDENCE (LA) ZONING FOR TRACT 2 BY CONSENT [P. SEEGER; R. MCDANIEL – 2<sup>ND</sup>] (6-0) G. ROJAS – ABSENT.

**DEPARTMENT COMMENTS:**

The subject tracts have a pending subdivision case at this time. *This* zoning case has been initiated due to staff review comments provided for the subdivision case (C8-2014-0053.0A).

Tract 1, located at 3411 Blue Jay Lane consists of 4 parcels of land and is developed with a single-family residential structure on the most northern parcel. Tract 2, located at 13918 Hummingbird Lane, consists of 3 parcels of land that are undeveloped. Both Tracts are heavily wooded with terrain that slopes towards the creek resulting in a difference of 50 feet in elevation/topography for each tract. Bear Creek West is the boundary between the two tracts.

The owner of Tract 1 does not have any plans for additional development at this time. Despite a previous intent to develop the property, the owner of Tract 2 is currently trying to sell the property. The sale of the property cannot take place until the subdivision issues are addressed.

Both tracts are within the Lake Austin Overlay District which maintains LA site development standards, regardless of the base zoning district. Hence, the zoning change for Tract 1 will not grant any additional development entitlements. The zoning change for Tract 2 will provide an increase in the net square footage that would be used in calculating impervious cover limits and other site development regulations for a property in the LA base zoning. It does not appear that the zoning changes for each tract will result in much, if any, change in the potential for development.

Regardless, Staff is recommending the zoning changes because the land uses allowed by the LA and SF-1 base zoning districts are appropriate and consistent with the residential uses on the adjacent and surrounding properties.

**ISSUES:**

According to a deed provided by the Applicant, there was an exchange of land between two previous owners of the subject tracts in 1964. The exchange of land was not recorded legally and has resulted in issues pertaining to the proposed subdivision for these two tracts that is under staff review. The current property owners are seeking this zoning change in order to comply with the site development requirements necessary for a subdivision or amended plat case.

There are significant environmental constraints on this site that could greatly impact the potential for future development. Please see the Environmental Review section of this report for further detail.

Both tracts are within the Lake Austin Overlay District. Additionally, both tracts are mostly, if not completely, in either the Critical Water Quality Zone (CWQZ) or the Transition Zone to the CWQZ.

**EXISTING ZONING AND LAND USES:**

**Tract 1**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LA	Single-Family Residential
<i>North</i>	LA	Undeveloped
<i>South</i>	LA	Undeveloped
<i>East</i>	LA	Undeveloped
<i>West</i>	LA	Single-Family Residential

**Tract 2**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LA	Undeveloped
<i>North</i>	LA	Single-Family Residential
<i>South</i>	DR and LA	Single-Family Residential
<i>East</i>	DR	Single-Family Residential
<i>West</i>	LA	Single-Family Residential

**NEIGHBORHOOD PLANNING AREA:** n/a

**TIA:** not required

**WATERSHED:** Bear Creek West, Lake Austin – Water Supply Rural

**DESIRED DEVELOPMENT ZONE:** no

**CAPITOL VIEW CORRIDOR:** no

**HILL COUNTRY ROADWAY:** no

**NEIGHBORHOOD ORGANIZATIONS:**

1236 The Real Estate Council of Austin, Inc.

269 Long Canyon Homeowners Assn.

762 Steiner Ranch Community Association  
 1361 Steiner Ranch Neighborhood Association  
 1075 Bike Austin  
 1340 Austin Heritage Tree Foundation  
 1228 Sierra Club, Austin Regional Group  
 1169 Lake Austin Collective  
 1239 Leander ISD Population and Survey Analysts  
 1363 SEL TEXAS

**SCHOOLS: Leander I.S.D.**

Steiner Ranch Elementary School Canyon Ridge Middle School Vandegrift High School

**CASE HISTORIES:**

There are no recent case histories in the vicinity of the subject rezoning case.

**RELATED CASES:**

A subdivision case has been filed and is in review for the subject property (C8-2014-0053.0A). This zoning application was initiated as a result of staff review comments in the subdivision comment report.

The property was originally annexed into the Limited Purpose Jurisdiction of the City of Austin in 1982 under C7A-82-002. The existing LA zoning was assigned following completion of the Lake Austin Area Study in 1984. The DR zoning was assigned at the time the property was annexed.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Blue Jay Lane	50'	20'	Local	No	No	No
Hummingbird Lane	50'	17'	Local	No	No	No
Echo Lane	50'	17'	Local	No	No	No

**CITY COUNCIL DATE:**

January 29, 2015; *Approved Staff's request to postpone to February 12, 2015.*

February 12, 2015; *Approved Single Family Residence-large lot (SF-1) district zoning for Tract 1 and Lake Austin Residence (LA) district zoning for Tract 2 as recommended by Staff and the Zoning and Platting Commission, by consent [A. Kitchen; S. Gallo] (11-0) .*

**ORDINANCE READINGS:** 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> - 2/12/2015

**ORDINANCE NUMBER:** 20150212-075

**CASE MANAGER:** Tori Haase

**PHONE:** 512-974-7691

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

## STAFF RECOMMENDATION

The Staff recommendation is to grant Single Family Residence – large lot (SF-1) zoning on Tract 1 and to grant Lake Austin Residence (LA) zoning for all of Tract 2.

## BASIS FOR RECOMMENDATION

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

Single Family Residence – large lot (SF-1) zoning district is intended for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on a land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more. Therefore, the SF-1 zoning district is appropriate for Tract 1 as it meets the minimum square feet requirement and also has sloping terrain and environmental limitations. SF-1 zoning district is more appropriate than the LA zoning district because this tract does not meet the minimum lot size of 1 acre that is required by the LA zoning district.

Lake Austin Residence (LA) zoning district is the designation for a low density single-family residential use on a lot that is a minimum of one acre and that is located 1,000 feet or less, measured horizontally, from the 492.8 foot topographic contour line on either side of Lake Austin. The majority of Tract 2 is appropriately zoned LA and therefore, the lesser portion of Tract 2 that is currently zoned DR should be rezoned to match the remaining portion of Lot 2.

Regardless of the appropriateness of the SF-1 and LA zoning districts for the corresponding subject tracts, both tracts are within the Lake Austin Overlay District because they are located within 1,000 feet of the shoreline of Lake Austin and are currently zoned Lake Austin (LA) and Development Reserve, DR base zoning districts. The purpose of the Lake Austin District is to protect scenic, recreational, and environmental benefits of Lake Austin by restricting the scale and intensity of development near the lake. The Lake Austin Overlay District maintains LA site development standards, regardless of the base zoning district. Hence, the zoning change for Tract 1 will not grant any additional development entitlements. The zoning change for Tract 2 will provide an increase in the net square footage that would be used in calculating impervious cover limits and other site development regulations for a property in the LA base zoning. It does not appear that the zoning changes for each tract will result in much, if any, change in the potential for development. Regardless, Staff is recommending the zoning changes because the land uses allowed by the LA and SF-1 base zoning districts are appropriate and consistent with the residential uses on the adjacent and surrounding properties.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The SF-1 and LA zoning districts will allow low density residential development on the subject tracts. This entire geographical area is either undeveloped or developed with low density residential uses. Therefore, the zoning change is compatible with surrounding uses.

3. *Zoning should allow for reasonable use of the property.*

Given the environmental concerns of being in close proximity to the Lake as well as the existing residential uses on surrounding properties, the zoning change to SF-1 for Tract 1 and LA for the portion of Tract 2 will allow for reasonable use of the tracts.

4. *Zoning should be consistent with approved and existing residential densities.*

Properties in close proximity to the subject tracts are zoned to allow for low density residential development which is consistent with the zoning districts sought by the applicant in this zoning change.

5. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning of SF-1 and LA will promote consistency because most properties in this area currently have the same or similarly intensive zoning districts. The proposed zoning changes will promote orderly planning by only allowing uses that are appropriate for this area with regards to surrounding land uses and surrounding densities of development.

## **EXISTING CONDITIONS**

### **Site Characteristics**

Tract 1 is developed with a single family residential structure that is located closest to the northern boundary of the property which is also where access to the property exists from the cul-de-sac of Blue Jay Lane. The southern boundary of the lot is Bear Creek West. The lot is wooded and has substantial topographic constraints. There is a difference of 50 feet in elevation between the northern and southern boundaries of the property; the northern boundary is 550 feet above sea level and the southern boundary is 500 feet above sea level.

Tract 2 is undeveloped. The northern boundary of the property is Bear Creek West. The southern boundary of the property fronts Hummingbird Lane which is where access to the property would be established if the property were developed. The lot is wooded and has substantial topographic constraints. There is a difference of 50 feet in elevation between the northern and southern boundaries of the property; the northern boundary is at 500 feet above sea level and the southern boundary at 550 feet above sea level.

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

These properties are not located within the boundaries of a neighborhood planning area.

### **Imagine Austin**

The comparatively small scale of the site relative to the rest of the residential development in the area falls below the scope of Imagine Austin; consequently, the plan is neutral on the proposed rezoning. However, due to the site's location within an environmentally sensitive area, 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 on the site, mitigation and setbacks necessitated by the land development code will be required.



### **Impervious Cover**

The subject property is within the Lake Austin Overlay District. As established by the Land Development Code, impervious cover limits may not exceed:

- (a) 35 percent, on a slope with a gradient of 15 percent or less;
- (b) 10 percent, on a slope with a gradient of more than 15 percent and not more than 35 percent;
- (c) 5 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent; or
- (d) 40 percent, if impervious cover is transferred under subsection (D) of LDC 25-2-551.

### **Environmental Review – Mike McDougal – 512-974-6380**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Bear Creek West Watershed and in the Lake Austin Watershed; both watersheds are of the Colorado River Basin. The watersheds are classified as Water Supply Rural Watersheds by Chapter 25-8 of the City's Land Development Code. The site is in the Drinking Water Protection Zone.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% NSA with Transfers	Allowable Density
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.

According to floodplain maps there is a floodplain within the project location. In addition, COA GIS indicates the property includes the Critical Water Quality Zone and Water Quality Transition Zone per current Code.

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.



### **Transportation Review – Caleb Gutshall – 512-974-6420**

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]

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Blue Jay Lane, Hummingbird Lane, and Echo Lane.

### **Water and Wastewater – Bradley Barron – 512-972-0078**

The landowner intends to serve the site with Travis County WCID 17 water utilities and an On-Site Sewage Facility approved by the City of Austin. 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. 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.

### **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, such as a day care facility or educational facilities.

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.

**ORDINANCE NO. 20150212-075**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3411 BLUE JAY LANE AND 13918 HUMMINGBIRD LANE FROM LAKE AUSTIN RESIDENCE (LA) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT FOR TRACT 1 AND FROM LAKE AUSTIN RESIDENCE (LA) DISTRICT AND DEVELOPMENT RESERVE (DR) DISTRICT TO LAKE AUSTIN RESIDENCE (LA) DISTRICT FOR TRACT 2**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property (the "Property") described in Zoning Case No. C14-2014-0170, on file at the Planning and Development Review Department, as follows:

**Tract 1:**

from lake austin residence (LA) district to single family residence large lot (SF-1) district

0.803 acre tract of land, more or less, all of Lot 18, Montview Harbor Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

**Tract 2:**

from lake austin residence (LA) district and development reserve (DR) district to lake austin residence (LA) district

1.257 acre tract of land, more or less, out of a portion of Lots 5 -7, Block 4, Hidden Valley, Section One Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance

locally known as 3411 Blue Jay Lane and 13918 Hummingbird Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**PART 2.** This ordinance takes effect on February 23, 2015.

**PASSED AND APPROVED**

February 12, 2015

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§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Karen M. Kennard  
City Attorney

**ATTEST:**

 For  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**FIELD NOTES**

BEING 0.803 OF AN ACRE OF LAND, MORE OR LESS AND BEING ALL OF LOT 18 OF "MONTVIEW HARBOR" SUBDIVISION AS RECORDED IN BOOK 24, PAGE 12 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING OUT OF AND A PORTION OF LOTS 5 THROUGH 7, BLOCK 4 OF "HIDDEN VALLEY, SECTION ONE" SUBDIVISION AS RECORDED IN BOOK 21, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS SAID 0.803 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS::

**BEGINNING** at a 1/2" iron rod found on the common boundary line between said subdivisions said point being the south corner of Lot 21, and being the east corner of Lot 22 of said "Montview Harbor" and being an angle point in said common boundary line of said "Montview Harbor", said point also being the northwest corner of this subdivision plat;

**THENCE** N 88° 25' 00" E (Basis of Bearings), along said common boundary line, same being the south line of said Lot 21, a distance of 48.01 feet to a 1/2" iron rod found for the east corner of said Lot 21, same being the southwest corner of said Lot 18;

**THENCE** N 2° 33' 44" E, along the west line of Lot 18 and this subdivision plat, same being the east line of Lots 21 and 20 of said "Montview Harbor" subdivision, a distance of 102.71 feet to a 1/2" iron rod found for an angle point in the west line of said Lot 18, and this subdivision plat and being the south corner of Lot 19 of said "Montview Harbor subdivision;

**THENCE** N 61° 29' 10" E, along the common dividing line between said Lots 19 and 18, a distance of 71.23 feet to a 1/2" iron rod found at the point of intersection with the south right-of-way line of a private access way said point being the north corner of said Lot 18 and this subdivision plat, and being the east corner of said Lot 19;

**THENCE** along said right-of-way line, along a non-tangent curve to the left, (concave to the north) having the following elements, a central angle of 61° 32' 40", a radius of 40.00 feet and an arc length of 42.97 feet, the chord of which bears S 53° 56' 08" E a distance of 40.93 feet to a 1/2" iron rod found for the northeast corner of said Lot 18 and being the farthest north northeast corner of this subdivision plat, also being the northwest corner of Lot 17 of said "Montview Harbor" subdivision;

**THENCE** S 11° 30' 19" W, along the common dividing line between said Lots 18 and 17, a distance of 112.63 feet to a found 1/2" iron rod found for the southeast corner of Lot 18, same being the southwest corner of Lot 17 and being on the common dividing line between said subdivisions, said point also being on the north line of Lot 7, Block 4 of said "Hidden Valley, Section one" subdivision and being an angle point in this subdivision plat;

**THENCE** N 88° 25' 00" E, along the common dividing line between said subdivisions, a distance of 21.95 feet to a 1/2" iron rod found for the northeast corner of said Lot 7, and being the farthest south northeast corner of this subdivision plat;



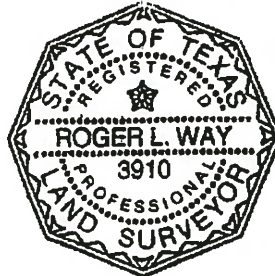
**THENCE** S 02° 10' 30" W along the east line of said Lot 7, same being the east line of said "Hidden Valley, Section One", a distance of 159.74 to a calculated point in the centerline of a creek for the southeast corner of this subdivision plat;

**THENCE** along the centerline of said creek, same being the south line of this subdivision plat, the following four (4) courses and distances to a calculated point at the terminus of each course:

- 1) S 74° 26' 09" W 21.34 feet
- 2) N 85° 24' 05" W 65.65 feet
- 3) N 61° 27' 47" W 64.32 feet, and
- 4) N 79° 47' 06" W 40.16 feet to the point of intersection with west boundary line of said "Montview Harbor" subdivision;

**THENCE** N 19° 25' 11" E, along said boundary line, a distance of 118.78 feet to **THE POINT OF BEGINNING** and containing 0.803 of an acre of land, more or less.

Roger L. Way  
**ROGER L. WAY**  
**R.P.L.S. No. 3910**  
**JOB No. 08B36613**



9/12/14  
Date





( Exhibit A-2 )

FIELD NOTES

BEING 1.257 ACRES OF LAND, MORE OR LESS AND BEING OUT OF AND A PORTION OF LOTS 5 THROUGH 7, BLOCK 4 OF "HIDDEN VALLEY, SECTION ONE" SUBDIVISION AS RECORDED IN BOOK 21, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS SAID 1.257 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS::

COMMENCING for reference at a 1/2" iron rod found on the common boundary line between Montview Harbor Subdivision of record in Book 24, Page 12 of the Plat Records of Travis County, Texas and said Hidden Valley Subdivision, said point being the south corner of Lot 21, and being the east corner of Lot 22 of said "Montview Harbor" and being an angle point in said common boundary line of said "Montview Harbor";

THENCE N 88° 25' 00" E (Basis of Bearings), along said common boundary line, a distance of 195.80 feet to a 1/2" iron rod found for the northeast corner of said Lot 7;

THENCE S 02° 26' 38" W along the east line of said Lot 7, same being the east line of said "Hidden Valley, Section One", a distance of 159.74 to a calculated point in the centerline of a creek for the TRUE POINT OF BEGINNING and being northeast corner of this tract of land;

THENCE S 02° 26' 38" W, continuing along said property line a distance of 234.76 feet to a 1/2" iron rod found for the southeast corner of said Lot 7, and this tract of land and being on the north right-of-way line of Humming Bird Lane (ROW varies);

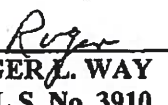
THENCE along the north right-of-way line of said Hummingbird Lane and the north right-of-way line of Echo Lane (ROW varies) the following three (3) courses and distances to a 1/2" iron rod found at the terminus of each course:

- 1) S 87° 30' 46" W 116.83 feet to the point of curvature of a curve to the right (concave to the north)
- 2) Along said curve having the following elements a central angle of 41° 35' 41", a radius of 91.82 feet and an arc length of 66.66 feet, the chord of which bears N 71° 41' 24" W a distance of 65.20 feet, and
- 3) N 50° 53' 33" W 91.48 feet to the southwest corner of said Lot 5 and this tract of land, same being the southeast corner of Lot 4 of said Hidden Valley subdivision;

THENCE N 19° 37' 57" E, along the common dividing line between said lots 5 and 4, a distance of 219.33 to the point of intersection with the center line of a creek for the northwest corner of this tract of land;

THENCE along the centerline of said creek the following five (5) courses and distances, to a calculated point at the terminus of each course:

- 1) S 73° 13' 27" E 5.75 feet
- 2) S 70° 47' 06" E 40.16 feet
- 3) S 61° 27' 47" E 64.32 feet
- 4) S 85° 24' 05" E 65.65 feet, and
- 5) N 74° 26' 09" E 21.34 feet to THE POINT OF BEGINNING and containing 1.257 acres of land, more or less.

  
ROGER L. WAY  
R.P.L.S. No. 3910  
JOB No. 08B36613

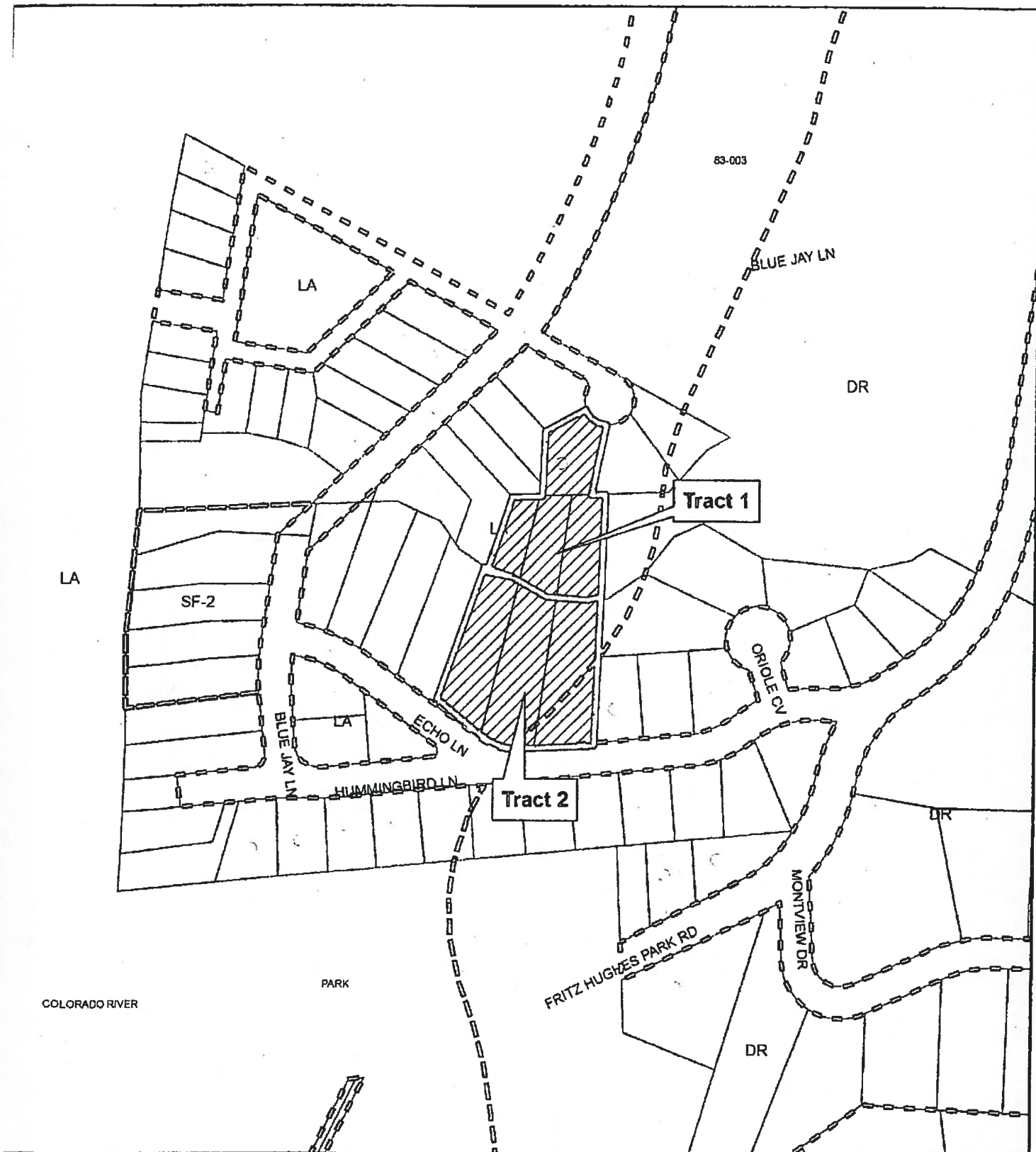





9/12/14  
Date



ALL POINTS SURVEYING  
1714 Fortview Road, Suite 200, Austin, TX 78704  
T. L. L. L. L. (512) 440-0071 Fax: (512) 440-0100

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2014-0170**

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 ref by the City of Austin regarding specific accuracy or completeness.



Exhibit C