

ZONING CHANGE REVIEW SHEET

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

Z.A.P. DATE: October 6, 2015

ADDRESS: 14000 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; *Approved LA zoning, by consent [T. Webber / A. Denkler-2nd] (10-0).*

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 (Exhibit C) 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:

	ZONING	LAND USES
<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 and Ordinance No. 20150212-075 (Exhibit C).

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;

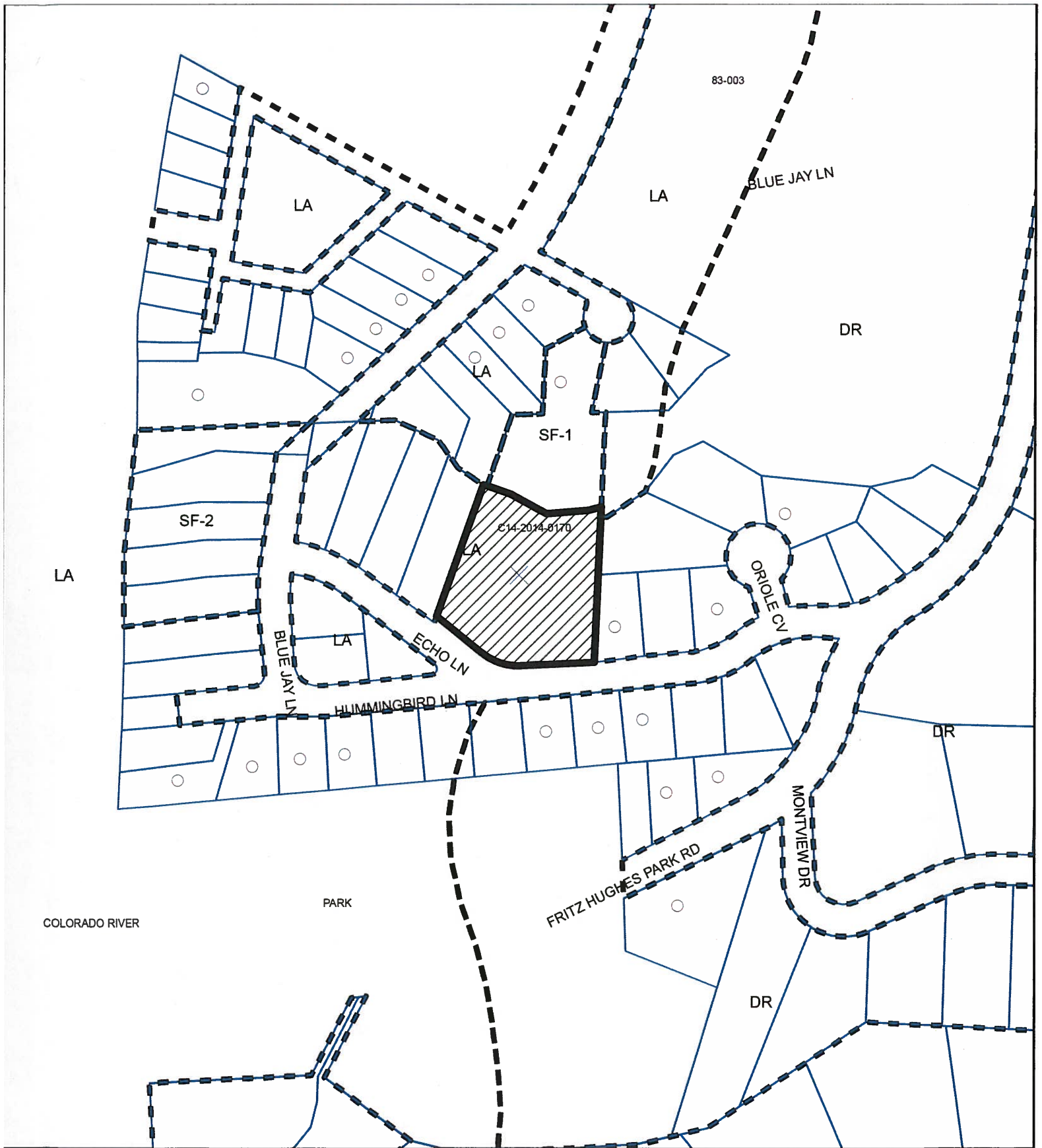
ORDINANCE READINGS: 1st, 2nd, 3rd

ORDINANCE NUMBER:

CASE MANAGER: Victoria Haase

PHONE: 512-974-7691

EMAIL: tori.haase@austintexas.gov






ZONING

Zoning Case: C14-2015-0131

Exhibit A



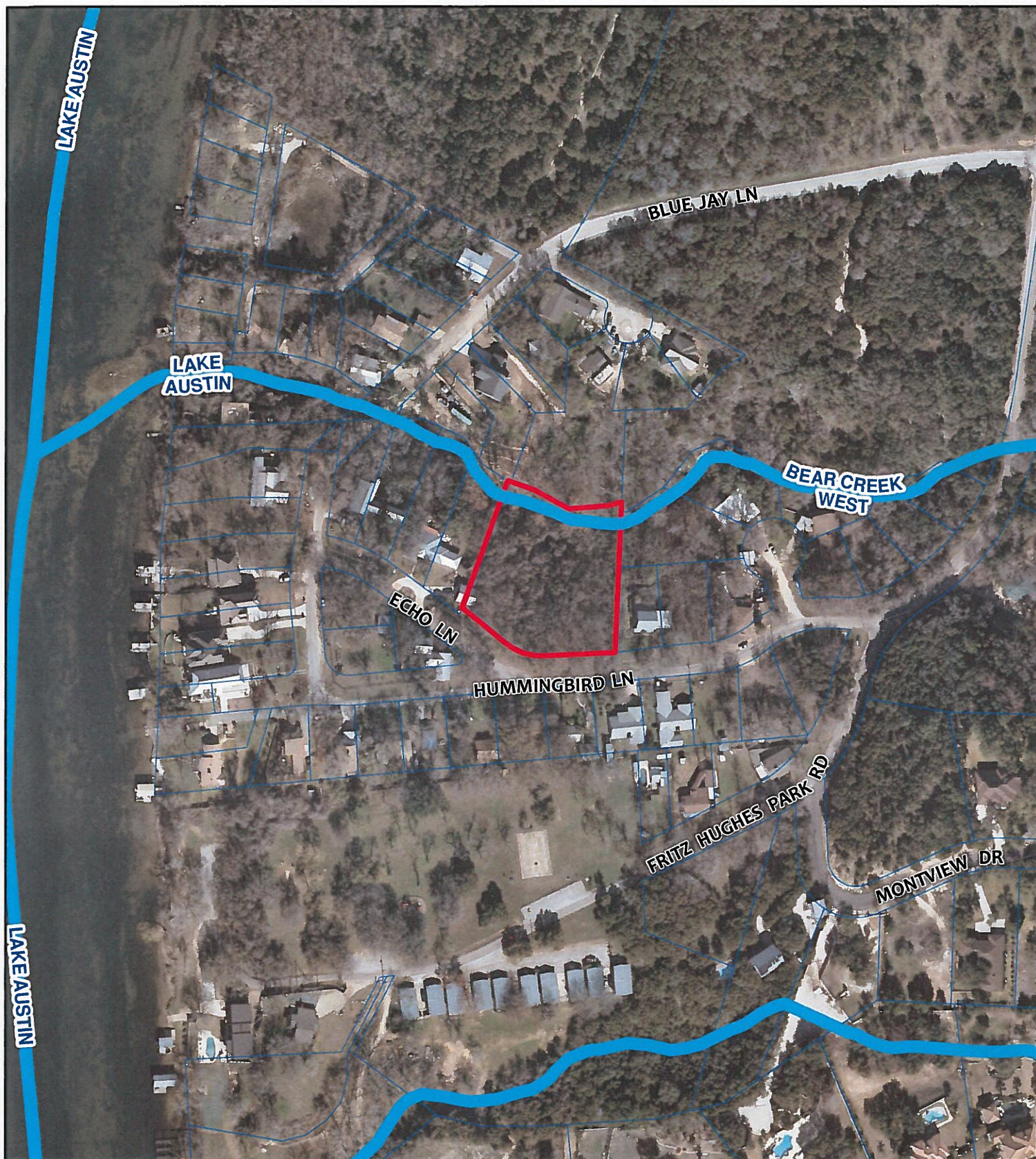
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.





1" = 400'

- Creek Centerlines
- Subject Property

C14-2015-0131
ZONING CASE#: LA to LA
LOCATION: 14000 Echo Lane
SUBJECT AREA: 1.25 Acres

Exhibit B



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.

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

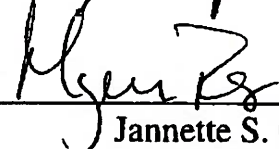
§
§
§


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;



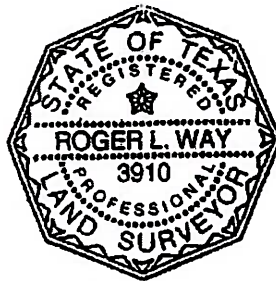
THENCE S 02° 10' 30" W along the east line of said Lot 7, same being the east line of said "Hidden Valley, Section One", a distance of 159.74 to a calculated point in the centerline of a creek for the southeast corner of this subdivision plat;

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



Date

9/12/14



(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:

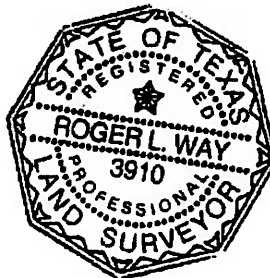
- 1) S 87° 30' 46" W 116.83 feet to the point of curvature of a curve to the right (concave to the north)
- 2) Along said curve having the following elements a central angle of 41° 35' 41", a radius of 91.82 feet and an arc length of 66.66 feet, the chord of which bears N 71° 41' 24" W a distance of 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



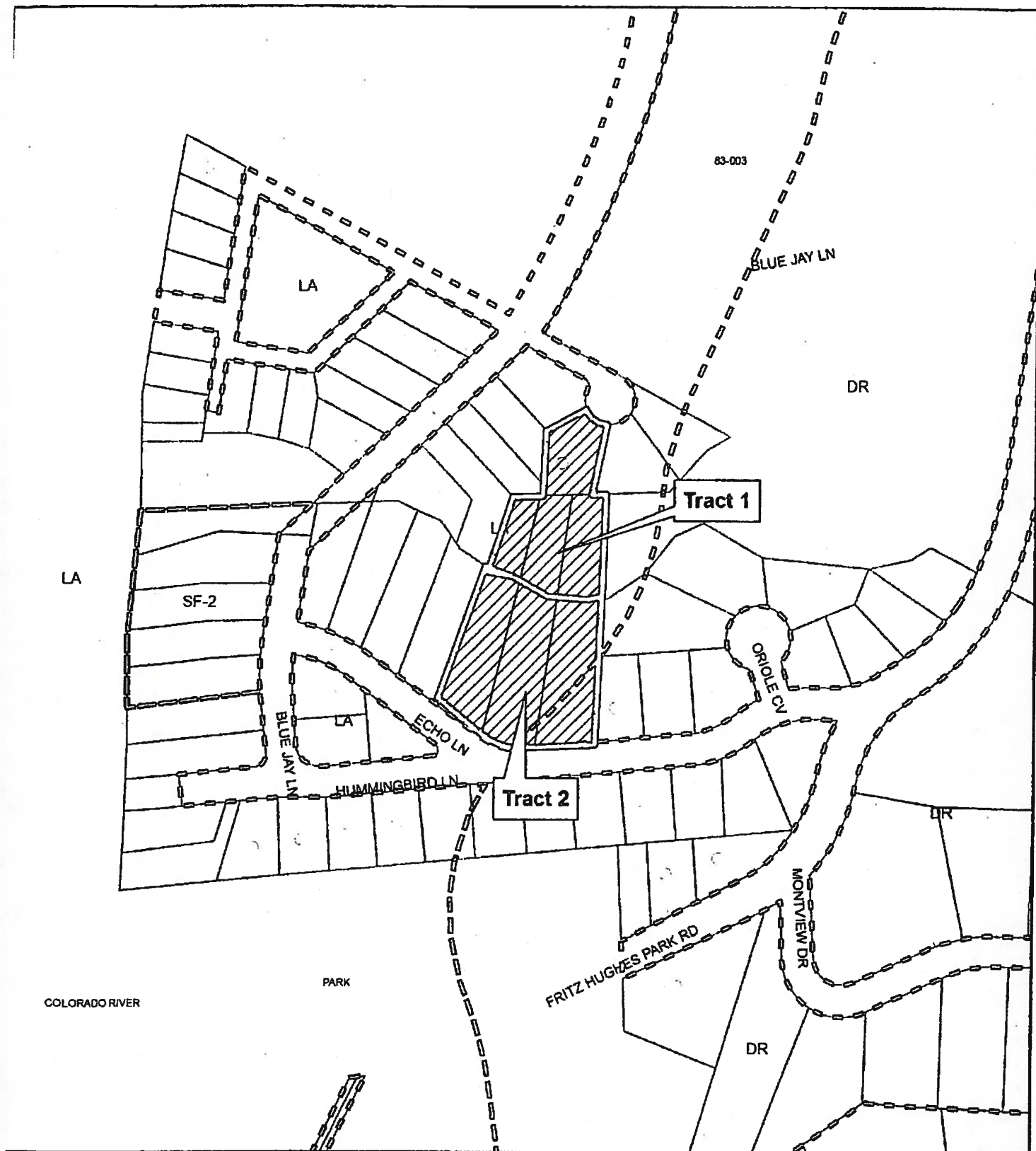
Date




9/12/14



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

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2014-0170

1" = 200'

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Exhibit C

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.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input toward its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2015-0131

Contact: Tori Haase, 512-974-7691

Public Hearing: Oct 6, 2015, Zoning and Platting Commission

Oct. 15, 2015, City Council

E. Lisa Levin

Your Name (please print)

3401 Fritz Hughes PK Rd

Your address(es) affected by this application

E. Lisa Levin

Signature

Daytime Telephone: 512-261-0261

Date

10/6/15

☒ I am in favor
☐ I object

Comments:

I believe I have already done this. I'm very much in favor of this.

Thank you!

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0131

Contact: Tori Haase, 512-974-7691

Public Hearing: Oct 6, 2015, Zoning and Planning Commission

Oct. 15, 2015, City Council

Deb Groom
 Your Name (please print)

3404 Orde CV Austin, TX 78732

Your address(es) affected by this application

Deb Groom

Signature

Daytime Telephone: 512-825-6980

Date

10-1-15

☒ I am in favor
☐ I object

Comments: I am in favor of getting whatever needs to be done to expedite this process for the property owner.

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Tori Haase
 P. O. Box 1088
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0131

Contact: Tori Haase, 512-974-7691

Public Hearing: Oct 6, 2015, Zoning and Platting Commission

Oct. 15, 2015, City Council

Abrile Williamson

Your Name (please print)

14001 Hummingbird Ln

Your address(es) affected by this application

☒ I am in favor
☐ I object

Signature

Date

Daytime Telephone: 512-658-8561

Comments: The fam + to are the
same. Seems like a strange
way to spend my tax dollars.
The city should not have zoned
a single property with multiple
zoning categories in the first
place.
Thanks though

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810