

ZONING CHANGE REVIEW SHEETCASE: C14-2019-0054 – Chisholm LaneDISTRICT: 5ZONING FROM: DRTO: SF-2ADDRESS: 9110 Chisholm LaneSITE AREA: 1.5 acresPROPERTY OWNER: Paula LantzAGENT: Spyglass Realty & Investments
(Matthew Edwards)CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence (standard lot) (SF-2) district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

May 7, 2019:

CITY COUNCIL ACTION:

June 6, 2019:

ORDINANCE NUMBER:ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject property is developed with one single family residence, is located on Chisholm Lane and has been zoned development reserve (DR) district since its annexation into the City limits in November 1984. Chisholm Lane consists of unplatted tracts and subdivided lots that range between approximately 0.18 acres and 1.5 acres in size. In general, the smaller lots have single family residence (SF-2) zoning and the larger tracts have DR zoning. There are standard lot single family residential lots to the west in the Texas Oaks subdivision and east of Chisholm Lane in the Buckingham Estates subdivision (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has requested rezoning to the single family residence – standard lot (SF-2) district in order to subdivide the property and create up to three single family residential lots.

SF-2 zoning is compatible with the single family residential character of Chisholm Lane, with the adjacent properties which have SF-2 zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	One single family residence
<i>North</i>	DR; SF-2	Single family residences
<i>South</i>	DR; SF-2	Single family residences
<i>East</i>	DR; SF-2	Single family residences
<i>West</i>	SF-2	Single family residences in the Texas Oaks subdivision

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Is not required

WATERSHED: Slaughter Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Casey Elementary School Paredes Middle School Akins High School

NEIGHBORHOOD ORGANIZATIONS:

242 – Slaughter Lane Neighborhood Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1363 – SEL Texas 1424 – Preservation Austin
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance 1550 – Homeless Neighborhood Organization
 1578 – South Park Neighbors 1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

No recent case histories.

RELATED CASES:

The property was annexed into the City limits on November 15, 1984.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Chisholm Lane	46 feet	34 feet	Local	No	No	No

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the west side of Chisholm Trail on a 1.50 acre tract, which contains a single family residence. The subject property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family housing to the north and south; to the south is also two day care centers; to the east is single family housing and a meditation center; and to the west is single family housing and Casey Elementary School. The proposal is to obtain single family zoning for the existing residential use and subdivide the property for up to 3 residential lots.

Imagine Austin

The property is located 1,200 ft. from an Activity Corridor and well within an existing single family neighborhood in South Austin. Based on comparative scale of this site relative to other residential uses in this area, which furthers consistency along the block, and the property not being located along an Activity Corridor, this case falls below the scope of Imagine Austin, and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Slaughter 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.

At this time, site specific information is unavailable regarding 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 residential. FYI: Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

Chisholm Lane requires 50 feet of right-of-way in accordance with the Transportation Criteria Manual. 25 feet of right-of-way should be dedicated from the centerline of Chisholm Lane at the time of subdivision plat in accordance with LDC 25-6-55; TCM, Tables 1-7, 1-12.

Austin Water Utility

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 Austin Water 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.

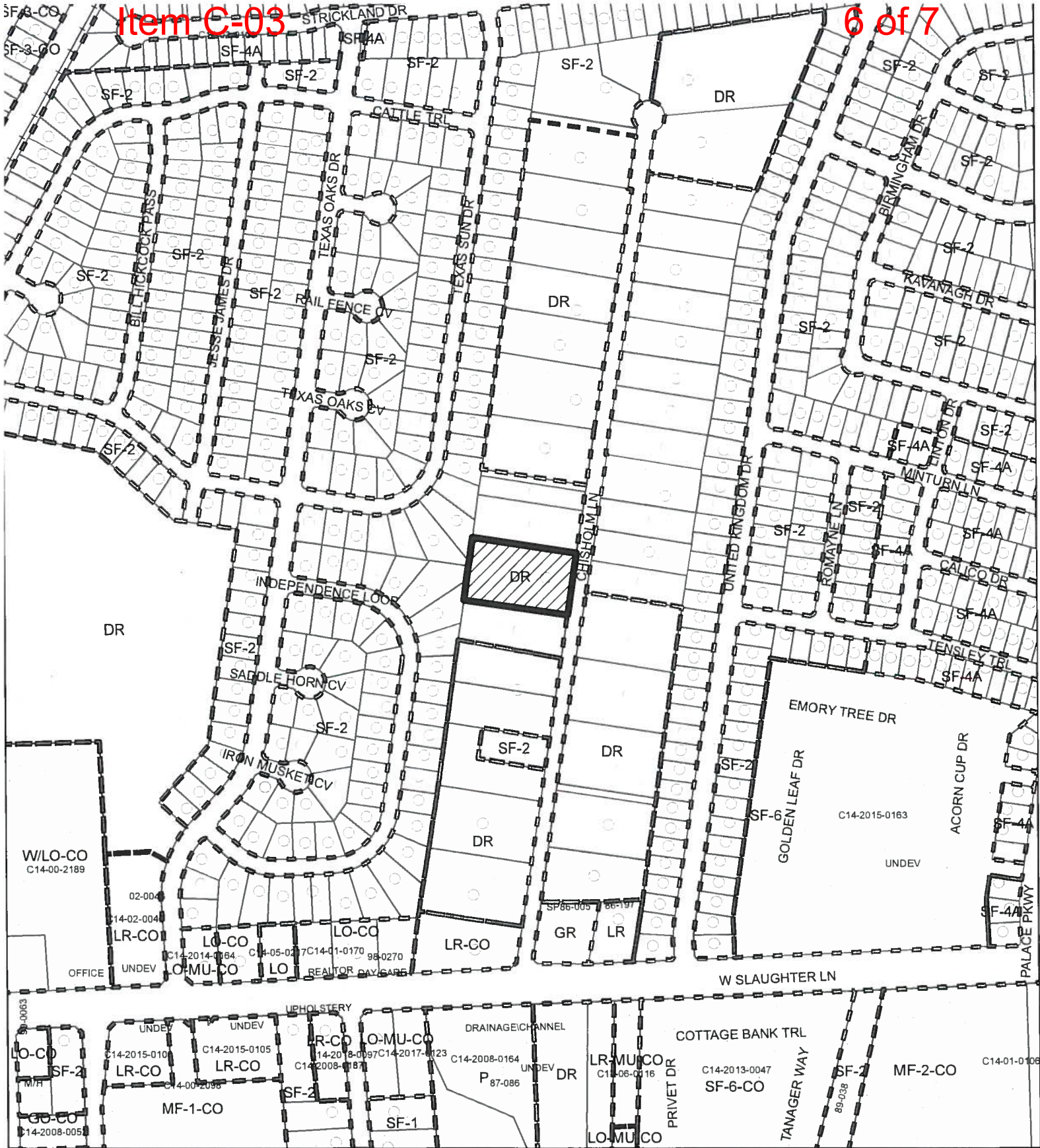
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide adequate service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th Floor. Ph: 512-972-0211.

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.




INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map

A-1: Aerial Map



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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0054

EXHIBIT A

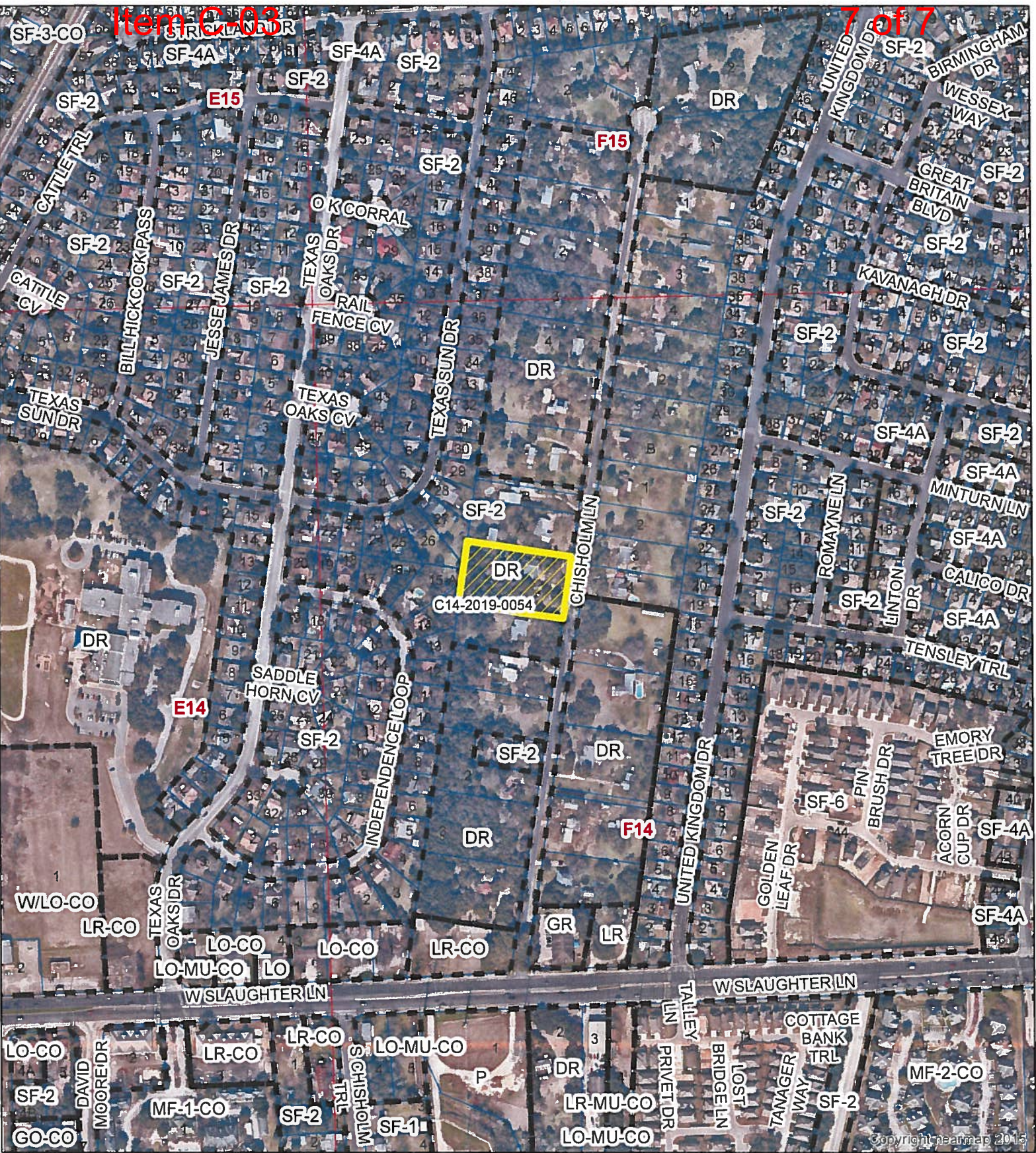


1" = 400'

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Created: 3/8/2019



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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER

1" = 400'

CHISHOLM LANE

Exhibit A-1

ZONING CASE#: C14-2019-0054
LOCATION: 9110 CHISHOLM LANE
SUBJECT AREA: 1.5 ACRES
GRID: F15
MANAGER: WENDY RHOADES



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 the accuracy of the information presented.