

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2013-0057

City of Austin – Austin Water Utility

**Z. P. C. DATE:** 07-16-13

**ADDRESS:** 3500 W. 35<sup>th</sup> Street

**AREA:** 7.51 acres

**APPLICANT:** City of Austin – Public Works  
(Imane Mrini)

**AGENT:** AECOM  
(Allison Kennaugh)

**NEIGHBORHOOD PLAN AREA:** N/A

**CAPITOL VIEW:** No

**T.I.A.:** No

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Taylor Slough North,  
Huck's Slough

**DESIRED DEVELOPMENT ZONE:** No

**ZONING FROM:** SF-3 – Family Residence

**ZONING TO:** P - Public

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of P, Public zoning.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

The motion to approve staff's recommendation for P district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

### **DEPARTMENT COMMENTS:**

The site is currently developed with the City of Austin Water Utility, Davis Water Treatment Plant. The entire site consists of approximately thirty (30) acres. The area to be rezoned is approximately seven point five (7.5) acres. The entire site includes lots one (1) through eight (8), Block Six of the Colorado Foothills, Section Three Subdivision as recorded in the Travis County Plat Records in Volume 5, Page 146. The Austin Water Utility is planning some construction at the existing facility. No new construction will occur on the area that is requesting the zoning change. This area has steep slopes as evidenced by the contour map included in your back up material. The Public (P) zoning district is the designation for a governmental, civic, public service, or public institution use. A Public (P) zoning district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A Public (P) zoning district designation may not be applied to government-owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
Site	SF-3	Undeveloped
North	SF-3	Single Family Residential
South	P	Water treatment plant
East	SF-3	Single Family Residential
West	SF-3	Single Family Residential

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-96-0134 3335 Mount Bonnell Road	From SF-3 to P	Approved P. Vote: (7-0)	Approved P. Vote: (7-0)

**BASIS FOR RECOMMENDATION:**

- The proposed zoning should be consistent with the purpose statement of the district sought.*
- Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting P zoning for the subject tract will be compatible with current use as a water treatment plant.

**NEIGHBORHOOD ORGANIZATION:**

- Highland Park West Balcones Area Neigh. Assoc.
- Austin Neighborhoods Council
- Lake Austin Collective

**SCHOOLS:**

- Casis Elementary School
- O Henry Middle School
- Austin High School

**TRANSPORTATION:**

**TR1.** No additional right-of-way is needed at this time.

**TR2.** A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development to less than 2,000 trips per day. [LDC, 25-6-117].

**TR3.** There are no sidewalks along W 35<sup>th</sup> Street and no sidewalks along Fall Trail.

**TR4.** According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and recommended along the adjoining streets as follows: W 35<sup>th</sup> Street serves Route 36 as an existing Wide Curb with a recommended Bike Lane.

**TR5.** Capital Metro bus service is not available within 1/4 mile of this property.

**Existing Street Characteristics:**

Name	ROW	Pavement	Classification	Daily Traffic
W 35 <sup>th</sup> Street	42'	35'	Collector	NA
Fall Trail	50'	25'	Local	NA

**SITE PLAN:**

No site plan comments at this time.

**ENVIRONMENTAL:**

- 1) The site is located over the Edwards Aquifer Recharge Zone. The site is in Huck's Slough and Taylor Slough North Watersheds of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. 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>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

- 2) According to flood plain maps there is no flood plain in or within close proximity of the project location.
- 3) The site is not located within the endangered species survey area.
- 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) 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 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 on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

- 7) At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

**COMPREHENSIVE PLAN:**

This zoning case is located south of Foothill Parkway and west of 35<sup>th</sup> Street and is part of the Albert R. Davis Water Treatment Plan. The site is approximately 7.5 acres in size and is located just outside the northern boundaries of the Central West Austin Neighborhood Plan. Surrounding land uses include vacant land and single family houses to the north, the Westwood Country Club to the south, the Mayfield Nature Reserve to the east, and vacant land and single family houses to the west. The proposed case would be to assign the correct zoning, Public, to this existing water treatment facility.

Chapter 4 of the Imagine Austin Comprehensive Plan discusses several key challenges facing the greater Austin metro area regarding water utility infrastructure, including:

- Protecting Austin's watersheds, waterways, and water supply within Central Texas, one of the fastest growing regions in the country. (p 150);
- Improving regional planning and coordination to provide adequate water-related infrastructure and protect environmentally sensitive areas. (p 150); and
- Maintaining existing public infrastructure and facilities, such as streets, public buildings, parks, and water, wastewater, and drainage systems, while planning for new investments to accommodate future growth and the community's desire for new programs and infrastructure. (p 160).

The following are key policies taken from Chapter 4 of the Imagine Austin Comprehensive Plan, which specifically discuss the protection, investment and development of the water/wastewater infrastructure system to meet the growing needs of our region:

- **E P15.** Invest in sustainable, affordable utility sources (communications, power, water, wastewater) to meet the needs of increasing population and employment bases.
- **CFS P2.** Maintain water, wastewater, and stormwater infrastructure regularly throughout its useful life and replace aged infrastructure as conditions warrant. Continue to ensure safe and reliable service.
- **CFS P3.** Continue to develop and evaluate decentralized wastewater processing site options, including package plants and satellite facilities, to complement centralized facilities.
- **CFS P6.** Protect the public water supply and the health and safety of users.

Based on the Imagine Austin Comprehensive Plan policies above that supports maintaining, replacing and growing Austin's water treatment infrastructure to satisfy the growing needs of our population, the rezoning of this property to 'Public' is consistent with the Imagine Austin Comprehensive Plan.

**CITY COUNCIL DATE:** August 22nd, 2013

**ACTION:**

**ORDINANCE READINGS:** 1ST

2ND

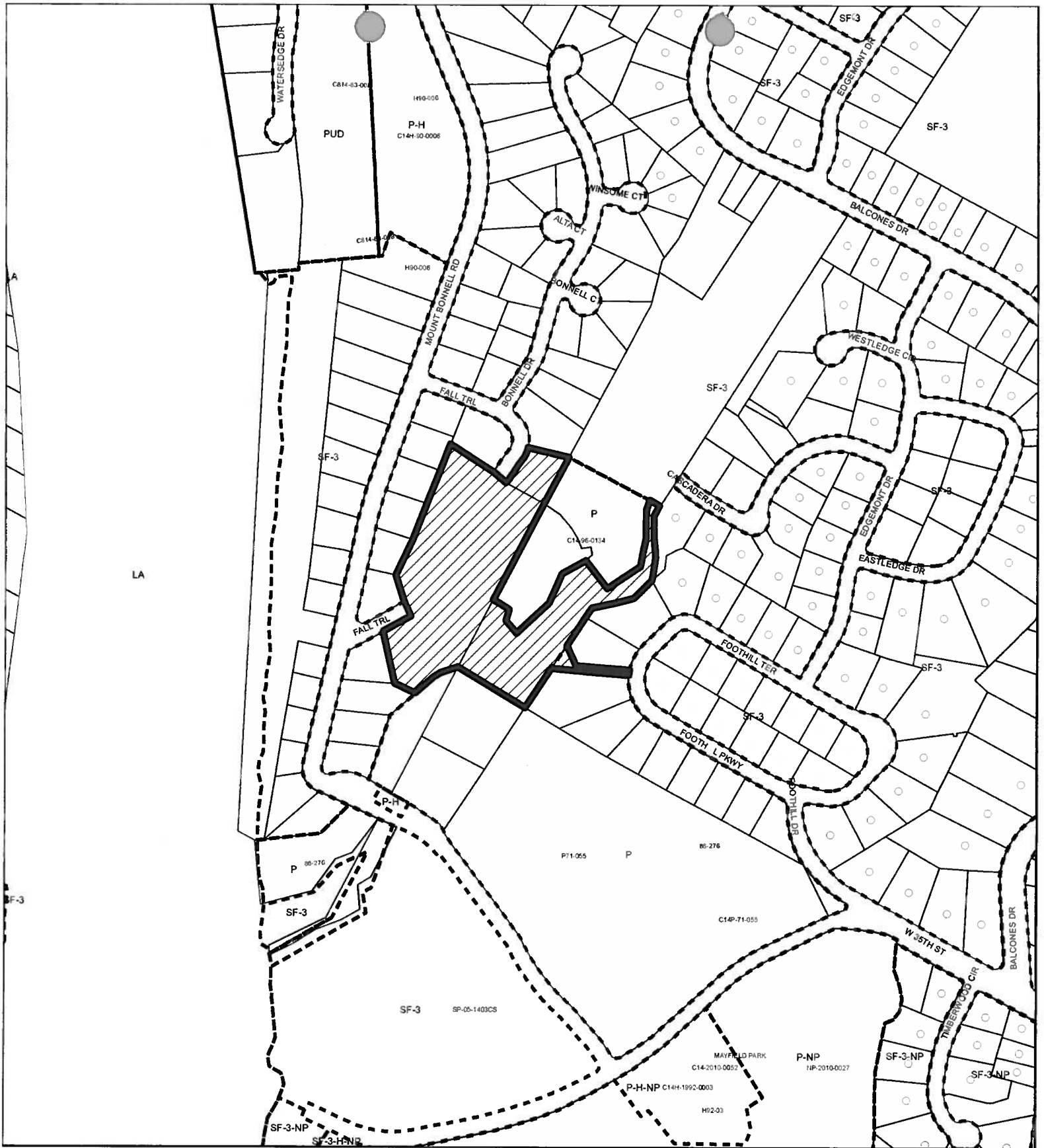
3RD




**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson

**PHONE:** 974-7691

**Clark.patterson@ci.austin.tx.us**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2013-0057**

1" = 400'

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.

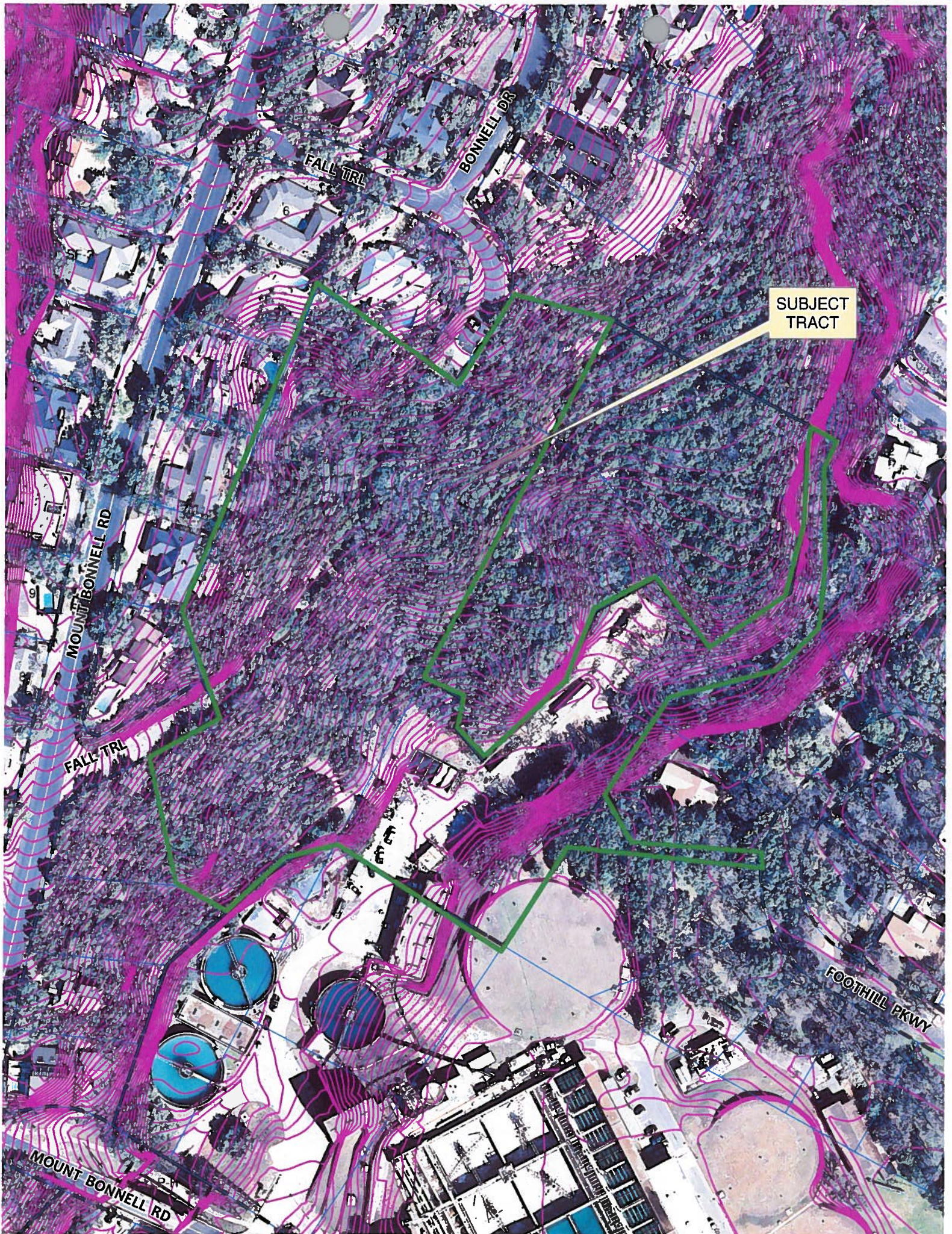
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.











SUBJECT  
TRACT



## SECTION THREE

the plates are Vol 1114 pages 35  
to middle of page  
The circumscribed latitude line is from 1820  
to 1825. 1825 to 1830, 1830 to 1835, 1835 to 1840, 1840 to 1845, 1845 to 1850, 1850 to 1855, 1855 to 1860, 1860 to 1865, 1865 to 1870, 1870 to 1875, 1875 to 1880, 1880 to 1885, 1885 to 1890, 1890 to 1895, 1895 to 1900, 1900 to 1905, 1905 to 1910, 1910 to 1915, 1915 to 1920, 1920 to 1925, 1925 to 1930, 1930 to 1935, 1935 to 1940, 1940 to 1945, 1945 to 1950, 1950 to 1955, 1955 to 1960, 1960 to 1965, 1965 to 1970, 1970 to 1975, 1975 to 1980, 1980 to 1985, 1985 to 1990, 1990 to 1995, 1995 to 2000, 2000 to 2005, 2005 to 2010, 2010 to 2015, 2015 to 2020, 2020 to 2025, 2025 to 2030, 2030 to 2035, 2035 to 2040, 2040 to 2045, 2045 to 2050, 2050 to 2055, 2055 to 2060, 2060 to 2065, 2065 to 2070, 2070 to 2075, 2075 to 2080, 2080 to 2085, 2085 to 2090, 2090 to 2095, 2095 to 2100, 2100 to 2105, 2105 to 2110, 2110 to 2115, 2115 to 2120, 2120 to 2125, 2125 to 2130, 2130 to 2135, 2135 to 2140, 2140 to 2145, 2145 to 2150, 2150 to 2155, 2155 to 2160, 2160 to 2165, 2165 to 2170, 2170 to 2175, 2175 to 2180, 2180 to 2185, 2185 to 2190, 2190 to 2195, 2195 to 2200, 2200 to 2205, 2205 to 2210, 2210 to 2215, 2215 to 2220, 2220 to 2225, 2225 to 2230, 2230 to 2235, 2235 to 2240, 2240 to 2245, 2245 to 2250, 2250 to 2255, 2255 to 2260, 2260 to 2265, 2265 to 2270, 2270 to 2275, 2275 to 2280, 2280 to 2285, 2285 to 2290, 2290 to 2295, 2295 to 2300, 2300 to 2305, 2305 to 2310, 2310 to 2315, 2315 to 2320, 2320 to 2325, 2325 to 2330, 2330 to 2335, 2335 to 2340, 2340 to 2345, 2345 to 2350, 2350 to 2355, 2355 to 2360, 2360 to 2365, 2365 to 2370, 2370 to 2375, 2375 to 2380, 2380 to 2385, 2385 to 2390, 2390 to 2395, 2395 to 2400, 2400 to 2405, 2405 to 2410, 2410 to 2415, 2415 to 2420, 2420 to 2425, 2425 to 2430, 2430 to 2435, 2435 to 2440, 2440 to 2445, 2445 to 2450, 2450 to 2455, 2455 to 2460, 2460 to 2465, 2465 to 2470, 2470 to 2475, 2475 to 2480, 2480 to 2485, 2485 to 2490, 2490 to 2495, 2495 to 2500, 2500 to 2505, 2505 to 2510, 2510 to 2515, 2515 to 2520, 2520 to 2525, 2525 to 2530, 2530 to 2535, 2535 to 2540, 2540 to 2545, 2545 to 2550, 2550 to 2555, 2555 to 2560, 2560 to 2565, 2565 to 2570, 2570 to 2575, 2575 to 2580, 2580 to 2585, 2585 to 2590, 2590 to 2595, 2595 to 2600, 2600 to 2605, 2605 to 2610, 2610 to 2615, 2615 to 2620, 2620 to 2625, 2625 to 2630, 2630 to 2635, 2635 to 2640, 2640 to 2645, 2645 to 2650, 2650 to 2655, 2655 to 2660, 2660 to 2665, 2665 to 2670, 2670 to 2675, 2675 to 2680, 2680 to 2685, 2685 to 2690, 2690 to 2695, 2695 to 2700, 2700 to 2705, 2705 to 2710, 2710 to 2715, 2715 to 2720, 2720 to 2725, 2725 to 2730, 2730 to 2735, 2735 to 2740, 2740 to 2745, 2745 to 2750, 2750 to 2755, 2755 to 2760, 2760 to 2765, 2765 to 2770, 2770 to 2775, 2775 to 2780, 2780 to 2785, 2785 to 2790, 2790 to 2795, 2795 to 2800, 2800 to 2805, 2805 to 2810, 2810 to 2815, 2815 to 2820, 2820 to 2825, 2825 to 2830, 2830 to 2835, 2835 to 2840, 2840 to 2845, 2845 to 2850, 2850 to 2855, 2855 to 2860, 2860 to 2865, 2865 to 2870, 2870 to 2875, 2875 to 2880, 2880 to 2885, 2885 to 2890, 2890 to 2895, 2895 to 2900, 2900 to 2905, 2905 to 2910, 2910 to 2915, 2915 to 2920, 2920 to 2925, 2925 to 2930, 2930 to 2935, 2935 to 2940, 2940 to 2945, 2945 to 2950, 2950 to 2955, 2955 to 2960, 2960 to 2965, 2965 to 2970, 2970 to 2975, 2975 to 2980, 2980 to 2985, 2985 to 2990, 2990 to 2995, 2995 to 3000, 3000 to 3005, 3005 to 3010, 3010 to 3015, 3015 to 3020, 3020 to 3025, 3025 to 3030, 3030 to 3035, 3035 to 3040, 3040 to 3045, 3045 to 3050, 3050 to 3055, 3055 to 3060, 3060 to 3065, 3065 to 3070, 3070 to 3075, 3075 to 3080, 3080 to 3085, 3085 to 3090, 3090 to 3095, 3095 to 3100, 3100 to 3105, 3105 to 3110, 3110 to 3115, 3115 to 3120, 3120 to 3125, 3125 to 3130, 3130 to 3135, 3135 to 3140, 3140 to 3145, 3145 to 3150, 3150 to 3155, 3155 to 3160, 3160 to 3165, 3165 to 3170, 3170 to 3175, 3175 to 3180, 3180 to 3185, 3185 to 3190, 3190 to 3195, 3195 to 3200, 3200 to 3205, 3205 to 3210, 3210 to 3215, 3215 to 3220, 3220 to 3225, 3225 to 3230, 3230 to 3235, 3235 to 3240, 3240 to 3245, 3245 to 3250, 3250 to 3255, 3255 to 3260, 3260 to 3265, 3265 to 3270, 3270 to 3275, 3275 to 3280, 3280 to 3285, 3285 to 3290, 3290 to 3295, 3295 to 3300, 3300 to 3305, 3305 to 3310, 3310 to 3315, 3315 to 3320, 3320 to 3325, 3325 to 3330, 3330 to 3335, 3335 to 3340, 3340 to 3345, 3345 to 3350, 3350 to 3355, 3355 to 3360, 3360 to 3365, 3365 to 3370, 3370 to 3375, 3375 to 3380, 3380 to 3385, 3385 to 3390, 3390 to 3395, 3395 to 3400, 3400 to 3405, 3405 to 3410, 3410 to 3415, 3415 to 3420, 3420 to 3425, 3425 to 3430, 3430 to 3435, 3435 to 3440, 3440 to 3445, 3445 to 3450, 3450 to 3455, 3455 to 3460, 3460 to 3465, 3465 to 3470, 3470 to 3475, 3475 to 3480, 3480 to 3485, 3485 to 3490, 3490 to 3495, 3495 to 3500, 3500 to 3505, 3505 to 3510, 3510 to

STATE OF TEXAS  
COUNTY OF TRAVIS

(SEAL)

FILED FOR RECORD  
AT 11:55 AM  
APR 28 1968  
FBI - MEMPHIS

At the London Convention  
 Charles County Court, the two County Treasurers

STATE OF TEXAS  
COUNTY OF TRAVIS

(SEAL)

or Police  
Inspector  
Deputy

SEPTIC TANK NOTE

Each house will be connected to a separate  
link of a design approved by the State Health  
Department in this subdivision.

F. D. 167 N 30

PLAN 5639

4.254111V75C17

[illegible]

Total area in subdivision 18.50 Acres:

- 11 ON SLATES 541
- Iron Slates found
- Concrete Monument found

Scale 1" = 100 ft. only

APPROVED FOR SIGNATURE  
DATE: 12-14-50

0.1/12-14-5C

Date: April 26, 1961

Date: April 25, 1941

THE STATE OF TEXAS  
COUNTY OF TARRANT  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of Dec

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
That we, H. B. BROWN,  
Subscribed, in accordance with  
that certain deed of gift  
in Travis County, Texas, con-  
tained of and between the  
in between D. J. Payne & Co.  
and in and the same  
to the public at our right  
any part thereof, when  
attribution as COLORED  
Witness our hand, this



2



## 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 forwarding 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](http://www.austintexas.gov)

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: C14-2013-0057

Contact: Clark Patterson, 512-974-7691

Public Hearing: Jul 16, 2013, Zoning and Platting Commission  
Aug 22, 2013, City Council

JAMES R. BOULDER SR.  
Your Name (please print)

3601 M. BONNELL RD 78731  
Your address(es) affected by this application

☐ I am in favor  
☒ I object

James R. Boulton Sr. 7-10-2013  
Signature Date

Daytime Telephone: 512-454-1156

Comments:

TO MUCH TRAFFIC TO  
AND FROM 2222

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810