

**ZONING CHANGE REVIEW SHEET**

CA

**CASE:** C14-2013-0123 – Onion Creek  
Fire Station

**Z.A.P. DATE:** November 5, 2013

**ADDRESS:** 11112 Old San Antonio Road

**OWNER:** Riddell Family Limited Partnership  
by WJR GP LLC (James Henry)

**AGENT:** City of Austin, Public Works  
Department (Craig Russell)

**ZONING FROM:** GR-MU-CO    **TO:** P    **AREA:** 2.508 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant public (P) district zoning.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

November 5, 2013:

**ISSUES:**

On October 3, 2013, City Council authorized the negotiation and execution of documents and instruments necessary to acquire in fee simple the property from the Owner.

**DEPARTMENT COMMENTS:**

The subject lot is undeveloped land situated at the northwest corner of FM 1626 Road and Old San Antonio Road, and is zoned community commercial – mixed use – conditional overlay (GR-MU-CO) district by a 2006 case. The Conditional Overlay prohibits uses that are considered incompatible with the nearby AISD high school, limits the number of residential units to 430, and prohibits vehicular access to Old San Antonio Road until it is upgraded and realigned to provide a direct connection to IH-35. Please refer to Exhibits A (Zoning Map), A-1 (Aerial) and B (2006 Rezoning Ordinance) and C (Recorded Plat).

The Public Work Department has requested public (P) district zoning as a first step in constructing a City of Austin fire station that will serve the surrounding area. The fire station will have vehicular access to both Old San Antonio Road and FM 1626. A recent schematic drawing of an alternate right-of-way for Old San Antonio Road shows that the existing, built right-of-way would be upgraded to collector street standards abutting the fire station site, and terminate in a cul-de-sac at a distance to the north. This would allow for the existing, un-built right-of-way dedicated in 2010 for the purposes of realigning Old San Antonio Road within the Double Creek Village development to be vacated. Please refer to Exhibit D (2013 Schematic Drawing).

*01/2*

Staff recommends P zoning, given: 1) the fire station is considered a civic (safety services) use, and the project will comply with City of Austin development regulations, and 2) it is City Council's general policy that all City owned or leased land be zoned public (P) district.

**EXISTING ZONING AND LAND USES:**

|              | ZONING       | LAND USES   |
|--------------|--------------|---|
| <i>Site</i>  | GR-MU-CO     | Undeveloped   |
| <i>North</i> | MF-3-CO      | Apartments  |
| <i>South</i> | County       | Undeveloped; Office / warehouses; Marble / granite company  |
| <i>East</i>  | GR-CO; CS-CO | Undeveloped GR-CO and CS-CO for proposed commercial development (Phase I of Double Creek Village) |
| <i>West</i>  | MF-3-CO      | Apartments  |

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Onion Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- 26 – Far South Austin Community Association
- 627 – Onion Creek Homeowner’s Association
- 742 – Austin Independent School District
- 1037 – Homeless Neighborhood Association
- 1075 – Bike Austin
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1224 – Austin Monorail Project
- 1228 – Sierra Club, Austin Regional Group
- 1340 – Austin Heritage Tree Foundation
- 1363 – SEL Texas

**SCHOOLS:**

- Menchaca Elementary School
- Paredes Middle School
- Akins High School

**CASE HISTORIES:**

| NUMBER   | REQUEST          | COMMISSION                      | CITY COUNCIL   |
|--|------------------|---------------------------------|--|
| C14-2010-0174 – Platinum Onion Creek – 11206 S IH 35 Service Rd SB; 11301 Old San Antonio Rd | CS-MU-CO to MF-2 | To Grant MF-2 w/TIA update memo | Apvd. MF-2 w/RC for bicycle and pedestrian access to Old San Antonio Rd, and sidewalk access to FM 1626 and Onion Creek Pkwy (3-3-2011). |

|  |   |   |  |
|--|---|---|--|
| C14-2010-0027 –<br>Colonial Grand at<br>Cityway – 11001<br>South 1 <sup>st</sup> St      | GR-MU-CO to<br>MF-3   | To Grant MF-3-CO<br>w/CO for limited<br>access to Old San<br>Antonio Rd., max.<br>units of 430 and max.<br>5,753 trips day, and<br>conds. of updated TIA  | Apvd MF-3-CO<br>w/conds. as<br>recommended by ZAP<br>(5-27-2010).  |
| C14-2008-0220 –<br>Double Creek<br>Village – 10200 –<br>10614 S IH 35<br>Service Rd SB   | I-RR; CS to CS-<br>MU   | To Grant CS-MU-CO<br>w/the CO for list of<br>prohibited uses,<br>Restrictive Covenant<br>for conds of the TIA,<br>and Street Deed for r-o-<br>w for the new loop<br>road between FM 1826<br>and IH 35 is part of<br>TIA approval and<br>required to be<br>dedicated at the time of<br>zoning. | Apvd CS-MU-CO<br>with RC for conds of<br>the TIA and Street<br>Deed for r-o-w for new<br>loop road as ZAP<br>recommended (11-18-<br>2010). |
| C14-05-0175 –<br>Newmark Homes –<br>NW corner of S<br>First St and W FM<br>1626          | I-RR to GR for<br>Tract 1; SF-2 for<br>Tract 2                            | To Grant GR-CO with<br>the CO for prohibited<br>uses and SF-2 for Tract<br>2, w/a Restrictive<br>Covenant for the conds<br>of the TIA and a<br>private restrictive<br>covenant to prohibit the<br>installation of video<br>games.   | Apvd GR-CO for<br>Tract 1 and SF-2 for<br>Tract 2 with a<br>Restrictive Covenant<br>as ZAP recommended<br>(3-23-2006).                     |
| C14-04-0020 –<br>Double Creek<br>Village Phase II –<br>SW corner of IH-35<br>and FM 1626 | I-RR (Upon<br>Annexation) to<br>CS-MU for Tract<br>1; MF-3 for<br>Tract 2 | To Grant CS-MU-CO<br>with the CO for<br>prohibited uses on<br>Tract 1; MF-2 for Tract<br>2. The Restrictive<br>Covenant is for the<br>conditions of the TIA<br>and a minimum square<br>footage for restaurant<br>uses.  | Apvd CS-MU-CO and<br>MF-2 with Restrictive<br>Covenant for the TIA<br>and restaurant size, as<br>ZAP recommended (6-<br>17-2004).          |
| C14-04-0019 –<br>Double Creek<br>Village Phase II-<br>NW corner of IH-<br>35 and 1626    | I-RR to CS  | To Grant CS-CO with<br>conditions. The CO is<br>for a list of prohibited<br>uses.   | Apvd CS-CO as ZAP<br>recommended (6-17-<br>2004).  |
| C14-03-0053 –  | I-RR to CS  | To Grant CS-CO for  | Apvd ZAP   |

*cl/4*

|   |  |  |                              |
|---|--|--|------------------------------|
| Double Creek Village – E side of Old San Antonio Rd |  | Tract 1; GR-CO for Tract 2, with conditions. CO is for list of prohibited uses; and prohibit access to Old San Antonio Rd. Restrictive Covenant for the Traffic Impact Analysis. | recommendation (12-11-2003). |
|---|--|--|------------------------------|

**RELATED CASES:**

The subject property was annexed into the City limits on December 31, 1997. The property was part of a 27.964 acre tract zoned GR-CO by a 2004 case and then GR-MU-CO by a 2006 case (C14-04-0018 and C14-06-0063). In the 2004 case, the Conditional Overlay: 1) prohibits the following uses: automotive sales; automotive rentals; bail bond services; drop-off recycling collection facility; exterminating services; hotel-motel; indoor entertainment; outdoor entertainment; pawn shop services; residential treatment; and theater; and 2) prohibits access to Old San Antonio Road. The Restrictive Covenant covers the conditions of the Traffic Impact Analysis and prohibits restaurants with pad sites smaller than 300 square feet. The 2006 case covered the same acreage and added a –MU, Mixed Use combining district, and added Conditional Overlays to limit the property to 430 residential units, and modified the vehicular access restriction to prohibit access Old San Antonio Road to the north of the site, and prohibited vehicular access until the road was upgraded to City standards and there was a direct connection to IH-35 at the Slaughter Creek overpass.

The property is platted as Lot 3, Block A, Colonial Grand at Cityway Subdivision, recorded on March 21, 2011 (C8-2010-0085.0A). Please refer to Exhibits B and C.

**ABUTTING STREETS:**

| Name                 | ROW      | Pavement | Class    | Sidewalk? | Bus Route? | Bike Route? |
|----------------------|----------|----------|----------|-----------|------------|-------------|
| FM 1626 Road         | 115 feet | MAD 4    | Arterial | No        | No         | Yes         |
| Old San Antonio Road | 55 feet  | 20 feet  | Local    | No        | No         | No          |

**CITY COUNCIL DATE:** November 21, 2013

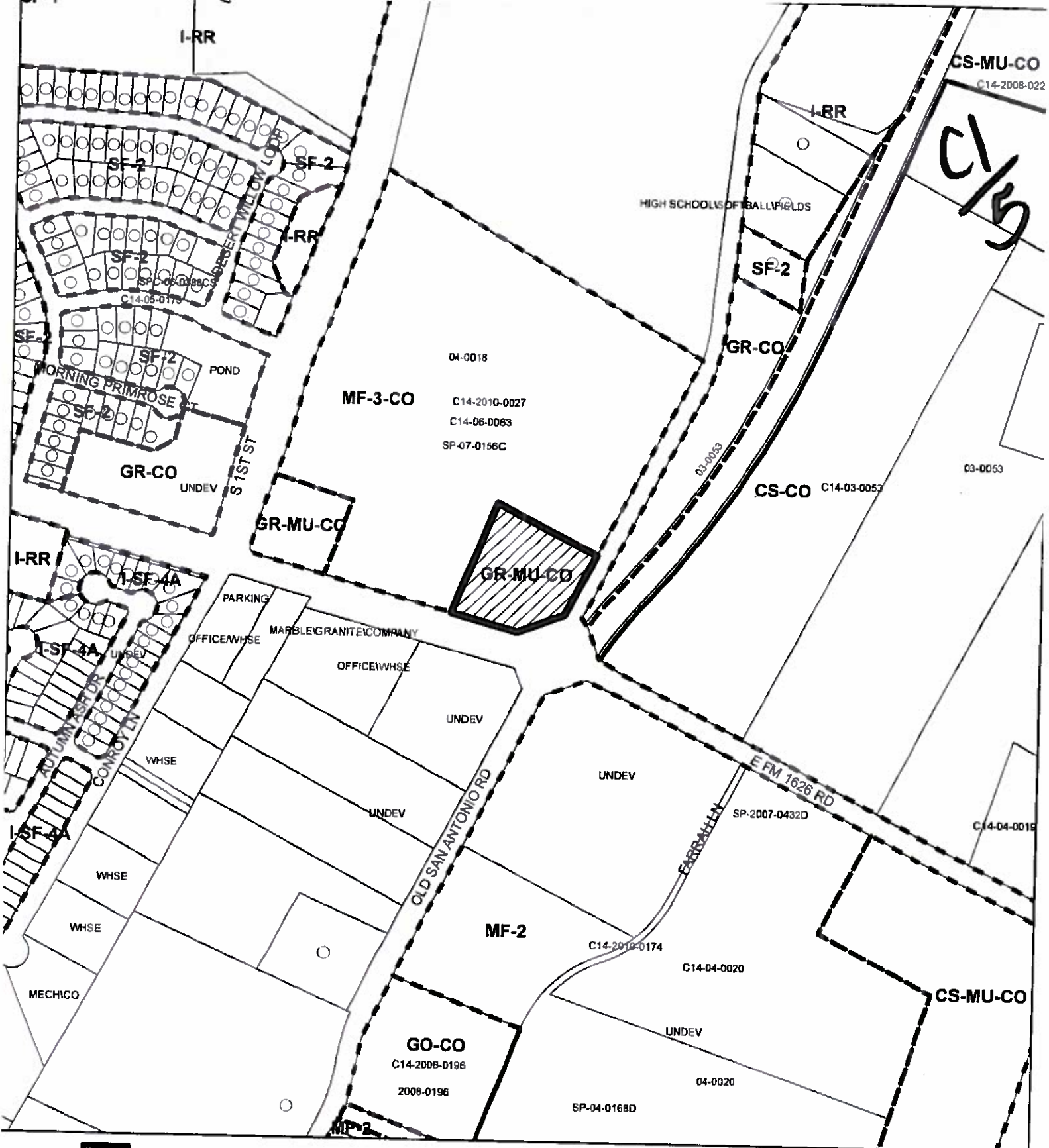
**ACTION:**

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

**ORDINANCE NUMBER:**

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

**PHONE:** 974-7719



CS-MU-CO  
C14-2008-022

C13

MF-3-CO

04-0018  
C14-2010-0027  
C14-06-0063  
SP-07-0156C

CS-CO C14-03-0053

GR-MU-CO

GR-MU-CO

MF-2

GO-CO

C14-2008-0196  
2008-0196

CS-MU-CO

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

CASE#: C14-2013-0123

EXHIBIT A

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.





I-MH

SF-

SF-2

SF-2

GR-CO

GR-MU-CO

GR-MU-CO

CS-MU-CO

CS-CO

MF-2

MF-3-CO

GR-CO

PARKING

MARBLE GRANITE COMPANY

OFFICE/WHSE

UNDEV

UNDEV

UNDEV

SP-2007-0

EXHIBIT A1

↑ NORTH

REBERT'S 1ST ST  
PRIMROSE DR

E FM 1626 RD

OLD SAN ANTONIO RD

OLD SAN ANTONIO RD

FM 1626

C 6

10616  
50  
10612  
51  
10608  
52

10907

10925  
1001  
1001

04-0018

06-0063

SP-07-0156C

11012

11100

11000

300

11124

11112

221

11209

20307

11214

11214

11300

11300

11250

1C2

1A2

1C1

11301

ORDINANCE NO. 20060525-072

C/A

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11100 BLOCK OF SOUTH FIRST STREET FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.**

**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 from community commercial-conditional overlay (GR-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-06-0063, on file at the Neighborhood Planning and Zoning Department, as follows:

A 27.964 acre tract of land, more or less, out of the S.F. Slaughter League No. 1, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located at the 11100 Block of South First Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

- |                        |  |
|------------------------|--|
| Automotive rentals     | Automotive sales                       |
| Bail bond services     | Drop-off recycling collection facility |
| Exterminating services | Hotel-motel                            |
| Indoor entertainment   | Outdoor entertainment                  |
| Pawn shop services     | Residential treatment                  |
| Theater                |  |

2. The maximum number of residential units on the Property is 430 units.

*Cy8*

3. Vehicular access to the portion of Old San Antonio Road north of the Property is prohibited. Vehicular access to the section of Old San Antonio Road to the east of the Property is prohibited until the road is upgraded to City standards and realigned to provide a direct connection to IH-35 at the Slaughter Creek overpass.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on June 5, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_ May 25 \_\_\_\_\_, 2006

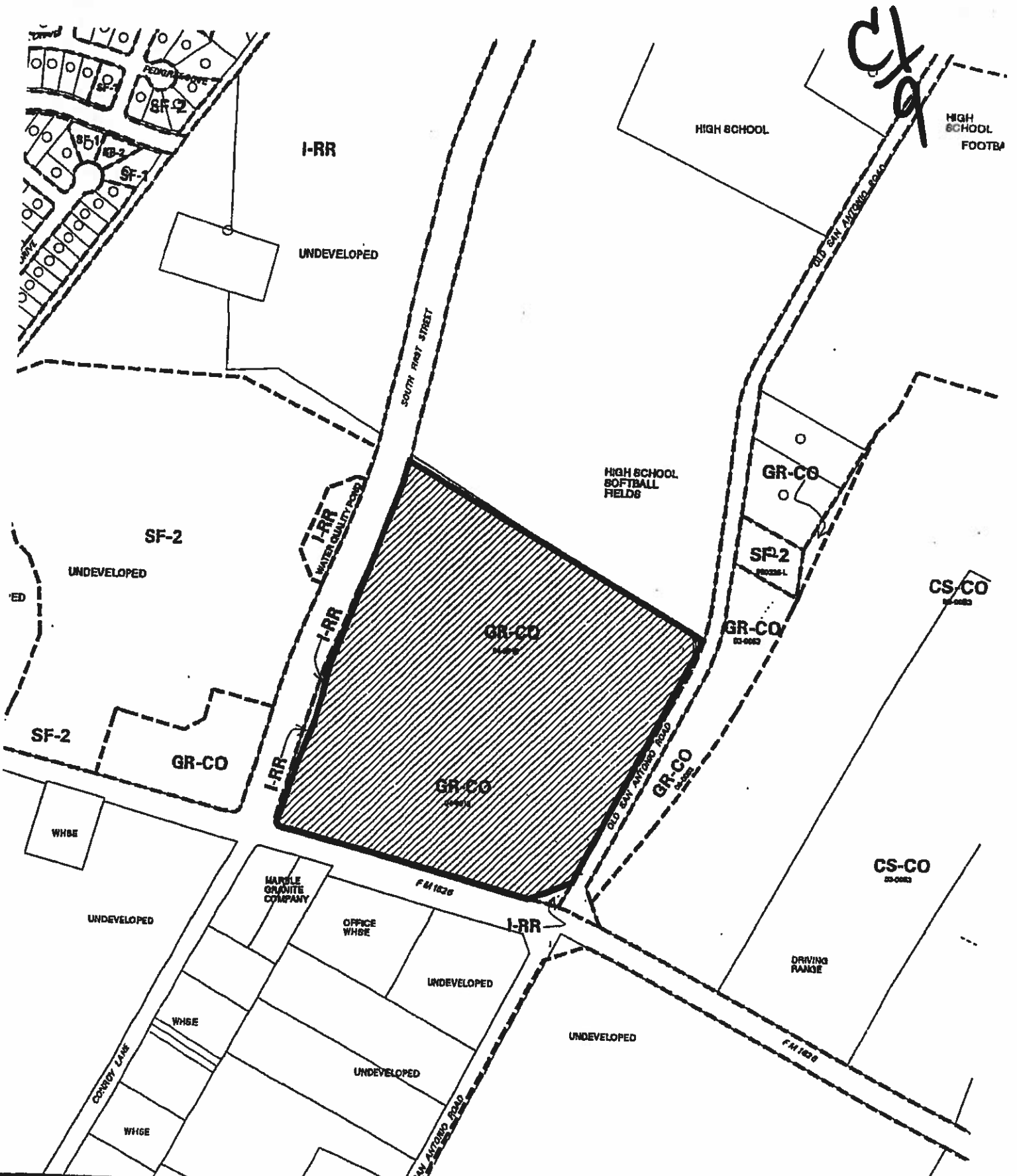
§  
§  
§





\_\_\_\_\_  
*Will Wynn*  
Will Wynn  
Mayor

APPROVED: \_\_\_\_\_  
*David Allan Smith*  
David Allan Smith  
City Attorney

ATTEST: \_\_\_\_\_  
*Shirley A. Gentry*  
Shirley A. Gentry  
City Clerk

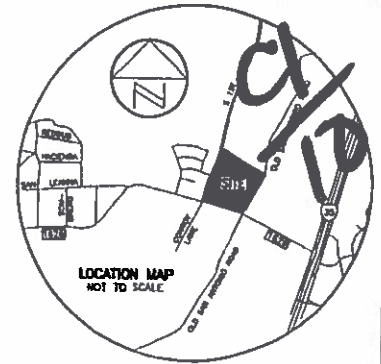
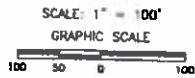




|  |  |   |  |   |
|--|--|---|--|---|
| <br>1" = 400'<br><small>1:40,000</small> | <b>SUBJECT TRACT</b>    | <b>ZONING EXHIBIT P</b><br><br><b>CASE #: C14-06-0063</b><br><b>ADDRESS: 11100 BLOCK OF S 1ST ST</b><br><b>SUBJECT AREA (acres): 27.964</b> | <b>DATE: 06-04</b><br><br><b>INTLS: SM</b> | <b>CITY GRID REFERENCE NUMBER</b><br><b>F11</b> |
|  | <b>PENDING CASE</b>     |   |  |   |
|  | <b>ZONING BOUNDARY</b>  |   |  |   |
|  | <b>CASE MGR: W.WALSH</b>   |   |  |   |
|  |  |   |  |   |

CS-110-CO

# COLONIAL GRAND AT CITYWAY SUBDIVISION



AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
51.126 ACRES  
(2000022808)

11.047 ACRE DRAINAGE EASEMENT (2008704785)  
S80°14'01"E 1157.04'  
(S80°13'41"E 1157.18')

5' ELECTRIC &  
TELECOMMUNICATIONS  
ESMT.

DRAINAGE ESMT.  
DOCUMENT NO.  
**2011035390**

15' ELECTRIC &  
TELECOMMUNICATIONS  
ESMT.

DRAINAGE ESMT.  
DOCUMENT NO.  
**2011035390**

WASTEWATER ESMT.  
DOCUMENT NO.  
**2011035389**

LOT 1  
BLOCK A  
23.965 ACRES

DRAINAGE ESMT.  
DOCUMENT NO.  
**2011035391**

LOT 3  
BLOCK A  
2.508 ACRES

15' ELECTRIC &  
TELECOMMUNICATIONS  
ESMT.

JOINT LIST  
ACCESS ESMT.  
DOCUMENT NO.  
**2011035392**

15' AERIAL  
ELECTRIC ESMT.

15' WATER ESMT.  
(2005084829)

30' R.O.W. RESERVE &  
AERIAL ELECTRIC ESMT.

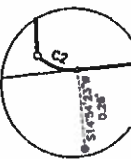
15' AERIAL  
ELECTRIC ESMT.

**REZONING  
AREA**

**LOT SUMMARY**  
TOTAL ACREAGE: 27.962 ACRES  
TOTAL NUMBER OF LOTS: 3  
LOT 1: 23.965 ACRES  
LOT 2: 1.489 ACRES  
LOT 3: 2.508 ACRES  
**LAND USE**  
LOT 1: MULTI-FAMILY  
LOT 2: COMMERCIAL  
LOT 3: COMMERCIAL

DESERT PRIMROSE DRIVE  
(64' RIGHT-OF-WAY WIDTH)  
(2008002288)

5' L1 STREET  
(RIGHT-OF-WAY WIDTH VARIES)  
(198117895) (2000101517)



N88°46'06"W  
100.26'

N78°05'37"W 1587.08'

11001  
SP-2010-02460

DRAINAGE ESMT.  
DOCUMENT NO.  
**2011035370**

N73°01'34"W 257.58'  
(N73°03'34"W 257.63')

15' AERIAL  
ELECTRIC ESMT.

N18°47'07"E 251.72'  
(N18°46'37"E 251.78')

15' WATER ESMT.  
(2005084829)

30' R.O.W. RESERVE &  
AERIAL ELECTRIC ESMT.

JOINT LIST  
ACCESS ESMT.  
DOCUMENT NO.  
**2011035392**

N43°29'48"W 300.25'  
(N43°29'48"W 300.25')

DRAINAGE ESMT.  
DOCUMENT NO.  
**2011035391**

LOT 3  
BLOCK A  
2.508 ACRES

15' ELECTRIC &  
TELECOMMUNICATIONS  
ESMT.

15' AERIAL  
ELECTRIC ESMT.

S26°30'15"W 112.87'  
(S26°30'11"W 112.87')

S26°30'15"W 699.74'  
(S26°30'11"W 699.88')

S26°30'15"W 112.87'  
(S26°30'11"W 112.87')

S26°30'15"W 699.74'  
(S26°30'11"W 699.88')

S26°30'15"W 112.87'  
(S26°30'11"W 112.87')

S26°30'15"W 699.74'  
(S26°30'11"W 699.88')

S26°30'15"W 112.87'  
(S26°30'11"W 112.87')

S26°30'15"W 699.74'  
(S26°30'11"W 699.88')

F.M. 1826  
(RIGHT-OF-WAY WIDTH VARIES)

HWY PT STA  
107+01.3  
40' LEFT

COUNTRY LANE  
(60' W/245)

**EXHIBIT C  
RECORDED PLAT**

gjs/1/11



BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/83 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NCS) ON-LINE POSITIONING USER SERVICE (OPUS).

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.: 588-013  
DRAWING NO.: 588-013-PL1  
PLOT DATE: 1/11/11  
PLOT SCALE: 1" = 100'  
DRAWN BY: JBS  
SHEET 01 OF 02

**LINE TABLE**

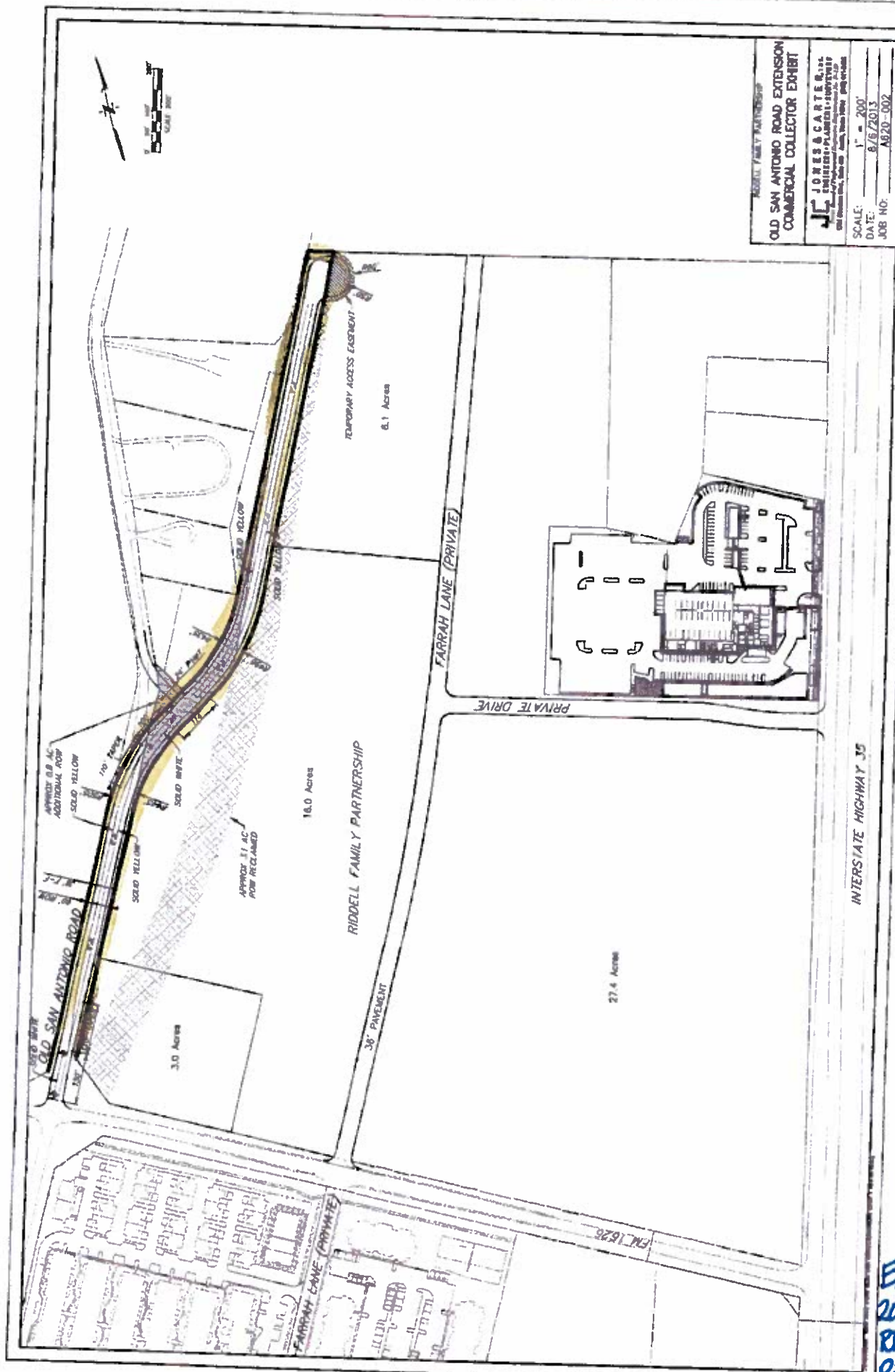
| No. | BEARING     | LENGTH  | (RECORD)              |
|-----|-------------|---------|-----------------------|
| L1  | N17°35'48"E | 149.57' | (N17°34'51"E 149.80') |
| L2  | N18°19'59"E | 100.26' | (N18°16'33"E 100.18') |
| L3  | N20°45'32"E | 98.70'  | (N20°43'32"E 98.79')  |
| L4  | N14°30'48"E | 101.77' | (N14°31'19"E 101.78') |
| L5  | N11°30'38"E | 91.71'  | (N11°30'31"E 91.70')  |
| L6  | N18°00'28"E | 98.12'  | (N18°06'28"E 98.16')  |
| L7  | N22°17'14"E | 99.99'  | (N22°15'57"E 99.96')  |
| LB  | N18°51'17"E | 100.17' | (N18°07'00"E 100.16') |
| L9  | N20°08'04"E | 100.03' | (N20°08'00"E 100.03') |
| L10 | N20°28'08"E | 156.32' | (N20°28'26"E 156.34') |
| L11 | N73°05'37"W | 217.82' | (N73°05'11"W 217.82') |
| L12 | N73°05'37"W | 418.50' | (N73°05'11"W 418.50') |
| L13 | N73°05'37"W | 225.95' | (N73°05'11"W 225.80') |

- LEDDIO
- 1/2" REBAR WITH "HARRIS" PLASTIC CAP FOUND (OR AS NOTED)
  - 1/2" REBAR WITH CHAPARRAL CAP SET
  - CONC. HIGHWAY MON. FOUND
  - ▲ CALCULATED POINT
  - ⊕ CONTROL POINT LOCATION
  - ( ) RECORD INFORMATION
  - ... SIDEWALK LOCATION (SEE PLAT NOTE #15)

THIS IS A SURFACE DRAWING.  
CHAPARRAL CONTROL POINT "R110"  
1/2" REBAR WITH "CHAPARRAL" RANDOM CAP  
TEXAS CENTRAL ZONE STATE PLANE COORDINATES:  
N 10025715.38  
E 3087291.05  
SURFACE COORDINATES:  
N 10025691.40  
E 3087387.84  
COMBINED SCALE FACTOR = 0.999996548  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.00000345111  
(FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT O.D.  
TEXAS CENTRAL ZONE #203

**CURVE TABLE**

| NO. | DELTA     | RADIUS   | TAN    | ARC     | CHORD   | BEARING     | (RECORD CHORD)        |
|-----|-----------|----------|--------|---------|---------|-------------|-----------------------|
| C1  | 9°44'28"  | 1080.00' | 80.32' | 180.21' | 179.89' | N17°23'00"E | (N17°23'48"E 180.01') |
| C2  | 50°05'11" | 30.00'   | 14.02' | 28.23'  | 25.40'  | N50°23'19"W | (N60°49'33"W 28.70')  |



RIDDELL FAMILY PARTNERSHIP  
 OLD SAN ANTONIO ROAD EXTENSION  
 COMMERCIAL COLLECTOR EXHIBIT  
 J.C. JONES & CARTER, P.L.L.C.  
 ENGINEERS/PLANNERS/ARCHITECTS  
 1100 N. LOOP WEST, SUITE 1000, DALLAS, TEXAS 75207-3000  
 SCALE: 1" = 200'  
 DATE: 6/6/2013  
 JOB NO: A820-002

EXHIBIT C  
 J/C

INTERSTATE HIGHWAY 35

EXHIBIT D  
 2013  
 REALIGNMENT  
 OF OLD  
 SAN ANTONIO ROAD

10/12

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant public (P) district zoning.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

P, Public district zoning is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities. This district is intended for properties, used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities. The proposed rezoning of the property to accommodate the water pump expansion is consistent with the purpose statement of the district sought.

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

Staff recommends P zoning, given: 1) the fire station is considered a civic (safety services) use, and the project will comply with City of Austin development regulations, and 2) it is City Council’s general policy that all City owned or leased land be zoned public (P) district.

**EXISTING CONDITIONS**

**Site Characteristics**

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

**Impervious Cover**

The maximum impervious cover allowed by the P zoning district is established by a conditional use site plan.

**Comprehensive Planning/ Imagine Austin**

This rezoning case is located on the northwest corner of E FM 1626 and Old San Antonio Road, on a vacant 2.5 acre parcel. This property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north, east and west, and vacant land and a warehouse/office building to the south. The proposed use is the Onion Creek Fire Station.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the incorporation of public safety facilities and services:

C14-13

- CFS P27. Provide public safety services to newly annexed areas and areas with increased activity, such as new neighborhoods, redevelopment areas, transportation corridors, and activity centers.

Based on the above IACP policy and the adjacent Activity Corridor, the proposed zoning change is supported by Imagine Austin.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development 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. 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 Net Site Area</i> | <i>% with Transfers</i> |
|--|---------------------------|-------------------------|
| Single-Family<br>(minimum lot size 5750 sq. ft.) | 50%                       | 60%                     |
| Other Single-Family or Duplex                    | 55%                       | 60%                     |
| Multifamily                                      | 60%                       | 70%                     |
| Commercial                                       | 80%                       | 90%                     |

According to flood plain maps there is no flood plain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

### Transportation

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

The traffic impact analysis for this site was prepared with cases C14-04-0018 and C14-06-0063.

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/ 14**Water and Wastewater**

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. 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.

**Site Plan and Compatibility Standards**

This property is 2.508 acres. For sites larger than one acre in a public (P) zoning district, the site development regulations are generally established by the approval of a conditional use site plan [Section 25-2-625(D)(2)].

There is an approved and active site plan (SP-2010-0246C) that depicts a parking lot that is part of a proposed multi-family development to be placed on the subject property.