

## SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2013-0057 – City of Austin-Austin Water Utility

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3500 West 35<sup>th</sup> Street (Taylor Slough North Watershed; Huck's Slough Watershed) from family residence (SF-3) district zoning to public (P) district zoning.

DEPARTMENT COMMENTS:

The ordinance is consistent with City Council action taken on First Reading.

OWNER & APPLICANT: City of Austin-Austin Water Utility (Chris Wolter)

AGENT: AECOM Technical Services, Inc. (Allison Kennaugh)

DATE OF FIRST READING: August 22, 2013, Approved P district zoning, on First Reading (7-0).

CITY COUNCIL HEARING DATE: January 30, 2014

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades  
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2013-0057

City of Austin – Austin Water Utility

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

**ADDRESS:** 3500 West 35<sup>th</sup> Street

**AREA:** 7.51 acres

**APPLICANT:** City of Austin – Austin Water Utility  
(Chris Wolter)

**AGENT:** AECOM Technical Services, Inc.  
(Allison Kennaugh)

**NEIGHBORHOOD PLAN AREA:** N/A

**CAPITOL VIEW:** No

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

**HILL COUNTRY ROADWAY:** No

**WATERSHEDS:** 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 district zoning.

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

July 16, 2013: 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	City water treatment plant
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 ORGANIZATIONS:**

- 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 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 22, 2013

**ACTION:** Approved P district zoning as recommended by the Zoning and Platting Commission, on First Reading (7-0).

January 30, 2014

**ORDINANCE READINGS:** 1st August 22, 2013

2<sup>nd</sup>

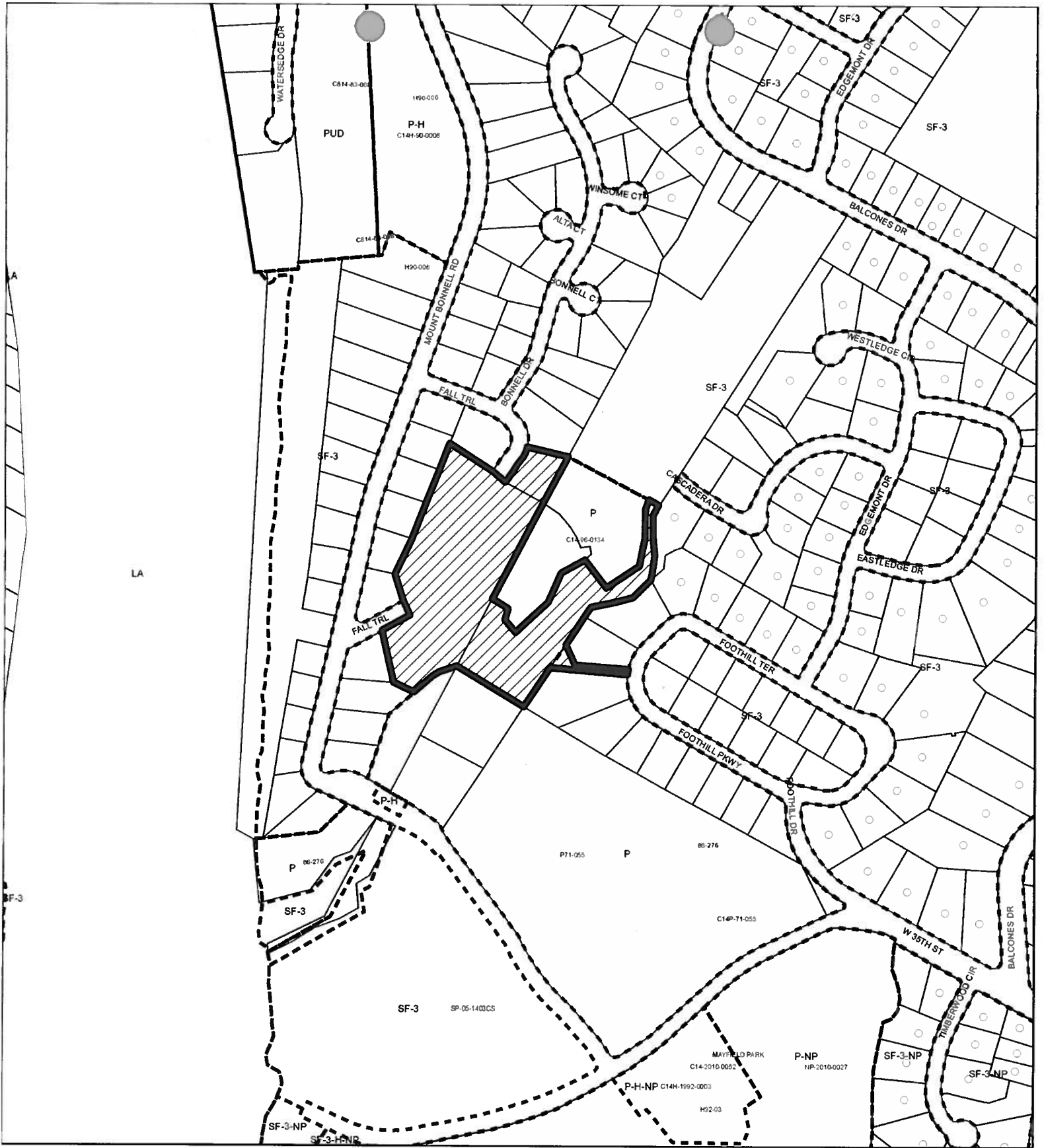
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades




[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**PHONE:** 512-974-7719



## ZONING

ZONING CASE#: C14-2013-0057

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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'





MOUNT BONNELL RD

WINSOME CT

ALTA CT

BONNELL DR

FALL TRL

SUBJECT TRACT

BALCONES DR

CASCADE DR

EDGEMONT DR

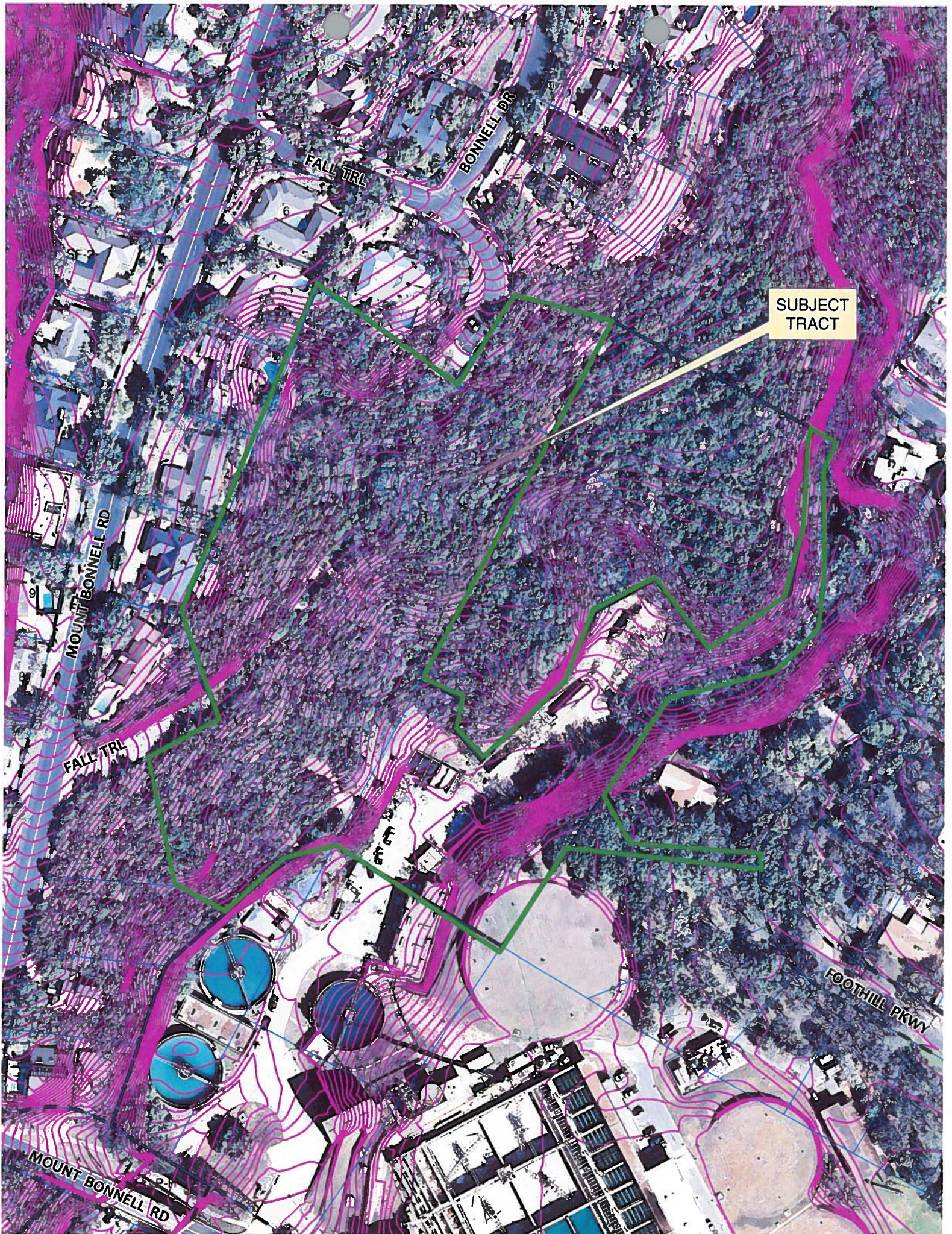
FOOTHILL TER

FOOTHILL PKWY

FOOTHILL DR

W 35TH ST







## SECTION THREE

The Rastreaire of this Glash are Vol 1114 page 35  
 6 miles from  
 The Arrivedal Native Village of this Gl.  
 19800 ft. asado. 6 miles from

STATE OF TEXAS  
COUNTY OF TARRANT

(SEAL)

FILED FOR REC'D  
AT 11/15 o'clock A.M. 28th Apr 1951

Attn: Andrew L. Anthony  
Clark County Court, Thomas County, Texas

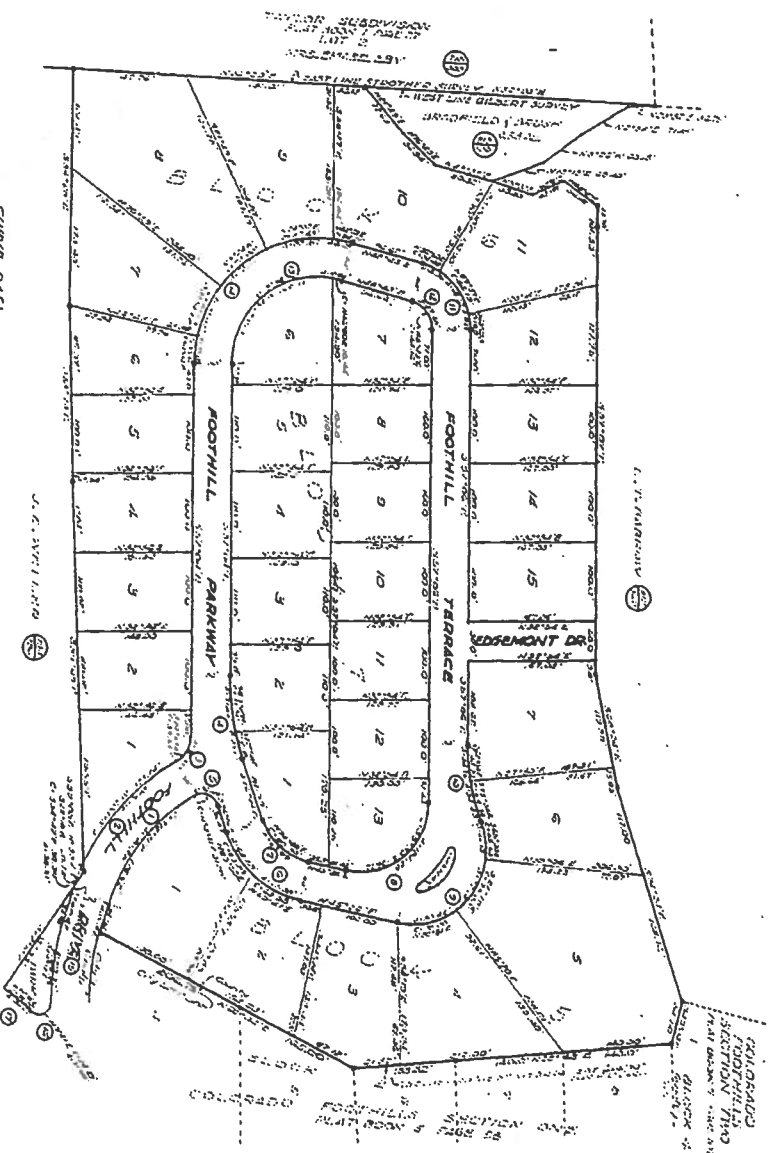
STATE OF TEXAS  
COUNTY OF TARRANT[illegible]

(SEAL)

Miss Evelyn Lumberg  
Clark County Court, Nevada County, Texas  
or  
Florence Pruitt  
Dorothy

SEPTIC TANK NOTE  
Each house shall be connected to a septic  
tank of a design approved by the State Health  
Department in this subdivision.

R. B. 167 A 50  
PL 4N 5639



**CUHNVZ DADR**

J. E. V. L. A. P.

0-360-711

④

APPROVED BY CITY

Date: April 26, 1991

Date: April 26, 1941

development for public utilities is reserved for the near 100% of lots in blocks 5 and 6, and across the river side of lots in block 7, and 50% of each side of the common lots of lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833

Total wires in subdivision 18.50 ACROSS

- 11 on Slates Set
- Iron Slates Found
- Concrete Monument Found

Scale 1" = 100 ft. approx.

① new currency used new

51

## 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. BOULBIN SR.  
Your Name (please print)

3601 MR. BONVILLE RD. 78731  
Your address(es) affected by this application

☐ I am in favor  
☒ I object

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

Daytime Telephone: 512-454-1156

Comments:

TO MUCH TRAFFIC TO  
4RD FROM 2022

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