

## ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0150 – HCISD High School

DISTRICT: 5

ADDRESS: The west side of South Turnersville Road, approximately 1,435 linear feet south of its intersection with Turnersville Road and North Turnersville Road

ZONING FROM: I-RR

TO: LR

SITE AREA: 93.209 acres

PROPERTY OWNER: Hays Consolidated Independent School District (Max Cleaver)

AGENT: Jackson Walker LLP, (Pamela Madere)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

**The Staff recommendation is to grant neighborhood commercial (LR) district zoning.**  
*For a summary of the basis of Staff's recommendation, see pages 1 - 2.*

### ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**November 19, 2024:**

### CITY COUNCIL ACTION:

**December 12, 2024:**

### ORDINANCE NUMBER:

### ISSUES:

None at this time.

### CASE MANAGER COMMENTS:

The subject rezoning area consists of approximately 93 acres and is located on the west side of South Turnersville Road, nearly one quarter of a mile south of its intersection with Turnersville Road and North Turnersville Road. It is within the City of Austin's limited purpose jurisdiction and within the Sunfield Municipal Utility District. However, it is **not** included in the Sunfield Planned Unit Development (PUD). It is adjacent to the PUD along the north, west, and southern boundaries.

The property is undeveloped as well as the surrounding areas within the Sunfield PUD.

To the west of the PUD area are single family residences. The area to the east across South Turnersville Road consists of undeveloped land, some single family residences on large tracts, and limited commercial services. *Please refer to Exhibits A (Zoning Map) and A-1 (Aerial).*

The Sunfield PUD comprises of 482.5 acres and is located east of IH-35. The proposed extension of Main Street within the PUD will border the northern property line of the subject rezoning area. Access is proposed from the future Main Street as well as South Turnersville Road. The Sunfield PUD Land Use Plan includes greenbelt/parkland to the south of the subject property and mixed uses to the west. *Please refer to Exhibit B.*

The applicant has requested neighborhood commercial (LR) district zoning for the development of a new high school (2800 students) to serve the growing student population of both Travis and Hays counties in this area. The (LR) zoning district will allow Hays County Independent School District (HCISD) to partner with banks, restaurants, and stores on their campus for student job training and to provide campus services. However, HCISD does not intend to sell portions of this site for commercial uses.

Staff is recommending neighborhood commercial (LR) district zoning as the location is appropriate for the proposed civic use of a public secondary educational facility.

**BASIS OF RECOMMENDATION:**

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

The proposed neighborhood commercial (LR) district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood. The proposed public secondary educational facility will serve the growing student population of both Travis and Hays counties in this area.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The requested (LR) district zoning will allow for the proposed new high school facility as well as permit HCISD to partner with banks, restaurants, and stores on their campus in order to provide student job training and provide campus services. The location is appropriate and compatible with the existing residential neighborhoods in the area and the adjacent Sunfield PUD land uses. The future high school development would serve the surrounding community.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	PUD	Sunfield PUD; Undeveloped
<i>South</i>	PUD	Sunfield PUD; Undeveloped

<i>East</i>	Austin ETJ	Undeveloped; Single family residence; Commercial service
<i>West</i>	PUD	Sunfield PUD; Undeveloped; Single family residential

MUNICIPAL UTILITY DISTRICT: Sunfield MUD No. 2

WATERSHEDS: Rinard Creek and Plum Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

The property is within the Hays Consolidated Independent School District.

COMMUNITY REGISTRY LIST:

Del Valle Community Coalition  
 Onion Creek HOA  
 Sierra Club, Austin Regional Group

Austin Lost and Found Pets  
 Friends of Austin Neighborhoods  
 Save Our Springs Alliance

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2014-0083.01 Sunfield PUD Amendment #1 – 1901 Turnersville Road, SW corner of Turnersville Rd & S. Turnersville Rd	PUD to PUD, to change conditions of zoning	To Grant PUD (8-13-2024)	Apvd Sunfield PUD Amendment #1 as PC recommended (10-24-2024).
C814-2014-0083 – Sunfield PUD – 1901 Turnersville Road, SW corner of Turnersville Rd & S. Turnersville Rd	I-RR to PUD	To Grant PUD (5-26-2015)	Apvd PUD as PC recommended (9-10-2015).

RELATED CASES:

C814-2014-0083 - Council approved the Sunfield Planned Unit Development (PUD) which includes approximately 482.5 acres of land on September 10, 2015 (Ordinance No. 20150910-015). The Sunfield PUD is adjacent to the HCISD property along the north, west, and southern boundaries.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** S TURNERSVILLE ROAD. C14-2024-0150. Project: HCISD High School. 93.209 acres from I-RR to LR. Existing: vacant. Proposed: civic-public high school. Note that this project is located within the limited purpose jurisdiction. Note that for the Connectivity and Healthy Living measure that the project proposes a public school, but the site is not presently located within 0.50 miles of an existing public school or university.

Yes	<b>Imagine Austin Decision Guidelines</b>
<b>Complete Community Measures *</b>	
	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b>
	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station.
	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university.
	<b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health *:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
	<b>Housing Choice *:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Housing Affordability *:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training. <b>Proposed HCISD High School expands job and educational opportunities in Austin</b>
	<b>Industrial Land:</b> Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Rinard and Plum Creek Watersheds 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.

PARD – Planning & Design Review

There are no applicable parkland requirements for this zoning case.

Austin Transportation Department – Engineering Review

A Traffic Impact Analysis (TIA) shall not be required for this site based on the draft HCISD Interlocal Agreement. Please note that a Traffic Circulation Analysis and Access Management Plan will be required at the time of site plan.

The adjacent street characteristics table is provided below:

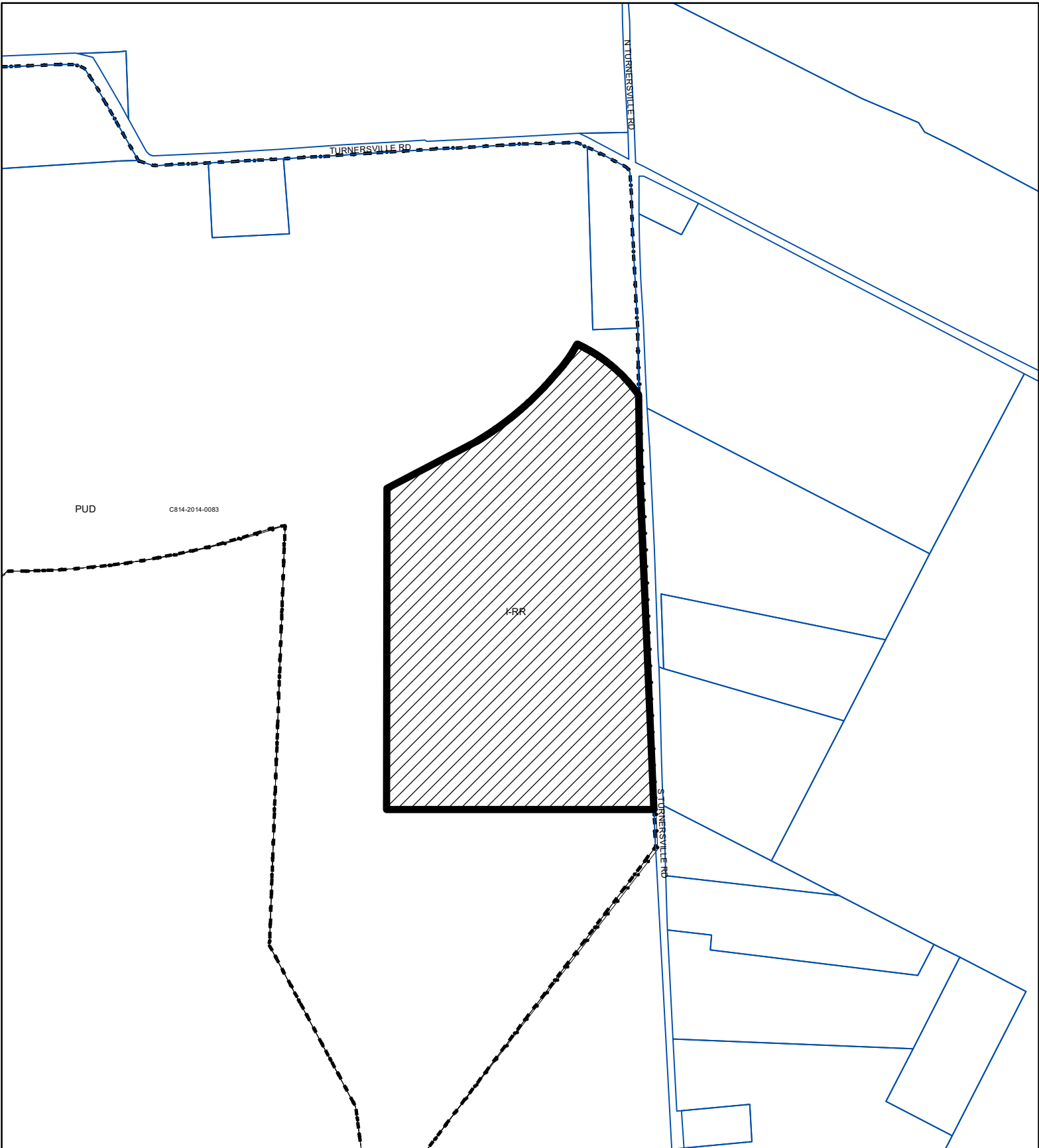
<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within 1/4 mile)</b>
South Turnersville Road	Level 3 – Minor/Major Arterial	116’	71’	22’	No	No	No

Austin Water Utility

No comments on zoning change.

**INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:**

- Exhibit A: Zoning Map
- Exhibit A-1: Aerial Map
- Exhibit B: HCISD adjacent to Sunfield PUD Land Use Plan
- Applicant’s Summary Letter






**ZONING**

ZONING CASE#: C14-2024-0150

**EXHIBIT A**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 800'

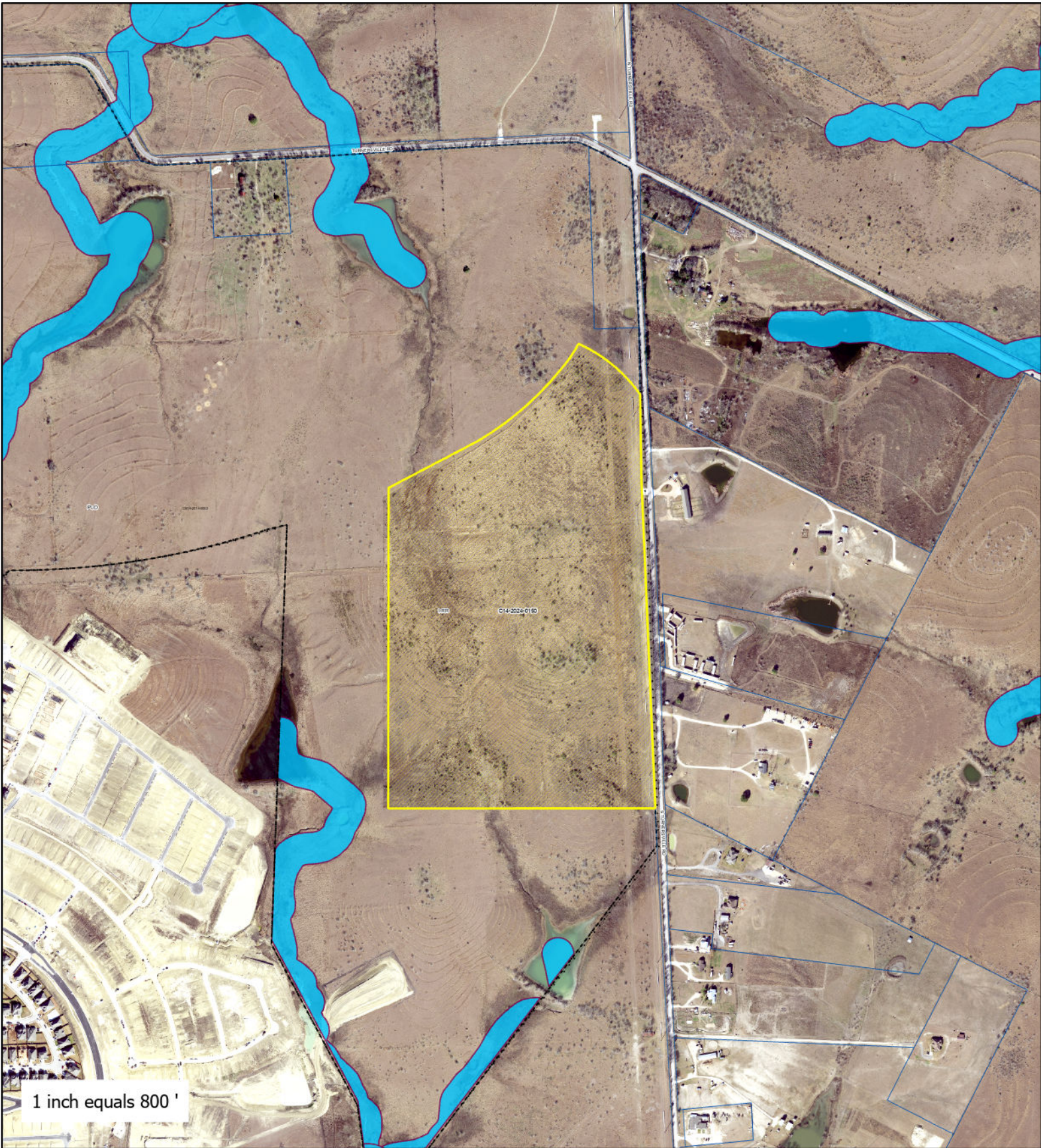
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



**Created: 10/8/2024**









1 inch equals 800'

## HCISD High School EXHIBIT A-1



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2024-0150  
 LOCATION: S. Turnersville Road  
 SUBJECT AREA: 93.209 Acres  
 MANAGER: Nancy Estrada

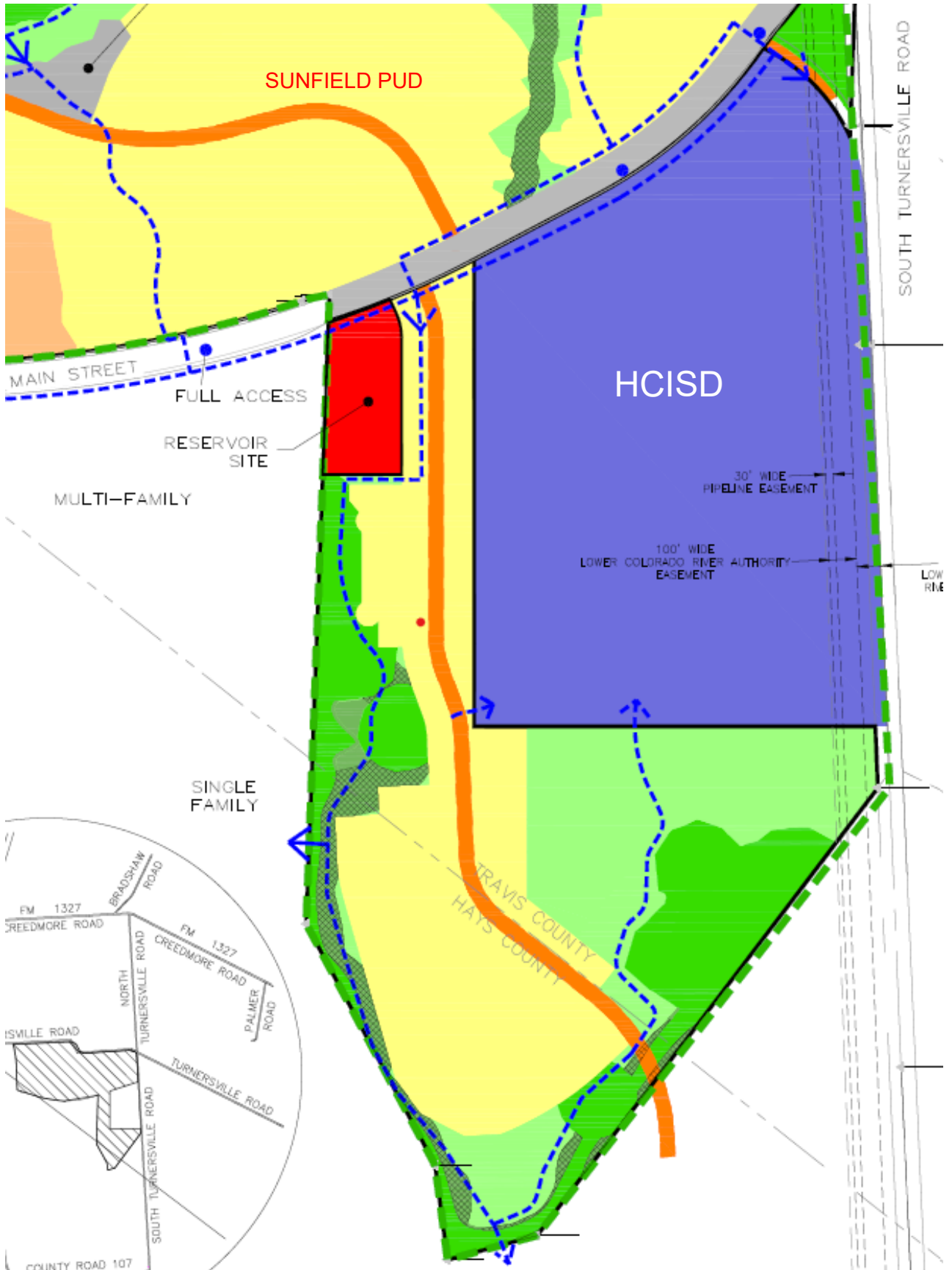


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Created: 10/15/2024



EXHIBIT B



September 6, 2024

Joi Harden  
Zoning Officer  
City of Austin Housing Department  
1000 E. 11<sup>th</sup> Street, Suite 200  
Austin, TX 78702

Re: Rezoning application- Hays Consolidated Independent School District  
("HCISD") Property, S. Turnersville Road, Austin, Texas ("Property")

Dear Ms. Harden:

As the authorized agent of the owner, Hays Consolidated Independent School District ("Owner"), I am submitting this zoning application to permanently zone the Property from "I-RR" Interim Rural Residence to "LR" Neighborhood Commercial in order to develop the Property for a new high school to serve the growing student population of Travis and Hays Counties in this area. This property is as far south as you can go before being in Hays County and the City of Buda.

The Property is limited purpose annexed and is within the Sunfield Municipal Utility District and is not included in the Sunfield PUD. It is bounded by:

- S. Turnersville Road along the eastern boundary; the City of Austin's ETJ is east of S. Turnersville Road
- the proposed extension of Main street will border the northern boundary
- the Sunfield PUD Land Plan includes greenbelt/parkland on the south
- the Sunfield PUD Land Plan includes mixed uses along the west

The LR zoning district is requested in order to allow HCISD to partner with banks/restaurants/stores on their campus for student/job training and campus services. (HCISD is not considering selling pad sites.)

Sincerely,



Pamela Madere