ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0071 (Travis County West Service Center)

ADDRESS: 4501 and 4501 ½ North FM 620 Road

DISTRICT: 10

ZONING FROM: DR TO: P

SITE AREA: 33.75 acres

PROPERTY OWNER: Travis County (Gabriel Stock)

AGENT: Killen, Griffin and Farrimond (Nuriddin Kalam)

CASE MANAGER: Beverly Villela (512-978-0740, Beverly.Villela@austintexas.gov)

STAFF RECOMMENDATION:
Staff recommendation is to grant Public (P) district zoning. See the *Basis of Recommendation* section below.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
August 19, 2025*:*

CITY COUNCIL ACTION:
TBD

ORDINANCE NUMBER:
No.

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question consists of approximately 33.75 acres located at 4501 and 4501 ½ North FM 620 Road and is currently zoned Development Reserve (DR) district zoning. The site is owned by Travis County and is presently used for governmental purposes. The applicant, Travis County, is requesting Public (P) district zoning to facilitate the expansion of the existing Travis County West Service Center.

The proposed rezoning would allow for construction of a new fleet services building and a new equipment storage building to support essential county operations. The Service Center currently provides administrative functions, fleet maintenance, equipment storage, bulk materials storage, employee and fleet parking, vehicle fueling, and related operational

support. The expansion would improve the County's ability to deliver services efficiently and effectively to the community.

Surrounding land uses include a water treatment facility to the north, undeveloped land and areas within Austin's ETJ to the south, offices and undeveloped land to the east, and undeveloped land to the west. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Staff recommends the requested P district zoning as it is consistent with the purpose statement of the Public district, which is intended for land owned or leased by a governmental entity. The proposed use is compatible with surrounding uses and zoning and will promote an orderly relationship among public service facilities in this area of western Travis County.

BASIS OF RECOMMENDATION:

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

The proposed public (P) district is intended for land owned or leased by federal, state, county, or city government.

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

The site is surrounded by complementary or low-intensity uses, including a water treatment facility to the north, undeveloped land and areas within Austin's ETJ to the south, offices and undeveloped land to the east, and undeveloped land to the west. The requested P zoning is consistent with these surrounding uses and will not introduce incompatible development.

3. *Zoning changes should promote an orderly relationship among land uses.*

The rezoning will consolidate similar public service uses in one area, supporting operational efficiency and reducing potential land use conflicts.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	DR	Travis County Building Offices
North	DR	Water Treatment Facility
South	DR; ETJ	Undeveloped; Austin ETJ
East	DR	Offices and Undeveloped
West	DR	Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Bear Creek West (Water Supply Rural)

CAPITOL VIEW CORRIDOR: N/A SCENIC ROADWAY: RM 620

SCHOOLS: Leander Independent School District
Steiner Ranch Elementary School Canyon Ridge Middle School Vandegrift High School

COMMUNITY REGISTRY LIST:

2222 Coalition of Neighborhood Associations, Inc.,
Friends of Austin Neighborhoods,
Leander ISD Population and Survey Analysts,
Long Canyon Homeowners Assn.,
Steiner Ranch Community Association,
TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0144 (Water Control and Improvement District No. 17-Mansfield Water Treatment Plant)	DR to P	To Grant Staff's Recommendation of P (01/05/2013)	Approved P as Zoning and Platting Commission Recommended (02/28/2013)

RELATED CASES:
N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 4501 N FM 620 ROAD. C14-2025-0071. Project: Travis County West Service Center. 33.75 acres from DR, DR, DR to P, P, P. Existing: public/ government. Proposed: public/ government. Demolition is proposed.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
	Imagine Austin Growth Concept Map: 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. **Names of Activity Centers/Activity Corridors/Job Centers *:**
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.

	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health *: 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.)
	Housing Choice *: 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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: 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.
	Industrial Land: Preserves or enhances industrial land.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
1	**Number of "Yes's"**

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 Bear Creek West Watershed of the Colorado River Basin, which is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% NSA with Transfers*	*Allowable Density*
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

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.

Fire

No comments on zoning change.

PARD – Planning & Design Review

FYI: This site is across Old Manor Rd from existing Parkland (Walnut Creek Sports Park). When submitting for Site Plan or subdivision, please ensure there will be no impacts to parkland, and, if the parkland is within the area shown, label it as, “City of Austin (Parkland)”.

PR1: Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

This site is within the Low Intensity Zone of the FM 620 Hill Country Roadway overlay and will require Commission approval of the site plan.

Sites zoned P, with limits of construction over an acre will require Land Use Commission approval. This can be done at the same time as the Hill Country Roadway Commission hearing.

Austin Transportation and Public Works Department – Engineering Review

N. FM 620 RD is adjacent to this site. Please coordinate with TXDOT to determine any ROW dedication requirements. *LDC 25-6-55*

The adjacent street characteristics table is provided below:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
N FM 620	Level 5	NA TXDOT	122’	81’	No	No	No

TIA:

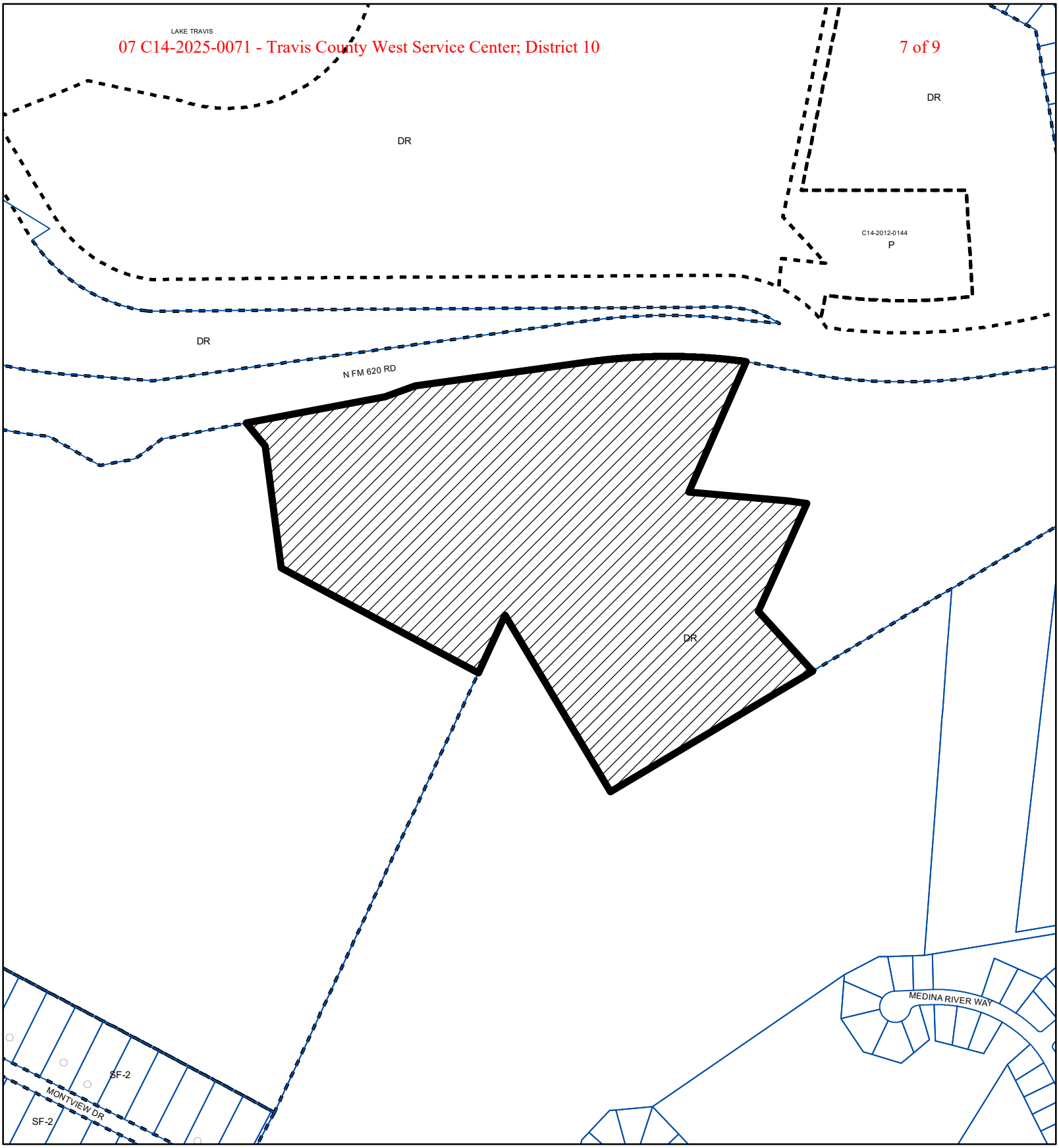
A traffic impact analysis is not required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC).

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: Applicant’s Summary Letter



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0071

1 " = 400 '

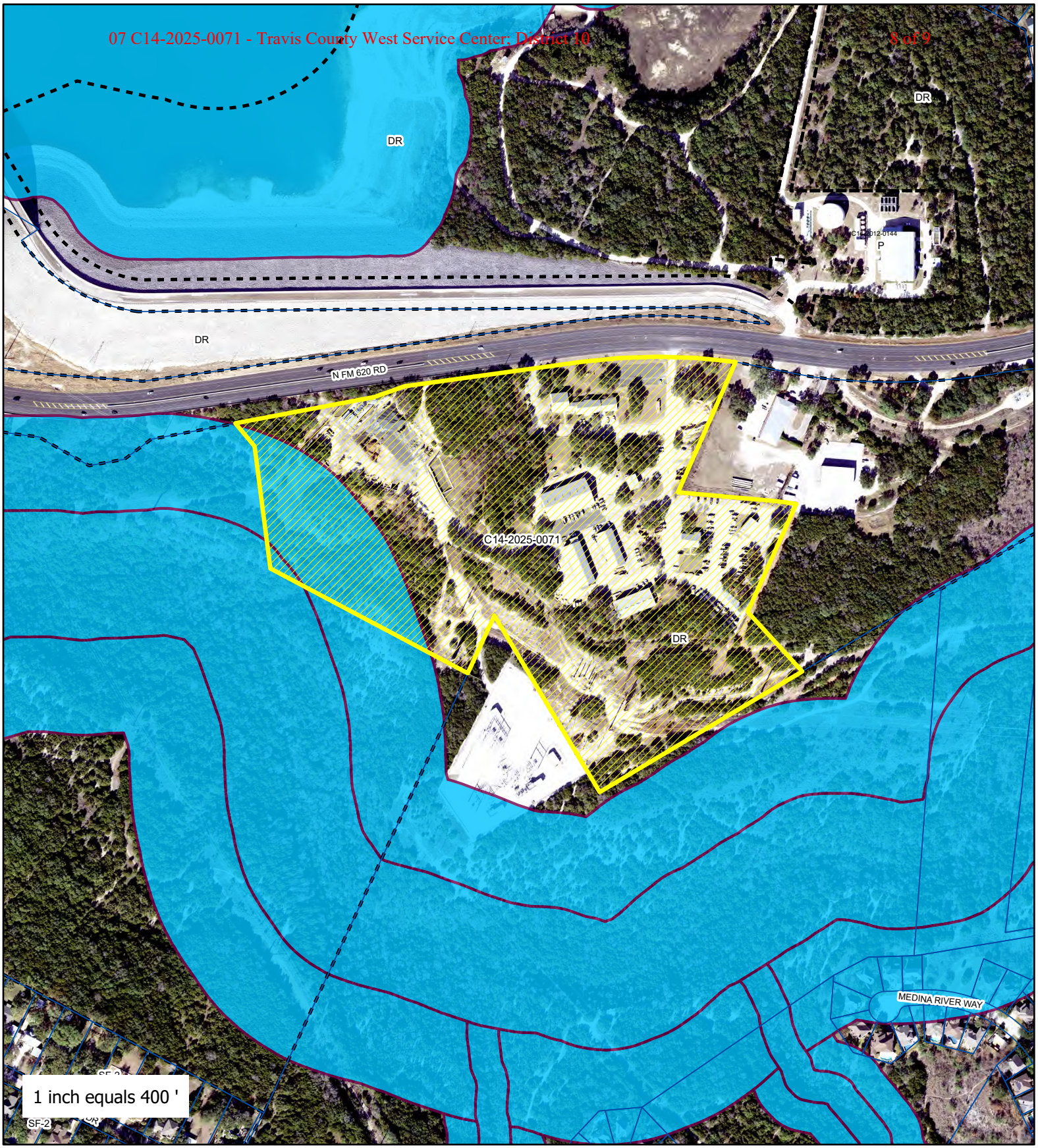
Exhibit A

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.

CITY OF AUSTIN FOUNDED 1839

Created: 6/23/2025



Travis County West Service Center

N

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

ZONING CASE#:	C14-2025-0071
LOCATION:	4501 N FM 620 Rd
SUBJECT AREA:	33.75 Acres
MANAGER:	Beverly Villela

Exhibit A-1

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

Created: 7/9/2025

KILLEN, GRIFFIN & FARRIMOND

ATTORNEYS AT LAW

August 7, 2025

Beverly Villela
Austin Planning Department
Senior Planner
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Via Email: Beverly.Villela@austintexas.gov

RE: Rezoning Request for a Certain Tract of Land Generally Located at 4501 N FM 620 Rd (the "Subject Property"), in the City of Austin ("City"), Texas; *Our File No. 1807.001.*

Dear Ms. Villela:

On behalf of our client, Travis County, we respectfully submitted a zoning application (No. C14-2025-0071) requesting to rezone approximately 33.75 acres of land generally located at 4501 N FM 620 Road, Austin, Texas 78732 (Travis CAD Parcel Nos. 894963, 876566, and 862328). The Subject Property is zoned Development Reserve "DR". Our request seeks to rezone the property to the Public "P" district to allow for the expansion and continued operation of the Travis County West Service Center ("Service Center").

The Service Center supports essential Travis County services, including administrative functions, fleet maintenance, equipment storage, bulk materials storage, employee and fleet parking, vehicle fueling, and associated operational facilities. The proposed rezoning will facilitate the planned expansion of the Service Center by adding a new fleet services building and a new equipment storage building, thereby improving the county's ability to deliver services efficiently and effectively to the community.

We respectfully request staff's review and consideration of this application and look forward to working closely with the City throughout the process. Should you have any questions or require additional information, do not hesitate to contact me at 210-960-2750 or nuriddin@kgftx.com Thank you for your time and consideration.

Best Regards,

KILLEN, GRIFFIN & FARRIMOND, PLLC

By: Nuriddin Kalam

Exhibit B