

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2008-0178 Canyon Creek Preserve

**Z.A.P. DATE:** 09-02-2008

**ADDRESS:** 13543 ½ N. FM 620 RD., EB

**AREA:** 236 acres

**APPLICANT:** City of Austin  
(Laurain Rizer)

**AGENT:** City of Austin  
(Clark Patterson)

**NEIGHBORHOOD PLAN AREA:** None

**CAPITOL VIEW:** No

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

**HILL COUNTRY ROADWAY:** Yes

**WATERSHED:** Bull Creek

**DESIRED DEVELOPMENT ZONE:** No

**ZONING FROM:** MF-2, MF-2-CO, SF-6, SF-2

**ZONING TO:** P- Public

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of P-Public zoning district.

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

The motion to approve staff's recommendation for P zoning; was approved on the Consent Agenda by Commissioner Keith Jackson's motion, Commissioner Clarke Hammond second the motion on a vote of 5-0. Commissioners Teresa Rabago and Roxanne Evans were absent.

### **DEPARTMENT COMMENTS:**

The P- Public zoning district is for land owned or leased by federal, state, county, or city government. This 236 acre tract was conveyed to the City of Austin in Volume 12,850, Page 827 of the official public records of Travis County on January 10<sup>th</sup>, 1997. This tract of land was/is intended to be used as a possible location of a future wastewater treatment plant. The tract has now been converted to a conservation tract and was used as part of a mitigation agreement. This rezoning is an effort to cover the entire tract with the appropriate P – Public zoning as no development is ever contemplated on the tract.

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	MF-2-CO, MF-2, SF-2, SF-6	Conservation Tract
<b>NORTH</b>	SF-2	Conservation Tract
<b>SOUTH</b>	R&D-PDA	Concordia University
<b>EAST</b>	RR	Vacant/Undeveloped
<b>WEST</b>	MF-2-CO	Apartments

**CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-88-006 8407 FM 620	From LI to R&D-PDA	Approved R&D-PDA [Vote: 5-0]	Approved R&D-PDA [Vote: 5-0]
C14-98-0050 FM 620 @ Boulder Lane	From MF-2, GR, SF-6 to MF-2-CO	Approved MF-2-CO [Vote: 7-0]	Approved MF-2-CO [Vote: 7-0]

**NEIGHBORHOOD ORGANIZATION:**

- Homeless Neighborhood Assn.
- Bull Creek Foundation
- Concerned Citizens for P & B of FM 2222
- Old Spicewood Springs Road Neighborhood Assoc.
- 2222 Coalitions of Neighborhood Assocs.
- Volente Neighborhood Association
- Canyon Creek HOA
- HOA for Canyon Creek, Inc.
- Long Canyon HOA
- Middle Bull Creek Neighborhood Assoc.
- The Parke HOA
- River Place Residential Comm. Assoc.
- Long Canyon Phase II HOA

**SCHOOLS:**

Grand View Hills Elementary School  
Canyon Ridge Middle School  
Leander High School

**ENVIRONMENTAL:**

- The site is located over the Edward's Aquifer Recharge Zone. The site is in the Bull Creek Watershed 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. The proposed land use for rezoning is conservation tract. However, if development should occur, 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%

- According to FEMA floodplain maps, there is a floodplain within close proximity to the site location. Based upon the close proximity of the flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.

3. The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
4. If development should occur, standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands. However, according to GIS maps substantial topographic changes and endangered species habitat occur on this property.
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.

#### **TRANSPORTATION:**

1. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
North FM 620 Road	150'	80'	Arterial (MAD4)	39,000 (TXDOT, 2006)

2. No additional right-of-way is needed at this time.
3. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].
4. There are no existing sidewalks along North FM 620 Road.
5. North FM 620 Road is not classified in the Bicycle Plan as a bike route.
6. Capital Metro bus service is not available within 1/4 mile of this property.

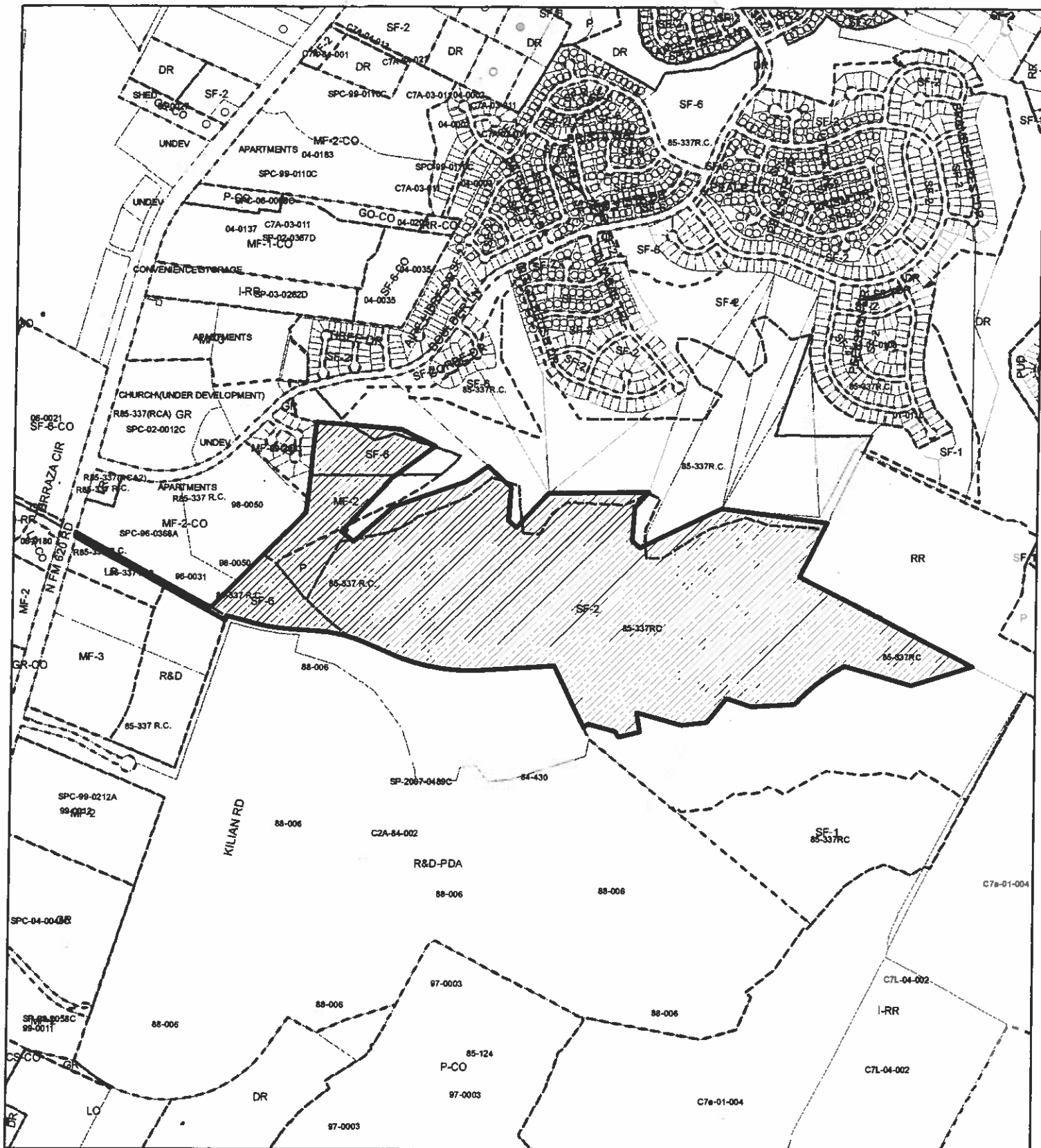
**CITY COUNCIL DATE:** September 25<sup>th</sup>, 2008

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup> **ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
Clark.patterson@ci.austin.tx.us

**PHONE:** 974-7691



**SUBJECT TRACT**



**ZONING BOUNDARY**



**PENDING CASE**

### ZONING

ZONING CASE#: C14-2008-0178  
 ADDRESS: 13543-1/2 N FM 620 RD EB  
 SUBJECT AREA: 236.00 ACRES  
 GRID: D35-36 & E35-36  
 MANAGER: C. PATTERSON

OPERATOR: S. MEEKS

1" = 1200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.









**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13543 ½ NORTH F.M. 620 ROAD FROM MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT, MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT, TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO PUBLIC (P) 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 multifamily residence low density (MF-2) district, multifamily residence low density-conditional overlay (MF-2-CO) combining district, townhouse and condominium residence (SF-6) district, and single family residence standard lot (SF-2) district, to public (P) district on the property described in Zoning Case No. C14-2008-0178, on file at the Neighborhood Planning and Zoning Department, as follows:

A 236 acre tract of land, more or less, out of the A.E. Livingston, W.P. Moore, H.M. Pridgen, and C. Jergin surveys in Travis County, the tract of land being more particularly described by metes and bounds in a deed to the City of Austin of record in Volume 12850, Page 827, Deed Records of Travis County, Texas.

locally known as 13543 ½ North F.M. 620 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2008.

**PASSED AND APPROVED**

205

202

205

\_\_\_\_\_, 2008

**Will Wynn**  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

**David Allan Smith**  
City Attorney

**Shirley A. Gentry**  
City Clerk



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.