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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2012-0144 W.C.I.D. #17 Water Plant      **Z. P. C. DATE:** 02/05/13

**ADDRESS:** 4504 N. FM 620 Rd.      **AREA:** 5.66 acres

**APPLICANT:** Lower Colorado River Authority (Fred Crawford)

**AGENT:** River City Engineering (David Kneuper, P.E.)

**NEIGHBORHOOD PLAN AREA:** N.A.      **CAPITOL VIEW:** No

**T.I.A.:** Waived – See the Transportation Reviewer's Comment's.      **HILL COUNTRY ROADWAY:** Yes

**WATERSHED:** Bull Creek/Panther Hollow      **DESIRED DEVELOPMENT ZONE:** No

**ZONING FROM:** DR – Development Reserve

**ZONING TO:** P - Public.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends P – Public

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

**DEPARTMENT COMMENTS:**

The subject property is currently undeveloped. The applicant has indicated that the property is to be developed with a water treatment plant for Water Control and Improvement District, Number 17. The property is owned by the Lower Colorado River Authority. The applicant is requesting to change the zoning from Development Reserve (DR) to Public (P). The Public (P) district is the designation for a governmental, civic, public service, or public institution use. A P 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 P 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.

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**BASIS FOR RECOMMENDATION:**

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

Granting the P- Public zoning would be in keeping with the use of a governmental agency.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
SITE	DR	Undeveloped
NORTH	DR	Lake Travis
SOUTH	DR	Office
EAST	DR	Undeveloped
WEST	DR	Undeveloped

**CASE HISTORIES:**

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
	No recent histories		

**NEIGHBORHOOD ORGANIZATION:**

Steiner Ranch Neighborhood Assoc.

**SCHOOLS:**

Steiner Ranch Elementary School, Canyon Ridge Middle School, Vangrft High School

**SITE PLAN:**

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP2. The site is located within 1,000 feet of FM 620 and within a Hill Country Roadway Corridor. The site is located within the low intensity zone of the Hill Country Roadway. The site may be developed with the following maximum floor-to-area ratio (FAR):

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Slope	Maximum FAR
0-15%	.20
15-25%	.08
25-35%	.04

Except for clearing necessary to provide utilities or site access, a 100/50 foot vegetative buffer will be required along FM 620. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: the maximum building height is 28 feet.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission.

SP3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

### **TRANSPORTATION:**

TR1. No additional right-of-way is needed at this time.

TR2. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
FM 620	135'	80'	Arterial	No	No	No

### **ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Lake Austin and Lake Travis Watersheds of the Colorado River Basin, and 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:

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

2. 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, and must have a minimum lot size of 2 acres.
3. According to flood plain maps there is no flood plain in or within close proximity of the project location.

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4. 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.
5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
6. 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.
7. 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.

**CITY COUNCIL DATE:** February 28th, 2013

**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](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

### ZONING CASE#: C14-2012-0144



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.

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SUBJECT TRACT

DR

N FM 620 RD

MANSFIELD DR

MANSFIELD CIR

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