

ZONING CHANGE REVIEW SHEET

C6
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CASE: C14-2013-0057

City of Austin – Austin Water Utility

Z. P. C. DATE: 07-016-13

ADDRESS: 3500 W. 35th Street

AREA: 7.51 acres

APPLICANT: City of Austin – Public Works
(Imane Mrini)

AGENT: AECOM
(Allison Kennaugh)

NEIGHBORHOOD PLAN AREA: N/A

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: 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 zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

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:

	ZONING	LAND USES
Site	SF-3	Undeveloped
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:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
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:

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

- 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 35th 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 35th 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.

C4/3

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
W 35 th 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 35th 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 22nd, 2013

ACTION:

ORDINANCE READINGS: 1ST

2ND

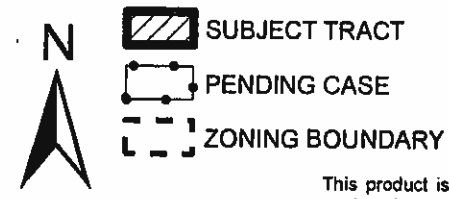
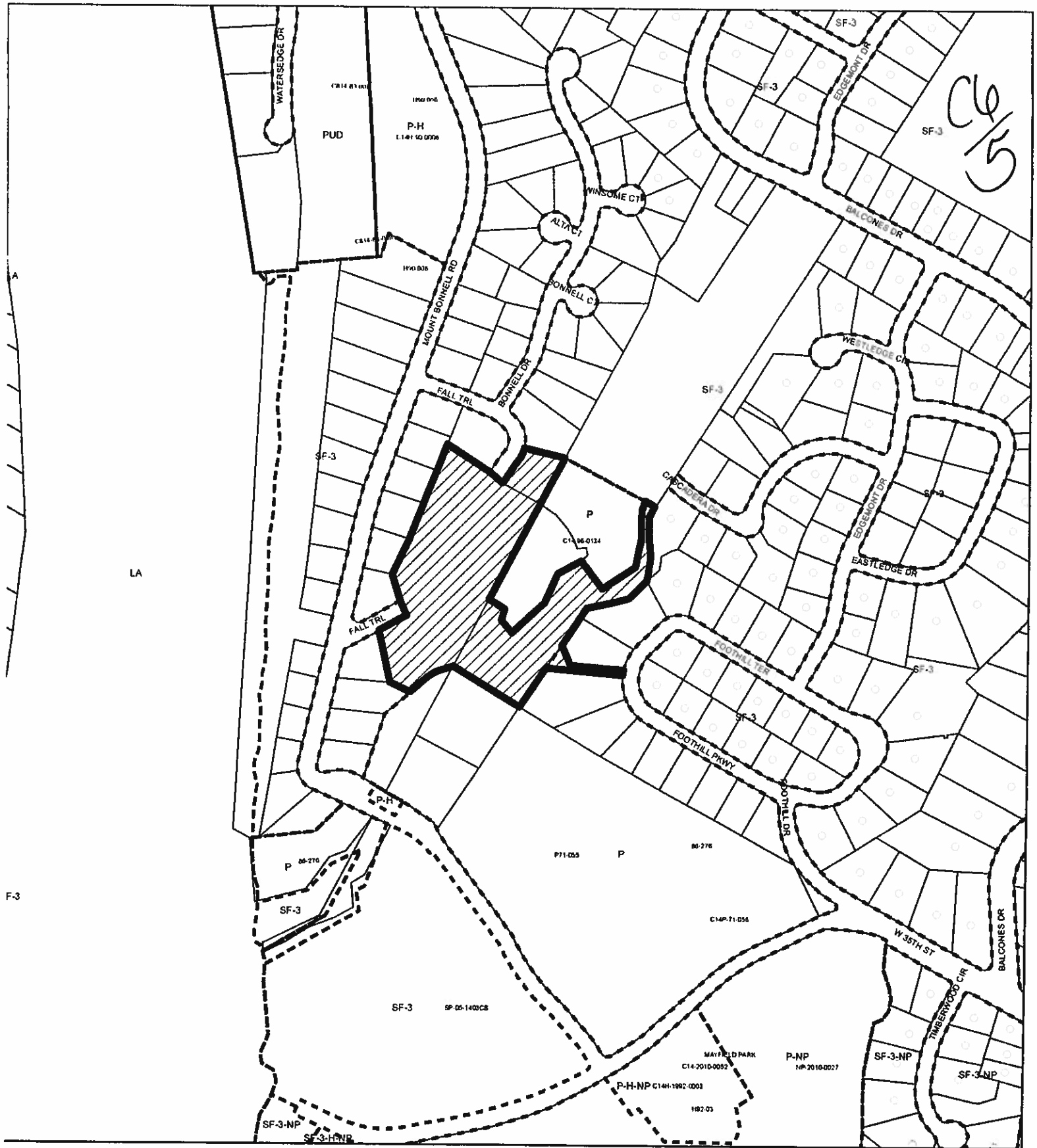
3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson

PHONE: 974-7691

Clark.patterson@ci.austin.tx.us



ZONING
ZONING CASE#: C14-2013-0057

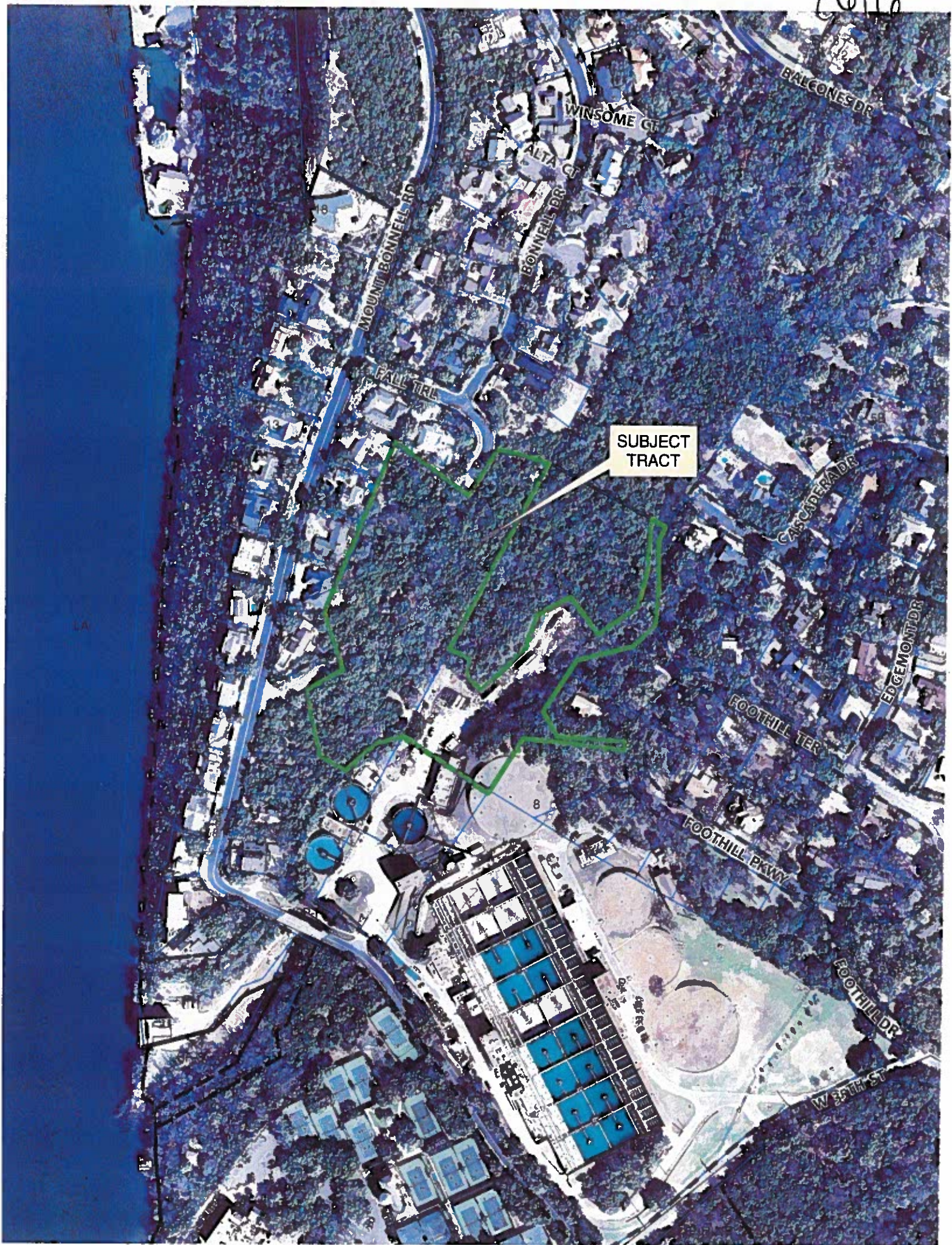


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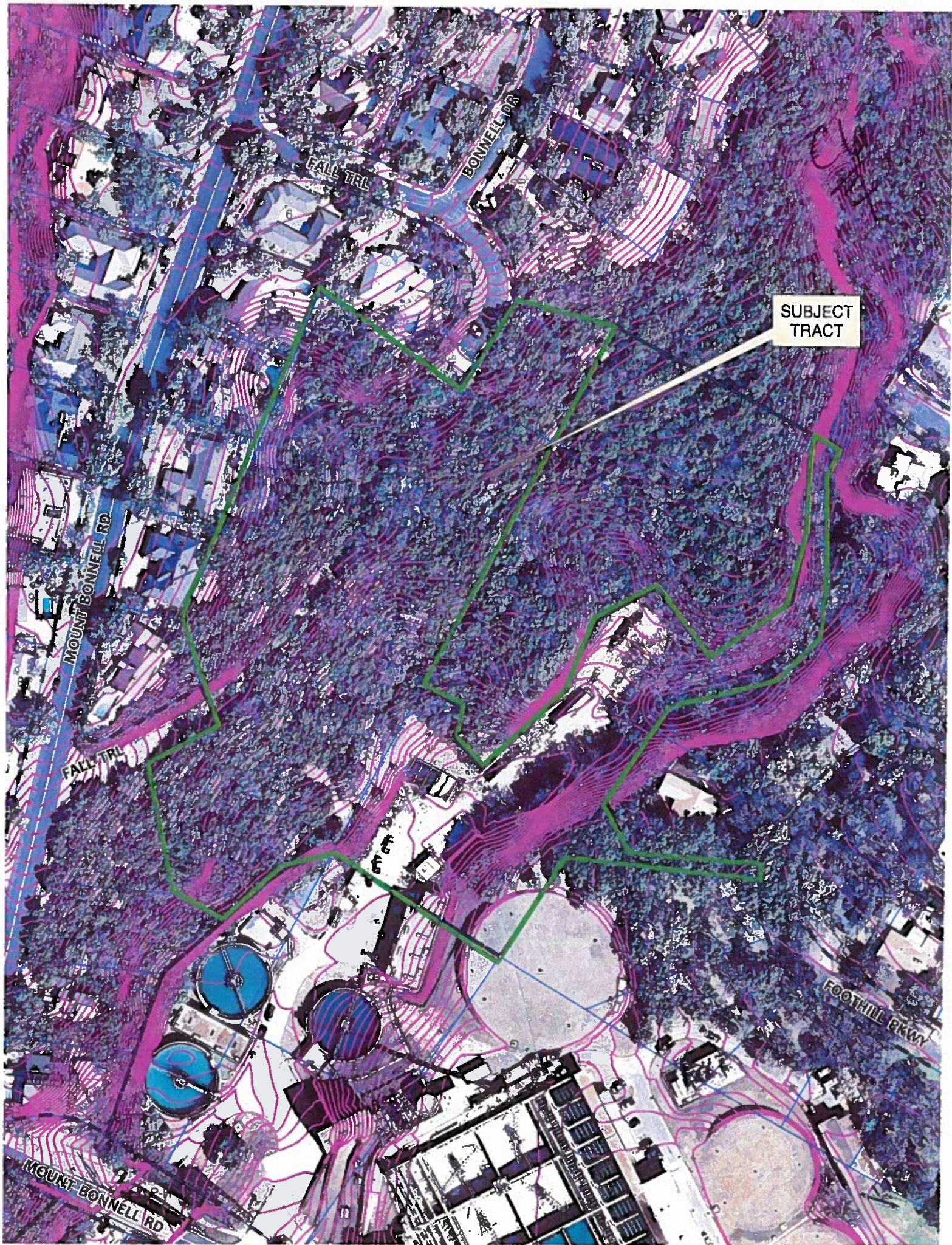
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1" = 400'

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SUBJECT
TRACT



SUBJECT
TRACT

