

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2018-0055 – Circle C Ranch Phase C,  
Section Nine Zoning

**Z.A.P. DATE:** June 5, 2018

**ADDRESS:** West and north of York Bridge Circle, west of Beckett Road and north of West Slaughter Lane

**APPLICANT:** City of Austin, Planning and Zoning Department (Gregory Guernsey)

**AGENT:** City of Austin, Planning and Zoning Department (Wendy Rhoades)

**ZONING FROM:** I-RR

**TO:** SF-2

**AREA:** 34.2192 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

June 5, 2018:

### **ISSUES:**

In accordance with Council Resolution No. 20180524-044, Staff filed a zoning case to convert the zoning of single family residential lots in the Circle C Ranch Phase C, Section Nine subdivision from the I-RR district assigned upon annexation to the SF-2 zoning district, consistent with their use. Please refer to Exhibit C.

### **DEPARTMENT COMMENTS:**

The subject zoning area consists of platted lots within the Circle C Ranch Phase C, Section Nine subdivision located north of Slaughter Lane and west of Beckett Road. The property was annexed into the City limits on December 17, 1997 and zoned interim – rural residence (I-RR) district. Under RR zoning, the maximum impervious cover is 25%. The final plat was recorded in 2002 and contains 114 single family residential lots and 2 drainage/water quality lots. This section of Circle C Ranch is surrounded by single family residences in the Village of Western Oaks subdivision to the north (SF-2), commercial uses to the east, west and southeast (GR-CO), and parkland to the south. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

Consistent with the recorded final plat, the proposed zoning change is to the single family residence – standard lot (SF-2) district which is appropriate given the size and setbacks of the platted lots, and is consistent with the surrounding subdivisions which are zoned SF-2. The

impervious cover allowed by SF-2 zoning is 45% which would allow for home improvements that involve additional impervious cover to occur.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Single family residences and detention/water quality pond within the Circle C Ranch Phase C, Section Nine subdivision
<i>North</i>	SF-2	Single family residences within the Village at Western Oaks Section 15-C subdivision
<i>South</i>	I-RR; GR-CO	Parkland; Commercial center with medical offices, restaurant, retail and movie theater
<i>East</i>	GR-CO	Commercial center with child care, dentist, dry cleaners, financial services, retail, gym, nail salon
<i>West</i>	GR-CO; LR-CO	Commercial center anchored by a supermarket; Bank; Insurance office, Restaurant; Retail

**NEIGHBORHOOD PLAN AREA:** No

**TIA:** Is not required

**WATERSHEDS:** Slaughter / Williamson Creeks – Barton Springs Zone

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Bike Austin  
 Circle C Homeowners Association  
 Circle C Neighborhood Association  
 Covered Bridge Property Owners Association, Inc.  
 Friends of Austin Neighborhoods  
 Neighborhood Empowerment Foundation  
 Oak Hill Association of Neighborhoods (OHAN)  
 Oak Hill Trails Association  
 SEL Texas  
 Save Barton Creek Association  
 Save Our Springs Alliance  
 Sierra Club, Austin Regional Group  
 TNR BCP – Travis County Natural Resources

**SCHOOLS:**

Mills Elementary School

Gorzycki Middle School

Bowie High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-03-0156 – Escarpment Village – 5800-5946 W Slaughter Ln	LR-MU-CO to GR-CO for Tract 1 and LR-CO for Tract 2	To Grant GR-CO for Tract 1 and LR-CO for Tract 2 w/CO for setbacks, construction of Escarpment Blvd, prohibited and conditional uses; RC for the conditions of the TIA	Apvd as Commission rec (6-10-2004).
C14-02-0040.106 – Tract 106 – Northwest corner of West Slaughter Lane and MoPac	I-RR to GR	To Grant GR-CO subject to conditions	Approved GR-CO w/the CO establishing a 100' building/ structure setback along the NW portion of the property; LR site devt regulations, list of prohibited uses and list of uses prohibited to be exceed 36,750 square feet (8-1-2002).
C14-97-0158 – Villages at Western Oaks MUD, Tract 35 – Northwest corner of MoPac and Slaughter Lane	I-RR to permanent zoning	To Grant MF-1-CO for Tract 35	Approved MF-1-CO for Tract 35, with the CO establishing a density cap of 15 units per acre (4-16-1998).

**RELATED CASES:**

This property was annexed into the Full-Purpose jurisdiction on December 19, 1997 (C7A-97-018 – Ordinance No. 971218-B) and assigned I-RR zoning at that time.

The Circle C Ranch Phase C, Section Nine plat was recorded on September 18, 2002 (C8-84-164(C).06.1A.

**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Classification</b>
West Slaughter Lane	125 feet	Arterial
Beckett Road	80 feet	Collector

**CITY COUNCIL DATE:** June 14, 2018

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

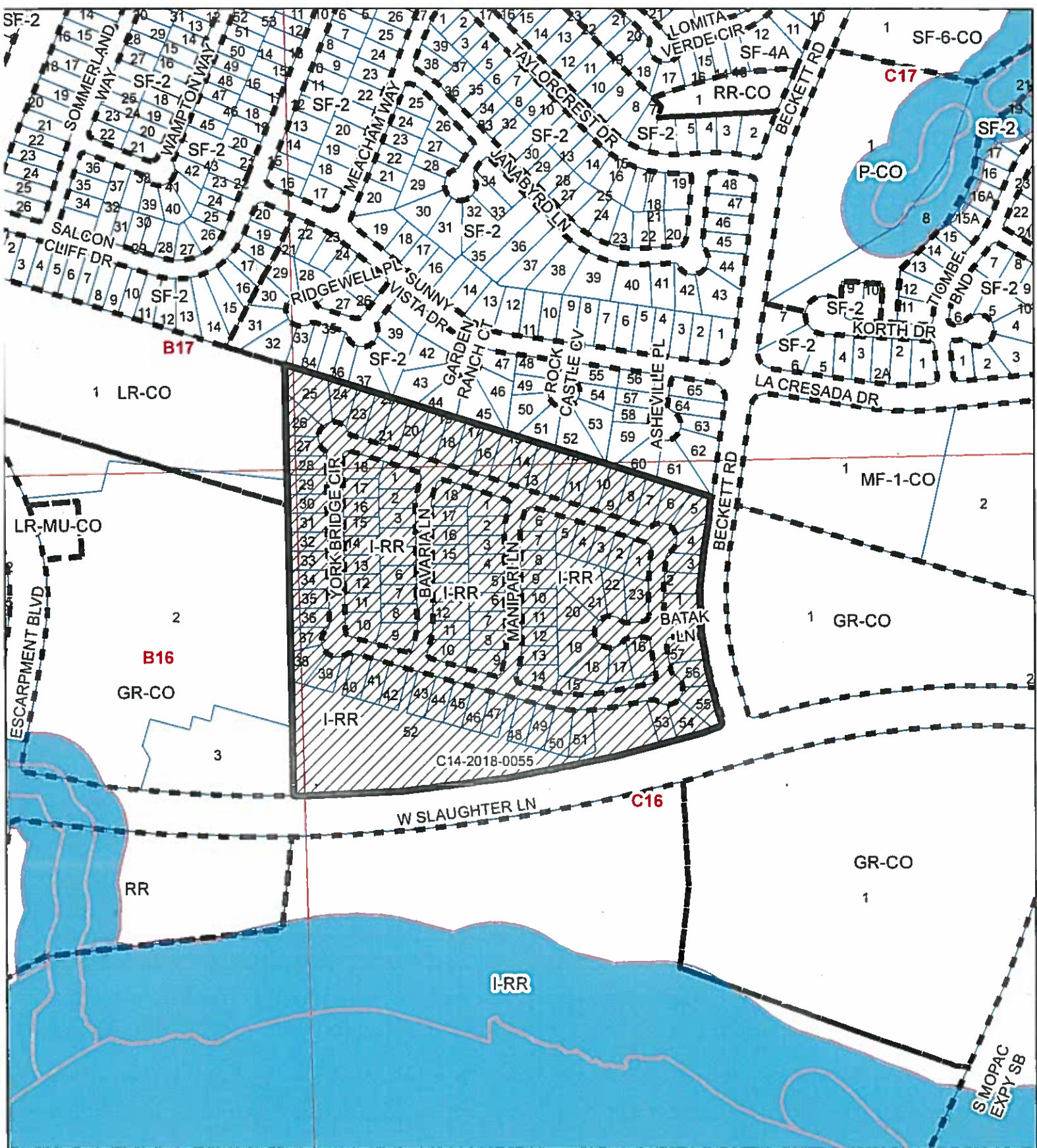
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**PHONE:** 512-974-7719



**N**

**1" = 400'**

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

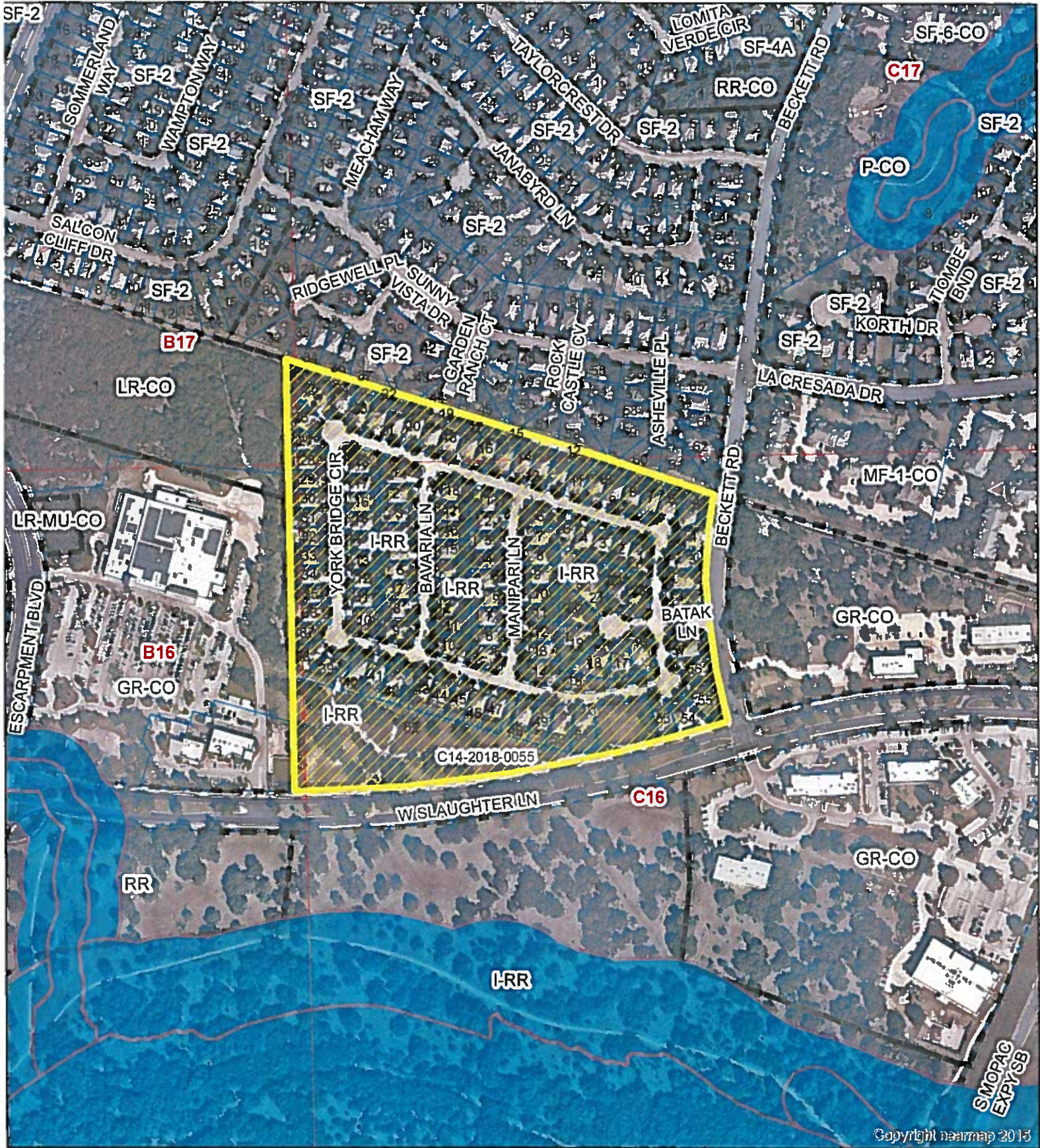
**ZONING**      *Exhibit A*

ZONING CASE#: C14-2018-0055  
 LOCATION: NORTH OF SLAUGHTER  
 AND WEST OF BECKETT RD.  
 SUBJECT AREA: 34.2192 ACRES  
 GRID: C16 & C17  
 MANAGER: WENDY RHOADES

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







Copyright nearmap 2015



1" = 400'

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

### ZONING

ZONING CASE#: C14-2018-0055  
 LOCATION: NORTH OF SLAUGHTER  
 AND WEST OF BECKETT RD.  
 SUBJECT AREA: 34.2192 ACRES  
 GRID: C16 & C17  
 MANAGER: WENDY RHOADES

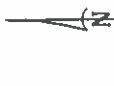
*Exhibit A1*



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness



SUNNY VISTA DR.  
(NE R.O.W.)



SCALE 1" = 100'

- LEGEND
- |       |  |
|-------|--|
| OPRIC | OPTIONAL PUBLIC RECORDS OF TRANS COUNTY                                  |
| TEPA  | TRANS COUNTY PLAT RECORD   |
| TICR  | TRANS COUNTY DEED RECORD   |
| ROB   | RIGHT-OF-WAY   |
| BL    | BUILDING LINE  |
| ●     | 1/2" IRON ROD FOUND  |
| ○     | 1/2" IRON ROD SET WITH PLASTIC CAP<br>STAMPED "CAPTAL SURVEYING CO INC." |
| ⊗     | CONCRETE MONUMENT SET  |
| ▲     | CALCULATED POINT   |
| ◆     | BENCHMARK  |
| ===== | SIDEWALK   |
| BL    | DAMAGE EASEMENT  |
| WEL   | WASTEWATER EASEMENT  |



BLACK-NAME:	DESCRIPTION	TBM	DESCRIPTION
CB-1	"D" CUT ON TOP OF B&E, N.E. CORNER, S.37 OFF COOP ON NORTH SIDE, BLAUGHTER LAKE. F.B. 1350, PC 19 ELEV = 841.60	CB-3	COTTON COW SPURGE ON POWER POLE, 1' ABOVE CROSSARM, ON N.E. SIDE (P.U. 1725-0/244859) F.B. 1350, PC 19 ELEV = 847.53
CB-2	"D" CUT ON TOP OF B&E, N.E. CORNER, S.37 OFF COOP ON NORTH SIDE, BLAUGHTER LAKE. F.B. 1350, PC 10 ELEV = 841.40	CB-4	COTTON COW SPURGE ON NORTH SIDE POWER POLE (P.U. 23216), 2.307' S.W. OF EXISTING BECKETT LAKE F.B. 1350, PC 20 ELEV = 855.50

3.4585 ACRES  
CITY OF AUSTIN  
'9405 P.281  
T.C.D.R.

SAMUEL HAMILTON  
SURVEY No.16

EXHIBIT B  
RECORDED PLAT

2002-00745

11639

**RESOLUTION NO.**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

City Council initiates a zoning case for the area within the final plat of Circle C Ranch, Phase C, Section Nine, as identified in City case number C8-84-164(c).06.1A, from I-RR to a residential zoning district.

**ADOPTED:** \_\_\_\_\_, 2018

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

*EXHIBIT C*