



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 02/26/2004
PAGE: 1 of 1

SUBJECT: C14-04-0005 - Slaughter Lane Pump Station - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 7411 West Slaughter Lane (Slaughter Creek and Williamson Creek Watersheds-Barton Springs Zone) from interim-rural residence (I-RR) district zoning to public (P) district zoning. Zoning and Platting Commission Recommendation: To grant public (P) district zoning. Applicant: City of Austin - Austin Water Utility (Charles H. Samson, III, P.E.). Agent: City of Austin - Department of Public Works (Patricia L. Wadsack, P.E.). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0005

Z.P.C. DATE: February 3, 2004

ADDRESS: 7411 West Slaughter Lane

OWNER AND APPLICANT: City of Austin –
Austin Water Utility
(Charles H. Samson, III, P.E.)

AGENT: City of Austin – Department of
Public Works
(Patricia L. Wadsack, P.E.)

ZONING FROM: I-RR

TO: P

AREA: 8.917 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant public (P) district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

February 3, 2004: *TO GRANT STAFF RECOMMENDATION OF P, PUBLIC DISTRICT ZONING;
BY CONSENT [J.M 1ST, J.G 2ND] (9-0)*

ISSUES:

The property is located in the Contributing Zone which allows 25% impervious cover and the project will comply with the Save Our Springs (SOS) Ordinance.

DEPARTMENT COMMENTS:

The subject property is developed with an existing reservoir and pump station originally constructed by the Circle C Municipal Utility District, and is zoned interim-rural residence (I-RR) district. The property is located at the southeast corner of Slaughter Lane and FM 1826, both of which are arterial roadways. Please refer to Exhibits A and A-1.

The Austin Water Utility has requested public (P) district zoning in order to accommodate an expansion of the pump station at the Slaughter Lane Reservoir property (the big green water tank). The expansion is needed because the Texas Department of Transportation (TxDot) is in the design phase on a project to widen U.S. Highway 290 West between Joe Tanner Lane and Scenic Brook Drive, and the existing pump station, located across from the Pinnacle campus of Austin Community College, is within the TxDot right-of-way and must be relocated. The replacement and expansion of the pump station, in conjunction with the construction of a transmission main, is needed to accommodate several nearby neighborhoods in the Southwest C pressure zone including Granada Estates, Granada Hills, South View Estates and Fox Run Ridge (west of FM 1826 – within the County). Construction on the pump station expansion and transmission main is scheduled for late summer 2004. Please refer to Exhibit B.

Staff recommends P zoning, given: 1) the pump station expansion will maintain and enhance water service to adjacent neighborhoods to the west, is considered a civic use and is compatible with the surrounding land uses and zoning; 2) access is taken to two arterial roadways; 3) it is City Council's general policy that all City owned or leased land be zoned public (P) district.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Slaughter Lane Reservoir
<i>North</i>	GR-MU-CO; SF-1-CO	Undeveloped
<i>South</i>	I-RR; County	Undeveloped; Single family residences on large lots
<i>East</i>	GR-MU-CO; I-SF-2	Undeveloped; Single family residences
<i>West</i>	County	Single family residences on large lots

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Slaughter Creek; Williamson Creek – **DESIRED DEVELOPMENT ZONE:** No Barton Springs Zone**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

384 – Save Barton Creek Association

385 – Barton Springs Coalition

427 – Circle C Homeowners Association

428 – Barton Springs / Edwards Aquifer Conservation District

641 – Granada Homeowners Association

75 – Fox Run Ridge Homeowners Assn.

943 – Save Our Springs Alliance

967 – Circle C Neighborhood Association

SCHOOLS:

Kiker Elementary School

Bailey Middle School

Bowie High School

Mills Elementary School

CASE HISTORIES:

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION / PLANNING COMMISSION	CITY COUNCIL
C14-02-0040.101	I-RR to GR-MU	Recommended GR-MU-CO, subject to conditions (6-18-02)	Approved GR-MU-CO with CO pertaining to height of buildings / structures – 60' for public or private secondary education facilities, 40' otherwise, buffer zones, prohibited uses, prohibited uses for single occupant lease spaces over 36,750 square feet, prohibit vehicular access to

			Allerton Avenue, except for emergency vehicles, and MF-3 development standards. Restrictive Covenant limits auditorium or gymnasium to 60 feet (8-1-02).
C14-02-0040.102	I-RR to CS-MU	Recommended CS-MU-CO, subject to conditions	Approved CS-MU-CO with CO pertaining to height of buildings / structures, buffer zones, prohibited uses, prohibited uses for single occupant lease spaces over 36,750 square feet, MF-3 development standards. Limitations on Convenience Storage use: height, prohibited accessory uses and location (8-1-02).
C14-93-0135	DR to SF-1	Recommended SF-1-CO, with CO limiting density to 205 units	Approved SF-1-CO as recommended by PC (12-2-93)

RELATED CASES:

There are no related subdivision or site plan cases on the subject property.

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
West Slaughter Lane	120 feet	4 at 87 feet	Arterial	6,869
F.M. 1826	86 feet	24 feet	Arterial	11,600

- Capital Metro bus service is not available within 1/4 mile of this property.
- There are no sidewalks along Slaughter Lane and FM 1826.

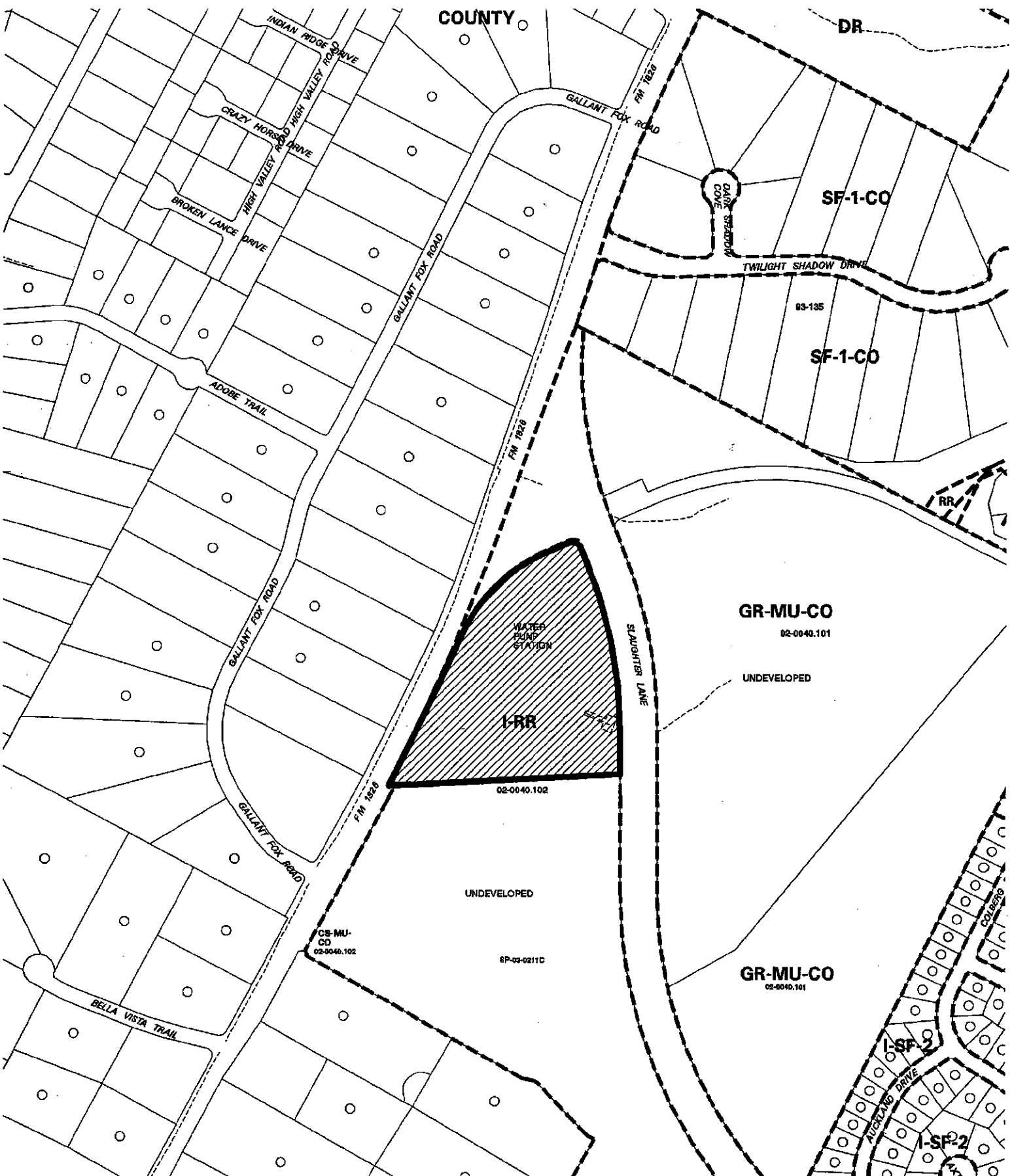
CITY COUNCIL DATE: February 26, 2004 **ACTION:**



ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



 1" = 400'	SUBJECT TRACT		ZONING <i>Exhibit A</i>	CITY GRID REFERENCE NUMBER B18
	PENDING CASE	• • • • •		
	ZONING BOUNDARY	-----		
	CASE MGR: W. WALSH			
CASE #: C14-04-0005			DATE: 04-01	
ADDRESS: 7411 W SLAUGHTER LANE			INTLS: SM	
SUBJECT AREA (acres): 8.917				



CITY OF AUSTIN

Southwest C Pump Station

C.I.P. No. 4200-227-7722

Project ID No. 4800.010

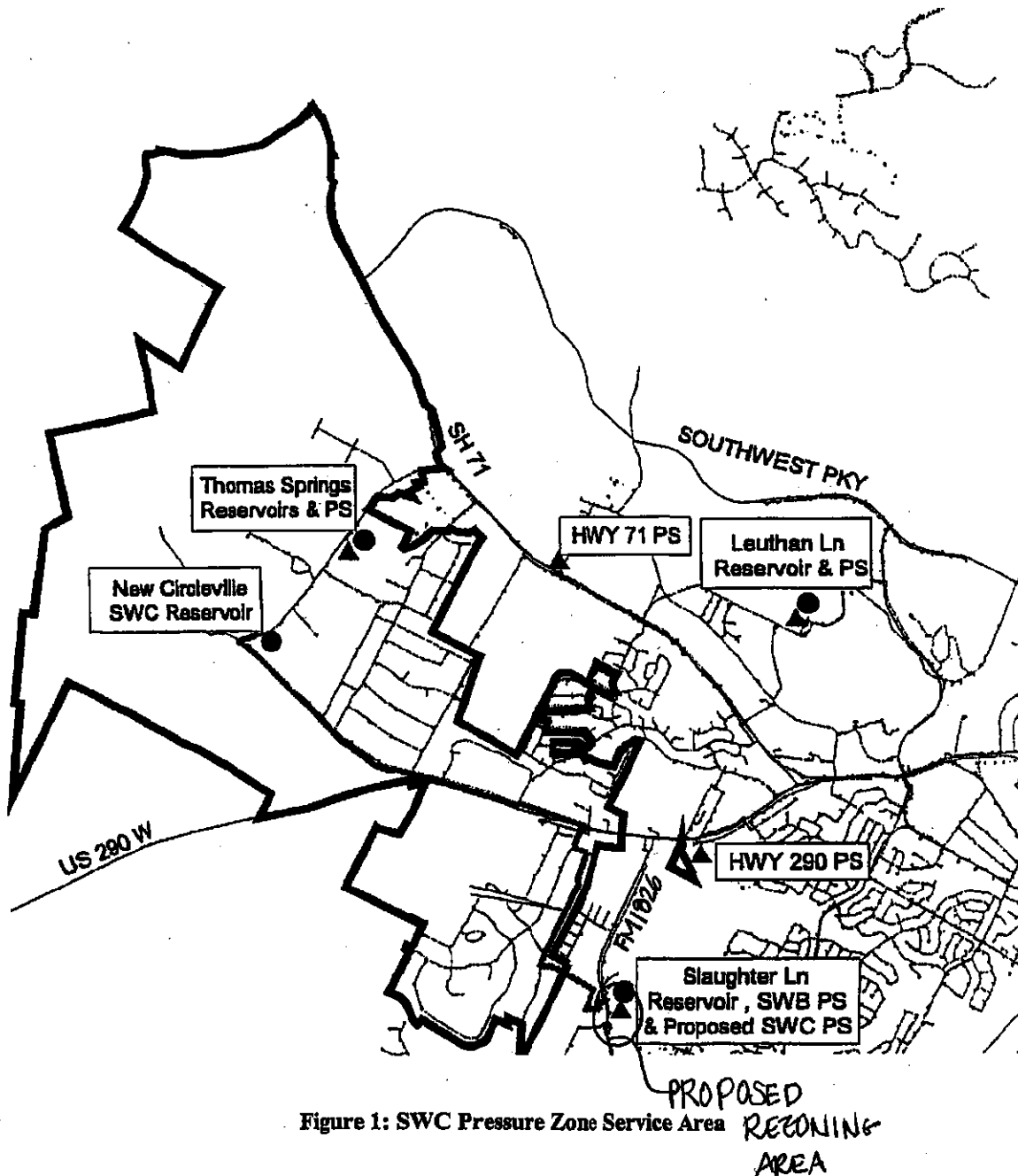


Figure 1: SWC Pressure Zone Service Area

Exhibit B

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant public (P) district zoning.

BACKGROUND

The subject property is developed with an existing reservoir and pump station originally constructed by the Circle C Municipal Utility District, and is zoned interim-rural residence (I-RR) district. The property is located at the southeast corner of Slaughter Lane and FM 1826, both of which are arterial roadways.

The Austin Water Utility has requested public (P) district zoning in order to accommodate an expansion of the pump station at the Slaughter Lane Reservoir property (the big green water tank). The expansion is needed because the Texas Department of Transportation (TxDot) is in the design phase on a project to widen U.S. Highway 290 West between Joe Tanner Lane and Scenic Brook Drive, and the existing pump station, located across from the Pinnacle campus of Austin Community College, is within the TxDot right-of-way and must be relocated. The replacement and expansion of the pump station, in conjunction with the construction of a transmission main, is needed to accommodate several nearby neighborhoods in the Southwest C pressure zone including Granada Estates, Granada Hills, South View Estates and Fox Run Ridge (west of FM 1826 – within the County). Construction on the pump station expansion and transmission main is scheduled for late summer 2004.

Staff recommends P zoning, given: 1) the pump station expansion will maintain and enhance water service to adjacent neighborhoods to the west, is considered a civic use and is compatible with the surrounding land uses and zoning; 2) access is taken to two arterial roadways; 3) it is City Council's general policy that all City owned or leased land be zoned public (P) district.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

P, Public District, zoning is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities. This district is intended for properties, used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities. The proposed rezoning of the property to accommodate the water pump expansion is consistent with the purpose statement of the district sought.

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

Staff recommends P zoning, given: 1) the pump station expansion will enhance water service to adjacent neighborhoods to the west, is considered a civic use and is compatible with the surrounding land uses and zoning; 2) access is taken to two arterial roadways; 3) it is City Council policy that all City owned or leased land be zoned public (P) district.

EXISTING CONDITIONS**Site Characteristics**

The site is developed with the Slaughter Lane Reservoir and pump station.

Impervious Cover

The maximum impervious cover allowed by the P zoning district is established by a conditional use site plan.

Environmental

This site is not located over the Edward's Aquifer Recharge Zone. The site is in the Slaughter and Williamson Creek Watersheds of the Colorado River Basin. The portions of both the Slaughter and Williamson Creek watersheds that are within this site are considered contributing zone of the Edwards Aquifer, and are classified as Barton Springs Zone (BSZ) watersheds. Project applications at the time of this report are subject to the SOS Ordinance, which allows 25% impervious cover in the contributing zone.

According to flood plain maps, there is no flood plain within 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 existing trees and other 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 on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Transportation

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]

TPSD Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

This is an Austin Water Utility site and is developed with a City reservoir and water pumping facility.

Compatibility Standards

The site is located on Slaughter Lane, which is a Scenic Roadway, Sec. 25-10-6.

This site is in the Barton Springs Zone overlay district and may be required to follow the guidelines set forth in Sec. 25-2-178.

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7411 WEST SLAUGHTER LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) 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 interim rural residence (I-RR) district to public (P) district on the property described in Zoning Case No.C14-04-0005, on file at the Neighborhood Planning and Zoning Department, as follows:

A 8.9157 acre tract of land, more or less, out of the John Moore Survey No. 66, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 7411 West Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

§
§
§
§

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk

EXHIBIT "A"

8.9157 Acres
S.W. "A" Reservoir Site

John Moore Survey No. 66
January 12, 1987
84115:3311

C14-04-0005

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION of a tract or parcel of land containing 8.9157 acres, situated in the John Moore Survey No. 66, being a portion of that 70.96 acre tract conveyed to Circle C Development Corporation by a deed recorded in Volume 9197, Page 385 of the Deed Records of Travis County, Texas. The herein described tract is more particularly described by gates and bounds as follows:

COMMENCING at a 5/8" iron rod found in the easterly right-of-way line of State Highway F.M. 1826 (80' wide), being the most northerly northwest corner of a 36.3515 acre tract dedicated to the public for road right-of-way by deed recorded in Volume 9457, Page 80, a point in the southerly line of those tracts of land conveyed by deed to Oak Hill Heights Joint Venture in Volume 8154, Page 552 and the most westerly point of a boundary line agreement between Jack Mann and Josephine Turnbull as described in Volume 1133, Page 464, all of the Deed Records of Travis County, Texas;

THENCE, S 21° 50' 08" W, with the east right-of-way line of F.M. 1826 and the west line of the said 36.3515 acre tract, 774.26 feet to a concrete right-of-way monument found 40.00 feet left of State Highway centerline station 69+03 for the point of curvature of a curve to the right;

THENCE, continuing along the east right-of-way line of F.M. 1826, with the said curve to the right having a central angle of 04° 33' 03", a radius of 3859.21 feet, a chord of 306.44 feet (chord bears S 24° 06' 07" W) for an arc distance of 306.52 feet to a 1/2" iron rod found on a curve to the right, being the most westerly southwest corner of the said 36.3515 acre tract and the POINT OF BEGINNING of the herein described tract;

THENCE, across the said 70.96 acre tract, along the southerly line of the 36.3515 acre tract with the said curve to the right having a central angle of 42° 20' 51", a radius of 529.62 feet, a chord of 382.59 feet (chord bears N 47° 33' 04" E) for an arc distance of 391.44 feet to a 1/2" iron rod found for the point of tangency;

THENCE, N 68° 43' 29" E, 90.34 feet to a 1/2" iron rod found for the point of curvature of a curve to the right;

THENCE, with the said curve to the right having a central angle of 91° 12' 52", a radius of 25.00 feet, a chord of 35.73 feet (chord bears S 65° 40' 05" E) for an arc distance of 39.80 feet to a 1/2" iron rod found for the point of reverse curvature of a curve to the left;

THENCE, with the said curve to the left having a central angle of 01° 00' 11", a radius of 1560.00 feet, a chord of 27.31 feet (chord bears S 20° 33' 45" E) for an arc distance of 27.31 feet to a 1/2" iron rod found for the point of reverse curvature of a curve to the right;

THENCE, with the said curve to the right having a central angle of 23° 29' 53", a radius of 1440.00 feet, a chord of 586.44 feet (chord bears S 09° 18' 54" E) for an arc distance of 590.57 feet to a 1/2" iron rod found for the point of tangency;

THENCE, S 02° 26' 03" W, continuing with the southerly line of the said 36.3515 acre tract, 146.56 feet to a 1/2" iron rod set;

THENCE, S 89° 43' 59" W, leaving the said southerly line of the 36.3515 acre tract, 754.36 feet to a 1/2" iron rod set in the easterly line of State Highway F.M. 1826;

THENCE, N 36° 54' 59" E, with the common line between the 70.96 acre tract and State Highway F.M. 1826, 17.51 feet to a concrete right-of-way monument found 40.00 feet left of State Highway centerline station 73+30.5;

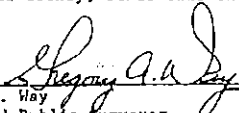
THENCE, N 28° 27' 31" E, continuing with the said common line, 393.09 feet to a concrete right-of-way monument found 40.00 feet left of State Highway centerline station 69+38.5, for the point of curvature of a curve to the left;

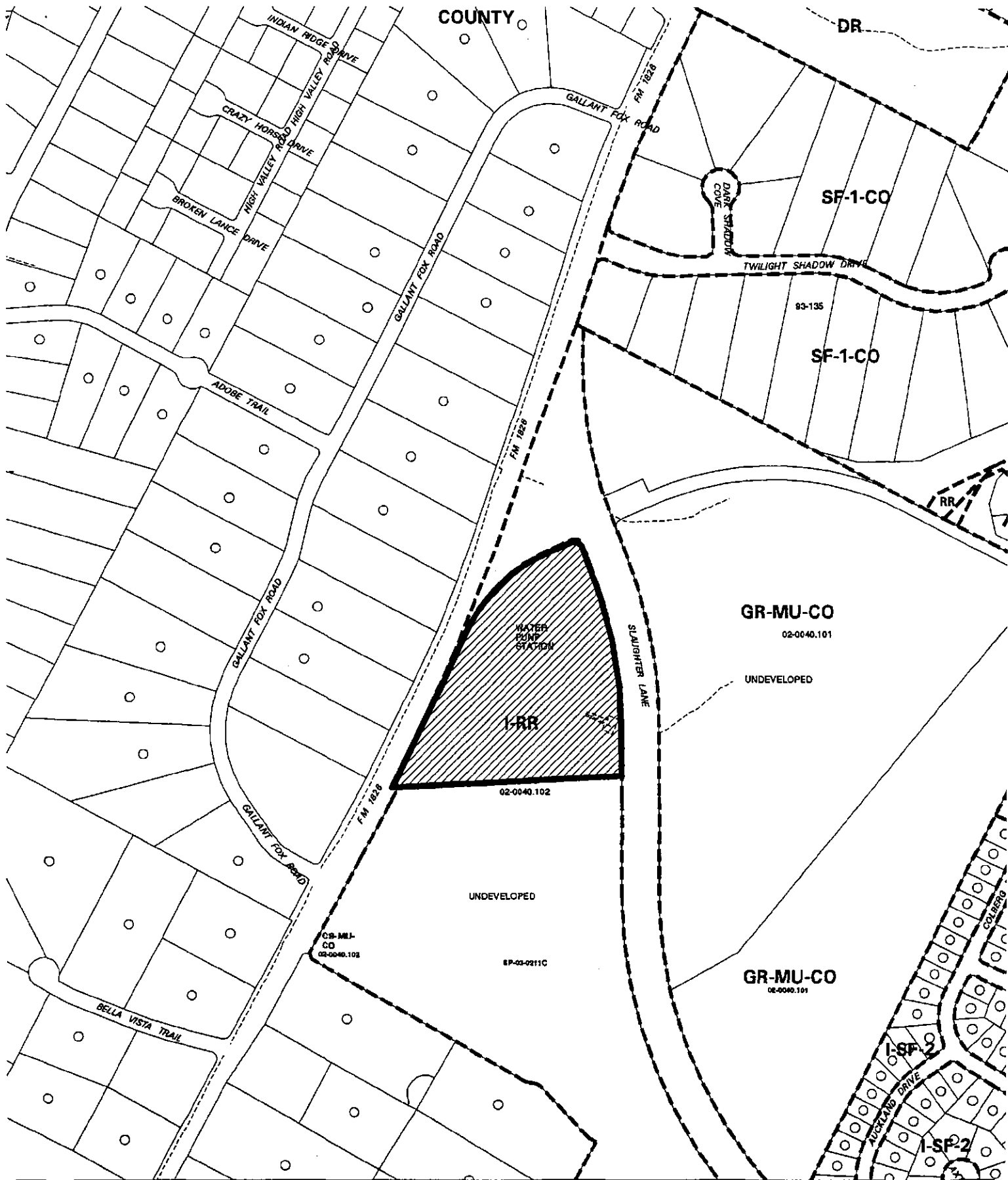
THENCE, with the said curve to the left having a central angle of $01^{\circ} 57' 41''$, a radius of 3859.21 feet, a chord of 132.11 feet (chord bears $N 27^{\circ} 21' 29'' E$) for an arc distance of 132.12 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 8.9157 acres (388,369 square feet) of land area.

That I, Gregory A. Way, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 12th day of JANUARY, 1987, A.D.




Gregory A. Way
Registered Public Surveyor
No. 4567 - State of Texas



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER B18
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0005	DATE: 04-01	
	CASE MGR: W. WALSH	ADDRESS: 7411 W SLAUGHTER LANE	INTLS: SM	
SUBJECT AREA (acres): 8.917				