



**Zoning**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-11**  
**AGENDA DATE: Thu 05/06/2004**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0051 - Onion Creek Club, Tract 12 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 2510 Onion Creek Parkway (Onion Creek Watershed) from interim-rural residence (I-RR) district zoning to commercial recreation (CR) district zoning. Zoning and Platting Commission Recommendation: To grant commercial recreation conditional overlay (CR-CO) combining district zoning. Applicant: Onion Creek Club (David Turpin). Agent: Vaughn & Associates, Inc. (Rick Vaughn). City Staff: Wendy Walsh, 974-7719.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0051

**Z.P.C. DATE:** April 6, 2004

**ADDRESS:** 2510 Onion Creek Parkway

**OWNER AND APPLICANT:** Onion Creek Club  
(David Turpin)

**AGENT:** Vaughn & Associates, Inc.  
(Rick Vaughn)

**ZONING FROM:** I-RR

**TO:** CR

**AREA:** 5.810 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant commercial recreation (CR) district zoning.

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

April 6, 2004: *APPROVED CR-CO DISTRICT ZONING WITH PROHIBITED USES BELOW, BY CONSENT.*

- *CULTURAL SERVICES;*
- *MARINAS;*
- *RECREATIONAL EQUIPMENT MAINTENANCE AND STORAGE;*
- *RECREATIONAL EQUIPMENT SALES;*
- *BED AND BREAKFAST RESIDENTIAL (GROUP 1 AND GROUP 2);*
- *ART AND CRAFT STUDIOS (GENERAL);*
- *CAMPGROUND;*
- *HOSPITAL SERVICES (LIMITED);*
- *HOTEL-MOTEL;*
- *INDOOR ENTERTAINMENT;*
- *INDOOR SPORTS AND RECREATION;*
- *PRIMARY EDUCATIONAL FACILITIES (PRIVATE & PUBLIC);*
- *SECONDARY EDUCATIONAL FACILITIES (PRIVATE & PUBLIC);*
- *SERVICE STATIONS*

*[J.M; J.G 2<sup>ND</sup>] (7-0) K.J – ABSENT*

### **ISSUES:**

The Onion Creek Homeowners Association is supportive of the requested zoning change and has requested that certain uses are prohibited. Please refer to the letter attached at the back of the staff report. The applicant is in agreement with the Association's request and the recommendation of the Zoning and Platting Commission.

### **DEPARTMENT COMMENTS:**

The subject property is one of seven zoning cases that comprise the Onion Creek Golf Course and Country Club, which taken together, include all portions of the golf course, clubhouse, pro-shop and other recreation areas (Related Cases C14-04-0044 – 0046; C14-04-0050; 0052 – 0053). This property is developed with a portion of the Onion Creek Golf Course, and was assigned interim-rural

residence (I-RR) district zoning upon its annexation into the City limits on December 31, 2003. The property has access along River Plantation Drive, County Down Road and Bradshaw Road, and is surrounded by single family residences (zoned I-SF-2) and other portions of the golf course. Please refer to Exhibits A and A-1.

The golf course, clubhouse, pro-shop and other recreation areas, as operated by the applicant, Onion Creek Club, fall within the community recreation (private) use classification. The applicant has requested commercial recreation (CR) district zoning for all seven zoning cases, consistent with the existing uses. CR district zoning will bring the existing golf course and Country Club areas into compliance with the City of Austin's Zoning Ordinance. The applicant has stated that no further development of the golf course or Country Club areas is contemplated.

Staff recommends CR district zoning given that it is consistent with the existing uses.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Portion of Onion Creek Golf Course
<i>North</i>	I-SF-2; I-RR	Portion of Onion Creek Golf Course; Single family residences
<i>South</i>	I-SF-2; County	Single family residences; Undeveloped
<i>East</i>	I-RR	Undeveloped
<i>West</i>	I-RR; I-SF-2	Portion of Onion Creek Golf Course; Single family residences

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Onion Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

300 – Terrell Lane Interceptor Association  
 428 – Barton Springs / Edwards Aquifer Conservation District  
 627 – Onion Creek Homeowners Association

**SCHOOLS:**

Langford Elementary School

Mendez Middle School

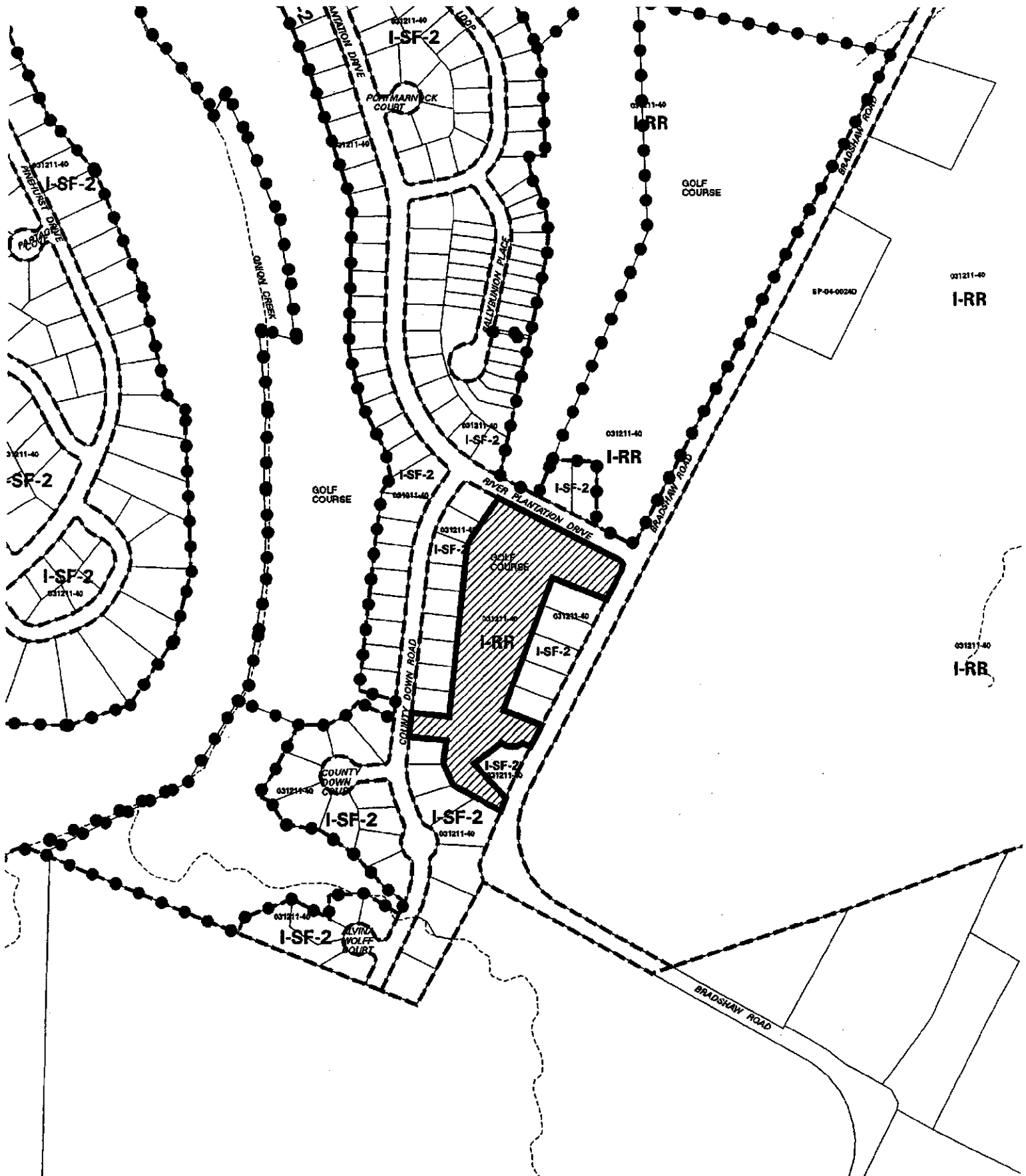
Akins High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>ZONING AND PLATTING COMMISSION / PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-04-0044; C14-04-0045; C14-04-0046; C14-04-0050; C14-04-0052 & C14-04-0053	I-RR to CR	To Grant CR-CO with CO for list of prohibited uses	Scheduled for 5-6-04
C14-04-0020	I-RR (Upon Annexation) to CS-MU for Tract 1; MF-3 for Tract 2	To Grant CS-MU-CO with conditions of the TIA and the CO is for list of prohibited uses for Tract 1; MF-3 with conditions of the TIA for Tract 2	Scheduled for 5-6-04
C14-04-0019	I-RR to CS (Upon Annexation)	To grant CS-CO with conditions of the TIA and the CO is for list of prohibited uses	Scheduled for 5-6-04
C14-03-0053	I-RR to CS	To Grant CS-CO for Tract 1; GR-CO for Tract 2, with conditions. CO is for list of prohibited uses; and prohibit access to Old San Antonio Road. Restrictive Covenant for the Traffic Impact Analysis.	Approved ZAP recommendation (12-11- 03).
C14-00-2181	I-RR to MF-2	To Grant MF-2-CO with CO for 25' setback along the south and southeast property lines adjacent to residential properties and conditions of the TIA; RR for the flood plain	Approved as recommended by PC (2- 8-01)

**RELATED CASES:**

The subject property is platted as Onion Creek Addition, Block D, Lot 18. The property was annexed into the Full-Purpose Jurisdiction on December 31, 2003.



	<p>SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH</p>	<p><b>ZONING</b></p> <p><b>EXHIBIT A</b></p> <p>CASE #: C14-04-0051 ADDRESS: 2510 ONION CREEK PKWY SUBJECT AREA (acres): 5.610</p>	<p>DATE: 04-03 INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER G10</p>
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**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant commercial recreation (CR) district zoning.

**BACKGROUND**

The subject property is one of seven zoning cases that comprise the Onion Creek Golf Course and Country Club, which taken together, include all portions of the golf course, clubhouse, pro-shop and other recreation areas (Related Cases C14-04-0044 – 0046; C14-04-0050; 0052 – 0053). This property is developed with a portion of the Onion Creek Golf Course, and was assigned interim-rural residence (I-RR) district zoning upon its annexation into the City limits on December 31, 2003. The property has access along River Plantation Drive, County Down Road and Bradshaw Road, and is surrounded by single family residences (zoned I-SF-2) and other portions of the golf course.

The golf course, clubhouse, pro-shop and other recreation areas, as operated by the applicant, Onion Creek Club, fall within the community recreation (private) use classification. The applicant has requested commercial recreation (CR) district zoning for all seven zoning cases, consistent with the existing uses. CR district zoning will bring the existing golf course and Country Club areas into compliance with the City of Austin's Zoning Ordinance. The applicant has stated that no further development of the golf course or Country Club areas is contemplated.

Staff recommends CR district zoning given that it is consistent with the existing uses on the property.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The commercial recreation district is the designation for a commercial or recreation use that serves visitors to major recreational areas, including Lake Travis and Lake Austin. Permitted uses within the CR district include: marina; recreational equipment sales; recreation equipment maintenance and storage; community recreation (public and private); counseling services; and cultural services. Site development regulations applied to a CR district use are designed to minimize visual and environmental disruptions of scenic views.

The existing development of a golf course, clubhouse, pro-shop and recreation areas are consistent with the proposed CR district.

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

CR district zoning is consistent with the existing uses on the property.

**EXISTING CONDITIONS****Site Characteristics**

The site is developed with a portion of the golf course. There appear to be no topographical constraints on this tract.

**Impervious Cover**

The maximum impervious cover allowed by the CR zoning district would be 60%, which is based on the more restrictive zoning regulations.

**Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is flood plain in, or within close proximity of, the project location. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location (a small portion of the site may have transition zone). If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 30%.

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 the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

**Transportation**

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

The trip generation under the requested zoning is estimated to be 29 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). (NOTE: the proposed use is for a golf course).

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**

The site is served with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water utility. The plan must be in accordance with the City's utility design criteria.

#### **Compatibility Standards**

This site is part of an existing golf course. However, any new construction on this site would be subject to compatibility development regulations due to the adjacent existing SF-2 used property along portions of the west, east and south, and would be subject to the following compatibility requirements:

Along the adjacent SF-2 property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection. Additional design regulations will be enforced at the time a site plan is submitted.

# ONION CREEK

## HOMEOWNERS ASSOCIATION

10816 Crown Colony, Suite 205

Austin, Texas 78747

Tel: 512.280.8110

Fax: 512.280.8162

*February 13, 2004*

*Ms. Wendy Walsh, Zoning Planner  
Neighborhood Planning and Zoning Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704*

*Re: Zoning Request for the Onion Creek Country Club  
2510 Onion Creek Parkway*

*Dear Ms. Walsh:*

*The Onion Creek Homeowners Association fully supports the request to zone the clubhouse and golf course Community Recreation (CR). The association is also in favor of granting permanent zoning for the country club. This will allow the club to continue to be an integral part of our community as it has for the past thirty years. We believe this will likewise protect the appropriate use of the property.*

*If there are any questions, please contact us at your earliest convenience.*

*Sincerely,*



*John McNabb*

*President*

ONION CREEK CLUB  
2810 Onion Creek Parkway  
Austin, Texas 78747

April 7, 2004

Ms. Wendy Walsh, Case Manager  
Neighborhood Planning and Zoning  
City of Austin  
505 Barton Springs Road  
Austin, TX. 78704

Re: Conditional Overlay for the Onion Creek Club Zoning Cases

Dear Ms. Walsh:

Onion Creek Club has agreed with the Onion Creek Homeowners Association, the neighborhood group for this zoning request, to request the following conditional overlay for the "CR" zoning requested for the Onion Creek Club, to be approved by the City and made a part of the Zoning Ordinances for the above tracts of land.

**Permitted Uses:**

- Prohibit Cultural Services, from all tracts.
- Prohibit Marinas, from all tracts.
- Prohibit Recreational Equipment Maintenance and Storage, from all tracts.
- Prohibit Recreational Equipment Sales, from all tracts.
- Prohibit Bed and Breakfast on all tracts except for C14-04-0046, which will be limited to not more than 12 units.

**Conditional Uses: All of the following uses are prohibited as to all tracts:**

- Arts & Crafts Studio
- Campgrounds
- Hospital Services (Limited)
- Hotel & Motel
- Indoor Entertainment
- Indoor Sports & Recreation

- Private Primary Education Facilities
- Private Secondary Education Facilities
- Public Primary Education Facilities
- Public Secondary Education Facilities
- Restaurants (Limited)
- Service Stations

**Private Restrictive Covenant:**


- Outdoor Sports and Recreation Facilities, will prohibit the use of miniature golf courses.
- Outdoor Entertainment will be limited to golf and tennis related events.
- College and University Facility, will be limited to golf and tennis activities.

If you have any questions, please feel free to contact me at your convenience.

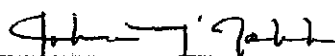
We ask for the Planning and Zoning Commission to concur and approve these conditions as part of the "CR" zoning for Onion Creek Club, and we request that the City Council approve the "CR" zoning with the conditions approved by the Planning Commission.

Respectfully submitted,

Onion Creek Club

By:   
President

Onion Creek Homeowners Association

By:   
President

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

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2510 ONION CREEK PARKWAY AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMERCIAL RECREATION-CONDITIONAL OVERLAY (CR-CO) COMBINING 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 commercial recreation-conditional overlay (CR-CO) combining district on the property described in Zoning Case No.C14-04-0051, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 18, Block D, Onion Creek Addition, a subdivision in the City of Austin, Travis County, according to the map or plat of record in Plat Book 93, Pages 230-238 , of the Plat Records of Travis County, Texas, (the "Property")

locally known as 2510 Onion Creek Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Cultural services	Marina
Recreational equipment maintenance and storage	Recreational equipment sales
Bed and breakfast residential (Group 2)	Bed and breakfast residential (Group 1)
Campground	Art and craft studio (general)
Hotel-motel	Hospital services (limited)
Indoor sports and recreation	Indoor entertainment
Private secondary educational facilities	Private primary educational facilities
Public secondary educational facilities	Public primary educational facilities
Restaurant (limited)	Service station

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial recreation (CR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on 7/1/04, 2004.

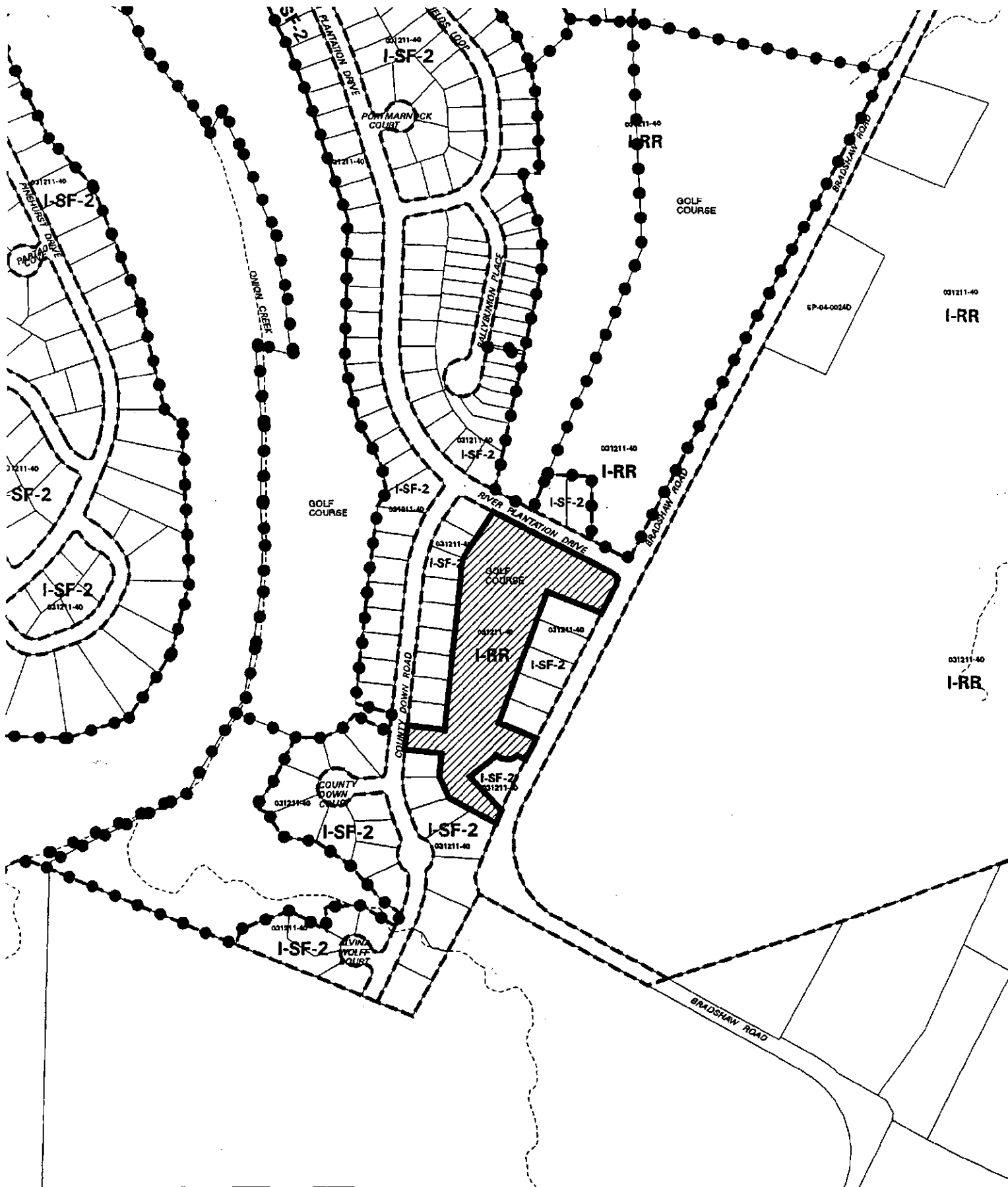
**PASSED AND APPROVED**





\_\_\_\_\_, 2004
 

 § \_\_\_\_\_

Will Wynn  
Mayor

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



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER  G10
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0051	DATE: 04-03	
	CASE MGR: W. WALSH		ADDRESS: 2510 ONION CREEK PKWY	INTLS: SM	
			SUBJECT AREA (acres): 5.610		