

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0030 – West Courtyard Zoning

DISTRICT: 10

ZONING FROM: I-RR and PUD

TO: RR

ADDRESS: 6917 West Courtyard Drive

SITE AREA: 4.207 acres

OWNER: John R. Trowbridge and  
Janey G. Trowbridge

APPLICANT: Site Specifics  
(John Hussey)

CASE MANAGER: Scott Grantham (512-974-3574, scott.grantham@austintexas.gov)

STAFF RECOMMENDATION:

**Staff recommends Rural Residence (RR) district zoning.**

*For a summary of the basis of staff's recommendation, see page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**March 5, 2019**

**Approved RR district zoning as staff recommended. [B. Evans, S. Lavani – 2<sup>nd</sup>], Vote 9 – 0. There were two vacancies on the Commission.**

CITY COUNCIL ACTION:

**April 11, 2019**

**Scheduled for City Council**

ORDINANCE NUMBER:

### ISSUES:

The subject property is currently split zoned as Interim – Rural Residence (I-RR) and Planned Unit Development (PUD), the last remaining piece of the Coldwater PUD.

The applicant has requested Rural Residence (RR) zoning for the entire property. The property owner would like to construct a single family home, and would like to submit plans and be regulated under one unified zoning category.

The applicant reached out to the surrounding neighbors, and a large number of them sent letters supporting the applicant's request (See Exhibit G, Correspondence).

The existing split zoning came about through a series of actions. The property was first annexed, and zoned as part of the Coldwater PUD in 1985-1986. It was listed on the land use plan as Single Family. Much of Coldwater was disannexed from the city in 1989 for a variety of reasons. The northern portion of the subject property was disannexed at that time, while the southern portion – still zoned PUD – remained in the city. In 2004, the northern portion was reannexed into the city and given Interim-Rural Residence zoning (See Related Cases below, see also Exhibits C, E, and F).

### CASE MANAGER COMMENTS:

The subject property is approximately 4.2 acres, and is located just off of West Courtyard Drive, south of City Park Road, and west of FM 2222. According to the owner, there were once a main house and a guest house on the property, and both were demolished many years ago.

There is no flood plain on the property. The site has a high point on the northwest portion and generally slopes down, to the south and east. There are steep embankments on the southern portion of the property. Access is taken from Coldwater Mountain Court. Although, the street address is on West Courtyard Drive, and there is a finger of the property that reaches that street, there is no driveway to West Courtyard, and no plans to build one over the steep and wooded terrain. The owner intends to change the street address after the zoning case is resolved.

North of the property are tracts zoned I-RR which are undeveloped and covered with trees and vegetation. Further north along City Park Road, and also zoned I-RR is a single family subdivision – Coldwater Ridge. To the east is a tract zoned MF-1-CO (CO to prohibit uses, and limit units) and is the site of Shephard of the Hills Church, which fronts on West Courtyard Drive. To the south is the Camelback PUD; the northern portion abutting the subject property is currently undeveloped and covered with trees and vegetation. To the west are more tracts zoned I-RR; immediately to the west is wooded landscape, and further west is one single family house which fronts on Bridge Point Parkway.

The site is located within two watersheds – Lake Austin, which is classified as Water Supply Rural, and West Bull Creek, which is classified as Water Supply Suburban. These two classifications have different associated regulations such as impervious cover (see Environmental comments), which the builder will be required to follow at the time of building permit application.

#### BASIS OF RECOMMENDATION:

Staff recommends rural residence (RR) district zoning.

The first basis of the recommendation is that the proposed zoning should be consistent with the purpose statement of the district sought. A paraphrase of the code definition of RR is that it is intended for a low density residential use on a lot that is a minimum of one acre. An RR district designation may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density. This definition describes immediate area, as well as the applicant's intent to build a single home on a large lot.

The second basis is that zoning should allow for reasonable use of the property. Due to the past history of the property, it has a split zone – I-RR and PUD, which would mean that designers and builders would need to work within two categories, and in addition, review of the plans would be more complicated. Zoning the property to a single category would facilitate development similar to the surrounding land uses, and would thus allow for reasonable use of the property.

The third basis is that zoning should be consistent with approved and existing residential densities. The surrounding lots, to the north and west, are single houses on relatively large lots. The Rural Residence zone is consistent with this development pattern.

#### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR and PUD (Coldwater)	Single Family
North	I-RR	Vacant and Single Family
South	PUD (Camelback)	Vacant
East	MF-1-CO	Church
West	I-RR	Vacant and Single Family

NEIGHBORHOOD PLANNING AREA: None

TIA: Not required

WATERSHED: West Bull Creek and Lake Austin

OVERLAYS: None

SCHOOLS: Highland Park Elementary, Lamar Middle School, McCallum High School

NEIGHBORHOOD ORGANIZATIONS

2222 Coalition of Neighborhood Associations	Long Canyon Homeowners Assn
Austin City Park Neighborhood Association	Long Canyon Phase II & III Homeowners Assn
Austin Independent School District	River Place HOA
Bike Austin	Seltexas
Bull Creek Foundation	Shepherd Mountain Neighborhood
Canyon Creek H.O.A.	Sierra Club, Austin Regional Group
Friends of Austin Neighborhoods	Steiner Ranch Community Association
Glenlake Neighborhood Association	TNR BCP - Travis County Natural Resources
Lake Austin Collective	Westminster Glen HOA

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
<b>C814-84-020</b>	<b>PUD Zoning</b>	<b>1986 - Approved</b>	<b>1986 - Approved</b>
<b>C814-84-020.03.1A</b>	<b>Subdivision</b>	<b>07-11-89 - Approved</b>	<b>07-21-89 - Approved</b>
<b>C7ad-89-176</b>	<b>Disannexation</b>	<b>NA</b>	<b>09-21-89- Approved</b>
<b>C7a-04-020</b>	<b>Reannexation</b>	<b>NA</b>	<b>11-18-04 - Approved</b>

**RELATED CASES:**

The subject property was first annexed into the City, as part of the Coldwater PUD in 1985 – 1986 through ordinance 860227-M. (See Exhibit B, PUD Ordinance). The property was platted as a legal lot in 1989 (See Exhibit C, Subdivision).

The Coldwater PUD area (including the northern portion of the subject property) was disannexed in 1989 by Ordinance No. 890921-G (See Exhibit E, Disannexation). The northern portion was reannexed, and given I-RR zoning, in 2004 by Ordinance No. 041118-14. This ordinance brought the entire property into the full-purpose jurisdiction. (See Exhibit F, Reannexation).

**EXISTING STREET CHARACTERISTICS:**

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
West Courtyard Drive	65 ft.	38 ft.	Collector	None	None	None

**OTHER STAFF COMMENTS:****Comprehensive Planning**

This zoning case is located on the west side of West Courtyard Drive on a property that is approximately 4.21 acres in size and contains a large lot single family house. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land and large lot single family housing to the north; to the south is vacant land and a church; to the east is vacant land and large lot single family housing; to the west is vacant land and an apartment complex. The proposal is to change the zone from a PUD and interim residential zoning to a rural residential zoning designation.

**Connectivity**

There are no public sidewalks, urban trails, bike lanes, or public transit stations located within a quarter of a mile of this property. The Walkscore for this site is 3/100, Car-Dependent, meaning almost all errands require a car. Mobility and connectivity options in this area are below average.

**Imagine Austin**

The property is not located along an Activity Corridor or by an Activity Center.

The following Imagine Austin policies are applicable to this case:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, **corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

Based on the comparatively scale of this site is relative to other large lot single family housing in the area but a lack of mobility and connectivity in the area, this rezoning appears to only partially support policies of the Imagine Austin Comprehensive Plan.

### Environmental

**This site is divided by two watersheds. Listed below are the rules for each of those watersheds.**

#### **Water Supply Suburban:**

1. The site is not located over the Edwards Aquifer Recharge Zone. A portion of the site is in the West Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.
2. 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%

Development within a Water Quality Transition Zone is limited to 18%.

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
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. At this time, site specific information is unavailable regarding 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### **Water Supply Rural:**

1. The site is not located over the Edwards Aquifer Recharge Zone. A portion of the site is in the Lake Austin Watershed of the Colorado River Basin, which 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.
2. 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>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

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.

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
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. At this time, site specific information is unavailable regarding 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 requires water quality control with increased capture volume and control of the 2 year storm on site.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### Site Plan

No comments at this time.

### Transportation

Additional right-of-way maybe required at the time of subdivision and/or site plan.

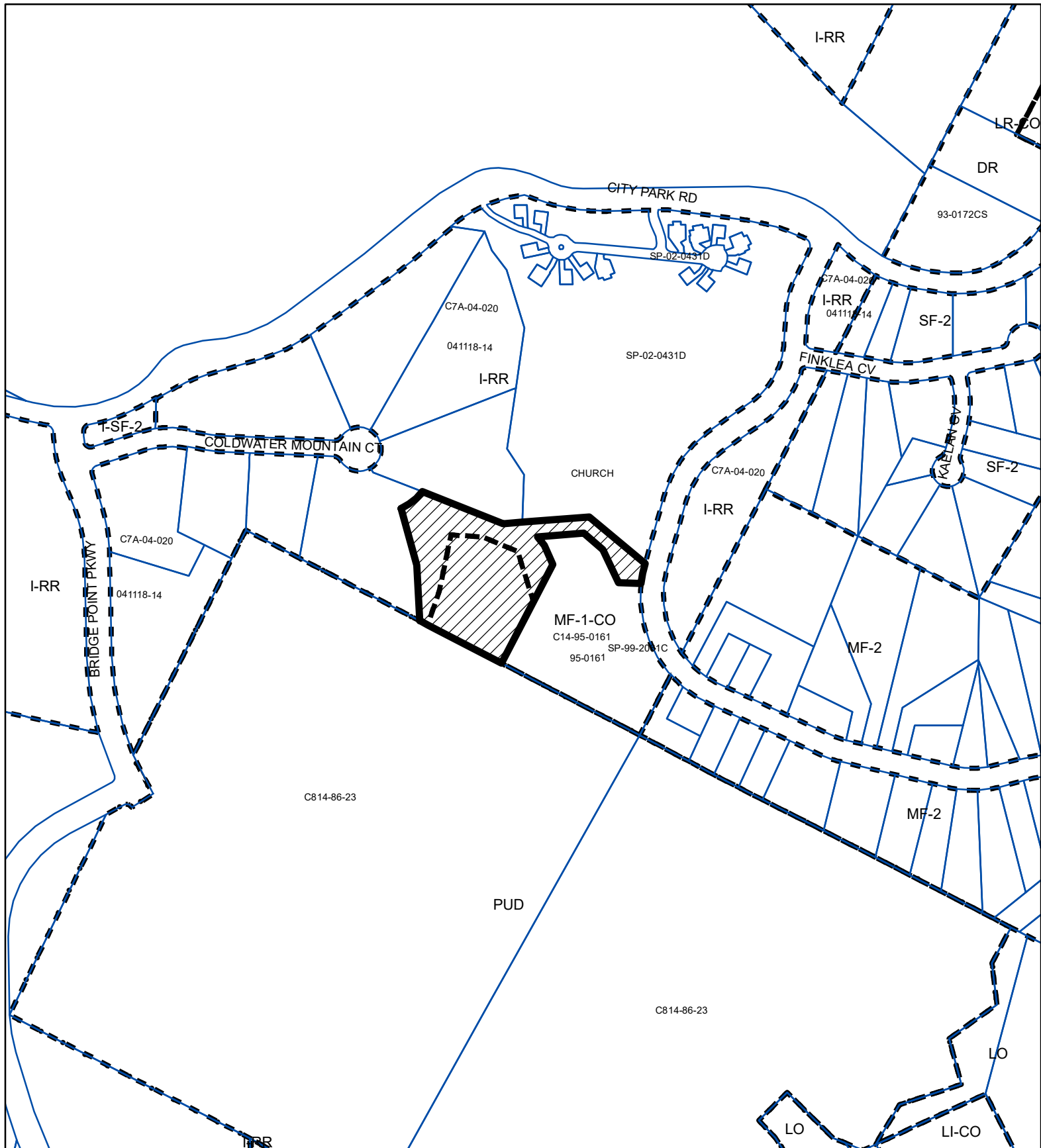
### Austin Water Utility




The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

### INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Subdivision
- D. Excerpts from Disannexation documents
- E. Excerpts from Reannexation documents
- F. Correspondence with Interested Parties





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2019-0030

**EXHIBIT A**

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.

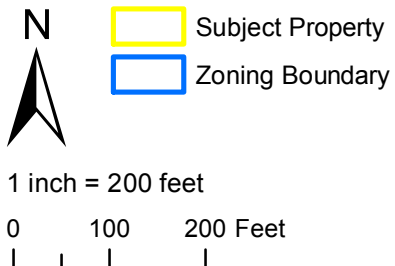
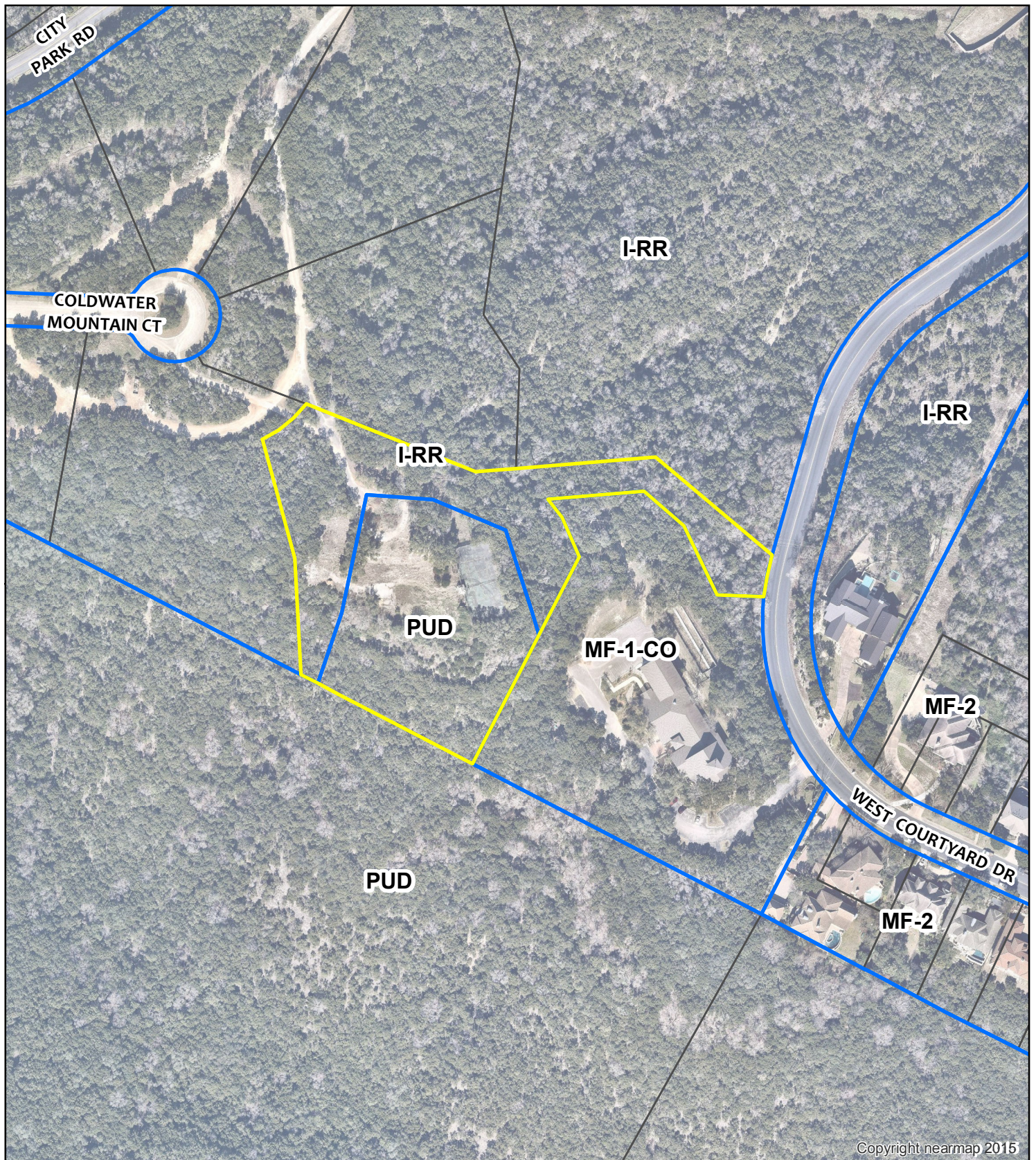
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 1/30/2019

1" = 400'





## ZONING & VICINITY

Zoning Case: C14-2019-0030  
 Address: 6917 W Courtyard Drive  
 Subject Area: 4.207 Acres  
 Case Manager: Scott Grantham

This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**EXHIBIT B**



EXHIBIT C - PUD ORDINANCE EXCERPT

ORDINANCE NO. 860227-M

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 BY DESIGNATING AND DEFINING COLDWATER PUD AS A PLANNED UNIT DEVELOPMENT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2A of the Austin City Code of 1981 is hereby amended to designate and define the property described in File C814-84-020 as a "PUD" Planned Unit Development District, to-wit:

234.00 acres of land situated in the James Spillman Survey No. 2, Abstract No. 739, James Jett Survey No. 1, Abstract No. 437, the A.C. Champion Survey No. 118, and the I. & G.N. Railroad Co. Survey No. 32 in Travis county, Texas. Said 234.00 acre tract of land being all of that tract of land called 41.194 acres as conveyed to Coldwater Canyon, et al, by deed as recorded in Volume 8528, Page 454 of the Real Property Records of Travis County, Texas, all of that certain tract of land called 93.88 acres as conveyed to Coldwater Canyon Company, et al, by deed as recorded in Volume 8355, Page 13 of the Real Property Records of Travis County, Texas, the remainder of that certain tract of land called 140.66 acres as conveyed to Joe F. Gray, by deed as recorded in Volume 3811, Page 2187 of the Real Property Records of Travis County, Texas, SAVE AND EXCEPT 0.54 acres for the relocation of a portion of City Park Road as described in Volume 7451, Page 422 of the Real Property Records of Travis County, Texas, said 234.00 acre tract of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes,

locally known as 5807 City Park Road in the City of Austin, Travis County, Texas.

PART 2. That the development of the "PUD" Planned Unit Development District herein described shall be accomplished in accordance with the site plan submitted and approved by both the City Planning Commission and the City Council, which is on file in the Office of Land Development Services of the City of Austin.

PART 3. That except to the extent the site plan referred to herein is inconsistent therewith, the development and use of the property

described herein shall be in accordance with the ordinance of the City of Austin governing the development and use of property zoned "LA" Lake Austin Residence District.

PART 4. It is hereby ordered that the zoning maps accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 5. WHEREAS, an emergency is apparent for the immediate preservation of order, health, safety and general welfare of the public, which emergency requires the suspension of the rule providing for the reading of an ordinance on three separate days, and requires that this ordinance become effective immediately upon its passage; therefore, the rule requiring the reading on three separate days is hereby suspended and this ordinance shall become effective immediately upon its passage as provided by the Charter of the City of Austin.

PASSED AND APPROVED


February 27

, 1986


§  
§  
§  
§

  
Frank C. Cooksey  
Mayor

APPROVED:

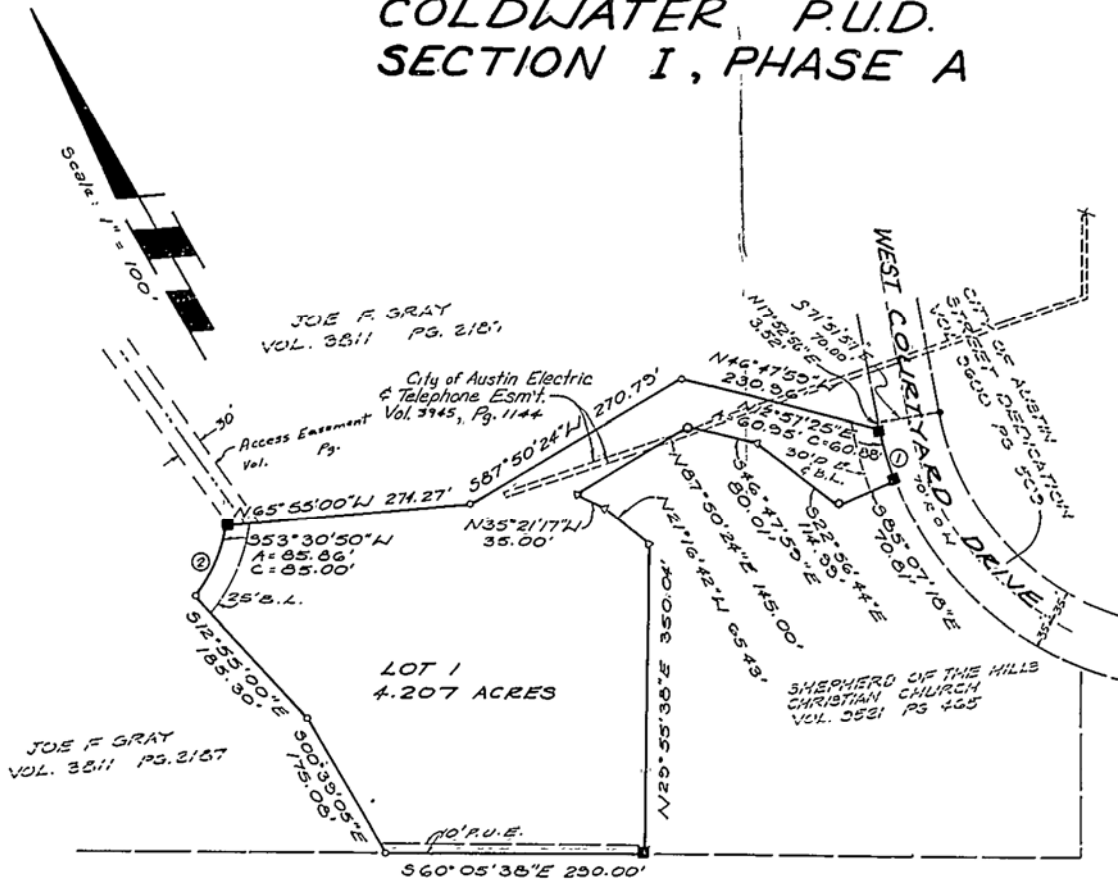
  
Paul C. Isham  
City Attorney

ATTEST:

  
James E. Aldridge  
City Clerk

SJS:saf

# COLDWATER P.U.D. SECTION I, PHASE A



- LEGEND**
- Conc. Monument Set
  - Iron Rod Set
  - △ Rod Found
  - Gin Spike Found
  - B.L. Building Line
  - P.U.E. Public Utility Easement
  - U.E. Drainage Easement
  - 3/8" Iron Rod Found

**CURVE DATA**

①	
I:	05° 18' 43"
R:	375.00'
T:	30.54'
A:	60.95'
C:	60.88'

②	
I:	28° 06' 38"
R:	175.00'
T:	43.81'
A:	85.86'
C:	85.00'

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
KNOW ALL MEN BY THESE PRESENTS:  
THAT WE JOE F. GRAY AND WIFE CHERRY K. GRAY, OWNERS OF 140.66 ACRES OUT OF THE A.C. CHAMPION SURVEY NO. 118, TRAVIS COUNTY, TEXAS, AS CONVEYED TO HIM BY DEED OF RECORD IN VOLUME 3811, PAGE 2187, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 4.207 ACRES IN ACCORDANCE WITH THE PLAT SHOWN HEREON SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED TO BE KNOWN AS COLDWATER P.U.D. SECTION I, PHASE A AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 9th DAY OF June, 1989, A.D.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 9, 1989

JOE F. GRAY  
5807 CITY PARK ROAD  
AUSTIN, TEXAS 78730

CHERRY K. GRAY  
5807 CITY PARK ROAD  
AUSTIN, TEXAS 78730

BY JOE F. GRAY AND WIFE CHERRY K. GRAY

(PRINT NAME)



STATE OF TEXAS:  
COUNTY OF TRAVIS:

APPROVED FOR ACCEPTANCE:

NORMAN STANDERFER, ACTING DIRECTOR  
PLANNING DEPARTMENT

7-12-89  
DATE

ACCEPTED AND AUTHORIZED RECORD BY THE PLANNING COMMISSION OF  
THE CITY OF AUSTIN ON THE 11th DAY OF July, 1989, A.D.

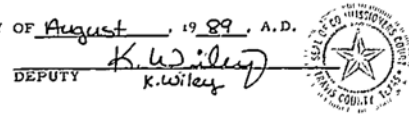
M. Scott Roberts CHAIRPERSON Carolyn Parker SECRETARY

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DeBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 2nd DAY OF August, 1989, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 3, PAGE(S) 490.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY THE 4th DAY OF August, 1989, A.D.

DANA DeBEAUVOIR, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DeBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 7th DAY OF August, 1989, A.D., AT 9:00 O'CLOCK A. M., AND DULY RECORDED ON THE 7th DAY OF August, 1989, A.D., AT 9:00 O'CLOCK A. M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 88, PAGE(S) 242, 243.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 7th DAY OF August, 1989, A.D.

DANA DeBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT 9:00 O'CLOCK A. M., THIS THE 7th DAY OF August, 1989, A.D.

DANA DeBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

B. Rutherford  
DEPUTY  
B. Rutherford  
DEPUTY



MISC FILM CODE  
00008919956

DATE July 27, 1989  
NUMBER \_\_\_\_\_

**EXHIBIT E - DISANNEXATION EXCERPTS**

**REQUEST FOR DISANNEXATION OF LAND  
FROM THE CITY OF AUSTIN'S LIMITED PURPOSE JURISDICTION**

Owner Joe F. Gray and Cherry K. Gray

Tax parcel numbers 01421808020000 and 01421808020001

Legal description See Exhibit "A" attached hereto and made a part

hereof for all purposes

NOTE: IF THIS PROPERTY IS A LOT IN A PLATTED SUBDIVISION, A PETITION SHOWING  
AGREEMENT OF THE OWNERS OF 51% OF THE LAND IN THE ANNEXED PORTION OF THE  
SUBDIVISION MUST BE SUBMITTED WITH THE WRITTEN REQUEST FOR DISANNEXATION.

Location Property is located in the general vicinity of R.M. 2222 and City Park Road  
(See attached Exhibit "A" for legal description)

Size Approximately 93.9989 Acres

Name, address and phone number of person to contact for more information:

Joe F. Gray

P.O. Box 15466

Austin, Texas 78761

Phone # 512/836-7200

In addition to all of the above information, please attach the following:

- 1) A current tax plat **map** of the land from the county appraisal district showing its location and configuration, and,
- 2) A photocopy of the deed to the land.

Signature of owner

Joe F. Gray  
Joe F. Gray

Cherry K. Gray  
Cherry K. Gray

Attach information and return completed form to:  
Planning and Development Department  
Comprehensive Planning (annexation)  
P.O. Box 1088  
Austin, TX 78767

307

ORDINANCE NO. 890921- G

AN ORDINANCE ADJUSTING AND ALTERING THE LIMITED PURPOSE BOUNDARY LIMITS OF THE CITY OF AUSTIN; DISANNEXING FROM AUSTIN'S LIMITED PURPOSES BOUNDARIES APPROXIMATELY 8,041 ACRES OF LAND; WAIVING THE REQUIREMENT OF SEC. 2-2-3 OF THE AUSTIN CITY CODE OF 1981 THAT ORDINANCES BE READ ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

WHEREAS, recent state legislation (Act of May 29, 1989, ch. 822, § 3, 1989 Tex. Sess. Law Serv. 3770, 3772 (Vernon)) requires disannexation not later than September 30, 1989, of land annexed for limited purposes before September 1, 1987, if the owner of the land has filed a written request for disannexation with the City of Austin no later than August 1, 1989; and

WHEREAS, the City of Austin has received written requests for disannexation of the land identified in PART 1 of this ordinance from persons who stated they were the owners or duly authorized representatives of the owners of that land; and

WHEREAS, based on information reasonably available to the City of Austin, the City Council finds that the owner of each tract of land identified in this ordinance (or, in the case of a platted subdivision, the owners of at least 51% of the land within the subdivision) has made a timely request for disannexation pursuant to state law, and that no written withdrawal of that request has been received before the City Council's action on this ordinance from any person submitting a request for disannexation; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The territory located within the limited purpose boundary limits of the City of Austin, totalling approximately 8,041 acres of land in 119 separate tracts as more fully described below in this PART 1, is detached and disannexed from the City of Austin and shall not be included within the limited purpose boundary limits of the City for any purpose. The present limited purpose boundary limits of the City are hereby altered and amended to exclude the following territory from the limited purpose boundary limits of the City of Austin:

TRACT 1: approximately 5.0 acres of land identified as Tax Parcel Number 01-0227-04-09 in the Travis Central Appraisal District Office, owned by Franklin Buie, as referenced in Planning Department file no. C7ad-89-116.

TRACT 2: approximately 0.01 acres of land identified as Tax Parcel Numbers (i) 01-2725-01-06, and (ii) 01-2725-01-07 in the Travis Central Appraisal District Office, owned by David Chan, as referenced in Planning Department file no. C7ad-89-117.

TRACT 3: approximately 32.57 acres of land identified as Tax Parcel Number 04-0757-03-23 in the Travis Central Appraisal District Office, owned by Myra Winfield, as referenced in Planning Department file no. C7ad-89-118.



TRACT 60: approximately 2.7 acres of land identified as Tax Parcel Number 01-2657-02-21, owned by John Oates and Henry Chowning, as referenced in Planning Department file no. C7ad-89-175.

TRACT 61: approximately 218 acres of land identified as (a) Coldwater Subdivision, Section 1, (b) Amended Plat of Coldwater Subdivision, Section 2, and (c) Tax Parcel Numbers (i) 01-4218-08-02, (ii) 01-3719-02-01, (iii) 01-3719-02-02, and (iv) 01-3719-02-05 in the Travis Central Appraisal District Office, owned by Joe F. and Cherry K. Gray, Eagle Ridge Harbor, Inc., Westerfield Development, and W. W. S. Inc., as referenced in Planning Department file no. C7ad-89-176.

TRACT 62: approximately 16.31 acres of land identified as the (i) Northwest Hills Ranch at D-K Ranch Road, (ii) Northwest Hills Ranch Subdivision, Section 1, and (iii) Northwest Hill Ranch Subdivision, Section II, owned by Bob Kier, et al, as referenced in Planning Department file no. C7ad-89-177.

TRACT 64: approximately 2.28 acres of land identified as Tax Parcel Numbers (i) 01-2657-02-13, and (ii) 01-2657-02-12 in the Travis Central Appraisal District Office, owned by Thomas and Herbert Green, as referenced in Planning Department file no. C7ad-89-179.

TRACT 66: approximately 397 acres of land identified as (i) Spicewood at Balcones Subdivision, Sections 1 through 7A and (ii) the Northwest Travis County Municipal Utility District #2, as referenced in Planning Department file no. C7ad-89-181.

TRACT 67: approximately 23 acres of land identified as the Lakeland Park Subdivision, owned by John Oates, et al, as referenced in Planning Department file no. C7ad-89-182.

TRACT 68: approximately 185 acres of land identified as Tax Parcel Numbers (i) 01-6737-02-64, (ii) 01-6737-02-70, (iii) 01-6737-03-09, and (iv) 01-6737-02-69 in the Travis Central Appraisal District Office, owned by Franklin Federal Bancorp, et al, as referenced in Planning Department file no. C7ad-89-183.

TRACT 69: approximately 9.54 acres of land identified as Tax Parcel Number 02-4423-01-04 in the Travis Central Appraisal District Office, owned by Howard Payton, as referenced in Planning Department file no. C7ad-89-184.

TRACT 70: approximately 44.68 acres of land identified as Tax Parcel Number 01-5937-01-06 in the Travis Central Appraisal District Office, owned by Jewel Blackmore, as referenced in Planning Department file no. C7ad-89-185.

TRACT 71: approximately 2.0 acres of land identified as Tax Parcel Number 01-2627-02-03 in the Travis Central Appraisal District Office, owned by William David Webb, et al, as referenced in Planning Department file no. C7ad-89-186.

TRACT 72: approximately 160 acres of land identified as Tax Parcel Number 01-2627-03-01 in the Travis Central Appraisal District Office, owned by James Leland Webb, et al, as referenced in Planning Department file no. C7ad-89-187.





**EXHIBIT F - REANNEXATION EXCERPT**

**ORDINANCE NO. 041118-14**

**AN ORDINANCE ANNEXING, FOR FULL PURPOSES, ADDITIONAL TERRITORY ADJACENT TO THE CITY LIMITS OF THE CITY OF AUSTIN REFERRED TO AS THE "COLDWATER" AREA, CONSISTING OF APPROXIMATELY 111 ACRES OF LAND OUT OF THE A. C. CHAMPION SURVEY NO. 118, THE JAMES JETT SURVEY NO. 1 AND THE I&GN RAILROAD COMPANY SURVEY NO. 56 LOCATED IN TRAVIS COUNTY, TEXAS; WAIVING ZONING APPLICATION FEES; AND APPROVING A SERVICE PLAN.**

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

**PART 1.** The Council finds that:

- (A) Notice of two public hearings concerning annexation of the territory described in Exhibit A was published in a newspaper of general circulation in the City of Austin and in the area to be annexed; and on the City of Austin internet website.
- (B) The public hearings were held on Thursday, October 21, 2004 at 6:00 p.m. and Thursday, October 28, 2004 at 6:00 p.m. at the Lower Colorado River Authority, Hancock Building, 3700 Lake Austin Boulevard, Austin, Texas.
- (C) The public hearings were concluded after providing an opportunity for all persons present to be heard with respect to the proposed annexation. A proposed Service Plan was made available and explained at the public hearings as required by state law.
- (D) The annexation, for full purposes, of the territory described in Exhibit A serves the interest of the current and future residents of the City of Austin.
- (E) All procedural requirements imposed by state law for the full purpose annexation of the territory described in Exhibit A have been met.

**PART 2.** The present boundary limits of the City are amended to include the following territory which is within the limited purpose jurisdiction and the extraterritorial jurisdiction and adjacent to the city limits of the City of Austin in Travis County, Texas, and which land is annexed into the City for full purposes:

111 acres of land, more or less, out of the A. C. Champion Survey No. 118, the James Jett Survey No. 1 and the I&GN Railroad Company Survey No. 56 in Travis County, Texas; the 111 acres of land, more or less, being more particularly described in Exhibit A.

**PART 3.** The Service Plan attached as Exhibit B is approved as the Service Plan for the area.

**PART 4.** The City Council declares that its purpose is to annex to the City of Austin each part of the area described in Exhibit A as provided in this ordinance, whether any other part of the described area is effectively annexed to the City. If this ordinance is held invalid as to any part of the area annexed to the City of Austin, that invalidity does not affect the effectiveness of this ordinance as to the remainder of the area.

If any area or lands included within the description of the area set out in Exhibit A are: (1) presently part of and included within the general limits of the City of Austin; (2) presently part of and included within the limits of any other city, town, or village; or (3) are not within the jurisdiction or power of the City of Austin to annex, then that area is excluded and excepted from the area annexed.

**PART 5.** Zoning application fees are waived for property within the annexed area for a period of one year from the effective date of annexation.

**PART 6.** This ordinance takes effect on December 31, 2004.

**PASSED AND APPROVED**

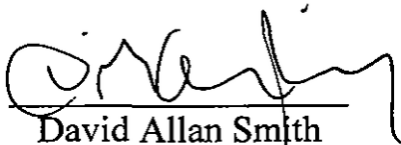
\_\_\_\_\_, November 18, 2004

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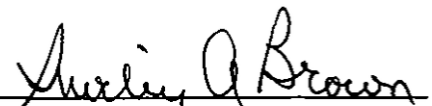


Will Wynn  
Mayor

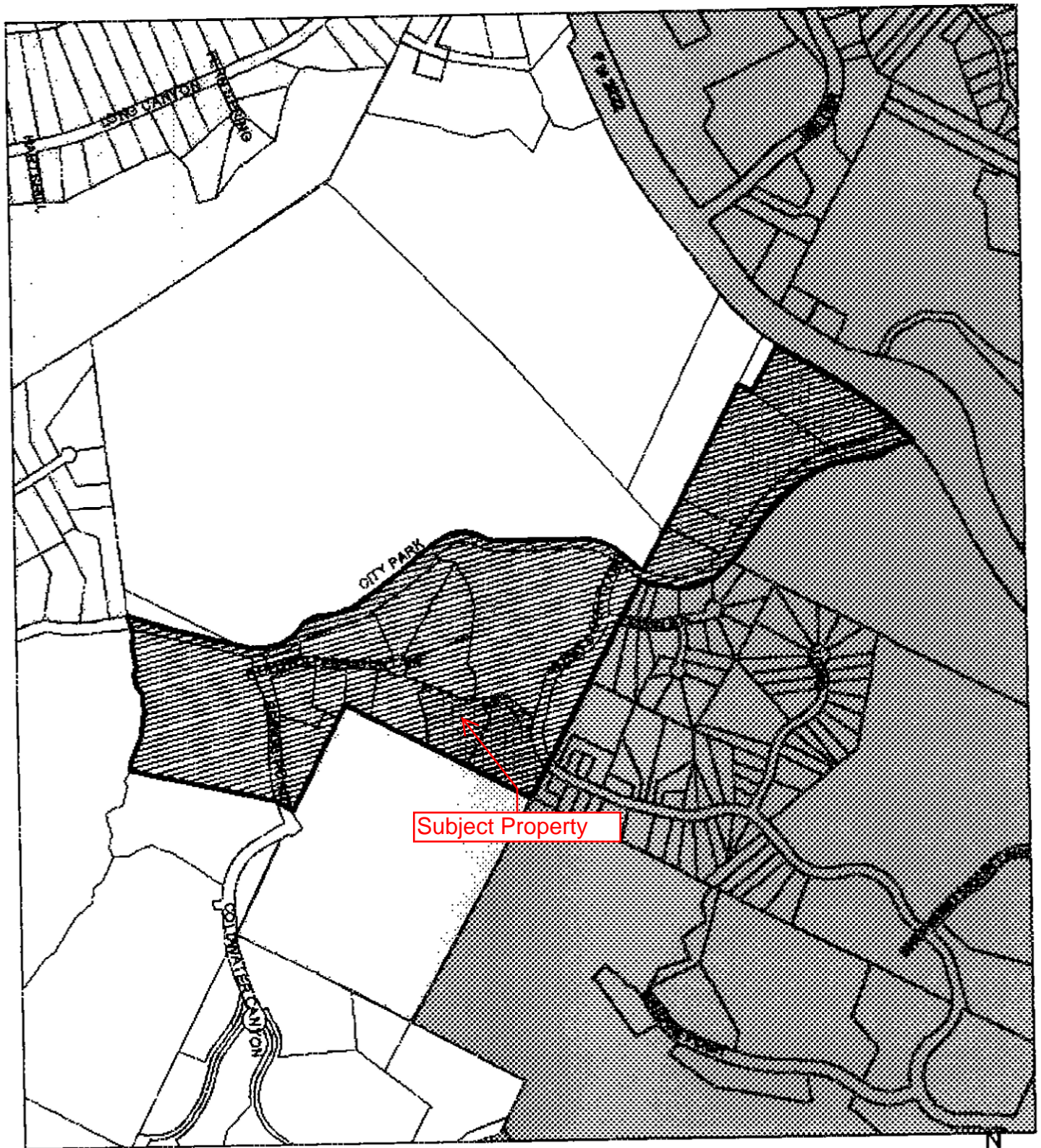
**APPROVED:**

  
David Allan Smith  
City Attorney

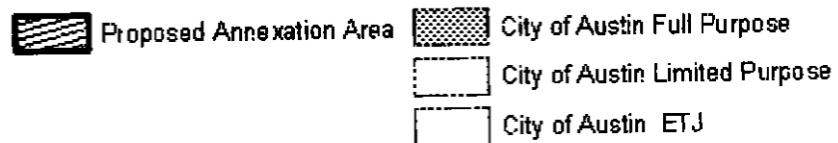
**ATTEST:**

  
Shirley A. Brown  
City Clerk

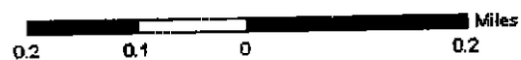




**Coldwater Area**  
**C7a-04-020**



City of Austin  
Neighborhood Planning & Zoning Dept  
October 22, 2004



## EXHIBIT G

Case Manager Scott Grantham  
Planning and Zoning Department  
City of Austin  
PO 1088  
Austin, TX 78767

**Re: Permit/Case:** 2019-013778 ZC, Letter of Support

A future neighbor, the Trowbridges, have applied for a rezoning from RR/PUD to RR.

I am very familiar with their property because I have lived down City Park Road in the Glenlake neighborhood for over 20 years now and drive by the entrance to their future home site numerous times a week.

For zoning consistency and to retain the neighborhood residential character, I fully support their rezoning to RR so they can build their single-family home.

Linda Bailey  
D10  
Glenlake Neighborhood

## Letter of Support for Rezoning 6917 West Courtyard Drive

January 26, 2019

Re: 6719 West Courtyard Drive

Director Greg Guernsey  
Planning and Zoning Department  
City of Austin  
PO 1088  
Austin, TX 78767

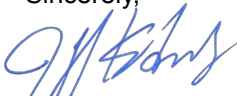
Dear Mr. Guernsey

I am aware that the Trowbridges have submitted a request to rezone 6917 West Courtyard Drive (Property ID's 136918 and 136919) in order to unify the zoning of that property as RR. The property, which is for a single family residence, is currently split between Coldwater PUD and RR-1. The split zoning runs through the middle of their proposed siting for a single family residence they plan to build, complicating their plans to move forward with design and construction.

I support their request update the rezoning of properties 136918 and 136919 as a unified lot zoned as RR.

I own or control, either directly, indirectly or through trusts, adjacent lots immediately to the north and west, including lot ID's 139403, 139404, and lots 495964 - 49568

Sincerely,



Jeff Kodosky

22 Cousteau Lane  
Austin, TX 78746-3126



**Shepherd of the Hills**  
Christian Church  Disciples of Christ

## Letter of Support for Rezoning 6917 West Courtyard Drive

February 2, 2019

Re: 6719 West Courtyard Drive

Director Greg Guernsey  
Planning and Zoning Department  
City of Austin  
PO 1088  
Austin, TX 78767

Dear Mr. Guernsey,

The Shepherd of the Hills Christian Church is aware that the Trowbridges have submitted a request to rezone 6917 West Courtyard Drive (Property ID's 136918 and 136919) in order to unify the zoning of that property as RR. The property, which is for a single family residence, is currently split between Coldwater PUD and RR-1. The split zoning runs through the middle of their proposed siting for a single family residence they plan to build, complicating their plans to move forward with design and construction.

The Church supports their request to rezone properties 136918 and 136919 as a unified lot zoned as RR.

The Shepherd of the Hills Christian Church owns the property immediately to the east of the Trowbridge, which has ID 136917.

Sincerely,

(Signature(s) in the capacity of the Board of Trustees for the Church)  
(Address)

*Robert A. Tate*

Subject **Letter of support for 6917 West Courtyard Drive Rezoning (Trowbridge)**  
From Russ Trowbridge <>  
To John Hussey<>  
Date 2019-01-30 20:48

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John

Here is a letter sent out in our behalf regarding our rezoning application. Similar letters may be sent by other Shepard Mtn. residents. I'll forward them for your file on our case if we are cc'd on them.

Russ Trowbridge

**From:**  
**Sent:** Wednesday, January 30, 2019 11:35 AM  
**To:** Greg.Guernsey@austintexas.gov  
**Cc:** scott.grantham@austintexas.gov; Kurt.Cadena-Mitchell@austintexas.gov;  
**Subject:** Permit/Cazse: 2019-013778 ZC

RE: **Permit/Case:** 2019-013778 ZC  
**Reference File Name:** C14-2019-0030  
West Courtyard Zoning

Dear Mr. Guernsey,

I live within 500 feet of 6917 West Courtyard Drive (Property IDs 136918 and 136919) and have been informed that the property owners have submitted a request to rezone the entire property as RR. This property is partially zoned as Coldwater PUD and partially as RR-1, which complicates and impedes the owner's ability to design and build a single-family residence on the land.

I STRONGLY support this rezoning application to RR and urge the City of Austin to move expeditiously on this case.

Thank you.

Sincerely,

James K. Mitchell  
6807 West Courtyard Drive  
Shepherd Mountain  
512-826-1413



## **Support for Rezoning 6917 West Courtyard Drive**

January 30, 2019

Re: 6719 West Courtyard Drive

Director Greg Guernsey  
Planning and Zoning Department  
City of Austin  
PO 1088  
Austin, TX 78767

Dear Mr. Guernsey:

My wife and I own approximately 144 acres, sometimes referred to as the Camelback property (ID 130428), adjacent to the Trowbridges' property. As their neighbors, we are happy to support this rezoning request from the Trowbridge family.

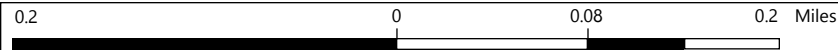
I am aware that the Trowbridges have submitted a request to rezone 6917 West Courtyard Drive (Property ID's 136918 and 136919) in order to unify the zoning of that property as RR. The property, which is for a single family residence, is currently split between Coldwater PUD and RR-1. The split zoning runs through the middle of their proposed siting for a single family residence they plan to build, complicating their plans to move forward with design and construction.

I support their request to update the rezoning of properties 136918 and 136919 as a unified lot zoned as RR.

Sincerely,



Jonathan Coon  
Owner, Camelback property (ID 130428)



Date Printed:

1: 4,800



## Jurisdiction

- ☐ TCAD Parcels  
TCAD Parcel ID's

## Parcels w/in 500'