

**Zoning Ordinance Approval  
CITY OF AUSTIN**



**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 58**

**AGENDA DATE: Thu 01/27/2005**

**PAGE: 1 of 1**

**SUBJECT:** C14-04-0182 - Wier Hills Drive - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 0 Wier Hills Drive [5.198 acres (more or less) out of the August Herold Survey No. 59, Travis County, Texas] (Barton Creek Watershed-Barton Springs Zone) from general office (GO) district zoning to townhouse and condominium residence (SF-6) district zoning. First reading on January 13, 2005. Vote: 7-0. Conditions met as follows: Restrictive covenant incorporates the conditions accepted by Council at first ordinance reading. Applicant: Southwest Travis County Road District No.1. (Gregory Chico). Agent: Brown-McCaroll (Annick Beaudet). City Staff: Robert Heil, 974- 2330.

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

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

## SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-04-0182

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 0 Weir Hills Drive [5.198 acres (more or less) out of the August Herold Survey No. 59, Travis County, Texas]. (Barton Creek Watershed – Barton Springs ZOne) from general office (GO) district zoning to townhouse and condominium residential (SF-6) district zoning.

DEPARTMENT COMMENTS: The site will be subject to current SOS watershed regulations, including IPM and the use of native landscaping. The applicant has agreed to enact a restrictive covenant prohibiting the use of coal-tar based asphalt sealants for construction or repair.

OWNER/APPLICANT: Southwest Travis County Road District (Gregory Chico)

AGENT: Brown-McCarroll, L.L.P. (Annick Beaudet)

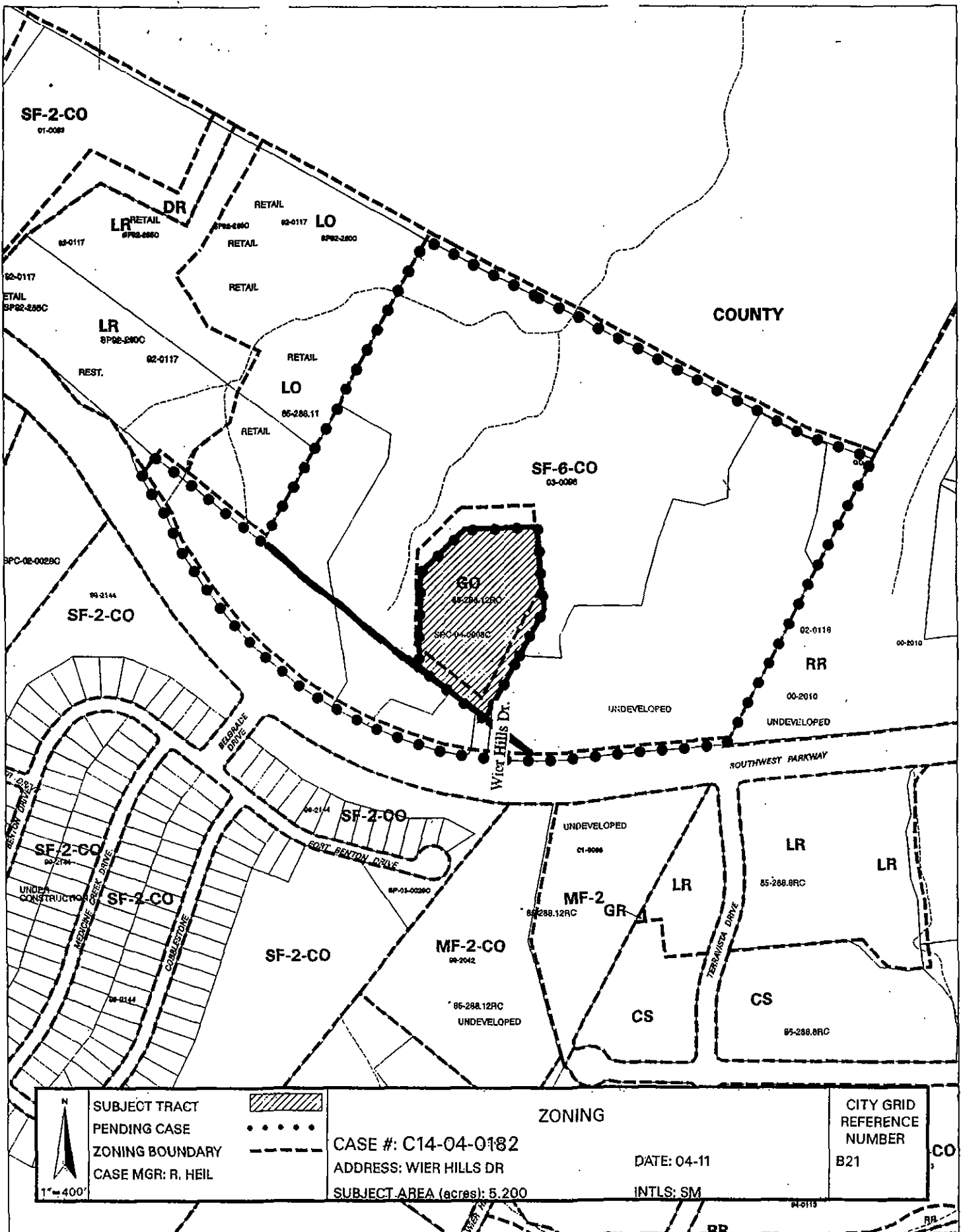
DATE OF FIRST READING: January 13, 2005 (7-0 on consent).

CITY COUNCIL HEARING DATE: January 27, 2005.

CITY COUNCIL ACTION: Approved SF-6 on first reading.

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us



**ZONING CHANGE REVIEW SHEET****CASE:** C14-04-0182 (Wier Hills Drive)**Z.A.P. DATE:** December 7, 2004**City Council Date:** January 27, 2005**ADDRESS:** 0 Weir Hills Drive [5.198 acres (more or less) out of the August Herold Survey No. 59, Travis County, Texas].**OWNER/APPLICANT:** Southwest Travis County Road District (Gregory Chico)**AGENT:** Brown-McCarroll, L.L.P. (Annick Beaudet)**ZONING FROM:** GO**TO:** SF-6**AREA:** 5.2 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends rezoning the property from general office (GO) district zoning to townhouse and condominium residential (SF-6) district zoning.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

**December 7, 2004:** APPROVED STAFF'S RECOMMENDATION OF SF-6 ZONING; BY CONSENT. [J.M; J.G 2ND] (8-0) C.H – INELIGIBLE TO VOTE

**DEPARTMENT COMMENTS:**

The site is undeveloped and completely surrounded by undeveloped SF-6 zoned land.

In 1986 this tract was zoned from RR and Interim SF-2 to GO. At that time a restrictive covenant was placed on all three areas requiring access to proposed parkland, limiting several commercial uses, and requiring compliance with the Barton Creek Watershed ordinance. However, This property is subject to current SOS watershed regulations.

In 2001 the tracts were released from the restrictive covenant.

In 2003 the surrounding tracts were rezoned from GO to SF-6-CO.

Case C14-04-0182 and case C14-85-288.102(RCT) are related.

**EXISTING ZONING AND LAND USES:**

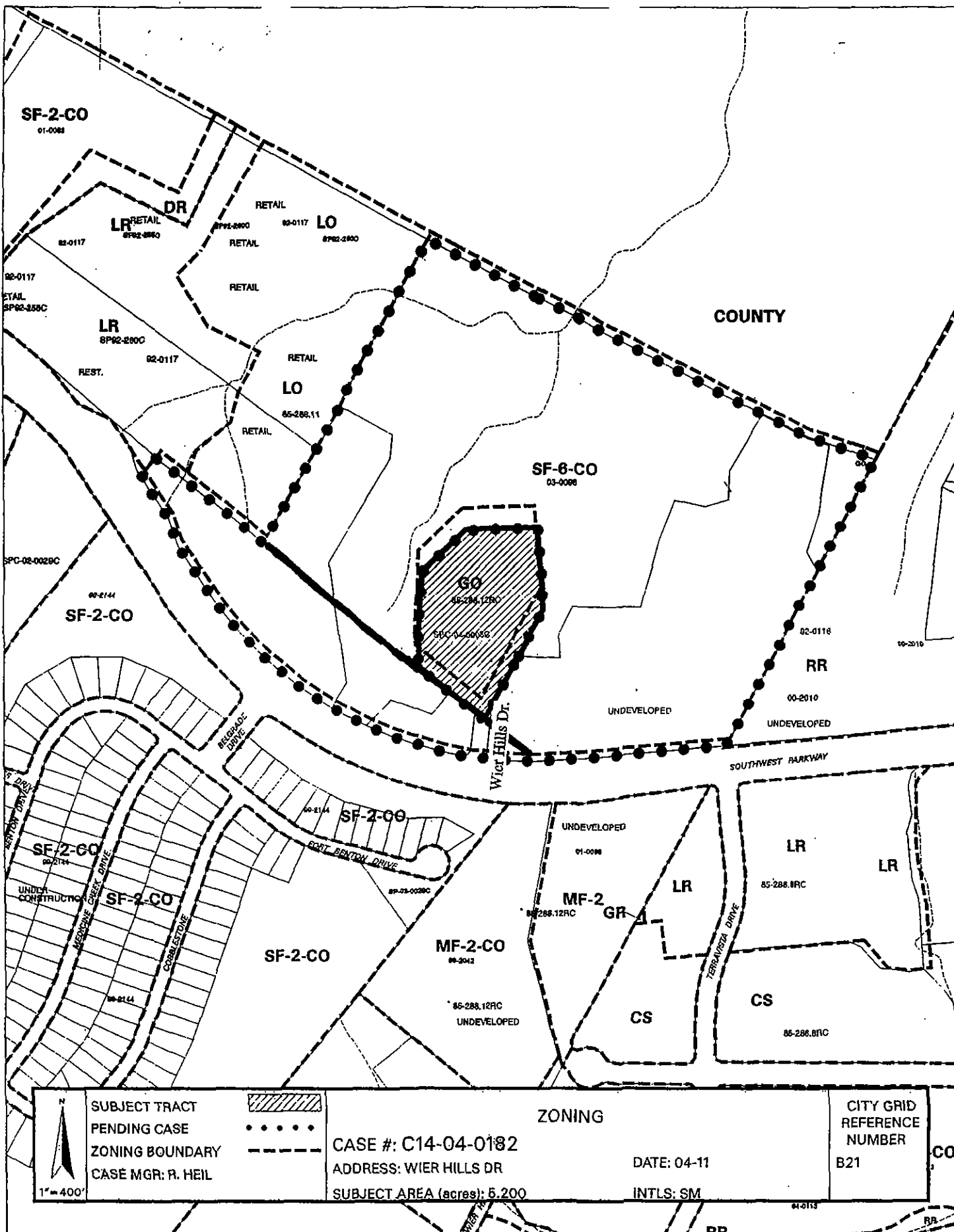
	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GO	Undeveloped
<i>North</i>	SF-6	Undeveloped
<i>South</i>	SF-6	Undeveloped
<i>East</i>	SF-6	Undeveloped
<i>West</i>	SF-6	Undeveloped

**AREA STUDY:** N/A**TIA:** N/A**WATERSHED:** Barton Creek (Barton Springs Zone)**DESIRED DEVELOPMENT ZONE:** No**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** Yes**REGISTERED NEIGHBORHOOD ORGANIZATIONS:**

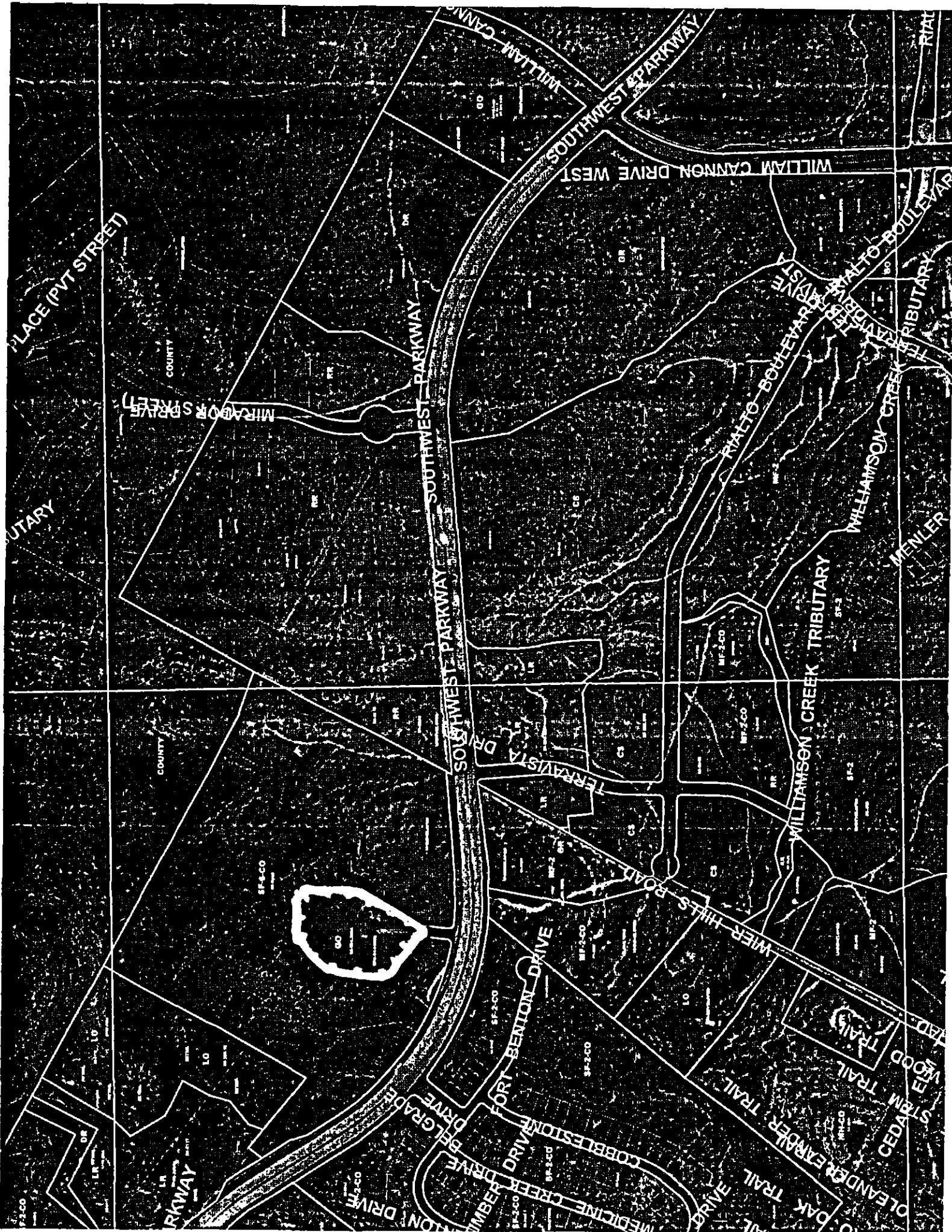
- OHAN (298)
- OHAN 78735 (705)
- OHAN 78736 (706)
- OHAN 78737 (707)
- OHAN 78738 (708)
- OHAN 78739 (709)
- OHAN 78749 (710)
- Travis County West Home Owners Association (712)
- Save Our Springs Alliance (943)
- Save Barton Creek Association (384)
- Barton Springs Coalition (385)
- City of Rollingwood (605)
- Lost Creek Neighborhood Association (145)

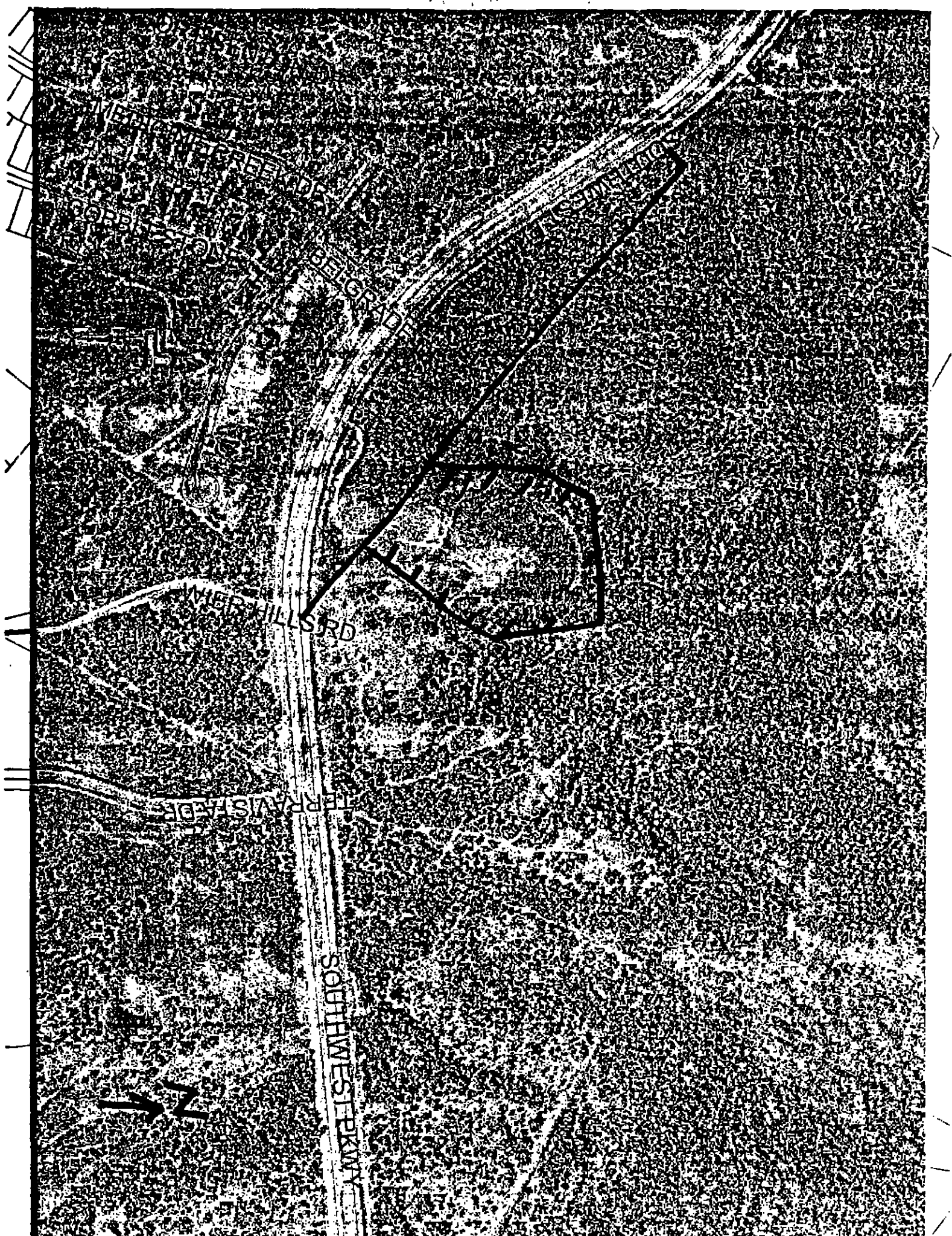
**SCHOOLS: (AISD ISD)**

Oak Hill Elementary School    O. Henry Middle School    Austin High School



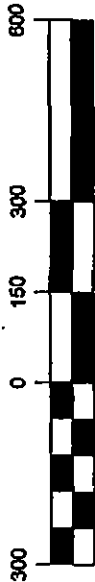
 1" = 400'	SUBJECT TRACT	  	ZONING		CITY GRID REFERENCE NUMBER B21
	PENDING CASE		CASE #: C14-04-0182		
	ZONING BOUNDARY		ADDRESS: WIER HILLS DR		
	CASE MGR: R. HEIL		SUBJECT AREA (acres): 5.200		
			DATE: 04-11	INTLS: SM	







# GRAPHIC SCALE



(IN FEET)



## EXHIBIT "A"

FM PROPERTIES OPERATING COMPANY  
VOL.11706 PG.447

T. JESTER SURVEY NO. 160

## SURVEY OF

5.20 ACRES  
SITUATED IN THE  
AUGUST HEROLD  
SURVEY NO. 59  
TRAVIS COUNTY, TEXAS

### LEGEND

- IRON ROD FOUND
- IRON ROD SET

LOT 2  
BLOCK 1  
32.08 ACRES  
DOC.NO. 200400210

HILLTOP SUBDIVISION  
DOC. NO. 200400210

FM PROPERTIES  
OPERATING COMPANY  
30.026 ACRES  
VOL.12467 PG.391

JACK BUCHANAN TRUSTEE  
0.335 ACRES  
DOC.2000136216

LOT 1  
BLOCK 1  
17.25 ACRES  
DOC.NO. 200400210

LOT 21 BLOCK "B"  
BARTON CREEK  
SECTION M  
DOC. NO. 200000301

SOUTHWEST  
TRAVIS  
COUNTY ROAD  
DISTRICT NO. 1  
5.1983 ACRES  
VOL.11208  
PG.1668  
(5.20AC. SURVEYED)

AUGUST HEROLD SURVEY NO. 59  
JOSHUA HUDSON SURVEY NO. 630

LOT 3  
BLOCK 1  
8.76 ACRES  
DOC.NO. 200400210

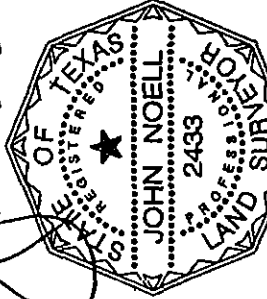
SOUTHWEST PARKWAY  
(RIGHT-OF-WAY VARIES)

POINT OF BEGINNING  
ACRES EASEMENT  
VOL.1208 PG.1672  
SOUTHST PARKWAY  
(70' RIGHT-OF-WAY)  
VOL.1208 PG.1648  
SOUTHST PARKWAY  
(70' RIGHT-OF-WAY)  
VOL.1208 PG.1648

60' RIGHT-OF-WAY  
AND WATER  
QUALITY EASEMENT  
DOC.NO. 200400210

LOT 4 BLOCK 1  
1.20 ACRES  
DOC.NO. 200400210

*Handwritten signature*



10/14/04

3460 STONERIDGE ROAD  
SUITE 100  
AUSTIN, TEXAS 78748  
PHONE: (512) 347-0040  
FAX: (512) 347-1311  
E-MAIL: GENERAL@UDG.COM  
WWW.WWW.UDG.COM



Urban Design Group

BEARING BASE:  
TEXAS STATE PLANE COORDINATE SYSTEM  
ZONE 14N  
NAD 83  
FIELD NOTE NO. 681 TO ACCOMPANY THIS MAP

**SUMMARY STAFF RECOMMENDATION****C14-04-0182**

Staff recommends rezoning the property from GO to SF-6.

Case C14-04-0182 and case C14-85-288.102(RCT) are related.

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

- 1. Granting of the request should result in an equal treatment of similarly-situated properties.*

The site is undeveloped and completely surrounded by undeveloped SF-6 zoned land.

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

The site is undeveloped and completely surrounded by undeveloped SF-6 zoned land.

**Transportation**

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

The trip generation under the requested zoning is estimated to be 452 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).

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification
Southwest Parkway	180'	2 @ 50'	Arterial

- There are no bike routes or sidewalks along Southwest Parkway.
- No Capital Metro Service is available within ¼ mile of the property.

**Water and Wastewater**

The landowner intends to serve the site 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, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria and specifications.

The landowner must pay all required water and wastewater utility tap permit, impact, construction inspection, and utility plan review fees.

### **Environmental**

This site is not located over the Southern Edward's Aquifer Recharge Zone. The site is located within the contributing zone of the Edwards Aquifer. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. Project applications at the time of this report are subject to the SOS Ordinance which allows 20% impervious cover for sites in the Barton Creek Watershed that are 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.

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 regulations.

In the Barton Springs Zone, no individual retail use may exceed 50,000 square feet and no food sales use may exceed 100,000 square feet. [Sec. 25-2-651] Place the following note on the site plan: "No principal retail use and its accessory uses will exceed 50,000 square feet of gross floor area, and no principal food sales uses and its accessory uses will exceed 100,000 square feet."

### **Site Plan**

The site/A portion of the site is located within 1,000 feet of Southwest Parkway and within a Hill Country Roadway Corridor. The site is located within the low intensity zone of the Hill Country Roadway. Except for clearing necessary to provide utilities or site access, a 100/50 foot vegetative buffer will be required along Southwest Parkway. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission

The site is subject to compatibility standards. Along the south property line, the following standards apply:

- No structure in excess of three stories or 40 feet in height may be constructed within 100 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.

