

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0032 – City-Initiated Rezoning of
Jimmy Clay Golf Course and Roy Kizer Golf Course

DISTRICT: 2

ADDRESS: 5400 Jimmy Clay Drive

ZONING FROM: SF-3, DR

TO: P

SITE AREA: 445 acres

PROPERTY OWNER: City of Austin (Austin Parks and Recreation)

AGENT: Austin Parks and Recreation (Ricardo Soliz)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMEDATION:

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

ZONING & PLATTING COMMISSION ACTION / RECOMMENDATION:

**July 21, 2026: *APPROVED PUBLIC (P) DISTRICT ZONING AS STAFF
RECOMMENDED, BY CONSENT***

[R. PUZYCKI; L. OSTA LUGO – 2ND] (9-0) D. FOUTS, T. MAJOR – ABSENT

CITY COUNCIL ACTION:

August 27, 2026:

ORDINANCE NUMBER:

ISSUES:

None at this time

CASE MANAGER COMMENTS:

The subject rezoning area consists of approximately 445 acres in southeast Austin, generally located east of South Pleasant Valley Road and between East Stassney Lane to the north and East William Cannon Drive to the south. The property is currently developed with the Jimmy Clay Golf Course and Roy Kizer Golf Course, a City-owned municipal golf course complex.

It is currently zoned family residence (SF-3) district zoning and development reserve (DR) district zoning.

The surrounding area is primarily characterized by parkland, greenbelts and creeks. Land uses include single family and multifamily residences to the west and south (SF-2; SF-2-NP; SF-3-NP; MF-3); a soccer complex and a recreation center to the west and south (P; P-NP); and McKinney Falls State Park, including the Onion Creek trail system, is to the east (DR). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The City of Austin has initiated this rezoning as a result of City Council direction provided in Resolution No. 20260312-027, approved on March 12, 2026. The Jimmy Clay Golf Course, which consisted of 206 acres, was opened by Austin Parks and Recreation (APR) in 1974. In 1994, APR expanded the municipal golf course complex by adding the adjacent 239-acre Roy Kizer Golf Course. The existing zoning designations do not reflect the property's current park and recreation services use; therefore, rezoning has been initiated to align the zoning with the existing use of the City-owned golf course property.

The proposed rezoning would establish a zoning district that better corresponds to the existing park and recreation services use and apply a base zoning district that would more accurately reflect the property's long-standing use as a City-owned municipal golf course.

Staff is recommending the proposed Public (P) district zoning, as it is consistent with the surrounding zoning and land uses.

BASIS OF RECOMMENDATION:

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

The public (P) district zoning is intended for land owned or leased by federal, state, county, or city government. The proposed rezoning is consistent with the purpose statement of the district sought.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

The City of Austin initiated this rezoning in response to City Council direction provided in Resolution No. 20260312-027. The proposed rezoning would align the property's zoning designation with its existing park and recreation services use and apply a base zoning district that is appropriate for the current use of the City golf course property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3; DR	Jimmy Clay Golf Course and Roy Kizer Golf Course
<i>North</i>	DR; DR-NP	Undeveloped
<i>South</i>	P; SF-2; MF-3	Parks/greenbelts; Soccer complex; Single family residences; Multifamily residences; Elementary school
<i>East</i>	DR	State park; Onion Creek; Onion Creek Trail
<i>West</i>	P; P-NP; DR; SF-3-NP; SF-2-NP; SF-6-NP; MF-2-NP	Parks/greenbelts; Williamson Creek; Single family residences; Multifamily residences; Recreation Center; Elementary school

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHEDS: Williamson Creek – Suburban
Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes – East Stassney Lane

SCHOOLS: Austin Independent School District
Widen Elementary School Mendez Middle School Akins High School

COMMUNITY REGISTRY LIST:

Austin Independent School District	Austin Neighborhoods Council
Del Valle Independent School District	Go Austin Vamos Austin 78744
Del Valle Community Coalition Non-Profit	Dove Springs Proud
Homeless Neighborhood Association	Friends of Austin Neighborhoods
Indian Hills Neighborhood Watch	Overton Family Committee
Kensington Park Homeowners Assoc.	
Onion Creek Homeowners Assoc.	
The Reserve at McKinney Falls Residential	
Southeast Combined Neighborhood Plan Contact Team	

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0091 – 6800 Onion Creek Drive	SF-2; SF-3; MH to P	To Grant P	Approved P as Commission recommended (10-05-2017)
C14-2017-0044 – Onion Creek Metro	I-RR; SF-3; MH; MH-CO; GR;	To Grant P	Approved P as Commission

Park-Greenbelt	W/LO-CO to P		recommended (6-15-2017)
C14-2017-0043 – Onion Creek Greenbelt	SF-2 to P	To Grant P	Approved P as Commission recommended (6-15-2017)
C14-02-0043 – 5905 Nuckols Crossing Road	SF-3 to P	To Grant P	Approved P as Commission recommended (6-27-2002)
C14-02-0030 – 5400-6300 Willam Cannon Drive East	DR to P	To Grant P	Approved P as Commission recommended (5-09-2002)

RELATED CASES:

On March 12, 2026, City Council approved Resolution No. 20260312-027 to initiate a rezoning of the City Golf Course Property. ***Please refer to Attachment A.***

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 5400 JIMMY CLAY DRIVE. C14-2026-0032. Project: City-initiated Rezoning of Jimmy Clay Golf Course and Roy Kizer Golf Course. 445 acres from SF-3; DR to P. Existing: parkland- public golf courses. Proposed: parkland- public golf courses.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: • Adjacent to William Cannon Drive Activity Corridor; Pleasant Valley Activity Corridor; and McKinney Center Job Center
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. • 0.20 miles from bus stop along E Stassney LN
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • Jimmy Clay Golf Course and Roy Kizer Golf Course
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.

	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
4	Number of "Yes's"

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in both the William Creek and Onion Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is floodplain within and adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists 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 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

PARD – Planning & Design Review

PARD supports the rezoning of Jimmy Clay Golf Course and Roy Kizer Golf Course for park purposes.

Site Plan

FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

Site plans will be required for any new development except for residential only projects with up to 4 units.

Any new development is subject to Subchapter E Commercial Design Standards. Additional comments will be made when the site plan is submitted.

Because Public (P) district zoning is proposed for the entire site, any subsequent site plans with limits of construction over one acre will require a Land Use Commission hearing.

Transportation – Engineering Review

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan if triggered per LDC 25-6 and TCM 10.2.1.

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Jimmy Clay Drive	Level 1 – Residential	58'	60'	26'	No	No	Yes

A Traffic Impact Analysis is not required.

Austin Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit B: Aerial Map

Attachment A: City Council Resolution No. 20260312-027



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING CASE#: C14-2026-0032

EXHIBIT A

$$1'' = 1,200'$$

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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Austin

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$$1'' = 1,200'$$

RESOLUTION NO. 20260312-027

WHEREAS, Austin Parks and Recreation (APR) opened a 206 acre, 18-hole golf course known as Jimmy Clay Golf Course in 1974; and

WHEREAS, in 1994, APR expanded the existing golf course by adding the adjacent 239 acre, 18-hole Roy Kizer Golf Course, resulting in a 36-hole golf course facility located at 5400 Jimmy Clay Drive (City Golf Course Property); and

WHEREAS, the City Golf Course Property is currently zoned family residence (SF-3) district and development reserve (DR) district, zoning designations that do not reflect the property's current park and recreation services use; and

WHEREAS, the City Golf Course Property should be rezoned to align the zoning designation with the property's current park and recreation services use;

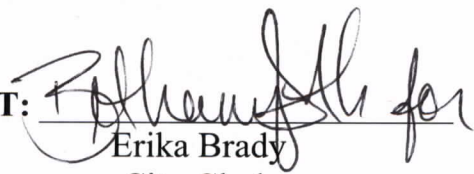
NOW, THEREFORE,

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

The City Council initiates the rezoning of the City Golf Course Property to a base zoning district that is appropriate based on its current use.

ADOPTED: March 12, 2026

ATTEST:


Erika Brady
City Clerk