

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0033 -
Capital of Texas Reservoir GST Rezoning

DISTRICT: 8

ZONING FROM: I-RR and SF-2

ZONING TO: P

ADDRESS: 1107 1/2 North Capital of Texas Highway North Bound

SITE AREA: 2.72 acres (118,483 sq. ft.)

PROPERTY OWNER/AGENT: Austin Water (Eric Sermenio)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

July 7, 2026: *APPROVED THE APPLICANT'S REQUEST FOR PUBLIC DISTRICT ZONING.*

[R. PUZYCKI; L. STERN - 2ND] (7-0) – S. BOONE, A. CORTES, T. MAJOR, C. TSCHOEP – ABSENT

CITY COUNCIL ACTION:

August 27, 2026:

ORDINANCE NUMBER:

ISSUES:

It is Current Planning's understanding that the telecommunications tower owner will seek a conditional use permit (CUP) application following this rezoning. The conditional use permit (CUP) process will also require a public hearing when filed.

CASE MANAGER COMMENTS:

The property in question is approximately 2.72 acres, partially developed with the Reservoir Tower, AT&T Cell tower and shelter house. The property has access to N Capital of Texas HWY NB an ASMP Level 5 and is currently interim – rural residence (I-RR) and single-family residence standard lot (SF-2). The surround properties that are developed have single

family residential (PUD; SF-2; SF-1). The Vireo Preserve and Wild Basin Wilderness Preserve are both adjacent to this property. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Staff recommends the requested Public (P) district zoning as it is consistent with the purpose statement, which is intended for land owned or leased by a governmental entity. The City of Austin (COA) took over of the Davenport Ranch MUD No. 1 (MUD) on 12/31/1997 via Ordinance No. 971120-I and in so doing inherited all assets and liabilities. Currently, COA Austin Water (AW) is out of compliance with City Council's general policy that all City owned, or leased, land be zoned public (P) district. This is the main reason for AW requesting the city's approval to rezone the property to the appropriate zoning for current usage, which is Public "P" district. It should be noted; this location does have an existing, approximate 35-foot tall AT&T tower with an equipment shelter and lease agreement executed prior to COA annexing the Davenport Ranch MUD No. 1 in Dec.1997. Originally, the tower lease was with Davenport Ranch MUD No.1.

BASIS OF RECOMMENDATION:

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

The public district land owned or leased by federal, state, county, or city government.

2. *Zoning should allow for reasonable use of the property.*

The proposed zoning will bring the existing use into conformance with land use regulations in the City of Austin Land Development Code. This parcel of land is currently utilized as a civic use (Capital of Texas Reservoir GST).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR and SF-2	Austin Reservoir and Vireo Preserve
<i>North</i>	SF-2 and PUD	Single Family Residential
<i>South</i>	SF-2 and PUD	Vireo Preserve and Single Family Residential
<i>East</i>	I-RR and SF-2	Vireo Preserve and Wild Basin Wilderness Preserve
<i>West</i>	PUD	Single Family Residential

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Bee Creek (Rural)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes (Loop 360)

SCHOOLS: Eanes Independent School District

Bridge Point Elementary School

Hill Country Middle School

Westlake High School

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council
City of Rollingwood
Davenport Ranch Neighborhood
Association
Friends of Austin Neighborhoods

Preservation Austin
Save Our Springs Alliance
The Island on Westlake Owners
Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-98-0180 – Davenport Ranch Phase 5	RR to SF-1	To Grant SF-1 (N/A)	Approved SF-1 (2/4/1999)

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 1107-1/2 N CAPITAL OF TEXAS HIGHWAY NB.
C14-2026-0033. Project: Capital of Texas Reservoir GST Rezoning. 2.72 acres from SF-2; I-
RR to P. Existing: reservoir and AT&T tower. Proposed: reservoir and AT&T tower.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
	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 *:
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
	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. • Adjacent to the Vireo Preserve Nature Preserve; within 0.50 miles of Wild Basin Wilderness Preserve
	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
2	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 the Bee Creek 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.

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.

According to floodplain maps there is no floodplain within or adjacent to 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.

Fire: No Comments.

PARD – Planning & Design Review:

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

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 project with up to 4 units.
- Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Hill Country Roadway

The site is located within 1,000 feet of Loop 360 and within a Hill Country Roadway Corridor. The site is located within the **low intensity zone** of Loop 360. The site may be developed with the following maximum floor-to-area ratio (FAR):

§ 25-2-1122 - FLOOR-TO-AREA RATIO OF A NONRESIDENTIAL BUILDING.

- (A) Except as provided in Subsection (B), the floor-to-area ratio of a nonresidential building may not exceed:
 - (1) in a low intensity zone:
 - (a) 0.20 for a building on property with a slope gradient of 15 percent or less;
 - (b) 0.08 for a building on property with a slope gradient of more than 15 percent, but not more than 25 percent; or
 - (c) 0.04 for a building on property with a slope gradient of more than 25 percent, but not more than 35 percent;
- (B) If the Land Use Commission grants a development bonus under [Section 25-2-1128](#) (*Development Bonuses*), the floor-to-area ratio of a building on a slope that has a gradient of not more than 15 percent may not exceed:
 - (1) 0.25 if the property is a low intensity zone;

Except for clearing necessary to provide utilities or site access, a 100-foot vegetative buffer will be required along Loop 360. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state.

The allowable height is as follows:

§ 25-2-1124 - BUILDING HEIGHT.

- (A) Except as provided in Subsection (C) or [Section 25-2-1128](#) (*Development Bonuses*), a person may not construct a building that is more than 28 feet in height, if the building is:
 - (1) 200 feet or less from the nearest right-of-way boundary of a hill country roadway;
 - or
 - (2) in a low intensity zone.

See full list of requirements listed in the LDC:

https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH_25-2ZO_SUBCHAPTER_CUSDERE_ART11HICORORE

Austin Transportation Department – Engineering Review:

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

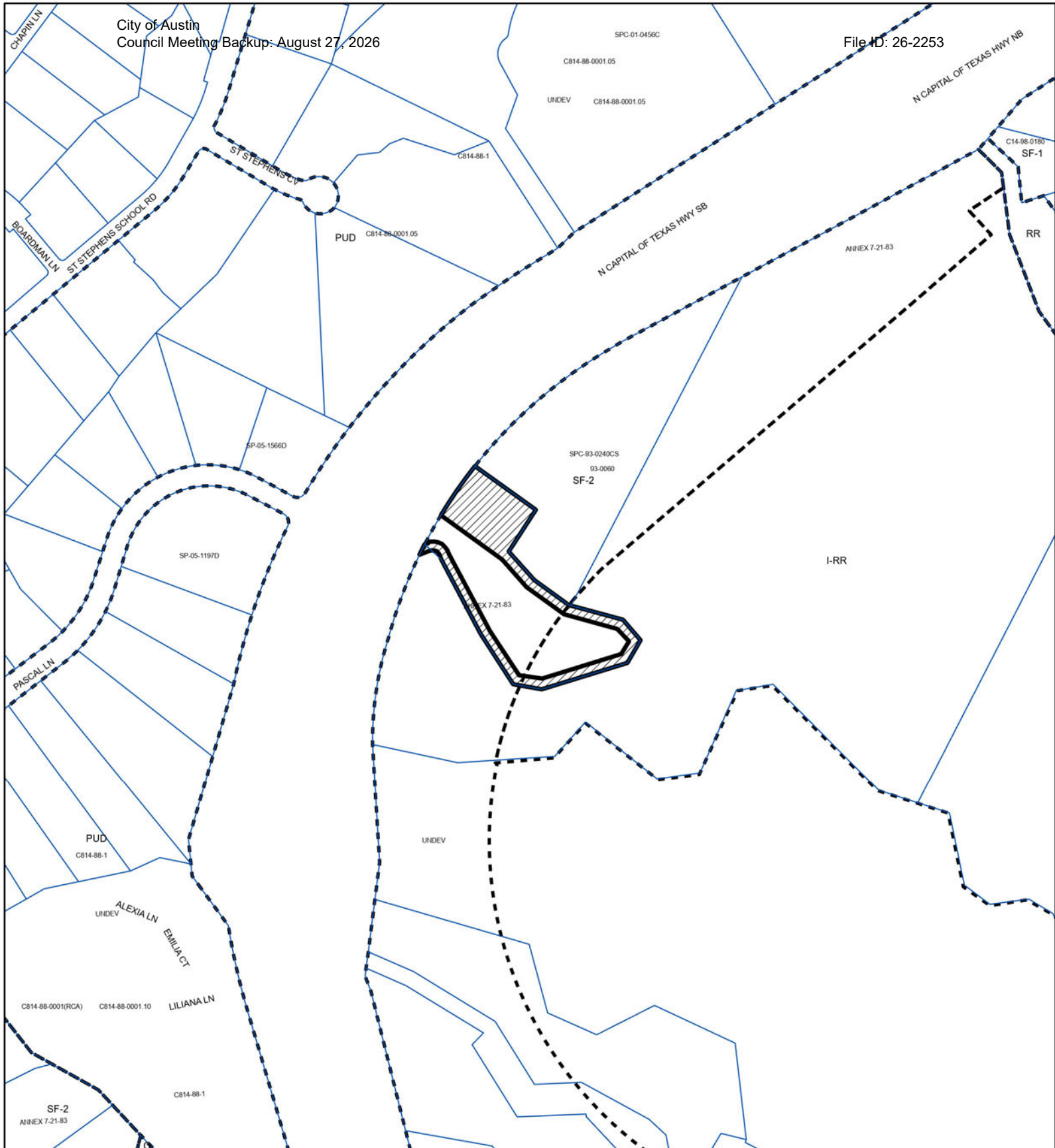
Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
N Capital of Texas HWY NB	Level 5	Coordinate with TxDOT	N/A	40'	No	No	No

Austin Water Utility: No Comments.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- Correspondence from Interested Parties



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2026-0033

Exhibit A



1" = 400'

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.

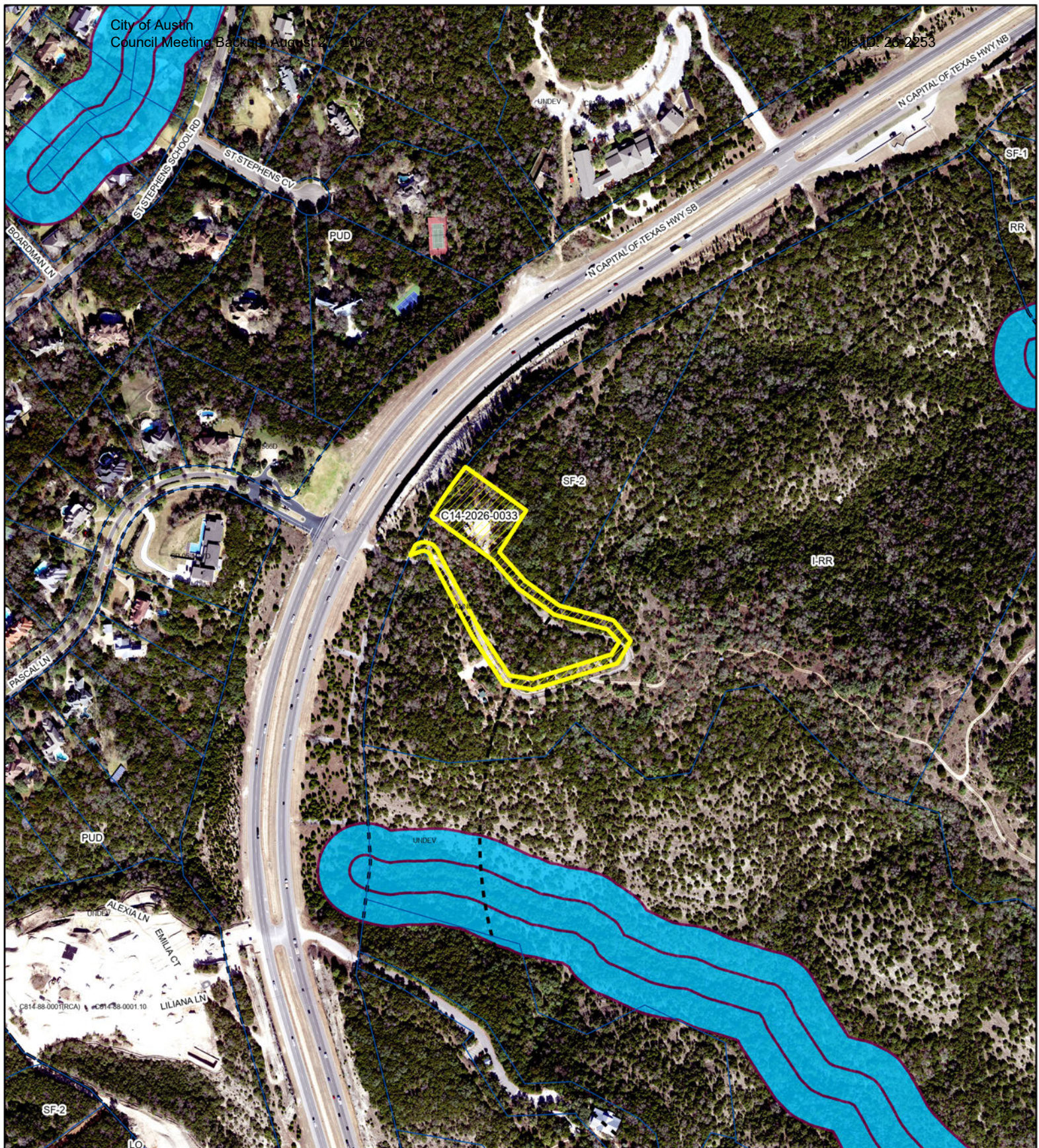


Exhibit B

Capital of Texas Reservoir GST Rezoning



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2026-0033
LOCATION: 1107 1/2 N Capital of Texas Hwy NB
SUBJECT AREA: 2.72 Acres
MANAGER: Cynthia Hadri

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Austin

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Created: 5/20/2026

1" = 400'



P.O. Box 1088
Austin, TX 78767
May 12, 2026

To City of Austin Planning - Zoning Case Management,

Supplemental Letter: History of Site

This letter is to briefly explain reasons behind City of Austin Water Department's (AW) request for rezoning and the history of AW's Capital of Texas GST Reservoir. The City of Austin (COA) took over of the Davenport Ranch MUD No. 1 (MUD) in 12/31/1997 via Ordinance No. 971120-I. When COA took over the MUD, COA (AW) inherited all assets and liabilities (see part 3 of ordinance). In this case, COA inherited this property, and AW is requesting to rezone to Public designation and will separately enter into a revised AT&T tower site license agreement to modify the location and height of the tower.

Currently, COA AW is out of compliance with City Council's general policy that all City owned, or leased, land be zoned public (P) district. This is the main reason for AW requesting the city's approval to rezone the property to the appropriate zoning for current usage, which is Public "P" district. It should be noted; this location does have an existing, approximate 35-foot tall AT&T tower with an equipment shelter and lease agreement executed prior to COA annexing the Davenport Ranch MUD No. 1 in Dec. 1997. Originally, the tower lease was with Davenport Ranch MUD No. 1.

Additionally, AT&T will be soon submitting a conditional use permit site plan for their proposed tower request, and they will also benefit from the P, public zoning designation. AT&T has requested improvements to the existing tower (built in Feb. 1995) and proposes redesigning the layout and increasing the height of the tower. The existing tower and shelter will be: (1) demolished and hauled away, and (2) be a part of the conditional use permit process request mentioned above. The new design proposes using a gated platform above ground, tower in middle, and will only have smaller cabinets versus an equipment shelter building.

If needed, I am more than happy to discuss further in-person or via a Teams meeting, or email me at eric.sermeno@austintexas.gov and let me know if AW needs to provide additional information or explanation.

Respectfully,

Eric Sermeno
Program Consultant
City of Austin Water Department



C14-2026-0033 Rezoning Plan Feedback

From Jackie Gardner [REDACTED]

Date Fri 6/26/2026 3:21 PM

To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [learn why this is important](#)

External Email - Exercise Caution

Dear Ms Hadri,

2.72 acres of the Vireo Preserve located at 1107 1/2 N Capital of Texas Highway is proposed to be rezoned from SF-2, I-RR to P to allow AT&T to build a large cell tower. I do not support this rezoning. It is not good on several levels:

- Voters approved bond funding to purchase land for preservation and water quality. **The land was not purchased to provide easy access for utilities construction.** It was not purchased to provide AT&T a business advantage. Development on these lands breaks the commitment that they are being set aside.
- This **preserve is set aside** for endangered species and species of concern. Very little land in our rapidly developing area is set aside for preservation. Development on preserves reduces the amount of land actually available for conservation.
- The Balcones Canyonland Preserves are already fragmented. This project further **internally fragments** the Vireo Preserve (see comments on "edges" below). Finding alternate habitats to offset development is difficult or impossible in this area.
- Locating the cell tower within the Vireo Preserve **degrades the habitat**, which goes against the purpose of having a preserve. City staff have pointed out numerous problems to decision makers, including, but not limited to:
 - Birds do not like to be close to an "edge", such as one created by a road or mowed area. It is easier for them to die due to predation. The cell tower in the preserve creates an interior circle that creates an edge in the heart of the preserve.
 - A larger cell tower requires a generator, which will create noise and exhaust that are not compatible with a desirable animal or plant habitat.
 - A larger cell tower will require more maintenance, which creates more human traffic on the preserve
 - The road in the preserve is not built to handle large trucks or equipment. Enhancements to the road are not consistent with the function of the preserve. Tires leaving the roads will destroy plants, habitats and water diversion structures.
- There are **alternative sites available**, if cell coverage is needed. However, AT&T shows 5G service for this area. (See their map below). I can see two cell towers near the intersection of the preserve road and Capital of Texas Highway.

- **AT&T is not a reliable partner.** In surveying the site, their truck broke the automatic gates that protect the preserve. Their first response was that it was the gate's fault. (Truck stopped by the gate. Gate started to close. Truck drove through the gate area anyway and drug the gates with them.) They did not immediately fix the gate and did not accept responsibility. If this is their response when they are trying to sell the city on the project, what will their response be after the zoning is approved? Will there be an indemnity clause in the contract between the city and AT&T that sufficiently motivates AT&T to take extreme care to not damage a fragile area? Even if this is so, how is damage assessed when it takes multiple years for an ecosystem to recover?

Thank you for taking the time to consider these points.

Sincerely,

Jackie Gardner

AT&T coverage map for 1107 N Capital of Texas Highway

<https://www.att.com/maps/wireless-coverage.html>



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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".