

ZONING CHANGE REVIEW SHEET

C15
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CASE: C14-2010-0131 – Roy G. Guerrero Colorado River Park

P.C. DATE: December 14, 2010

ADDRESS: 700 Grove Boulevard

OWNER/APPLICANT: City of Austin Parks and Recreation Department (Gregory Montes)

AGENT: City of Austin Planning and Development Review Department (Stephen Rye)

ZONING FROM: RR-CO-NP, GO-MU-CO-NP **TO:** P-NP

AREA: 28.116 acres (1,224,732 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of P-NP (Public-Neighborhood Plan) district zoning.

DEPARTMENT COMMENTS: This 28.116 acre property was purchased by the City of Austin with general obligation bond money approved by voters in 2006 for constructing, renovating, improving and equipping public parks, recreation centers, natural areas, and other related facilities. The Parks and Recreation Department seeks to rezone the property in order to be able to make recreational facility improvements on the site. Staff supports the request for rezoning and recommends approval of P-NP zoning that will allow PARD to plan and complete improvements on the park property.

NEIGHBORHOOD PLANNING STAFF RECOMMENDATION: Staff recommends approval of a neighborhood plan amendment to the Recreation and Open Space Land use category designation of the Future Land Use Map of the East Riverside/Oltorf Combined Neighborhood Plan on this property. The East Riverside/Oltorf Planning Contact team also recommends approval of the neighborhood plan amendment request.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR-CO-NP, GO-MU-CO-NP	Undeveloped
<i>North</i>	P-NP	Sports Complex/Undeveloped
<i>South</i>	GO	Community College
<i>East</i>	P-NP/ SF-3-NP	Undeveloped/Single Family
<i>West</i>	LO-MU/GO-MU	Undeveloped

NEIGHBORHOOD PLAN: East Riverside/Oltorf Combined Neighborhood Plan

TIA: Waived

WATERSHED: Country Club East

DESIRED DEVELOPMENT ZONE: Yes

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CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

PODER

El Concilio Coalition of Mexican American Neighborhood Associations

Montopolis Neighborhood Association

Montopolis Area Neighborhood Alliance

River Bluff Neighborhood Association

East Riverside/Oltorf Neighborhood Association

Crossing Garden Homeowners Association

Austin Neighborhoods Council

Southeast Coalition

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-00-2047	From SF-3 to GO-CO and RR-CO	Approved staff recommendation of MF-1 and RR for floodplains (5-2, RV/RC-NAY)	Approved GO-CO (TR 1 & 2); and RR for floodplain with conditions 1ST RDG (6-0,); approved GO-CO (7-0); 2ND/3RD RDGS
C14-05-0113.05 (Pleasant Valley Neighborhood Plan)	From GO-CO and RR-CO to GO-MU-CO and RR-CO	Approved GO-MU-CO for tract 1 and 2 and RR for floodplain; with conditions	Approved GO-CO for tract 1 and 2 and RR for floodplain; with conditions (6-0,); Approved GO-MU-CO (6-0); 2ND/3RD RDGS

BASIS FOR RECOMMENDATION

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

The recommended zoning will allow for improvement of the property for recreational purposes by the City of Austin Parks and Recreation Department.

2. *Zoning should promote the goal of environmental protection.*

The recommended zoning will promote and preserve the existing undeveloped character of the property and further environmental protection as its use as a recreational area.

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EXISTING CONDITIONS

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Country Club East Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. 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 Net Site Area</i>	<i>% 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%

2. According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.
3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
4. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
5. 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.
6. At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Water and Wastewater

If 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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design

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criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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 fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Transportation:

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

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Grove Blvd	90'	varies	Arterial	Yes	No	Yes

Site Plan:

This site is within the Controlled Compatible Land Use Area of Austin-Bergstrom International Airport, but outside the Airport Overlay Zones. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Airport Planner, 530-6563.

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

The site is subject to compatibility standards, along the east property line for height if the building is over 60'. Additional design regulations will be enforced at the time a site plan is submitted.

CITY COUNCIL DATE: January 13, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

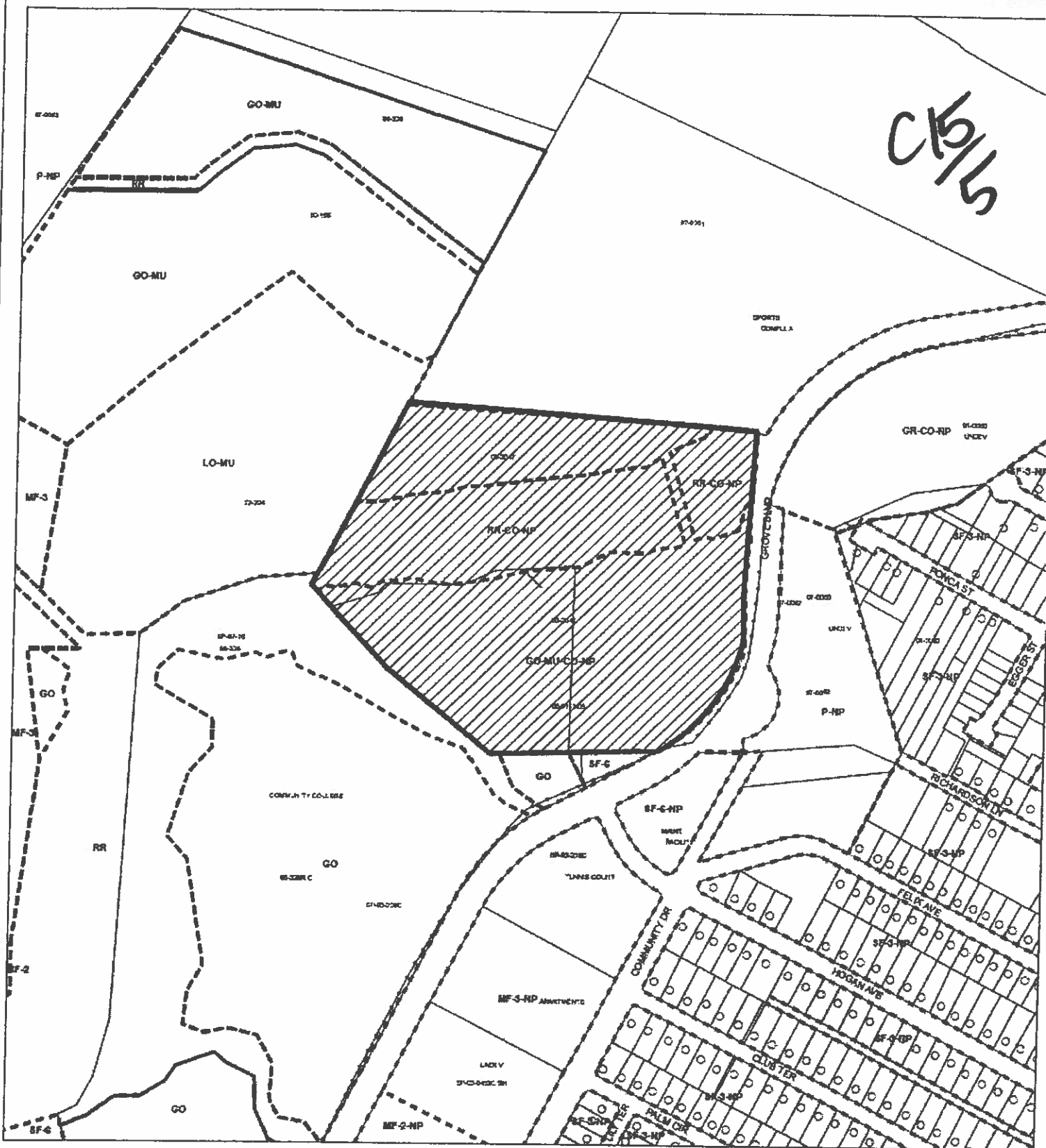
3rd

ORDINANCE NUMBER:





CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@ci.austin.tx.us

CB/L



ZONING

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0131
 LOCATION: 900 GROVE BLVD
 SUBJECT AREA: 28.116 ACRES
 GRID: L19-20
 MANAGER: STEPHEN RYE



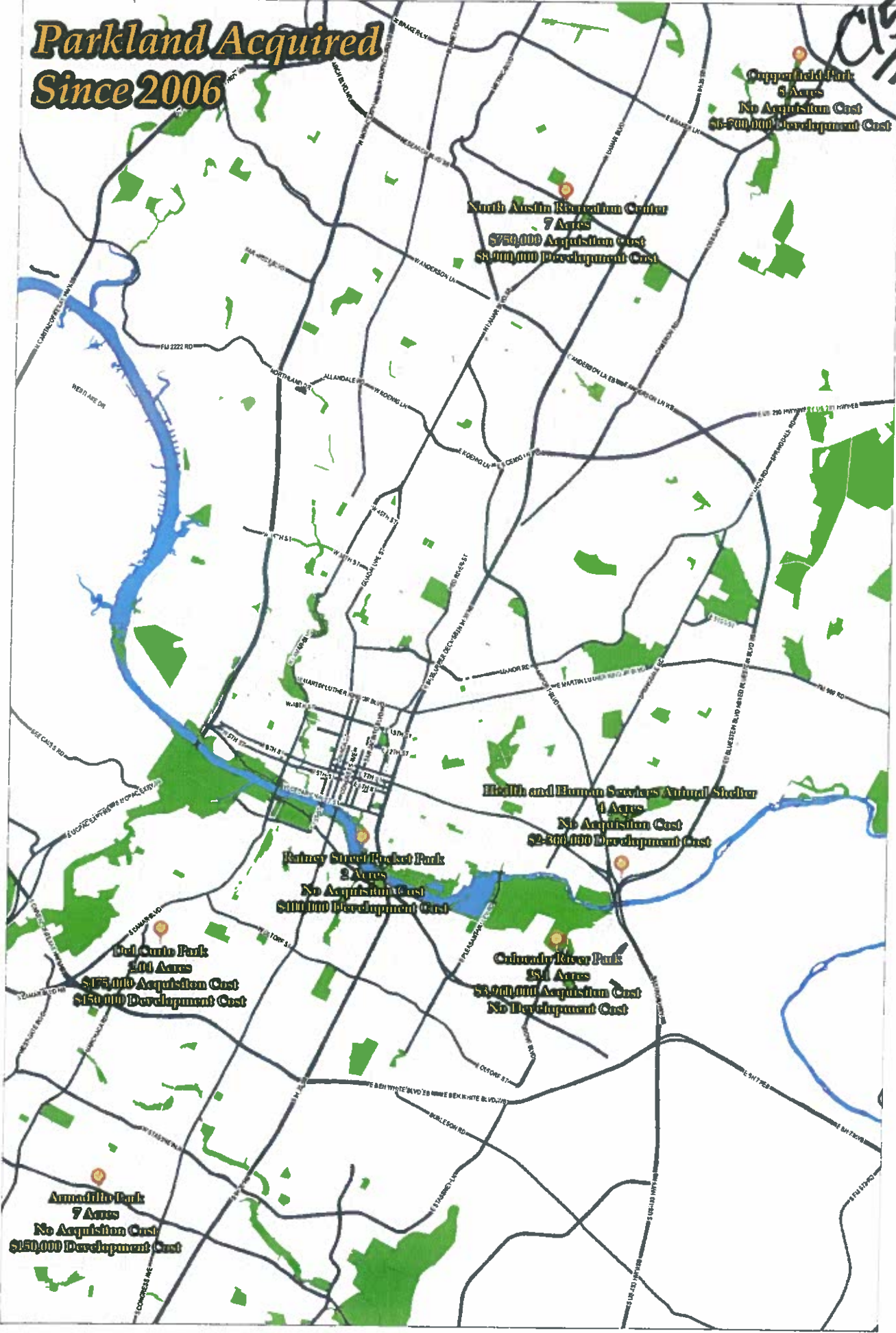
1" = 400'

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Parkland Acquired Since 2006

C15/A



Copperfield Park
3 Acres
No Acquisition Cost
\$6,700,000 Development Cost

North Austin Recreation Center
7 Acres
\$750,000 Acquisition Cost
\$8,900,000 Development Cost

Health and Human Services Animal Shelter
4 Acres
No Acquisition Cost
\$2,300,000 Development Cost

Rainey Street Pocket Park
2 Acres
No Acquisition Cost
\$100,000 Development Cost

Del Canto Park
2.04 Acres
\$175,000 Acquisition Cost
\$150,000 Development Cost

Guadalupe River Park
2.14 Acres
\$3,900,000 Acquisition Cost
No Development Cost

Annadillo Park
7 Acres
No Acquisition Cost
\$150,000 Development Cost