

ZONING CHANGE REVIEW SHEET

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CASE: C14-2011-0086 - Southern Walnut Creek Hike & Bike Trail

P.C. DATE: 10/11/2011

ADDRESS: 6406 Garden View Drive

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

ZONING FROM: SF-3-NP

TO: P-NP

AREA: 6.7 acres (291,852 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the rezoning request to (P-NP) Public-Neighborhood Plan combining district Zoning.

DEPARTMENT COMMENTS: The Parks and Recreation Department (PARD) is requesting that this section of the Southern Walnut Creek Trail project be rezoned to a public zoning designation which will facilitate the completion of construction for the 7.3 mile trail from Govalle Park to Johnny Morris Road and Daffan Lane.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Park
<i>North</i>	GR-CO-NP	Golf Course
<i>South</i>	SF-3-NP, LI-PDA-NP, GR-NP	Single Family, Assisted Living, Undeveloped
<i>East</i>	P-NP	Single Family
<i>West</i>	SF-3-NP	Single Family

TIA: Waived

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- Austin Neighborhoods Council
- Cavalier Park Neighborhood Association
- East MLK Combined Neighborhood Association
- Heritage Village of Austin Homeowner's Association

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BASIS FOR RECOMMENDATION

- Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The requested rezoning of this section of the Southern Walnut Creek Trail project will facilitate the completion of construction for the 7.3 mile trail from Govalle Park to Johnny Morris Road and Daffan Lane.

EXISTING CONDITIONS

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek 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%

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.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

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.

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.

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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 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Garden View Drive	50'	26'	Local	Not Available

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

The traffic impact analysis for this site was waived because this is a City of Austin initiated project.

There is a gap in the sidewalk network along a portion of the site's frontage on Garden View Drive.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Garden View Drive.

Capital Metro bus service is not available within 1/4 mile of this property.

Site Plan:

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

There is a site plan currently under review for this property (SPC-2010-0367C) which provides for approximately 7 miles of a hike and bike trail, with parking and other associated improvement.

The site is subject to compatibility standards. Along all property lines adjacent to single family, the following standards will apply with any future development:

- No structure may be built within 25 feet of the property line.

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- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along 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.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. [Sec. 25-2-1067(F)]
- If a community recreation use is a conditional use, baseball, softball, and football fields and other similar outdoor athletic fields must be at least 300 feet from an SF-5 or more restrictive zoning district. [Sec. 25-2-837(E)]
- Additional design regulations will be enforced at the time a site plan is submitted.

CITY COUNCIL DATE: 11/3/11

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

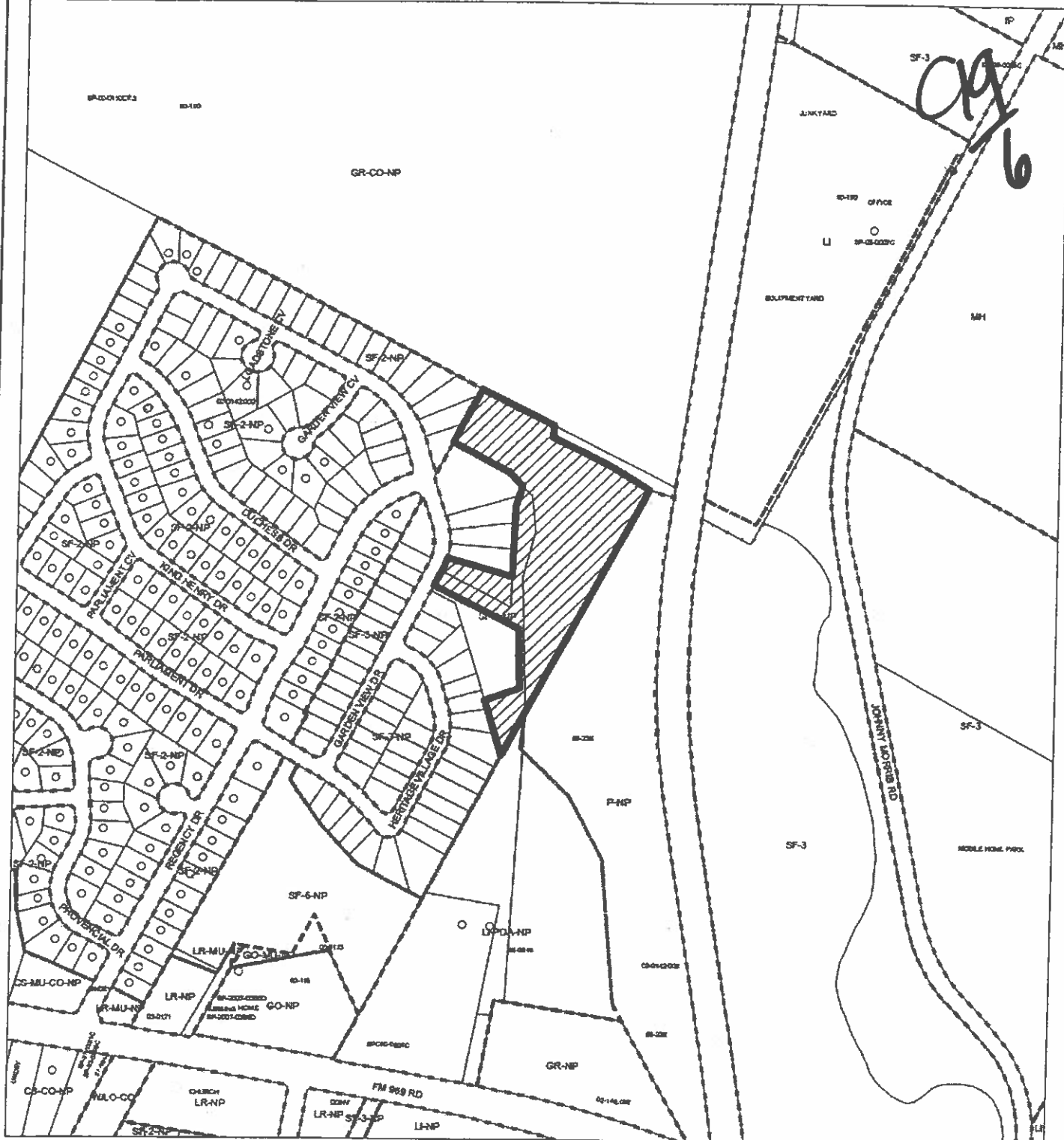
ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye





PHONE: 974-7604
stephen.rye@austintexas.gov

The applicant and the neighborhood have reached an agreement that would prohibit the following uses: Automotive Sales, Exterminating Services and Pawn Shops and would limit the height to forty feet (40') or three stories.

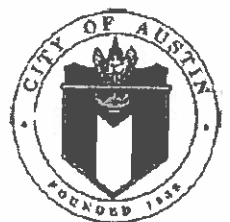
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ZONING

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0086
 LOCATION: 6406 GARDEN VIEW DR
 SUBJECT AREA: 6.7 ACRES
 GRID: N24
 MANAGER: STEPHEN RYE



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



GR-CO-NP

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LI

MH

CHERRYWOOD RD

SF-3

SF-6-NP

LP-DA-NP

PM 989 RD

GR-NP

CS-MU-CO-NP
LR-NP

CO-MU-NP

CO-NP

PM 989 RD

CS-CO-NP WILCO