

**ZONING CHANGE REVIEW SHEET**

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**CASE:** C14-2011-0114 - Southern Walnut Creek Hike & Bike Trail

**Z.A.P. DATE:** 10/18/2011

**ADDRESS:** 2906-1/2 Delwau Lane

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

**ZONING FROM:** SF-2

**TO:** P

**AREA:** 3.57 acres (155,509 ft<sup>2</sup>)

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the rezoning request to (P) Public district zoning.

**DEPARTMENT COMMENTS:** The Parks and Recreation Department (PAR) 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:**

|              | <b>ZONING</b> | <b>LAND USES</b>           |
|--------------|---------------|----------------------------|
| <i>Site</i>  | SF-2          | Undeveloped                |
| <i>North</i> | SF- 2, LI-NP  | Single Family, Undeveloped |
| <i>South</i> | SF-2          | Single Family              |
| <i>East</i>  | SF-2          | Single Family              |
| <i>West</i>  | SF-2, P       | Single Family, Park        |

**TIA:** Waived

**WATERSHED:** Boggy Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- Austin Neighborhoods Council
- East MLK Combined Neighborhood Association
- Johnston Terrace/Boggy Creek Neighborhood Association
- Edward Joseph Homeowners Association, Inc.
- M.E.T.S.A. Neighborhood Association
- FRS Property Owners Association
- Lower Boggy Creek Neighborhood Association

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**BASIS FOR RECOMMENDATION**

1. *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 located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is a flood plain within the project area.

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.

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

**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

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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:**

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

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].

There are no existing sidewalks along Delwau Lane or Shelton Road.

Delwau Lane and Shelton Road are not classified in the Bicycle Plan.

Capital Metro bus service is not available along Delwau Lane or Shelton Road.

**Existing Street Characteristics:**

| Name         | ROW    | Pavement | Classification | ADT |
|--------------|--------|----------|----------------|-----|
| Delwau Lane  | Varies | Varies   | Park Road      | N/A |
| Shelton Road | Varies | 22'      | Collector      | N/A |

**Site Plan:**

This site is within the Controlled Compatible Land Use Area of Austin-Bergstrom International Airport, but outside the Airport Overlay Zones. Please add the following note on the plan:

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. 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.

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

A site plan for property zoned "P" public on a site greater than 1 acre is a Conditional Use, requiring a public hearing and Land Use Commission approval of the site plan

**CITY COUNCIL DATE:** 11/3/11

**ACTION:**

**ORDINANCE READINGS:** 1st

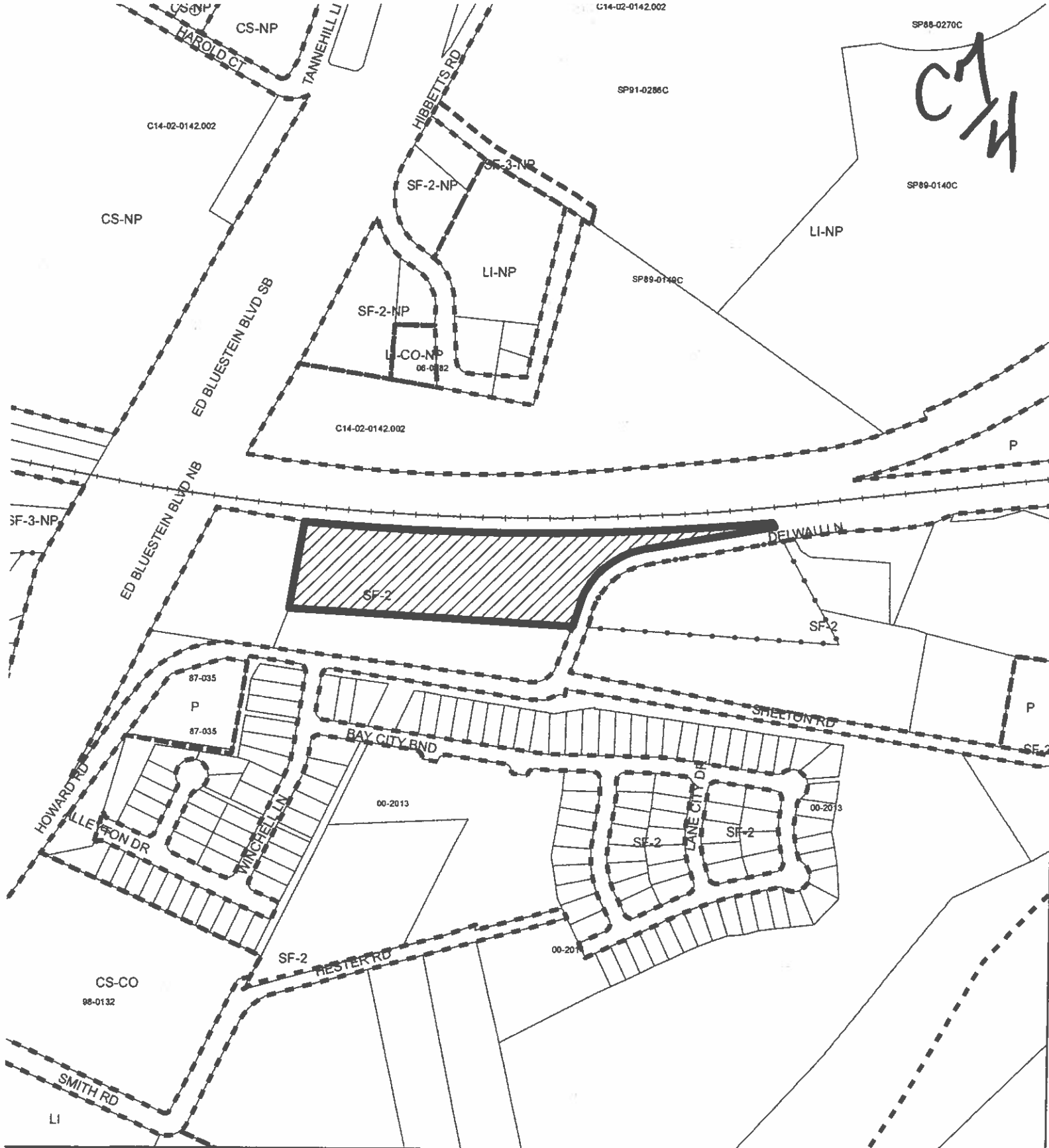
2<sup>nd</sup>

3<sup>rd</sup>




**ORDINANCE NUMBER:**

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2011-0114

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.

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