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ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0082 - Southern Walnut Creek Hike & Bike Trail

P.C. DATE: 10/11/2011 – postponed by neighborhood
10/25/2011

ADDRESS: 5702-1/2 Jain Lane

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

ZONING FROM: SF-3-NP

TO: P-NP

AREA: 66.36 acres (2,890,641 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>	SF-3-NP, CS-NP	Single Family, Vehicle storage and maintenance.
<i>South</i>	LR-MU-NP, SF-NP	Private Secondary Education, Single Family
<i>East</i>	SF-3-NP	Single Family
<i>West</i>	SF-3-NP	Single Family

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

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Lower Boggy Creek Neighborhood Association

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 Fort Branch, Tannehill Branch, and Boggy Creek Watersheds of the Colorado River Basin, which are classified as Urban Watersheds 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.

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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
Jain Lane	Varies	30'	Collector	Not Available
Ed Bluestein Boulevard (US 183)	Varies	2@33'	Arterial	56,000 (TxDOT, 2009)
Gardner Cove	60'	37'	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 are existing sidewalks along Jain Lane.

There are no existing sidewalks along Gardner Cove and Ed Bluestein Boulevard (US 183).

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
Jain Lane	None	None
Ed Bluestein Boulevard (US 183)	Wide Shoulder	Wide Shoulder
Gardner Cove	None	None

Capital Metro bus service (route no. 17) is available along Gardner Road at Jain Lane.

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:

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

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

6/15/09



BOLE RD

ED BLUESTEIN BLVD SB

ED BLUESTEIN BLVD SB

HOWARD AVE

ED BLUESTEIN BLVD NB

SMITH RD

WESTER RD

PUBLIC HEARING INFORMATION

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This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C142011-0082
Contact: Stephen Iye, (512) 974-7604
Public Hearing: Oct 11, 2011, Planning Commission
Nov 3, 2011, City Council

Geoff Cole

Your Name (please print)

1109 drivable dr. Austin TX 78721

Your address(es) affected by this application

Geoff

Signature

Daytime Telephone: (512) 736-5913

Date

Comments: I'm pretty excited about the greenbelt project. I hope you'll re-zone this land and make that plan a reality.

I am in favor
 I object

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Stephen Rye
P. O. Box 1088
Austin, TX 78767-8810