

C7  
/1

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2011-0145 – Govalle Tunnel      **Z.A.P. DATE:** December 6, 2011  
Centralized Odor Control Facility

**ADDRESS:** 818 – 826 Patton Avenue

**OWNER:** City of Austin – Public Works Department      **AGENT:** Parsons Corporation  
(Jonathan Thompson)      (Monica Suarez)

**ZONING FROM:** SF-3      **TO:** P      **AREA:** 0.7367 acres  
(32,090.65 square feet)

**SUMMARY STAFF RECOMMENDATION:**

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

**ZONING & PLATTING COMMISSION RECOMMENDATION:**

December 6, 2011:

**ISSUES:**

None at this time.

**DEPARTMENT COMMENTS:**

The subject rezoning area consists of a portion of two lots and three platted lots along Patton Avenue that are zoned multi-family residence – low density (MF-2), multi-family residence – medium density (MF-3) and family residence (SF-3) districts. The lots were previously developed with a four apartment units and two single family residences, but were purchased by the City in 2009 as part of the airport noise mitigation program, and are in the process of being transferred to the Austin Water Utility. The majority of residences that were located on Patton Avenue have been cleared as part of the airport noise mitigation program, and only three single family residences and one duplex remain. There is a City pump station and an equipment rental business adjacent to the west (P; IP-CO). Please refer to Exhibits A and A-1.

The Austin Water Utility has requested public (P) district zoning in order to accommodate an odor control facility that will reduce wastewater nuisance odors from the Govalle Tunnel. The overall facility will consist of a group of biofilters, ventilation fans, piping, drainage, and instrumentation, and will be fenced. This portion will remain undeveloped. Access to the facility will be taken from Patton Avenue. A conceptual site plan of the facility is provided in Exhibit B.

Staff recommends P zoning, given: 1) the wastewater odor control facility is considered a civic use, and will maintain and enhance City wastewater service by utilizing more up-to-

date technology, and 2) it is City Council’s general policy that all City owned or leased land be zoned public (P) district.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MF-3; MF-2; SF-3	Undeveloped
<i>North</i>	SF-3	One single family residence; Undeveloped
<i>South</i>	N/A	Bastrop Highway frontage road
<i>East</i>	SF-3	One duplex; Undeveloped
<i>West</i>	IP-CO; P	Equipment rental company; City odor control facility

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Carson Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- 189 – Southeast Austin Neighborhood Alliance
- 299 – The Crossing Gardenhome Owners Association
- 477 – El Concilio Coalition of Mexican American Neigh. Association
- 511 – Austin Neighborhoods Council                      634 – Montopolis Area Neighborhood Alliance
- 742 – Austin Independent School District      774 – Del Valle Independent School District
- 786 – Home Builders Association of Greater Austin
- 1037 – Homeless Neighborhood Organization                      1075 – League of Bicycling Voters
- 1113 – Austin Parks Foundation                      1145 – Carson Ridge Neighborhood Association
- 1126 – Montopolis Neighborhood Association
- 1195 – Imperial Valley Neighborhood Association
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1224 – Austin Monorail Project
- 1227 – Montopolis Neighborhood Plan Contact Team (MNPCT)
- 1236 – The Real Estate Council of Austin, Inc.      1228 – Sierra Club, Austin Regional Group
- 1255 – Pleasant Valley                                      1258 – Del Valle Community Coalition
- 1272 – Montopolis Neighborhood Plan – COA Liaison
- 1321 – Montopolis Tributary Trail Association
- 1339 – Montopolis Neighborhood Association 2008      1340 – Austin Heritage Tree Foundation

**SCHOOLS:**

Allison Elementary School    Martin Junior High School    Eastside Memorial Green Tech HS

C1  
3**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2011-0144 – Govalle Tunnel Centralized Odor Control Facility – 801-821 Patton Avenue	SF-3 to P	Scheduled for 12-6-11	Scheduled for 1-12-12
C14-2011-0064 – Govalle Tunnel Centralized Odor Control Facility – 800-814 Patton Avenue	SF-3 to P	To Grant	Approved (8-18-11).
C14-2009-0063 – Patton Avenue – 822 and 824 Patton Avenue	MF-2 to CS-1	To Grant CS-1-CO with CO prohibiting cocktail lounge use and 2,000 trips per day	Approved Staff recommendation of GR-CO with CO for 2,000 trips on First Reading; Case Expired
C14-2007-0183 - U.S. 183 / Govalle Tunnel Lockheed Shaft Relocation Project – 829 Bastrop Highway NB	I-SF-2; IP-CO to P	To Grant P	Approved P as Commission recommended (11-29- 07).
C14-02-0174 – Centex Business Consultants (The Landing Strip) – 745 Bastrop Highway	I-RR to LI for Tract 1; CS-1 for Tract 2	To Grant IP-CO for both tracts with CO for 2,000 trip limit	Approved LI-CO for Tract 1; CS-1-CO for Tract 2 with the CO across both tracts limited to 2,000 trips (11-20-03).
C14-02-0122 – Anton Equipment – 829 Bastrop Highway	I-RR to IP	To Grant IP-CO with The Conditional Overlay is for a 50 foot wide setback adjacent to SF-3 zoned property, prohibit access to Lourie and Earl Streets and a 2,000 trip limitation.	Approved IP-CO with the CO for a 50 foot wide setback adjacent to SF-3 zoned property, prohibit access to Lourie and Earl Streets and a 2,000 trip limitation (7-31-03).

C14  
1/4**RELATED CASES:**

The rezoning area was annexed on September 6, 2001. The property is platted as a 14,645 square foot area of Lots A and B, and Lot C, Block 1, a Resubdivision of Lot 1, Block 1, Bergstrom Downs No. 1, and Lots 2 and 3, Block 1, Bergstrom Downs No. 1. There are no related site plan cases on the subject property.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Daily Traffic
Patton Avenue	50 feet	28 feet	Local	Not Available
Jet Lane	50 feet	Varies	Local	Not Available
Lourie Street	50 feet	28 feet	Local	Not Available

There are no existing sidewalks along Patton Avenue, Jet Lane, or Lourie Street.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Patton Avenue, Jet Lane, or Lourie Street.

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

**CITY COUNCIL DATE:** January 12, 2012

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

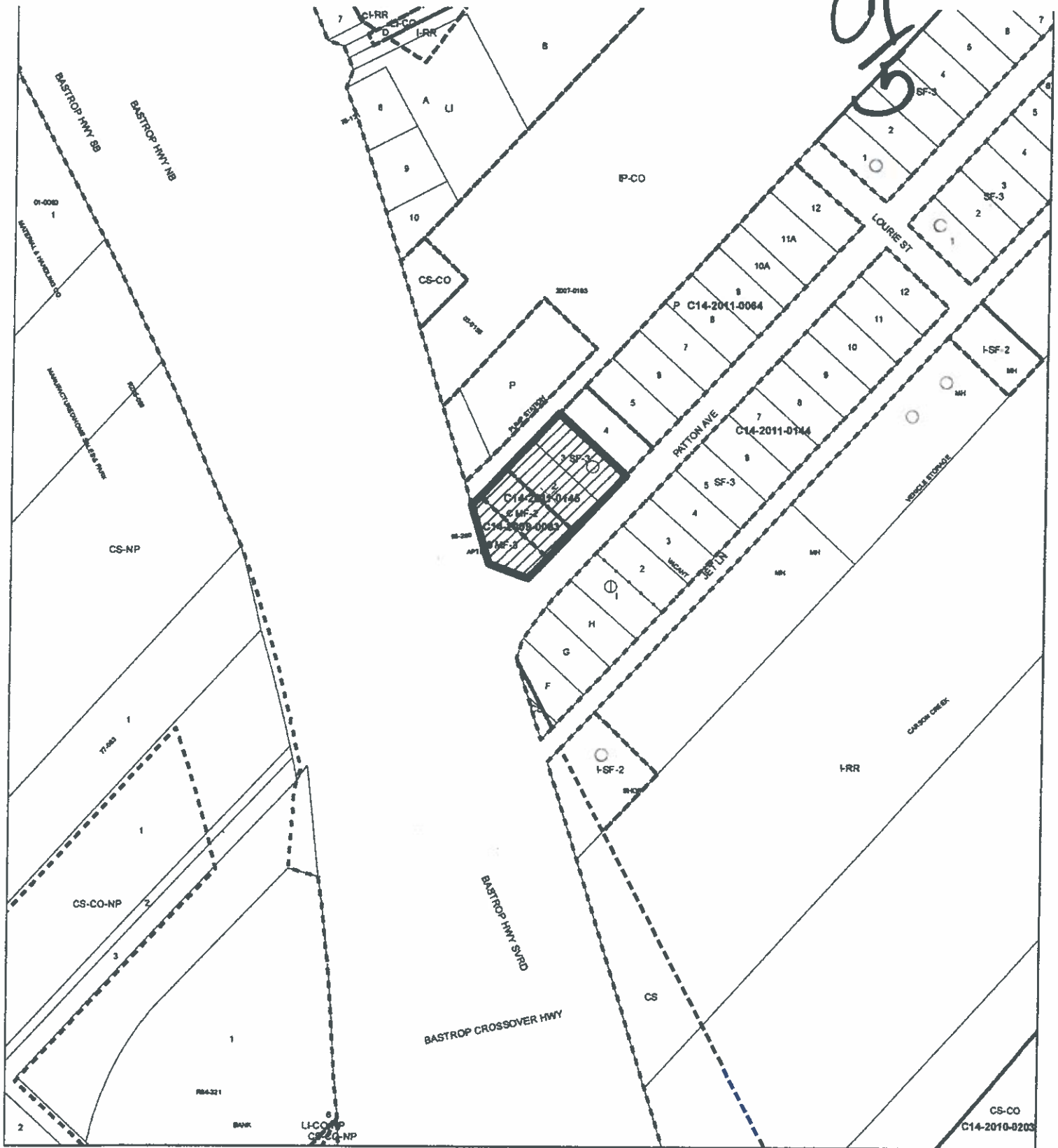
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**




**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 974-7719



ZONING **Exhibit A**

ZONING CASE#: C14-2011-0145

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



CS-1-CO  
ADULT HOUSE

CS-1-CO

MF-2-CO  
MF-3

Bastrop Highway Park

BASTROP HWY SB

BASTROP HWY SVRD

Exhibit A

↑  
North

1/2/07

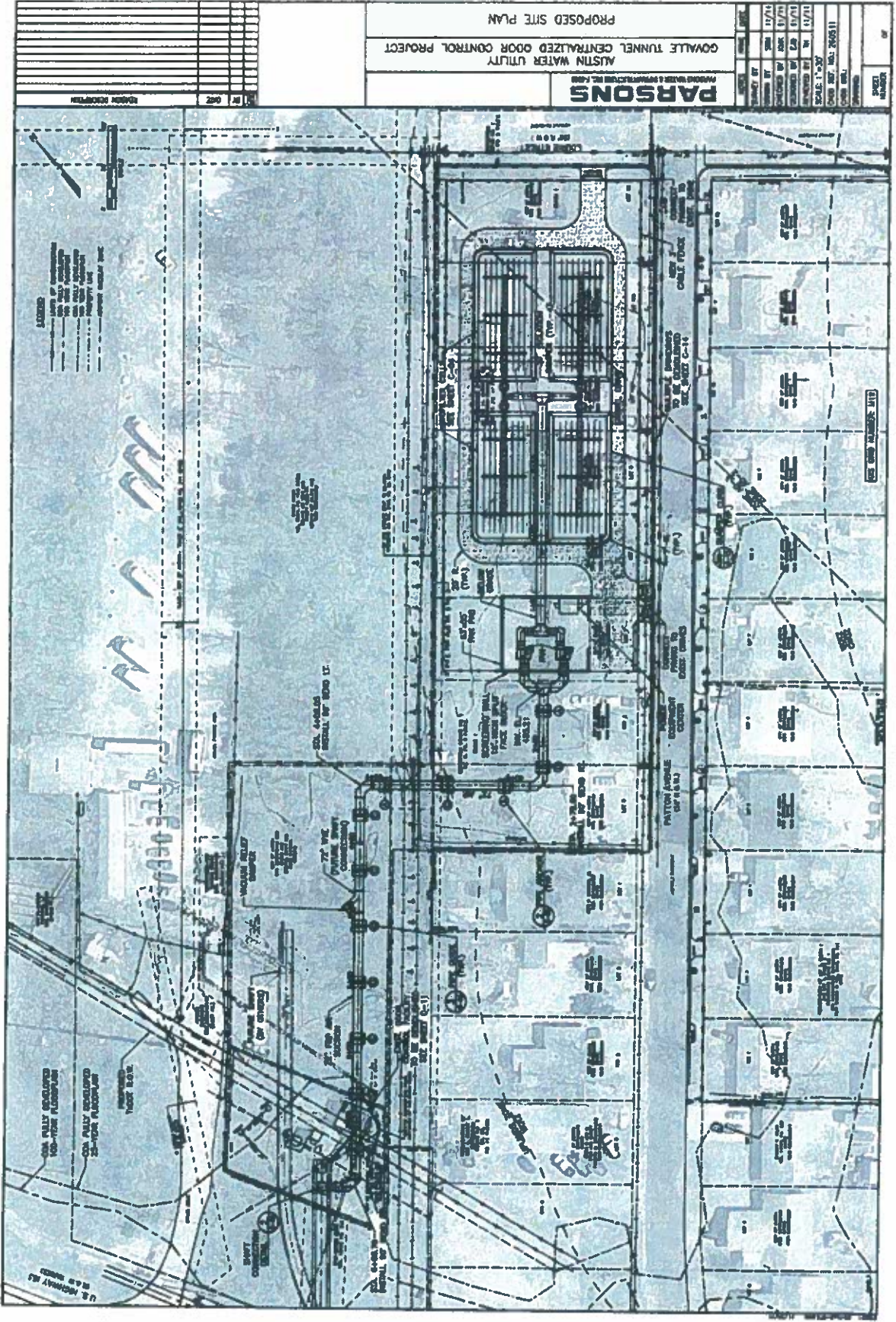


EXHIBIT B  
CONCEPTUAL SITE PLAN

### **SUMMARY STAFF RECOMMENDATION:**

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

### **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

P, Public district zoning is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities. This district is intended for properties, used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities. The proposed rezoning of the property to accommodate the odor control facility is consistent with the purpose statement of the district sought.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends P zoning, given: 1) the wastewater odor control facility is considered a civic use, and will maintain and enhance City wastewater service by utilizing more up-to-date technology, and 2) it is City Council's general policy that all City owned or leased land be zoned public (P) district.

### **EXISTING CONDITIONS**

#### **Site Characteristics**

The rezoning area is undeveloped and relatively flat.

#### **Impervious Cover**

The maximum impervious cover allowed by the P zoning district is established by a conditional use site plan.

#### **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 Carson 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%



C17/9

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.

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.

**Transportation**

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.

**Water and Wastewater**

There are no Water and Wastewater Review comments for this rezoning case.

**Site Plan and Compatibility Standards**

Construction on any site over 1 acre in P-public zoning, requires approval of a conditional use permit from Land Use Commission [LDC 25-2-625(D)(2)].

Refer to LDC 25-2-624 – Public District Uses for permitted uses under P zoning for site plan submittals. Additional comments will be forthcoming upon submittal of site plan application.


Compliance with Subchapter E is required. A 7-foot planting zone and 5-foot clear zone IS REQUIRED along Patton and Lourie streets.

C1/10

Any alternative equivalent compliance must first go to the Design Commission before it is approved.

C1  
/11

**TO: CITY OF AUSTIN**  
**Planning and Development Review Department**

**FROM: Eric Dawson, P.E.**   
**Parsons**

**DATE: October 25, 2011**

**RE: Govalle Tunnel Centralized Odor Control Project – Zoning Change Request Application Packet**

Please accept this packet as our request to rezone the properties described therein. This rezoning is needed to accommodate an odor control facility that will reduce wastewater nuisance odors from the Govalle Wastewater Tunnel. The facility will be owned and operated by the Austin Water Utility.

The facility will consist of a group of biofilters, ventilation fans, piping, drainage, and instrumentation. The biofilters and equipment will be located on a 1.5938 acre piece of land previously rezoned (City Ordinance 20110818-101). This rezoning request is for a 0.7367 acre tract of land, which is comprised of four lots with addresses 818 to 824 Patton Avenue. The additional land is necessary to accommodate compensatory floodplain excavation for the odor control facility. The four lots were purchased by the City of Austin in 2009 and 2010 as part of the airport noise mitigation program and are currently in the process of being transferred to the Austin water Utility. In order to initiate the permitting process the combined 0.7367 acre property must first be rezoned. Two of the lots are zoned SF-3, one is zoned MF-3, and one is zoned MF-2. We hereby request "P", Public, zoning for the combined City property.

The Austin water Utility is hopeful that this request will be approved rapidly and intends to provide support to you throughout the process.

Please contact me if you have any questions regarding this rezoning request or if we can provide you with any further information that would help expedite the schedule.

#### Attachments

- Rezoning Application Packet