

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0024 – Onion Creek Greenway

Z.A.P. DATE: April 16, 2013

ADDRESS: 4439 East SH 71, Unit B

OWNER: City of Austin

AGENT: Parks and Recreation
Department (Gregory Montes)

ZONING FROM: I-RR

TO: P

AREA: 180 acres

SUMMARY STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION RECOMMENDATION:

April 16, 2013: *APPROVED P DISTRICT ZONING AS STAFF RECOMMENDED, BY
CONSENT*

[P. SEEGER; S COMPTON – 2ND] (7-0)

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject zoning area consists of the Onion Creek Wildlife Sanctuary and has had interim – rural residence (I-RR) district since its annexation into the City limits in October 2007. Onion Creek forms the west boundary and the property is surrounded by undeveloped land to the west (LI-PDA – Austin Interport), undeveloped land to the north (I-RR), the Southeast Metro Park to the east (County), and undeveloped land and a convenience storage use to the south (County). Please refer to Exhibits A and A-1.

The Parks and Recreation Department has requested public (P) district zoning in order to reflect its parkland use and facilitate development of a portion of the property with recreational activity nodes and a bike trail system. The Onion Creek Greenway, a 21-mile trail corridor which extends from Slaughter Creek, east of IH-35 to the confluence of the Colorado River, is part of a 2005 parks bond package, and the subject zoning area represents only a portion of the entire project. A conceptual site plan of Onion Creek Greenway is provided in Exhibit B.

Staff recommends P zoning, given: 1) parkland is considered a civic use, and the project will comply with City of Austin development regulations, 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:

	ZONING	LAND USES
<i>Site</i>	I-RR	Onion Creek Wildlife Sanctuary
<i>North</i>	I-RR	Undeveloped; South Austin Regional Wastewater Treatment Plan
<i>South</i>	LI-PDA; County	Undeveloped; Convenience storage
<i>East</i>	County	Southeast Metro Park
<i>West</i>	LI-PDA	Undeveloped

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Onion Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** Yes**NEIGHBORHOOD ORGANIZATIONS:**

774 – Del Valle Independent School District
 1037 – Homeless Neighborhood Organization
 1224 – Austin Monorail Project
 1340 – Austin Heritage Tree Foundation
 1228 – Sierra Club, Austin Regional Group

1075 – League of Bicycling Voters
 1258 – Del Valle Community Coalition
 1363 – SEL Texas

SCHOOLS:

This property is within the Del Valle Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-2052 and C14-99-2053 – Austin Interport (East and West) – Fallwell Ln. at SH 71 East	DR, I-SF-2, I-RR to LI-PDA	To Grant GR for Blk A & 1-2 of Blk H w/conds; GR for Blk C & 3-8 of Blk I w/conds; MF-3 for Blk B, 1 of Blk F, & 5 of Blk G w/conds; & numerous other apvls & conds too	Approved LI-PDA with attached site development standards, RCs for 175' reservation of r-o-w on SH 71 (9-28-00).

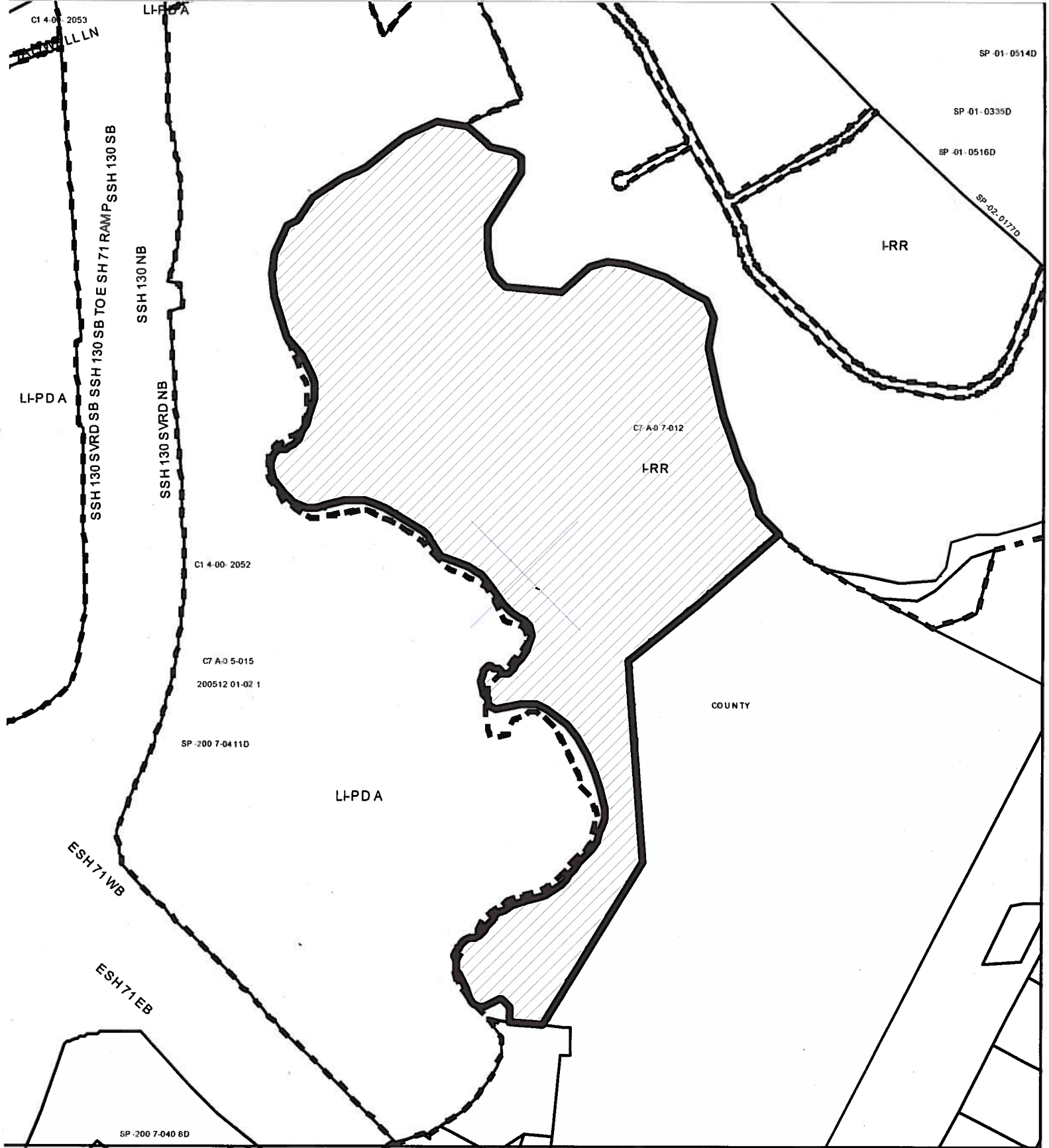
RELATED CASES:

The property was annexed into the full-purpose City limits on October 8, 2007 (C7A-07-012 – Ordinance No. 20070927-027). There are no site plan applications approved or in process on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
East SH 71	400 feet+	MAD 4	Arterial	No	No	No

CITY COUNCIL DATE: May 9, 2013**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov**PHONE:** 974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2013-0024

Exhibit A

1" = 800'

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.



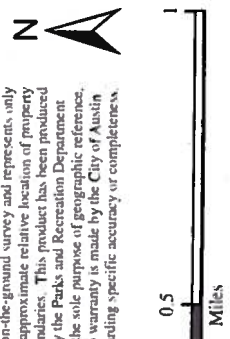


Legend

- Parkland to be Rezoned
- City of Austin Parks
- Creek Centerlines



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19 February 2013 GM

Zoning Map: Union Creek Greenway

EXHIBIT A-1



City of Austin

Parks and Recreation Department
919 W. 28th ½ St., Austin, Texas 78705

February 14, 2013

Greg Guernsey, Director
City of Austin
Planning Development Review Department
505 Barton Springs Road
Austin, Tx 78704

Dear Greg:

Enclosed is the zoning application and related documents for the proposed rezoning of parkland known as Onion Creek Wildlife Sanctuary, which is located at 4435 E. SH 71. The property is 180 acres in size and located within the Onion Creek Watershed.

In 2005, Travis County voters approved a \$62 million parks bond package that included \$8.6 million targeted for developing the Onion Creek Greenway. The purpose for rezoning the subject property is to facilitate the development of a portion of the Onion Creek Greenway with recreational activity nodes and a hike and bike trail system.

The trail project consists of a 21 mile trail corridor which extends from Slaughter Creek, east of IH-35, to the confluence of the Colorado River. The subject property we wish to rezone is shown in the attached zoning map and only represents a portion of the entire trail project.

The department requests that the subject property be rezoned from I-RR to P in order to comply with City of Austin development regulations.

If I can provide you with additional information, please don't hesitate to contact me at 974-9458.

Respectfully,

Gregory Montes
Senior Planner, Parks and Recreation Department

SCANNED



THE BIG PICTURE | ONION CREEK CONCEPT PLAN

EXHIBIT B CONCEPT 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 water pump expansion is consistent with the purpose statement of the district sought.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff recommends P zoning, given: 1) parkland is considered a civic use, and the project will comply with City of Austin development regulations, 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 subject property consists of the Onion Creek Wildlife Sanctuary. Onion Creek forms the western boundary.

Impervious Cover

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

Comprehensive Planning

This zoning case is located on the north side of SH71 and Ross Road and is not located within the boundaries of a neighborhood planning area. Surrounding land uses include vacant land to the north and south, the Southeast Metropolitan Park and a mini storage facility to the east, and vacant land to the west. The City of Austin Parks and Recreation Department (PARC) proposes to create a greenway on the property, which is a Onion Creek Wildlife Sanctuary. In 2005, Travis County voters approved a \$62 million parks bond package that included \$8.6 million targeted for developing the Onion Creek Greenway. The purpose for rezoning the subject property is to facilitate the development of this portion of the Onion Creek Greenway with recreational activity nodes and a hike and bike trail system. This section would be part of trail project that consists of a 21 mile trail corridor which extends from Slaughter Creek, east of IH-35, to the confluence of the Colorado River. PARC is required to rezone any

property it wishes to utilize for park, trail or greenspace to P (Public) in order to comply with City of Austin development regulations.

The Imagine Austin Comprehensive Plan (IACP) Growth Concept Map designates this portion of SH71 and Ross Road as 'Current Open Space', which the IACP defines as, *"The open space network includes existing and future open space. Elements of the open space network include parks, greenways, nature preserves, agricultural land, and environmentally sensitive land. Areas within floodplains, on steep slopes, or with significant environmental features, such as sinkholes, caves, or significant wildlife habitat, are classified as environmentally sensitive."*

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the preservation and expansion of parks, trails and greenspace throughout Austin:

- LUT P23. Integrate citywide and regional green infrastructure, to including such elements as preserves and parks, trails, stream corridors, green streets, greenways, agricultural lands, and the trail system, into the urban environment and the transportation network.
- CE P3. Expand the city's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.
- CFS P42. Increase connectivity between neighborhoods and from neighborhoods to parks and greenways through the use of sidewalks, bicycle lanes, multi-use paths, and trails.
- CFS P47. Extend existing trail and greenway projects to create an interconnected green infrastructure network that includes such elements as preserves and parks, trails, stream corridors, green streets, greenways, agricultural lands linking all parts of Austin and connecting Austin to nearby cities.

Based on the property being located adjacent to an existing park, and the Imagine Austin Growth Concept Map and Comprehensive Plan policies referenced above that supports the expansion of parks, trails and greenspace throughout Austin, staff believes that the proposed trail is supported by the Imagine Austin as long as environmental ordinances are considered and enforced.

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 Onion 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.

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].

Water and Wastewater

No comments.

Site Plan and Compatibility Standards

CITY PROJECTS:

Please verify if this project is subject to the Art in Public Places program, please contact the AIPP Administrator Meghan Turner - 974-9312 with Cultural Arts Division of the Economic Growth and Redevelopment Services Office to begin the process (and provide approval or an email from her). Please clarify if this project must comply with the City's resolution that all COA buildings must comply with Silver LEED; if so, verify a presentation to the Design Commission has been completed. Add a note to the coversheet and site plan page: All buildings will require Silver LEED certification. Coordinate with Peter Davis, LEED Project Manager, 974-7267, and provide documentation of LEED requirement.

Per Council Resolution # 20100819-035, all City infrastructure projects commissioned by the City of Austin are directed to visit the Austin Design Commission. Please contact Jorge Rousselin (974-2975) to discuss placing this project on the next available agenda.

Per Council Resolution # 20100923-086, for City projects including municipal buildings and associated site development, City staff is directed to defer approval of any site plan or building permit that includes elements approved via Alternative Equivalent Compliance under Section 1.5 of City Code Chapter 25-2, Subchapter E (Design Standards and Mixed Use) until after the Design Commission reviews the proposed project in accordance with Resolution # 20071129-046. Input provided through the Design Commission process should be considered in all phases of project review, including decisions on proposed Alternative Equivalent Compliance. Failure of the commission to timely provide a review and recommendation does not preclude staff from approving decisions relating to the project. Please contact Jorge Rousselin (974-2975) to discuss placing this project on the next available Design Commission agenda.

SITE PLAN REVIEW OF ZONING CASES

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

HAZARDOUS PIPELINE ORDINANCE

This site is subject to the Hazardous Pipeline Ordinance. Review by the Fire Department is required [LDC, 25-2-516].

Development in a restricted pipeline area is regulated by Sec. 25-2-516. The site plan shows proposed structures within 100 feet of the Koch hazardous pipeline easement. Please identify the actual location of the pipeline itself.

Before a person may place a road, surface parking lot, or utility line in a restricted pipeline area, the person must deliver to the Director a certification by a registered engineer stating that the proposed construction activity and structure are designed to prevent disturbing the pipeline or impeding its operation [LDC, 25-2-516(D)(2)].