

C3
/1

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0189 – Tranquilo Trail Park **Z.A.P. DATE:** January 6, 2015

ADDRESS: 2015 Tranquilo Trail

OWNER/APPLICANT: Los Jardines HOA c/o Goodwin Management, Inc. (Pat Houston) **AGENT:** Vincent Gerard & Associates, Inc. (Vince Huebinger)

ZONING FROM: SF-4A-CO **TO:** P **AREA:** 0.452 acres
(19,689.12 square feet)

SUMMARY STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 6, 2015:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot is undeveloped, zoned single family residence-small lot – conditional overlay (SF-4A-CO) combining district and has access to Tranquilo Trail. The plat identifies this lot as well as a linear lot to the north as a public utility easement and drainage easement, and a pipeline easement also runs along the west property line. The lot is part of the Amended Plat of the Meadows at Bluff Springs subdivision and is surrounded by single family residences to the north, east and west (SF-4A-CO). There is undeveloped land and an automotive repair use to the south (I-RR). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Homeowners Association has recently purchased the Property and proposes to rezone the property to the public (P) district as a community recreation (private) use in order to construct a playground and picnic shelter on site. Please refer to the Applicant's correspondence attached at the back of this report. Staff recommends the Applicant's request based on the following considerations: 1) the proposed use is compatible with the surrounding residential uses, and 2) the proposed improvements will benefit the surrounding community and are considered a civic use.

C3/2

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-4A-CO	Undeveloped
<i>North</i>	SF-4A-CO	Single family residences in the Meadows at Bluff Springs subdivision; Drainage and public utility easement, and pipeline easement
<i>South</i>	I-RR	Undeveloped; Auto repair
<i>East</i>	SF-4A-CO	Single family residences in the Meadows at Bluff Springs subdivision
<i>West</i>	SF-4A-CO	Single family residences in the Meadows at Bluff Springs subdivision

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Langford Elementary School

Mendez Middle School

Akins High School

NEIGHBORHOOD ORGANIZATIONS:

- 96 – Southeast Corner Alliance of Neighborhoods
- 627 – Onion Creek Homeowners Association
- 1075 – Bike Austin
- 1236 – The Real Estate Council of Austin, Inc.
- 1249 – Los Jardines Homeowners Association
- 1258 – Del Valle Community Coalition
- 1363 – SEL Texas
- 1431 – Indian Hills Neighborhood Watch
- 1441 – Dove Springs Proud
- 511 – Austin Neighborhoods Council
- 742 – Austin Independent School District
- 1228 – Sierra Club, Austin Regional Group
- 1340 – Austin Heritage Tree Foundation
- 1408 – Go! Austin/Vamos! Austin – Dove Springs
- 1438 – Dove Springs Neighborhood Association
- 1447 – Friends of the Emma Barrientos MACC

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0060 – Bluff Springs Food Mart – 7101 Bluff Springs Road	SF-4A-CO; LR-CO to LR-CO, to modify the conditional overlay and remove food sales and restaurant (drive-	To Grant LR-CO as requested	Denied the Applicant's request for LR-CO district zoning, to change the conditional overlay (11-21-2013).

C3/3

	in, fast food) from the prohibited use list		
C14-2008-0211 - The Waters at Bluff Springs – 7707 South IH-35 Service Road Northbound	I-RR; GR to MF-4	To Grant MF-4-CO with the CO limiting height to 45 feet and 2,000 vehicle trips per day.	Approved MF-4-CO as Commission recommended (11-20-2008).
C14-2008-0123 – Bennett Tract – 7309 ½ South IH 35 Service Road Northbound	I-RR; GR to MF-3; CS	To Grant CS-MU-CO with the CO prohibiting a list of uses and limiting residential density to 36 u.p.a. RC for the conditions of the TIA and prohibiting commercial businesses within 200’ of Bluff Springs. Street deed for 13’ additional r-o-w on Bluff Springs.	Approved CS-MU-CO with Restrictive Covenant and Street Deed as recommended by Commission (3-11-2010).

RELATED CASES:

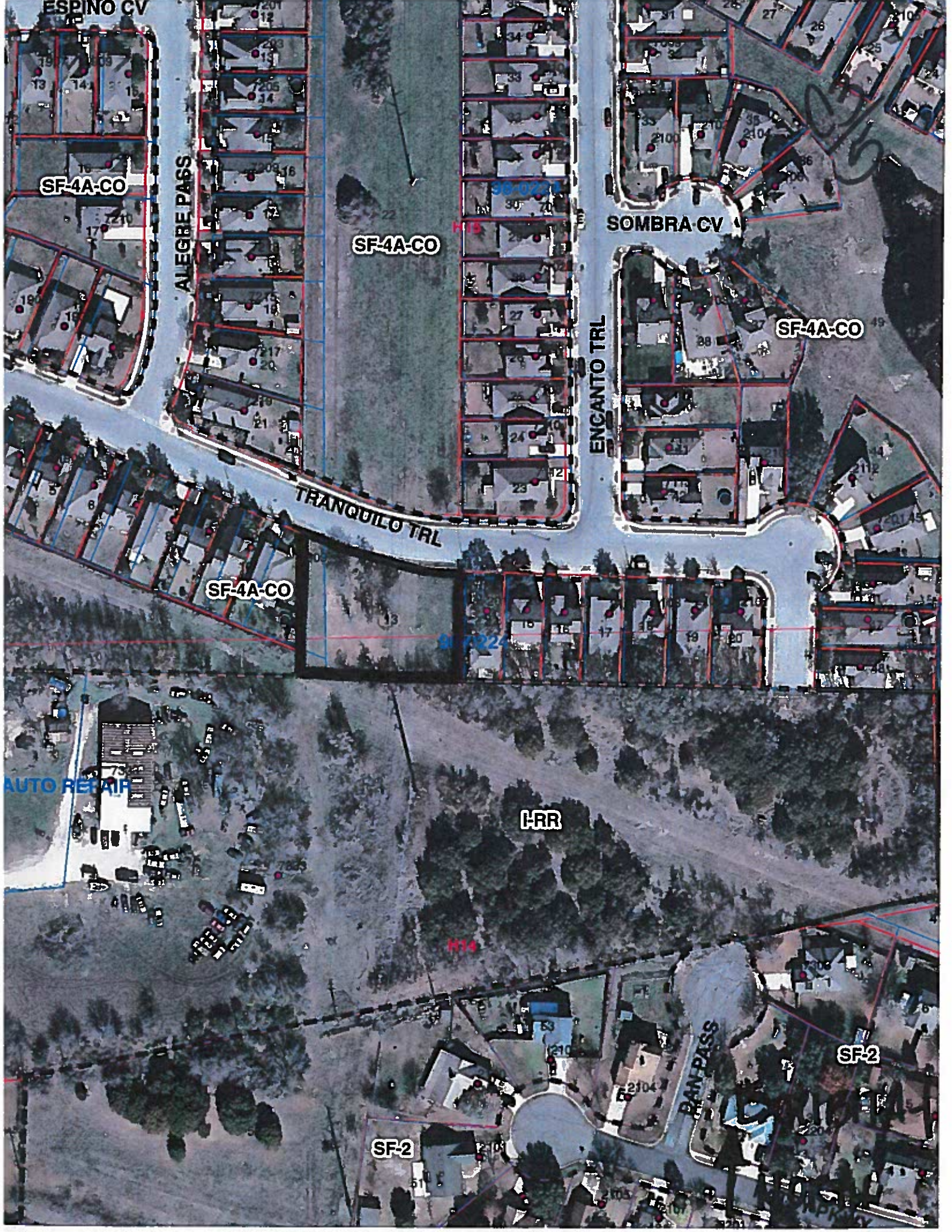
The property was zoned SF-4A-CO on May 6, 1999 (C14-98-0224 – The 33 at Bluff Springs). The Conditional Overlay restricts development of the overall area to 2,000 vehicle trips per day. A Street Deed was recorded for additional right-of-way on Bluff Springs Road.

The property is platted as Lot 13, Block C of the Amended Plat of Meadows at Bluff Springs, a subdivision recorded in August 2003 (C8-03-0100.0A). The lot is identified as a drainage and public utility easement, in addition to a pipeline easement that runs along the west property line. There are no site plan applications on the property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification
Tranquilo Trail	60 feet	50 feet	Local Street

- There are existing sidewalks along both sides of Tranquilo Trail.
- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and recommended along the adjoining streets as follows: Bluff Springs Road serves Route No. 59 and has an existing Shared Lane with a recommended Bike Lane.



ESPINO CV

SF-4A-CO

ALEGRE PASS

SF-4A-CO

SOMBRA CV

SF-4A-CO

ENCANTO TRL

TRANQUILO TRL

SF-4A-CO

AUTO REPAIR

C-RR

SF-2

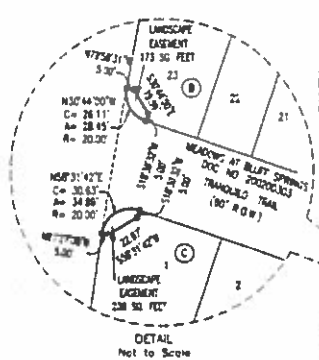
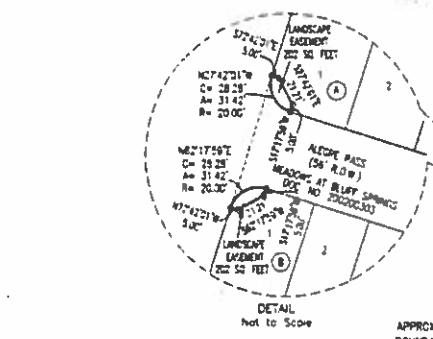
SF-2

PAN PASS

CB/K

PHOTOGRAPHIC NYLAR

AMENDED PLAT OF MEADOWS AT BLUFF SPRINGS



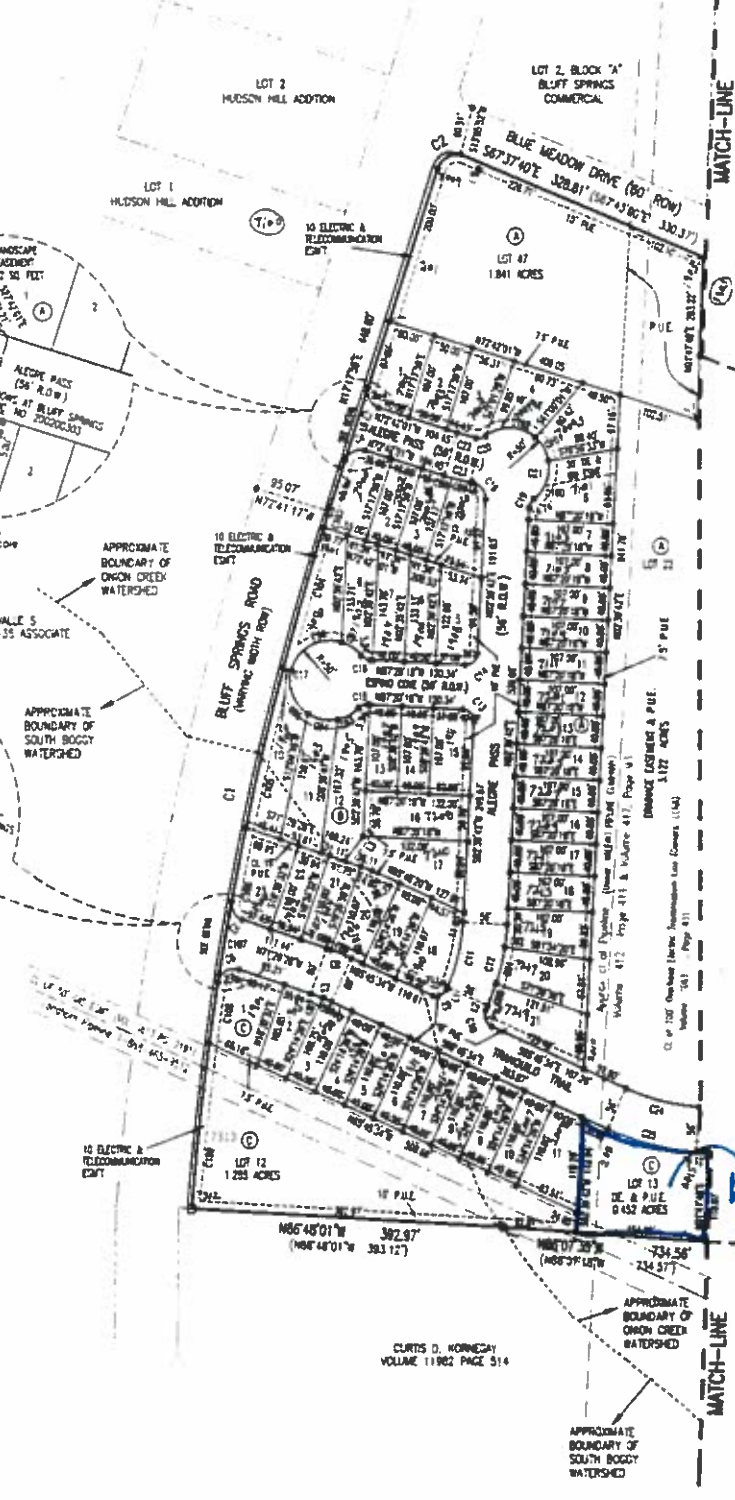
LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- BUILDING SETBACK LINE
- WASTE WATER EASEMENT
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- 1 LOT NUMBER
- Ⓐ BLOCK NUMBER
- APPROX. SIDEWALK LOCATION

DATE: SEPTEMBER 5, 2002
 OWNER: BLUFF SPRINGS DEVELOPMENT, LTD
 47TH BOB CULLEMAN
 2207 LAKE AUSTIN BOULEVARD
 AUSTIN, TEXAS 78753
 PHONE: (512) 250-8838 FAX: (512) 250-5194
 ENGINEER AND SURVEYOR:
 CARLSON, BRIDGEMAN & DOERING, INC.
 3401 SLAUGHTER LANE WEST
 AUSTIN, TEXAS 78746
 PHONE: (512) 280-5160 FAX: (512) 280-5162
 TOTAL ACRES: 33.26 ACRES
 SURVEY: THE DEL VALLE SURVEY ABS. 24
 NO. OF BLOCKS: 4
 NO. OF P.U.E. AND D.E. LOTS: 2
 NO. OF S.F.C. AND I.C. LOTS: 1
 NO. OF SINGLE FAMILY LOTS: 135
 NO. OF COMMERCIAL LOTS: 1
 TOTAL: 136 LOTS

FEMA MAP NO. 48453C 0213 F
 TRAVIS COUNTY, TEXAS DATED JUNE 5, 1997

PLAT-amended.dwg 6-17-03 5:00 pm EST
 PLAT.dwg 9-5-02 4:24:53 pm EST



REZONING AREA

SHEET 1 OF 5



C9-03-0100.0A

EXHIBIT B
RECORDED PLAT

11876

C3
/4**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 the Applicant's request based on the following considerations: 1) the proposed use is compatible with the surrounding residential uses, and 2) the proposed improvements will benefit the surrounding community and are considered a civic use.

EXISTING CONDITIONS**Site Characteristics**

The subject zoning area is undeveloped. The property is platted as a drainage and public utility easement, in addition to a pipeline easement that runs along the west property line.

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 south side of Tranquilo Trail, on a vacant .45 acre piece of land situated within an electrical utility easement. The property is also not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family houses to the east and west, and an electrical utility easement to the north and south. The proposed use is neighborhood park, which will include a picnic pavilion and a playground area.

Imagine Austin

Although this case is small in scope, and is not located along an Activity Corridor or within an Activity Center, it will be adding a much needed neighborhood amenity to this residential

C3
1/4

neighborhood, namely a parklet. The following Imagine Austin policies are relevant to this case:

- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and **parks and recreation** options.
- **CFS P41.** Ensure and increase equitable access to and opportunities for arts, recreation, and leisure activities for all ages throughout the City.
- **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 P43.** Maximize the **role of parks and recreation** in promoting healthy communities and lifestyles.
- **S P3.** Encourage more active lifestyles through new and redevelopment that supports walking and bicycling. Locate retail, services, and **public facilities such as parks**, health services, and libraries in or near neighborhoods to reduce traffic congestion and contribute to an improved sense of community.

Based on the Imagine Austin policies above that support park and recreational areas being located adjacent or within residential neighborhoods, this project is supported by the Imagine Austin Comprehensive Plan.

Environmental

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

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 Gross Site Area</i>	<i>% of Gross Site Area 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 floodplain maps there is no floodplain within or adjacent to the project location.

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

C3
/9

development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan

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.

There is a pipeline overlay on the property.

Development on P zoning over one acre in size requires a Conditional Use Permit.

Transportation

Water / Wastewater

FYI: If development requiring water or wastewater utilities is proposed, the landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

C. P. Houston
7108 Encanto Trail
Austin, Texas 78744

C3
/10

November 4, 2014

Vincent G. Huebinger
Vincent Gerard & Associates, Inc.
1715 Capital of Texas Hwy South, Suite 207
Austin, Texas 78746

Sir:

I am the President of Los Jardines (Austin) Homeowners Association, a non-profit Texas corporation. On June 30, 2014, at the Association's annual meeting, I was unanimously re-elected as President by Association members.

By verbal agreement of the Board of Directors, I was authorized to negotiate for the purchase of a lot from Bluff & Cannon Investments, Inc., and to execute any and all documents necessary for the purchase of that lot, and further, to execute any and all documents necessary to construct a playground for children at the site. The purchase was settled at Independence Title Company on June 20, 2014, at a cost to the Association of \$12,649.38 which was paid in cash.

The property is described as Lot 13, Block C of the Amended Plat of Meadows at Bluff Springs, more commonly known as 2015 Tranquilo Trail, Austin 78744.

The foundation for the Board's authorization will be found in the Association's controlling documents, as follows: (1) Declaration of Covenants, Conditions and Restrictions for Los Jardines, document 2003218165 as filed in Travis County, (2) Bylaws of Los Jardines Homeowners Association, document 0003108571 as filed in Travis County, and (3) Amendment to Bylaws of Los Jardines Homeowners Association, document 2010080208 as filed in Travis County.

We seek to re-zone the property such that a playground and picnic shelter may be built for the benefit of our community.

Please distribute this letter to all necessary parties in support of our zoning request.



C. P. Houston
President, Los Jardines (Austin) Homeowners Association, Inc.

cc:

Anthony Horsley
Director
7000 Encanto Trail
Austin, Texas 78744

Carlton Chase
Director
7106 Encanto Trail
Austin, Texas 78744