

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2017-0043 – Onion Creek Greenbelt **Z.A.P. DATE:** May 16, 2017

**ADDRESS:** West side of South Pleasant Valley Road near the intersection of Springville Lane

**DISTRICT:** 2

**OWNER:** City of Austin

**AGENT:** Parks and Recreation  
Department (Gregory Montes)

**ZONING FROM:** SF-2

**TO:** P

**AREA:** 35.8 acres

### **SUMMARY STAFF RECOMMENDATION:**

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

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

May 16, 2017: *APPROVED P, PUBLIC DISTRICT ZONING, BY CONSENT*  
*[A. DENKLER; J. DUNCAN – 2ND] (11-0)*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject area consists of undeveloped land known as the Onion Creek Greenbelt and has single family residence – standard lot (SF-2) district zoning. Onion Creek flows through the property which is surrounded by single family residences, undeveloped land and a church to the north (SF-4A-CO; SF-6; SF-2), undeveloped land to the east (MH; SF-2; SF-3), single family residences to the south and west (SF-2, SF-3). Please refer to Exhibits A and A-1.

The Parks and Recreation Department has requested public (P) district zoning consistent with its greenbelt use and to facilitate development of a portion of the property with trails.

Staff recommends P zoning, given: 1) parkland is considered a civic use, and the project will comply with City of Austin development regulations, 2) it is City Council's general policy that all City owned or leased land be zoned public (P) district, and 3) the subject property as well as the Onion Creek Metro Park – Greenbelt and additional property across South Pleasant Valley Road to the east known as the Lower Onion Creek Flood Mitigation Project Area are proposed for recreational amenity improvements.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2	Undeveloped
<i>North</i>	SF-4A-CO; PUD; SF-3	Single family residences within the Meadow Lake subdivision; Attached single family residences in the Greenslopes Phase 1 Subdivision (PUD); Religious assembly
<i>South</i>	SF-2; SF-3	Single family residences in the Silverstone Phase 1 subdivision
<i>East</i>	SF-2; SF-3; MH	Undeveloped (formerly manufactured homes in the Onion Creek Forest subdivision)
<i>West</i>	SF-2	Single family residences in the Silverstone Phase 2 subdivision

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

96 – Southeast Corner Alliance of Neighborhoods (SCAN)  
 511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District  
 1258 – Del Valle Community Coalition      1228 – Sierra Club, Austin Regional Group  
 1289 – Onion Creek Park Neighborhood Alliance      1340 – Austin Heritage Tree Foundation  
 1363 – SEL Texas      1408 – Go Austin/Vamos Austin (GAVA) – Dove Springs  
 1431 – Indian Hills Neighborhood Watch      1438 – Dove Springs Neighborhood Association  
 1441 – Dove Springs Proud      1522 – Silverstone Neighborhood Association  
 1528 – Bike Austin      1530 – Friends of Austin Neighborhoods  
 1550 – Homeless Neighborhood Association      1578 – South Park Neighbors

**SCHOOLS:**

This property is within the Austin Independent School District.

Perez Elementary School

Paredes Middle School

Akins High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-00-2199.SH – Meadowlake Subdivision – Stoneleigh Pl south	SF-4A-CO to SF-4A-CO, to change a condition of	To Grant SF-4A-CO w/CO for 235 residential units	Apvd SF-4A-CO as Commission recommended (1-18-2001).

of Blue Meadow Dr	zoning		
C14-99-2090 – Ritchie 35 Acres – Stoneleigh Pl south of Blue Meadow Dr	I-RR to SF-4A	To Grant SF-4A-CO	Apvd SF-4A-CO w/CO for 2,000 trips/day (3-23-2000).

**RELATED CASES:**

On March 3, 2017, Council approved a resolution to initiate a rezoning of City-owned properties comprising the Onion Creek Greenbelt to P, Public district zoning. Please refer to Exhibit B. There are no site plan applications approved or in process on the subject property. The Parks and Recreation Department has also filed a rezoning case to the P, Public district for a 575 acre tract on the southwest of East William Cannon Drive (C14-2017-0044 – Onion Creek Metropark - Greenbelt).

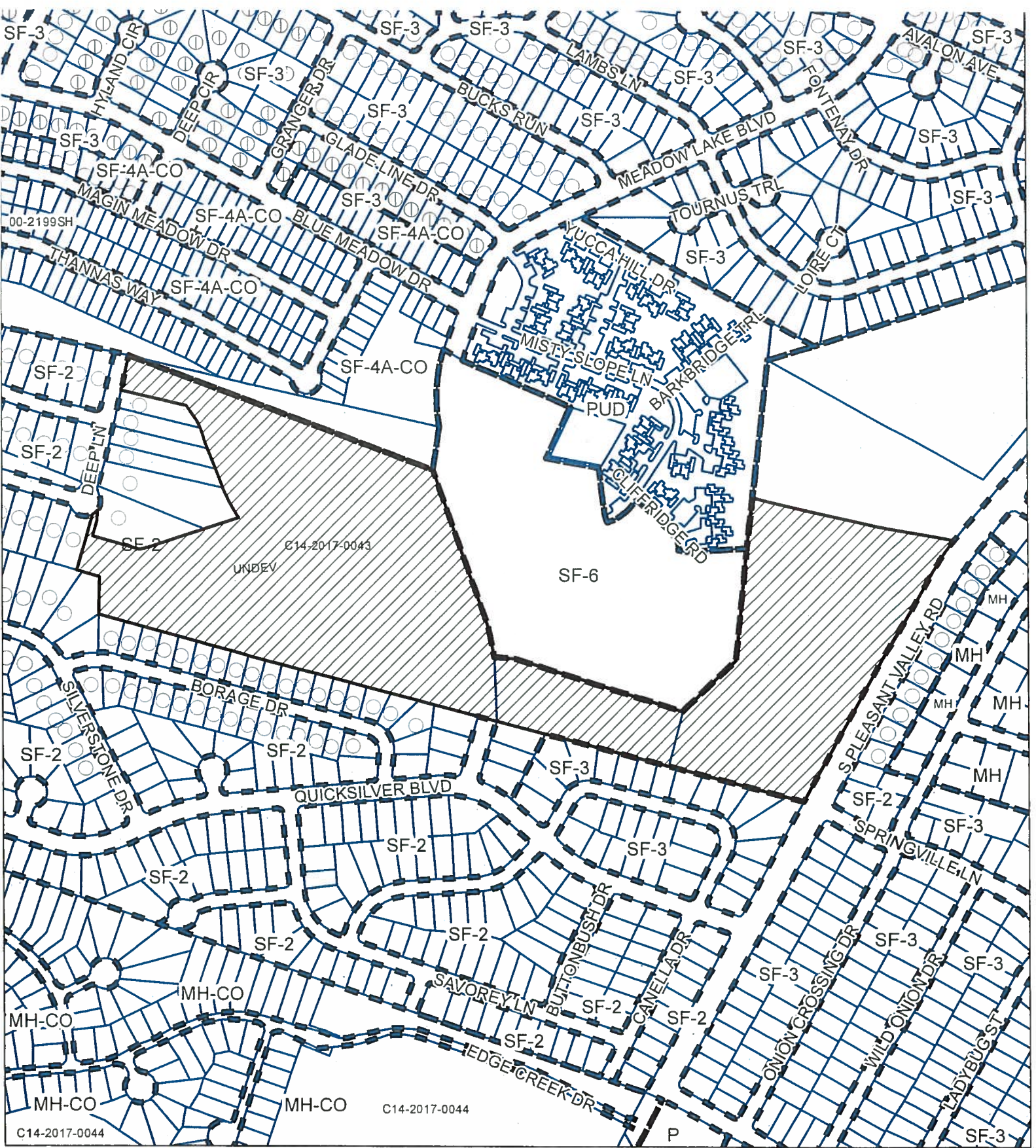
**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Facility	Capital Metro (within ¼ mile)
Deep Lane	50 feet	30 feet	Local	No	No	No
South Pleasant Valley Road	74 feet	55 feet	Arterial, Divided	Yes	Yes; shared lane	Yes

**CITY COUNCIL DATE:** June 15, 2017**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:** 512-974-7719



## ZONING

Zoning Case: C14-2017-0043

*EXHIBIT A*



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 417'

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.







## ONION CREEK GREENBELT - ZONING

ZONING CASE#: C14-2017-0043

LOCATION: 7004 ONION CREEK DRIVE

SUBJECT AREA: 35.80 ACRES

GRID: H14

MANAGER: WENDY RHOADES

*Exhibit A-1*



N



1" = 400'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**RESOLUTION NO. 20170302-031**

**WHEREAS**, Imagine Austin's Comprehensive Plan includes as one of the Land Use and Transportation Building Blocks to "create healthy and family-friendly communities through development that includes a mix of land uses and housing types, afford realistic opportunities for transit, bicycle, and pedestrian travel, and provides community gathering spaces, neighborhood gardens and family farms, parks, and safe outdoor play areas for children;" and

**WHEREAS**, Imagine Austin's Comprehensive Plan includes as one of the Conservation and Environment Policies to "expand the city's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands;" and

**WHEREAS**, the U.S. Army Corps of Engineers partnered with the City by providing funding to buy out homes located in the 25 year floodplain in the Lower Onion Creek buyout area and eventually turn that neighborhood near the creek into green space and recreational areas; and

**WHEREAS**, currently the City property known as the U.S. Army Corps of Engineers Lower Onion Creek Flood Mitigation Project Area, which is generally located south of William Cannon Dr. and east of South Pleasant Valley Rd is zoned MH (mobile home residence), SF-2 (single-family residence standard lot), and SF-3 (family residence) will need to be rezoned in order to start the construction of recreational amenities consistent with the vision planned for the area; and

**WHEREAS**, the U.S. Army Corps of Engineers Lower Onion Creek Flood Mitigation Project Area also includes parkland known as the Onion Creek

**EXHIBIT B**

Greenbelt, located at 7004 Onion Creek Drive and zoned SF-3, that will need to be rezoned in order to start the construction of recreational amenities consistent with the vision planned for the area; and

**WHEREAS**, the Watershed Department currently maintains the property that they have acquired in the Lower Onion Creek Flood Mitigation Project Area; and

**WHEREAS**, another key recreational component in southeast Austin is the Onion Creek Metro Park which is located at 8652 Nuckols Crossing Road, a City of Austin park purchased by the City in 2000 in the Desired Development Zone ahead of development in the southeast quadrant of the city; and

**WHEREAS**, the Goodnight PUD developer created a taxing district within the Goodnight neighborhood that will take care of operation & maintenance while the City funds the capital improvements in the Onion Creek Metro Park; and

**WHEREAS**, the Onion Creek Metro Park, is currently zoned I-RR (interim rural residence) and SF-3 (family residence) and will need to be rezoned in order to implement the park master plan; and

**WHEREAS**, the U.S. Army Corps of Engineers, City of Austin's Watershed Protection and the Parks Department have gone through an extensive community outreach process in order to plan both parkland areas and the buy-out areas for the recreational benefit of the community; **NOW, THEREFORE,**

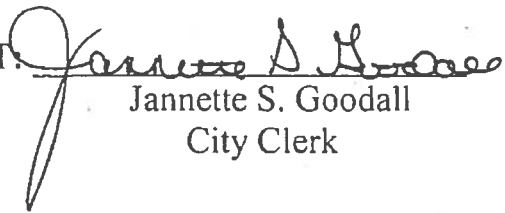
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council initiates the rezoning of the following City owned properties and parkland to public (P) district designation: (1) approximately 400

acres of land known as Onion Creek Metro Park located at 8652 Nuckols Crossing Road; (2) approximately 200 acres of Onion Creek Greenbelt located at 7004 Onion Creek Drive; and (3) approximately 99 acres of land known as the Lower Onion Creek Buy-out Area; and directs the City Manager to process the rezoning cases.

**ADOPTED:** March 2, 2017

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



**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, 2) it is City Council's general policy that all City owned or leased land be zoned public (P) district, and 3) the subject property as well as the Onion Creek Metro Park and additional property across South Pleasant Valley Road to the east known as the Lower Onion Creek Flood Mitigation Project Area are proposed for recreational amenity improvements.

**EXISTING CONDITIONS****Site Characteristics**

The subject property consists of undeveloped land. Onion Creek flows through the property and there is a hazardous pipeline that parallels and is in proximity to the southern 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 rezoning case is located in South Austin, on the north side of Onion Creek, and south and west of the Yarrabee Bend residential subdivision, which is situated on a 35.8 acre tract of land. The property is not located within the boundaries of a neighborhood planning area. The proposed Onion Creek Greenbelt is bounded by undeveloped land and a residential subdivision to the north and west; and Onion Creek to the east and south. The proposal is to rezone multiple properties to create the Onion Creek Greenbelt, and expand the existing Onion Creek Trailhead. (This property is also owned by the City of Austin.)

**Connectivity:** There are no public sidewalks located along this portion of Onion Creek Drive; but there is a CapMetro transit stops within walking distance of this site (just under a half a mile away). The Walkscore for this property 8/100, meaning almost all errands are dependent on a car.

### **Imagine Austin**

The site is not located within an Activity Center or along an Activity Corridor. However, sustainability is the basis of the Imagine Austin vision statement and its hundreds of policies and actions developed through the input of thousands of community members. These policies and actions express six core principles for action to make our imagined Austin a reality, and one in particular appears to support this project: **2.) Integrate nature into the city.** A beautiful, world-class system of outdoor places for recreation and environmental protection will define Austin as a world-class city. We need to develop our natural assets into a network of connected greenways and waterways. By strengthening our "green infrastructure" - parks, the urban forest, trails and greenbelts, rivers, creeks, lakes, gardens, urban agriculture, open spaces, and wildlife habitat - Austin can protect the natural environment and enhance recreational opportunities.

The following Imagine Austin policies are also applicable to this case:

- **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.
- **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 Imagine Austin policies and text above, which supports the expansion of parks, trails, greenways, and other green and blue infrastructure facilities and projects in all areas of the city, the rezoning of this property to 'Public' appears to be 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 a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

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 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 and Compatibility Standards**

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. At the time of site plan, 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)].

#### **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.



# City of Austin

Parks and Recreation Department

1919 W. 28<sup>th</sup> ½ St., Austin, Texas 78705

April 7, 2017

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 Greenbelt, which is physically located on the west-side of S Pleasant Valley Rd near the intersection of Springville Ln and north of the Silverstone Residential Subdivision. The property is 36 acres in size and located within the Onion Creek Watershed. The portion of the greenbelt we wish to rezone is shown in the attached zoning map.

Directly across and east of S. Pleasant Valley Rd is the Onion Creek Buyout Area that the Watershed Protection Department (WPD) is project managing as the Army Corp of Engineers designs and constructs recreational amenities on the property as mitigation for the severe flooding that occurred. As those recreational amenities develop, PARD will develop recreational trails in the future that will connect from Onion Creek Greenbelt to the Onion Creek Buyout Area, which is why it is necessary to begin the rezoning process.

The Parks and Recreation Department requests that the subject property be rezoned from SF-2 and SF-4A-CO to P, in order to facilitate the development of trails.

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

Respectfully,

Gregory Montes, CNU-A  
Park Development Coordinator, Parks and Recreation Department

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: C14-2017-0043

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: May 16, 2017, Zoning and Platting Commission  
June 15, 2017, City Council

VIVIAN D. ELLA  
Your Name (please print)

☒ I am in favor  
☐ I object

4415 LENDALL  
Your address(es) affected by this application

*[Signature]*  
Signature

5/11/2017  
Date

Daytime Telephone: \_\_\_\_\_

Comments: Yes plz. Concerned about  
parking on my street. Request  
access on S Pleasant Valley  
Road only w/ a trail loop  
back to parking.

Many children outside on Lendall lane  
increased traffic safety risk

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810



## Rhoades, Wendy

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**From:** Laura Granfortuna ~~lauraandlweb@gmail.com~~  
**Sent:** Wednesday, May 24, 2017 10:21 AM  
**To:** Rhoades, Wendy  
**Subject:** Onion Creek rezoning c14-2017-0043

Hi Ms. Rhoades,

I just wanted to express my gratitude and excitement over the proposed addition of park acreage to Onion Creek Park. I saw the rezoning notification sign on the lawn and called in thinking that perhaps the park would be turned into a commercial development, but I'm elated to find out it's quite the opposite!

If you need volunteers to help blaze trails or anything of that nature I'd be happy to help, so please feel free to reach out to me.

Sincerest thanks,  
Laura

## PUBLIC HEARING INFORMATION

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.austintexas.gov/planning](http://www.austintexas.gov/planning).

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: C14-2017-0043**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: May 16, 2017, Zoning and Planning Commission  
June 15, 2017, City Council**

*Ali Arabadzegan*  
Your Name (please print)

*4711 Wisteria Lane*  
Your address(es) affected by this application?

*Ali Arabadzegan*  
Signature

*May 12, 2017*  
Date

Daytime Telephone: *(512) 389-0676*

Comments: *The community my house is located in currently has issues with flooding and heavy water run-off. The City has allowed for all surrounding areas to be developed around this community at increased operations making the best point and increased heavy drainage causing damage to home roads, vegetation and property. This is a FUD community no repairs or assistance from the city is ever considered?*

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

City of Austin  
Planning & Zoning Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810