

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0089 (Georgian Acres Neighborhood Park) **P.C. DATE:** September 12, 2017

ADDRESS: 500 East Powell Lane

DISTRICT AREA: 4

OWNER/APPLICANT: City of Austin Park & Recreation Department (Gregg Montes)

AGENT: City of Austin Park & Recreation Department (Gregg Montes)

ZONING FROM: CS-CO-NP

TO: P-NP

AREA: 4.997 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant Public-Neighborhood Plan Combining District, zoning.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is a 4.997 acre undeveloped tract of land in the North Lamar Combined Neighborhood Planning area. The City of Austin Parks and Recreation Department (PARD) is requesting P-NP, Public -Neighborhood Plan Combining District, zoning per City Council Resolution No. 20170615-065 to provide a park in an area that is underserved and deficient in parkland and recreational amenities (Please see Attachment A). The property is surrounded by multifamily uses to the east and west. There are single-family residences to the north. Across East Powell Lane to the south, there is an undeveloped tract of land and a sign shop.

The site under consideration is specifically located in the Georgian Acres Neighborhood Planning Area, within the overall North Lamar Combined Planning Area. The Future Land Use Map calls for Commercial land use for this tract of land. The applicant is requesting a change to Recreation and Open Space land use through accompanying neighborhood plan amendment case, NPA-2017-0026.01.

The staff recommends the requested P-NP zoning because the property meets the intent of the Public district. The adopted neighborhood plan states that it is an objective to find and allocate a new park within this area of the City. The proposed P zoning will permit the applicant to develop recreational amenities at this location to serve the community and surrounding residential neighborhoods.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO-NP	Undeveloped
<i>North</i>	SF-6-NP	Single-Family Residences
<i>South</i>	LO-MU-NP, LR-MU-NP	Undeveloped, Sign Shop
<i>East</i>	CS-CO-NP, MF-3-CO-NP	Construction Sales and Services Use (JMEG Electric Warehouse), Multifamily (Woodland Heights Apartments)
<i>West</i>	MF-2-NP, MF-3-NP	Duplexes, Multifamily

AREA STUDY: North Lamar Combined Neighborhood Plan **TIA:** Waived

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Georgian Acres Neighborhood Association
 Homeless Neighborhood Association
 North Growth Corridor Alliance
 North Lamar Combined Neighborhood Plan
 SELTEXAS
 Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0049 (Georgian Acres Neighborhood Planning Area Rezoning)	To create a Neighborhood Plan Combining District (NPCD) covering the entire 669.83 acre plan area. Under the proposed Georgian Acres NPCD, the following design tools will be applied	5/11/10: Approved the proposed re-zonings for the Georgian Acres NPCD as recommended by the staff, except for following tracts: 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 115, 118, 119, 134, 136, and 137 (8-0, J. Reddy-absent); D. Chimenti-1 st , M. Dealey-2 nd . Approved the staff's recommendation to rezone to Vertical Mixed-Use "V" and to remove the dimensional standards identified in Article 4.3.3 E.3 (Dimensional and Parking	6/24/10: Approved the North Lamar Combined Neighborhood Plan, except for tract 32 (postponed to July 29, 2010), and tracts 134 and 135B, on Council Member Spelman's motion, Council Member Cole's second on a 7-0 vote. Approved the Georgian Acres Neighborhood Plan Combining District (NP), except for tracts 134 and 135B (as shown below), and including the following motions was approved on Council Member Spelman's motion,

	area-wide: "Parking Placement and Impervious Cover Restrictions," "Garage Placement" and "Front Porch Setback"	<p>Requirements – reduction in parking requirements) and the Future Land Use designation of Mixed Use for the following tracts: 101, 102, 103, 104, 107, 108, 109, 110, 111, 112, 115, 118, and 119; Vote: (8-0, J. Reddy-absent); D. Chimenti-1st, M. Dealey-2nd.</p> <p>Approved the staff's recommendation to rezone to Vertical Mixed-Use "V" and to remove the dimensional standards identified in Article 4.3.3 E.3 (Dimensional and Parking Requirements – reduction in parking requirements) and the Future Land Use designation of Neighborhood Mixed Use for the following tracts: 106, 136 and 137; Vote: (8-0, J. Reddy-absent); D. Chimenti-1st, M. Dealey-2nd.</p> <p>Approved the staff's recommendation for the Impervious Cover & Parking Placement Restrictions, Front Porch Setback and Garage Placement design tools for the Georgian Acres Planning Area; Vote: (8-0, J. Reddy-absent); D. Anderson-1st, K. Tovo-2nd.</p> <p>Approved the staff's recommendation of SF-3-NP zoning for Tract 134 (602, 604, and 606 Middle Lane); Vote: (8-0, J. Reddy-absent); S. Kirk-1st, D. Chimenti-2nd.</p>	<p>Council Member Morrison's second on a 7-0 vote.</p> <p>The motion to amend the ordinance per staff's recommendation to change the future land use for Tract 134 to office and include limited office-conditional overlay-neighborhood plan (LO-CO-NP) zoning with the following conditions and conditional uses was approved on Council Member Spelman's motion, Council Member Morrison's second on a 7-0 vote. The conditions were to restrict building height to 18 feet. The conditional uses are: medical offices less than 5,000 square feet and medical offices greater than 5,000 square feet.</p> <p>The motion to amend the ordinance to change the land use designation for Tract 135B on the future land use map (FLUM) to commercial and include general community commercial-conditional overlay-neighborhood plan (GR-CO-NP) zoning with hotel/motel as a conditional use was approved on Council Member Spelman's motion, Council Member Morrison's second on a 7-0 vote.</p>
C14-2009-0140 (Najib's 214 E. Anderson Lane)	GR to CS-1	1/12/10: Approved staff's recommendation of CS-1-CO, with a CO for a 2000 vtpd limit, on consent (7-0, D. Anderson, J. Reddy-absent); C. Small-1 st , M. Dealey-2 nd .	2/11/10: Approved CS-1-CO zoning on consent on Council on all 3 readings (6-0, Cole-off dais); Spelman-1 st , Morrison-2 nd
C14-02-0162	SF-3 to CS-CO	12/03/02: Approved CS-CO by consent, with conditions for a 2,000 vtpd limit and to prohibit Personal Improvement Services and Vehicle Storage (5-0, M. Whaley-off dais, J. Martinez-	1/09/03: Approved CS-CO zoning, with following conditions: 1) limit site to 2,000 vtpd, 2) prohibit Pawn Shop Services, Personal Improvement Services, Convenience Storage, Vehicle

		absent)	Storage, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, 3) prohibit vehicle access from the property to Delafield Lane, except for emergency vehicles (5-0, J. Goodman, D. Thomas-off dais); 1 st reading 2/13/03: Approved 2 nd /3 rd readings (7-0)
C14-00-2100	SF-3 to LO	11/14/00: Applicant withdrew case	N/A
C14-98-0019	W/LO, GR & CS-CO to CS-CO	5/12/98: Approved GR-MU-CO, with conditions to limit the site to 44 units and prohibit following uses: Art & Craft Studio, Automotive Rentals Automotive Repair Services, Automotive Sales, Automotive Washing, Business or Trade School, Business Support Services, Commercial Off-Street Parking, Communication Services, Consumer Convenience Services, Drop-Off Recycling Collection Facility, Exterminating Services, Financial Services, Food Sales, Funeral Services, General Retail Sales-Convenience, General Retail Sales-General, Indoor Entertainment, Indoor Sports and Recreation, Off-Site Accessory Parking, Outdoor Entertainment, Outdoor Sports & Recreation, Pawn Shop, Personal Improvement Services, Personal Services, Pet Services, Research Services, Restaurant-Drive-In, Fast Food, Restaurant-Limited, Restaurant-General, Services Station, Plant Nursery, Theater, Club or Lodge, Cultural Services, Guidance Services, Hospital Services-Limited, Hospital Services-General (Vote:6-1-2)	7/16/98: Approved PC rec. of GR-MU-CO (7-0); all 3 readings

RELATED CASES: NPA-2017-0026.01

C14-2010-0049

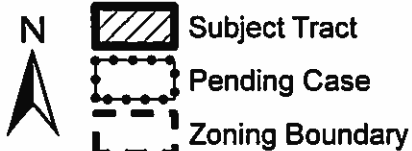
C14-99-2060

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
John Nance Garner Circle	50 ft.	36 ft.	Local	No	No	No
E Powell Lane	66 ft.	26 ft.	Collector	Yes		Yes

CITY COUNCIL DATE: September 28, 2017**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Sherri Sirwaitis**PHONE:** 512-974-3057,
sherri.sirwaitis@ci.austin.tx.us

Case#: C14-2017-0089



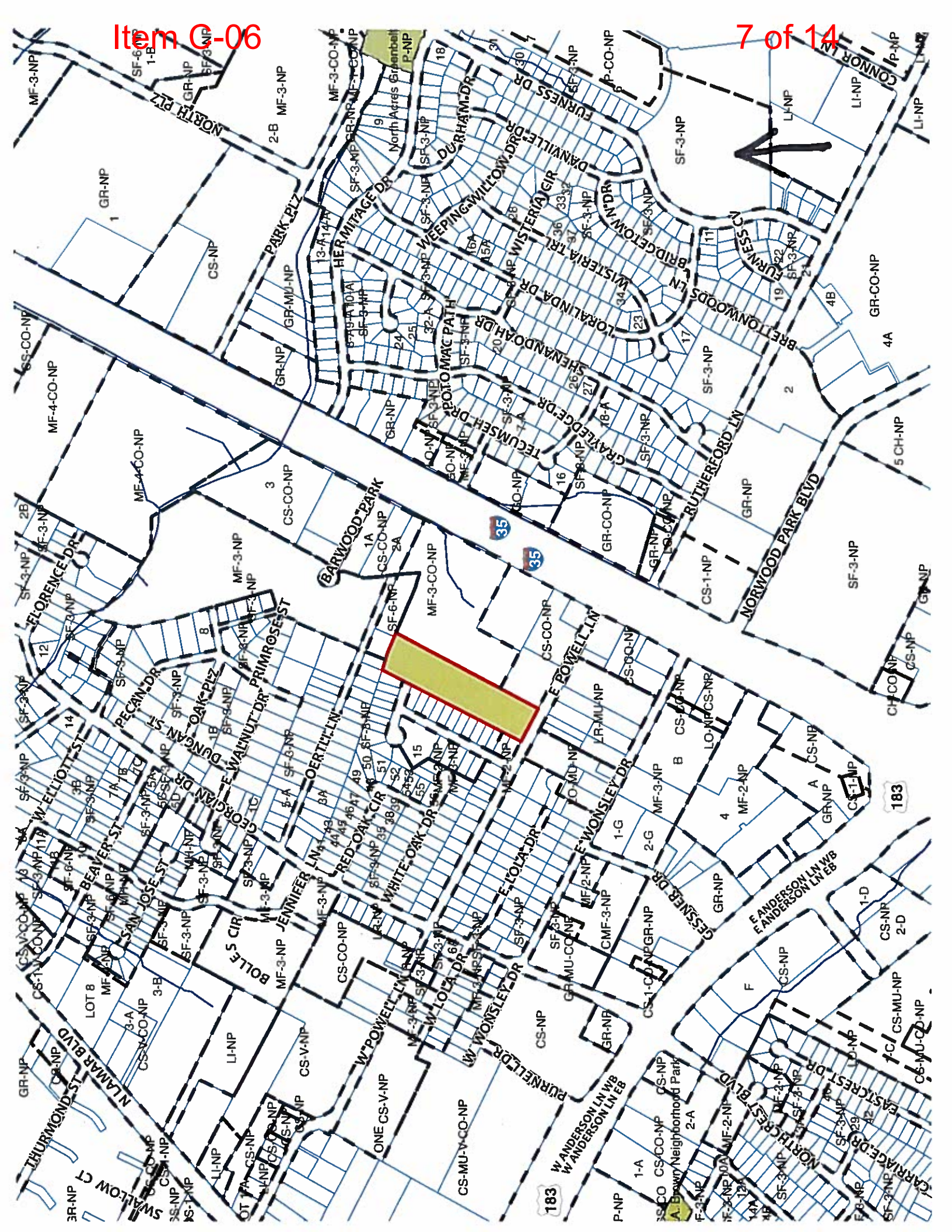
A horizontal number line is shown with tick marks at 0, 150, and 300. Above the line, a railroad crossing symbol (two short vertical lines with a longer one in the middle) is positioned between 150 and 300. The word "Railroad" is written to the right of the symbol, and the word "Feet" is written below the line to the right of 300.

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



Created: 7/25/2017





STAFF RECOMMENDATION

The staff's recommendation is to grant Public-Neighborhood Plan Combining District, zoning.

BASIS FOR RECOMMENDATION

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

Public (P) district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A P district designation may not be applied to government-owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use.

- 2. Zoning should allow for reasonable use of the property.*

The proposed re-zoning will facilitate the development of parkland within the North Lamar Combined Neighborhood Plan area. The neighborhood plan states that it is an objective to find and allocate a new park to provide recreational services to residents within this area of the city.

EXISTING CONDITIONS**Site Characteristics**

The site under consideration is undeveloped tract of land with access from E. Powell Lane. The property is surrounded by multifamily uses to the east and west. There are single-family residences to the north. Across East Powell Lane to the south, there is an undeveloped tract of land and a sign shop.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

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.

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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

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.

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

Additional right-of-way maybe required at the time of subdivision and/or site plan.

Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

FYI – The proposed “P” zoning requires compliance with Council Resolution # 20071129-046.

FYI – John Nance Garner Circle is required to be extended in accordance with LDC 25-4-151 during the Subdivision Application.

FYI – Driveways, sidewalks, street trees, accessibility requirements, etc. shall comply with current Land Development Code and Criteria at the time of the Site Plan Applications.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
John Nance Garner Circle	50 ft.	36 ft.	Local	No	No	No
E Powell Lane	66 ft.	26 ft.	Collector	Yes		Yes

Water and Wastewater

No comments.



February 21, 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 Georgian Acres Neighborhood Park, which is located at 500 E. Powell Ln. The property is 5 acres in size and located within the Little Walnut Creek Watershed. The subject property we wish to rezone is shown in the attached zoning map.

The park is located in an area that is underserved and deficient in parkland and recreational amenities and would serve primarily an immigrant and Hispanic population. In 2016 Council Member Greg Casar awarded \$500,000 to the Parks and Recreation Department as a onetime block grant for the development of the park. We are about to begin the construction drawings and permitting process, so it's necessary to begin the zoning process.

We will also submit simultaneously a Neighborhood Plan Amendment application in order to change the Commercial future land use to Recreation and Open Space.

The Parks and Recreation Department requests that the subject property be rezoned from CS-CO-NP to P-NP, in order to facilitate the development of the park.

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

Respectfully,

Gregory Montes

Park Development Coordinator, Parks and Recreation Department

RESOLUTION NO. 20170615-065

WHEREAS, the City of Austin's Comprehensive Plan prioritizes the acquisition, expansion, and enhancement of parks, trails, stream corridors, green streets, greenways, and agricultural lands for all residents; and

WHEREAS, the Georgian Acres neighborhood has historically been underserved by City services and is situated in one of the City's "parks deserts"; and

WHEREAS, the City Council has previously allocated funding for acquisition, planning, and development of parkland in the Georgian Acres neighborhood; and

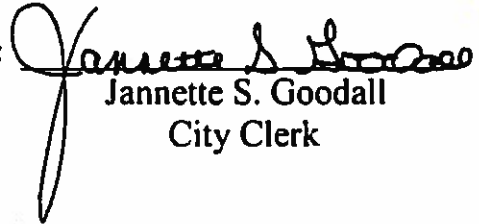
WHEREAS, the Georgian Acres Neighborhood Park is currently zoned general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) and will need to be rezoned to implement the park's masterplan; **NOW, THEREFORE,**

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

The Council initiates the rezoning and neighborhood plan amendment of approximately five (5) acres of parkland known as Georgian Acres Neighborhood Park, located at 500 East Powell Lane, from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to public-neighborhood plan (P-NP) combining district, and directs the City Manager to process the rezoning and amendment cases.



ADOPTED: June 15, 2017

ATTEST:


Jannette S. Goodall
City Clerk



Legend

-  City of Austin Parks
-  Zoning



Zoning Map: Georgian Acres Neighborhood Park

21 February 2017 montesg

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