

## ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0079 -- Expo Center Park and Ride

DISTRICT: 1

ZONING FROM: SF-3

TO: P

ADDRESS: 7311 Decker Lane

SITE AREA: 8.01 acres

PROPERTY OWNER/APPLICANT: City of Austin Parks & Recreation Department (Ricardo Soliz)

AGENT: Austin Transit Partnership (Yannis Banks)

CASE MANAGER: Heather Chaffin (512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov))

STAFF RECOMMENDATION:

**Staff supports the Applicant's request to rezone the property to P- Public.**

*For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION/ RECOMMENDATION:

August 16, 2022: To grant P zoning, on consent. (7-0) [Smith- 1st, Kiolbassa- 2nd; Barrera-Ramirez- recused, Acosta- abstained, Stern and Booth- absent.]

August 2, 2022: Meeting cancelled.

CITY COUNCIL ACTION:

September 1, 2022:

ORDINANCE NUMBER:

**ISSUES:**

The rezoning request is for a planned Capital Metro Park and Ride Facility on the grounds of the Travis County Expo Center. This is a joint project of multiple agencies, including the City of Austin, Capital Metro and Austin Transit Partnership. ***Please see Exhibit C—Applicant Letter.***

**CASE MANAGER COMMENTS:**

The subject property is located on the east side of Decker Lane approximately 1,100 feet north of the intersection of Decker Lane and Loyola Lane. The 8.01-acre tract is located adjacent to Decker Lane on a portion of the Travis County Expo Center property. The tract is undeveloped except for a driveway that serves the Expo Center. The Expo Center facilities and parking are to the north, east, and southeast of the rezoning tract and is predominately zoned SF-3, with footprints of CS-1 zoning on the Expo Center buildings. Immediately south of the subject property is undeveloped property zoned CS-CO. Across Decker Lane to the west are properties zoned MF-2 that are developed with single family and multifamily residential land uses. Further east is the Colony Park Planned Unit Development (PUD) which, while currently undeveloped, permits several land uses, including residential, commercial and civic uses. To the northwest, also across Decker Lane are properties zoned SF-3 and SF-4A that are a mix of single family properties and undeveloped land. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

Staff supports the rezoning request of P- Public zoning on the subject property. The current zoning on the property, SF-3, does not allow the proposed use of a public transit station. The existing Expo Center was an existing non-conforming land use and not subject to current zoning regulations. The rezoning is intended to allow a public, civic land use that is supported by the City of Austin, Capital Metro, Austin Transit Partnership and other public agencies. The proposed land use will provide public transportation options for residents in the area.

**BASIS OF RECOMMENDATION:**

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*
- 2. The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*
- 3. The proposed zoning should be consistent with the goals and objectives of the City Council.*

**EXISTING ZONING AND LAND USES:**

|       | <b>ZONING</b>  | <b>LAND USES</b>                                   |
|-------|----------------|--|
| Site  | SF-3           | Civic/Undeveloped                                  |
| North | SF-3. CS-1     | Civic/Travis County Exposition Center              |
| South | CS-CO, Unzoned | Undeveloped  |
| East  | SF-3           | Civic/Travis County Exposition Center              |
| West  | MF-2           | Single family residential, Multifamily residential |

**STREET CHARACTERISTICS:**

| <b>Name</b> | <b>ASMP Classification</b>  | <b>ASMP Required ROW</b> | <b>Existing ROW</b> | <b>Existing Pavement</b> | <b>Sidewalks</b>   | <b>Bicycle Route</b>                                 | <b>Capital Metro (within ¼ mile)</b> |
|-------------|-----------------------------|--------------------------|---------------------|--------------------------|--|--|--------------------------------------|
| Decker Lane | Corridor Mobility – Level 3 | 116 feet, 4 lanes        | 119 feet            | 80 feet                  | 5.8 feet on opposite side of street, missing sidewalks recommended to be completed | On-Street narrow shoulder, recommended wide shoulder | 3 stops within 0.25 miles            |

**TIA:** N/A**WATERSHED:** Elm Creek (Suburban)**NEIGHBORHOOD ORGANIZATIONS:**

Del Valle Community Coalition  
 Homeless Neighborhood Association  
 Bluebonnet Hills Association  
 Neighbors United for Progress  
 Friends of Austin Neighborhoods  
 SEL Texas

Black Improvement Association  
 Austin Heritage Tree Foundation  
 Imperial Valley Neighborhood Association  
 Colony Park Neighborhood Association  
 Claim Your Destiny Foundation  
 AISD

**AREA CASE HISTORIES:**

| <b>NUMBER</b>                                   | <b>REQUEST</b>                        | <b>COMMISSION</b>  | <b>CITY COUNCIL</b>  |
|---|---------------------------------------|--|--|
| C14-2017-0036<br>Parker Creek Ranch Residential | From: I-RR and SF-2<br>To: SF-4A      | ZAP: 8/15/2017: To grant SF-4A as recommended by Staff.      | 9/27/2017: Approved as recommended by ZAP.   |
| C814-2014-0110.SH<br>Colony Park PUD            | From: SF-2, SF-3, and MF-2<br>To: PUD | ZAP 09/16/2014: To grant PUD zoning as recommended by Staff. | 09/25/2014: 1 <sup>st</sup> reading approved (7-0); 12/11/2014: Ord. No. 20141211-150 approved for PUD as rec. by ZAP. |

**OTHER STAFF COMMENTS:**

## COMPREHENSIVE PLANNING

| Yes                                   | Imagine Austin Decision Guidelines  |
|---------------------------------------|---|
| <b>Compact and Connected Measures</b> |   |
| Y                                     | <b>Imagine Austin Growth Concept Map:</b> Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <b>0.25 miles from the Decker Lake Road Activity Corridor and 0.22 miles from the Colony Park Neighborhood Center</b> |
| Y                                     | <b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.   |
|                                       | <b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.  |
|                                       | <b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.   |
|                                       | <b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.  |
|                                       | <b>Connectivity and Education:</b> Is located within 0.50 miles from a public school or university.   |
|                                       | <b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreational area, park or walking trail.   |
|                                       | <b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)  |
|                                       | <b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.   |
|                                       | <b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.   |
|                                       | <b>Mixed Use:</b> Provides mixed use development (minimum 10% residential and 10% non-residential floor area).  |
| Y                                     | <b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).   |
| 3                                     | <b>Total Number of "Yes's"</b>  |

## ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Elm 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.
2. 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<br>(minimum lot size 5750 sq. ft.) | 50%                         | 60%  |
| Other Single-Family or Duplex                    | 55%                         | 60%  |
| Multifamily                                      | 60%                         | 70%  |
| Commercial                                       | 80%                         | 90%  |

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

#### TRANSPORTATION

ATD 1. The traffic impact analysis for this site was waived because this is a public project.

ATD 2. The adjacent street characteristics table is provided below:

| <b>Name</b> | <b>ASMP Classification</b>  | <b>ASMP Required ROW</b> | <b>Existing ROW</b> | <b>Existing Pavement</b> | <b>Sidewalks</b>   | <b>Bicycle Route</b>                                 | <b>Capital Metro (within ¼ mile)</b> |
|-------------|-----------------------------|--------------------------|---------------------|--------------------------|--|--|--------------------------------------|
| Decker Lane | Corridor Mobility – Level 3 | 116 feet, 4 lanes        | 119 feet            | 80 feet                  | 5.8 feet on opposite side of street, missing sidewalks recommended to be completed | On-Street narrow shoulder, recommended wide shoulder | 3 stops within 0.25 miles            |

ATD 3. The ASMP requires 116 feet of right-of-way for Decker Lane. No further right of way needs to be dedicated from the existing in accordance with the ASMP (LDC 25-6-55).

Sidewalks and bicycle improvements, including at least a 12 feet wide bicycle and street edge zone and a 19 feet wide pedestrian zone are recommended.

#### SITE PLAN

SP 1. FYI: Site plans will be required for any new development other than single-family or duplex residential.

SP 2. FYI: 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.

SP 3. FYI: Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

## COMPATABILITY STANDARDS

SP 4. FYI: The site is subject to compatibility standards. For the current SF-3 area that is being proposed for a rezoning located on Decker Lane, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of property zoned SF-5 or more restrictive.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

SP 6. This site is located within 150 feet of a wildland area, in the Wildland Urban Interface (WUI). Please see this website for more information about construction in the WUI:

<http://www.austintexas.gov/department/wildland-urban-interface-code>

## PARKLAND

PR1: Application is to rezone City parkland to P, Public.

## WATER UTILITY

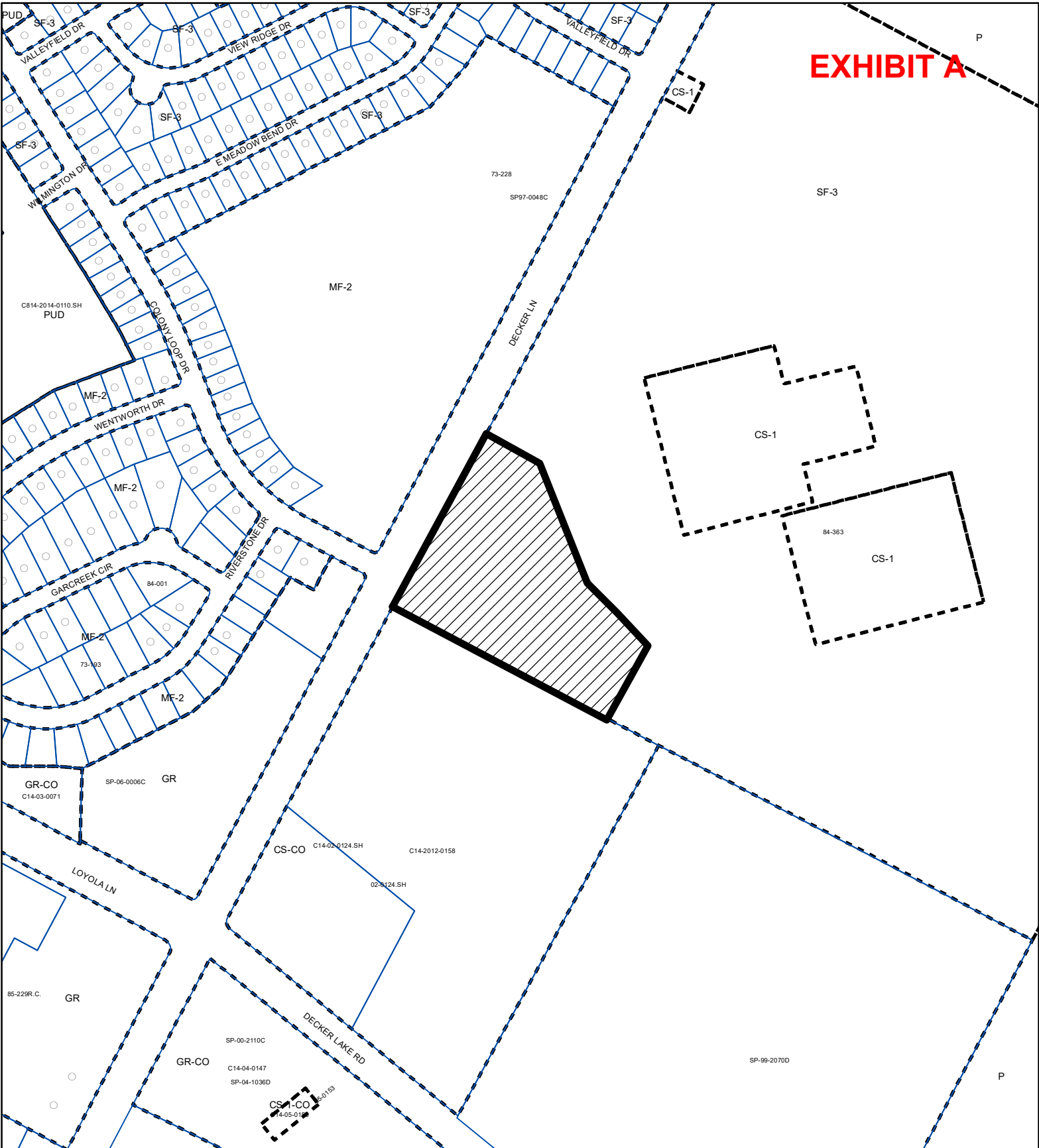
AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

## INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit
- C. Applicant Letter

# EXHIBIT A



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2022-0079

1" = 400'

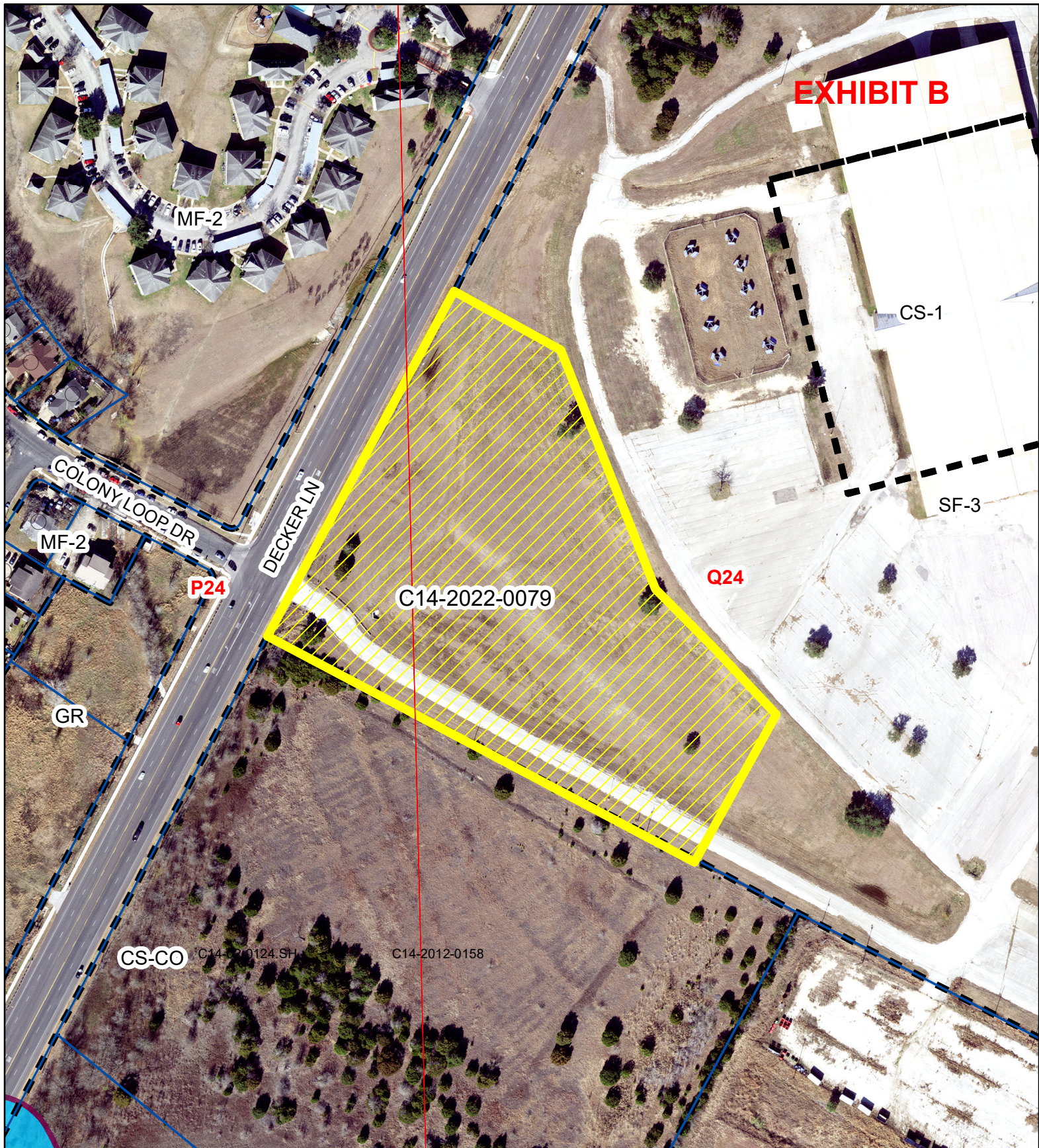
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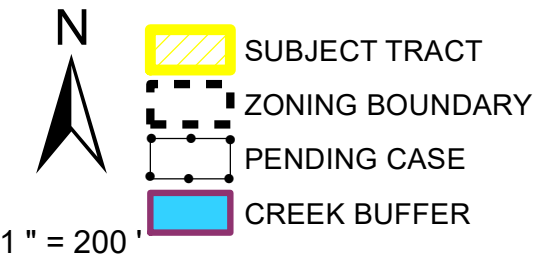


## Expo Center Park and Ride

ZONING CASE#: C14-2022-0079  
 LOCATION: 7311 Decker Lane  
 SUBJECT AREA: 8.01 Acres  
 GRID: P24, Q24  
 MANAGER: Heather Chaffin



Created: 7/26/2022  
 by: MeekSS



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July 8, 2022

Heather Chaffin  
Case Manager  
City of Austin  
heather.chaffin@austintexas.gov

**Project Name:** Capital Metropolitan Transportation Authority - Project Connect, Expo Center Park and Ride

**Zoning Application Case Number:** C14-2022-0079

**Project Address:** 7311 Decker Lane

Ms. Chaffin,

In relation to Capital Metropolitan Transportation Authority's (CapMetro) Project Connect, we request a zoning change for the parcel located at 7311 Decker Lane for use as the Expo Center Park and Ride. Currently this site is zoned as SF-3, Low-Medium Density Residential. We request the site be rezoned to P, Public Use.

This area has not been in use as a residential site since before its acquisition via eminent domain. The nearest residential development is across Decker Lane and will not be impacted by this change in zoning. It is imperative for the success of this project that the zoning be realigned to that of public use.

A copy of the 30% site plan is included with this request. Please let me know how we best assist you in processing this request.

Sincerely,



Kevin Wolf, P.E.  
Department Manager  
Cobb, Fendley & Associates. Inc.  
kwolf@cobbfendley.com  
(512) 834-9798

*Subconsultant to HNTB Corporation*

