ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0037 (City Initiated Rezoning of John Treviño Jr. Metropolitan Park to Public)

ADDRESS: 9501 FM 969 DISTRICT: 1

ZONING FROM: I-RR and SF-3 TO: P

SITE AREA: 330.22 acres

PROPERTY OWNER: City of Austin Parks and Recreation Department

AGENT: Austin Parks and Recreation Department (Ricardo Soliz)

CASE MANAGER: Beverly Villela (512-978-0740, Beverly.Villela@austintexas.gov)

STAFF RECOMMENDATION:
Staff recommends P, Public district, zoning. See the *Basis of Recommendation* section below.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
May 20, 2025:

CITY COUNCIL ACTION:
TBD

ORDINANCE NUMBER:
No.

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently zoned I-RR (Interim-Rural Residential) and SF-3 (Family Residence) district zoning and is developed and maintained as public parkland by the City of Austin Parks and Recreation Department. The site consists of approximately 330.22 acres located at 9501 FM 969 and is known as John Treviño Jr. Metropolitan Park. The property is surrounded by ETJ and I-SF-4A zoned single-family residential uses to the north; DR and ETJ zoned undeveloped land to the south; undeveloped ETJ to the east; and SF-3, GO-CO, and GR-CO zoned educational and institutional uses to the west. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting to zone the property to P, Public district, through a City-initiated rezoning effort in response to Resolution No. 20250130-077, which directed staff to rezone this site.

Staff is recommending P district zoning, as it reflects the property's current and long-term use as a public park.

The applicant is in agreement with the staff recommendation.

BASIS OF RECOMMENDATION:

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

The proposed public (P) district is intended for land owned or leased by federal, state, county, or city government.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

This action directly implements City Council Resolution No. 20250130-077, adopted on January 30, 2025, which initiated this rezoning effort.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR and SF-3	Parkland
North	ETJ; I-SF-4A	Single Family Residential
South	DR and ETJ	Undeveloped
East	ETJ	
West	SF-3; GO-CO; GR-CO	Educational Buildings

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Colorado River, Walnut Creek, and Elm Creek (Suburban)

CAPITOL VIEW CORRIDOR: N/A SCENIC ROADWAY: N/A

SCHOOLS: Manor Independent School District
Oak Meadows Elementary School Decker Middle School Manor High School

COMMUNITY REGISTRY LIST:

Austin Independent School District,
Austin Neighborhoods Council,
Del Valle Community Coalition,
Del Valle Independent School District,
Dog's Head Neighborhood Association,
E.A.C.H. (EastAustin Community Hills),
Friends of Austin Neighborhoods,
Friends of Northeast Austin,
Homeless Neighborhood Association,
Imperial Neighborhood Association,
Overton Family Committee

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0112.SH (The Ridge Apartments)	DR to MF-4	To Grant MF-4 (12/05/2023)	Approved MF-4 as Commission Recommended (02/26/2024)
C14-2019-0038	IP-CO and GR-CO to MF-4 and GR-MU	To Grant MF-4 on Tract 1 and GR-MU on Tract 2 (05/07/2019)	Approved MF-4 on Tract 1 and GR-MU on Tract 2 as Commission Recommended (05/23/2019)

RELATED CASES:
N/A Approved

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 9501 FM 969 ROAD. C14-2025-0037. Project: City Initiated Rezoning of John Trevino Jr. Metropolitan Park to Public. 330.22 acres from I-RR and SF-3 to P. Existing: parkland. Proposed: parkland.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	**Imagine Austin Growth Concept Map:** Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Names of Activity Centers/Activity Corridors/Job Centers *:** • **Adjacent to MLK Activity Center**
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **Sidewalk present along MLK Blvd**
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.

	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	**Connectivity and Healthy Living ***: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **John Trevino Jr. Metropolitan Park**
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Choice *: 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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
4	**Number of "Yes's"**

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Elm Creek Watershed, the Walnut Creek Watershed, and the Colorado River Watershed, which are classified as Suburban Watersheds 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:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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 or adjacent to 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.

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.

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

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.

Fire

No comments on zoning change.

PARD – Planning & Design Review

PARD supports the rezoning of John Trevino Jr. park for park purposes.

Site Plan

Site plans will be required for any new development except for residential only projects with up to 4 units.

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

The site is located within Austin-Bergstrom Overlay. No uses will be allowed that create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing.

Austin Transportation and Public Works Department – Engineering Review

A transportation assessment/traffic Impact analysis shall be required at the time of site plan if triggered, when land uses and intensities will be known per LDC 25-6-113 and TCM 10.2.1.

The adjacent street characteristics table is provided below:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
FM 969 RD	Level 4 (TXDOT)	120’	Varies 87’ to 109’	63’	Yes	Yes	No

TIA:

A traffic impact analysis is not required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC).

Austin Water Utility

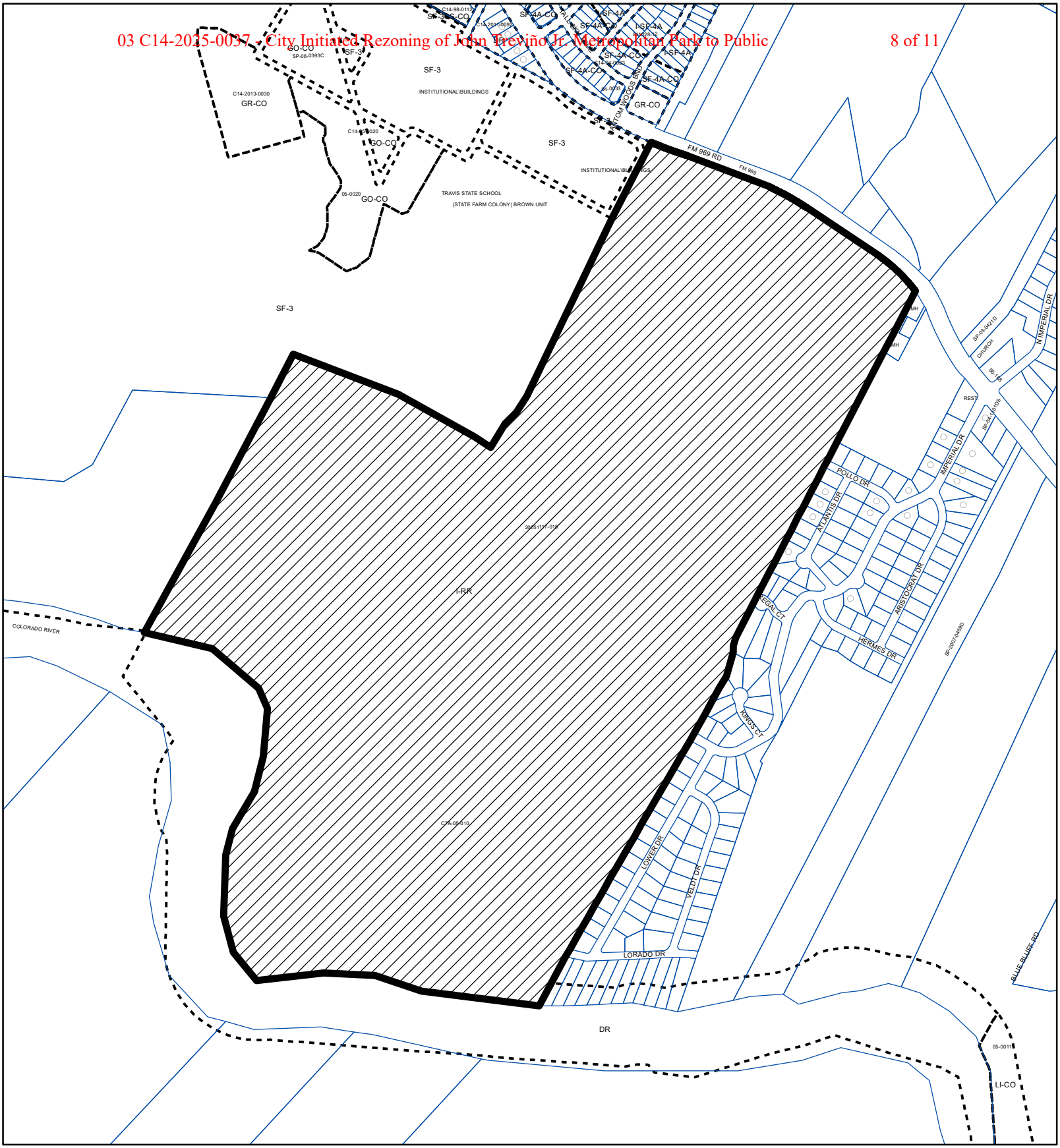
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map
Exhibit B: City Council Resolution No. 20250130-077



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0037

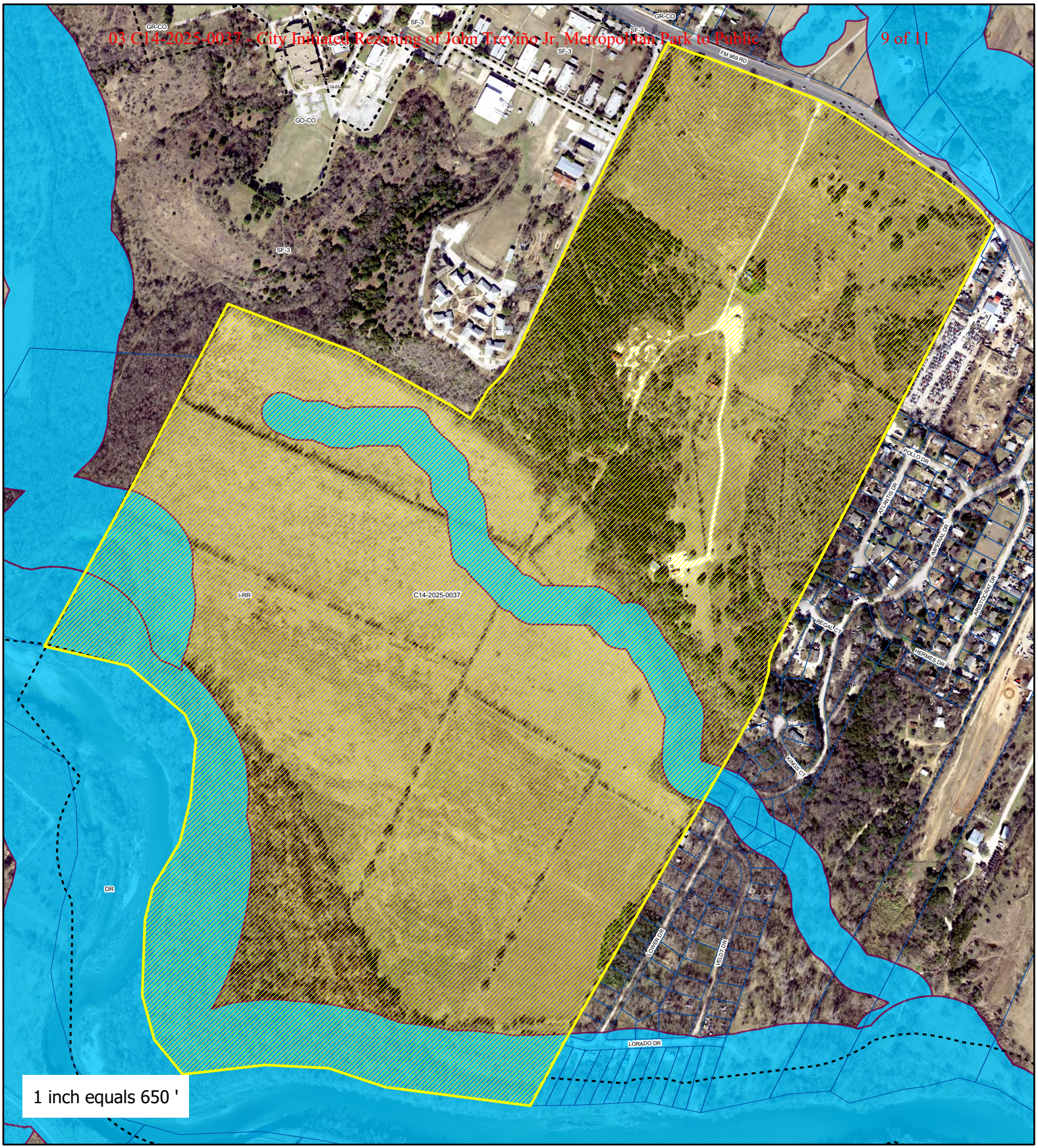
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1 " = 800 '

Exhibit A

Created: 3/6/2025



City Initiated Rezoning of John Trevino Jr. Metropolitan Park to Public

N

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2025-0037
LOCATION: 9501 FM 969 Rd
SUBJECT AREA: 330.22 Acres
MANAGER: Beverly Villela

Exhibit A-1

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Created: 3/19/2025

RESOLUTION NO. 20250130-077

WHEREAS, the John Treviño Jr. Metropolitan Park, situated on the former Morrison Ranch, is meant to demonstrate the intersection of ecological and historical beauty in East Austin, with trails passing along the Colorado River, blackland prairies, heritage structures, and the living legacy of Austin City Council member John Treviño's work; and

WHEREAS, in 2006, the John Treviño Jr. Metropolitan Park was named in honor of former Council member John Treviño Jr., whose public service had a particularly profound impact on the East Side of Austin where the park is located, and it was formally dedicated in 2016; and

WHEREAS, John Treviño Jr. was the first Mexican-American elected to the Austin City Council, who would go on to serve on the Council for fourteen years, and during this time, John Treviño Jr. also served as Austin's first Latino Mayor Pro Tempore, having been elected to the position by his peers; and

WHEREAS, the John Treviño Jr. Metropolitan Park property is not currently zoned for parks and recreation services use; and

WHEREAS, other City-owned park property is also not currently zoned for parks and recreation services uses; **NOW, THEREFORE,**

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

City Council initiates rezoning for John Treviño Jr. Metropolitan Park to a base zoning that is appropriate based on its current use.

Exhibit B

BE IT FURTHER RESOLVED:

The City Manager is directed to process the rezoning application for John Treviño Jr. Metropolitan Park and to prepare a process for the City Council to rezone other park property across the city over a multi-year period.

ADOPTED: January 30, 2025 **ATTEST:** _____
Myrna Rios
City Clerk