

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2007-0183 – U.S. 183 / Govalle  
Tunnel Lockheed Shaft  
Relocation Project

**Z.A.P. DATE:** November 6, 2007

**ADDRESS:** 829 Bastrop Highway Northbound

**OWNER:** City of Austin – Austin Water Utility  
(L. Randall Pohren)

**AGENT:** A.K. Young Consulting  
(Anne K. Young)

**ZONING FROM:** I-SF-2; IP-CO **TO:** P

**AREA:** 0.65 acres (28,545 square feet)

### **SUMMARY STAFF RECOMMENDATION:**

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

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

November 6, 2007: *APPROVED STAFF'S RECOMMENDATION OF P DISTRICT ZONING; BY CONSENT.*

*[J. MARTINEZ, J. SHIEH 2<sup>ND</sup>] (7-0) S. HALE – ABSENT*

### **ISSUES:**

Representatives of Austin Water Utility have been in communication with surrounding property owners regarding the relocation of the wastewater odor control facility, and a stakeholder meeting was held on March 20, 2007.

### **DEPARTMENT COMMENTS:**

The subject rezoning area consists of an City of Austin Water Utility wastewater odor control facility site zoned interim – single family residence standard lot (I-SF-2) district and an undeveloped property recently acquired by the City zoned industrial park – conditional overlay (IP-CO) district. The property is located on Bastrop Highway, an arterial roadway. Please refer to Exhibits A and A-1.

The Texas Department of Transportation (TxDOT) has acquired a portion of the City's property for expanding the U.S. Highway 183 right-of-way. Therefore, the wastewater odor control facility must be relocated to this recently acquired portion. Austin Water Utility has requested public (P) district zoning in order to accommodate the facility's relocation.

Staff recommends P zoning, given: 1) the wastewater odor control facility relocation is considered a civic use, and will maintain and enhance City wastewater service by utilizing more up-to-date technology; 2) access is taken to an arterial roadway; 3) it is City Council's general policy that all City owned or leased land be zoned public (P) district.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Manufactured home park; Undeveloped
<i>North</i>	CS-CO; I-SF-2; I-RR	Undeveloped; Construction sales and services; Two single family residences
<i>South</i>	I-RR; P-CO	Manufactured home park; One single family residence; Office; Capital Metro service yard
<i>East</i>	IP-CO	Equipment rental company
<i>West</i>	CS-CO	One single family residence; Manufactured home park; Lighting company; Electrical company

**AREA STUDY:** N / A**TIA:** Is not required**WATERSHED:** Carson Creek**DESIRED DEVELOPMENT ZONE:** Yes**NEIGHBORHOOD ORGANIZATIONS:**

511 – Austin Neighborhoods Council      750 – Del Valle Neighborhood Association  
 742 – Austin Independent School District  
 774 – Del Valle Independent School District  
 786 – Home Builders Association of Greater Austin  
 1037 – Homeless Neighborhood Organization

**SCHOOLS:**

Allison Elementary School      Martin Junior High School      Johnston High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-04-0085 – Hoskins 20	I-RR to CS	To Grant CS-CO with the CO for list of prohibited uses and 2,000 trips	Approved CS-CO as Commission recommended (9-2-04).
C14-04-0084 – Hoskins 10	RR to CS	To Grant CS-CO with the CO for list of prohibited uses and 2,000 trips	Approved CS-CO as Commission recommended (9-2-04).
C14-02-0174 – Centex Business Consultants (The Landing Strip)	I-RR to LI for Tract 1; CS-1 for Tract 2	To Grant IP-CO for both tracts with CO for 2,000 trip limit	Approved LI-CO for Tract 1; CS-1-CO for Tract 2 with the CO across both tracts limited to 2,000 trips (11-20-03).
C14-02-0144 –	I-RR to CS	To Grant CS	Approved CS (10-24-

Bull's Ally Motorcycle Accessories			02).
C14-00-2004 – Fitzpatrick Zoning (City Initiated)	I-RR to RR; DR and CS	To Grant RR; DR and CS	Approved RR; DR and CS (2-8-01).
C14-99-0096 – Special Transit Services Facility	I-RR to P	To Grant P-CO, with Conditional Overlay limited to 1,000 vehicle trips per day.	Approved P-CO, as recommended by PC (8/19/99).
C14-97-0095 – Rodriguez Zoning Change	LI to CS-1	To Grant CS-1-CO with conditions to prohibit adult-oriented uses and limited to 2,000 vehicle trips per day.	Granted CS-1-CO as recommended by PC (10-16-97).

**RELATED CASES:**

The tract was annexed on September 6, 2001. There are no related subdivision or site plan cases on the subject property.

That portion of the rezoning area which contains the equipment rental property was zoned IP-CO on July 31, 2003 (C14-02-0122 – Anton Equipment). The Conditional Overlay is for a 50 foot wide setback adjacent to SF-3 zoned property, prohibit access to Lourie and Earl Streets and a 2,000 trip limitation.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Bastrop Highway	365 feet	100 feet	Freeway	No	No	No

**CITY COUNCIL DATE:** November 29, 2007      **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@ci.austin.tx.us

**PHONE:** 974-7719



## Pending Cases

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**BASTROP Highway**

MATERIAL

7-0060

R8-00174

01-0060

R285

MAINT. CT. UNED. E

TEXAS HWY. DEPT.

CS-00174

**EXHIBIT A**



EQUINE

CO

B2-0174

CS-00174

RR

OFF

TE

SE

NF

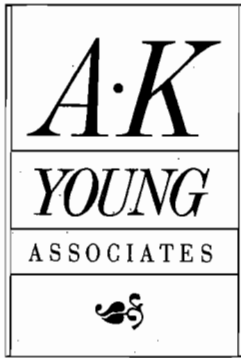
CS

BASTROP HWY

BASTROP


BASTROP CROS

CS-00174



## **TRANSMITTAL**

**TO:** CITY OF AUSTIN  
Watershed Protection and Development  
Review Department

**FROM:** ANNE K. YOUNG, ASLA  
A. K. Young Associates 

**DATE:** August 14, 2007

**RE:** U.S. 183 / Govalle Tunnel Lockheed Shaft  
Relocation Project  
AKYA Project #143-09Z

LANDSCAPE ARCHITECTURE

SITE PLANNING

RESOURCE ANALYSIS

**TRANSMITTING:** Zoning Change Request application packet

### **MEMO:**

Please accept this packet as our request to rezone the property described therein. The need for this rezoning was caused by the recent acquisition of City of Austin property by TxDOT for the purpose of expanding the U.S. Highway 183 (Bastrop Highway) right of way.

The City of Austin owns a .23 acre piece of property that is currently being used as a wastewater odor control facility site. The facility is owned and operated by the Austin Water Utility. The property is located along the Bastrop Highway frontage road, and a portion of the property was recently acquired by the Texas Department of Transportation for use as highway right of way. Therefore, the existing wastewater facility must be relocated nearby.

To accommodate that goal, the remainder of the original property will be combined with a .569 acre piece of adjacent property that was purchased by the City in March of this year for that purpose. However, the combined .655 acre property must first be rezoned. The original piece of property is zoned I-SF-2, and the newly purchased piece of property is zoned IP-CO. We hereby request "P", Public, zoning for the combined City property.

Post Office Box 201265

Austin, Texas 78720-1265

(512) 476-6686

Fax (512) 478-8009

Representatives of the Austin Water Utility have been in communication with the surrounding property owners regarding this situation, and a stakeholder meeting was held on March 20<sup>th</sup>, 2007. The topics discussed at the meeting include operation and maintenance of the existing facility, the TxDOT property acquisition, and the resulting relocation project. No objections to the rezoning or relocation project were voiced by the meeting attendees.

The existing wastewater odor control facility must be relocated prior to the widening of U.S. Highway 183, and the rezoning of the combined City property is the next step in that relocation process. The Austin Water Utility is hopeful that this request will be approved rapidly and intends to provide support to you throughout the process.

Please contact me if you have any questions regarding this rezoning request or if we can provide you with any further information that would help to expedite the schedule.



**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) the wastewater odor control facility relocation is considered a civic use, and will maintain and enhance City wastewater service by utilizing more up-to-date technology; 2) access is taken to an arterial roadway; 3) it is City Council's general policy that all City owned or leased land be zoned public (P) district.

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

The western portion of the site contains an existing wastewater odor control facility and an undeveloped part of an equipment rental business. There appear to be no significant topographical constraints on the site.

**Impervious Cover**

The maximum impervious cover allowed by the P zoning district is established by a conditional use site plan.

**Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Carson 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. 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 Net Site Area</i>	<i>% 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 flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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 existing trees and 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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

### **Transportation**

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]

No additional right-of-way is needed at this time.

### **Water and Wastewater**

The associated utility plan must be reviewed and approved by the Austin Water Utility. This is an Austin Water Utility project.

### **Site Plan and Compatibility Standards**

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.

- a. The site is subject to compatibility standards. Along the East property line, the following standards apply:

- b. No structure may be built within 25 feet of the property line.
- c. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- d. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- e. No parking or driveways are allowed within 25 feet of the property line.
- f. A landscape area 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.
- g. Additional design regulations will be enforced at the time a site plan is submitted.
- h. For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- i. 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.

The site is located within Austin-Bergstrom Overlay Zone 2 which prohibits residential use.

No use 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.