

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0083 / Copperfield Greenbelt

ZAP DATE: July 6, 2010

ADDRESS: 1425 East Yager Lane

OWNER / AGENT: City of Austin – Parks and Recreation Department (Greg Montes), 512-974-9458

ZONING FROM: DR (Development Reserve district) **TO:** P (Public district)

SITE AREA: 9.654 acres

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change from DR (Development Reserve) district zoning to P (Public) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION: July 6, 2010: Zoning and Platting Commission *APPROVED* staff's recommendation for P district zoning; on the Consent Agenda by Commissioner Bourgeois's motion, Commissioner Rabago seconded the motion on a vote of 6-0; Commissioner Seeger was ill.

ISSUES: The Friends of Copperfield Nature Trails have provided a letter in support of the proposed rezoning application.

DEPARTMENT COMMENTS: The 9.654-acre site is currently zoned DR (Development Reserve) district and is located on the south side of Yager Lane, west of its intersection with Jourdan Crossing. The site lies within the Walnut Creek Watershed and Walnut Creek runs along the western border of the property. The site is surrounded by single-family residences to the west and undeveloped land to the north, south, and east.

The subject property is undeveloped and moderately vegetated. The parcel is owned by the City of Austin Parks and Recreation Department and the property is planned as a neighborhood park to be improved with an open-air pavilion, children's playscape, walking trail and a parking lot. A site plan (SP-2009-0371C) has been submitted to the City of Austin Planning and Development Review Department and is currently under review.

The staff recommendation is to approve the requested zoning change because it allows for reasonable use of the property. Additionally it is the City Council's general policy that all City-owned or leased land be zoned Public (P) district.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	GR-CO	Undeveloped
<i>South</i>	DR	Undeveloped
<i>East</i>	LO-CO	Undeveloped
<i>West</i>	SF-2	Single-Family Residences

NEIGHBORHOOD PLAN AREA: The property does not lie within a designated neighborhood planning area.

TIA: A traffic impact analysis was not required for this case.

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Copperfield Neighborhood Organization (CNO)
North Growth Corridor Alliance
Home Builders Association of Greater Austin
League of Bicycling Voters
Austin Parks Foundation
Friends of Copperfield Nature Trails
Homeless Neighborhood Association
TechRidge Neighbors
Austin Monorail Project
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin, Inc.
Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-94-0093 – YAGER AT JOURDAN CROSSING TRINITY COVENANT BAPTIST CHURCH	FROM DR to LO-CO (Tract 1) FROM DR to SF-2-CO (Tract 2)	07/26/1994 APVD LO-CO & SF-2-CO BY CONSENT (6- 0)	12/1/1994 APVD LO-CO (TR1) & SF- 2-CO (TR2); (7-0)
C14-98-0046 – PARMER AT DESSAU E SIDE CAPITAL CITY CHRISTIAN SCHOOL	FROM DR to GR-CO	07/14/1998 APVD GR-CO W/STAFF REC (8-0) [STAFF REC WAS GO-CO (1) & LO-CO (2)]	01/21/1999 APVD GR-CO W/CONDS (7-0)

RELATED CASES: A site plan (SP-2009-0317C) has been submitted to the City of Austin Planning and Development Review Department and is currently under review.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
E. Yager Lane	75'	35'	Collector	No	Yes (392)	Yes

CITY COUNCIL DATE: July 29, 2010

ACTION: N/A

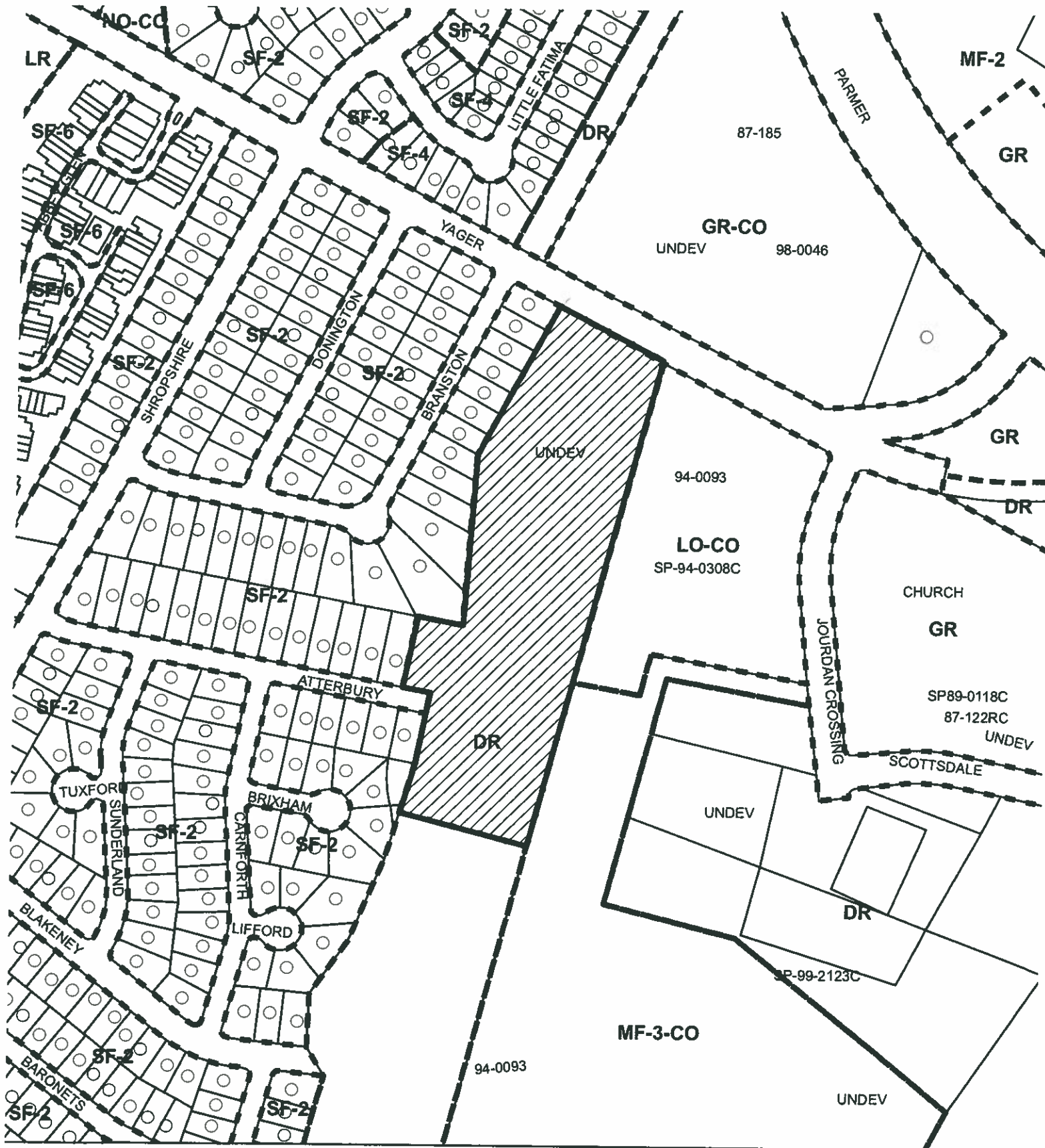
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:




CASE MANAGER: Joi Harden

PHONE: 974-2122

E-MAIL: joi.harden@ci.austin.tx.us;



Legend

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING

ZONING

CASE NUMBER: C14-2010-0083
ADDRESS: 1425 E YAGER LN
GRID: N32
CASE MGR: JOI HARDEN



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.



**C14-2010-0083 1425 E. Yager Ln.
From DR (Development Reserve) district zoning
to P (Public) district zoning**



SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change from DR (Development Reserve) district zoning to P (Public) 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 is the designation for a governmental, civic, public service, or public institution use. A P zoning 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.

The Copperfield Greenbelt is consistent with this purpose statement. The property is owned by the City of Austin Parks and Recreation Department and a neighborhood park is proposed.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

The staff recommendation is to approve the requested zoning change because it allows for reasonable use of the property. Additionally it is the City Council's general policy that all City-owned or leased land be zoned Public (P) district.

EXISTING CONDITIONS

Site Characteristics

The subject property is undeveloped and moderately vegetated.

Impervious Cover

For a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan. [LDC 25-2-625]

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut 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.

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.

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.

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.

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

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

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 the Austin Water Utility for compliance with City criteria. 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.

Site Plan Review

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

There is a site plan currently under review for this property (SP-2009-0371C) which proposes a community park with associated improvements.

The site is subject to compatibility standards. Along the western property line, 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 the property line.
- 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.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. [Sec. 25-2-1067(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.
- Additional design regulations will be enforced at the time a site plan is submitted.



June 18, 2010

Joi Harden
Watershed Protection and Development Review
505 Barton Springs, 5th Floor
Austin, Texas 78701

Dear WPDR,

I am writing to express our support for the rezoning application C14-2010-0083 changing change the zoning of 1425 E Yager Lane from "DR" to "P".

The Friends of Copperfield Nature Trails formed in 2006 to improve the Walnut Creek greenbelt surrounding our neighborhood. As an Adopt-a-Park partner with City of Austin Parks Department, we have actively pursued this park's development. We desire a park in our neighborhood and it will benefit all area residents by increasing access to the trails and greenbelt.

If you have any questions or if I can assist in getting this approved by the City Council please let me know.

Sincerely,

Alice Penney, Coordinator
alicepenney@sbcglobal.net
1411 Alma Drive
Austin, Texas 78753
512-835-2401

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.ci.austin.tx.us/development

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: C14-2010-0083

Contact: Joi Harden, 512-974-2122

Public Hearing: July 6, 2010, Zoning & Platting Commission
July 29, 2010, City Council

Romelia Castillo

Your Name (please print)

1238 Branstow Dr.

Your address(es) affected by this application

Romelia Castillo

Signature

Date

Daytime Telephone: 512-415-8957

Comments:

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

City of Austin

Planning & Development Review Department

Joi Harden

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor
☐ I object