

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2010-0131 – Roy G. Guerrero Colorado River Park

**P.C. DATE:** December 14, 2010  
January 11, 2011

**ADDRESS:** 700 Grove Boulevard

**OWNER/APPLICANT:** City of Austin Parks and Recreation Department (Gregory Montes)

**AGENT:** City of Austin Planning and Development Review Department (Stephen Rye)

**ZONING FROM:** RR-CO-NP, GO-MU-CO-NP                      **TO:** P-NP

**AREA:** 28.116 acres (1,224,732 ft<sup>2</sup>)

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of P-NP (Public-Neighborhood Plan) district zoning.

**DEPARTMENT COMMENTS:** This 28.116 acre property was purchased by the City of Austin with general obligation bond money approved by voters in 2006 for constructing, renovating, improving and equipping public parks, recreation centers, natural areas, and other related facilities. The Parks and Recreation Department seeks to rezone the property in order to be able to make recreational facility improvements on the site. Staff supports the request for rezoning and recommends approval of P-NP zoning that will allow PARD to plan and complete improvements on the park property.

**NEIGHBORHOOD PLANNING STAFF RECOMMENDATION:** Staff recommends approval of a neighborhood plan amendment to the Recreation and Open Space Land use category designation of the Future Land Use Map of the East Riverside/Oltorf Combined Neighborhood Plan on this property. The East Riverside/Oltorf Planning Contact team also recommends approval of the neighborhood plan amendment request.

**PLANNING COMMISSION RECOMMENDATION:** 1/11/11 – The Planning Commission approved the rezoning request and recommended that City Council not vote on 3<sup>rd</sup> reading until the case can be reviewed by the Urban Forestry Board (8-0; Reddy absent).

**CITY COUNCIL 1<sup>ST</sup> READING:** 1/13/11 – Approved on 1<sup>st</sup> reading with the condition that the case be reviewed by the Urban Forestry Board before 2<sup>nd</sup>/3<sup>rd</sup> readings (6-1; Morrison nay).

The Urban Forestry Board was briefed on the rezoning on 1/20/11. The board members requested an additional briefing during the site planning process.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	RR-CO-NP, GO-MU-CO-NP	Undeveloped
<i>North</i>	P-NP	Sports Complex/Undeveloped
<i>South</i>	GO	Community College
<i>East</i>	P-NP/ SF-3-NP	Undeveloped/Single Family
<i>West</i>	LO-MU/GO-MU	Undeveloped

**NEIGHBORHOOD PLAN:** East Riverside/Oltorf Combined Neighborhood Plan

**TIA:** Waived

**WATERSHED:** Country Club East

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

PODER

El Concilio Coalition of Mexican American Neighborhood Associations

Montopolis Neighborhood Association

Montopolis Area Neighborhood Alliance

River Bluff Neighborhood Association

East Riverside/Oltorf Neighborhood Association

Crossing Garden Homeowners Association

Austin Neighborhoods Council

Southeast Coalition

## **CASE HISTORIES**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>COUNCIL</b>
C14-00-2047	From SF-3 to GO-CO and RR-CO	Approved staff recommendation of MF-1 and RR for floodplains (5-2, RV/RC-NAY)	Approved GO-CO (TR 1 & 2); and RR for floodplain with conditions 1ST RDG (6-0); approved GO-CO (7-0); 2ND/3RD RDGS
C14-05-0113.05 (Pleasant Valley Neighborhood Plan)	From GO-CO and RR-CO to GO-MU-CO and RR-CO	Approved GO-MU-CO for tract 1 and 2 and RR for floodplain; with conditions	Approved GO-CO for tract 1 and 2 and RR for floodplain; with conditions (6-0); Approved GO-MU-CO (6-0); 2ND/3RD RDGS

## **BASIS FOR RECOMMENDATION**

1. ***Zoning should allow for reasonable use of the property.***

The recommended zoning will allow for improvement of the property for recreational purposes by the City of Austin Parks and Recreation Department.

2. ***Zoning should promote the goal of environmental protection.***

The recommended zoning will promote and preserve the existing undeveloped character of the property and further environmental protection as its use as a recreational area.

## **EXISTING CONDITIONS**

### **Environmental**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Country Club East 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%

2. According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact

location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
4. 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.
5. 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.
6. 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.

#### **Water and Wastewater**

If 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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

#### **Transportation:**

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

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Grove Blvd	90'	varies	Arterial	Yes	No	Yes

#### **Site Plan:**

This site is within the Controlled Compatible Land Use Area of Austin-Bergstrom International Airport, but outside the Airport Overlay Zones. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as

adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Airport Planner, 530-6563.

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

The site is subject to compatibility standards, along the east property line for height if the building is over 60'. Additional design regulations will be enforced at the time a site plan is submitted.

**CITY COUNCIL DATE:** January 13, 2011  
January 20, 2011

**ACTION:** Approved 1<sup>st</sup> reading (6-1)

**ORDINANCE READINGS:** 1st 1/13/11

2<sup>nd</sup>

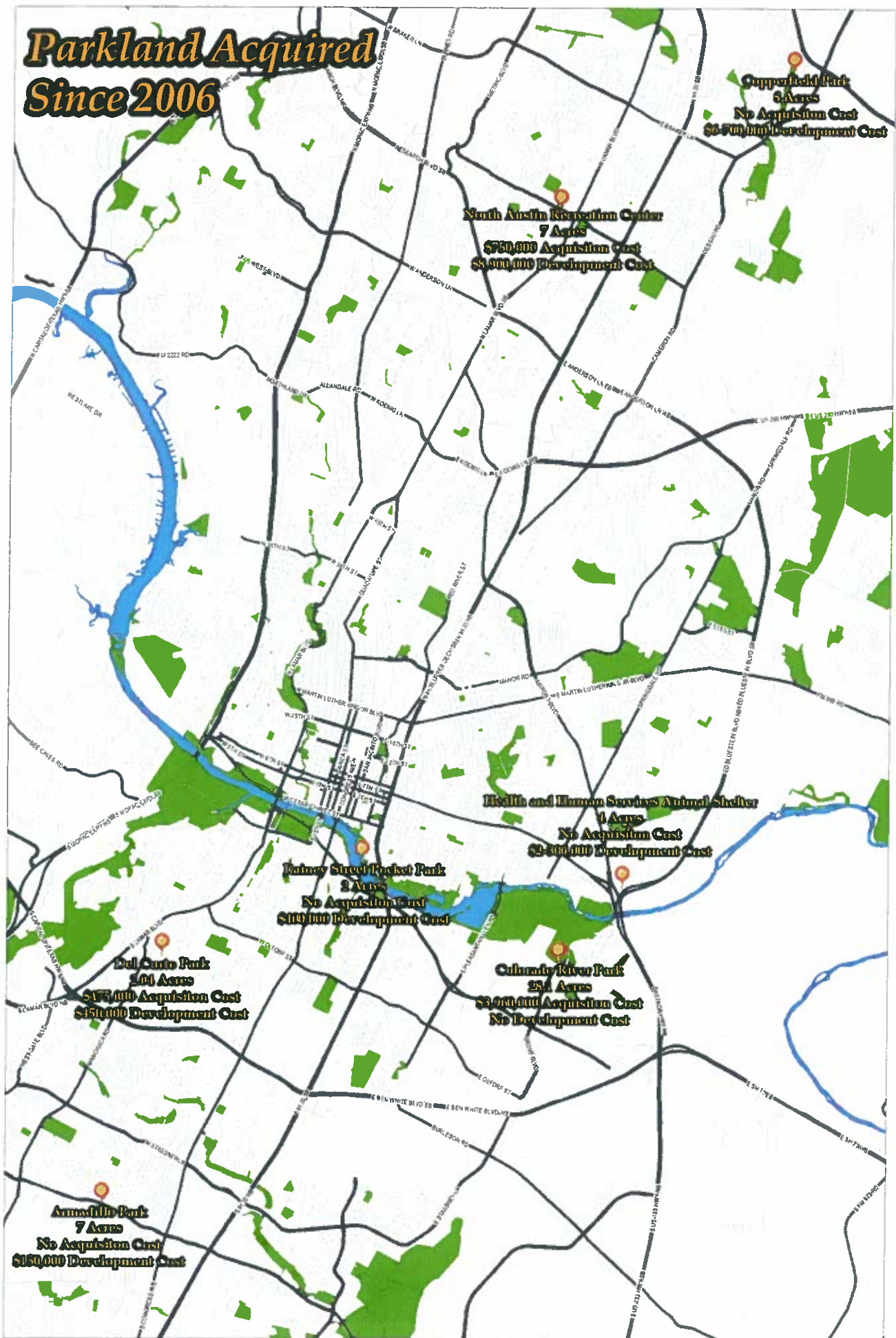
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Stephen Rye

**PHONE:** 974-7604  
[stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us)

# Parkland Acquired Since 2006



## 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](http://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:** C14-2010-0131

**Contact:** Stephen Rye, 512-974-7604

**Public Hearing:** Dec. 14, 2010, Planning Commission

Jan. 13, 2011, City Council

Susana Almanza, Chair MNFCT  
Your Name (please print)

☐ I am in favor  
☒ I object

1406 Vargas & Austin, Tx 78741

Your address(es) affected by this application

12-16-2010

Date

Signature

Daytime Telephone: 472-9921

Comments: On September 13, the month of 13  
Neighborhood Contact Teava voted  
against the zoning change.

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

City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810

## INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:  
[http://www.amlegal.com/austin\\_tx/](http://www.amlegal.com/austin_tx/).

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-2007-0212C.SH(XT)  
Contact: Susan Kirby, (512) 974-2769 or  
Yolanda Parada, (512) 974-2784

☒ I am in favor ☐ I object

☐ I meet the requirements for and request to be an interested party

Susana Almanza, Chair MNDCT  
Name (please print) 472-9921  
Telephone number

1406 Varcas Rd  
Address(es) affected by this application (Street, City, ZIP Code)

Austin, Tx 78741  
Mailing address (Street, City, ZIP Code)

Susana Almanza  
Signature 12-16-10  
Date

Comments:

Mail comment forms to:

City of Austin

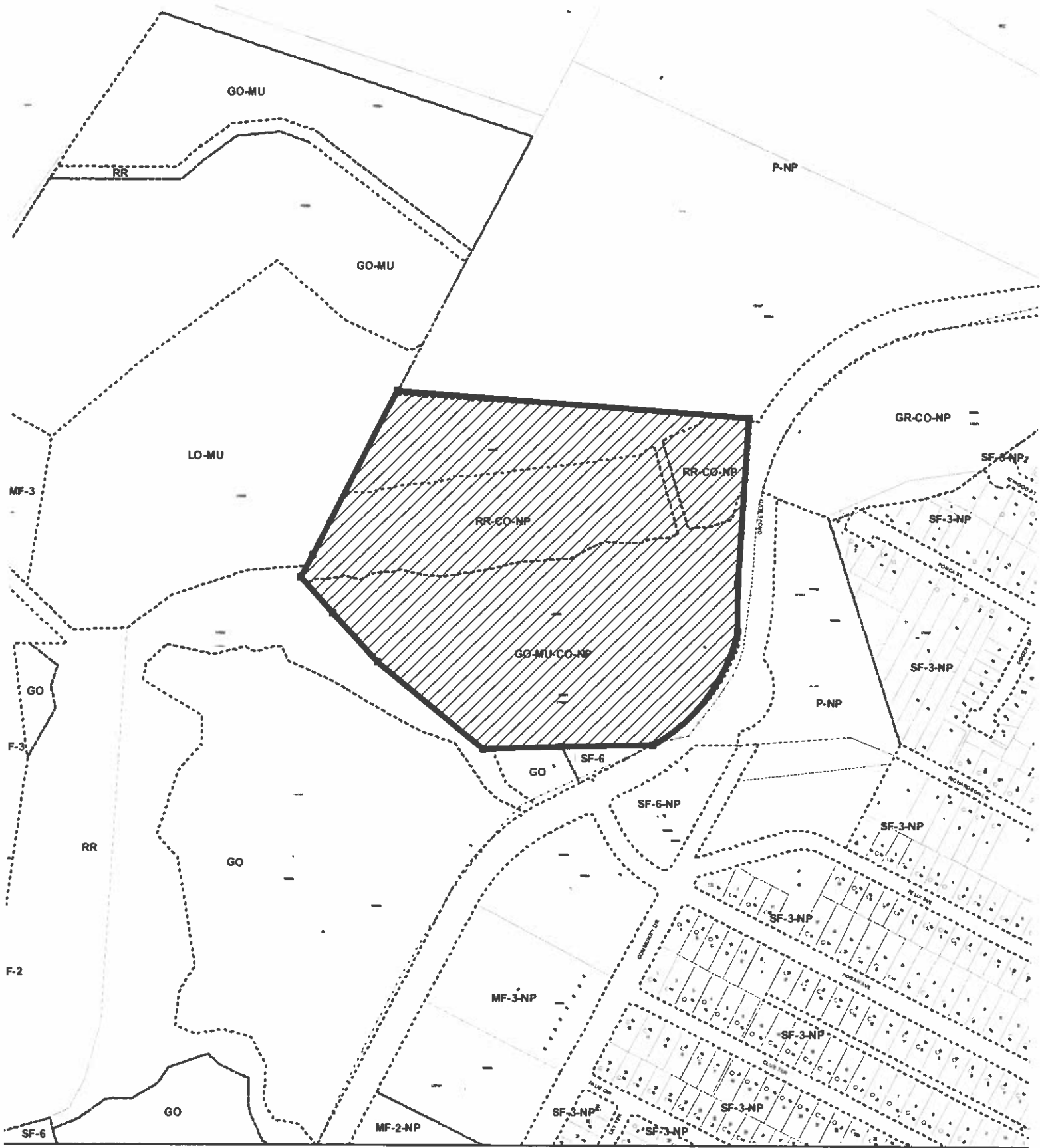
Planning and Development Review Department

Attn: Susan Kirby

P. O. Box 1088

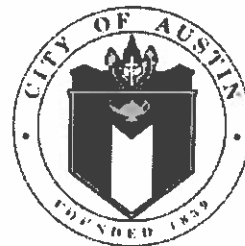
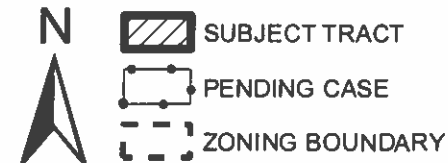
Austin, TX 78767-1088





## ZONING

ZONING CASE#: C14-2010-0131  
 LOCATION: 700 GROVE BLVD  
 GRID: L19-20  
 AREA: 28.116 ACRES  
 MANAGER: STEPHEN RYE



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.