

C12  
1

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2011-0074 - Southern Walnut Creek Hike & Bike Trail

**Z.A.P DATE:** 8/16/2011

**ADDRESS:** 5502 Johnny Morris Road

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

**ZONING FROM:** SF-3

**TO:** P

**AREA:** 34.3 acres (1,494,108 ft<sup>2</sup>)

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the rezoning request to (P) Public District Zoning.

**DEPARTMENT COMMENTS:** The Parks and Recreation Department (PARD) is requesting that this section of the Southern Walnut Creek Trail project be rezoned to a public zoning designation which will facilitate the completion of construction for the 7.3 mile trail from Govalle Park to Johnny Morris Road and Daffan Lane.

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Park
<i>North</i>	LI, GR-CO-NP	Industrial, Retail
<i>South</i>	P	Park
<i>East</i>	P-NP	Park
<i>West</i>	SF-3	Single Family

**TIA:** Waived

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhoods Council  
Harris Branch Residential Property Owners Association  
Bluebonnet Hills Association  
Del Valle Community Coalition  
North Growth Corridor Alliance

Scenic Point Homeowners Association  
Harris Branch Master Association, Inc.  
Walnut Place Neighborhood Association  
L.B.J Neighborhood Association

C12/2

### **BASIS FOR RECOMMENDATION**

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The requested rezoning of this section of the Southern Walnut Creek Trail project will facilitate the completion of construction for the 7.3 mile trail from Govalle Park to Johnny Morris Road and Daffan Lane.

### **EXISTING CONDITIONS**

#### **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. 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 a flood plain 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.

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:

C12/3

- 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.

### **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.

### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

### **Transportation:**

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Johnny Morris Road	55'	22'	Arterial	Not Available
FM 969 (MLK Boulevard)	Varies	67'	Arterial	25,000 (TxDOT, 2009)

The Austin Metropolitan Area Transportation Plan calls for 86 feet of right-of-way for Johnny Morris Road. If the requested zoning is granted for this site, then 43 feet of right-of-way from the existing centerline should be dedicated for Johnny Morris Road according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

The traffic impact analysis for this site was waived because this is a City of Austin initiated project.

There are no existing sidewalks along Johnny Morris Road and FM 969 (MLK Boulevard).

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
Johnny Morris Road	Wide Curb	Bike Lane
FM 969 (MLK Boulevard)	Shared Lane	Wide Shoulder

C12/4

Capital Metro bus service (route no. 323) is available along Johnny Morris Road and FM 969 (MLK Boulevard).

**Site Plan:**

As per City Council Resolution No. 20071129-046, this site will be required to meet all provisions of Subchapter E of Chapter 25-2 of the Land Development Code (Commercial Design Standards), Core Transit Corridor streetscape standards, where applicable.

This project is located within 540 feet of property zoned SF-5 or more restrictive, and is, therefore, subject to compatibility standards.

If this project proposes development within the rights-of-way of the Texas Department of Transportation, TxDOT review and sign-off may be required prior to site plan approval.

**CITY COUNCIL DATE:** 9/23/11

**ACTION:**

**ORDINANCE READINGS:** 1st

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)



## ZONING



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 500'

ZONING CASE#: C14-2011-0074

LOCATION: 5502 JOHNNY MORRIS RD

SUBJECT AREA: 34.300

GRID: N23, N24

MANAGER: J. HARDIN



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.



