

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0064 – Govalle Tunnel
Centralized Odor Control Facility

Z.A.P. DATE: July 19, 2011

ADDRESS: 800 – 814 Patton Avenue

OWNER: City of Austin – Public Works Department
(Jonathan Thompson)

AGENT: Parsons Corporation
(Monica Suarez)

ZONING FROM: SF-3

TO: P

AREA: 1.5938 acres

SUMMARY STAFF RECOMMENDATION:

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

ZONING & PLATTING COMMISSION RECOMMENDATION:

July 19, 2011: *APPROVED P DISTRICT ZONING*
[S. BALDRIDGE; D. TIEMANN – 2ND] (6-0) P. SEEGER – ILL

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area consists of eight undeveloped, platted lots along Patton Avenue that are zoned family residence (SF-3) district. The lots were previously developed with single family residences, but were purchased by the City in 2009 as part of the airport noise mitigation program, and are in the process of being transferred to the Austin Water Utility. The majority of residences that were located on Patton Avenue have been cleared as part of the airport noise mitigation program, and only three single family residences and one duplex remain. There is a City pump station and an equipment rental business adjacent to the west (P; IP-CO). Please refer to Exhibits A and A-1.

The Austin Water Utility has requested public (P) district zoning in order to accommodate an odor control facility that will reduce wastewater nuisance odors from the Govalle Tunnel. The facility will consist of a group of biofilters, ventilation fans, piping, drainage, and instrumentation, and will be fenced. Access to the facility will be taken from Patton Avenue. A conceptual site plan of the facility is provided in Exhibit B.

Staff recommends P zoning, given: 1) the wastewater odor control facility is considered a civic use, and will maintain and enhance City wastewater service by utilizing more up-to-date technology, and 2) it is 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>	SF-3	Undeveloped
<i>North</i>	SF-3	Two single family residences; Undeveloped
<i>South</i>	SF-3	One single family residence; Undeveloped
<i>East</i>	SF-3	One duplex; Undeveloped
<i>West</i>	IP-CO; P	Equipment rental company; City odor control facility

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Carson Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

511 – Austin Neighborhoods Council 742 – Austin Independent School District
 774 – Del Valle Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Organization
 1075 – League of Bicycling Voters 1113 – Austin Parks Foundation
 1195 – Imperial Valley Neighborhood Association
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1236 – The Real Estate Council of Austin, Inc.
 1228 – Sierra Club, Austin Regional Group 1258 – Del Valle Community Coalition

SCHOOLS:

Allison Elementary School Martin Junior High School Eastside Memorial Green Tech HS

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2009-0063 – Patton Avenue – 822 and 824 Patton Avenue	MF-2 to CS-1	To Grant CS-1-CO with CO prohibiting cocktail lounge use and 2,000 trips per day	Approved Staff recommendation of GR-CO with CO for 2,000 trips on First Reading; Case Expired
C14-2007-0183 - U.S. 183 / Govalle Tunnel Lockheed Shaft Relocation Project – 829 Bastrop Highway NB	I-SF-2; IP-CO to P	To Grant P	Approved P as Commission recommended (11-29- 07).

C14-02-0174 – Centex Business Consultants (The Landing Strip) – 745 Bastrop Highway	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).
C14-02-0165 – Capital City Construction Company – 701 Bastrop Highway	I-RR to LI	To Grant LI-CO	Approved LI-CO with CO for 2,000 trips (7- 31-03).
C14-02-0122 – Anton Equipment – 829 Bastrop Highway	I-RR to IP	To Grant IP-CO with 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.	Approved IP-CO with the CO 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 (7-31-03).

RELATED CASES:

The rezoning area was annexed on September 6, 2001. The property is platted as Lots 5 – 9, and Lot 12, Block 1, Bergstrom Downs No. 1 and Lots 10-A and 11A, Block 1, the Resubdivision of Lots 10 and 11, Bergstrom Downs No. 1. There are no related site plan cases on the subject property.

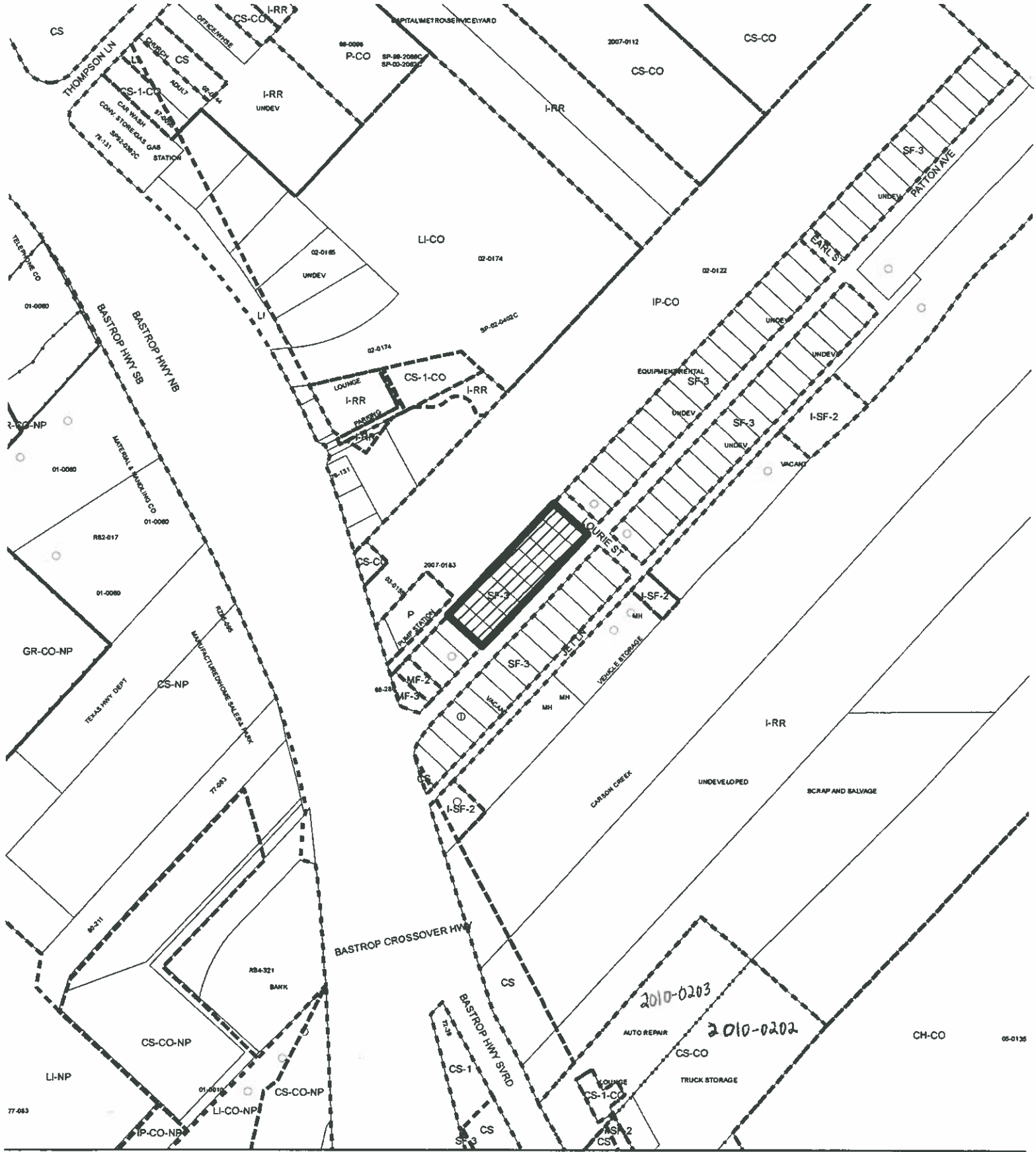
ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Patton Avenue	50 feet	30 feet	Local	No	No	No
Lourie Street	50 feet	30 feet	Local	No	No	No
Jet Lane	30 feet	12 feet	Local	No	No	No
Bastrop Highway / US 183	200 feet	MAD6	Highway	No	Yes	Yes

CITY COUNCIL DATE: August 18, 2011**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719



ZONING

Exhibit A

ZONING CASE#: C14-2011-0064
 LOCATION: 800-814 PATTON AVE.
 SUBJECT AREA: 1.5938 ACRES
 GRID: M19
 MANAGER: WENDY RHOADES



- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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.



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 compatibility with adjacent and nearby uses.

Staff recommends P zoning, given: 1) the wastewater odor control facility 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 rezoning area is undeveloped and relatively flat. 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 Edwards 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 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.

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

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.

Transportation

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

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

Water and Wastewater

There are no Water and Wastewater Review comments for this rezoning case.

Site Plan and Compatibility Standards

For site plans, uses greater than one acre require a conditional use permit [LDC 25-2-625(D)(2)].

Refer to LDC 25-2-624 Public District Uses for permitted uses under P zoning for site plan submittals.

Additional comments will be forthcoming upon submittal of site plan application.