ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0102 - Southern Walnut Creek Hike & Bike Trail

Z.A.P. DATE: 10/18/2011

ADDRESS: 2907-1/2 Delwau Lane

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

ZONING FROM: SF-2 **TO:** P

AREA: 3.57 acres (155,509 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the rezoning request to (P) Public district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION: 10/18/11 – Approved staff recommendation of Public district zoning on consent, (7-0).

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:

	ZONING	LAND USES
Site	SF-2	Undeveloped
North	SF- 2, LI-NP	Single Family, Undeveloped
South	SF-2	Single Family
East	SF-2	Single Family
West	SF-2, P	Single Family, Park

TIA: Waived

WATERSHED: Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:
Austin Neighborhoods Council
East MLK Combined Neighborhood Association
Johnston Terrace/Boggy Creek Neighborhood Association
Edward Joseph Homeowners Association, Inc.

M.E.T.S.A. Neighborhood Association
FRS Property Owners Association
Lower Boggy Creek Neighborhood Association

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 located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is flood plain within the project area.

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.

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

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
Delwau Lane	Varies	Varies	Local	Not Available

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

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

There are no existing sidewalks along Delwau Lane.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Delwau Lane.

Capital Metro bus service is not available within 1/4 mile of this property.

Site Plan:

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 (SPC-2010-0367C) which provides for approximately 7 miles of a hike and bike trail, with parking and other associated improvement.

The site is subject to compatibility standards. Along all property lines adjacent to single family, the following standards will apply with any future development:

- 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.
- 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.
- 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)
- If a community recreation use is a conditional use, baseball, softball, and football fields and other similar outdoor athletic fields must be at least 300 feet from an SF-5 or more restrictive zoning district. [Sec. 25-2-837(E)]
- Additional design regulations will be enforced at the time a site plan is submitted.

CITY COUNCIL DATE: 11/3/11 **ACTION:**

ORDINANCE READINGS: 1st **2nd** **3rd**

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye **PHONE:** 974-7604
stephen.rye@austintexas.gov



ZONING

ZONING CASE#: C14-2011-0102

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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CITY OF AUSTIN
FOUNDED 1839


CS-NP
TANNEHILL LN
CS-NP
HIBBETTS RD
HAROLD CT
CS-NP
ED BLUESTEIN BLVD SB
ED BLUESTEIN BLVD NB
SF-3-NP
SF-2-NP
LI-NP
LI-NP
SF-2-NP
REGIENE RD
LI-CO-NP
C14-02-0142.002
SP91-0280C
SP89-0149C
SP89-0140G
SP92-229C
SP-94-0351C
P
DELWAU LN
SF-2
SF-2
P
SHELTON RD
BAY CITY BND
WINCHELL LN
LANE CITY DR
SF-2
SF-2
SF-2
SF-2
P
P
P
CS-CO
HESTER RD