

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2011-0086 - Southern Walnut Creek Hike & Bike Trail

**P.C. DATE:** 10/11/2011 - postponed by staff  
10/25/2011 - postponed by staff  
11/8/2011 - approved staff recommendation of P-NP

**ADDRESS:** 6406 Garden View Drive

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

**ZONING FROM:** SF-3-NP

**TO:** P-NP

**AREA:** 6.7 acres (291,852 ft<sup>2</sup>)

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the rezoning request to (P-NP) Public-Neighborhood Plan combining district Zoning.

**PLANNING COMMISSION RECOMMENDATION:** The motion to approve staff's recommendation for P-NP zoning, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Donna Tiemann were absent.

**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-NP	Park
<i>North</i>	GR-CO-NP	Golf Course
<i>South</i>	SF-3-NP, LI-PDA-NP, GR-NP	Single Family, Assisted Living, Undeveloped
<i>East</i>	P-NP	Single Family
<i>West</i>	SF-3-NP	Single Family

**TIA:** Waived

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhoods Council  
Cavalier Park Neighborhood Association  
East MLK Combined Neighborhood Association  
Heritage Village of Austin Homeowner's 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 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 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.

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.

### **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
Garden View Drive	50'	26'	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 is a gap in the sidewalk network along a portion of the site's frontage on Garden View Drive.

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

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  
12/8/11  
1/12/12  
2/2/12

**ACTION:** Postponed by staff  
Postponed by staff  
Postponed by staff

**ORDINANCE READINGS:** 1st

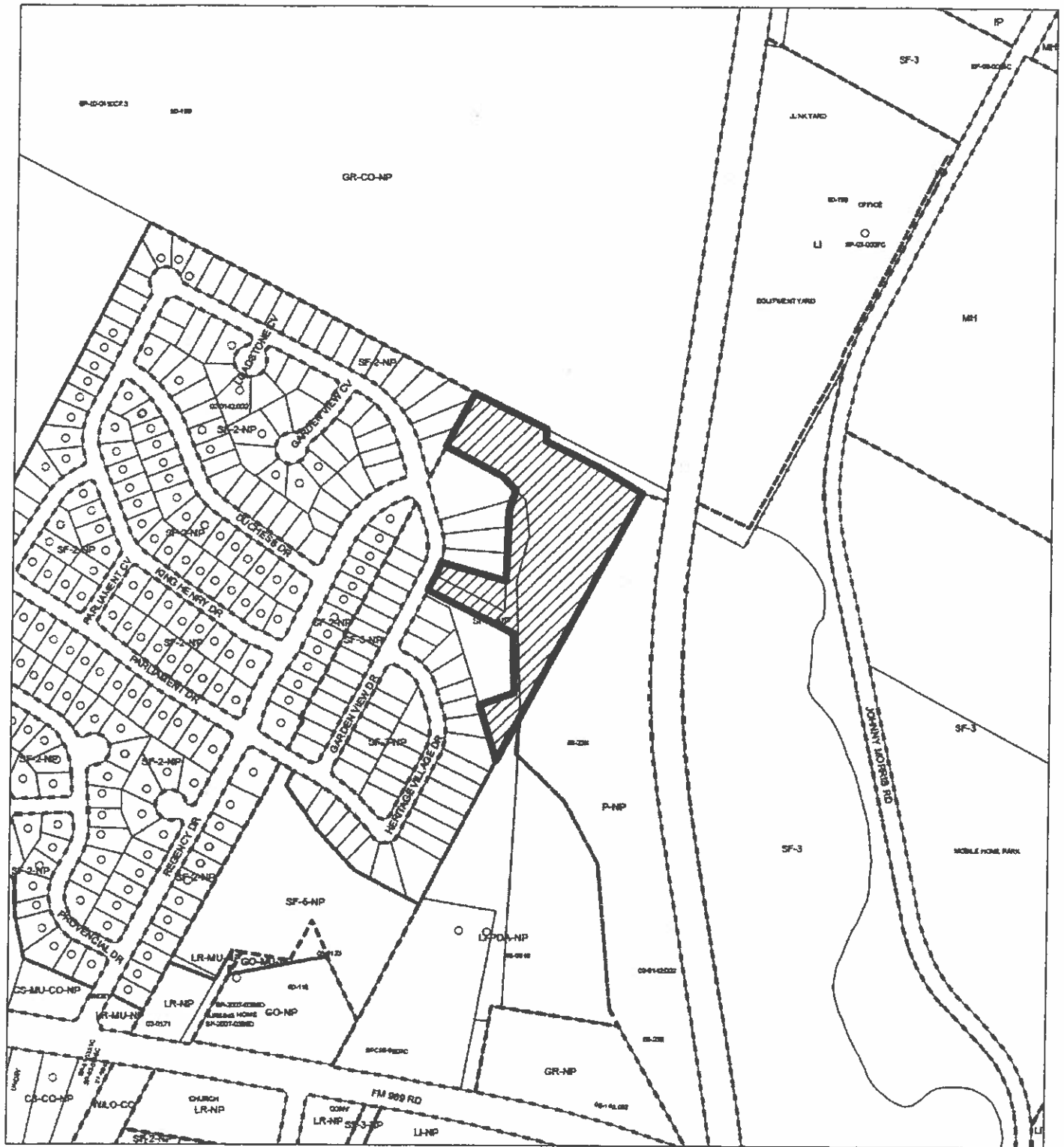
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Stephen Rye

**PHONE:** 974-7604  
[stephen.rye@austintexas.gov](mailto:stephen.rye@austintexas.gov)



## ZONING



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

ZONING CASE#: C14-2011-0086

LOCATION: 6406 GARDEN VIEW DR

SUBJECT AREA: 6.7 ACRES

GRID: N24

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.





GR-CO-NP

L7

MH

SF-3

JOHN MORRISON

P-NP

L-POA-NP

GR-NP

SF-6-NP

O-MU-NP

EO-NP

LR-NP

CS-MU-CO-NP

LR-MU-NP

FM 969 RD

CS-CO-NP W/LO CO

## Rye, Stephen

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**From:** Christopher Stanton ([redacted])  
**Sent:** Tuesday, November 08, 2011 8:13 AM  
**To:** Rye, Stephen  
**Subject:** 10' wide concrete trail from Bolm Road to Johnny Morris Road

**Follow Up Flag:** Follow up  
**Flag Status:** Green

Good morning Stephen. I just wanted to voice my support for a off road paved connector from Bolm to Delwau Road which would enable cyclists to access the road without riding on the shoulder of 183.

Christopher Stanton

**Rye, Stephen**

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**From:** David Wenger [davidwenger@gmail.com]  
**Sent:** Monday, November 07, 2011 9:11 PM  
**To:** Rye, Stephen  
**Subject:** Delwau Connector  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Hi Stephen,

I'm writing you in support of the trail connector to Delwau Ln. off of what could be the South Walnut Creek Trail. A connector would greatly increase my safety when returning from the riding at dusk, and make getting to the events much easier, as it would mitigate navigating Hwy 183 by bike. I consider bike safety a matter of workplace safety, I make my living from riding a bicycle.

More than the racers heading east would benefit from connecting trail. A range of cyclists attend the Driveway races to spectate, and frequently bring kids of all ages with them to the races. Often, they do this by bicycle. Thank you for your time and consideration.

--

David Wenger  
USA Cycling South Central Regional Camp Manager  
512-292-1001  
<http://texascyclingcamps.com>  
<http://duratatraining.com>



## Rye, Stephen

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**From:** Ian Dille [redacted@gmail.com]  
**Sent:** Monday, November 07, 2011 9:43 AM  
**To:** Rye, Stephen  
**Cc:** Lindy Alton  
**Subject:** delwau ln trail connector  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Hi Stephen,

I'm writing you in support of the trail connector to Delwau Ln. off of the proposed South Walnut Creek Trail. My wife, Lindy, and I regularly ride from central Austin to the Driveway races at the end of Delwau Ln. A connector would greatly increase our safety when returning from the races at dusk, and make getting to the events much easier, as it would mitigate navigating Hwy 183 by bike.

But it's not just racers that would benefit from a connector trail. A wide variety of cyclists attend the Driveway races as spectators, and frequently bring their young children with them to the races by bike, as well.

Additionally, the Urban Roots youth farming program takes place at the Hands of the Earth Farm off of Delwau Ln. A connector trail would provide easy bike access for kids from East Austin who are participating in the Urban Roots program, and would get a considerable amount of use during the Bicycle Sport Short Urban Farm Bike Tour.

Sincerely,  
Ian Dille

512-[redacted]  
[www.iandille.com](http://www.iandille.com)  
[twitter.com/iandille](https://twitter.com/iandille)

**Rye, Stephen**

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**From:** Stefan Rothe [stefan@rothetraining.com]  
**Sent:** Friday, November 04, 2011 11:00 AM  
**To:** Rye, Stephen  
**Subject:** Concrete trail from Bolm Road / Delwau Ln to Johnny Morris Road  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Good morning Mr. Rye,

as a cyclist, coach, and Austin resident I support the planned trail between Bolm Rd and Johnny Morris Rd. Having a cyclist and/or pedestrian trail would get more cyclists off a major Highway and be a quicker way to commute around East Austin.

Thank You,  
Stefan

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Stefan Rothe  
ROTHE Training, LLC  
stefan@rothetraining.com  
cell - 512.291.1193  
fax - 512.291.1193



**Rye, Stephen**

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**From:** D Bailey [mailto:dbailey@baileysolutions.com]  
**Sent:** Friday, November 04, 2011 8:35 AM  
**To:** Rye, Stephen  
**Subject:** I Support South/Eastern Extension  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Please continue to build connections for cyclist...I support the concrete trail from Bolm Road to Johnny Morris Road.

Thank you,

Debra Bailey  
(512) [REDACTED]  
[www.baileysolutions.com](http://www.baileysolutions.com)

12/14/2011

## Rye, Stephen

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**From:** Jesse Slate [jess@slate.com]  
**Sent:** Thursday, November 03, 2011 4:48 PM  
**To:** Rye, Stephen  
**Subject:** 10' wide concrete trail from Bolm Road to Johnny Morris Road  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Austin voter very much in favor of this trail. It's a nightmare intersection.

--  
Jesse

## Rye, Stephen

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**From:** Rye, Stephen  
**Sent:** Thursday, November 03, 2011 3:43 PM  
**To:** Rye, Stephen  
**Subject:** FW: Support for Southern Walnut Creek Trail  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Stephen Rye  
Senior Planner  
City of Austin Planning and Development Review Department  
Current Planning Division  
(512) 974-7604  
(512) 974-6054 fax

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**From:** Matthew Kessing [mailto:[Matthew.Kessing@cityofaustin.com](mailto:Matthew.Kessing@cityofaustin.com)]  
**Sent:** Thursday, November 03, 2011 3:31 PM  
**To:** Rye, Stephen  
**Subject:** Support for Southern Walnut Creek Trail

Stephen,

As a cyclist and a member of the racing community in Austin, I think this trail is an outstanding idea. Every Thursday evening from Mid-March to mid-October, hundreds of cyclists converge on the Driveway race track on Delwau Lane east of 183. Many of us choose to ride our bikes to the race, which means a trip down the 183 on-ramp from Bolm road, and crossing over 183 on our ways home after the race is over. The Driveway Race Series has grown into one of the best weekly criteriums in the country, and every year Andrew Willis continues to grow it and make it better. Without a doubt, more racers will attend next year. With increasing traffic to the Driveway, it makes sense to recognize the difficulty in traversing the area by making a better route, before there is an accident.

The trail would also provide access to training routes outside of town. We would be able to reach some of the rural areas without being exposed to high-traffic in-town riding. It would make motorists happier by getting cyclists off the road, and it would make the cyclists safer by not exposing them to motorists. It would be a win-win.

As a resident of Austin, I support the building of the Southern Walnut Creek Trail.

Thanks,

--  
Matthew Kessing  
v [REDACTED]

12/14/2011

**Rye, Stephen**

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**From:** Tomek [mailto:tom@baginski.com]  
**Sent:** Thursday, November 03, 2011 2:58 PM  
**To:** Rye, Stephen  
**Subject:** Delwau Road Connection  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Dear Stephen,

I would like to support considered bike path construction project connecting Bolm Road and Johnny Morris roads with extension to Delwau Road.

Lack of proper roadways and increased cycling activities in this part of the city in recent few years due to fast traffic activities on Hwy 183 made traveling to and from the events quite dangerous.

Please count my voice in - I'm all in for safety and transportation development in our city.

Sincerely,

Tomek Baginski

12/14/2011



## Rye, Stephen

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**From:** leo buis [mailto:leo.buis@cityofraleigh.com]  
**Sent:** Thursday, November 03, 2011 11:54 AM  
**To:** Rye, Stephen  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

I just wanted to say thanks for pushing this project forward, it will be good for the neighborhood! I am glad to see the city putting in some much needed work on the park behind my house. I live next door to Nadia and am looking forward to biking the trail when done! Thanks again,

Leo Buis



**Austin's Yellow Bike Project**  
**1216 Webberville Road**  
Austin, TX 78721  
[www.austinyellowbike.org](http://www.austinyellowbike.org)  
[austinyellowbike@gmail.com](mailto:austinyellowbike@gmail.com)

January 5, 2011

City of Austin  
Austin, TX 78701

We are writing you in support of the South Walnut Creek Trail project. This trail will not only provide recreational opportunities but could represent a significant transportation corridor for bicycle commuting. Separated facilities such as this are important if we are to increase modal by attracting potential cyclists who shy away from using roads and streets.

In addition, the trail, when connected to other projects, like the North Walnut Creek trail and the Lance Armstrong Bikeway, could make an attractive and functional bicycle network in the north part of Austin.

Sincerely,

Tim Starry  
Transportation Coordinator  
Austin Yellow Bike Project