

**PLANNING COMMISSION
SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2016-0567C **PC DATE:** December 12, 2018
PROJECT NAME: Upper Boggy Creek Trail Phase 1

ADDRESS: 1316 ½ Alexander Ave
NEIGHBORHOOD PLAN: Rosewood
CITY COUNCIL DISTRICT: 1

APPLICANT: COA – Public Works Dept. (William Power) 512-974-7220
505 Barton Springs Road
Austin, TX 78704

AGENT: Doucet+Chan (Tom Curran) 512 583-2623
4319 James Casey Street
Austin, TX 78745

CASE MANAGER: Rosemary Avila 512-974-2784
Rosemary.avila@austintexas.gov

AREA: 4.36 acres (Limits of Construction)
EXISTING ZONING: P-NP, SF-3-NP, and TOD-NP-CO
WATERSHED: Boggy Creek (Urban)
WATERSHED ORDINANCE: Comprehensive Watershed Ordinance
T.I.A.: N/A
CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting approval of a conditional use permit site plan for construction of a 2,750 linear feet multi-use trail with a 120' x 16' pedestrian bridge and related site improvements. The applicant is also requesting approval of an environmental variance from 25-8-261(B)(3)(c) to allow construction of a multipurpose trail in the CWQZ.

Planning Commission approval is required because the site is zoned P, public and over one acre, LDC Section 25-2-625(D)(2), which states, "for a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan."

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit because the P- Public zoning district allows civic land uses. The proposed multi-use trail would fall under the use of Parks and Recreation (General), which is in the civic land use category. The site plan will comply with all code requirements prior to site plan release.

Land Use: The proposed trails fall within multiple tracts zoned P-NP, SF-3-NP, TOD-NP, and TOD-NP-CO. Since a portion of the site is located in a P-Public zoning district and that portion is over one acre in size this site plan must be approved by a Land Use Commission. The existing trail located at this site will be demolished and replaced with a multi-use (jogging/walking and bicycle) trail with a proposed 120' x 16' bridge. The trail is approximately 2,750 linear feet and varies in width from 8' wide to 14' wide. This bike and jogging/walking trail will serve the surrounding neighborhood as it is located near the Capital Metropolitan Transit Authority MLK light rail station.

Environmental: This case was taken to the Environmental Commission on September 20, 2017. City Staff had no recommendation due to the request not meeting the findings of facts.

The EV Commission recommends approval with the following conditions:

Applicant will remove approximately 19,520 square feet of asphalt at 2801 E. 12th St. The site, which is in the Critical Water Quality Zone and 25-year floodplain, is currently used by the Public Works Department for construction staging and spoils. Applicant will restore with native grassland seeding and planting per City of Austin Standard Specification 609S.6, including topsoil and seed bed preparation, temporary irrigation, and weed maintenance.

Environmental Commission Conditions: *The tree care plan be increased to five years.*

The EV Variance back- up materials and motion notes are attached.

OVERALL SITE PROJECT INFORMATION

SITE AREA	18.68	
EXISTING ZONING	P-NP, SF-3-NP, TOD-NP, and TOD-NP-CO	
PROPOSED ACCESS	n/a	
	Existing	Proposed
FLOOR-AREA RATIO	008:1	.008:1
BUILDING COVERAGE	.8%	.8%
IMPERVIOUS COVERAGE	6.60%	6.8%

NEIGHBORHOOD ORGNIZATIONS

Austin Neighborhoods Council
 African American Cultural Heritage District
 Business Assn.
 Austin Independent School District
 Austin InnerCity Alliance
 Homeless Neighborhood Association
 Bike Austin
 Black Improvement Assn.
 Claim Your Destiny Foundation

Del Valle Community Coalition
 Friends of Austin Neighborhoods
 East Austin Conservancy
 Neighbors United for Progress
 Preservation Austin
 Rosewood Neighborhood Contact Team
 SEL Texas
 Sierra Club, Austin Regional Group
 United East Austin Coalition

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

B.

1. Comply with the requirements of this title;

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The proposed multi-use trail is compatible with the existing use of trails on this site previously, but remains a conditional use because the zoning is P, public, and over one acre in size, however the zoning district allows for civic uses.

3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**

Staff Response: The proposed expansion is compatible with surrounding land uses. The project will comply with all requirements of the Land Development Code.

4. **Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: N/A

5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

Staff Response: The site plan will comply with all requirements of the Land Development Code, and reasonably protects the health, safety, and welfare of persons and property.

6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not located in the East Austin Overlay, however the site is located within the Rosewood Neighborhood Plan and complies with its objectives.

C. In addition, a conditional use site plan may not:

7. **More adversely affect an adjoining site than would a permitted use;**

The multi-use trail will have no more impact on adjoining properties and will primarily serve the neighborhood and will continue to be open to the general public to utilize.

8. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation, the previous use of this site was a trail.

9. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING	September 20, 2017
DATE REQUESTED:	
NAME & NUMBER OF PROJECT:	Upper Boggy Creek Trail Phase 1 SPC-2016-0567C
NAME OF APPLICANT:	William Power, Public Works, Project Manager (512-974-7220) Tom Curran, Doucet & Chan, Engineer (512-480-8155)
LOCATION:	1719 Alexander Ave., Austin, TX 78702
COUNCIL DISTRICT:	District 1
PROJECT FILING DATE:	December 8, 2016
DSD/ENVIRONMENTAL STAFF:	Pamela Abee-Taulli, Environmental Review Specialist Senior, 512-974-1879, Pamela.abee-taulli@austintexas.gov
WATERSHED:	Boggy Creek Watershed; Urban; Desired Development Zone
ORDINANCE:	Watershed Protection Ordinance
REQUEST:	Variance request is as follows: To vary from 25-8-261-(B)(3)(c), limiting a hard surfaced trail located within the CWQZ to 12 feet in width unless a wider trail is designated in the Urban Trails Master Plan adopted by Council, to allow construction of a 14-foot wide multi-purpose trail in the CWQZ to connect with the Capitol Metro transit station and serve as a major pedestrian route between MLK Blvd. and East 12th street.
DSD STAFF	Staff determines that the variance request does not meet the findings of fact and has no recommendation.
RECOMMENDATION:	If the Commission approves the variance, staff recommends the following condition. Applicant will remove approximately 19,520 square feet of asphalt at 2801 E 12th St. The site, which in the Critical Water Quality Zone and 25-year floodplain, is currently used by the Public Works Department for construction staging and spoils. Applicant will restore with native grassland seeding and planting per City of Austin Standard Specification 609S.6, including topsoil and seed bed preparation, temporary irrigation, and weed maintenance.
RECOMMENDATION	While the findings of fact have not been met, the Environmental Officer recommends approval of the project because the intent of the ordinance has been met. See Environmental Officer's memo for additional detail.



Development Services Department
Staff Determination Concerning Required Findings

<u>Project:</u>	Upper Boggy Creek Trail Phase 1
<u>Ordinance Standard:</u>	25-8-261(B)(3)(c) Critical Water Quality Zone (CWQZ) Development, limiting a hard surfaced trail located within the CWQZ to 12 feet in width unless a wider trail is designated in the Urban Trails Master Plan adopted by Council.
<u>Variance Request:</u>	Allow construction of a 14-foot wide multi-purpose trail in the CWQZ to connect with the MLK Capitol Metro Transit Station and serve as a major pedestrian route between MLK Blvd. and East 12th Street.

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / **No** The applicant would not be deprived of a privilege available to the owner of a similarly situated property. Barring extenuating circumstances, any property located in the CWQZ would be subject to code requirements prohibiting a hard-surfaced trail wider than 12 feet to be located in the CWQZ.

2. The variance:
 - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / **No** A 12-foot wide trail is allowed in the proposed location. The applicant was not able provide technical criteria or projected use data to demonstrate the need for a 14-foot wide trail. Therefore, staff cannot confirm that the variance is not necessitated by the construction method.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / **No** A 12-foot wide trail is allowed in the proposed location. The applicant did not demonstrate the need for a 14-foot wide trail. Therefore staff cannot confirm that the variance is the minimum deviation.

- c) Does not create a significant probability of harmful environmental consequences.

Yes / No The trail is being situated further away from the creek than the existing 4-foot wide trail, which is being removed to provide a greater vegetation buffer between the trail and the creek.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No The proposed trail is 2-feet wider than a 12-foot wide trail that is expressly permitted by the Land Development Code. However, for mitigation, the project proposes to remove the existing 4-foot wide hard surfaced trail along the southern half of the project, resulting in the proposed trail being equivalent to approximately 10-12 feet of additional trail width. Moreover, the location of the new trail, being further away from the creek, will provide a greater natural buffer zone between the trail activities and the creek.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-652 (Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / **No** Finding (A)(2)(a) has not been met. The applicant did not demonstrate the need for a 14-foot wide trail.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / **No** The applicant did not demonstrate that a 12-foot wide trail would prevent a reasonable, economic use of the entire property.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes / **No** The applicant did not demonstrate that a 12-foot wide trail would prevent a reasonable, economic use of the entire property.

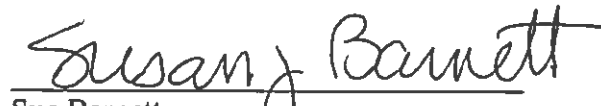
Staff determines that the variance request does not meet the findings of fact. If the Commission approves the variance, staff recommends the following condition. Applicant will remove approximately 19,520 square feet of asphalt at the south end of the proposed trail, on the south

side of 12th St., on the banks of Boggy Creek. The site, which is in the Critical Water Quality Zone and 25-year floodplain, is currently used for staging and spoils. Applicant will restore with native grassland seeding and planting per City of Austin Standard Specification 609S.6, including topsoil and seed bed preparation, temporary irrigation, and weed maintenance.

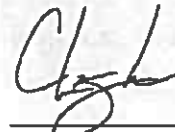
Environmental Review:


Pamela Abee-Taulli

Manager Environmental Review:


Sue Barnett

Environmental Officer:


Chuck Lesniak



MEMORANDUM

TO: Environmental Commission Chair Marisa Perales and Commissioners

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: September 12, 2017

SUBJECT: Recommendation on Variance Request for Upper Boggy Creek Trail (SPC-2016-0567C)

On your September 20, 2017 agenda is a request for a variance to Section 25-8-261(B)(3)(c) for the City's proposed improvements to the Upper Boggy Creek Trail to allow a fourteen foot wide trail within the Critical Water Quality Zone (CWQZ). This project will significantly expand and improve an existing pedestrian and bicycle commuter trail through East Austin providing a major north-south commuter trail that connects the central city with northeast Austin, including the MLK rail station.

The code specifies that hard surfaced trails located in the outer half of the CWQZ are limited to twelve feet in width "unless a wider trail is designated in the Urban Trails Master Plan (UTMP) adopted by Council." While the environmental reviewer has properly determined that the project does not meet the findings of fact, I am recommending approval of the variance request for the following reasons:

- Specific trail widths are not specified for any trails identified in the UTMP.
- While user data is not yet available, this trail will be the major commuter route through East Austin connecting multiple neighborhoods, job center, and transit centers and is highly likely to be heavily used, therefore justifying a trail wider than twelve feet.
- The existing trail will be replaced and the new trail will be moved farther from the creek than the current location.
- The project has agreed to mitigate impacts to the CWQZ by removing and restoring an existing road material and spoils storage area located in the 25-year floodplain and CWQZ.
- The request meets the original intent of the ordinance, which is to balance impacts to the creek buffer with the environmental benefits provided by significant alternative transportation transit corridors.

Please contact me at chuck.lesniak@austintexas.gov or 512.974.2699 if you have any questions.

Cc: Pamela Abee-Taulli, Development Services Department
Janae Spence, Public Works Department
William Power, Public Works Department

**ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM****PROJECT DESCRIPTION****Applicant Contact Information**

Name of Applicant	City of Austin Urban Trails Division
Street Address	505 Barton Springs Road
City State ZIP Code	Austin, Texas 78701
Work Phone	512-974-722
E-Mail Address	William.Power@austintexas.gov

Variance Case Information

Case Name	Upper Boggy Creek Trail
Case Number	SPC-2016-0567C
Address or Location	1719 Alexander Avenue
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	
Applicable Ordinance	LDC 25-8-261 Critical Water Quality Zone Development
Watershed Name	Boggy Creek
Watershed Classification	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Variable, Trail crosses Boggy Creek
Water and Waste Water service to be provided by	City of Austin
Request	The variance request is as follows (Cite code references: Chapter 25-8-261, Critical Water Quality Zone Development

Impervious cover	Existing	Proposed
square footage:	___61,855___	___61,855___
acreage:	___1.42___	___1.42___
percentage:	___7.7%___	___7.7%___
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The property is located along Boggy Creek between East 12th Street and MLK. The site is comprised of the Downs Mabson Fields park and through a recreation easement located within BTR Development Property for the trail to connect with the Cap Metro Transit Station. The site is flat and fairly open on the south end, moderately wooded along the creek and along the northern end of the subject property. The site is mostly within the CWQZ and 100-year floodplain. While there are small pockets of fringe wetland plants along the creek bed, it has been determined that they do not meet the definition of a wetland CEF. There are some heritage trees on the property, but there is no impact proposed to any heritage trees.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	A hard surfaced trail is allowed by code within the CWQZ if it is limited to 12-feet in width. Given the proposed multi-use trail will connect with the Cap Metro transit station and serve as a major pedestrian route between MLK Blvd. and East 12 th street, a 14-foot wide trail is proposed as recommended by AASHTO Bicycle Facilities Guide for multi-use pathways with anticipated higher use.
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Upper Boggy Creek Trail

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / No Given the public park setting with need to provide intermodal transportation to the Transit Oriented District and Cap Metro Transit Station, a safe multi-use trail is needed as it would be for similarly situated development and park properties.

2. The variance:
 - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / No The variance is necessitated to provide safe pedestrian access alternatives through the park and to the Transit Station.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No A 12-foot wide trail is allowed, and a 14-foot trail is proposed based on AASHTO design criteria for higher use areas.

- c) Does not create a significant probability of harmful environmental consequences.

Yes / No The trail is being situated further away from the creek than the existing 4-foot wide trail, which is being removed to provide a greater vegetation buffer between the trail and the creek.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No The proposed trail is 2-feet wider than a 12-foot wide trail that is expressly permitted by the Land Development Code. However, for mitigation, the project proposes to remove the existing 4-foot wide hard surfaced trail along the southern half of the project, resulting in the equivalent trail approximately 10-12 feet wide in net width. In addition, the location of the new trail, being further away from the creek, will provide a greater natural buffer zone between the trail activities and the creek.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-652 (Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No See above.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No Denial of the variance prevents a reasonable safe use, which can be considered a reasonable economic use, of the property.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes / No The variance is the minimum deviation from the code to allow a reasonable economic and safe use of the property.

**Variance approval requires all above affirmative findings.



Exhibits for Commission Backup and/or Presentation

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant's variance request letter (backup only)