

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-6
AGENDA DATE: Thu 09/02/2004
PAGE: 1 of 1**

SUBJECT: C14-04-0106 - Walnut Creek Greenbelt at Metric - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City code by rezoning property locally known as 12100 Block of Metric Blvd. (Walnut Creek Watershed) from multifamily residence low density (MF-2) district zoning to public (P) district zoning. Zoning and Platting Commission Recommendation: To grant public (P) district zoning. Applicant: City of Austin. Agent: Parks and Recreation Department (Sarah Campbell). City Staff: Glenn Rhoades, 974-2775.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0106

Z.A.P. DATE: August 3, 2004

ADDRESS: 12100 Block of Metric Blvd.

C.C. DATE: September 2, 2004

OWNERS: City of Austin

AGENT: COA-PARD
(Sarah Campbell)

ZONING FROM: MF-2

TO: P

AREA: 1.392 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends the proposed change from multifamily residence low-density (MF-2) district zoning to public (P) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

Approved public (P) district zoning by consent (Vote: 8-0, J. Pinnelli).

ISSUES:

The request to rezone the property to P is being brought forward by the City of Austin's Parks and Recreation Department in order to use the property for a public park.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-2	Undeveloped
<i>North</i>	LR SF-3	Service Station Duplexes
<i>South</i>	MF-2	Multifamily
<i>East</i>	P	Undeveloped
<i>West</i>	MF-3-CO	Multifamily

AREA STUDY: N/A

TIA: N/A

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

#064 – River Oaks Estates Neighborhood

#114 – North Growth Corridor Alliance

#511 – Austin Neighborhoods Council

CASE HISTORIES:

There have been no recent zoning cases in the immediate vicinity.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Metric Boulevard	Varies	Varies	Major Arterial

CITY COUNCIL DATE: September 2, 2004

ACTION:

ORDINANCE READINGS: 1st

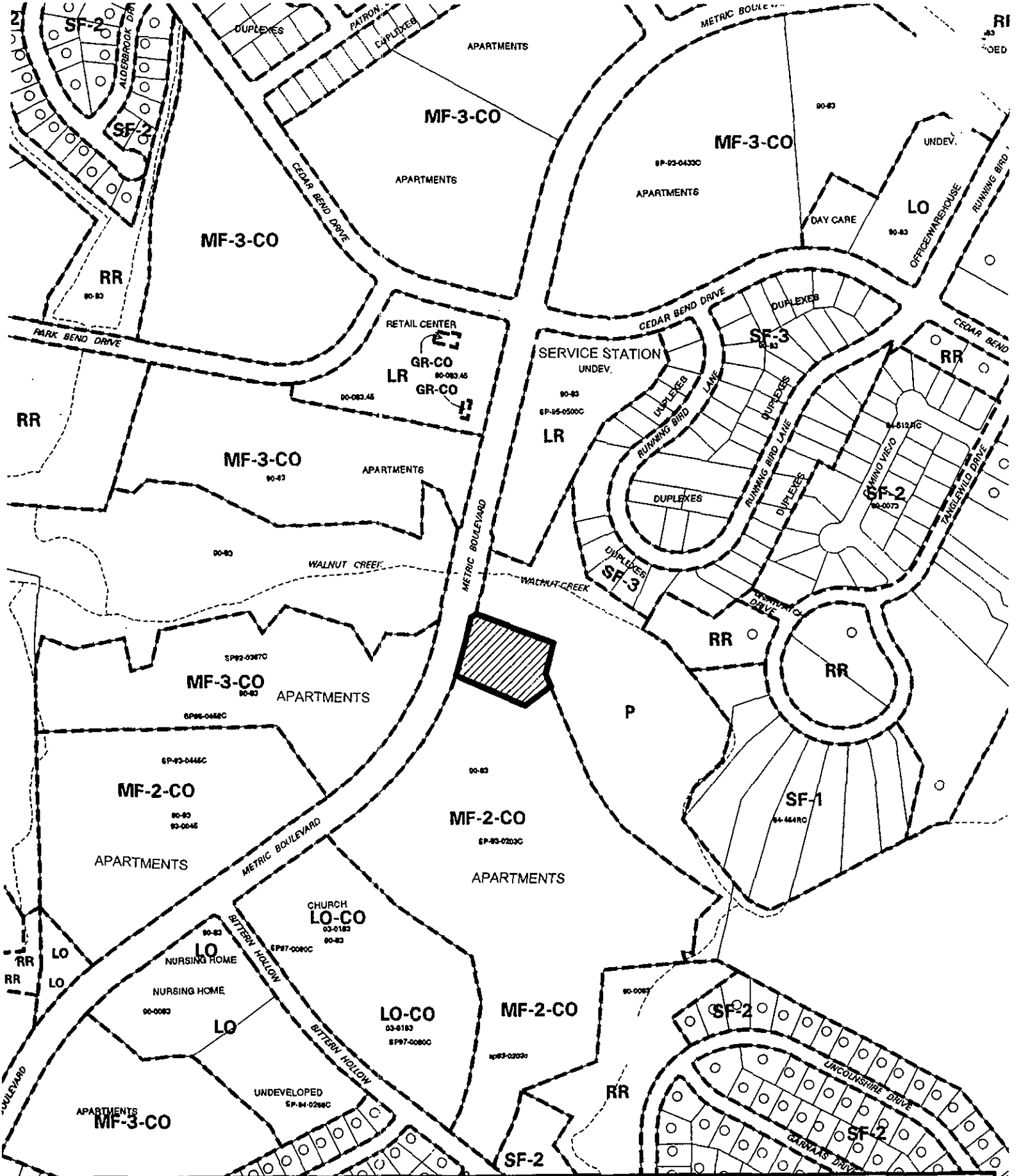
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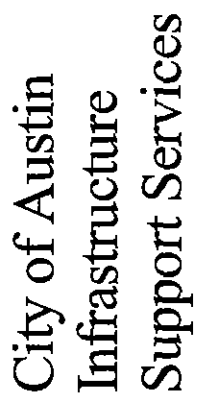
ORDINANCE NUMBER:

CASE MANAGER: Glenn Rhoades

PHONE: 974-2775



 1" = 400'	SUBJECT TRACT 	ZONING CASE #: C14-04-0106 ADDRESS: 12100 BLK OF METRIC BLVD SUBJECT AREA (acres): 1.392		CITY GRID REFERENCE NUMBER L34
	PENDING CASE 			
	ZONING BOUNDARY 	DATE: 04-07 INTLS: SM		
	CASE MGR: G. RHOADES			



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STAFF RECOMMENDATION

Staff recommends the proposed change from multifamily residence low density (MF-2) district zoning to public (P) district zoning.

BASIS FOR RECOMMENDATION

The proposed zoning should be consistent with the purpose statement of the district sought.

P – Public land owned or leased by federal, state, county or city government.

The proposed zoning should promote consistency, and orderly planning.

The proposed change is compatible with the surrounding area. The property along this segment of Metric Blvd. is predominantly occupied with apartments and the proposed park use would offer a beneficial amenity to the nearby residents.

EXISTING CONDITIONS

Site Characteristics

The property is currently undeveloped.

Transportation

The trip generation under the requested zoning is estimated to be 2 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

No additional right-of-way is required.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day and because this is a City initiated case. [LDC, 25-6-113]

Capital Metro bus service is available along Metric Boulevard (Route #42).

Metric Boulevard is classified in the Bicycle Plan as a Priority 1 bike route. (Route #39).

There are existing sidewalks along Metric Boulevard

Impervious Cover

The site is not located over the Edward's 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%

Environmental

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.

At this time, site specific information is unavailable regarding existing trees and 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.

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

If water or wastewater utility improvements, or utility relocation, or adjustment are required, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria.

Compatibility Standards

Any development on this site would be subject to compatibility development regulations due to the existing SF-3 zoning approximately 250-feet from the site, to the northeast. The following development regulations will apply:

- For a structure more than 100 feet but not more than 300 feet from the single-family zoned property, a structure may attain a height of 40 feet plus one foot for each 10 feet if distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from the property line, a structure may attain a height of 60 feet plus one foot for each four feet if distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

Additional design regulations will be enforced at the time a site plan is submitted.