

**Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 131
AGENDA DATE: Thu 06/23/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0036 - Pioneer Farms - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 11418 Sprinkle Cutoff Road (Walnut Creek Watershed) from development reserve (DR) district zoning and development reserve-historic (DR-H) combining district zoning to public (P) district zoning and public-historic (P-H) combining district zoning. First reading on May 12, 2005. Vote: 7-0. Property Owner: Heritage Society of Austin (Mike Ward). Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil: 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0036

REQUEST:

Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 11418 Sprinkle Cutoff Road (Walnut Creek Watershed) from development reserve (DR) district zoning and development reserve-historic (DR-H) combining district zoning to public district zoning (P) and public-historic (P-H) combining district zoning.

DEPARTMENT COMMENTS:

Pioneer Farms is a living history museum, formerly operated by the City of Austin Parks and Recreation Department. It is now owned and operated by the Heritage Society of Austin, providing an unique educational experience for thousands of visitors each year.

Currently the site contains several historic structures from the 1800's and provides demonstrations of heritage arts and crafts and historical agricultural practices.

The request is for Public – Historic Land Mark combining district zoning (P-H) and staff supports the request. No additional development is planned for the site. Public zoning is the most appropriate for this civic use, and the historic designation would help the Heritage Society continue its preservation work.

The southernmost portion of the site is currently zoned TND as is the subject of a negotiated development agreement between the adjacent developer, the City of Austin and the Heritage Society. No rezoning is sought or recommended for this portion of the site.

APPLICANT/AGENT: City of Austin

OWNER: Heritage Society of Austin

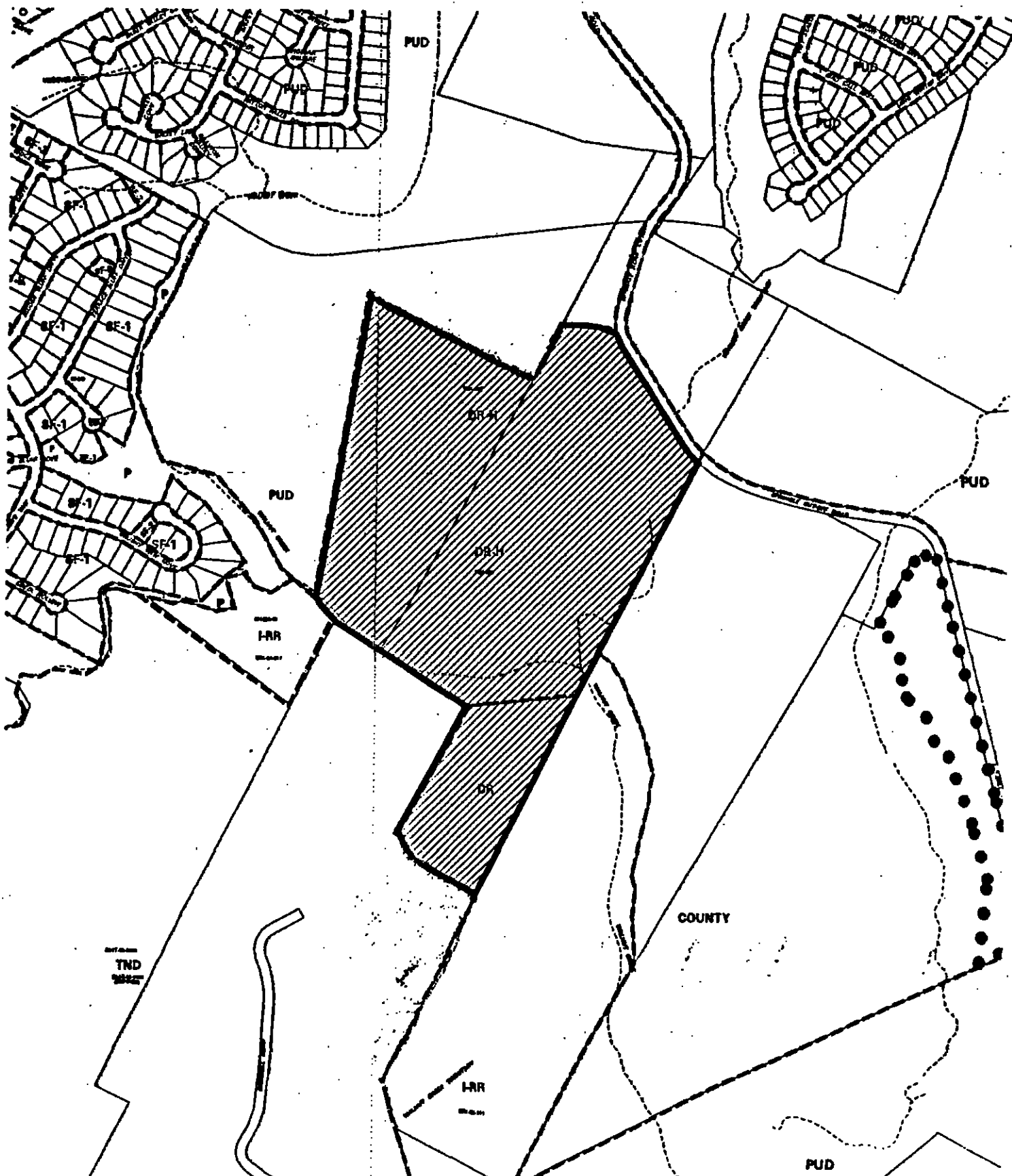
DATE OF FIRST READING: May, 12, 2005 (7-0 on consent).

CITY COUNCIL HEARING DATE: June 23, 2005.

CITY COUNCIL ACTION: Approved P an P-H on first reading.

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us



 1" = 600'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R. HEIL		ZONING CASE #: C14-05-0036 ADDRESS: 11418 SPRINKLE CUTOFF RD SUBJECT AREA	DATE: 05-03 INTLS: SM	CITY GRID REFERENCE NUMBER N30

ZONING CHANGE REVIEW SHEET**CASE:** C14-05-0036**ZAP Date:** April 19, 2005**ADDRESS:** 11418 Sprinkle Cutoff Road**OWNER/APPLICANT:** Heritage Society of Austin
(Mike Ward)**AGENT:** City of Austin
(Robert Heil)**ZONING FROM:** DR, DR-H,**TO:** P and P-H**AREA:** 80.5 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the request Public – Historic landmark combining district zoning (P-H) for tract 1 and Public (P) district zoning for tract 2.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

April 19, 2005: Approved the request Public – Historic landmark combining district zoning (P-H) for tract 1 and Public (P) district zoning for tract 2 by consent [Vote 6-0-1, Commissioner Baker abstaining, Commissioner Hammond and Jackson absent.]

DEPARTMENT COMMENTS:

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR-H, DR, TND and PUD	Living Museum and Undeveloped
<i>North</i>	PUD	Pioneer Crossing PUD
<i>South</i>	TND	Pioneer Hill TND
<i>East</i>	IRR	Undeveloped
<i>West</i>	PUD and TND	Single Family Housing (under construction)

AREA STUDY: The property lies within the proposed Pioneer Farm Neighborhood Planning Area.

TIA: N/A

WATERSHED: Walnut Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- Austin Neighborhoods Council
- Taking Action, Inc.
- NorthEast Action Group
- North Growth Corridor Alliance

SCHOOLS: (AISD)

Bluebonnet Elementary School Manor Middle School Manor High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Sprinkle Cutoff Rd.	50'	22'	Local	No	No	No

Although currently the only access to Pioneer Farms is via Sprinkle Cutoff Rd, the adjacent development is providing an improved access to the site from Braker Lane.

CITY COUNCIL DATE:

May 12, 2005:

June 23, 2005

ACTION:

Approved P-H zoning for Tract 1
and P zoning for tract two on first
reading (7-0 consent)

ORDINANCE READINGS:

1st 5/12/05

2nd

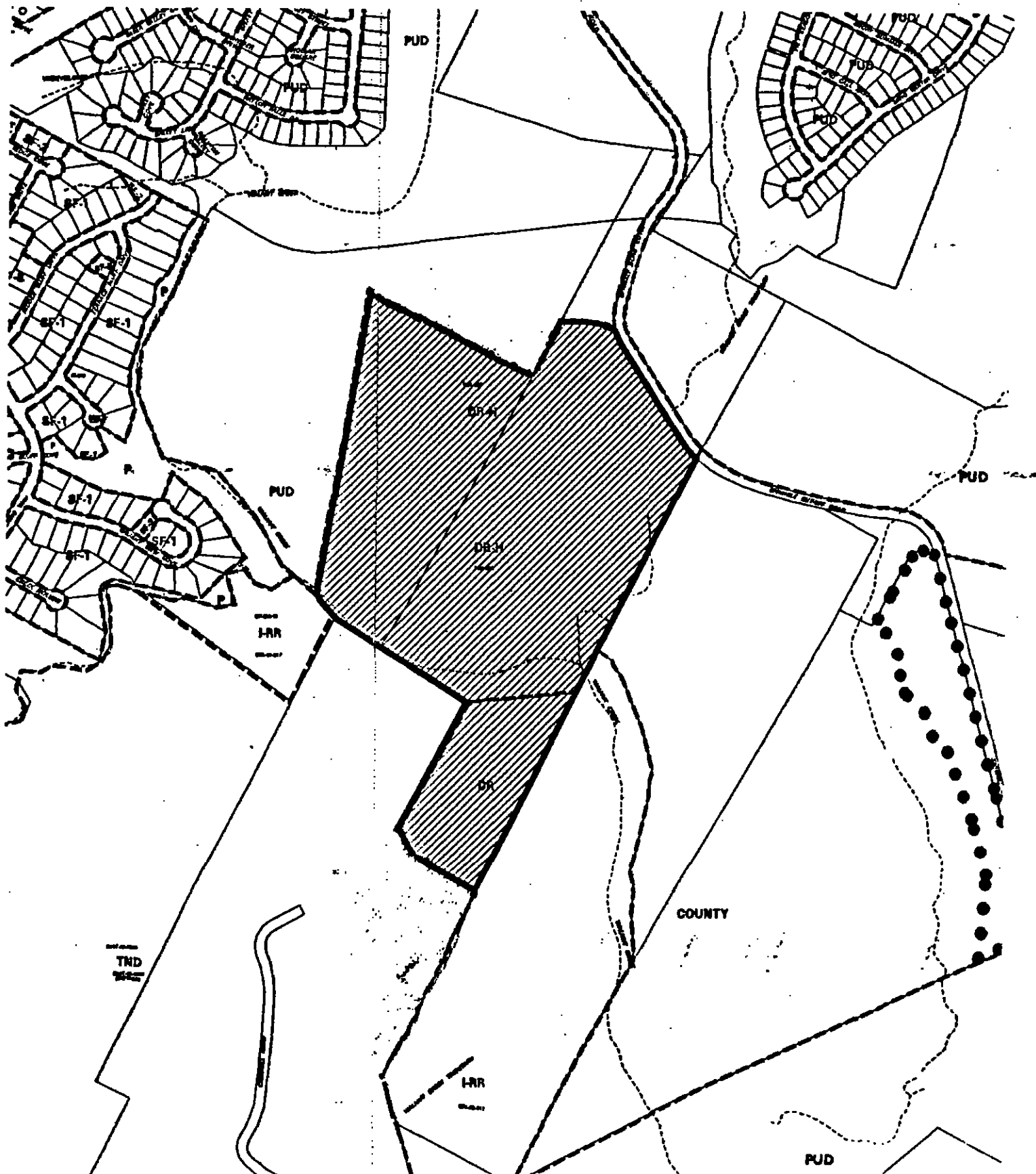
3rd





ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



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SPRINKLE CUTOFF RD

PUD

COUNTY

TRACT 1

H94-005
DR-H

DR-H
H94-005

TRACT 2

DR

LRR

CRISWELL

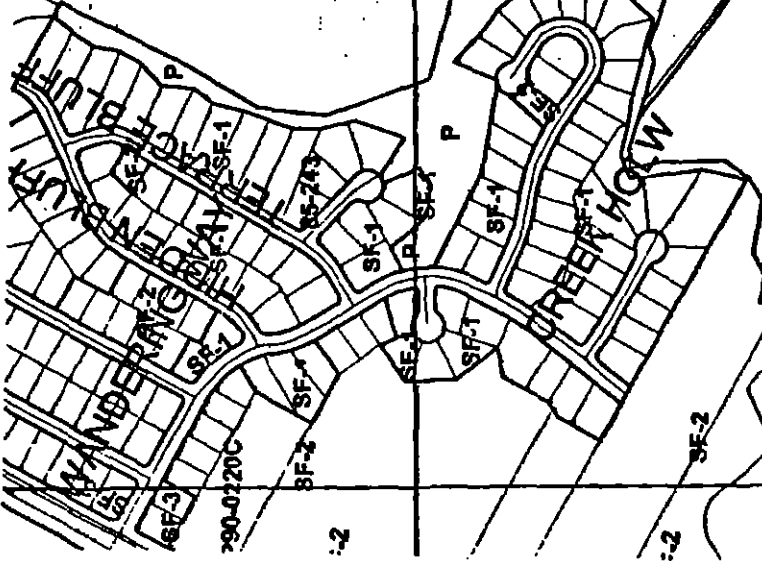
PUD

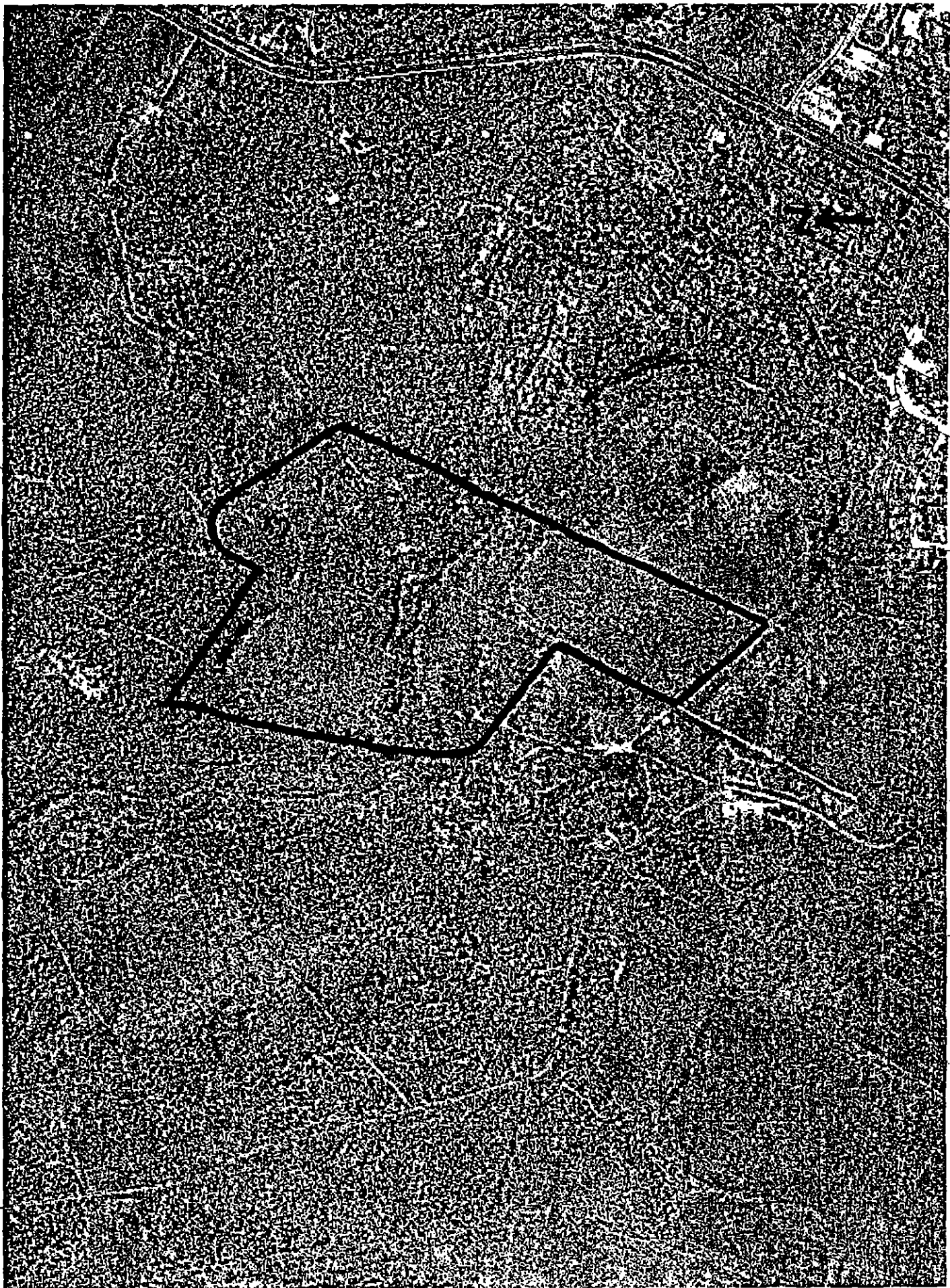
LRR

C7A-04-017

C14T-03-0001

C14T-02-0001





SUMMARY STAFF RECOMMENDATION

C14-05-0036

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BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Public district is the designation for a governmental, civic, public service, or public institution use. Historic Landmark Combining district is intended to preserve structures and sites of historic, archeological or cultural significance. P-H is the most appropriate designation for the Pioneer Farm living history museum.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

P-H is compatible with the surrounding developments, most of which are single-family in nature. Additionally the scope and size of the operation will not over burden the traffic on connecting streets.

EXISTING CONDITIONS**Site Plan**

No additional development is planned for the site. However, if additional development were pursued, the following site plan notes would be applicable.

The site is largely undeveloped. However, the construction on this would be subject to compatibility development regulations due to the existing SF-2 zoned property to the east and would be subject to the following requirements:

The site is subject to compatibility standards. Along the east property line, the following standards apply:

- No structure may be built within 25 feet of the single family property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the single family property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the single family property line.
- No parking or driveways are allowed within 25 feet of the single family 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. Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

Although currently the only access to Pioneer Farms is via Sprinkle Cutoff Rd, the adjacent development is providing an improved access to the site from Braker Lane.

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

The trip generation under the requested zoning is estimated to be 128 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).

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 this case is City initiated. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Sprinkle Cutoff Rd.	50'	22'	Local	No	No	No

Water and Wastewater

The landowner intends to serve each lot with City water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades to serve each lot. The water and wastewater utility system must be in accordance with the City design criteria.

The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City.

Typically, the landowner must pay the associated City fees, however, a development agreement authorized by City Council will waived these fees.

Environmental

The site is not located over the Edward's Aquifer Recharge 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. Although no new development is planned, 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%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is flood plain in, or within close proximity of, the project location. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 30%.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment. As no tree clearing will be conducted by the organization, and an agreement will be signed by the applicant and the City of Austin, waiving a tree survey in exchange for an formal agreement not to clear any trees.

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.

WELCOME.

Step Back In Time.

Explore

Texas History At Pioneer Farms.



Imagine You Are Back In The 1800s.

Use this guide to explore Texas' frontier past, a simpler time when family farms were the heart and soul of Texas.

PIONEER FARMS

A Brief History

In the fall of 1944, Texas Ranger Lt. James O. Elko, an original settler of Austin, laid claim to 1,280 acres of virgin land at the northward crossing of Walnut Creek — including the land that now includes Pioneer Farms. The site edged the Blackland Prairie with its tall grasses and ancient live oaks, and once hosted the Tonkawa Indians in a creek side campsite.

In 1952, Frederick and Harriet Jourdan settled here with eight children and nine slaves, and eventually amassed a 2,000-acre farm.

In 1958, the Jourdan grandchildren, Laura and Eugene Glon, donated the core of their grandparents' property to the Heritage Society of Austin for a park to honor early-day settlers.

Pioneer Farms is managed and staffed solely by volunteers who are working to keep Texas history alive.

Cotton Farm

Stroll up the front walk at this circa 1858 house of cotton farmer James H. Bell, and you can see the fine carpentry and colorful paint colors that distinguish this Greek Revival structure as the home of a well-to-do family in the 1880s.

Inside the Bell House are exhibits about pioneer life, and behind the house is a separate kitchen and spinning room — common features of the era. Out back are neatly fenced gardens and pastures, a small orchard, smokehouse and a hog and chicken house.

The Bell House was moved to this site from Williamson County several years ago, and has been repainted in a color scheme from the 1880s. Notice the fireplaces in each room, a common design in the 19th Century, and the central hallway that helped ventilation by pulling cool breezes through during the hot Texas summers.

Artisans Corner

Centerpiece of this area is the Scarborough Barn, built by hand about 1852, more than a decade before the Civil War. Inside, notice the hand-tool marks on the supporting timbers and the peg-and-pole construction.

The barn was moved to Pioneer Farms several years ago from its original site at I-35 and U.S. 290.

In addition to livestock stalls, a tack room and hayloft, the barn houses our heritage woodworkers program that offers demonstrations.

Outside is an original Eclipse windmill and the Caldwell Corn Crib, built about 1829, the oldest restored building at Pioneer Farms. It is still used for corn storage.

Just down the road, the Dawson Log Crib (c. 1850) serves as the blacksmith shop, home to our metalmith program and our wagon restoration project.

Homestead Farm

This farmstead is the oldest of our historic areas, featuring the Jourdan Cabin of the middle-class farming family that homesteaded Pioneer Farms in the 1850s.

The log cabin was built as a corner crib about 1838, and was later converted into a dogtrot-style house with a breezeway down the center — a common design of that era. Two additions were added in later years.

The kitchen at the rear, by far the largest room in the house, would have been a hub of activity in colder months. The water supply, a cistern, is located just outside the back door.

Nearby are a root cellar, a log smokehouse and an outhouse, as is a chicken house and a circa-1850 barn that was moved to Pioneer Farms several years ago from Burnet County.

Virginia rail fences protect the kitchen garden and grazing pasture from stray livestock.

Tenant Farm

The one-room Kreeger Cabin was built about 1948 by German immigrants who settled near the intersection of Dawson Road and Yager Lane. It represents a common housing style for tenant farmers of the 1890s, more Spartan than the other farmsteads.

Porches on the front and back extended the sheltered living areas of the cabin. As it is interpreted, the Tenant Farm was home to an African-American couple and their eight children.

Adjacent to the cabin are a seedpot barn and a chicken yard, a covered outdoor kitchen that was used both in winter and summer, and a kitchen garden that follows an African tradition of intermingling various plants.

Notice the blue bottles hanging in the trees. They were designed to ward off evil spirits and guarantee a happy household.

Sprinkle Corner

The General Store and the Costume House, although they appear to be old, were built for the 1994 filming of Willa Cather's novel, *Lovers in the Field*.

The General Store is an activity center much like it would have been in the 1880s: It is a gathering point as you begin and end your tour, and tickets, souvenirs and gifts are sold there.

The adjacent Costume House serves as check-in point for our volunteers, as well as a gathering point for lost and found items.

In early 2005, our entrance gate will move to a new location — west of the Cotton Farm. The Tate House, a circa-1850 home, and the Ayresworth-Wright House, built in 1853, were recently relocated there and are currently awaiting restoration.

**Electric lights and telephones
are new-fangled inventions...**

And cotton is king.

Historic & Exhibit Areas: Where History Gets Real!

Questions? Comments?
Stop by the General Store
visiting or about Pioneer Fun

5 **Recent News**
Experiences two cultures in this one-time big city, built by German immigrants to America in 1848 and interpreted as the home of an African-American family in the early 1900s. The big glass bottles in the trees were designed to send off evil spirits.

