

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



**AGENDA ITEM NO.: Z-10
AGENDA DATE: Thu 12/15/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0110 - Bouldin Meadows - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as Barton Skyway at the Union Pacific Railroad (West Bouldin Creek Watershed) from general commercial services (CS) district zoning to family residence (SF-3) district zoning. Zoning and Platting Commission Recommendation: To grant family residence (SF-3) district zoning. Applicant: Forest Cove Ltd. Agent: John Hussey. City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0110; Bouldin Meadows

Z.A.P. Date: September 20, 2005
September 6, 2005

ADDRESS: Barton Skyway at the Union Pacific Railroad

OWNER/APPLICANT: Forest Cove Ltd.

AGENT: John Hussey

ZONING FROM: CS

TO: SF-3

AREA: 1.522 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of Family Residence (SF-3) district zoning.

PLANNING COMMISSION RECOMMENDATION:

September 6, 2005: Postponed to September 20, 2005, at the request of the applicant.

September 20, 2005: *APPROVED SF-3 BY CONSENT (9-0)*

DEPARTMENT COMMENTS:

Staff recommends approval of the request from CS to SF-3 base district zoning. The site lies largely between other single family uses. However, its proximity to the railroad track and floodplain do raise concerns, which may have to be resolved at the time of site plan about the viability of single-family homes on this site.

Staff's recommendation is based, in part, on the understanding that this site could be developed as part of a large development with property to the south owned by the same owner. That site plan C8-05-0085 is currently under review.

Several issues will have to be addressed during site plan approval for this site. Chief among them is the flood plain. Although only a portion of the site is located within the 100 year floodplain, the exact boundaries of the floodplain are currently undergoing further review. With existing floodplain boundaries, the site is cut off from access by the 100 year floodplain. Watershed Protection staff have recommended the construction of a bridge to provide safe access without impeding storm flow.

Discussions have also taken place, preliminary to the Galindo Neighborhood Plan, between City staff and neighborhood representatives about how this and several other tracts nearby best fit into the overall vision of the Galindo neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Undeveloped
<i>North</i>	CS	Mobile Homes
<i>South</i>	SF-3	Undeveloped
<i>East</i>	SF-3	Single Family Homes
<i>West</i>	SF-3	Single Family Homes

AREA STUDY: The site lies within the Galindo Neighborhood Planning Area set to begin in October, 2005.

TIA: N/A

WATERSHED: West Bouldin **DESIRED DEVELOPMENT ZONE:** Yes

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

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Terrell Lane Interceptor Association (300)
- Barton Springs/Edwards Aquifer Conservation District (428)
- South Central Coalition (498)
- Austin Neighborhoods Council (511)
- Galindo Elementary Neighborhood Association (904)

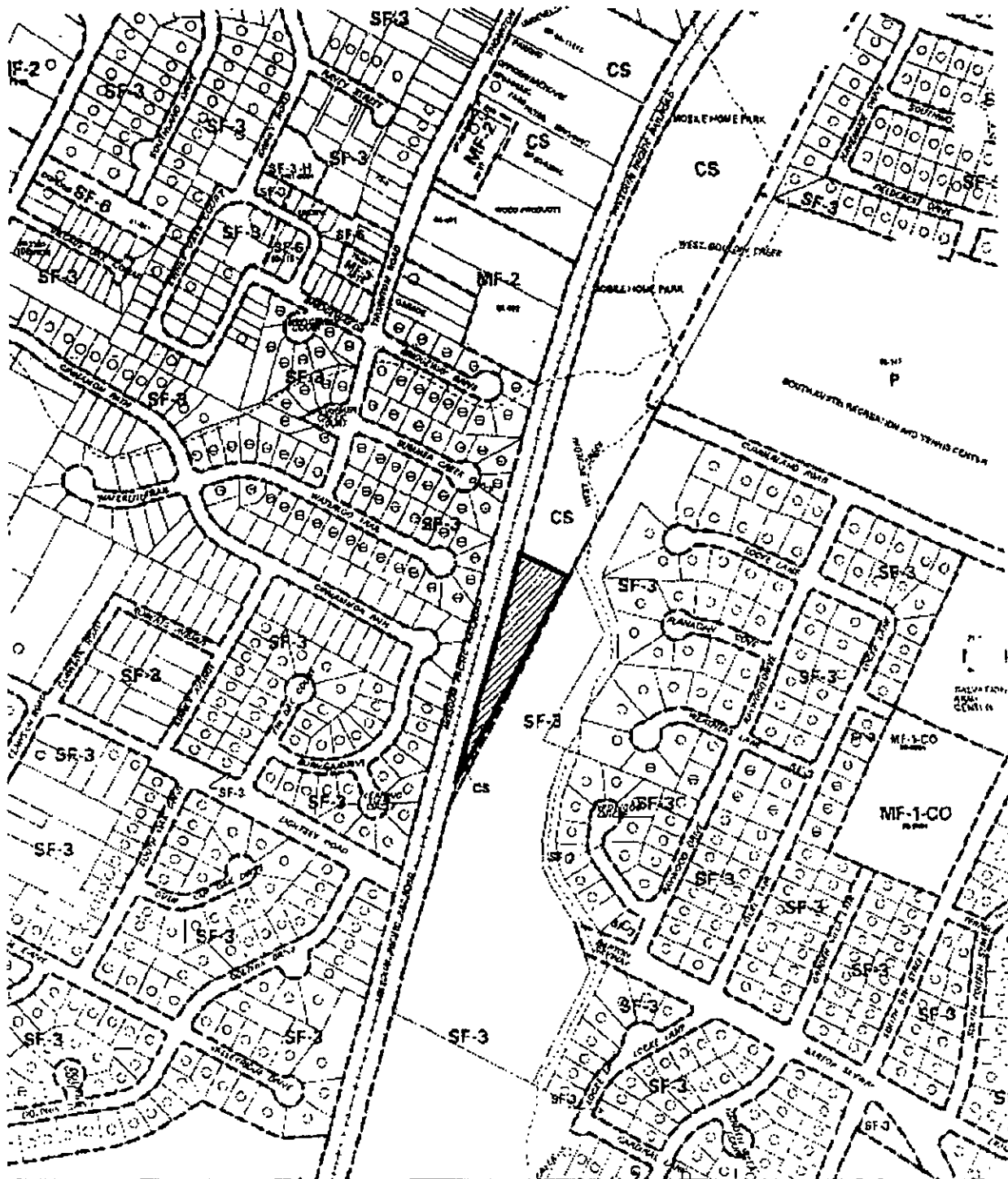
SCHOOLS: (AISD ISD)

Galindo Elementary School Fulmore Middle School Travis High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Barton Skyway	90'	45'	Collector

- There are existing sidewalks along Barton Skyway.
- Barton Skyway is classified in the Bicycle Plan as a Priority 1 bike route.
- Capital Metro bus service is available along Barton Skyway.



SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MAP P. 101	CASE #: C14-05-0110 ADDRESS: BARTON SKWY AT UNION DATE: 05/07	CITY GRID REFERENCE NUMBER G20
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DATE: 05/07

CITY COUNCIL DATE:

ACTION:

October 20, 2005

Postponed to November 3, 2005

November 3, 2005

Postponed to November 17, 2005

November 17, 2005

Postponed to December 15, 2005

December 15, 2005

ORDINANCE READINGS:

1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

PHONE: 974-2330

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

SUMMARY STAFF RECOMMENDATION

C14-05-0110

Staff recommends approval of the request from CS to SF-3 base district zoning. The site lies largely between other single family uses. However, its proximity to the railroad track and floodplain do raise concerns, which may have to be resolved at the time of site plan about the viability of single-family homes on this site.

Staff's recommendation is based, in part, on the understanding that this site could be developed as part of a large development with property to the south owned by the same owner. That site plan C8-05-0085 is currently under review.

Several issues will have to be addressed during site plan approval for this site. Chief among them is the flood plain. Although only a portion of the site is located within the 100 year floodplain, the exact boundaries of the floodplain are currently undergoing further review. With existing floodplain boundaries, the site is cut off from access by the 100 year floodplain. Watershed Protection staff have recommended the construction of a bridge to provide safe access without impeding storm flow.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The land immediately surrounding this tract is zoned, built or zoned and built with residential uses, either single family, or mobile homes.

EXISTING CONDITIONS**Site Plan**

There is a pending site plan for the case to the south

Transportation

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

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. [LDC, 25-6-113]

There are existing sidewalks along Barton Skyway.

Barton Skyway is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is available along Barton Skyway.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Barton Skyway	90'	45'	Collector

Water and Wastewater

The landowner intends to serve the site, each lot, and proposed land use with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, system upgrades, utility relocation and adjustments. The water and wastewater utility plan must be reviewed and approved by the Austin Water and Wastewater Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin 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. Impervious cover is not limited in this watershed class. 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.

According to flood plain maps, there is flood plain and critical water quality zone within the project area.

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.

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, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.