

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2010-0070 – Shaw Lane Overall  
Development Plan

**Z.A.P. DATE:** June 1, 2010

**ADDRESS:** 5006 Shaw Lane

**OWNER:** City of Austin, Austin Water Utility  
(Christopher R. Wolter, E.I.T.)

**AGENT:** Alan Plummer Associates,  
Inc. (Pablo Rubio, P.E.)

**ZONING FROM:** I-RR

**TO:** P

**AREA:** 168 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant public (P) district zoning.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

June 1, 2010: *APPROVED P DISTRICT ZONING; BY CONSENT.*  
*[D. TIEMANN; S. BALDRIDGE – 2ND] (7-0)*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject property consists of three former gravel pits, was annexed into the City limits on December 31, 2009 and is zoned interim – rural residence (I-RR) district. Access is taken by way of Shaw Lane. The property borders on undeveloped land and an emergency services training facility to the north (County); undeveloped land to the east (County), Onion Creek to the south (County), and undeveloped property and the Texas Parks and Wildlife Headquarters and Ojeda Middle School across McKinney Falls Parkway to the west (County). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The east and west gravel pits have accommodated the disposal of lime residuals from the City's water treatment plants since 1987. Austin Water Utility has recently acquired 73.61 acres adjacent to McKinney Falls Parkway that is included in this zoning application and has requested public (P) district zoning in order to make improvements to the third pit as well as the overall site. A fundamental objective in site development is the containment of all water (including offsite, onsite stormwater and water from the lime residuals) onsite, aiming for a zero percent discharge. A summary of the proposed improvements is included as Attachment 1. Staff recommends the Applicant's request as it is considered a civic use, and it is City Council policy that all City-owned or leased land be zoned public (P) district.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	City of Austin Shaw Lane Lime Residuals Disposal Facility
<i>North</i>	County	Police, Fire and Austin Community College training facility; Undeveloped
<i>South</i>	County	Onion Creek
<i>East</i>	County	Undeveloped
<i>West</i>	County	Texas Parks and Wildlife Headquarters; Ojeda Middle School

**AREA STUDY:** N/A**TIA:** Is not required**WATERSHED:** Onion Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

96 – Southeast Corner Alliance of Neighborhoods  
 511 – Austin Neighborhoods Council                      627 – Onion Creek Homeowners Association  
 774 – Del Valle Independent School District  
 786 – Home Builders Association of Greater Austin  
 1037 – Homeless Neighborhood Association    1075 – League of Bicycling Voters  
 1113 – Austin Parks Foundation  
 1200 Super Duper Neighborhood Directors and Appeals Organization  
 1224 – Austin Monorail Project                      1228 – Sierra Club, Austin Regional Group  
 1236 – The Real Estate Council of Austin, Inc.    1258 – Del Valle Community Coalition

**SCHOOLS:**

The subject property is within the Del Valle Independent School District.

**CASE HISTORIES:**

There are no case histories in the vicinity of the zoning case.

**RELATED CASES:**

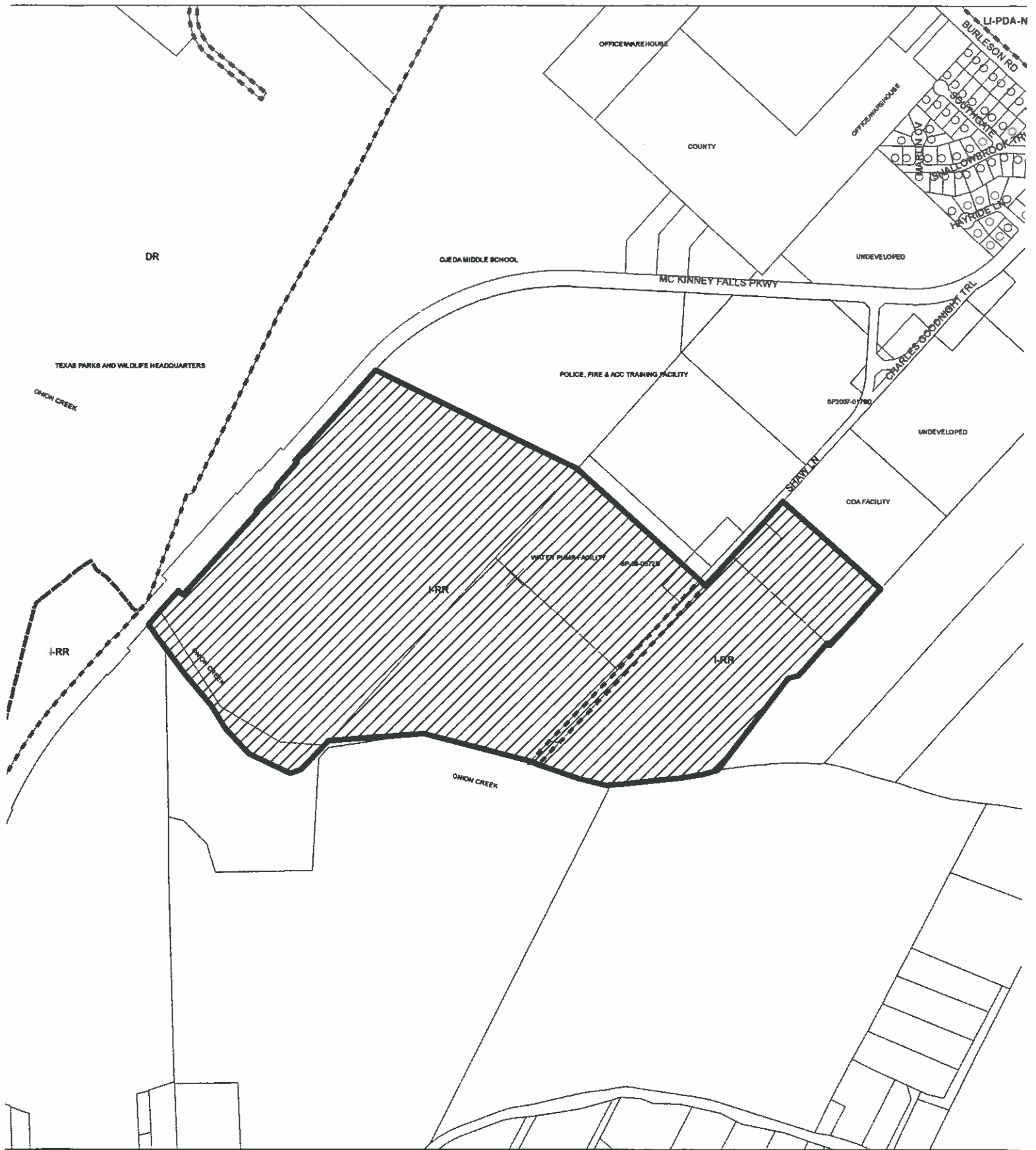
The subject property was annexed into the Full-purpose City limits on October 22, 2009 by Ordinance Number 20091022-025 and zoned I-RR.

As shown in Exhibit B, the north portion of the zoning area is platted as Lots 5, 5A, 6 and 6A of the Martinshaw Subdivision, recorded in 1954 (C8-54-085). A site plan application in process is provided as Exhibit C (SPC-2010-0104D).

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
McKinney Falls Pkwy	100 feet	74 feet	Arterial	No	Yes	No
Shaw Lane	50 feet	24 feet	Local	No	No	No

**CITY COUNCIL DATE:** June 24, 2010**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us**PHONE:** 974-7719



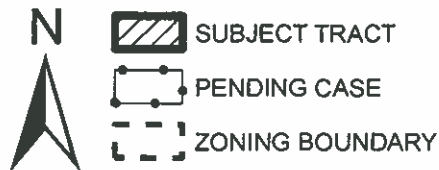
## ZONING

*Exhibit A*

ZONING CASE#: C14-2010-0070  
 ADDRESS: 5006 SHAW LANE  
 SUBJECT AREA: 168 ACRES  
 GRID: K15 & L15  
 MANAGER: WENDY RHOADES



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.







DR

D.E. MIDDLE SCHOOL

UNDEVELOPED

KIRKLEY FAIR PARKWAY

POLICE FIRE & TRAINING FACILITY

SP2007-0100

WATER PUMP FACILITY

EXHIBIT A



In approving this plat by the Commissioners Court of Travis County, Texas, the undersigned do hereby certify that all streets, roads and other public thoroughfares indicated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares, or in connection therewith, shall be the responsibility of the owner or owners of the land or lands of record covered by this plat, in accordance with the provisions of the special laws prescribed by the County of Travis County, Texas, and the Commissioners Court of Travis County, Texas, to build streets, roads and other public thoroughfares shown on this plat, or connecting any bridges or culverts in connection therewith.

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, Miss Emily Limberg, County Clerk of Travis County, Texas, do hereby certify that on the day of A.D. 1954, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat, and order has been duly entered in the minutes of said Court in Book 3, Page 21, of the 11th day of October A.D. 1954.

WITNESS MY HAND AND SEAL OF OFFICE this 11th day of October A.D. 1954.  
MISS EMILIE LIMBERG  
County Clerk, Travis County, Texas.

By: R. Muller (SEAL)  
Deputy

FILED FOR RECORD  
At 11:30 o'clock A.M. on the  
11th day of October  
1954.

MISS EMILIE LIMBERG  
County Clerk, Travis County, Texas.  
By: R. Muller (SEAL)  
Deputy

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County Clerk, Travis County, Texas.

SEPTIC TANK NOTE  
Each lot shall be connected to a septic tank of a type approved by the State Health Department in this subdivision, or to a sanitary sewer system.

STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS  
That I, J. B. Martin, do hereby certify that on the day of A.D. 1954, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat, and order has been duly entered in the minutes of said Court in Book 3, Page 21, of the 11th day of October A.D. 1954.

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J. B. MARTIN  
County Clerk, Travis County, Texas.

By: R. Muller (SEAL)  
Deputy

MISS EMILIE LIMBERG  
County Clerk, Travis County, Texas.

By: R. Muller (SEAL)  
Deputy

MISS EMILIE LIMBERG  
County Clerk, Travis County, Texas.

By: R. Muller (SEAL)  
Deputy

MISS EMILIE LIMBERG  
County Clerk, Travis County, Texas.

# MARTINSHAW SUBDIVISION

APPROVED FOR ACCEPTANCE  
Date: October 12, 1954  
J. B. Martin  
County Clerk, Travis County, Texas.

ACCEPTED AND AUTHORIZED FOR  
BY THE CITY PLANNING COMMISSION  
Date: October 19, 1954  
The Planning Commission  
City of Austin, Texas.

CARL M. SMITH  
85.05 ACRES

FILED FOR RECORD  
At 11:30 o'clock A.M. on the  
11th day of October  
1954.

MISS EMILIE LIMBERG  
County Clerk, Travis County, Texas.  
By: R. Muller (SEAL)  
Deputy

STATE OF TEXAS  
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County Clerk, Travis County, Texas.

By: R. Muller (SEAL)  
Deputy

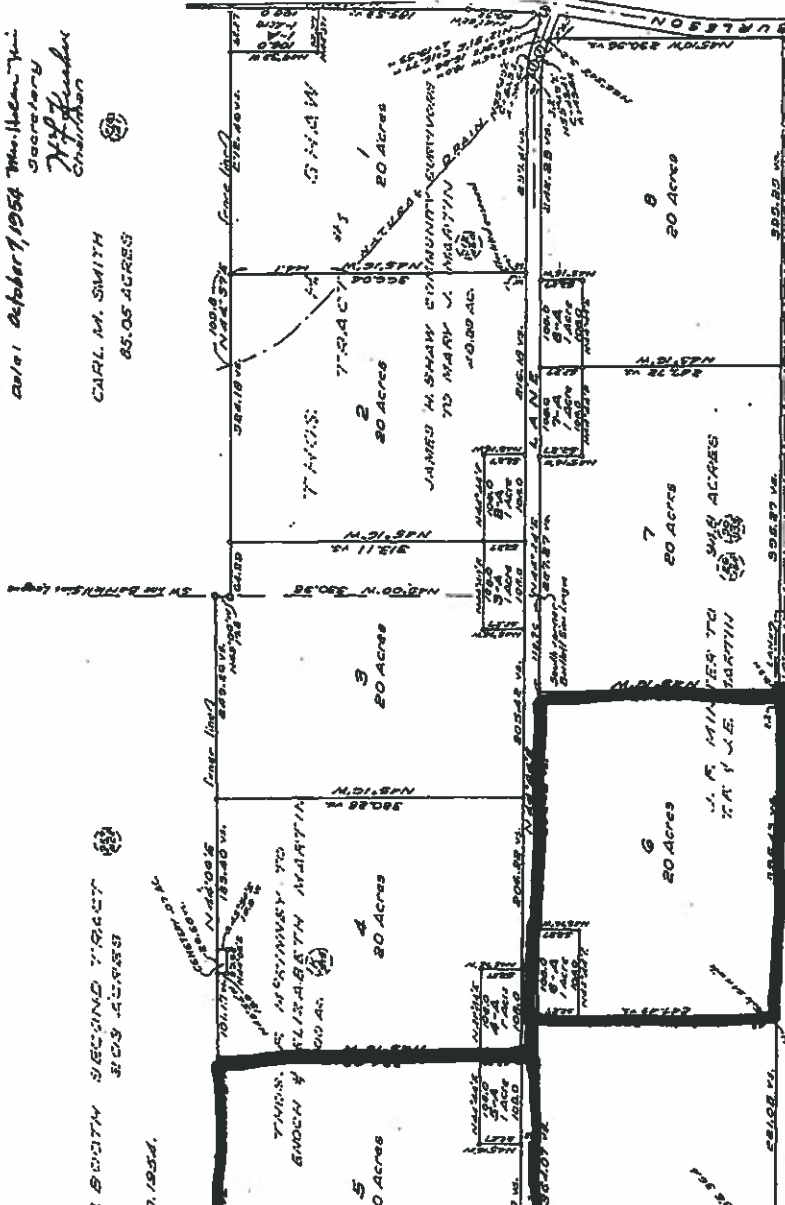
MISS EMILIE LIMBERG  
County Clerk, Travis County, Texas.

By: R. Muller (SEAL)  
Deputy

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County Clerk, Travis County, Texas.

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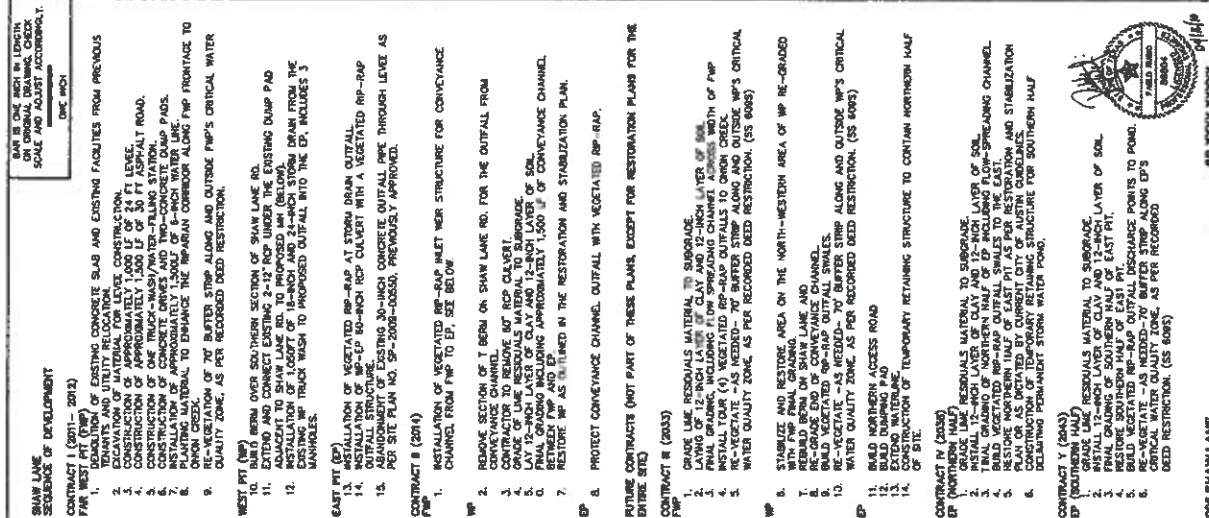
By: R. Muller (SEAL)  
Deputy

MISS EMILIE LIMBERG  
County Clerk, Travis County, Texas.

PLAN 5968

EXHIBIT B  
RECORDED  
PLAT

CG-34-85



**THIS SHEET IS FOR AUSTIN WATER UTILITY USE ONLY.  
CONTRACTOR TO DISREGARD THIS SHEET.**

DESIGNED BY JLS	ALAN PLUMMER ASSOCIATES, INC.	 <p> <b>CITY OF AUSTIN</b>  <b>SHAW LANES SITE IMPROVEMENTS</b>  <b>SEQUENCE OF DEVELOPMENT PLAN</b>  <b>CIP: 3960-2207-7121 / PROJECT ID: 2009.006</b> </p>	8000 SHAW LANE AUSTIN, TEXAS 78745 TEL: 512-473-1000 FAX: 512-473-1001 WWW.CITYOFAUSTIN.ORG	SHEET NO. 3 OF 33 EX-001 0362-489-02
DRAWN BY JLO	8000 LA CHAUL, SUITE 400 AUSTIN, TEXAS 78745 TEL: 512-473-1000 FAX: 512-473-1001 WWW.CITYOFAUSTIN.ORG			
CHECKED BY JLS				
REVIEWED BY JLS				

EXHIBIT C  
SITE PLAN  
IN  
PROCESS

## EXECUTIVE SUMMARY

The City of Austin Water Utility (AWU) hired Alan Plummer Associates, Inc. (APAI) to develop a Master Plan and prepare development improvement plans for its Shaw Lane Lime Residuals Disposal Facility, which is located at 5006 Shaw Lane and 5001 McKinney Falls Parkway, in southeast Travis County (see Figure 1.1 – General Site Location Map). The property occupies 153.37 acres of land owned by the City of Austin and part of two tracts of land recently annexed on December 31, 2009 (Appendix 1.2). The improvements associated with the overall site plan are located in City grid L-15 and K-15. A portion of the site has been subdivided as the Martinshaw Subdivision in October 1954, and the remainder of the property is part of the Santiago del Valle Grant, in Travis County.

The site includes three former gravel pits; the East pit (EP), West pit (WP) and the Far West pit (FWP). Currently, disposal of lime residuals from the City's water treatment plants is being conducted on the WP and EP (see Figure 1.2 – Water Treatment Plant Locations Map). The material is delivered to the site by 18-wheel end-dump trucks. Disposal operations at the site began in 1987. The lime residuals disposal operations for the WP and EP are registered and approved by the Texas Commission on Environmental Quality (TCEQ) (see Appendix 1 – TCEQ Site Registration). The current registration will be up for renewal on November 2, 2010. The AWU has already started communications with TCEQ to submit an amendment to the registration to include the FWP, a tract of land that was acquired in 2008. The objective of this Master Plan Report (MPR) is to provide development guidelines that will allow the optimization of the site as a disposal facility, while meeting or exceeding all environmental regulations. It includes guidelines for the closure of the facility, once the end of its service life has been reached.

Hydrologically, the site lies within the Onion Creek Watershed, which is classified as a suburban watershed. A fundamental objective in the development of the site has been to handle and keep all of the water (offsite and onsite stormwater and water from the lime residuals) onsite, aiming for 0% discharge. Doing this, while considering the Probable Maximum Flood (PMF) was challenging. The PMF was required by the Drainage Criteria Manual (DCM) 8.3.4.B as a conservative safety measure given the fact that the pits are being filled against a levee along the southern side of the property, with Onion Creek located south of the levee. This objective was first achieved for the development of the Interim Site Improvements (Site Plan No.



SP-2009-00550) for the EP and is proposed for each of the remaining development contracts. In order to fully achieve the 0% discharge objective during Contract V (2043), the last of the contracts on Shaw Lane, a switch will be made from PMF to the standard 100-year storm over the entire site when calculating the detention volume in the EP.

The DCM equates the safety in developing each of the three gravel pits to that of a dam. The concept of 0% discharge has been fully discussed with Eduardo Acosta, with the Dam Safety office of the Watershed Protection and Development Review Department (WPDRD). Mr. Acosta's review and approval of the concept were pivotal in obtaining approval of the Interim Site Improvements Plan for the EP (SP-2009-0055D).

The final grading and restoration of the site will allow runoff to flow over the restored pits to flow spreading structures, which will control the flow to a system of multiple vegetated rip-rap protected outfalls. These swales will maintain velocities below 5 feet-per-second (see Appendix 4.2 –Development Sequence Plan).

The construction of the proposed improvements for this project span approximately 32 years, from 2011 to 2043, and have been broken down into five Contracts, as described in section 4 of this report.

Contract I scheduled for construction in 2011 (see Figures 4.1 and 4.2), consists of the following improvements on the FWP:

- Excavation of borrow material for the construction of approximately 1,000 LF of 24-FT high levee extension on the FWP
- Construction of approximately 1,500 LF of asphalt road
- One truck wash station
- Two (2) concrete 30 LF-wide driveways
- Two (2) concrete dump pads
- Extension of approximately 1,500 LF of 6-inch waterline
- Re-establishment of Riparian Corridor along FWP frontage to Onion Creek
- Vegetation establishment in a 70-FT buffer strip along and outside FWP's Critical Water Quality Zone (CWQZ), as per recorded deed restriction.

On the WP:

- Installation of 1,050FT of 24-inch storm drain pipe with three (3) manholes,
- One (1) outfall to the EP (see below)
- Approximately 600-LF of 10-FT high berm over the southern section of Shaw Lane Rd.

On the EP:

- 70LF of 60-inch RCP culvert between WP and EP with vegetated riprap outfall structure
- Abandonment of existing outfall pipe through levee (Site Plan No. SP-2009-0055D, previously approved).

Contract II scheduled for construction in 2014 (see Figures 4.3 through 4.6), include the following improvement on the FWP:

- Construction of conveyance channel inlet structure with vegetated riprap

On the WP:

- Final grading including conveyance channel from FWP to EP
- Restoration of WP
- Plugging and abandonment of 60" culvert between WP and EP
- Cutting off a section of berm over Shaw Lane Rd.

On the EP:

- Protection of conveyance channel outfall with vegetated riprap.

Contract III, scheduled for construction in 2033 (see Figure 4.7), will include the following improvements on the FWP:

- Final grading with 12-inch layer of soil over 12-inches of clay
- 750-LF of 50-FT wide, shallow flow- spreading channel
- Four (4) outfall swales protected with vegetated rip-rap.

On the WP:

- Re-grading and stabilization of NW corner

- Re-building the berm over Shaw Lane Rd. for the purpose of rehabilitating the conveyance channel as an attenuating flow spreader
- Building of 5-outfall swales protected with vegetated rip-rap
- Re-vegetation, as needed, of the 70-FT Buffer Strip

On the EP:

- Building of northern access road
- Construction of one concrete dump pad
- Extension of 6" waterline
- Installation of a temporary retaining structure to contain lime residuals material within the northern half of the site.

Contract IV, scheduled for 2038 (see Figure 4.8), will include improvements on the EP:

- Final grading with 12-inch layer of soil over 12-inches of clay, including 550 LF of 25-FT wide, shallow flow-spreader channel
- Three- outfall swales protected with vegetated rip-rap
- Stabilization and restoration over the entire northern half of the EP, as per current City of Austin specifications
- Installation of a temporary retaining structure to delineate the northern limits of the permanent pond.

Contract V, scheduled for 2043 (see Figure 4.9), will implement improvements on the southern half of the EP, as follows:

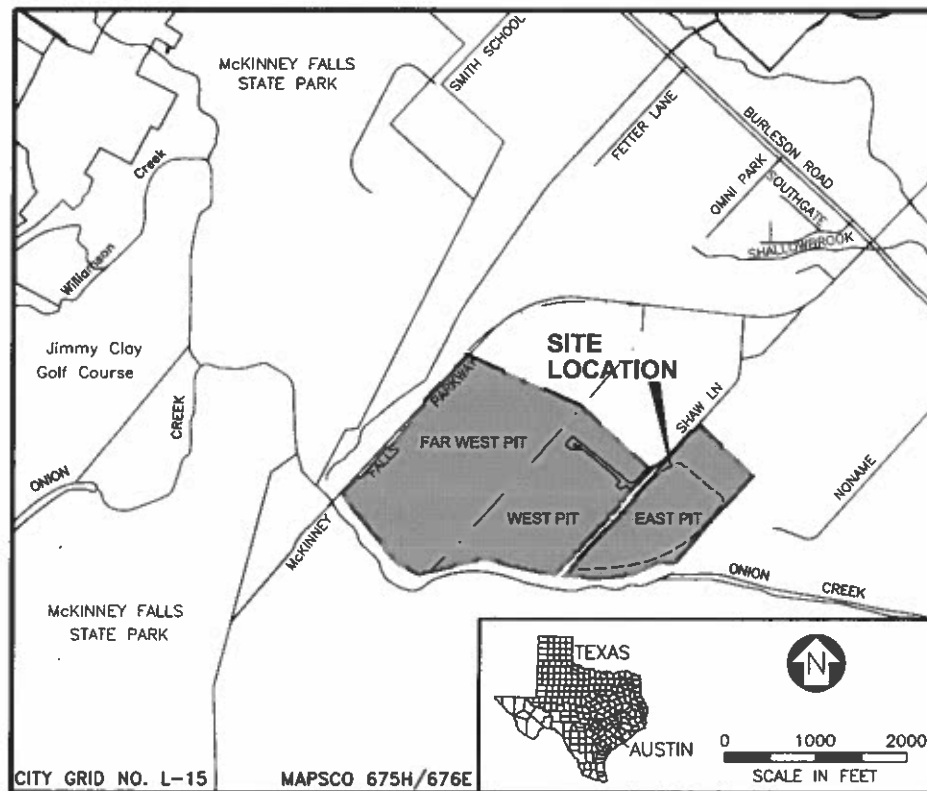
- Final grading with 12-inch layer of soil over 12-inches of clay
- Including protection of northern edge of pond with vegetated rip-rap
- Stabilization and restoration over the entire southern half of the EP, as per current City of Austin specifications.





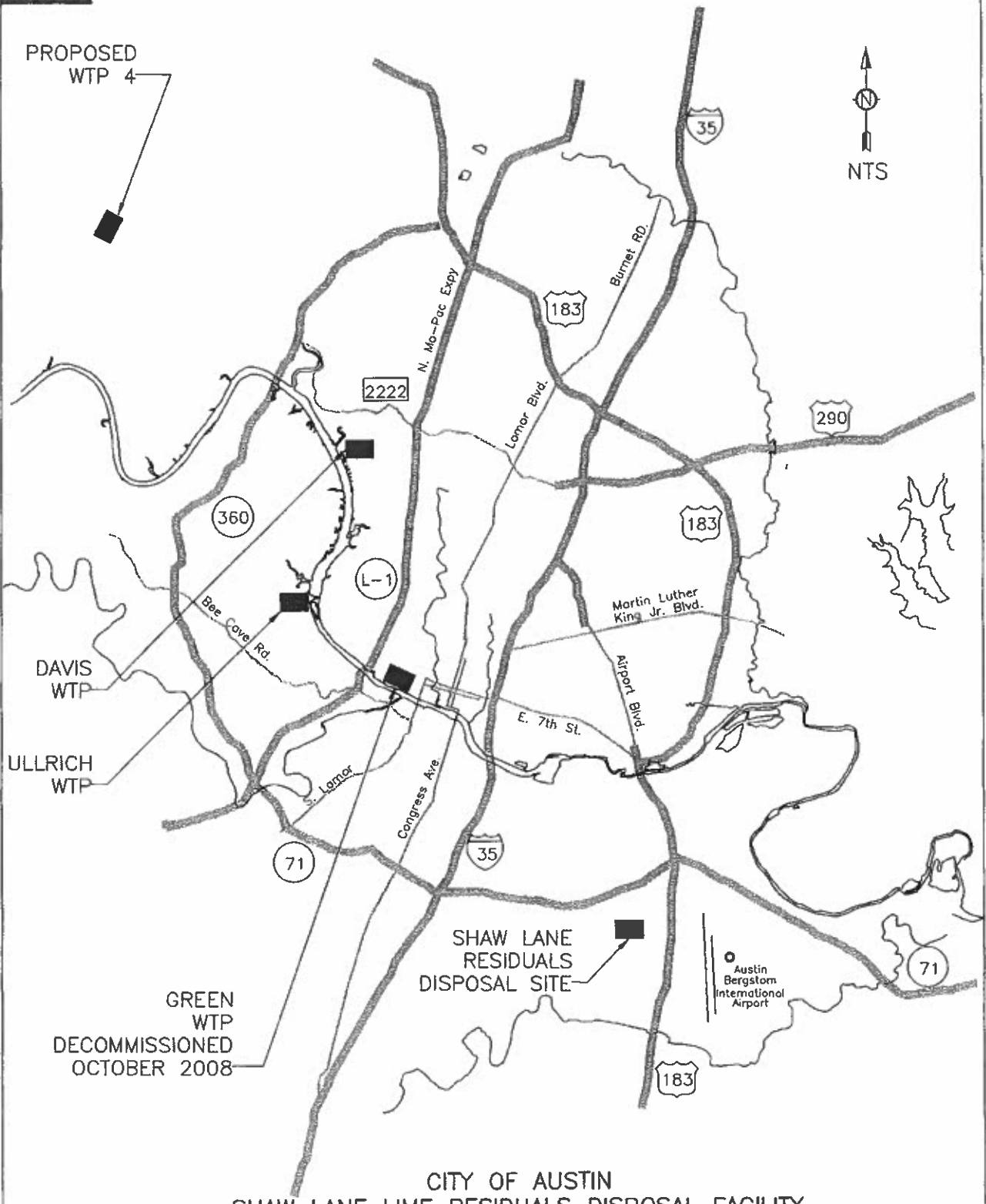
ALAN PLUMMER  
ASSOCIATES, INC.

ENVIRONMENTAL ENGINEERS • DESIGNERS • SCIENTISTS



CITY OF AUSTIN  
SHAW LANE LIME RESIDUALS DISPOSAL FACILITY  
OVERALL SITE DEVELOPMENT PLAN  
SITE LOCATION MAP

TXBPE FIRM REGISTRATION NO. 13 3/10/2010 4:44 PM M:\Projects\0382\020-02\Acad\Figures\MasterReport\WTP-LOC.dwg RichardT



CITY OF AUSTIN  
SHAW LIME RESIDUALS DISPOSAL FACILITY  
OVERALL SITE DEVELOPMENT PLAN  
WATER TREATMENT PLANT LOCATION  
FIGURE No. 1.2

**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant public (P) district zoning.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

P, Public district, zoning is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities. This district is intended for properties, used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities. The proposed zoning of the property to accommodate the existing and proposed uses of residential treatment and transitional housing facilities is consistent with the purpose statement of the district sought.

*2. Zoning changes should promote an orderly and compatible relationship among land uses.*

The east and west gravel pits have accommodated the disposal of lime residuals from the City's water treatment plants since 1987. Austin Water Utility has recently acquired 73.61 acres adjacent to McKinney Falls Parkway that is included in this zoning application and has requested public (P) district zoning in order to make improvements to the third pit as well as the overall site. A fundamental objective in site development is the containment of all water (including offsite, onsite stormwater and water from the lime residuals) onsite, aiming for a zero percent discharge. Staff recommends the Applicant's request as it is considered a civic use, and it is City Council policy that all City-owned or leased land be zoned public (P) district.

**EXISTING CONDITIONS****Site Characteristics**

The subject property contains three former gravel pits, which were mined between 1951 and 1987. The site has sparse vegetative cover. There appear to be no significant topographical constraints on the site.

**Impervious Cover**

The maximum impervious cover allowed by the P zoning district is established by a conditional use site plan. The proposed zoning change and development of the site will restore the contours of the property to pre-mining conditions and will revegetate the site with native species. The final impervious cover will be lower than 10 percent.



### **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 Onion 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.

### **Transportation**

Additional right-of-way may be required at the time of site plan or subdivision application.

**Water and Wastewater**

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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

**Site Plan and Compatibility Standards**

For site plans, uses greater than one acre require a conditional use permit [LDC 25-2-625(D)(2)].

Refer to LDC 25-2-624 Public District Uses for permitted uses under P zoning for site plan submittals.

Additional comments will be forthcoming upon submittal of site plan application.