

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0075 Del Curto Park

P.C. DATE: June 22, 2010

ADDRESS: 3000 Del Curto Road

OWNER/APPLICANT: City of Austin Parks and Recreation Department (Gregory Montes)

ZONING FROM: SF-3-CO

TO: P-CO

AREA: 2.094 acres (91214 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of P-CO (Public – Conditional Overlay) district zoning. The conditional overlay on the property provides for a pedestrian and bicycle trail that facilitates connection to Del Curto Road, Manchaca Road, Lightsey Road, and South Lamar Boulevard (per zoning case C14-2007-0083 and ordinance 20071213-085).

PLANNING COMMISSION RECOMMENDATION: The motion to approve staff's recommendation for P-CO zoning; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

DEPARTMENT COMMENTS: This 2.094 acre property is currently zoned SF-3-CO and is undeveloped. PARD staff has worked with the South Lamar Neighborhood Association in order to create a conceptual park plan for the Del Curto property. This rezoning will allow the Parks department to complete the pedestrian access and park amenities outlined in the park plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-CO	Undeveloped
<i>North</i>	SF-6-CO	Condominium
<i>South</i>	SF-3	Single Family
<i>East</i>	SF-3/SF-5	Single Family
<i>West</i>	SF-3/SF-5	Single Family/Multi-Family

NEIGHBORHOOD PLAN: South Lamar Combined Neighborhood Plan

TIA: Waived

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

South Lamar Neighborhood Association
South Central Coalition
Austin Neighborhoods Council

SCHOOLS:

Zilker Elementary School
O'Henry Middle School
Austin High School

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-2007-0083	SF-3 to SF-3-CO	Approved staff recommendation of SF-3-CO (8-0)	Approved Ordinance 20071213-085 for SF-3-CO (6-0); 2nd/3rd readings.

BASIS FOR RECOMMENDATION

1. ***Zoning should allow for reasonable use of the property.***

The recommended zoning will allow the City of Austin Parks and Recreation Department and the South Lamar Neighborhood Association to complete the conceptual park plan for the Del Curto park.

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

The park will compliment the surrounding single-family residences and provide a community amenity and provide a transition between the higher density zoned commercial and residential properties

EXISTING CONDITIONS**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. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

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. 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.

According to flood plain maps, there is a flood plain within the project area.

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.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

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. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Del Curto	40'	20'	Local	No	No	Yes

CITY COUNCIL DATE: July 29, 2010

ACTION:

ORDINANCE READINGS: 1st

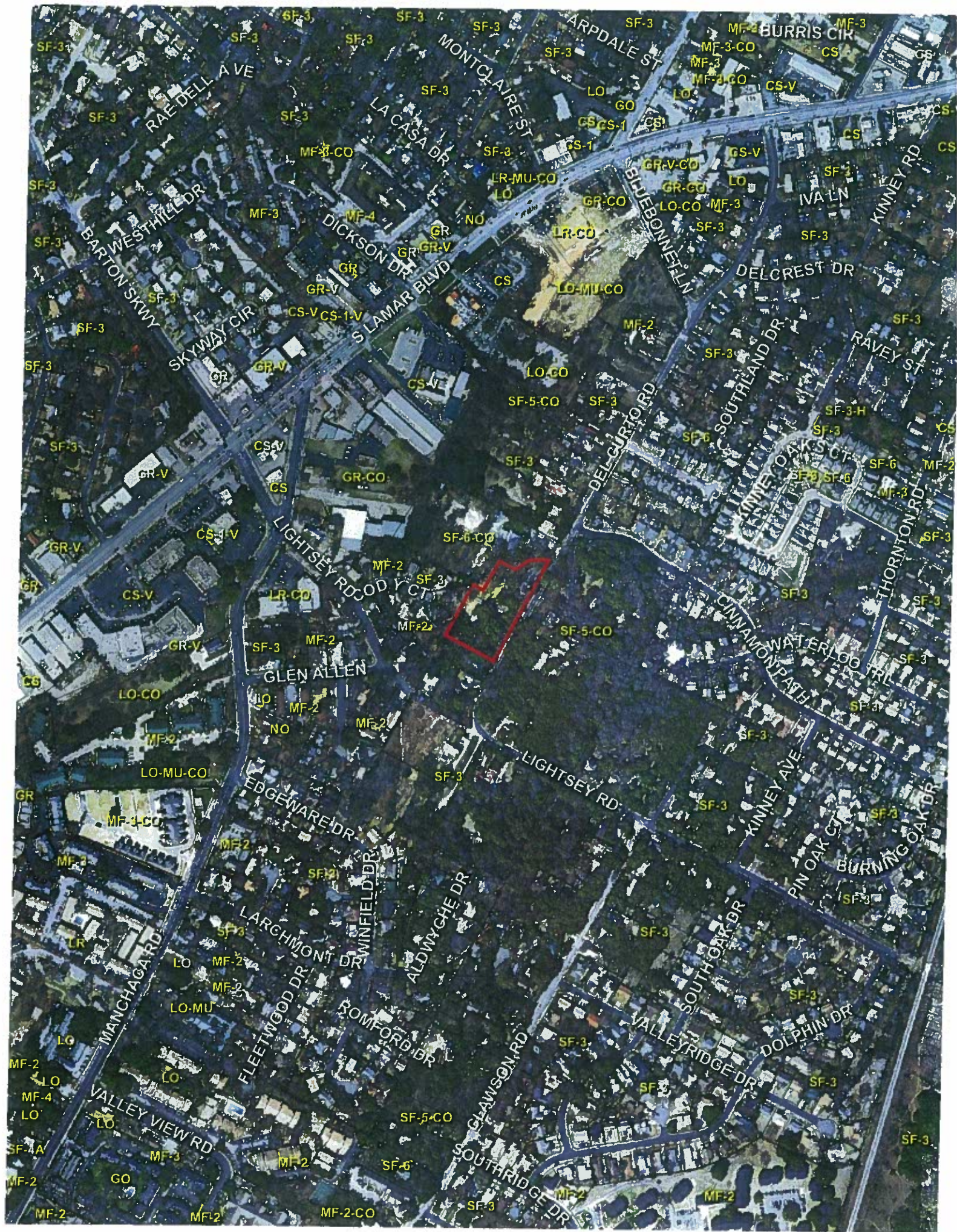
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@ci.austin.tx.us



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0075

Contact: Stephen Rye, 512-974-7604

Public Hearing: June 22, 2010, Planning Commission
July 29, 2010, City Council

Nancy MacLaurin
Your Name (please print)

South Lamar Neighborhood Assoc.
Your address(es) affected by this application

☒ I am in favor
☐ I object

M. Z. Mel
Signature

Signature

Date

Daytime Telephone: 512-589-0184

Comments:

WE ARE VERY EAGER TO

FINALLY GET A PARK

IN OUR NEIGHBORHOOD

AND ALL THESE YEARS -

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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BRYAN KING

Your Name (please print)

☒ I am in favor
☐ I object

1809 LIGHTSEY

Your address(es) affected by this application

Bryan King

6/11/10

Signature

Date

Daytime Telephone: (325) 248 3337

Comments: Rezone it asap! P for Park

A South Lamar Neighborhood

PARK - 10 years in
the making

If you use this form to comment, it may be returned to:

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Stephen Rye

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