

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2017-0091 – U.S. Army Corp of Engineers **Z.A.P. DATE:** September 5, 2017  
Lower Onion Creek Flood Mitigation Project

**ADDRESS:** 6800 Onion Creek Drive

**DISTRICT:** 2

**OWNER:** City of Austin

**AGENT:** Watershed Protection  
Department (Pamela Kearfott)

**ZONING FROM:** SF-2; SF-3; MH      **TO:** P      **AREA:** 99.98 acres

### **SUMMARY STAFF RECOMMENDATION:**

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

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

September 5, 2017: *APPROVED P DISTRICT ZONING, AS STAFF RECOMMENDED*  
*[D. BREITHAUP; B. EVANS – 2<sup>ND</sup>] (11-0)*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject rezoning area consists of formerly residential and presently undeveloped platted lots generally located within the 25-year floodplain. The area has single family residence – standard lot (SF-2) district zoning, family residence (SF-3) district zoning and mobile home residence (MH) district zoning. Onion Creek flows through the area and the land use character of the surrounding area consists of undeveloped land, greenbelt/parkland, a church and single family residences. Please refer to Exhibits A and A-1.

The U.S. Army Corps of Engineers has partnered with the City to provide funding to purchase homes in the 25-year floodplain and Watershed Protection Department has requested public (P) district zoning to turn the former residential neighborhood into green space and recreational areas, including trails, picnic/pavilion areas, restroom facilities and a parking lot that will be open to the public.

Staff recommends P zoning, given: 1) open space/parkland is considered a civic use, and the project will comply with City of Austin development regulations, 2) it is City Council's general policy that all City owned or leased land be zoned public (P) district, and 3) the

subject property as well as the Onion Creek Metro Park – Greenbelt and are proposed for recreational amenity improvements.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2; SF-3; MH	Undeveloped
<i>North</i>	CS-CO; W/LO-CO; LR	Undeveloped; Service Station; Food sales
<i>South</i>	SF-3	Single family residences
<i>East</i>	GR; LR; I-SF-2	Undeveloped; Single family residences in the Springfield Section One subdivision
<i>West</i>	P; SF-2; SF-3	Church; Greenbelt; Undeveloped; Single family residences in the Silverstone Phase 1 Section 1 subdivision

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHEDS:** Onion Creek / **DESIRED DEVELOPMENT ZONE:** Yes  
Marble Creek

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** Yes

**NEIGHBORHOOD ORGANIZATIONS:**

96 – Southeast Corner Alliance of Neighborhoods (SCAN)  
 511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District  
 1258 – Del Valle Community Coalition      1228 – Sierra Club, Austin Regional Group  
 1289 – Onion Creek Park Neighborhood Alliance      1340 – Austin Heritage Tree Foundation  
 1341 – Onion Creek Plantation Neighborhood Watch Group      1363 – SEL Texas  
 1408 – Go Austin/Vamos Austin (GAVA) – Dove Springs  
 1431 – Indian Hills Neighborhood Watch      1438 – Dove Springs Neighborhood Association  
 1441 – Dove Springs Proud      1522 – Silverstone Neighborhood Association  
 1528 – Bike Austin      1530 – Friends of Austin Neighborhoods  
 1550 – Homeless Neighborhood Association      1578 – South Park Neighbors

**SCHOOLS:**

This property is within the Austin Independent School District.

Perez Elementary School

Mendez Middle School

Akins High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0026 – Meadowlake Subdivision – Stoneleigh Pl south of Blue Meadow Dr	W/LO-CO to CS	To Grant CS-CO w/CO for 2,000 trips/day and list of prohibited uses	Apvd CS-CO as Commission recommended (6-16- 2016).
C14-02-0030 – South Austin Soccer Complex – 5400-6300 E William Cannon Dr	DR to P	To Grant	Apvd P (5-9-2002).

**RELATED CASES:**

On March 3, 2017, Council approved a resolution to initiate a rezoning of City-owned properties comprising the Onion Creek Greenbelt to P, Public district zoning. Please refer to Exhibit B. There are no site plan applications approved or in process on the subject property. The Parks and Recreation Department filed two rezoning cases to the P, Public district for a 35.8 acre tract on the west side of South Pleasant Valley Road (C14-2017-0043 – Onion Creek Greenbelt) and a 575 acre tract on the southwest of East William Cannon Drive (C14-2017-0044 – Onion Creek Metropark - Greenbelt). Council approved both rezoning applications on June 15, 2017.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Facility	Capital Metro (within ¼ mile)
East William Cannon Drive	117 feet	88 feet	Arterial, Divided	Yes	Yes; bike lane	Yes
South Pleasant Valley Road	74 feet	55 feet	Arterial, Divided	Yes	Yes; shared lane	Yes

**CITY COUNCIL DATE:** October 5, 2017**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@austintexas.gov

**PHONE:** 512-974-7719



EXHIBIT A

Zoning Case: C14-2017-0091

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


$$1'' = 667'$$





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.



**RESOLUTION NO. 20170302-031**

**WHEREAS**, Imagine Austin's Comprehensive Plan includes as one of the Land Use and Transportation Building Blocks to "create healthy and family-friendly communities through development that includes a mix of land uses and housing types, afford realistic opportunities for transit, bicycle, and pedestrian travel, and provides community gathering spaces, neighborhood gardens and family farms, parks, and safe outdoor play areas for children;" and

**WHEREAS**, Imagine Austin's Comprehensive Plan includes as one of the Conservation and Environment Policies to "expand the city's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands;" and

**WHEREAS**, the U.S. Army Corps of Engineers partnered with the City by providing funding to buy out homes located in the 25 year floodplain in the Lower Onion Creek buyout area and eventually turn that neighborhood near the creek into green space and recreational areas; and

**WHEREAS**, currently the City property known as the U.S. Army Corps of Engineers Lower Onion Creek Flood Mitigation Project Area, which is generally located south of William Cannon Dr. and east of South Pleasant Valley Rd is zoned MH (mobile home residence), SF-2 (single-family residence standard lot), and SF-3 (family residence) will need to be rezoned in order to start the construction of recreational amenities consistent with the vision planned for the area; and

**WHEREAS**, the U.S. Army Corps of Engineers Lower Onion Creek Flood Mitigation Project Area also includes parkland known as the Onion Creek

EXHIBIT B

Greenbelt, located at 7004 Onion Creek Drive and zoned SF-3, that will need to be rezoned in order to start the construction of recreational amenities consistent with the vision planned for the area; and

**WHEREAS**, the Watershed Department currently maintains the property that they have acquired in the Lower Onion Creek Flood Mitigation Project Area; and

**WHEREAS**, another key recreational component in southeast Austin is the Onion Creek Metro Park which is located at 8652 Nuckols Crossing Road, a City of Austin park purchased by the City in 2000 in the Desired Development Zone ahead of development in the southeast quadrant of the city; and

**WHEREAS**, the Goodnight PUD developer created a taxing district within the Goodnight neighborhood that will take care of operation & maintenance while the City funds the capital improvements in the Onion Creek Metro Park; and

**WHEREAS**, the Onion Creek Metro Park, is currently zoned I-RR (interim rural residence) and SF-3 (family residence) and will need to be rezoned in order to implement the park master plan; and

**WHEREAS**, the U.S. Army Corps of Engineers, City of Austin's Watershed Protection and the Parks Department have gone through an extensive community outreach process in order to plan both parkland areas and the buy-out areas for the recreational benefit of the community; **NOW, THEREFORE,**

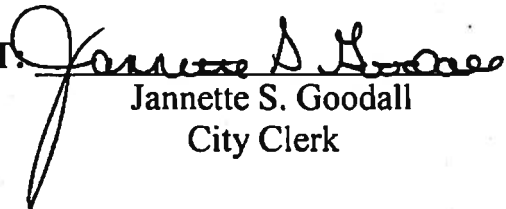
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council initiates the rezoning of the following City owned properties and parkland to public (P) district designation: (1) approximately 400

acres of land known as Onion Creek Metro Park located at 8652 Nuckols Crossing Road; (2) approximately 200 acres of Onion Creek Greenbelt located at 7004 Onion Creek Drive; and (3) approximately 99 acres of land known as the Lower Onion Creek Buy-out Area; and directs the City Manager to process the rezoning cases.

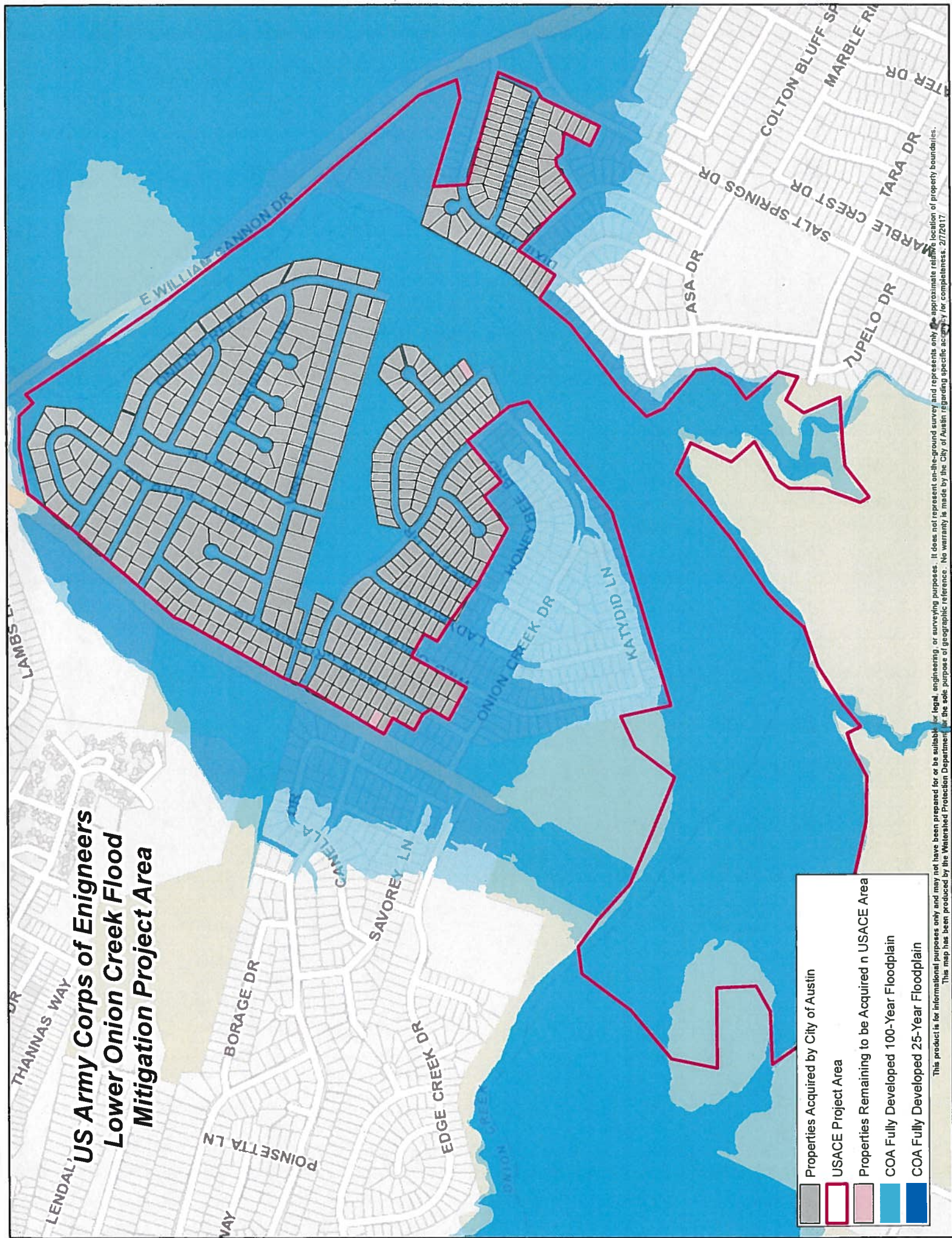
**ADOPTED:** March 2, 2017

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



# US Army Corps of Engineers Lower Union Creek Flood Mitigation Project Area





**US Army Corps of Engineers  
Lower Onion Creek Flood Mitigation Project Area  
COA WPD Properties to be Rezoned**



ONION CREEK  
SOCCER  
COMPLEX

**Existing Zoning**

- MH
- SF-2
- SF-3

**SUMMARY STAFF RECOMMENDATION:**

The Staff 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 rezoning of the property to accommodate the water pump expansion is consistent with the purpose statement of the district sought.

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

Staff recommends P zoning, given: 1) open space/parkland is considered a civic use, and the project will comply with City of Austin development regulations, 2) it is City Council's general policy that all City owned or leased land be zoned public (P) district, and 3) the subject property as well as the Onion Creek Metro Park – Greenbelt and are proposed for recreational amenity improvements.

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

The subject property consists of undeveloped land. Onion Creek flows through the property and there is a hazardous pipeline that parallels and is in proximity to the southern property line.

**Impervious Cover**

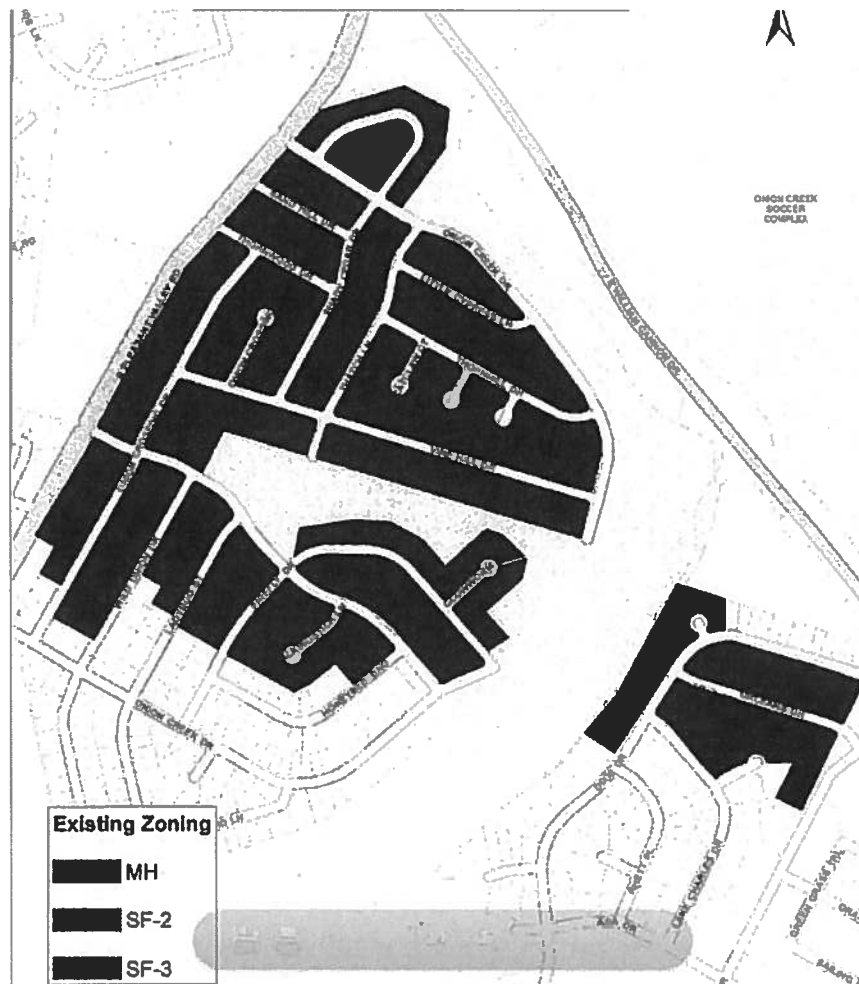
The maximum impervious cover allowed by the P zoning district is established by a conditional use site plan.

**Comprehensive Planning**

This rezoning case is located along the east side of S. Pleasant Valley Road, on a 99.98 acre property (see subject map below). The property has been cleared of all structures and is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes undeveloped land to the north, single family housing to the south and east, and a church and undeveloped land to the west. Several years ago this area experienced severe flooding, which damaged hundreds of residential homes. The U.S. Army Corps of Engineers partnered with the City of Austin to buy out homes located in the 25-year FEMA floodplain in the Lower Onion Creek Buyout Area. The proposed use is a greenspace and recreational



area, which will be contiguous but separate from the Onion Creek Metro Park and Greenbelt projects located to the south.



**Connectivity:** There is a public sidewalk located along S. Pleasant Valley Road and a transit stop located at the corner of Onion Creek Drive and S. Pleasant Valley Road. The Walkscore for this area is 22/100, meaning most errands are dependent on a car.

### Imagine Austin

The site is located along an **Activity Corridor on S. Pleasant Valley Road**. Activity corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following Imagine Austin policies are also applicable to this case, which discuss the promotion, protection, investment and development of public utility facilities.

The following Imagine Austin policies are also applicable to this case:

- ☐ **HN P13.** Strengthen Austin's neighborhoods by connecting to other neighborhoods, quality schools, parks, environmental features, and other community-serving uses that are accessible by transit, walking, and bicycling.
- ☐ **CFS P43.** Maximize the **role of parks and recreation** in promoting healthy communities and lifestyles.
- ☐ **CFS P47.** **Extend existing trail and greenway projects to create an interconnected green infrastructure network that includes such elements as preserves and parks, trails, stream corridors, green streets, greenways, agricultural lands linking all parts of Austin and connecting Austin to nearby cities.**

Based on the Imagine Austin policies and text above, which supports the expansion of parks, greenways, and other green and blue infrastructure facilities and projects in all areas of the city, the rezoning of this property to 'Public' appears to be supported by the Imagine Austin Comprehensive Plan.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion Creek Watershed and the Marble Creek Watershed of the Colorado River Basin, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

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 Gross Site Area</i>	<i>% of Gross Site Area 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 floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

#### **Site Plan and Compatibility Standards**

This site is subject to the Hazardous Pipeline Ordinance. Review by the Fire Department is required [LDC, 25-2-516].

Development in a restricted pipeline area is regulated by Sec. 25-2-516. At the time of site plan, please identify the actual location of the pipeline itself.

Before a person may place a road, surface parking lot, or utility line in a restricted pipeline area, the person must deliver to the Director a certification by a registered engineer stating that the proposed construction activity and structure are designed to prevent disturbing the pipeline or impeding its operation [LDC, 25-2-516(D)(2)].

Site plans will be required for any new development other than single-family or duplex residential.

#### **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].

#### **Water and Wastewater**

No comments.