

## **ZONING CHANGE REVIEW SHEET**

**P.C. DATE:** October 24, 2017

**CASE:** C14-2017-0088 – Little Walnut Creek Greenbelt

**ADDRESS:** 5100 E 51<sup>st</sup> Street

**DISTRICT AREA:** 1

**OWNER/APPLICANT:** City of Austin, Real Estate Services Division

**AGENT:** City of Austin – Parks and Recreation Department (Gregory Montes)

**ZONING FROM:** MF-3-CO-NP, GR-NP, SF-6-NP and CS-MU-CO-NP      **TO:** P-NP

**TOTAL AREA:** 205 acres

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends public-neighborhood plan (P-NP) combining district zoning.

### **PLANNING COMMISSION RECOMMENDATION:**

October 24, 2017      *APPROVED P-NP COMBINING DISTRICT ZONING AS STAFF  
RECOMMENDED BY CONSENT [N. ZARAGOZA; P. SEEGER – 2<sup>ND</sup>] (12-  
0) G. ANDERSON – ABSENT*

### **ISSUES:**

None on subject tract.

### **DEPARTMENT COMMENTS:**

The subject property consists of 205 acres of land, east of Springdale Road, approximately 1,000 feet south of the intersection of Manor Road, north of E 51<sup>st</sup> Street, and west of Highway 183. The entire property is dedicated parkland owned by the City of Austin known as the Little Walnut Creek Greenbelt.

The applicant is the City of Austin, Parks and Recreation Department, and the property is already dedicated parkland. The request is to rezone the entire property as public-neighborhood plan (P-NP). Although approximately half of the park is already zoned P-NP, the park includes other base zoning districts - MF-3, GR, SF-6, and CS. The proposed rezoning would create a single contiguous P-NP district covering the entire property. There is an accompanying Neighborhood Plan Amendment, (NPA-2017-0015.01, Little Walnut Creek Greenbelt Rezoning Amendment), which proposes a change of the future land use map for the specified area to Recreation and Open Space.

Members of the East MLK Neighborhood Plan Contact team, the Pecan Springs – Springdale Hills Neighborhood Association, and others have taken a strong interest in the future of the Little Walnut Creek Greenbelt – in protecting it as parkland in perpetuity, and in fully developing the park through a master plan process. They approached Council with their requests and on May 18, 2017, Council

approved a resolution to initiate the rezoning request and neighborhood plan amendment processes (See Exhibit D). The approval of the rezoning and future land use map changes are essential prerequisites for any future master planning of the park.

The East MLK Combined Neighborhood Plan, approved in November 2002, addressed the property as part of the Orien's Park subdistrict. (See Exhibit C)

*"The City has recently acquired about 200 acres of land adjacent to Little Walnut Creek for a destination park."*

*Action 29- Develop a destination park/natural preserve to the south of Little Walnut Creek.*

*Action 30- Develop a hike/bike trail along Little Walnut Creek.*

Other portions of the neighborhood plan refer to the creation of a park in this location and a hike and bike trail within the park. Objective 13.2 of the plan is to "Maintain and improve neighborhood parks, add new parks and improve undeveloped green spaces." As of October 2017, the Southern Walnut Creek Trail has been completed to the east of the property across Highway 183 (See Exhibit E). Other extensions of the trail are in the planning stages and none are yet planned for the subject property.

Further, the proposed rezoning is supported by the Imagine Austin Comprehensive Plan. One of the plan's Core Principal Actions is to "Integrate Nature into the City", which calls for strengthening our green infrastructure and tying it into the rest of the city. There are several specific policies in Imagine Austin which also support the rezoning. Key examples are:

*LUT P23. Integrate citywide and regional green infrastructure, to including such elements as preserves and parks, trails, stream corridors, green streets, greenways, agricultural lands, and the trail system, into the urban environment and the transportation network.*

*CE P3. Expand the city's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.*

Staff recommends rezoning the entire area as public-neighborhood plan (P-NP). This change is specifically recommended in the approved East MLK Combined Neighborhood Plan, and is clearly supported by Imagine Austin.

#### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MF-3-CO-NP, GR-NP, SF-6-NP and CS-MU-CO-NP	Park (Little Walnut Creek Greenbelt)
<i>North</i>	MF-3-CO-NP, SF-2-NP, SF-3-NP	Multifamily, single family, undeveloped
<i>South</i>	E 51 <sup>st</sup> St, then SF-6-NP, SF-4A-NP, CS-MU-CO-NP	E 51 <sup>st</sup> St, then school, AISD service center, single family, rental car business, undeveloped

	<b>ZONING</b>	<b>LAND USES</b>
<i>East</i>	LI-NP, GR-NP, then US Hwy 183, then GR-CO-NP	Hotel, then US Hwy 183, then golf course
<i>West</i>	GR-CO-NP, GR, NP, then Springdale Rd, then SF-2-NP, GO-CO-NP, GR-MU-CO-NP, GR-NP, SF-6-NP, SF-3-NP, LR-NP	Office, then Springdale Rd, then Retirement housing, single family, duplexes, undeveloped

**NEIGHBORHOOD PLANNING AREA:** Pecan Springs – Springdale

**TIA:** No, however a TIA may be required at the time of site plan.

**WATERSHEDS:** Little Walnut Creek / Fort Branch

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

<i>Community Registry Name</i>	<i>ID</i>
Anberly Airport Association (Attn: Redev Svcs)	981
Austin Heritage Tree Foundation	1340
Austin Independent School District	742
Austin Innercity Alliance	1607
Austin Neighborhoods Council	511
Bike Austin	1528
Black Improvement Association	1407
Claim Your Destiny Foundation	1562
Del Valle Community Coalition	1258
East Austin Conservancy	1444
East MLK Combined Neighborhood Association	1213
East MLK Contact Team	1197
Friends Of Austin Neighborhoods	1530
Friends Of Northeast Austin	1611
FRS Property Owners Association	1215
Homeless Neighborhood Association	1550
Neighbors United For Progress	1595
Pecan Springs/Springdale Hills Neighborhood	1505
Preservation Austin	1424
REISSIG Group	1312
Seltexas	1363
Senate Hills Homeowners' Association	1322
Sierra Club, Austin Regional Group	1228

**Community Registry Name****ID**

Sweeney Farms Neighborhood Association

1094

University Hills Neighborhood Assn

84

Windsor Park--Pecan Springs Heritage NA

1602

**SCHOOLS:** Pecan Springs Elementary School, Sadler Means Young Women's Leadership Academy, Garcia Young Men's Leadership Academy, Reagan High School

**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
NPA-2011-0023.01 6500 Manor Rd. 6500 Manor Rd	Neighborhood plan amendment to change use from Office to Commercial	01-10-12- Apvd FLUM change to Commercial land use	04-05-17- Denied FLUM change for commercial
C14-2011-0087 6500 Manor Rd. 6502 Manor Road	From LO-NP to CS-NP.	01-10-12- Apvd. LO-MU-CO-NP as Staff rec. w/add'l COs: prohibit off-site accessory parking and restaurant (general); limit to LO site development regs, limit drive-thru uses to one bay with access restricted to Manor Rd.	04-05-12- Denied LR-MU-CO-NP zoning
C14-2011-0128 4500 E. 51st St 4500 E. 51st St	To remove Service Station from prohibited use list.	11-08-11- To deny staff rec. to remove service station from the prohibited use list.	12-08-11- Withdrawn by the Applicant at the Council hearing
C14-2009-0009 Capital Metropolitan Transportation Authority, NE Maintenance & Svc. Facility 5316 Ed Bluestein Blvd	From GR to CS	03-24-09- Apvd staff rec of CS-CO-NP	Apvd Ord. 20090423-081 for CS-CO-NP; CO for prohibited uses, and limit of 2,000 daily trips

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2008-0044 Windsor Park Neighborhood Planning Area Vertical Mixed Use Building (V) Zoning	Addition of Vertical Mixed Use Building (V) combining district to certain tracts	03-25-08- Apvd addition of V for proposed tracts	05-22-08- Apvd Ord. 20080522-041 for V excluding Tracts 15-16, 26
C14-2008-0034 University Hills Neighborhood Planning Area Vertical Mixed Use Building Opt In/	Addition of Vertical Mixed Use Building (V) combining district to certain tracts	05-13-08- Apvd staff rec to implement V, excluding Tracts 2 - 6	08-21-08- Apvd Ord. 20080821-050 for V (Tract 1); Tracts 2-6 were excluded
C14-2007-0258 East MLK Combined Neighborhood Planning Area Vertical Mixed Use	Addition of Vertical Mixed Use Building (V) combining district to certain tracts	01-15-08- Apvd neighborhood request to exclude all tracts from VMU overlay	03-20-08- Apvd Ord. 20080320-048 for V

**RELATED CASES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
NPA-2017-0015.01 Little Walnut Creek Greenbelt Rezoning Amendment 5100 E 51 <sup>st</sup> Street	From Multifamily, Mixed Use, and Mixed Residential to Recreation & Open Space	To be reviewed – 10-24- 17	To be reviewed 12-07-17

**SUBDIVISION:** The southern portion of the property is subdivided into two tracts – Oriens Park Section 10 (subdivision case C8-84-087.02.6(86)), and Oriens Park Section 7 (subdivision case C8-84-087.02.4(85)). The northern portion is a part of Little Walnut Multi-Family (subdivision case C8-93-0082.0A). The middle section is unplatted. (See Exhibit F – Field Notes and Surveys)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
US HWY 183 (Ed Bluestein)	290 ft.	125 ft.	Highway	No	No	No

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E 51 <sup>st</sup> Street	90 ft.	24 ft. (divided)	Arterial	No	Yes, shared lane	Yes
Springdale Road	98 ft.	44 ft.	Arterial	No	Yes, shared lane	Yes
Norwood Hill Road	88 ft.	N/A (not constructed)	Collector	N/A (not constructed)	No	Yes
Rangoon Road	80 ft.	N/A (not constructed)	Local	N/A (not constructed)	No	No

***Transportation Planning – Natalia Rodriguez - 512-974-3099***

TR1. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

TR2. Additional right-of-way may be required at the time of site plan.

TR3. The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for US HWY 183. TxDOT may request the dedication or reservation of additional right-of-way in accordance with the Transportation Plan during the site plan application. [LDC, Sec. 25-6-51 and 25-6-55].

TR4. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for E 51<sup>st</sup> Street, a shared use path is recommended for US HWY 183, a protected bike lane is recommended for Springdale Road.

TR5. The Urban Trails Master Plan proposes a Tier II trails are proposed within the site (E 51<sup>st</sup> St. Trail, Little Walnut Creek Trail). Trail construction may be required with the site plan application. Please review the Urban Trails Master Plan for more information.

TR6. FYI – sidewalks along US HWY 183, E 51<sup>st</sup> Street, and Springdale Road shall be required during the site plan application.

**CITY COUNCIL DATE: December 7, 2017**

**ACTION:**

**ORDINANCE READINGS: 1st**

**2<sup>nd</sup>**

**3<sup>rd</sup>**

**ORDINANCE NUMBER:**

**CASE MANAGER: Scott Grantham**

**PHONE: 512-974-3574**

**EMAIL: Scott.Grantham@austintexas.gov**

## **BASIS FOR RECOMMENDATION**

1. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The East MLK Combined Neighborhood Plan, adopted in 2002, clearly refers to and recommends the designation of the property as a park. (See Exhibit C)  
“The City has recently acquired about 200 acres of land adjacent to Little Walnut Creek for a destination park.”

Action 29 - Develop a destination park/natural preserve to the south of Little Walnut Creek.

Action 30 - Develop a hike/bike trail along Little Walnut Creek.

Further, the rezoning is aligned with Imagine Austin’s Core Principal Action to “Integrate Nature into the City.”

2. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

Community-supported goals for establishment of a park are laid out in the East MLK Combined Neighborhood Plan (see above).

3. *Zoning changes should promote the health, welfare, and safety, and otherwise fulfill the purposes of zoning as set forth in the Texas Local Government Code or the zoning ordinance.*

The designation and zoning of parkland are the first steps in the creation and maintenance of a facility which, if properly planned and care for, will promote the overall health, safety, and welfare of the community.

## **EXISTING CONDITIONS**

### ***Site Characteristics***

This is a large and diverse property, mostly covered by trees and vegetation. Little Walnut Creek straddles the eastern boundary of the property; half of the creek is on the other side of the line. On the side of the subject property, the City of Austin’s Fully Developed 100-year flood plain extends for a width of 65 – 300 feet. A narrow dirt road parallels the creek to the west. There are no known Critical Environmental Features on the property. Topographically, the property slopes down from the west to the creek on the eastern boundary.

### ***Impervious Cover***

The tract is located in an Urban Watershed and therefore the zoning district determines the impervious cover limits. There is no limit to impervious cover in the public (P) zoning district.

***Comprehensive Planning – Please refer to Neighborhood Plan Amendment Staff Report***

***Site Plan – Thomas Sievers - 512-974-1237***

1. Site plans will be required for any new development other than single-family or duplex residential.
2. FYI: P, Public zoning has a site plan requirement that every proposal greater than 1 acre in size must be reviewed and approved by the Zoning and Platting Commission in this case, as per LDC 25-2-625.
3. Expansion of City projects in the future will trigger requirements of Subchapter E, Commercial Design Standards, either full or partial compliance.
4. Any proposed expansion to this City project which is deemed a new site plan will be required to be presented at Austin Design Commission, in accordance with Ordinance 20100819-035.
5. Review by the Design Commission is part of the Conditional Use Permit (CUP) site plan process and occurs if the Applicant cannot comply with design standards outlined in Alternative Equivalent Compliance (AEC) found in Chapter 25-2, Subchapter E (Design Standards and Mixed Use), Section 1.5 of the City Code. AEC is generally for non-standard designs or materials for a site plan or building plan. Review by the Design Commission occurs before the CUP site plan is brought to the Zoning and Platting Commission for their consideration.

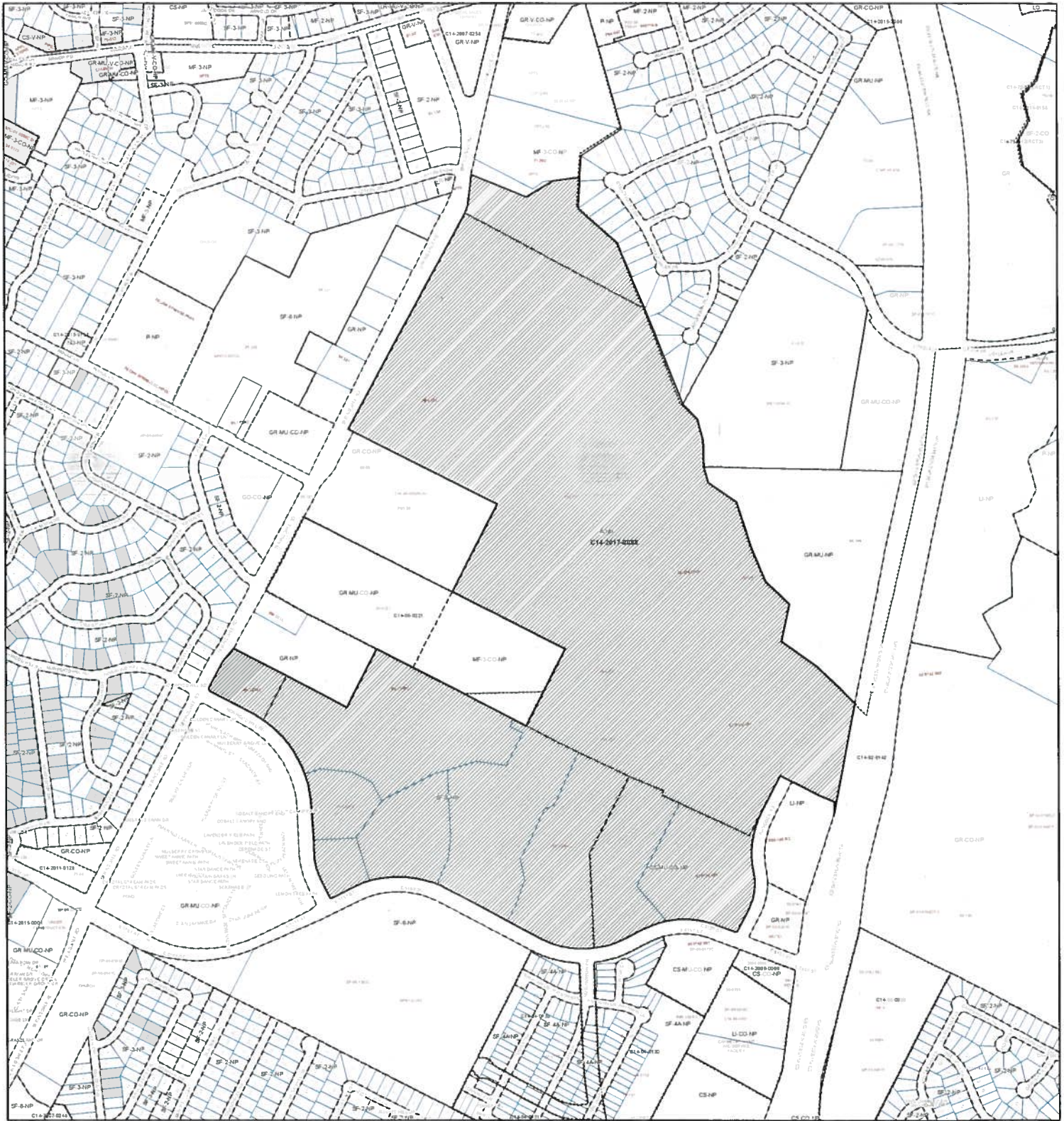
***Environmental – Mike McDougal - 512-974-6380***

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed and the Fort Branch Watershed of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. 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.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.



***Water Utility – Bradley Barron - 512-972-0078***

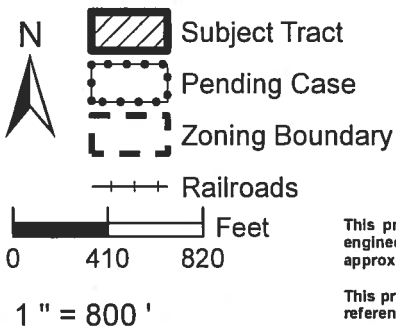
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.



# ZONING

Case#: C14-2017-0088

EXHIBIT A



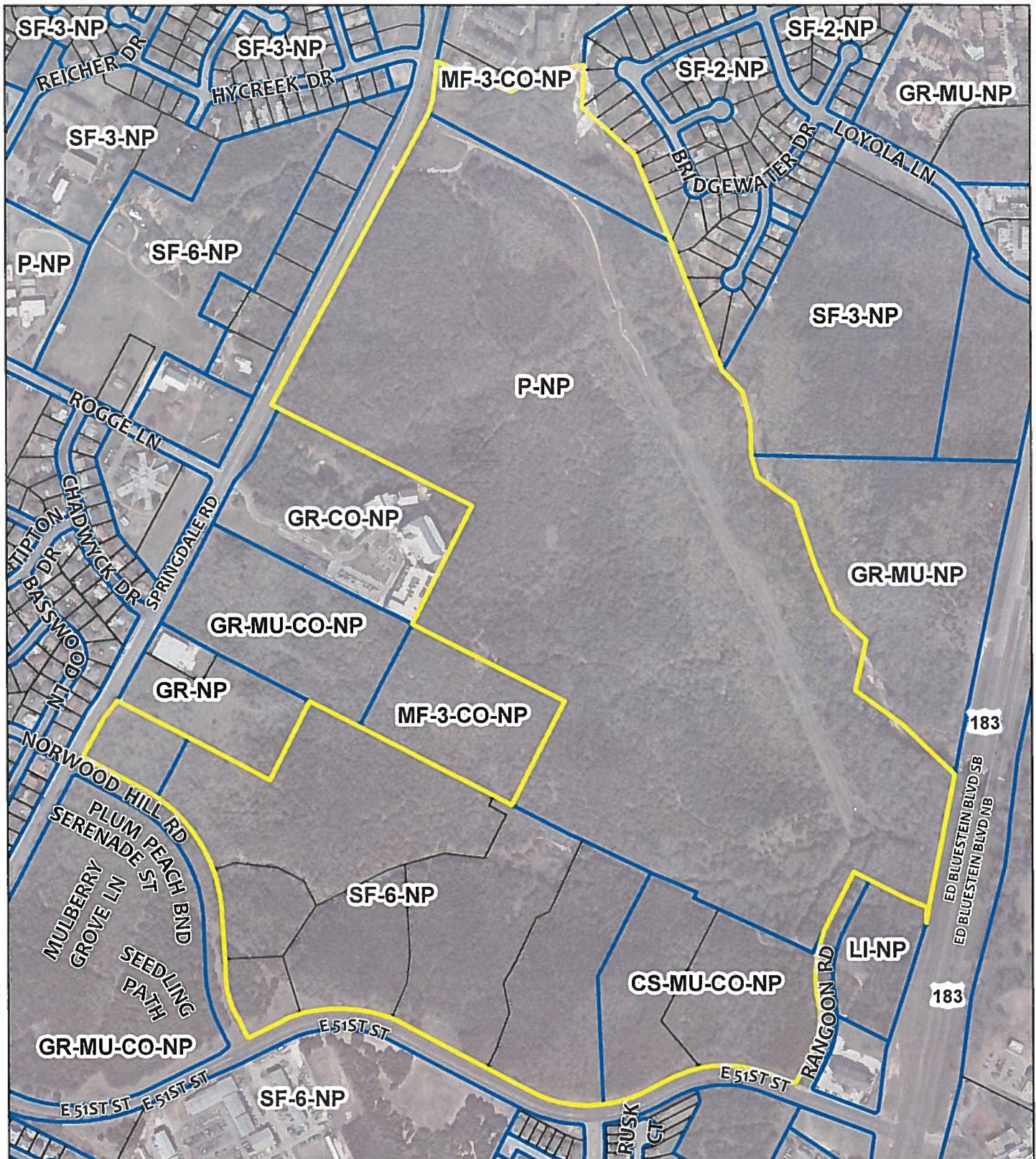
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



Created: 7/21/2017





1 inch = 600 feet

0 300 600 Feet

Subject\_Property  
 Zoning Boundary

## ZONING & VICINITY

Zoning Case: C14-2017-0088  
 Address: 6201 Springdale Road  
 Subject Area: 205 Acres  
 Case Manager: Scott Grantham

This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**EXHIBIT B**

## EXHIBIT C

### Orien's Park

#### Existing Conditions

Orien's Park is a large, mostly vacant industrial subdivision. The area was zoned and platted in 1985; however, due to a combination of environmental and market constraints it has been left mostly undeveloped. This area provides one of the best opportunities for large-scale development in the urban core. The City has recently acquired about 200 acres of land adjacent to Little Walnut Creek for a destination park. This land has unique environmental characteristics as well as steep topography and flood plain issues.

#### Recommendations

Due to the significant size of Orien's Park, new development will need to be well planned and sensitive to the surrounding neighborhoods. The properties near the intersections of 51<sup>st</sup> and Springdale and 51<sup>st</sup> and the undeveloped Eastern Parkway should be developed with a mixed-use or neighborhood urban center development. The internal tracts, primarily facing 51<sup>st</sup> street, would be the most appropriate sites for new residential development. Properties fronting Ed Bluestein could be developed as highway commercial or limited industrial.

#### Action Items

**Action 29-** Develop a destination park/natural preserve to the south of Little Walnut Creek.

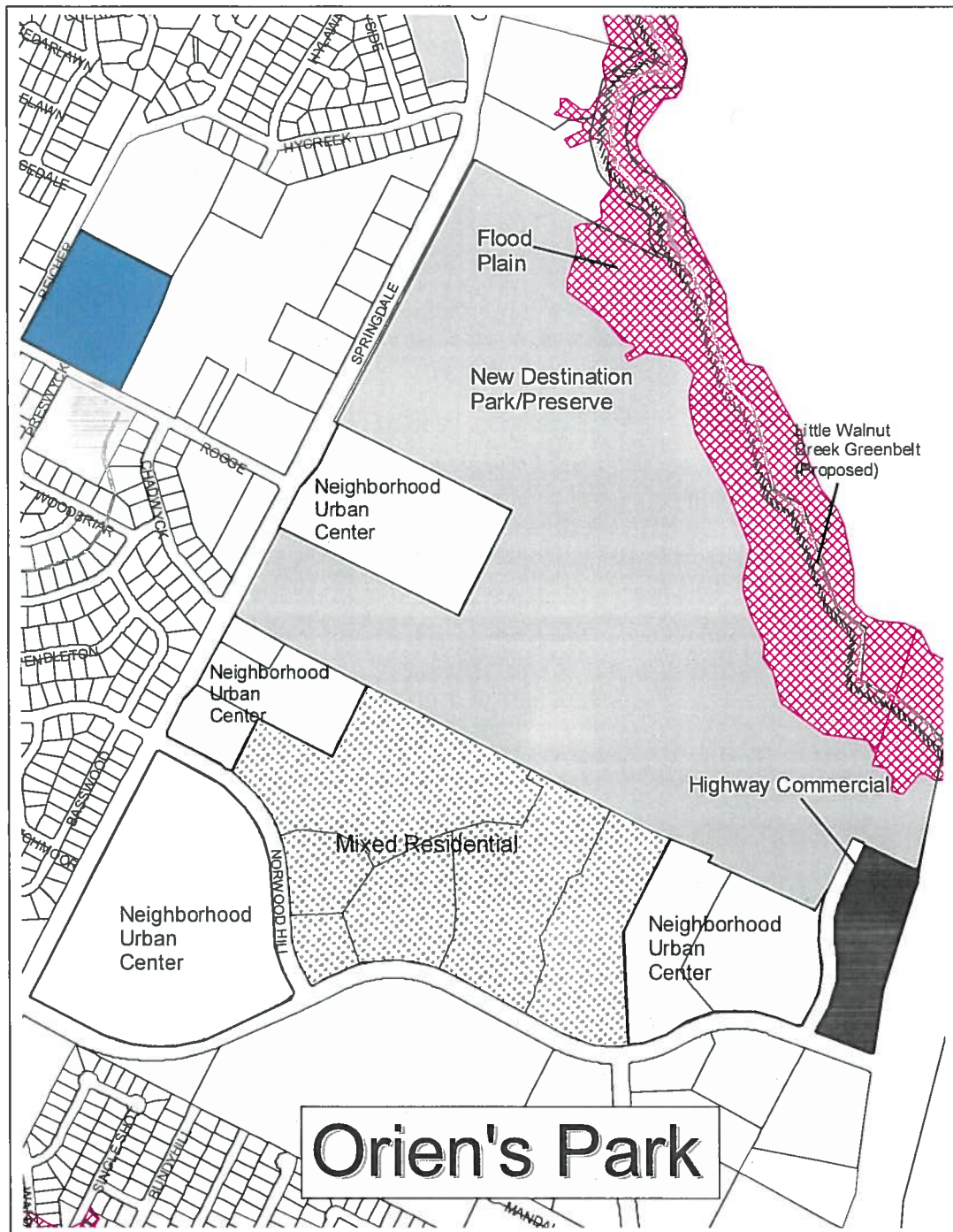
**Action 30-** Develop a hike/bike trail along Little Walnut Creek.

**Action 31-** Allow the "Neighborhood Urban Center" and mixed use/commercial at major intersections.

**Action 32-** Allow mixed residential, small-lot single-family, and secondary apartments along 51<sup>st</sup>.

**Action 33-** Allow highway-oriented commercial along Ed Bluestein.





**EXHIBIT D**

**RESOLUTION NO. 20170518-041**

**WHEREAS**, the Parks and Recreation Department (PARD) owns parkland at 5100 East 51st Street, which includes ten (10) parcels not currently zoned Public (P) district; and

**WHEREAS**, PARD purchased these parcels in 2002 and 2003 with bond funds approved by City of Austin residents in 1998 for the continuing acquisition and development of parkland in areas throughout the city; and

**WHEREAS**, the intention of purchasing these parcels was to add to the City's green space for infill parks, destination parks, preserves, and land along creeks for future recreation and leisure uses including greenways and trails; and

**WHEREAS**, in the Imagine Austin Comprehensive Plan, quality of life, healthy living, and conservation and environment policies depend on the need to expand and preserve the City's green infrastructure; and

**WHEREAS**, the East Martin Luther King Neighborhood Plan Contact Team has requested a hike and bike trail, including a section of Little Walnut Creek Park, in its 2002 Planning Capital Improvement Project list; and

**WHEREAS**, the rezoning of these parcels to Public (P) district will consolidate the entire 205 acres and enhance the prominence of Little Walnut Creek Greenbelt for future parkland development in District One; **NOW, THEREFORE,**

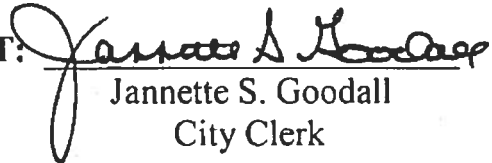
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The Council initiates the rezoning and future land use map amendment of these ten (10) parcels of land with Property ID Numbers 545997, 212205, 212204, 212203, 212202, 209781, 209780, 209779, 209782, and 207919, located at 5100

East 51st Street and known as Little Walnut Creek Greenbelt, and directs the City Manager to process the rezoning and amendment cases so these parcels are zoned Public (P) district.

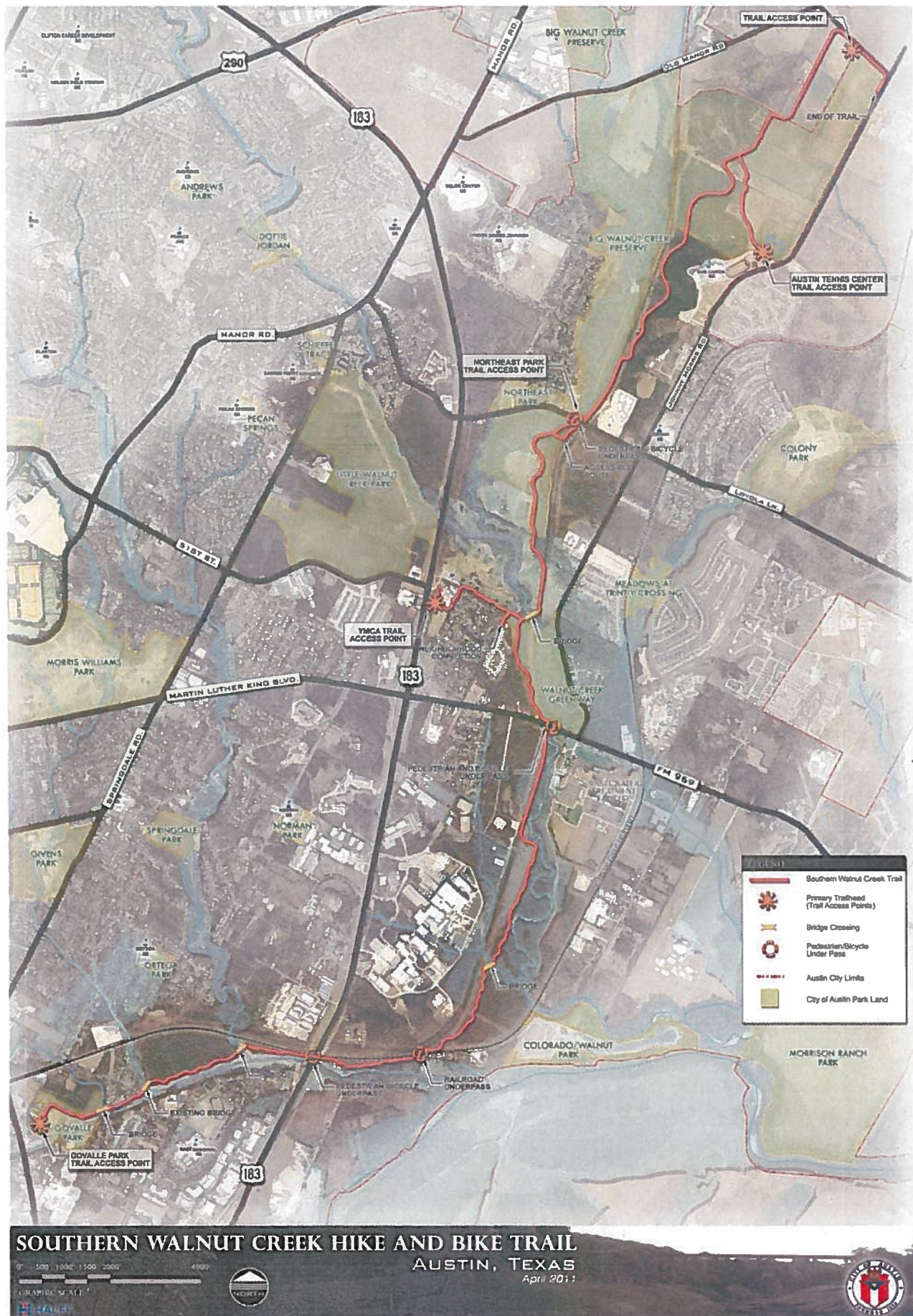
**ADOPTED:** May 18, 2017

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



# EXHIBIT E





**CARSON AND BUSH  
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

JULY 19, 2002

FIELD NOTE DESCRIPTION OF 197.59 ACRES OF LAND OUT OF THE JESSE C. TANNEHILL LEAGUE SURVEY ABSTRACT No. 22 IN TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF THAT CERTAIN (146.494 ACRE) TRACT OF LAND AS CONVEYED TO SOLO STAR REALTY, INC. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12142 PAGE 1216 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF LOTS 1-6, BLOCK A, ORIENS PARK SECTION SEVEN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86 PAGES 192B-192D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND TOGETHER WITH ALL OF LOTS 1-3, BLOCK A, ORIENS PARK SECTION TEN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 87 PAGES 31A-31C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod found in the North right-of-way line of East 51<sup>st</sup> Street at the point of intersection with the East right-of-way line of Norwood Hill Road (a currently undeveloped roadway) for a Southwesterly corner of Lot 1, Block A, Oriens Park Section Seven, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Pages 192B-192D of the Plat Records of Travis County, Texas, and being a Southwesterly corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½" iron rod set in the curbed median of East 51<sup>st</sup> Street (for reference) bears N 80 deg. 58' 06" E 162.07 ft., and also from which a brass cap in concrete found for City of Austin EUD Monument No. 263 bears S 27 deg. 02' 18" W 8363.23 ft., and also from which a brass cap in concrete found for City of Austin EUD Monument No. 409 bears S 00 deg. 06' 46" E 7750.88 ft.;

**THENCE** with the Easterly right-of-way line of Norwood Hill Road, the following seven (7) courses;

- 1) along a curve to the right with a radius of 25.00 ft. for an arc length of 21.95 ft. and which chord bears N 69 deg. 32' 53" W 21.25 ft. to a ½" iron rod found for a point of tangency;
- 2) N 25 deg. 05' 29" W 85.12 ft. to a ½" iron rod found for a point of curvature;
- 3) along a curve to the right with a radius of 528.63 ft. for an arc length of 221.77 ft. and which chord bears N 13 deg. 06' 22" W 220.15 ft. to a ½" iron rod found for a point of tangency;
- 4) N 01 deg. 07' 07" W 259.70 ft. to a ½" iron rod found for a point of curvature in the West line of Lot 2, Block A, Oriens Park Section Ten, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 87 Pages 31A-31C of the Plat Records of Travis County, Texas;
- 5) along a curve to the left with a radius of 672.72 ft. for an arc length of 693.99 ft. and which chord bears N 30 deg. 38' 57" W 663.62 ft. to a ½" iron rod found for a point of tangency;
- 6) N 60 deg. 12' 01" W 293.93 ft. to a ½" iron rod found for a point of curvature;
- 7) along a curve to the right with a radius of 20.00 ft. for an arc length of 31.46 ft. and which chord bears N 14 deg. 45' 07" W 28.31 ft. to a ½" iron rod found a point of tangency at the point of intersection with the Easterly right-of-way line of Springdale Road for a Southwesterly corner of Lot 3, Block A, of said Oriens Park Section Ten and being an angle corner of this tract, and from which a brass cap in concrete found for City of Austin EUD Monument No. 246 bears N 73 deg. 43' 09" W 3568.13 ft.

Page 2  
197.59 ACRES

THENCE with the Easterly right-of-way line of Springdale Road and the Westerly line of said Lot 3, Block A, Oriens Park Section Ten, the following two (2) courses;

- 1) N 29 deg. 44' 40" E 174.20 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" ;
- 2) N 39 deg. 54' 55" E 99.61 ft. to a ½" iron rod found for the Northwest corner of said Lot 3, Block A, Oriens Park Section Ten, and for the Southwest corner of that certain (6.00 acre) tract of land as conveyed to Benny Howard by deed recorded in Document No. 2000067186 of the Official Public Records of Travis County, Texas, and being an angle corner of this tract;

THENCE leaving the Easterly right-of-way line of Springdale Road with the common lines of said Block A, Oriens Park Section Ten and said Howard (6.00 acre) tract, the following two (2) courses;

- 1) S 61 deg. 09' 34" E 774.79 ft. to a ½" iron rod found;
- 2) N 28 deg. 24' 46" E 399.92 ft. to a ½" iron rod found for the northerly Northwest corner of Lot 1, Block A, Oriens Park Section Ten, and being an angle corner of this tract;

THENCE with the most Northerly line of said Lot 1, Block A, Oriens Park Section Ten, the following two (2) courses;

- 1) S 61 deg. 36' 02" E 708.55 ft. to a ½" iron rod found;
- 2) S 61 deg. 16' 19" E 225.63 ft. to a ½" iron rod found for the northerly Northeast corner of said Lot 1, Block A, Oriens Park Section Ten and for the northerly Northwest corner of Lot 3, Block A, of said Oriens Park Section Seven, and being an angle corner of this tract, and from which a ½" iron rod found for a common angle corner of said Lot 1, Block A, Oriens Park Section Ten, and said Lot 3, Block A, Oriens Park Section Seven, bears S 28 deg. 13' 33" W 50.39 ft.;

THENCE with the most Northerly line of said Lot 3, Block A, Oriens Park Section Seven, S 61 deg. 43' 33" E 84.72 ft. to a ½" iron rod found for the Southeast corner of that certain (21.12 acre) tract of land designated as "Lot 1" in a deed to Carrie Seiders Smith as recorded in Volume 545 Page 263 of the Deed Records of Travis County, Texas, and being an angle corner of that certain (146.494 acre) tract of land as conveyed to Solo Star Realty, Inc. by Special Warranty Deed recorded in Volume 12142 Page 1216 of the Real Property Records of Travis County, Texas, same being an angle corner of this tract;

THENCE with the common lines of said Smith (21.12 acre) tract and said Solo Star Realty (146.494 acre) tract, the following two (2) courses;

- 1) N 29 deg. 44' 06" E 513.72 ft. to a ½" iron rod found;
- 2) N 61 deg. 23' 15" W 772.38 ft. to a ½" iron rod found in concrete for an angle corner of said Solo Star Realty (146.494 acre) tract and for the Southeast corner of Lot 1, Texas Educational Service Center Region XIII, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 79 Page 344 of the Plat Records of Travis County, Texas, and being an angle corner of this tract;

THENCE with the common lines of said Solo Star Realty (146.494 acre) tract and said Lot 1, Texas Educational Service Center Region XIII, the following two (2) courses;

- 1) N 29 deg. 10' 46" E 600.53 ft. to a ½" iron rod found;
- 2) N 61 deg. 25' 30" W 977.37 ft. to a ½" iron rod found in concrete in the Easterly right-of-way line of Springdale Road for the Northwest corner of said Lot 1, Texas Educational Service Center Region XIII, and for the most northerly Southwest corner of said Solo Star Realty (146.494 acre) tract, and being a Westerly angle corner of this tract;

THENCE with the Easterly right-of-way line of Springdale Road, the following six (6) courses;

- 1) N 28 deg. 37' 52" E 841.39 ft. to a ½" iron rod found;
- 2) N 17 deg. 34' 34" E 102.00 ft. to a ½" iron rod found;
- 3) N 28 deg. 47' 17" E 300.01 ft. to a ½" iron rod found;
- 4) N 38 deg. 49' 56" E 103.26 ft. to a ½" iron rod found;
- 5) N 30 deg. 32' 26" E 106.72 ft. to a ½" iron rod found;
- 6) N 19 deg. 34' 46" E 51.22 ft. to a ½" iron rod found for the Southwesterly corner of Lot 2, Little Walnut Multi-Family, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 92 Page 115 of the Plat Records of Travis County, Texas, and for the Northwest corner of said Solo Star Realty (146.494 acre) tract, same being the most Northerly or Northwest corner of this tract, and from which a chiseled "X" found in concrete for an angle corner in the West line of said Lot 2, Little Walnut Multi-Family bears N 10 deg. 37' 25" E 260.48 ft. (direct tie);

THENCE leaving the Easterly right-of-way line of Springdale Road with a Northeasterly line of said Solo Star Realty (146.494 acre) tract and with that certain line as established by Boundary Line Agreement recorded in Volume 4932 Page 2232 of the Deed Records of Travis County, Texas, S 60 deg. 47' 50" E 1227.04 ft. to a currently inundated point in the West line of Lot 50, Block A, The Bluffs of University Hills Sec. 3, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 54 Page 63 of the Plat Records of Travis County, Texas, and being an angle corner of said Solo Star Realty (146.494 acre) tract, same being an angle corner of this tract;

THENCE with the common line of said Solo Star Realty (146.494 acre) tract and said Block A, The Bluffs of University Hills Sec. 3, the following two (2) courses;

- 1) S 20 deg. 43' 47" E 3.81 ft. to an inundated point;
- 2) S 19 deg. 57' 52" E 626.69 ft. to an inundated point in the center of Little Walnut Creek for an angle corner of said Solo Star Realty (146.494 acre) tract and for a Westerly angle corner of that certain (31.357 acre) tract of land as conveyed to the Board of Trustees of the Austin Independent School District by deed recorded in Volume 4343 Page 1233 of the Deed Records of Travis County, Texas, and being an angle corner of this tract;

THENCE with the center of Little Walnut Creek (currently inundated) for the common line of said Solo Star Realty (146.494 acre) tract and said Board of Trustees of the Austin Independent School District (31.357 acre) tract, the following three (3) courses;

- 1) S 42 deg. 52' 00" E 123.53 ft.;
- 2) S 24 deg. 00' 00" E 130.00 ft.;
- 3) S 14 deg. 58' 00" E 100.00 ft.;

THENCE continuing with the inundated center of Little Walnut Creek, S 08 deg. 15' 00" E 160.00 ft. to a point in the interior of said Solo Star Realty (146.494 acre) tract;

THENCE crossing the interior of said Solo Star Realty (146.494 acre) tract with the center of Little Walnut Creek (currently inundated), the following ten (10) courses;

- 1) S 23 deg. 40' 00" E 82.00 ft.;
- 2) S 50 deg. 30' 00" E 61.00 ft.;
- 3) S 41 deg. 48' 00" E 96.00 ft.;
- 4) S 19 deg. 45' 00" E 191.00 ft.;
- 5) S 24 deg. 08' 00" E 332.00 ft.;
- 6) S 22 deg. 15' 00" E 320.00 ft.;
- 7) S 09 deg. 37' 00" E 109.00 ft.;
- 8) S 38 deg. 22' 00" E 86.00 ft.;
- 9) S 57 deg. 38' 00" E 135.84 ft.;
- 10) S 75 deg. 00' 00" E 150.71 ft. to a point of intersection with the West line of U.S. Highway No. 183 (Ed Bluestein Boulevard) and in the East line of said Solo Star Realty (146.494 acre) tract, and being the easterly Northeast corner of this tract, and from which a spindle set near the North end of a concrete headwall of a bridge (for reference) bears S 67 deg. 58' 37" E 112.49 ft.;

THENCE with the West right-of-way line of U.S. Highway No. 183, the following two (2) courses;

- 1) S 12 deg. 55' 34" W 504.27 ft. to a broken concrete monument found;
- 2) S 03 deg. 26' 14" W 244.49 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for an angle corner of said Solo Star Realty (146.494 acre) tract, and for the Northeast corner of Oriens Park Section Eight, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Page 193A of the Plat Records of Travis County, Texas, and being the easterly Southeast corner of this tract;

THENCE leaving the West right-of-way line of U.S. Highway No. 183 with the common line of said Solo Star Realty (146.494 acre) tract and said Oriens Park Section Eight, the following two (2) courses;

- 1) N 61 deg. 23' 38" W 111.46 ft. to a ½" iron rod found;
- 2) N 61 deg. 42' 00" W 164.85 ft. to a ½" iron rod found at the point of termination of the East right-of-way line of Rangoon Road for the Northwest corner of Lot 1, of said Oriens Park Section Eight;

THENCE, N 61 deg. 35' 24" W 95.63 ft. to a ½" iron rod found in concrete for the point of termination of the West right-of-way line of Rangoon Road for an angle corner of said Solo Star Realty (146.494 acre) tract, and being an angle corner of this tract;

THENCE with the West right-of-way line of Rangoon Road, the following six (6) courses;

- 1) S 28 deg. 19' 14" W 247.65 ft. to a ½" iron rod found for a point of curvature;
- 2) along a curve to the left with a radius of 562.24 ft. for an arc length of 348.93 ft. and which chord bears S 10 deg. 41' 34" W 343.36 ft.;
- 3) S 06 deg. 58' 22" E 50.17 ft. to a ½" iron rod found for a point of curvature;
- 4) along a curve to the right with a radius of 345.25 ft. for an arc length of 217.58 ft. and which chord bears S 10 deg. 54' 43" W 214.00 ft. to a ½" iron rod found for a point of tangency;
- 5) S 28 deg. 58' 00" W 138.61 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature;
- 6) along a curve to the right with a radius of 15.00 ft. for an arc length of 21.70 ft. and which chord bears S 70 deg. 24' 53" W 19.86 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency at the point of intersection with the North right-of-way line of East 51<sup>st</sup> Street for a Southeasterly angle corner of Lot 6, Block A, of said Oriens Park Section Seven, and being the southerly Southeast corner of this tract;

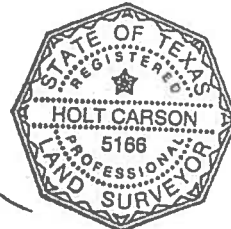
THENCE with the North right-of-way line of East 51<sup>st</sup> Street, the following seven (7) courses;

- 1) N 68 deg. 08' 14" W 117.91 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature and from which a ½" iron rod set in the curbed median of East 51<sup>st</sup> Street (for reference) bears S 82 deg. 25' 23" W 101.11 ft.;
- 2) along a curve to the left with a radius of 545.00 ft. for an arc length of 456.41 ft. and which chord bears S 87 deg. 56' 14" W 443.19 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency;
- 3) S 63 deg. 51' 10" W 117.35 ft. to a ½" iron rod found for a point of curvature;
- 4) along a curve to the right with a radius of 574.75 ft. for an arc length of 554.19 ft. and which chord bears N 88 deg. 31' 06" W 532.97 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency, and from which a ½" iron rod set in the curbed median of East 51<sup>st</sup> Street (for reference) bears S 59 deg. 42' 10"E 221.49 ft.;
- 5) N 60 deg. 54' 09" W 650.35 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature;
- 6) along a curve to the left with a radius of 595.00 ft. for an arc length 563.28 ft. and which chord bears N 88 deg. 00' 27" W 542.48 ft. to a ½" iron rod found for a point of tangency;
- 7) S 64 deg. 45' 31" W 156.72 ft. to the **PLACE OF BEGINNING**, containing 197.59 Acres of land.

SURVEYED: July, 2002.



Holt Carson  
Registered Professional Land Surveyor No. 5166



see accompanying map: B 678002

FIELD NOTES REVIEWED  
By John Moore on 1-24-2002  
Engineer & Surveyor Section  
22 Department of Public Works  
and Transportation



**CARSON AND BUSH  
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

OCTOBER 8, 2003

**FIELD NOTE DESCRIPTION OF 7.994 ACRES OF LAND, BEING A PORTION OF LOT 2, LITTLE WALNUT MULTI-FAMILY, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 92 PAGES 115-116 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½" iron rod found in the East right-of-way line of Springdale Road for the Southwest corner of Lot 2, Little Walnut Multi-Family, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 92 Pages 115-116 of the Plat Records of Travis County, Texas, and for the Northwest corner of that certain (146.494 acre) tract of land as conveyed to Solo Star Realty, Inc. by Special Warranty Deed recorded in Volume 12142 Page 1216 of the Real Property Records of Travis County, Texas, and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½" iron rod found in the East right-of-way line of Springdale Road and in the West line of said Solo Star Realty (146.494 acre) tract bears S 19 deg. 34' 46" W 51.22 ft.;

THENCE with the East right-of-way line of Springdale Road and with the West line of said Lot 2, the following two (2) courses;

- 1) N 20 deg. 28' 24" E 54.88 ft. to a ½" iron rod found;
- 2) N 08 deg. 01' 10" E 181.29 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Northwest corner of this tract, and from which a chiseled "X" mark found in concrete for an angle point in the West line of said Lot 2 bears N 08 deg. 01' 10" E 25.34 ft.;

THENCE leaving the East right-of-way line of Springdale Road and crossing the interior of said Lot 2, the following two (2) courses;

- 1) S 67 deg. 16' 22" E 367.12 ft. to a ½" iron rod found;
- 2) N 59 deg. 25' 58" E 194.22 ft. to a ½" iron rod found in the common line of Lot 1 and Lot 2, of said Little Walnut Multi-Family for an angle corner of this tract, and from which a PK nail found in asphalt for an angle corner in the common line of said Lot 1 and Lot 2 bears S 84 deg. 58' 17" W 69.00 ft.;

THENCE with the common line of said Lot 1 and Lot 2, N 84 deg. 58' 17" E 154.49 ft. to an inundated point in Little Walnut Creek for the Northeast corner of said Lot 2 and the Southeast corner of said Lot 1 and being the Northeast corner of this tract;

end of Page 1

Page 2 of 2  
7.994 ACRES

THENCE with the East line of said Lot 2 and along Little Walnut Creek, the following three (3) courses;

- 1) S 04 deg. 59' 28" W 185.66 ft. to an inundated point;
- 2) S 46 deg. 37' 20" E 320.42 ft. to an inundated point;
- 3) S 20 deg. 48' 21" E 422.62 ft. to an inundated point for the Southeast corner of said Lot 2 and for an angle corner of said Solo Star Realty (146.494 acre) tract, and being the Southeast corner of this tract;

THENCE with the South line of said Lot 2, N 60 deg. 47' 50" W 1227.04 ft. to the **PLACE OF BEGINNING**, containing 7.994 acres of land.

SURVEYED: October, 2003.



Holt Carson  
Registered Professional Land Surveyor No. 5166

see accompanying map: B 678052

FIELD NOTES REVIEWED  
By John Moore Date 10-16-2003  
Engineering Support Section  
Department of Public Works  
and Transportation





## EXHIBIT G

To

10/11/2017

City Mayor

City of Austin Council

Zoning and Planning Commission

Subject: **Supporting Plan Amendment # Support NPA-2017-0015.01**

Associated Zoning Case #: C14-2017-0088

Address: 5100 E 51<sup>st</sup> Street (205 acres)

Dear Mayor/City Council Members/ ZAP Commissioners / COA Employees,

This is to confirm that the EMLK Combined planning team support the above-mentioned Plan Amendment and Zoning case (this land is also known as **Little Walnut Creek Park**).

Reasons: The case meets the following goals of the EMLK contact team

Goals #7: Create Transportation network that allow residents to travel safely through the neighborhoods

Goals #8: Provide access to and from the neighborhoods

Goal #9: Improve bicycle and pedestrian traffic safety on neighborhood street.

Goal #13: Create more public open space including parks and green spaces.

### Items Addressed

- Outreach - there has been more than a dozen meetings which involved all local neighborhoods.
- Rendering – We are working on a master plan and trying to get funding for it.
- Infrastructure – Infrastructure can be requested after masterplan completion. We may get some help from the 183 Project since they are using the park to store materials
- Scale and character – it will be the biggest nature reserve in east-side and we do not want to over develop it.
- Neighborhood impact – it will improve the quality of life dramatically for more than 35K people who live around this place including Mueller neighborhood.
- Environment – east Austin is losing green areas at a very fast pace due to the pressures of development – protecting this green space is extremely important for entire east Austin.

Sincerely



Pinaki Ghosh

**For EMLK Combined Planning Contact Team.**

## 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.austintexas.gov/planning](http://www.austintexas.gov/planning).

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: C14-2017-0088

Contact: Scott Grantham, 512-974-3574

Public Hearing: October 24, 2017, Planning Commission  
December 07, 2017, City Council

MARGARET OSBORNE

Your Name (please print)

5416 Bendleton Ln 78723

Your address(es) affected by this application

Margaret Osborne

Signature

10-10-17

Date

Daytime Telephone: 512-507-3886

Comments: We need to hold onto and

preserve green space in the city,

for the present and for the future.

As well, we need to allocate funds

to make these green spaces serve

the needs of all members of the

community

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

City of Austin

Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor  
☐ I object

## PUBLIC HEARING INFORMATION

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Case Number: C14-2017-0088

Contact: Scott Grantham, 512-974-3574

Public Hearing: October 24, 2017, Planning Commission  
December 07, 2017, City Council

FRANCO ROTONDI  
Your Name (please print)

5415 Bonstelle Ln 78723

Your address (affected by this application)

5415 Bonstelle Ln

10-10-17

Signature

Daytime Telephone: 254-541-3641

Date

Comments:

IF we do the right thing  
and preserve this green space  
for our community it will be  
an legacy! Preserve and  
protect the little green  
space that we have,  
make this space a great  
park and guided horse  
back courts please!

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

City of Austin  
Planning & Zoning Department  
Scott Grantham  
P. O. Box 1088  
Austin, TX 78767-8810

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: C14-2017-0088

Contact: Scott Grantham, 512-974-3574

Public Hearing: October 24, 2017, Planning Commission

December 27, 2017, City Council

Your Name (please print)

Richard Huey

☐ I am in favor  
☒ I object

Your address(es) affected by this application

5408 Harkness Dr.

Signature

Date

Daytime Telephone:

Comments:

Only single family  
dwelling as all power  
for this proposed  
Apartment is enough  
commercial at Mueller  
location. Don't want  
apartments completed

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

City of Austin

Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810