

RESOLUTION NO. 20191017-071

WHEREAS, the City Council was requested to conduct a public hearing to consider the use of parkland in order to extend Meadow Lake Blvd. through dedicated parkland known as the Onion Creek greenbelt (the “Proposed Use”); and

WHEREAS, the land being used for the Proposed Use is described on Exhibit A (the “Affected Land”); and

WHEREAS, notice of the public hearing to be held on September 19, 2019 was given for three consecutive weeks on August 25, September 1, and September 8, 2019 in a newspaper of general circulation; and

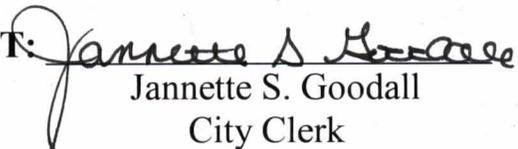
WHEREAS, such public hearing was held on September 19, 2019 by the City Council to consider the Affected Land for the Proposed Use; **NOW, THEREFORE,**

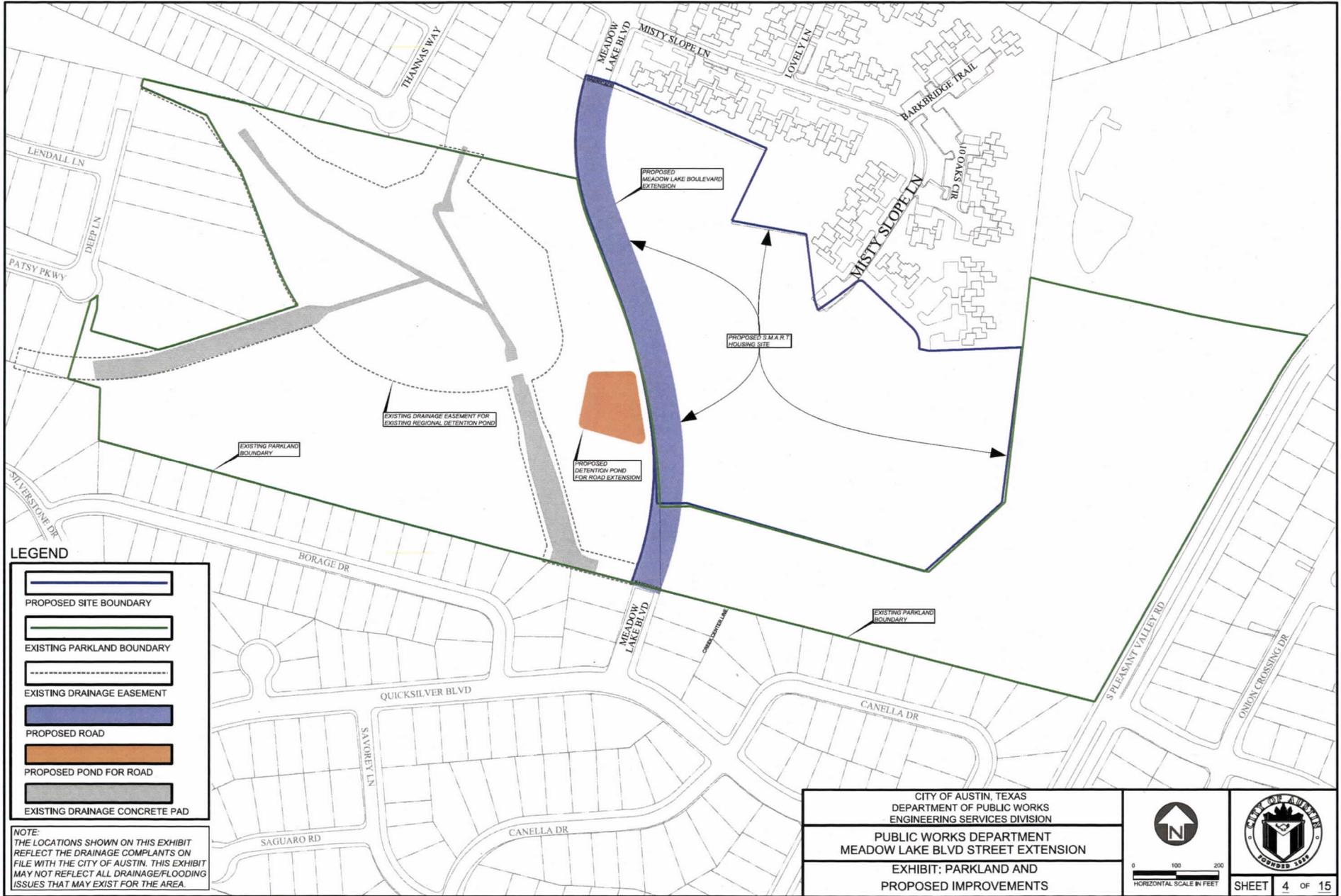
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Having taken into account clearly enunciated local preferences, the City Council finds that there is no feasible and prudent alternative to the use of the Affected Land for the Proposed Use and that all reasonable planning has been done to minimize harm to the Affected Land from the Proposed Use. The use of the Affected Land for the Proposed Use is approved.

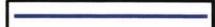
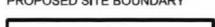
ADOPTED: October 17, 2019

ATTEST:


Jannette S. Goodall
City Clerk

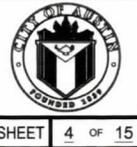


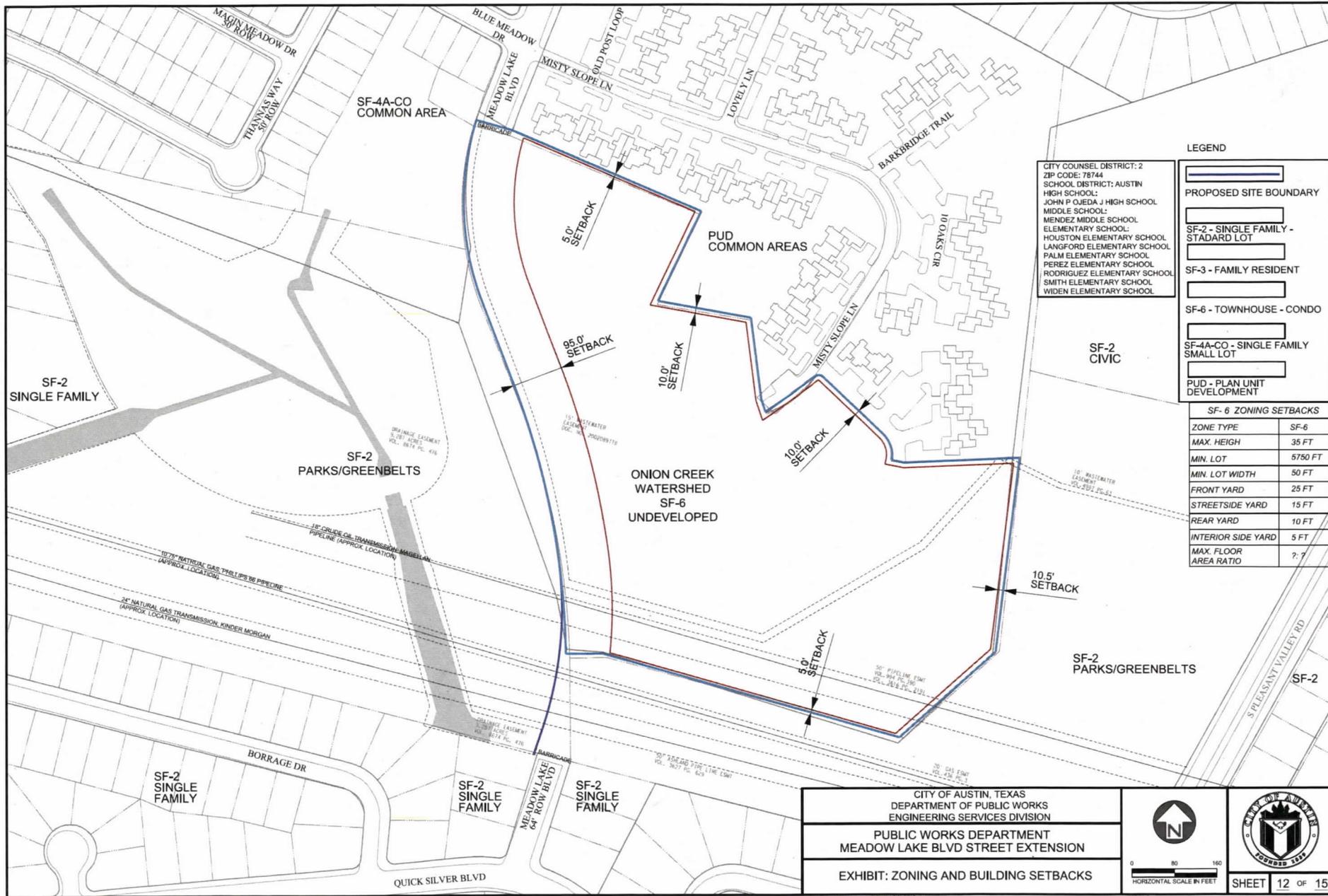
LEGEND

-  PROPOSED SITE BOUNDARY
-  EXISTING PARKLAND BOUNDARY
-  EXISTING DRAINAGE EASEMENT
-  PROPOSED ROAD
-  PROPOSED POND FOR ROAD
-  EXISTING DRAINAGE CONCRETE PAD

NOTE:
 THE LOCATIONS SHOWN ON THIS EXHIBIT REFLECT THE DRAINAGE COMPLAINTS ON FILE WITH THE CITY OF AUSTIN. THIS EXHIBIT MAY NOT REFLECT ALL DRAINAGE/FLOODING ISSUES THAT MAY EXIST FOR THE AREA.

CITY OF AUSTIN, TEXAS
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING SERVICES DIVISION
 PUBLIC WORKS DEPARTMENT
 MEADOW LAKE BLVD STREET EXTENSION
 EXHIBIT: PARKLAND AND
 PROPOSED IMPROVEMENTS





CITY COUNSEL DISTRICT: 2
 ZIP CODE: 78744
 SCHOOL DISTRICT: AUSTIN
 HIGH SCHOOL: JOHN P OJEDA J HIGH SCHOOL
 MIDDLE SCHOOL: MENDEZ MIDDLE SCHOOL
 ELEMENTARY SCHOOL: HOUSTON ELEMENTARY SCHOOL, LANGFORD ELEMENTARY SCHOOL, PALM ELEMENTARY SCHOOL, PEREZ ELEMENTARY SCHOOL, RODRIGUEZ ELEMENTARY SCHOOL, SMITH ELEMENTARY SCHOOL, WIDEN ELEMENTARY SCHOOL

LEGEND

	PROPOSED SITE BOUNDARY
	SF-2 - SINGLE FAMILY - STADARD LOT
	SF-3 - FAMILY RESIDENT
	SF-6 - TOWNHOUSE - CONDO
	SF-4A-CO - SINGLE FAMILY SMALL LOT
	PUD - PLAN UNIT DEVELOPMENT

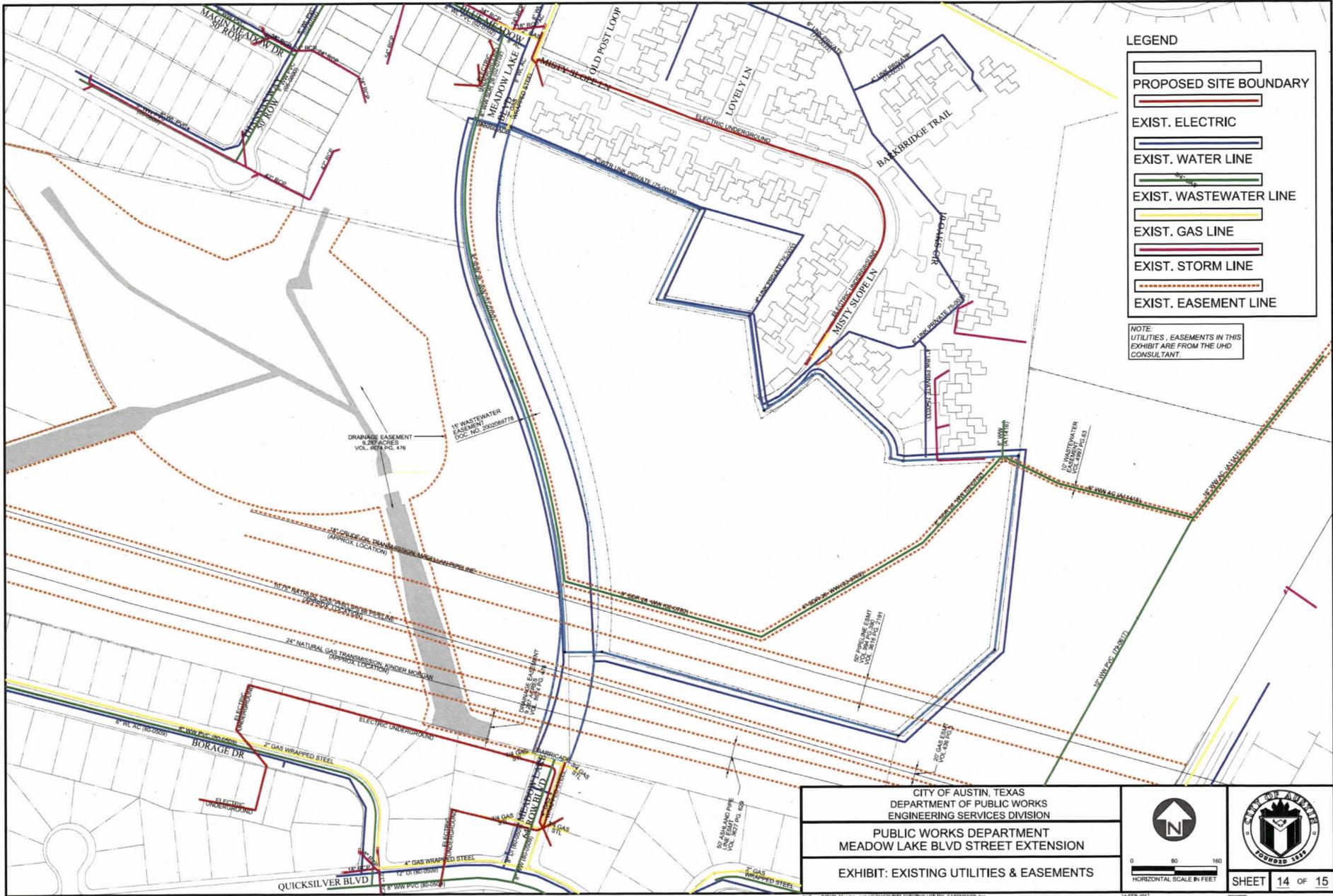
SF-6 ZONING SETBACKS

ZONE TYPE	SF-6
MAX. HEIGH	35 FT
MIN. LOT	5750 FT
MIN. LOT WIDTH	50 FT
FRONT YARD	25 FT
STREETSIDE YARD	15 FT
REAR YARD	10 FT
INTERIOR SIDE YARD	5 FT
MAX. FLOOR AREA RATIO	? ?

CITY OF AUSTIN, TEXAS
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING SERVICES DIVISION
 PUBLIC WORKS DEPARTMENT
 MEADOW LAKE BLVD STREET EXTENSION
 EXHIBIT: ZONING AND BUILDING SETBACKS

0 80 160
 HORIZONTAL SCALE IN FEET

SHEET 12 OF 15



LEGEND

- PROPOSED SITE BOUNDARY
- EXIST. ELECTRIC
- EXIST. WATER LINE
- EXIST. WASTEWATER LINE
- EXIST. GAS LINE
- EXIST. STORM LINE
- EXIST. EASEMENT LINE

NOTE: UTILITIES, EASEMENTS IN THIS EXHIBIT ARE FROM THE UHD CONSULTANT.

CITY OF AUSTIN, TEXAS
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT
MEADOW LAKE BLVD STREET EXTENSION
EXHIBIT: EXISTING UTILITIES & EASEMENTS



0 60 120
HORIZONTAL SCALE IN FEET



SHEET 14 OF 15

Appendix B
Council Resolution
No. 20160421-036

RESOLUTION NO. 20160421-036

WHEREAS, Imagine Austin's Comprehensive Plan includes as one of the Housing and Neighborhoods Building Blocks to "Increase the availability of affordable housing, including housing for very low-income persons, through new and innovative funding mechanisms, such as public/private partnerships;" and

WHEREAS, Imagine Austin identifies "improving student stability by preserving existing affordable housing and increasing access to new affordable housing" as a key challenge for the future; and

WHEREAS, Austin Habitat for Humanity (Habitat) is a local non-profit partner that serves people of all backgrounds through leveraging community engagement to build affordable communities; and

WHEREAS, Habitat owns a 14.65 acre property at 7051 Meadow Lake, and is planning a project that would include 125 units that target homeownership at income brackets from 60% MFI to 120% MFI; and

WHEREAS, Perez Elementary School, located on South Pleasant Valley Road, is losing students which impacts their funding level, and this reduction in attendance could be offset by promoting new housing for families in the area on properties outside of a floodplain; and

WHEREAS, a road completion is needed, from Misty Slope Lane to Quicksilver Boulevard, for this project to move forward due to current limited access to the property; and

WHEREAS, the cost of transportation infrastructure improvements necessary to access the property would reduce the number of affordable units available on the Meadow Lake property if funded by Habitat; and

WHEREAS, The City of Austin could partner with Habitat to conceptualize a complete street that improves safety by providing dedicated facilities for cars, pedestrians and bicyclists and benefits this area and City residents overall by creating north-south connectivity; and

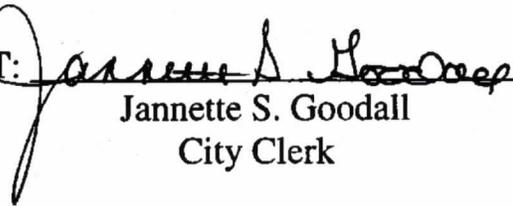
WHEREAS, Council could consider extending the road as part of the next budget process; **NOW, THEREFORE,**

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

The City Manager is directed to explore the feasibility of the City building and maintaining the extension of Meadow Lake Boulevard, a public road, from Misty Slope Lane to Quicksilver Boulevard, as well as sidewalks and other traffic improvements necessary to support safe pedestrian and bicycle routes to Perez Elementary School, and prepare an item for Council consideration during the Fiscal Year 2016-2017 budget process.

ADOPTED: April 21, 2016

ATTEST:


Jannette S. Goodall
City Clerk

Appendix C

Zoning Documentation

- C . 1 Zoning Verification Letter**
- C . 2 PARD Land Re-zoning**



Appendix C.1

CITY OF AUSTIN

ZONING VERIFICATION LETTER

1. Party Requesting Verification

Name: Andy Alarcon
Austin Habitat for Humanity

Address: 310 Comal Street, Suite 100
Austin, TX 78702

2. Property Address

7051 Meadow Lake
Austin, TX 78744

3. Tax Parcel Identification Number

555730

4. City of Austin Grid Name

H14

*Also known as GEO Number (ten digit) or Property ID (six digit) by TCAD

5. Current Zoning

SF-6: Townhouse & Condominium Residence

6. Zoning Case Number and Ordinance *

Zoned in accordance with City of Austin Land Development Code re-adoption Ordinance Number: 99-0225-70(b)

7. Zoning Neighborhood Plans *

N/A

*To access zoning ordinance documentation visit:
<http://www.austintexas.gov/edims/search.cfm>

*To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:
<http://www.austintexas.gov/department/austin-city-code-land-development-code>

For questions concerning Zoning Compliance or any Development Criteria, Parking, Permitted Use, Zoning Violations, Conditional Uses, Variances, Destruction and Rebuilding, et cetera, Contact the Development Assistance Center of the City of Austin at (512) 974-6370 for a Land Use Planner Correspondence Session.

I, Richard Sigmon, Communications and Technology Management Department, City of Austin, Texas, do hereby certify that the information above is true and correct to the best of my ability, according to the documents filed with this office.


Richard Sigmon

Tuesday, March 26, 2013

Date

Appendix C.2

AGENDA



Item From Council

Austin City Council		Item ID	68141	Agenda Number	31.
Meeting Date:	3/2/2017		Department:	Items From Council	
Sponsor	Council Member Delia Garza				
Co-Sponsor	Council Member Leslie Pool	Co-Sponsor	Council Member Gregorio Casar		
Co-Sponsor	Council Member Ann Kitchen	Co-Sponsor			

Subject

Approve a resolution initiating the rezoning of the following City properties to a 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 land known as 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.

Related Items

Additional Backup Information

RESOLUTION NO.

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 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

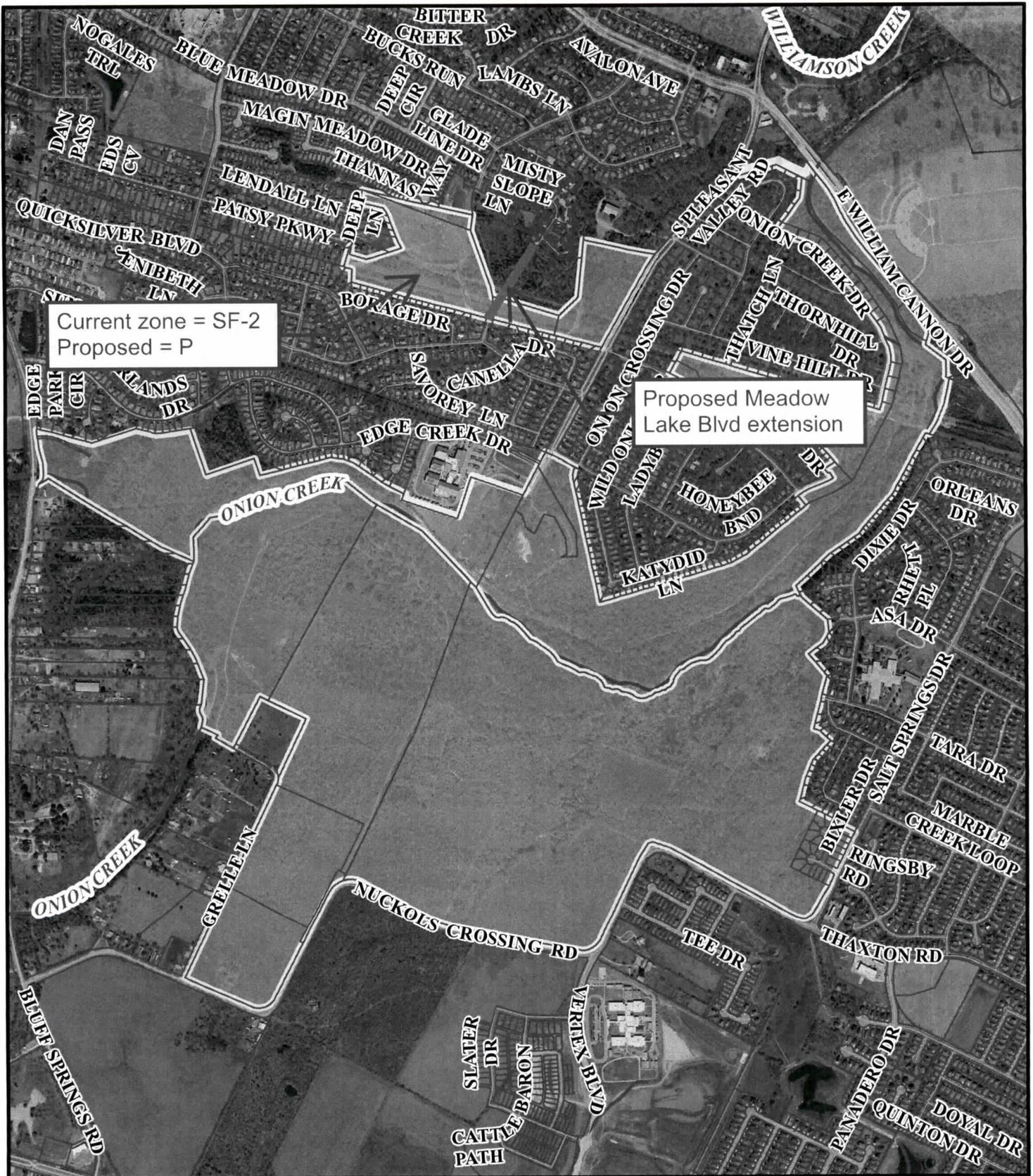
Drive; and (3) approximately 99 acres of land known as the Lower Onion Creek Buy-out Area; and directs the City Manager to process the rezoning cases.

ADOPTED: _____, 2017

ATTEST: _____

Jannette S. Goodall
City Clerk

draft



Current zone = SF-2
Proposed = P

Proposed Meadow
Lake Blvd extension

Onion Creek Metro Park and Greenbelt Rezoning Location Map

08 February 2017 montesg

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 Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Legend

-  Onion Creek Metro Park and Greenbelt
-  Creeks
-  City of Austin Parks

