

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-6
AGENDA DATE: Thu 10/20/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0110 - Bouldin Meadows - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as Barton Skyway at the Union Pacific Railroad (West Bouldin Creek Watershed) from general commercial services (CS) district zoning to family residence (SF-3) district zoning. Zoning and Platting Commission Recommendation: To grant family residence (SF-3) district zoning. Applicant: Forest Cove Ltd. Agent: John Hussey. City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0110; Bouldin Meadows

Z.A.P. Date: September 20, 2005
September 6, 2005

ADDRESS: Barton Skyway at the Union Pacific Railroad

OWNER/APPLICANT: Forest Cove Ltd.

AGENT: John Hussey

ZONING FROM: CS

TO: SF-3

AREA: 1.522 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of Family Residence (SF-3) district zoning.

PLANNING COMMISSION RECOMMENDATION:

September 6, 2005: Postponed to September 20, 2005, at the request of the neighborhood.

September 20, 2005: *APPROVED SF-3 BY CONSENT. [J.M; J.D 2ND] (9-0)*

DEPARTMENT COMMENTS:

Staff recommends approval of the request from General Commercial Services (CS) to Family Residence (SF-3) district base zoning.

The site lies largely between other single family uses. However, it's proximity to the railroad track and floodplain do raise concerns, which may have to be resolved at the time of site plan, about the viability of single family homes on this site.

Staff's recommendation is based, in part, on the understanding that this site could be developed as part of a large development in conjunction with the property to the south, owned by the same owner. That site plan, case C8-05-0085, is currently under review.

Several issues will have to be addressed during site plan approval for this site. Chief among them is the flood plain. Although only a portion of the site is located within the flood plain, it is largely cut off from by the 100 year flood plain. Watershed Protection staff have recommended the construction of a bridge to provide safe access without impeding storm flow.

Discussions have also take place, preliminary to the Galindo Neighborhood Plan, between city staff and neighborhood representatives, about how this and several other nearby properties best fit into the overall vision for the Galindo neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Undeveloped
<i>North</i>	CS	Mobile Homes
<i>South</i>	SF-3	Undeveloped
<i>East</i>	SF-3	Single Family Homes
<i>West</i>	SF-3	Single Family Homes

AREA STUDY: The property lies within the Galindo Neighborhood Planning Area, which will begin neighborhood planning this fall.

TIA: N/A

WATERSHED: West Bouldin **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Galindo Neighborhood Association
- South Lamar Neighborhood Association
- Terrell Lane Interceptor Association
- South Central Coalition
- Austin Neighborhoods Council
- Austin Independent School District

SCHOOLS: (AISD)

Dawson Elementary School Fulmore Middle School Travis High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Barton Skyway	90'	45'	Collector

- There are existing sidewalks along Barton Skyway.
- Barton Skyway is classified in the Bicycle Plan as a Priority 1 bike route.
- Capital Metro bus service is available along Barton Skyway.

CITY COUNCIL DATE:

ACTION:

October 20, 2005:

ORDINANCE READINGS:

1st

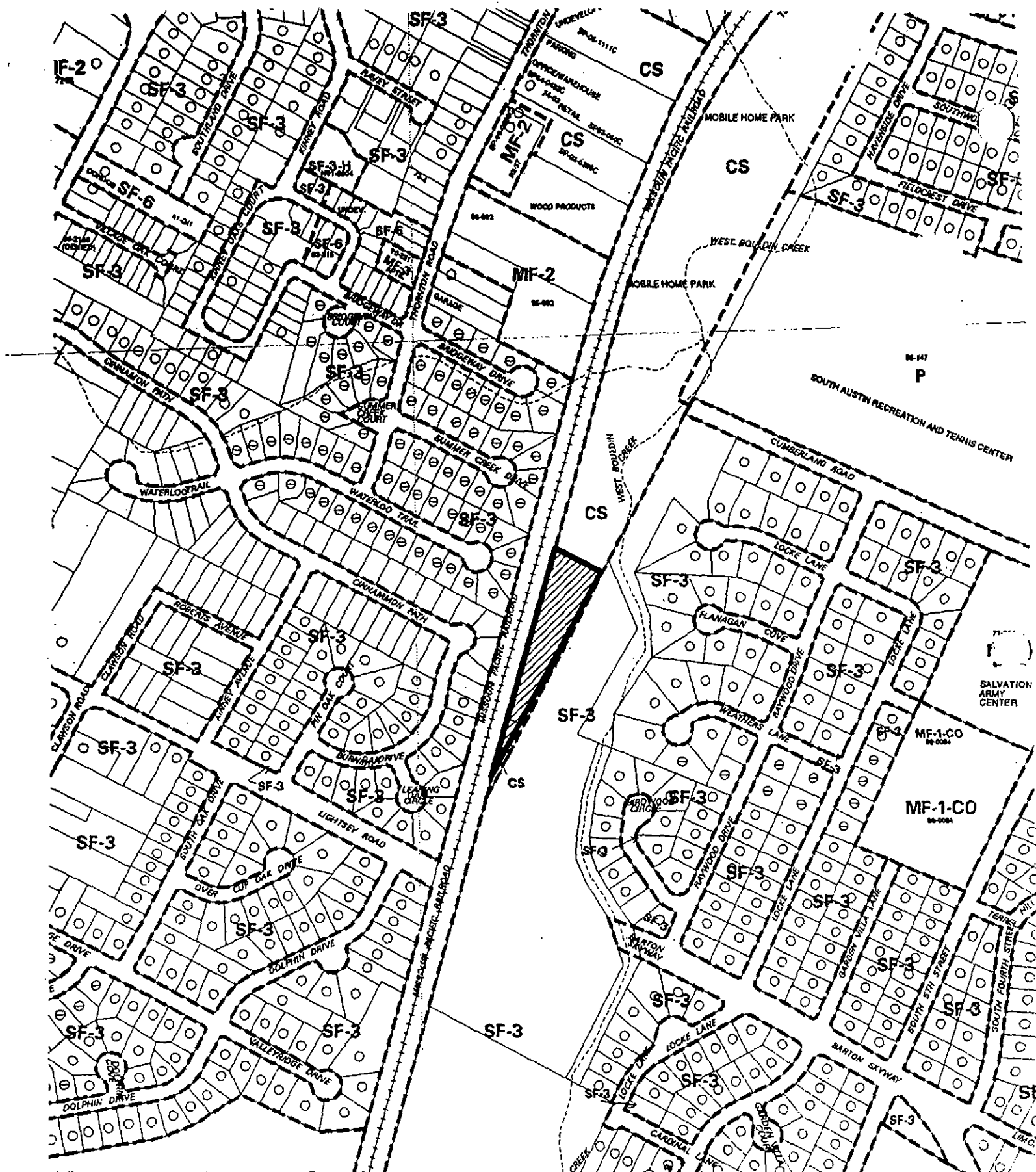
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3rd

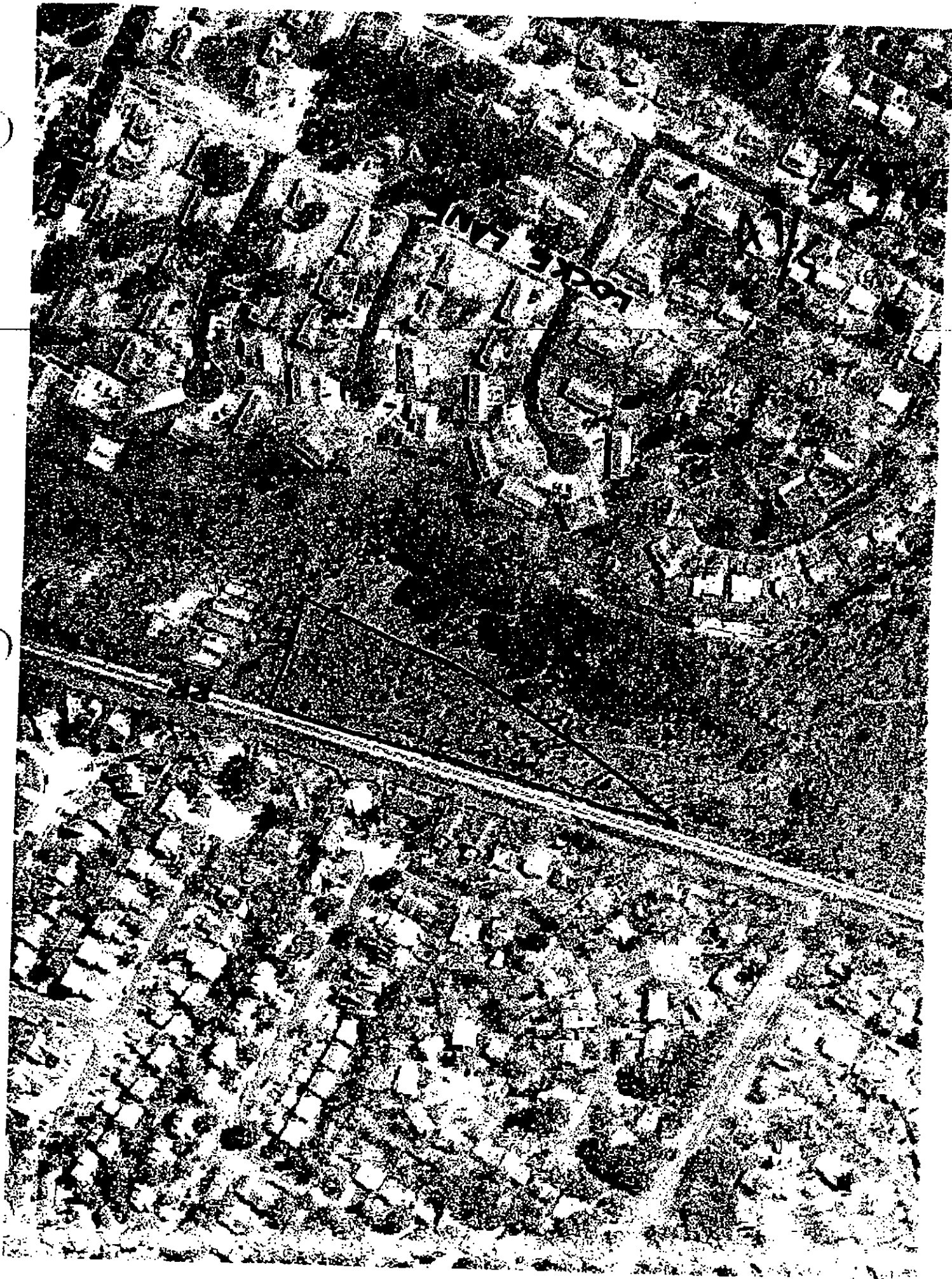
ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



 1" = 40'	SUBJECT TRACT	 	CASE #: C14-05-0110 ADDRESS: BARTON SKWY AT UNION PARCELS SUBJECT AREA (acres): 1.521	ZONING DATE: 05-07 INTL: SM	CITY GRID REFERENCE NUMBER G20
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: R. HEIL				



S 6TH ST

72

JOEN VILLA LN

BAIRD LN

WEATHERS LN

YE LN

RAYWOOD DR

BIRDWOOD CIR

CUMBERLAND RD

100-year floodplain

500-year floodplain

FLANAGAN CV

SUMMER CREEK DR

WATERLOO TRL

CINNAMON PATH

BURNING OAK DR

LEAVING OAK

LIGHTSEY RD

DOLPHIN DR

PIN OAK CT

SOUTH OAK DR

OVERCUP OAK DR

KINNEY AVE

ROBERTS AVE

CLAYSON RD

THORNTON

KINNEY OAKS CT

SUMMARY STAFF RECOMMENDATION

C14-05-0110

Staff recommends approval of Family Residence zoning (SF-3)

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The site lies largely between other single family uses. However, it's proximity to the railroad track and floodplain do raise concerns, which may have to be resolved at the time of site plan, about the viability of single family homes on this site. Staff's recommendation is based, in part, on the understanding that this site could be developed as part of a large development with property to the south.

EXISTING CONDITIONS

Several issues will have to be addressed during site plan approval for this site. Chief among them is the flood plain. Although only a portion of the site is located within the flood plain, it is largely cut off from by the 100 year flood plain. Watershed Protection staff have recommended the construction of a bridge to provide safe access without impeding storm flow.

Site Plan

The property in question is likely to be developed in conjunction with the property to the south, owned by the same owner. This site plan, case C8-05-0085, is currently under review.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be > trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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]

There are existing sidewalks along Barton Skyway.

Barton Skyway is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is available along Barton Skyway.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Barton Skyway	90'	45'	Collector

Emily Barron 974-2788

Water and Wastewater

The landowner intends to serve the site, each lot, and proposed land use with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, system upgrades, utility relocation and adjustments. The water and wastewater utility plan must be reviewed and approved by the Austin Water and Wastewater Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Paul Urbanek 974-3017

Environmental

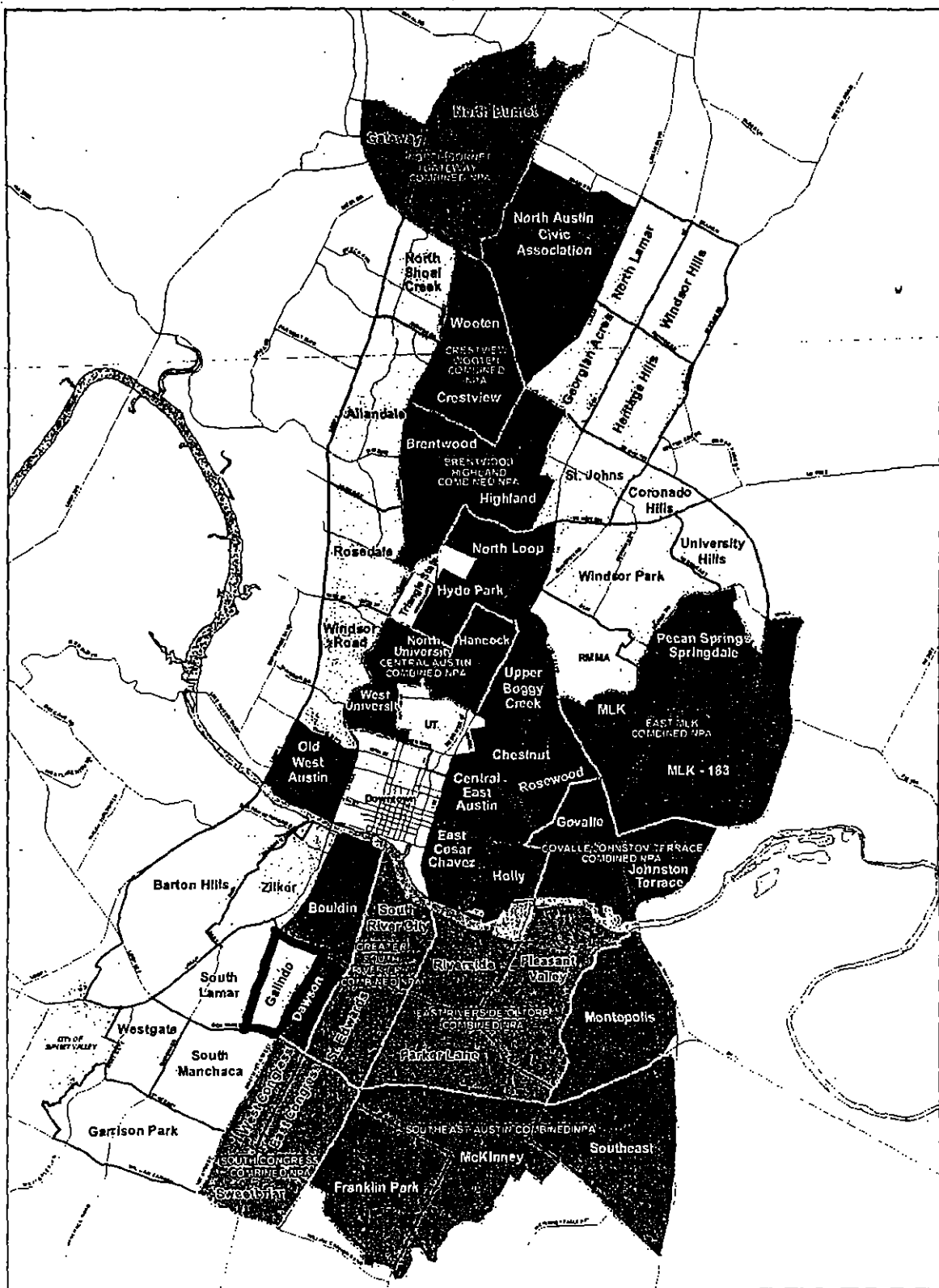
The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Impervious cover is not limited in this watershed class. 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.

According to flood plain maps, there is flood plain and critical water quality zone within the project area.

At this time, site-specific information is unavailable regarding existing trees and 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.

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.



City of Austin Neighborhood Planning Areas



Produced by City of Austin
Neighborhood Planning & Zoning Department
Aug. 15, 2006

Combined Neighborhood
Planning Areas

Neighborhood Plan Status

- Adopted Neighborhood Plan & Zoning
- Neighborhood Plan Underway
- Future Neighborhood Planning Area
- Non-Neighborhood Planning Area

5,000 1,000 0 5,000 10,000 Feet

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