

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



**AGENDA ITEM NO.: Z-13
AGENDA DATE: Thu 12/15/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0185 - Tennis Center at Johnny Morris Road - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 7800 Johnny Morris Road (Decker Creek Watershed) from interim-rural residence (I-RR) district zoning to public (P) district zoning. Zoning and Platting Commission Recommendation: To grant public (P) district zoning. Applicant and Agent: City of Austin - Parks and Recreation Department. City Staff: Robert Heil, 974-2330

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET**CASE:** C14-05-0185**ZAP Date:** November 15, 2005**PROJECT:** Tennis Center at Johnny Morris Road**ADDRESS:** 7800 Johnny Morris Road.**OWNER/APPLICANT:** City of Austin Parks and Recreation (Stuart Strong)**AGENT:** City of Austin Parks and Recreation (Stuart Strong)**ZONING FROM:** I-RR**TO:** P**AREA:** 84.427 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval Public (P) base district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:**November 15, 2005:** Approved staff recommendation of P zoning on consent.**DEPARTMENT COMMENTS:**

This rezoning request is being made by the City of Austin Parks and Recreation Department from Interim Rural Residential (I-RR) to Public (P) to allow for the construction of a regional tennis center using previously approved public bonds.

The site is an large undeveloped tract in north east Austin, surrounded by mostly other undeveloped tracts, some of which lie in the county and are unzoned.

A single family subdivision lies to the south east across Johnny Morris Road.

The center had been originally proposed for 1000 Cumberland Road (SP-04-0064C) but was moved after neighborhood opposition to that site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	Unzoned (County)	Undeveloped
<i>South</i>	Unzoned (County) & SF-2	Undeveloped and Single Family Homes
<i>East</i>	Unzoned (County)	Undeveloped
<i>West</i>	I-RR	Undeveloped

AREA STUDY: The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

TIA: N/A

WATERSHED: Decker Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- LBJ Neighborhood Association
- North East Action Group
- Taking Action Inc.
- Austin Neighborhoods Council
- Austin Independent School District

SCHOOLS: (AISD)

Winn Elementary School

Dobie Middle School

LBJ High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	SIDEWALKS	BICYCLE PLAN
Johnny Morris Road	Varies	60'	Arterial	No	No	Yes

CITY COUNCIL DATE: December 15, 2005

ACTION:

ORDINANCE READINGS:

1st

2nd

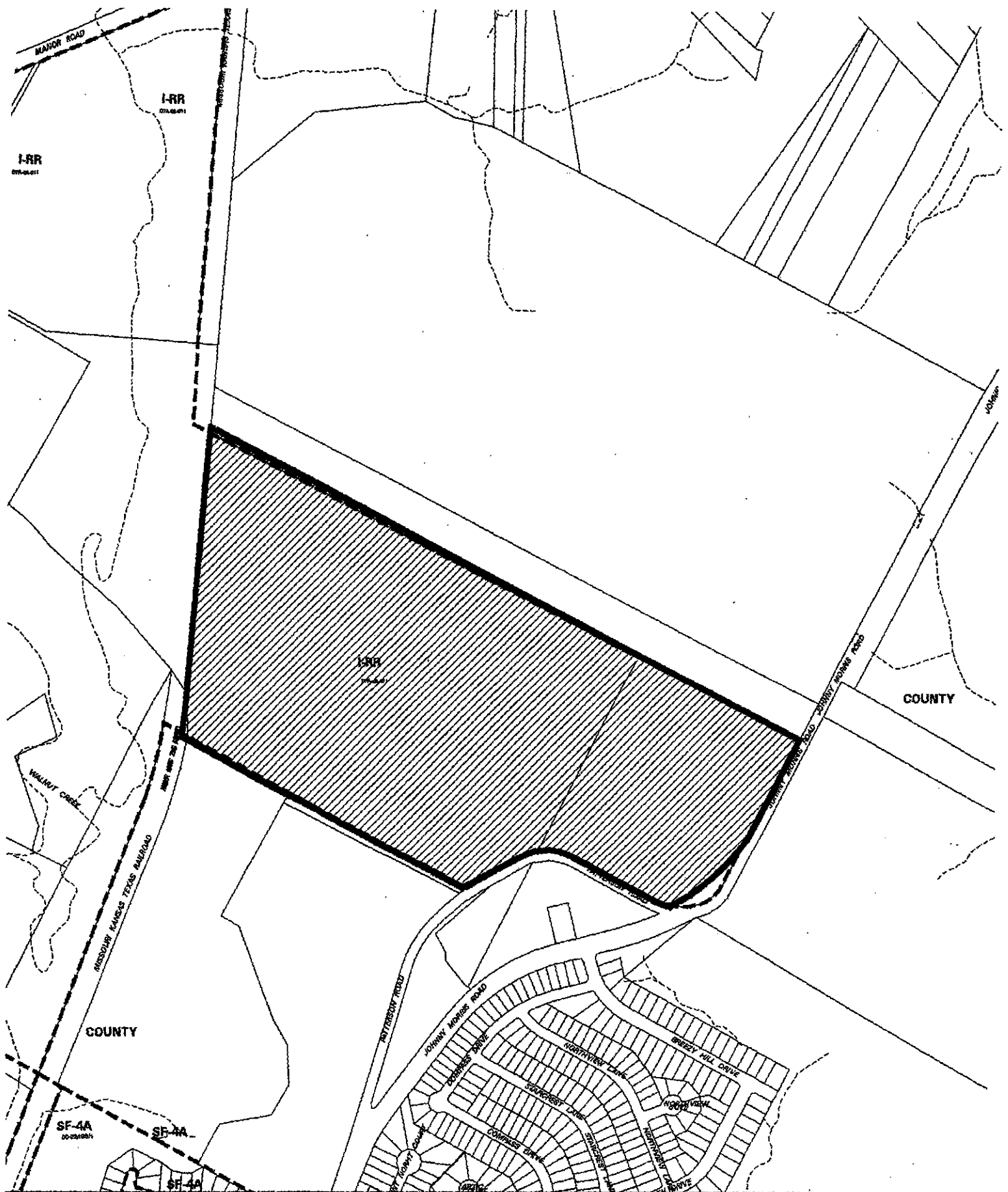
3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

PHONE: 974-2330

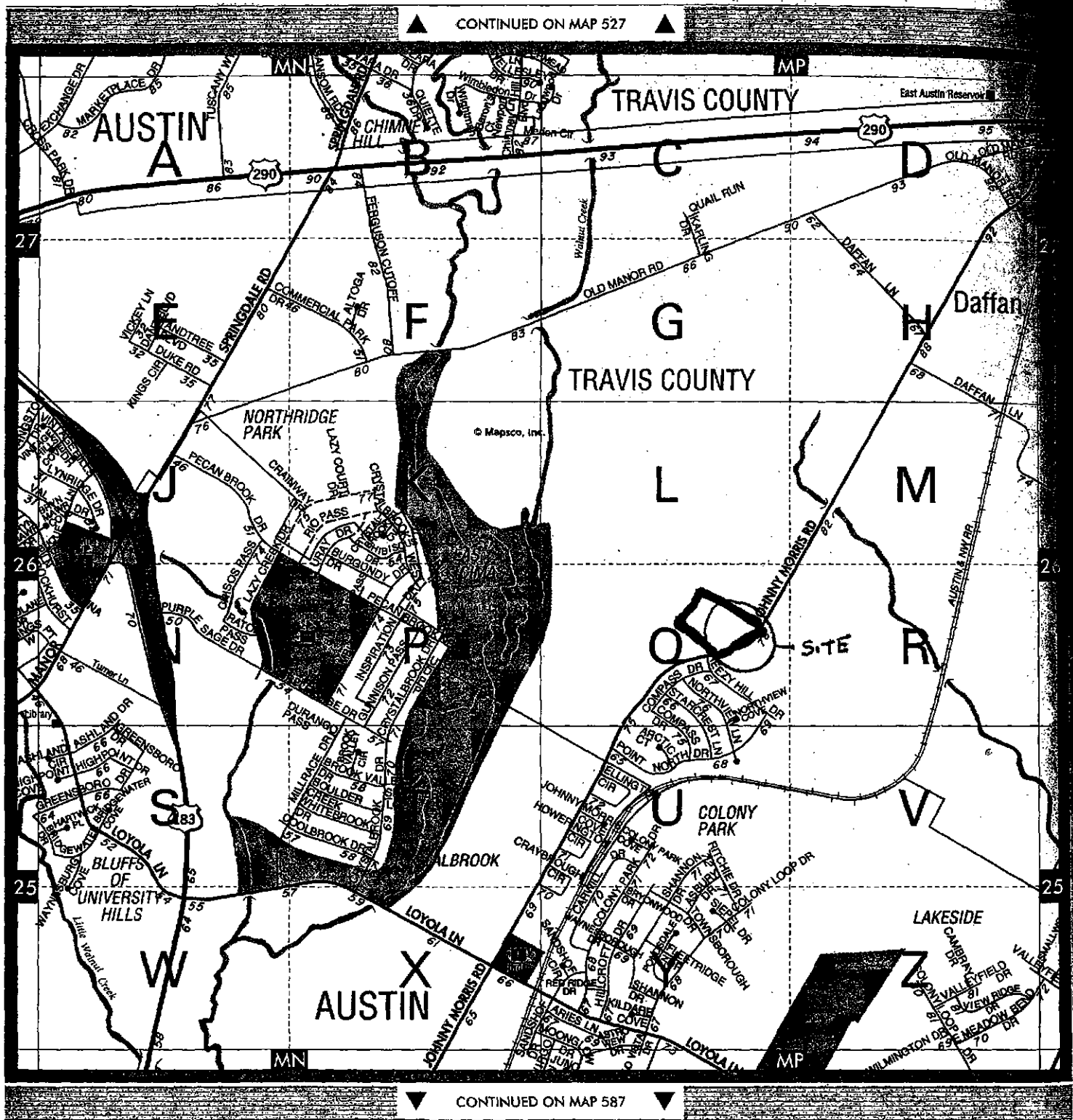
e-mail address: robert.heil@ci.austin.tx.us



<p>1" = 600'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: R.HEIL</p>	<p align="center">ZONING</p> <p>CASE #: C14-05-0185</p> <p>ADDRESS: 7800 JOHNNY MORRIS RD</p> <p>SUBJECT AREA (acres): 84.427</p> <p>DATE: 05-10</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>P26</p>
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▲ CONTINUED ON MAP 527 ▲



▼ CONTINUED ON MAP 587 ▼

◀ CONTINUED ON MAP 556

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▶ CONTINUED ON MAP 558

SCALE IN MILES

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please call our Research Department at (800) 950-5308
8:00 AM - 5:00 PM, Monday thru Friday

SCALE IN FEET

SUMMARY STAFF RECOMMENDATION

C14-05-0185

Staff recommends approval Public (P) base district zoning.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Public (P) zoning is consistent with the surrounding undeveloped and single family uses

2. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Public (P) zoning is the appropriate zoning for a major public recreation center.

3. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

Public (P) zoning would allow for the appropriate zoning for the construction of a major tennis center.

EXISTING CONDITIONS**Transportation**

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

The trip generation under the requested zoning is estimated to be 134 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]

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	SIDEWALKS	BICYCLE PLAN
Johnny Morris Road	Varies	60'	Arterial	No	No	Yes

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Decker Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. 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 Net Site Area</i>	<i>% 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%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is flood plain in, or within close proximity of, the project location. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 30%.

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, 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.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals which preempt current water quality or Code requirements.

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7800 JOHNNY MORRIS ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PUBLIC (P) DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to public (P) district on the property described in Zoning Case No. C14-05-0185, on file at the Neighborhood Planning and Zoning Department, as follows:

An 84.427 acre tract of land, more or less, out of the Lucas Munos Survey No. 55, the James Burleson Survey No. 19, and the H.T. Davis 1/3 League, the tract of land being more particularly described by metes and bounds in an instrument recorded in Volume 1030, Page 295, of the Deed Records of Travis County, Texas,

locally known as 7800 Johnny Morris Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

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§
§

_____, 2005

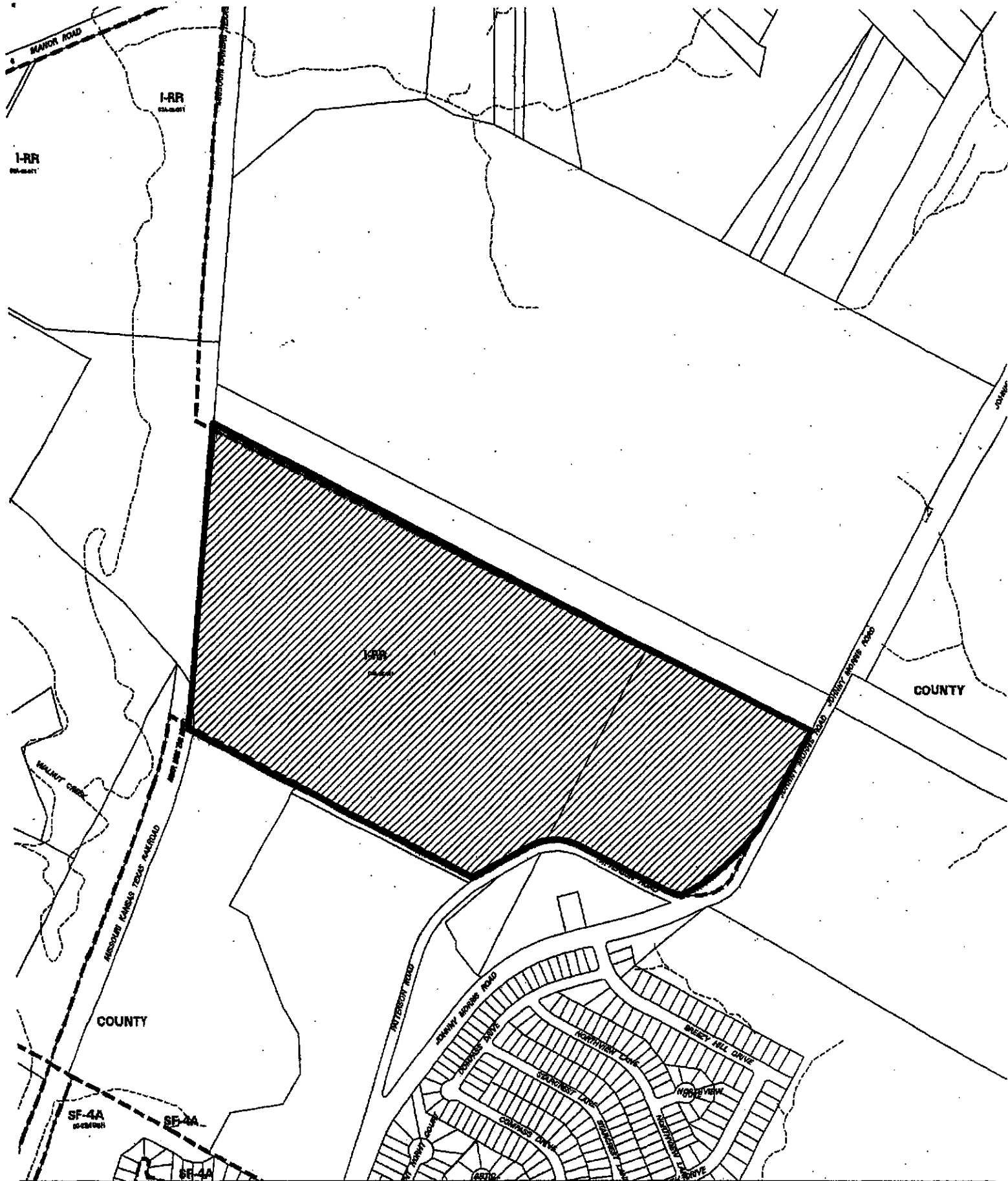
Will Wynn
Mayor




APPROVED: _____

ATTEST: _____

David Allan Smith
City Attorney

Shirley A. Brown
City Clerk



 1" = 800'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R.HEIL	 	ZONING EXHIBIT H CASE #: C14-05-0185 ADDRESS: 7600 JOHNNY MORRIS RD SUBJECT AREA (acres): 84.427	DATE: 05-10 INTLS: SM	CITY GRID REFERENCE NUMBER P26
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