

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0188

PC DATE: October 24, 2006
November 14, 2006
January 16, 2007
January 30, 2007
February 13, 2007

ADDRESS: 1406 - 1506 Parker Lane

OWNERS:

- J Ryan Dinepenbrok
- Julia Schleber
- Michael Hackett
- Bryant Colman

AGENT: LOC Consultants (Sergio-Lozano-Sanchez)

ZONING FROM: SF-3 **TO:** MF-4 **AREA:** .960 acres

SUMMARY STAFF RECOMMENDATION:

Staff's recommends denial of the zoning request.

PLANNING COMMISSION RECOMMENDATION:

October 24, 2006: Postponed to November 14, at the request of the neighborhood.

November 14, 2006: Postponed to January 16, at the request of the neighborhood and applicant.

January 16, 2007: Meeting cancelled due to extreme weather.

January 30, 2007: Postponed to February 13, 2007 at the request of the applicant

February 13, 2007: *APPROVED STAFF'S RECOMMENDATION TO DENY MF-4 ZONING. [J.REDDY, C.RILEY 2ND] (9-0)*

DEPARTMENT COMMENTS:

This Riverside neighborhood plan was recently presented to Council. In this plan, this tract is designated for single-family use. This designation was supported by the neighborhood, staff and the Planning Commission.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family Homes
<i>North</i>	MF-2-CO	Undeveloped
<i>South</i>	MF-2	Townhomes
<i>East</i>	MF-3	Apartments
<i>West</i>	SF-3	Single Family Homes

AREA STUDY: Riverside Neighborhood Plan.

TIA: Not required.

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes.

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	SIDEWALKS
Parker Lane	70'	40'	Collector	Yes	No

CITY COUNCIL DATE:

April 5, 2007: Postponed to May 17 at the request of the applicant

May 17, 2007:

ACTION:

ORDINANCE READINGS:

1st

2nd

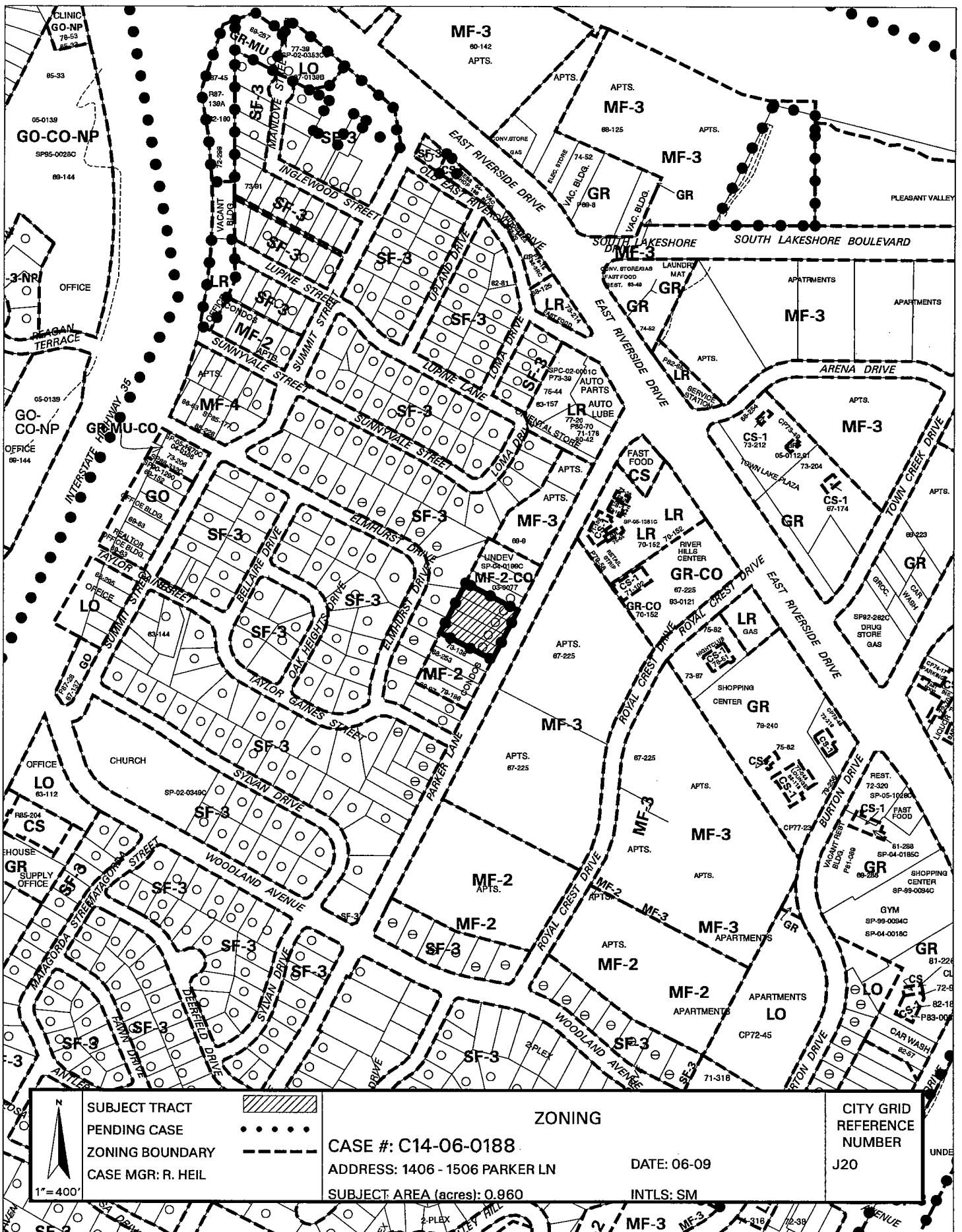
3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

PHONE: 974-2330

EMAIL: Robert.Heil@ci.austin.tx.us



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R. HEIL

ZONING

CASE #: C14-06-0188

ADDRESS: 1406 - 1506 PARKER LN

SUBJECT AREA (acres): 0.960

DATE: 06-09

INTLS: SM

CITY GRID
REFERENCE
NUMBER
J20



C14-06-0188
1406 Parker Lane
From SF-3 to MF-4

EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN
Future Land Use Map: Staff Recommendation

Legend

- Planning Area Boundary
- Future Land Use
 - Rural Residential
 - Single-family
 - Higher-Density Single Family
 - Multi-family
 - Commercial
 - Mixed Use/Commercial
 - Office
 - Mixed Use/Office
 - Industry
 - Civic
 - Open Space
 - Transportation
 - Utilities
 - Excluded from Neighborhood Plan
 - Mixed Use Building and/or Neighborhood Urban Center

NOTE 1: Individually, the dominant land use throughout the combined area would not result in a net increase of multifamily units. In the event adding multifamily units to the existing land use patterns, the combined area would provide some ownership opportunities are encouraged.

NOTE 2: Land uses designated on this map are not intended to denote the underlying zoning district.

Scale: 0 500 1,000 2,000 3,000 4,000 5,000 Feet

Annotations:

- Properties with diagonal lines are located within the Waterfront Overlay and are designated as mixed use due to the allowance of both residential and permitted commercial uses.
- Conduct a focused corridor study for East Riverside Drive. Refer to Objective 3.2 of the Plan for recommendations.
- Mixed Use developments are desired along East Riverside Drive. Refer to Section Four of the Plan titled "Future Land Use" and "Riverside Drive" for desired development patterns.
- Maintain a "hard edge" between the traditional single-family neighborhoods and adjacent properties with more intense uses along the I-35 corridor.
- Preserve commercial uses along both sides of Oltorf Street.
- Affordable multifamily housing for seniors.
- Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses.
- Maintain campus style development.
- Property is owned by Austin Community College and is excluded from the East Riverside/Oltorf Combined Neighborhood Plan.
- Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses.

City of Austin

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be referred to as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

September 14, 2006

NOTE 1: Multifamily is the dominant land use throughout the combined planning area. Any new development should not result in a net increase of multifamily units. In the event existing multifamily uses are to be redeveloped, housing types/options that provide home ownership opportunities are encouraged.

NOTE 2: Land uses designated on this map are not intended to denote the underlying zoning district.

Legend

 Planning Area Boundary

Future Land Use

☐ Rural Resident

Single-family

Higher-Density Single Family

☐ Multi-family

Commercial

Mixed Use/Commercial

2011

10/19/2009 10:11:11 AM

1000

Open Space

Transportation

Utilities

Excluded from

K **Mixed Use Built**

Figure 1

0	1,000	2,000
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no warranty is made regarding

September 14, 2006

1234

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September 14, 2006

STAFF RECOMMENDATION

Staff recommends denial of the zoning request.

BASIS FOR RECOMMENDATION

This Riverside neighborhood plan was recently presented to Council. In this plan, this tract is designated for single-family use. This designation was supported by the neighborhood, staff and the Planning Commission, and by City Council on first reading..

Transportation

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

The trip generation under the requested zoning is estimated to be 211 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]

Capital Metro bus service is not available within 1/4 mile of this property.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	SIDEWALKS
Parker Lane	70'	40'	Collector	Yes	No

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

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. 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.

According to flood plain maps, there is no flood plain 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.

Water and Wastewater

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 the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and utility relocation. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

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.ci.austin.tx.us/development

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: C14-06-0188

Contact: Robert Heil, (512) 974-2330

Public Hearing:

October 24, 2006 Planning Commission

William Goes

Your Name (please print)

1619 Sunnyvale Austin, TX 78741

Your address(es) affected by this application

Wm Goes 20-Oct-2006

Signature

Date

Comments:

I want no more large or
multi-unit buildings close to my home,
Currently a large ugly building is
being constructed practically in
my backyard. Enough!

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

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-06-0188
Contact: Robert Heil, (512) 974-2330
Public Hearing:
 October 24, 2006 Planning Commission



Your I

L Bier
 8101 Asmara Dr.
 Austin, TX 78750

Your address(es) affected by this application

Robert Heil

Signature

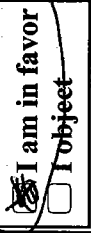
Oct 28 2006

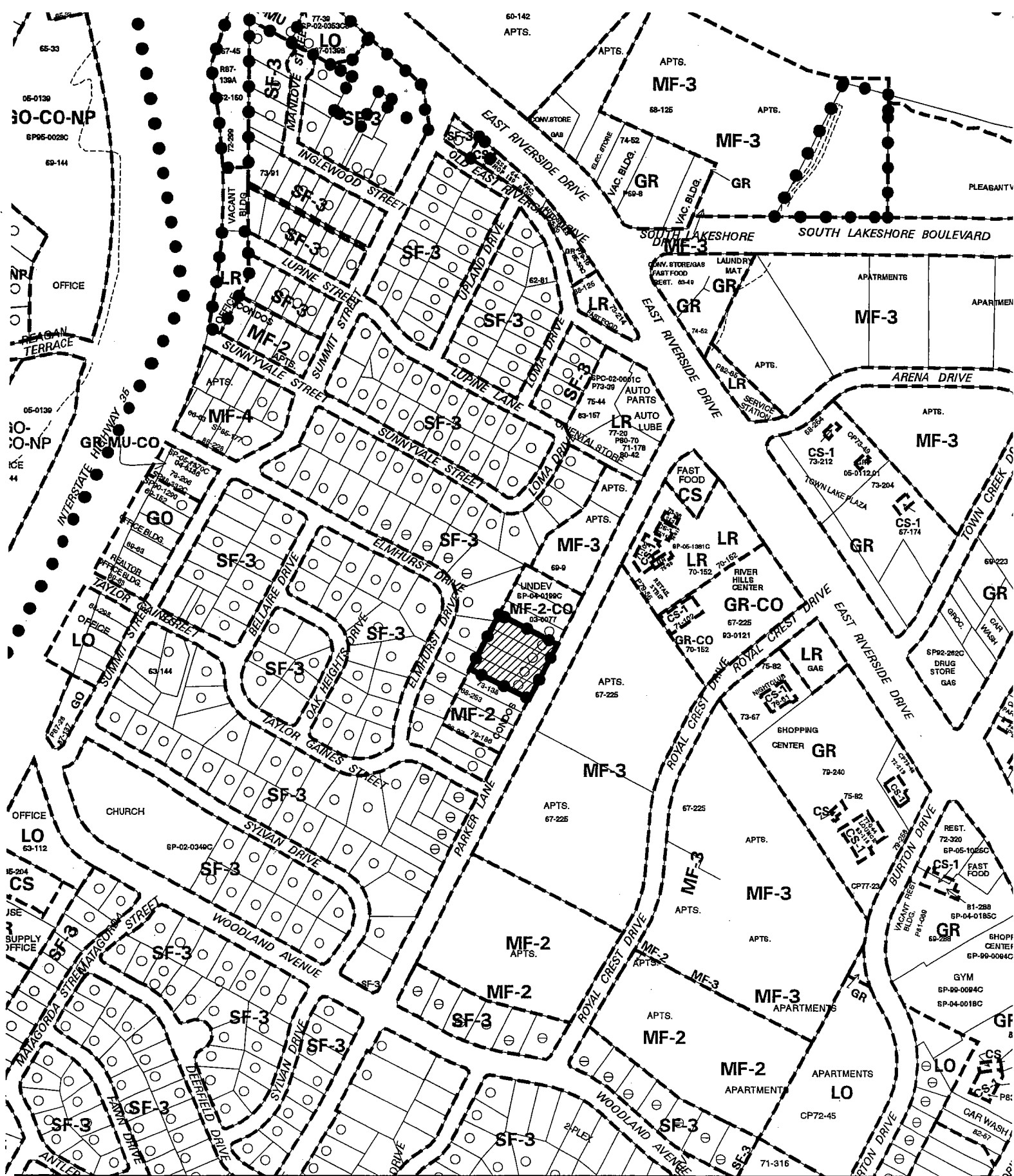
Date

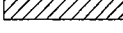
Comments: *This is a logical rezoning for this property. It is surrounded on all sides by multi-family, and is amply large enough to support a multi-unit bldg itself. The current building there ~~are~~ do not use the land well, and are deteriorating with age.*

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

City of Austin
 Neighborhood Planning and Zoning Department
 Robert Heil
 P. O. Box 1088
 Austin, TX 78767-8810





 1" = 400' SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: R. HEIL	ZONING CASE #: C14-06-0188 ADDRESS: 1406 - 1506 PARKER LN SUBJECT AREA (acres): 0.960 DATE: 06-09 INTLS: SM	CITY GRID REFERENCE NUMBER J20
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