



MEMORANDUM

TO: Mayor and Council

FROM: Greg Guernsey, Director
Planning and Development Review Department

DATE: September 17, 2012

SUBJECT: NPA-2012-0005.1 La Estancia Del Rio
C14-2012-0067 La Estancia Del Rio

City staff is requesting a postponement for a neighborhood plan amendment (NPA-2012-0005.1) and rezoning (C14-2012-0067) of property located at 1700 ½ Frontier Valley Drive, to the October 18, 2012 Council agenda. Applications for the plan amendment and rezoning case have been amended by the applicant since approved by the Planning Commission on September 11, 2012. The amended requests are scheduled to be considered by the Montopolis Neighborhood Plan Contact Team on October 4, 2012, and considered by the Planning Commission on October 9, 2012.

A handwritten signature in black ink, appearing to read 'Greg Guernsey', is written over a horizontal line.

Greg Guernsey, Director
Planning and Development Review Department

x: Marc A. Ott, City Manager
Sue Edwards, Assistant City Manager



September 14, 2012

Mr. Lee Heckman
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RE: 1700 ½ Frontier Valley Drive
Request to Modify Zoning Request

Dear Mr. Heckman:

Please accept this letter as our request to modify our zoning application, Case Number C14-2012-0067. Our initial application requested to rezone 10.65 acres from CS to CS-MU. Our modified request is to rezone approximately 6 acres from CS to MF-3. Attached is an exhibit of our proposed request. A metes and bounds description will follow next week.

Based upon discussion at the September 11th Planning Commission meeting and discussions with zoning staff, neighborhood planning staff, East Riverside Corridor Plan staff, and neighboring residents, we have modified our site to incorporate future connectivity into our project. To better define the development standards for our project, we feel that the MF-3 zoning district is more appropriate and provides certainty for the neighborhood.

Please review our request to modify the zoning application and consider its approval. Should you have any questions or desire additional information, feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank H. Del Castillo, Jr.'.

Frank H. Del Castillo, Jr.
Land Entitlement Project Manager

443.16

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°22'45"E	35.58'

SCALE:
1"=200'

SANTIAGO DEL
VALLE GRANT

CHERNOSKY No. 17
BK. 5, PG. 130 PRCT

SANTOS STREET
(50' ROW)

EQUITY SECURED CAPITAL, LP
(22.23 AC.)
DOC. 2010079698
OPRTCT

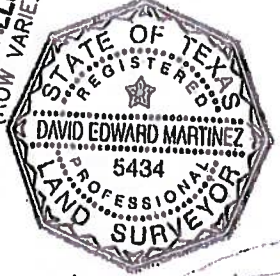
VARGAS PROPERTIES I, LTD.,
A TEXAS LIMITED PARTNERSHIP
TRACT VI (17.09 ACRES)
VOL. 12842, PG. 557 RPRTCT

TRACT VI (17.09 ACRES)

*CS to MF-3
Commercial to Multi Family
5.98 Ac.*

10.601 ACRES

POINT OF
BEGINNING



David E. Martinez
LEGEND 07/10/12

- △ 5/8" IRON ROD W/CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 3/4" IRON PIPE FOUND
- ⊙ CALCULATED POINT
- RPRTCT REAL PROPERTY RECORDS TRAVIS CO, TX
- OPRTCT OFFICIAL PUBLIC RECORDS TRAVIS CO, TX

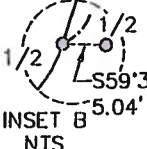
BEARING BASIS: NORTHWESTERLY LINE (N45°22'45"E, 2165.71') OF 22.23 ACRES CONVEYED IN DOCUMENT 2010079698 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

TRACT VII
(1.01 ACRES)

(N61°40'00"W)
(508.73')
(S45°23'00"W)
(98.89')

(N61°40'00"W)
(391.54')

EAST RIVERSIDE DRIVE
(ROW VARIES)



SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 10 JULY 2012
JOB NO: 47702
FILE: 10_258AC



September 14, 2012

Mr. Justin Golbabai
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RE: 1700 ½ Frontier Valley Drive
Request to Modify Neighborhood Planning Amendment Request

Dear Mr. Golbabai:

Please accept this letter as our request to modify our Neighborhood Plan Amendment application, Case Number NPA-2012-0005.1. Our initial application requested to change 10.65 acres of the FLUM from Commercial to Mixed Use. Our modified request is to change approximately 6.0 acres from Commercial to Multi-Family Residential. Attached is an exhibit of our proposed request. A metes and bounds description will follow next week.

Based upon discussion at the September 11th Planning Commission meeting and discussions with zoning staff, neighborhood planning staff, East Riverside Corridor Plan staff, and neighboring residents, we have modified our site to incorporate future connectivity. To better define the development standards for our project, we feel that the multi-family use is more appropriate and provides certainty for the neighborhood.

Please review our request to modify the neighborhood plan amendment application and consider its approval. Should you have any questions or desire additional information, feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Frank H. Del Castillo, Jr.'.

Frank H. Del Castillo, Jr.
Land Entitlement Project Manager

3.42.11

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TRACT VI (17.09 ACRES)

*C.S. to MF-3
Commercial to Multi-Family
5.98 Ac.*

10.601 ACRES

POINT OF BEGINNING



David E. Martinez
LEGEND 07/10/12

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EAST RIVERSIDE DRIVE
(ROW VARIES)



SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 10 JULY 2012
JOB NO: 47702
FILE: 18_258AC

From: Frank Del Castillo
Sent: Monday, September 17, 2012 4:22 PM
To: Heckman, Lee
Cc: Golbabai, Justin; Amelia Lopez
Subject: RE: C14-2012-0067 & NPA-2012-000.5.1 La Estancia Del Rio

Mr. Heckman:

We are in agreement with the postponement based upon your explanation. I would, however, like to request that we schedule all three readings of the ordinance at City Council for October 18th. Our schedule is such that we need to have action taken at that meeting.

Frank H. Del Castillo, Jr.
Land Entitlement Project Manager
p: 512.453.0767 (ext 145)
f: 512.453.1734
c: 512.450.4916

MWM DesignGroup
305 E Huntland Dr.
Suite 200
Austin, Texas 78752
www.mwmdesigngroup.com

From: Heckman, Lee
Sent: Monday, September 17, 2012 12:24 PM
To: Frank Del Castillo
Cc: Golbabai, Justin
Subject: C14-2012-0067 & NPA-2012-000.5.1 La Estancia Del Rio

Mr. Del Castillo:

Staff is in receipt of your request to modify the neighborhood plan amendment (from Commercial to Multifamily Residential, replacing the the original Commercial to Mixed Use request) and to amend the rezoning district request (from CS-NP to MF-3-NP, replacing the original CS-NP to CS-MU-NP), as well as a reconfiguration of the rezoning tract. Both cases are currently scheduled for City Council consideration September 27, 2012 after being recommended by the Planning Commission on September 11, 2012.

As we discussed, staff will request a postponement of the cases until October 18, 2012. This postponement will accommodate time for you to present the modified applications to the Montopolis Neighborhood Plan Contact Team, submit updated field notes and sketch of the subject tract, allow for staff to consider the amended applications, and allow for reconsideration of the cases by the Planning Commission on October 9.

Although staff understands the scope of the modifications to the neighborhood plan amendment and rezoning applications, and that these modifications do not substantially alter the proposed affordable rental housing use, we think additional consideration by staff, the neighborhood plan contact team, the Planning Commission, and other interested parties is justified.

If you concur with staff's postponement request and proposed schedule for Planning Commission and City Council, please respond in the affirmative. Thank you.

Lee Heckman, AICP
City of Austin
Planning & Development Review Dept.
One Texas Center
505 Barton Springs Road, 5th Fl
Austin, Texas 78704

Tel: 512 – 974 – 7604

Fax: 512 – 974 – 6054

Email: lee.heckman@austintexas.gov