

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



**AGENDA ITEM NO.: Z-12  
AGENDA DATE: Thu 02/16/2006  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0201 - 2100 Parker Lane - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2100 Parker Lane (Harper's Branch Watershed) from family residence (SF-3) district zoning to townhouse and condominium residence (SF-6) district zoning. Planning Commission Recommendation: To be considered by the Commission on February 14, 2006. Applicant: Jim Cummings. Agent: Urban Design (Laura Toups). City Staff: Robert Heil, 974-2330.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0201

**PC. DATE:** January 24, 2006  
February 14, 2006

**ADDRESS:** 2100 Parker Lane

**OWNER/APPLICANT:** Jim Cummings

**AGENT:** Urban Design (Laura-Toups)

**ZONING FROM:** SF-3                      **TO:** SF-6

**AREA:**            2.125 acres

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of SF-6 zoning.

**PLANNING COMMISSION RECOMMENDATION:**

January 24, 2006: Postponed to February 14, 2006.

February 14, 2006:

**DEPARTMENT COMMENTS:**

The site is large single family zoned lot with a single large home. The request is to rezone the lot to allow townhouse and condominium development (SF-6).

The site lies within the Riverside Neighborhood Plan area which is currently underway. The neighborhood plan was presented to the Planning Commission on October 25, 2005, and at that time the Commission postponed action until March 28, 2006. This site had not been discussed as part of the neighborhood plan process, and this request was not included in the October 25 presentation. However, since that time, the property owners have been participating in the neighborhood planning process.

There is a request from the neighborhood for a postponement to allow the neighborhood to meet with the City arborist and the applicant to discuss tree preservation on the site.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Single Family Home
<i>North</i>	SF-3	Single Family Homes
<i>South</i>	LR	Apartments
<i>East</i>	SF-3	Church
<i>West</i>	MF-3 and CS-CO	Detention Pond and Auto Repair

**AREA STUDY:** The site falls within the Riverside Neighborhood Plan, currently underway.

**TIA:** Not Required

**WATERSHED:** Harper's Branch Creek

**DESIRED DEVELOPMENT ZONE:** Yes

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

**REGISTERED COMMUNITY ORGANIZATIONS:**

- South River City Citizens' Association
- Southeast Austin Neighborhood Alliance
- Crossing Gardenhome Owners Association
- Terrell Lane Interceptor Association
- Baron Springs/Edwards Aquifer Conservation District
- South Central Coalition
- PODER - People Organized to Defend Earth and her Resources
- Austin Neighborhoods Council
- East Riverside/Oltorf Neighborhood Planning Team

**SCHOOLS:**

- Travis Height Elementary School
- Fulmore Middle School
- Travis High School

**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>
Parker Lane	70'	36'	Collector
Windoak Drive	50'	30'	Local

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

**CITY COUNCIL DATE:** 2/16/06

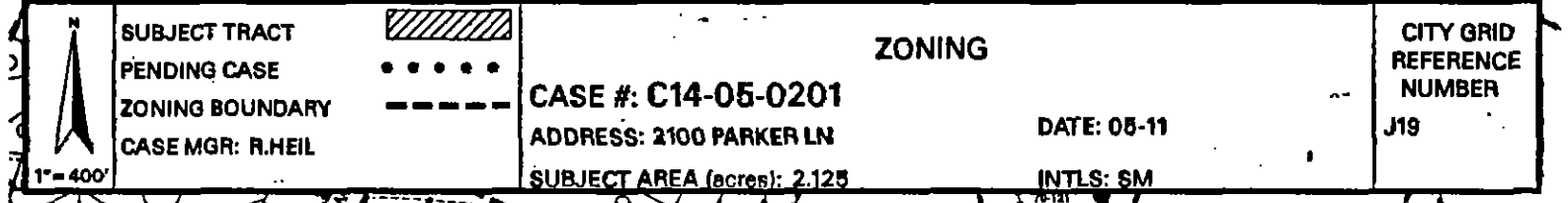
C14-05-0201

**ACTION:**

**ORDINANCE NUMBER:**

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

**PHONE:** 974-2330





## **SUMMARY STAFF RECOMMENDATION**

The Staff recommendation is to approve SF-6 zoning.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

SP-6 zoning would provide for a transition from the multi-family uses to the south and the single family uses to the north. Also, SF-6 zoning could provide opportunities for more flexible site development resulting in a higher level of tree preservation.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is currently a large single family home

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Harpers Branch 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. 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.

### **Transportation**

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

The trip generation under the requested zoning is estimated to be 185 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:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>
<b>Parker Lane</b>	<b>70'</b>	<b>36'</b>	<b>Collector</b>
<b>Windoak Drive</b>	<b>50'</b>	<b>30'</b>	<b>Local</b>

There are existing sidewalks along Parker Lane.

Parker Lane is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is available along Parker Lane.

#### **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. The utility construction must be inspected by the City.

#### **Site Plan**

The site is subject to compatibility standards. Along the north, west and east property line the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.