

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



**AGENDA ITEM NO.: Z-9
AGENDA DATE: Thu 03/02/2006
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: Forward to Council without a recommendation. Applicant: Jim Cummings. Agent: Urban Design (Laura Touns). 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: ITEM FORWARDED TO CITY COUNCIL WITH NO RECOMMENDATION BY THE PLANNING COMMISSION.

1ST MOTION FAILED - TO APPROVE SF-6-CO DISTRICT ZONING; LIMITED TO A MAXIMUM OF 20 UNITS AND A MAXIMUM OF 12 STRUCTURES. [M.MOORE, C.GALINDO 2ND] (4-4) K.JACKSON, D.SULLIVAN, M.DEALEY, C.RILEY - NAY; J.REDDY - ABSENT

2ND MOTION FAILED - TO POSTPONE TO 03/28/06. [D.SULLIVAN, J.M.CORTEZ 2ND] (4-4) M.DEALEY, C.GALINDO, M.MOORE, G.STEGEMAN - NAY; J.REDDY - ABSENT

ITEM FORWARDED TO CITY COUNCIL WITH NO RECOMMENDATION BY THE PLANNING COMMISSION.

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 discussing the project with representatives of the neighborhood and neighborhood planning team.

A petition has been turned in opposing the application. As of February 24, 2006, the percentage was at 16%, however additional signatures have been submitted since that time but not yet validated.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|----------------------|-----------------------------------------------------------|
| <i>Site</i> | SF-3 | Single Family Home |
| <i>North</i> | SF-3 | Single Family Homes |
| <i>South</i> | LR, MF-3 | Apartments |
| <i>East</i> | SF-3 | Church |
| <i>West</i> | SF-3, MF-4 and CS-CO | Vacant Single Family lots, 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:

| Name | ROW | Pavement | Classification |
|---------------|-----|----------|----------------|
| 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

ACTION:

February 16, 2006

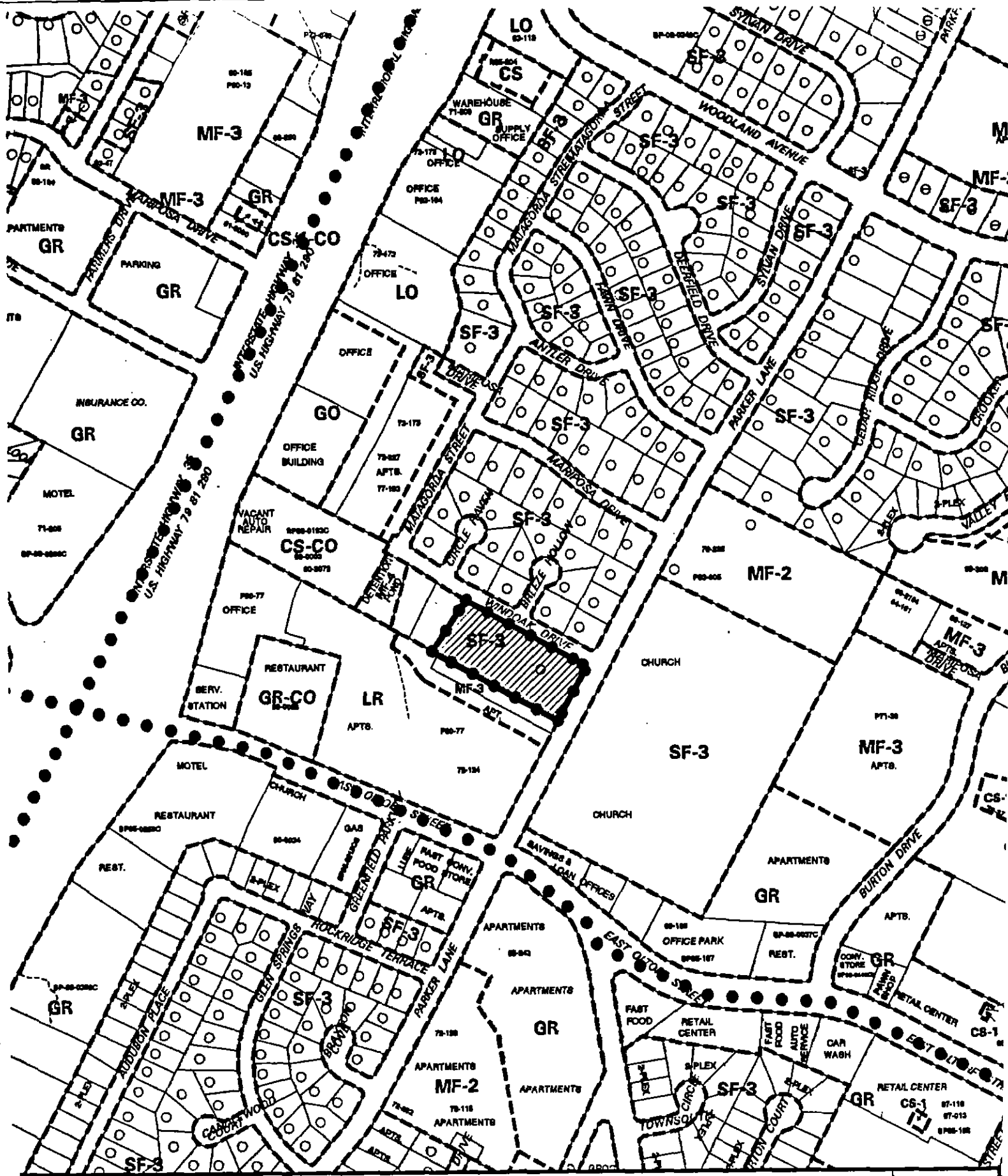
Postponed to March 2, 2006 by
neighborhood and staff

March 2, 2006

ORDINANCE NUMBER:

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

PHONE: 974-2330



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



CASE #: C14-05-0201

ADDRESS: 2100 PARKER LN

SUBJECT AREA (acres): 2.125

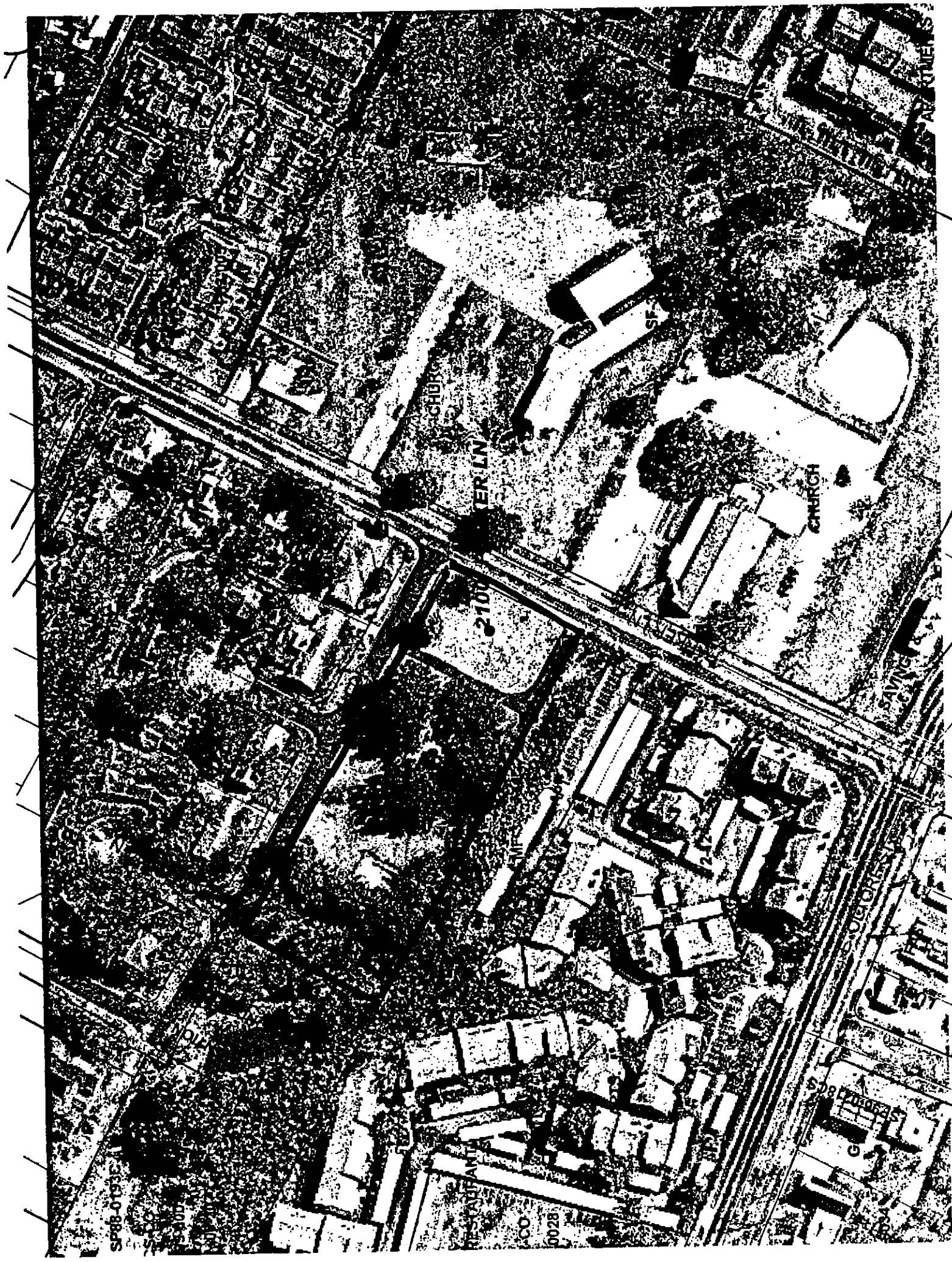
ZONING

DATE: 08-11

INTLS: SM

CITY GRID
REFERENCE
NUMBER

J19



SP88-0193

0028

SP88-0193

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.*

SF-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. The house was constructed in 1965 and is not recognized as a historical structure by the City of Austin's Historic Preservation Officer. A demolition permit has been granted for the house.

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

PETITION

Case Number:

C14-05-0201

Date:

Feb. 14, 2006

Total Area within 200' of subject tract: (sq. ft.)

388,616.51

| | | | | |
|----|--------------|----------------------------------|-----------|-------|
| 1 | 03-0503-1010 | LADD FRANK O & KWI M | 7,107.76 | 1.83% |
| 2 | 03-0503-1011 | SONNENBERG JUDITH L | 19,168.20 | 4.93% |
| 3 | 03-0503-1012 | OSGOOD MARY JO | 19,758.71 | 5.08% |
| 4 | 03-0503-1014 | STEINHAUS JEFFERY J & JOAN M | 5,998.89 | 1.54% |
| 5 | 03-0503-1016 | BRIGANTI FRANK & RAMAH | 5,989.25 | 1.54% |
| 6 | 03-0503-1020 | LEE JAMES L & CHARLESTA K LEE | 5,071.79 | 1.31% |
| 7 | | | | 0.00% |
| 8 | | | | 0.00% |
| 9 | | | | 0.00% |
| 10 | | | | 0.00% |
| 11 | | | | 0.00% |
| 12 | | | | 0.00% |
| 13 | | | | 0.00% |
| 14 | | | | 0.00% |
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| 23 | | | | 0.00% |
| 24 | | | | 0.00% |
| 25 | | | | 0.00% |

Validated By:

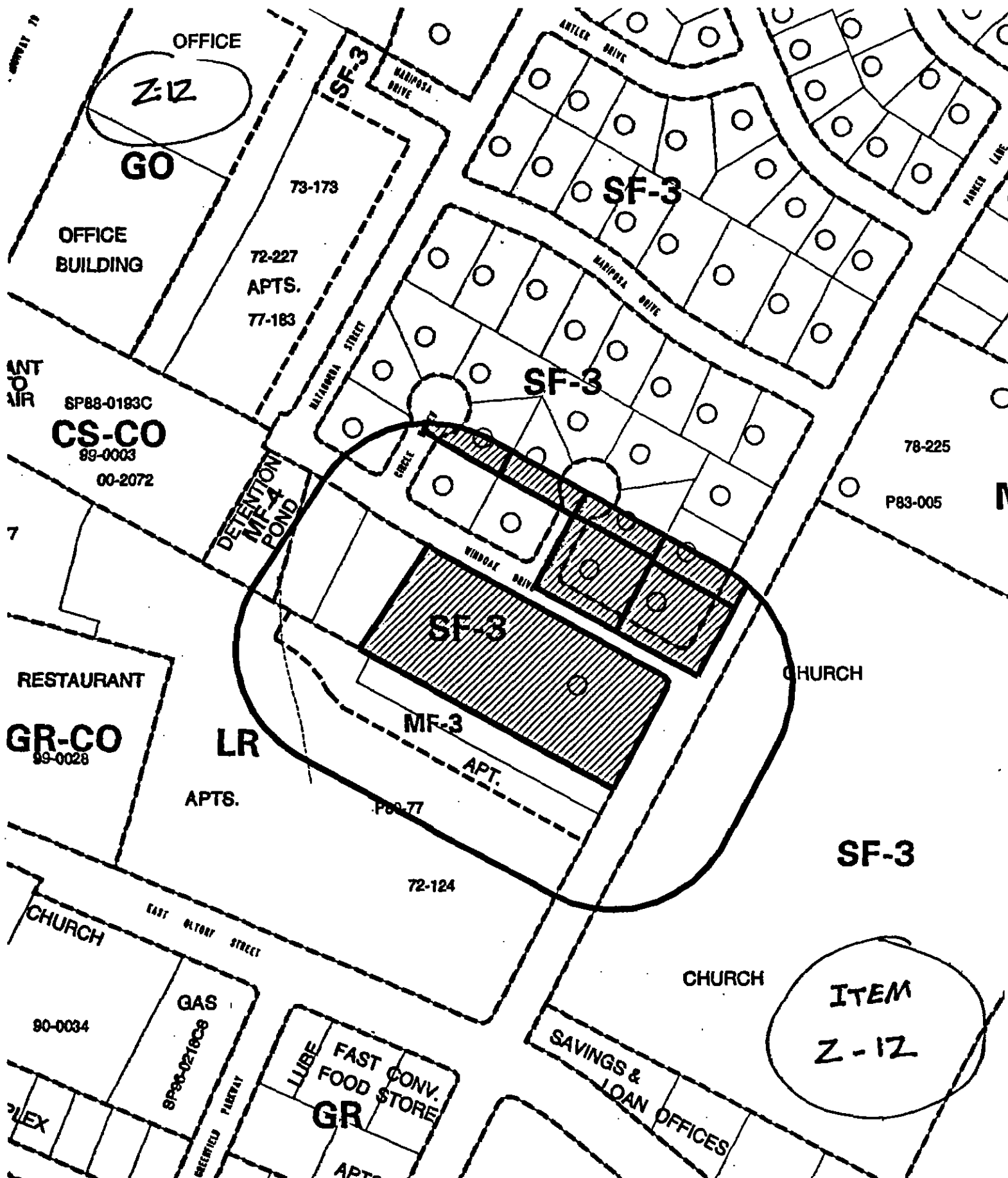
Stacy Meeks

Total Area of Petitioner:

63,094.60

Total %

16.24%



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

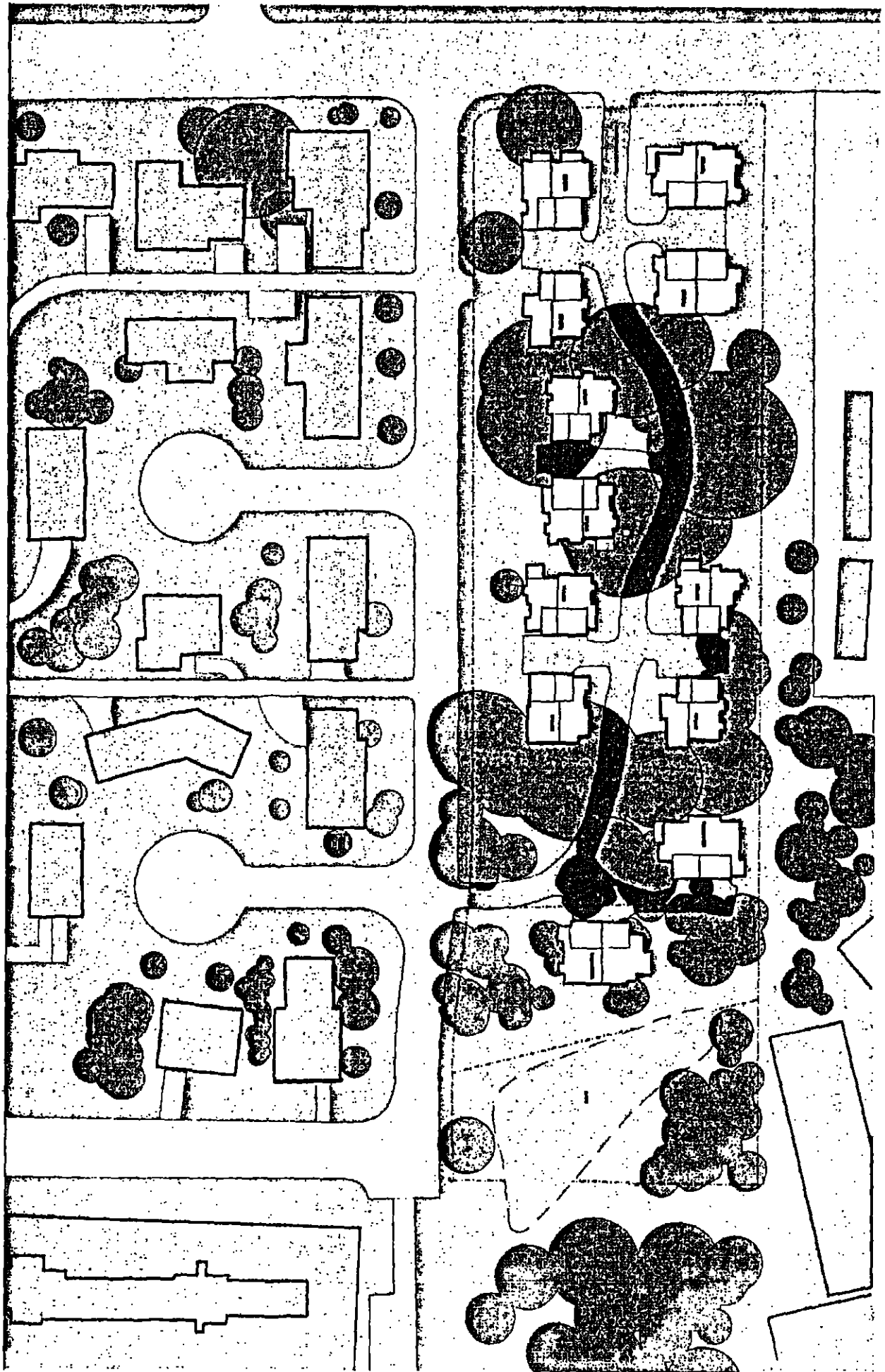


CASE #: C14-05-0201
 ADDRESS: 2100 PARKER LN
 SUBJECT AREA (acres): 2.125

PETITIONS

DATE: 06-02
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 J19



CITY PLANNING COMMISSION

February 14, 2006

City Hall – Council Chambers

301 W. 2nd Street1st Floor*[Annotations & Zoning Summaries]***CALL TO ORDER – 6:00 P.M.****COMMENCED: 6:13 P.M.****ADJOURNED: 12:35 A.M.**

____ John-Michael Cortez – Secretary

____ A Jay Reddy – Assistant Secretary

____ Mandy Dealey – Parliamentarian

____ Chris Riley – Chair

____ Cid Galindo

____ Gary Stegeman

____ Keith L. Jackson

____ Dave Sullivan – Vice Chair

____ Mathew Moore

CONDUCT OF PUBLIC HEARINGS

1. Chair announces request.
2. Staff presents a summary of the case.
3. Chair calls on those **FAVORING** the request.
4. Applicant's presentation (5 minutes).
5. Others favoring the request (3 minutes).
6. Chair calls on those **OPPOSING** the request.
7. Primary presentation (5 minutes).
8. Others opposing the request (3 minutes).
9. Applicant is given opportunity to answer objections stated. (3 minutes)
10. Staff summation and questions from the Commission.
11. The public hearing on a zoning case may be closed and no further testimony is taken from the public.
12. If the public hearing is closed, the Commission shall make a recommendation to the City Council within 14 days or the case will be forwarded to the City Council without a recommendation. (Section 25-2-282).

All of the following items may be acted upon by one motion. The Commission does not consider items earlier than the time stated on the agenda; "Other Business" items can be taken at any time. After the posted time, the Commission Chairperson may announce the item and, if there is no opposition, the item may be taken "by consent" for approval without discussion.

CITIZENS WISHING TO SPEAK BEFORE THE COMMISSION OR CITIZENS THAT ARE UNABLE TO SPEAK BUT WOULD LIKE TO MAKE THE COMMISSION AWARE OF THEIR POSITION ARE REQUESTED TO REGISTER BY SIGNING A CARD AT THE ENTRANCE.

Any interested party aggrieved by a decision of the Planning Commission on a Hill Country Site Plan, Conditional Use Permit, Replacement Site Plan, or a Preliminary Subdivision Plan with an environmental variance may only appeal the Commission's decision to the City Council. The notice of appeal must be submitted in writing on a form provided by the Director of Neighborhood Planning & Zoning Department within fourteen (14) days following the decision of the Planning Commission.

9. Rezoning: C14-05-0201 - 2100 Parker Lane
Location: 2100 Parker Lane, Harper's Branch Creek Watershed, Parker Lane NPA
Owner/Applicant: FS Ventures (Jim Cummins)
Agent: Urban Design (Laura Toups)
Request: FROM SF-3 TO SF-6
Staff Rec.: RECOMMENDED
Staff: Robert Heil, 974-2330, Robert.Heil@ci.austin.tx.us
Neighborhood Planning and Zoning

1ST MOTION FAILED - TO APPROVE SF-6-CO DISTRICT ZONING; LIMITED TO A MAXIMUM OF 20 UNITS AND A MAXIMUM OF 12 STRUCTURES. [M.MOORE, C.GALINDO 2ND] (4-4) K.JACKSON, D.SULLIVAN, M.DEALEY, C.RILEY - NAY; J.REDDY - ABSENT

2ND MOTION FAILED - TO POSTPONE TO 03/28/06. [D.SULLIVAN, J.M.CORTEZ 2ND] (4-4) M.DEALEY, C.GALINDO, M.MOORE, G.STEGEMAN - NAY; J.REDDY - ABSENT

ITEM FORWARDED TO CITY COUNCIL WITH NO RECOMMENDATION BY THE PLANNING COMMISSION.

SUMMARY

Robert Heil, staff, gave presentation.

10. Rezoning: C14-05-0200 - Rockin Y
Location: 7629, 7715 and 7739 West SH 71, Williamson Creek - Barton Springs Zone Watershed, West Oak Hill NPA
Owner/Applicant: Eric Yerkovich; Michael Wayne Bomer and Crystal Lee Bomer
Agent: Land Answers (Jim Wittliff)
Request: RR to LR-MU-CO
Staff Rec.: RECOMMENDATION OF LR-MU-CO FOR TRACT 1; LO-MU-CO FOR TRACT 2
Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
Neighborhood Planning and Zoning

**APPROVED STAFF'S RECOMMENDATION FOR LR-MU-CO DISTRICT ZONING; WITH ADDED CONDITIONS OF 2000 VEHICLE TRIP LIMIT; 50' VEGETATIVE BUFFER FROM THE SF-1; PROHIBIT DRIVE-THRU AS AN ACCESSORY USE; 100' HEIGHT LIMITED TO 1 STORY; BY CONSENT.
[D.SULLIVAN, M.DEALEY 2ND] (8-0) J.REDDY - ABSENT**