

SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2016-0031 – Kaleidoscope Village

DISTRICT: 1

REQUEST: Conduct a public hearing and approve second/third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 6314 FM 969 and 6307 Parliament Drive (Walnut Creek Watershed) from townhouse and condominium residential-neighborhood plan (SF-6-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, and neighborhood commercial-neighborhood plan (LR-NP) combining district to multifamily-low density-neighborhood plan (MF-2-NP) combining district on Tract 1; and from neighborhood commercial-neighborhood plan (LR-NP) combining district and townhouse and condominium residential-neighborhood plan (SF-6-NP) combining district to neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district on Tract 2.

DEPARTMENT COMMENTS: No conditions were added at first reading. The public hearing was left open.

OWNER / APPLICANT: KV Creation LP (Clifford May)

DATE OF FIRST READING: First reading approved on June 16, 2016. Vote: 10-0

CITY COUNCIL HEARING DATE: August 11, 2016

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0031
Kaleidoscope Village

P.C. DATE: May 24, 2016

ADDRESS: 6314 FM 969 and 6307 Parliament Drive

AREA: Tract 1: 6.0730 Acres
Tract 2: 0.8974 Acres

DISTRICT: 1

OWNER/APPLICANT: KV Creation LP (Clifford May)

	<u>FROM</u>	<u>TO</u>
<u>TRACT 1:</u>	SF-6-NP, LR-MU-NP, and LR-NP	MF-2-NP
<u>TRACT 2:</u>	LR-NP, SF-6-NP	LR-MU-NP

NEIGHBORHOOD PLAN AREA: East MLK Combined Neighborhood Planning Area (MLK-183)

TIA: Not Applicable

SCENIC ROADWAY: No

WATERSHED: Walnut Creek

CAPITOL VIEW CORRIDOR: No

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request of Multifamily-Low density-Neighborhood Plan (MF-2-NP) zoning for Tract 1 and Neighborhood commercial-Mixed use-Neighborhood Plan (LR-MU-NP) combining district zoning for Tract 2.

ISSUES:

A large drainage easement is located on the northern portion of the property. The easement includes drainage control structures, a branch of Walnut Creek, and 100-year floodplain. The 2.405 acre drainage easement significantly reduces the developable area of Tract 1 (from 6.073 acres to 3.668 acres), and precludes vehicular access to Parliament Drive. Vehicular access is also prohibited via a plat note. Bicycle and pedestrian access to Parliament Drive is recommended and may be required at time of site plan. Feasibility of bike/ped access in this location cannot be determined without a completely engineered site plan and a full engineering review, and therefore cannot be required until time of site plan. Please refer to Exhibits A and B (Subdivision Plat and Aerial View).

PLANNING COMMISSION RECOMMENDATION:

May 24, 2016: *TO GRANT MF-2-NP ON TRACT 1 AND LR-MU-NP ON TRACT 2, AS RECOMMENDED BY STAFF, (14-0). [J. Schissler- 1st, J. Vela- 2nd]*

DEPARTMENT COMMENTS: The subject property is located on the north side of FM 969 east of Ed Bluestein Boulevard and the Cavalier Park residential neighborhood. The property is undeveloped except for a large detention pond in the northern portion of the property. The subject property is composed of two tracts, and these tracts have multiple zoning categories crossing their boundaries. Tract 2 is located adjacent to FM 969 and is primarily zoned LR-NP, with a small piece of SF-6-NP at the northern edge. Tract 1 is located north of Tract 1 and is primarily zoned SF-6-NP. Tract 2 also has small portions of LR-MU-NP, and LR-NP.

Surrounding zoning and land uses include SF-2-NP and LR-MU-NP zoning to the west, where the Cavalier Park residential neighborhood is located, and SF-3-NP to the north, where the Heritage Park neighborhood is located. To the east is an undeveloped LI-PDA-NP tract. Beyond that tract is the Walnut Creek Greenbelt. Immediately south of the rezoning tract is a small piece of undeveloped land zoned GO-MU-NP that is owned by the Applicant, as well as a vacant commercial building zoned GO-NP. Across FM 969 are several undeveloped tracts, as well as a church and a convenience store. These properties are a mix of CS-CO-NP, W/LO-CO-NP, and LR-NP. Please refer to Exhibit C (Zoning Map).

The Applicant is proposing a mixed use development that will include multifamily residential on Tract 1. The project will incorporate Tract 1, Tract 2, and the adjacent GO-MU-NP property adjacent to the church. In 2008, a Smart Housing project was approved for Tract 1 only, which was zoned SF-6-NP (City File # SP-2007-0228C.SH). The duplex project was approved for 36 residences and a "common building" on Tract 1; however, the site development permit expired in 2011.

Staff supports the rezoning request because the proposed rezoning reflects a similar development to what was previously approved, while adding more housing and commercial opportunities. By adding the -MU designation to Tract 2 and increasing the overall project area, retail and commercial services will be required along FM 969, as well as increased design standards.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-6-NP, LR-MU-NP, LR-NP	Undeveloped, Drainage structure
<i>North</i>	SF-2-NP, SF-3-NP	Single family residential
<i>South</i>	GO-MU-NP, GO-NP, CS-CO-NP, W/LO-CO-NP, LR-NP	Undeveloped, Vacant, Convenience store
<i>East</i>	LI-PDA-NP	Undeveloped
<i>West</i>	SF-2-NP, LR-MU-NP	Single family residential, Undeveloped

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0173	GO-NP to GO-MU-NP	10/24/2006: Approved GO-MU-NP	12/14/2006: Ord #20061214-066 Approved GO-MU-NP
C14-2007-0058-SH	LR-NP to LR-MU-NP	6/12/2006: Approved LR-MU-NP	6/21/2007: Ord # 20070621-131 Approved LR-MU-NP

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
FM 969	97'	68'	Major Arterial	Yes	Yes	Yes
Parliament Drive	50'	27'	Local	Yes	No	No

SCHOOLS:

Norman Elementary School

Girls have an option to attend the Sadler Means Young Women's Leadership Academy.

Boys have an option to attend the Garcia Young Men's Leadership Academy.

LBJ High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council

Cavalier Park Neighborhood Association

Homeless Neighborhood Association

Claim Your Destiny Foundation

East MLK Combined Neighborhood Contact Team

East MLK Combined Neighborhood Association

Heritage Village of Austin Home Owner's Association

FRS Property Owners Association

AISD

Del Valle Community Coalition

Friends of Austin Neighborhoods

Austin Heritage Tree Foundation

Sierra Club, Austin Regional Group

SELTexas

Bike Austin

CITY COUNCIL DATE & ACTION: June 16, 2016: The public hearing was conducted and a motion to keep the public hearing open and approve the ordinance on first reading only for multifamily residence-low density-neighborhood plan (MF-2-NP) combining district zoning on Tract 1 and neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning on Tract 2 was approved on Council Member Houston's motion, Council Member Zimmerman's second on a 10-0 vote. Council Member Gallo was off the dais.

ORDINANCE READINGS: 1st 2nd 3rd **ORDINANCE NUMBER:**

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 512-974-2122

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request of Multifamily-Low density-Neighborhood Plan (MF-2-NP) zoning for Tract 1 and Neighborhood commercial-Mixed use-Neighborhood Plan (LR-MU-NP) combining district zoning for Tract 2. Bicycle and pedestrian access to Parliament Drive is recommended and may be required at time of site plan. Feasibility of bike/ped access in this location cannot be determined without a completely engineered site plan and a full engineering review, and therefore cannot be required until time of site plan. Staff supports the rezoning request because the proposed rezoning reflects a similar development to what was previously approved, while adding more housing and commercial opportunities. By adding the –MU designation to Tract 2 and increasing the overall project area, retail and commercial services will be required along FM 969, as well as increased design standards.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Multifamily residence low density (MF-2) district is the designation for a multifamily use with a maximum density of up to 23 units per acre, depending on unit size. An MF-2 district designation may be applied to a use in a multifamily residential area located near single family neighborhoods or in an area for which low density multifamily use is desired. This location is near residential and the large drainage easement makes dense residential development difficult to achieve. The –MU designation on Tract 2 will make retail and commercial services required along FM 969, as well as increase design standards.

2. *Zoning should allow for reasonable use of the property.*

MF-2 and the –MU designation will allow design flexibility for this constrained site. The property is an unusual shape and contains a 2.405 acre drainage easement which both affect layout. Adding these to the base requirements of compatibility to the west and north greatly reduce achievable density.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

Adding multifamily units meets the community goal of increasing the City's housing stock and providing a variety of housing types in the area.

ADDITIONAL STAFF COMMENTS

Site Plan:

SP1 Site plans will be required for any new development other than single-family or duplex residential.

SP2 Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP3 The site is subject to compatibility standards. Along the northeast and northwest property lines, 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.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet of height are allowed plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

SP4 The site is located within Austin-Bergstrom Overlay {CCLUA}. No use will be allowed that creates electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. For more information, contact Kane Carpenter, Airport Planner at 512-530-6621. Approval from ABIA is required prior to site plan approval.

Comprehensive Planning:

The subject property is located within the boundaries of the East MLK Combined Neighborhood Planning Area, in the MLK-183 Neighborhood Planning Area. The Future Land Use Map identifies this Mixed Use (along the road) and Mixed Residential (deeper into the property). The Mixed Residential Land Use Category supports a variety of different housing types in one area, including single-family residential, townhouses, duplexes, and apartments. The Mixed Use Land Use Category is defined as an area appropriate for a mix of residential and non-residential uses.

The following East MLK Plan policies and text are applicable to this request, including text and recommendation taken from the East MLK design guidelines: Ensure compatibility and encourage adjacent land uses to complement each other. The Guidelines may indicate a neighborhood's preference for increasing or decreasing the occurrence of certain types of land uses. Examples of this are as "encouraging more owner-occupied residential units" or "encouraging more nearby small-scale retail or grocery stores." Creating easily accessible areas of mixed-use and neighborhood-oriented services can also minimize the need for residents to travel by car to get goods and services needed on a day-to-day basis.

Goal One - Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

Objective 1.1: Maintain single-family zoning in established residential areas.

Objective 1.2: Promote new infill housing in appropriate locations.

Goal Five - Provide housing that helps maintain the social and economic diversity of residents.

Objective 5.1: Allow a mix of residential types on larger tracts having access to major roadways.

Objective 2: Design multi-family residential projects to be compatible with adjacent single-family areas.

Action 66 - Allow neighborhood commercial/mixed use along FM 969.

Action 68 - Allow mixed residential on the large vacant tracts east of the Cavalier Park subdivision.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this portion of FM 969 as being located along an Activity Corridor. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following Imagine Austin Policies are applicable to this case:

- LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- HN P1. Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.
- HN P11. Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Transportation:

- TR1. Vehicular access to Parliament Drive is prohibited because of the drainage easement in the northern section of the property.
- TR2. Bicycle and pedestrian access to Parliament Drive is recommended and may be required at time of site plan.
- TR3. FYI - Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR4. A traffic impact analysis may be required at the time of site plan. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142].
- TR5. A conditional overlay limiting trips is not recommended.
- TR6. The site is adjacent to the proposed FM 969 Urban Trail. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR7. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a shared use path is recommended for FM 969.
- TR8. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
FM 969	97'	68'	Major Arterial	Yes	Yes	Yes
Parliament Drive	50'	27'	Local	Yes	No	No

Environmental:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut 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. The site is in the Desired Development Zone.

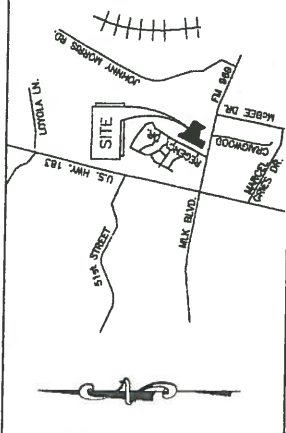
2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area 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%

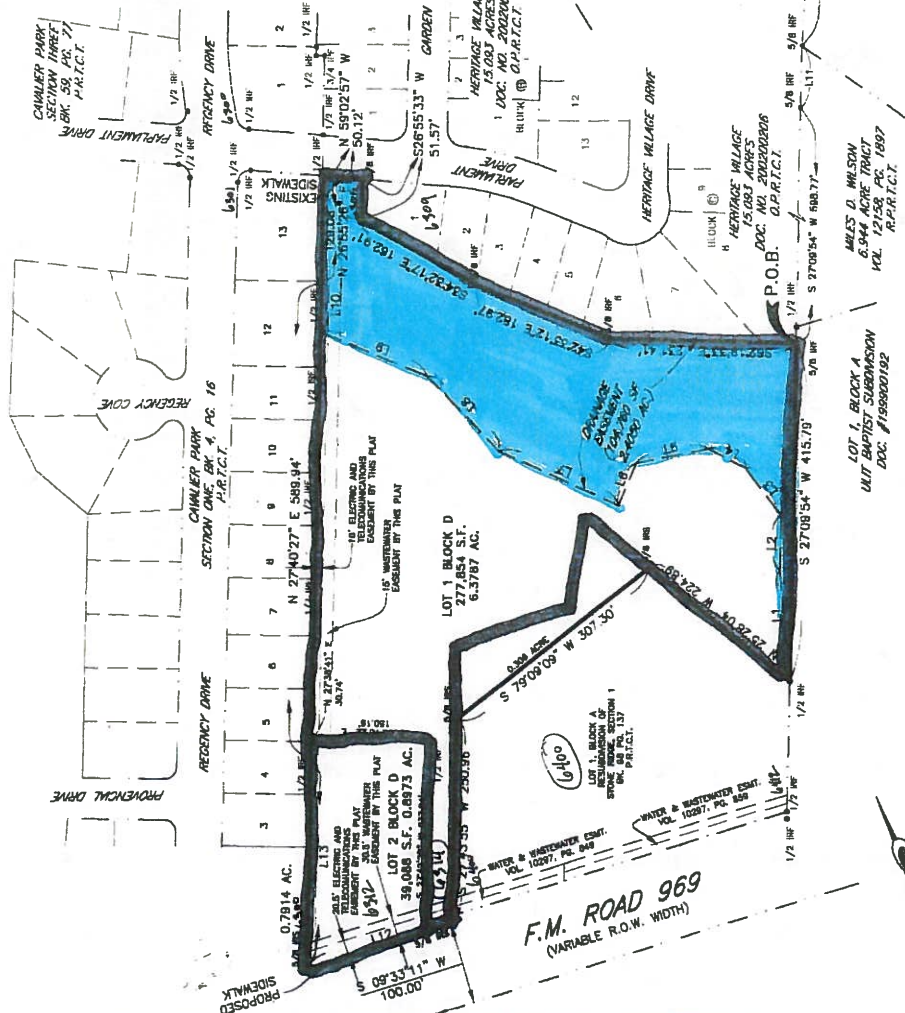
3. According to floodplain maps there is a Critical Water Quality Zone and a floodplain within the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Water/Wastewater:

FYI: 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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



NUMBER	DIRECTION	DISTANCE	LINE TABLE
L1	N 21°05'08" E	136.80'	
L2	N 27°20'28" E	67.64'	
L3	N 10°39'38" W	72.73'	
L4	N 36°41'40" W	53.28'	
L5	S 74°48'11" E	91.98'	
L6	N 50°05'29" E	58.78'	
L7	N 38°54'31" W	166.51'	
L8	N 17°59'13" W	129.42'	
L9	N 47°07'16" W	142.85'	
L10	N 27°40'27" E	62.43'	



NOTE: LOT 1, BLOCK D IS 5.904 ACRES FROM KV CREATION, 0.106 ACRES SHIRNACHTED FROM KV CREATION PROPERTY AND ADDED TO KV CREATION PROPERTY. TOTALS 6.010 ACRES. LOT 1, BLOCK A, STONE RIDGE PROPERTY, 0.2023 ACRES, SHIRNACHTED FROM ERNEST CREATION PROPERTY AND ADDED TO KV CREATION PROPERTY. TOTALS 6.37 ACRES (6.3787 ACRES).

LOT 2, BLOCK D IS 1.019 ACRES FROM ERNEST CREATION, 0.111 ACRES ADDED FROM KV CREATION, 5.93 ACRES PROPERTY DEED FROM KV CREATION, 0.0001 ACRES FROM ERNEST CREATION PROPERTY AND 0.0001 ACRES FROM KV CREATION PROPERTY. TOTALS 0.81 ACRES (0.8987 ACRES).

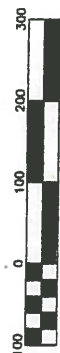
NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.

NOTES:

Bearings shown hereon are Grid Bearings, NAD83, Texas North Central, based on GPS observations in February, 2001 (CONVERGENCE 1'21'35").

By graphic platting only, this property is within zone "x", areas outside of a 100 yr. flood plain as shown by FIRM Map Community Panel Number 480411 0025 B, dated 09/04/1991. No surveying was done to determine this flood zone.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L11	S 27°11'45" W	76.18'
L12	N 80°37'08" W	187.68'
L13	N 27°18'43" E	265.40'



LEGEND

1/2" BHN ROD FOUND
 3/4" MON ROD SET WITH CAP (VIBRA TACT)
 CIRCULAR "X" FOUND
 CIRCULAR "X" SET
 POWER POLE
 LUMINOSITY
 WATER VALVE
 IRRADIATION CONTROL VALVE
 PNE HYDRAULIC
 SANDWICH SIVER MANHOLE
 SANDWICH SIVER CLEANOUT
 SANDWICH PAVING SPACE BOLL
 SANDWICH PAVING SPACE
 2" DIA
 TELEPHONE PICTURE
 TELEPHONE

All restrictions and notes from the previous existing subdivision, RESUBDIVISION OF STONE RIDGE, SECTION 1, shall apply to this subdivision plat.

Exhibit A

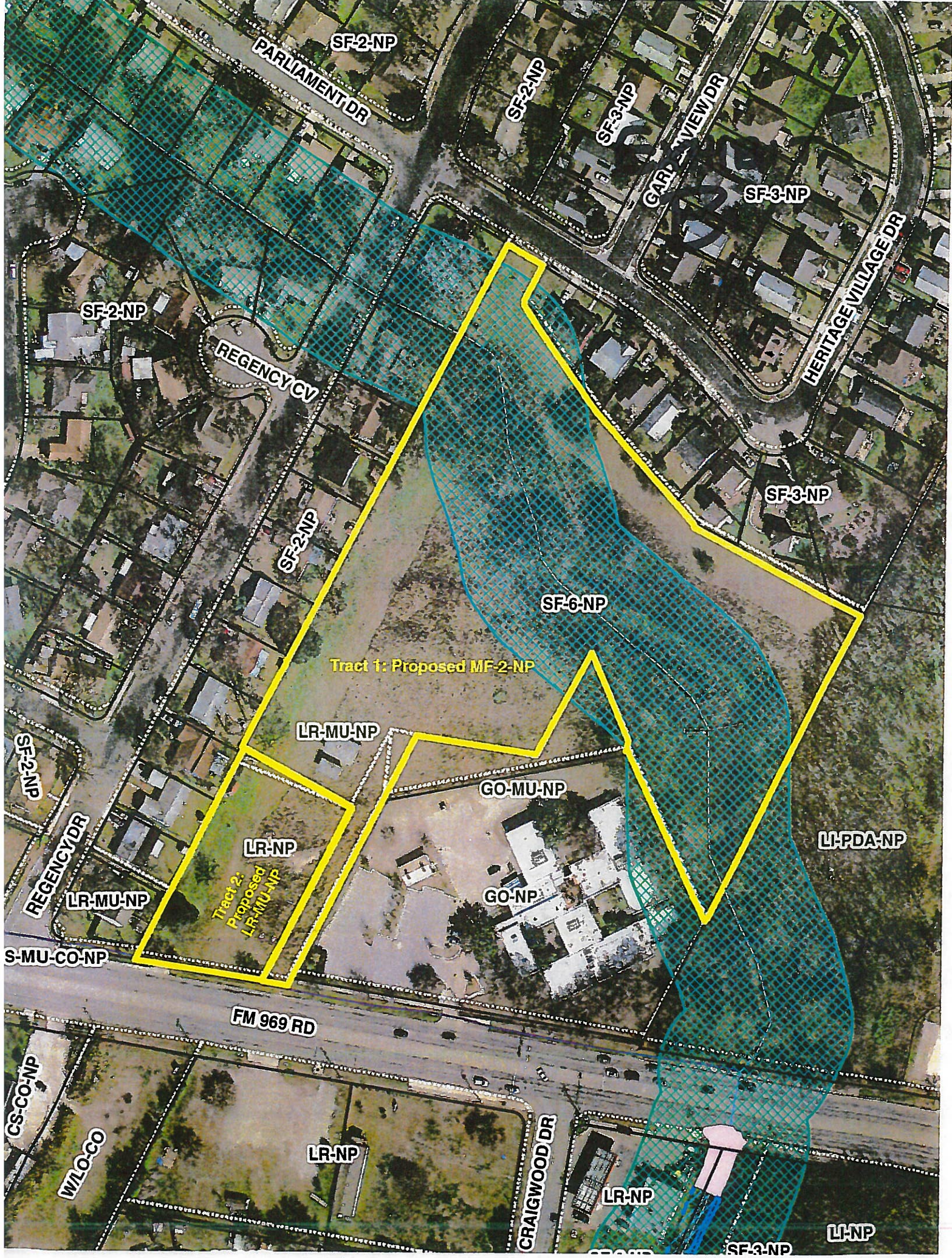
FINAL PLAT OF KALEIDOSCOPE VILLAGE

BEING A TOTAL OF 7.2760 ACRES IN THE
J. C. TANNEHILL LEAGUE, SURVEY NO. 29, ABSTRACT NO. 22
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SCALE: 1"=100'

REV.	DATE:	09-09-06
REV.	DATE:	04-30-07
REV.	DATE:	07-10-07
REV.	DATE:	08-09-07

Case# C8-2007-0082 OA SH



PARLIAMENT DR

SF-2-NP

SF-2-NP

SF-3-NP

GARRYVIEW DR

SF-3-NP

HERITAGE VILLAGE DR

SF-3-NP

REGENCY CV

SF-2-NP

SF-2-NP

SF-6-NP

Tract 1: Proposed MF-2-NP

LR-MU-NP

GO-MU-NP

LR-NP

Tract 2: Proposed LR-MU-NP

GO-NP

LI-PDA-NP

SF-2-NP

REGENCY DR

LR-MU-NP

S-MU-CO-NP

FM 969 RD

CS-CO-NP

W/O-CO

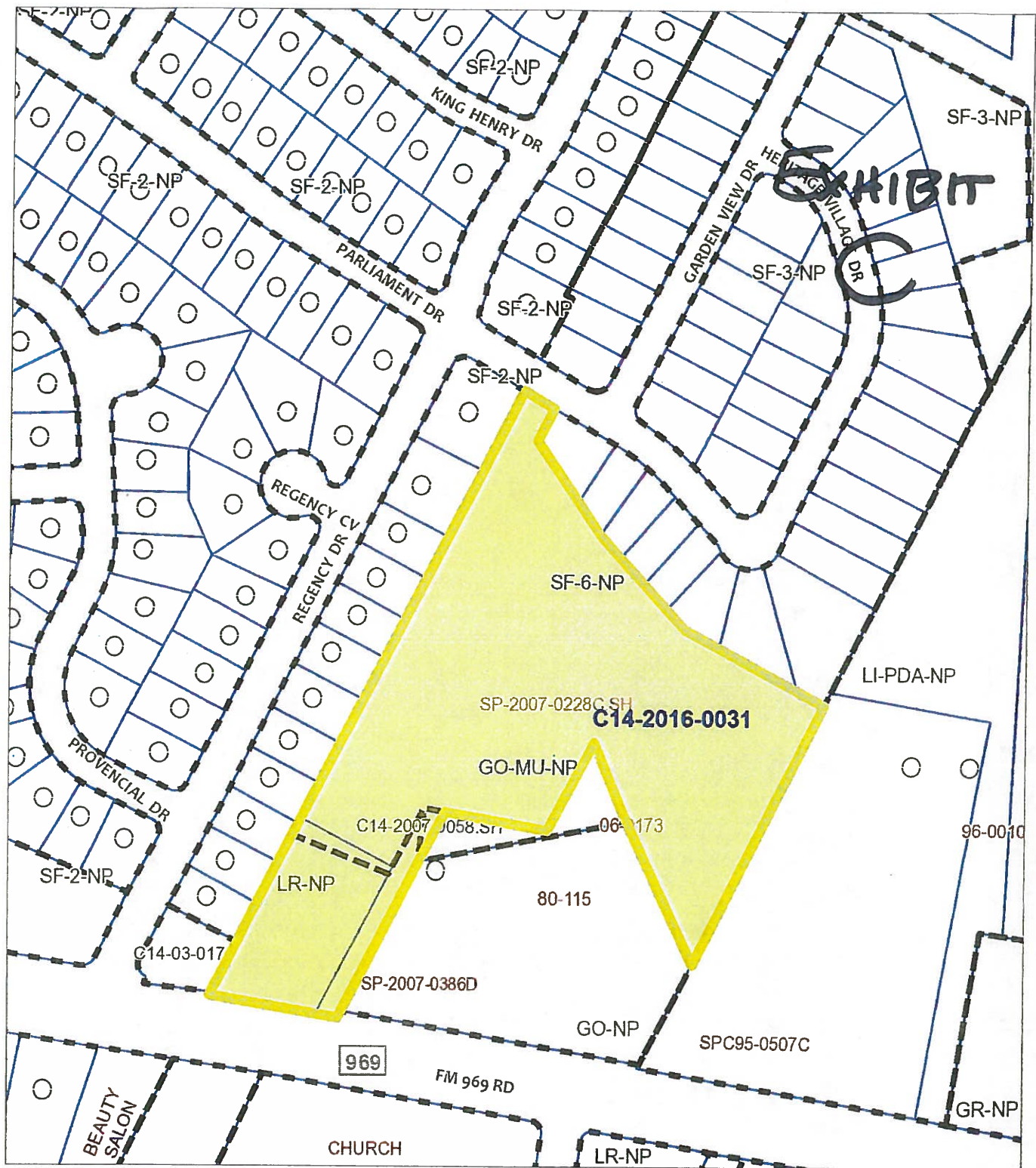
LR-NP

CRAIGWOOD DR

LR-NP

SF-3-NP

LI-NP



Subject Tract

Pending Case

Zoning Boundary

Railroads



1" = 200'

ZONING

ZONING CASE#: C14-2016-0031



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created 05/25/16

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.austintexas.gov/planning.

Kaleidoscope

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: C14-2016-0031
 Contact: Heather Chaffin, 512-974-2122
 Public Hearing: May 24, 2016, Planning Commission
 June 16, 2016, City Council

Anna Warren

Your Name (please print)

5204 Regency Cove Austin, TX 78724

Your address(es) affected by this application

Anna Warren

Signature

May 20, 2016

Date

Daytime Telephone: 512-472-5285

☐ I am in favor
☒ I object

Comments: Cavalier Park is a development (over 30 years) that meets the needs for families in a predominantly single family dwelling. Townhouses + Condominiums will be an eyesore and bring down the value of the development. Commercial businesses are not needed. Commercial services are available to all residents by traveling 1 block east of Regency Drive. More commercial services will be needed. No to this request. It is not needed... at all. No, No, No

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

City of Austin
 Planning & Zoning Department
 Heather Chaffin
 P. O. Box 1088
 Austin, TX 78767-8810

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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.

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Case Number: C14-2016-0031

Contact: Heather Chaffin, 512-974-2122

**Public Hearing: May 24, 2016, Planning Commission
 June 16, 2016, City Council**

Thomas Bonner

Your Name (please print)

5304 King Henry Drive

Your address(es) affected by this application

Thomas Bonner

Signature

5/22/16

Date

Daytime Telephone: 254-722-2620

Comments:

See Attached

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

City of Austin
 Planning & Zoning Department
 Heather Chaffin
 P. O. Box 1088
 Austin, TX 78767-8810

May 22, 2016

Dear Heather,

I'm generally in favor of this zoning change as it will continue to improve the area; however, I have 1 main concern: traffic. Currently, the only way in and out of the subdivision is by Regency Dr. It can be difficult, at best, trying to make a left on MLK and if you try at the wrong time of day it's nearly impossible. This development will only make this situation worse. I would suggest 1 if not both of the following to help.

1. Install a traffic light at the intersection of MLK and Regency. This is needed now and will be, in my opinion, a necessity if this project goes through. This intersection is currently a safety hazard.
2. Not sure if this is possible but could there be a separate entrance into the development from MLK on the Eastern side of the area? This would alleviate some of the traffic on Regency.

Thanks and please call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Thomas".

Thomas Bonner
254-722-2620

Chaffin, Heather

From: John Spae [REDACTED]
Sent: Friday, May 20, 2016 9:11 AM
To: Chaffin, Heather
Subject: Case # C14-2016-0031 Staff Report

Follow Up Flag: Follow up
Flag Status: Completed

Morning Heather!

Can you send me the staff report regarding this purposed zoning change? I haven't been able to find it on the city's website.

The neighborhood association has come out against the zoning change. I believe there are a good amount of neighbors within 500 ft. that will sign a petition against the upzoning. We just don't feel apartments are a good fit so close to our neighborhood that is single family. A single family project that is denser like condos or townhomes would fit in more with the character of our neighborhood...it looks like this type of development can be achieved with the existing zoning.

We will get working on the petition asap, but I don't believe we will have it together by this Tuesday. We will email you and council member Ora Houston to state our opinion.

Thanks again for your time on this!

John Spae
President, Heritage Village HOA
512-466-1162

Chaffin, Heather

From: Ross <[REDACTED]>
Sent: Tuesday, May 24, 2016 10:26 AM
To: Chaffin, Heather
Subject: Rezoning : C14-2016-0031 – Kaleidoscope Village ; District 1

Dear Ms. Chaffin,

I am writing to let you know that I'm opposed to the proposed Rezoning Case C14-2016-0031. I feel that the current condominium/town home zoning is more appropriate given the proximity to single family homes and the limited access the property has.

I plan to write Council Member Houston as well to let her know of my opposition.

Thank you,
Ross Clark
6323 Parliament Dr
Austin, TX 78724

Chaffin, Heather

From: Hanora <[REDACTED]>
Sent: Tuesday, May 24, 2016 11:04 AM
To: Chaffin, Heather
Subject: OPPOSITION to Zoning Change case C14-2016-0031

Ms. Chaffin

This email correspondence is to notify you that as a property owner at 6401 Garden View Dr, Austin, TX 78724, I and my family OPPOSE the proposed zoning change for properties 6314 FM 969 and 6307 Parliament Dr. to multifamily and mixed use.

We support the current zoning of Single Family.

If you have further questions, or need additional information from me, please feel free to contact me at the address or phone number below.

Respectfully,

Hanora Voltron, Owner
6401 Garden View Dr
Austin, TX 78724
(512) 423-2020

Chaffin, Heather

From: Team Voltron <[REDACTED]>
Sent: Tuesday, May 24, 2016 11:15 AM
To: Chaffin, Heather
Subject: OPPOSITION to Zoning Change case C14-2016-0031

Ms. Chaffin

This email correspondence is to notify you that as a property owner at 6401 Garden View Dr, Austin, TX 78724, I and my family OPPOSE the proposed zoning change for properties 6314 FM 969 and 6307 Parliament Dr. to multifamily and mixed use.

We support the current zoning of Single Family.

If you have further questions, or need additional information from me, please feel free to contact me at the address or phone number below.

Respectfully,

Carlos Voltron, Owner
6401 Garden View Dr
Austin, TX 78724
(512) 297-7408

Chaffin, Heather

From: Valarie Campbell <valarie.campbell@gmail.com>
Sent: Tuesday, May 24, 2016 11:38 AM
To: Chaffin, Heather
Subject: Fwd: I oppose the zoning change in regards to Case # C14-2016-0031

----- Forwarded message -----

From: Valarie Campbell <valarie.campbell@gmail.com>
Date: Tue, May 24, 2016 at 11:36 AM
Subject: I oppose the zoning change in regards to Case # C14-2016-0031
To: ora.houston@austintexas.gov
Cc: <valarie.campbell@gmail.com>

This message is from Valarie Campbell. <valarie.campbell@gmail.com>

Dear Council Member, Houston,

As a constituent in your community, I oppose re-zoning of the above property. It would cause undue hardship on surrounding neighborhoods, not to mention add more traffic to 969 which is already extremely dangerous and incredibly congested. I hope that you assist the community by opposing more over-development and the money grab that is occurring on the east side.

Thank you,

-Valarie Campbell

Street address: 5200 Heritage Village Drive

Council District: 1