

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0109 – 411 Radam Lane

DISTRICT: 3

ZONING FROM / TO: LO-CO-NP, to change conditions of zoning

ADDRESS: 411 Radam Lane

SITE AREA: 0.979 acres
(42,645.24 square feet)

PROPERTY OWNER: CCD-Radam Ln, Ltd.
(Greg Keshishian)

AGENT: Land Strategies, Inc.
(Erin Welch)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant limited office – conditional overlay – neighborhood plan (LO-CO-NP) combining district zoning, to remove the one and a half (1-½) stories limitation and the requirement for a 25-foot undisturbed buffer along the west property line from the Conditional Overlay. *Note: As requested by the Applicant, the Conditional Overlays that limit height to 30 feet and prohibit medical office uses will continue to apply to the rezoning area.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

November 10, 2020: *APPROVED LO-CO-NP DISTRICT ZONING, AS STAFF RECOMMENDED*

[J. SHIEH; R. SCHNEIDER – 2ND] (11-0) P. SEEGER – ABSENT; ONE VACANCY ON THE COMMISSION

CITY COUNCIL ACTION:

December 3, 2020:

ORDINANCE NUMBER:

ISSUES:

On Monday, October 26, 2020, the Applicant presented the proposed rezoning to representatives of the South Congress Combined Neighborhood Plan Contact Team and has received a letter of their support. The Applicant has also been in contact with an interested neighbor on the north side of Radam Lane. Please refer to correspondence attached at the back of this packet.

CASE MANAGER COMMENTS:

The subject triangular-shaped tract is located on Radam Lane, is developed with a 4,800 square foot, 1-½ story office building and has limited office – conditional overlay –

neighborhood plan (LO-CO-NP) combining district zoning. In 2001 Council approved LO-CO zoning and the Conditional Overlay contains four items: 1) require a 25 foot undisturbed buffer along the west property line; 2) limit height to 30 feet; 3) establish a limit of 1 ½ stories; and 4) prohibit medical offices. ***Please refer to Exhibit B – 2001 Rezoning Ordinance.***

There are single family residences across Radam Lane to the north (SF-3-NP), an undeveloped portion of a lot owned by the Salvation Army to the east (CS-MU-NP), a brewery and sign manufacturing shop within an industrial park to the south (W/LO-CO-NP; IP-CO-NP), and an undeveloped lot owned by the Applicant, one single family residence to the west, and auto washing and auto sales fronting South Congress Avenue to the west (GR-MU-NP; GR-MU-CO-NP; CS-MU-NP). ***Please see Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The Applicant proposes to rezone the property and remove two provisions of the Conditional Overlay: limiting the building or structure to one and a half stories and requiring a buffer along the west property line. To that end, the Applicant has purchased the adjacent tract to the west that was a single family residence at the time LO-CO zoning was approved in 2001 and it is now zoned GR-MU-NP. The Conditional Overlay for a 1-½ stories limit presented a challenge in terms of its interpretation during site plan review and the Applicant desires to have a clear development standard moving forward.

The Applicant desires to construct a 5,750 square foot, single story office building spanning the western portion of the rezoning area and the adjacent GR-MU-NP zoned tract that he owns to the west. The driveway on the adjacent GR-MU-NP lot will be closed and all site traffic will use the existing driveway within the rezoning area. ***Please refer to Exhibit D – Conceptual Site Plan.***

The Applicant does not desire to change the remaining two Conditional Overlays that limit height to 30 feet and prohibit medical office uses.

BASIS OF RECOMMENDATION:

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

The limited office (LO) district is a designation for offices and selected commercial uses predominantly serving neighborhood or community needs, and is located in or adjacent to residential neighborhoods. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

		access to Radam Ln and requiring that it be taken through adjacent properties	recommended (11-04-2004).
C14-00-2252 – Radam Lane – 407 - 411 Radam Ln	SF-3 to W/LO-CO; IP-CO, as amended	To Grant W/LO-CO (Tract 1); IP-CO (Tract 2) w/CO for: 50' setback for buildings/structures, parking and interior driveways adjacent to residential use, limit of 90K sf of light mfg or warehouse use (FAR 0.51:1), and limit Tract 2 to custom mfg	Apvd W/LO-CO and IP-CO as Commission recommended (4-19-2001).
C14-99-2087 – St Elmo Condominiums – 411 W St Elmo Rd	SF-3 to SF-6	To Grant SF-6-CO w/CO limited to 45 units, 0.9 acre vegetative buffer w/trees (30'-50' wide)	Apvd SF-6-CO as Commission recommended (6-8-2000).

RELATED CASES:

The rezoning area is a portion of Lots 15 and 16 Fortview Addition.

Council approved LO-CO zoning for the property on April 19, 2001 (C14-00-2253 – Radam Lane Zoning Change). The Conditional Overlay requires a 25-foot wide undisturbed buffer along the west property line, limits height to 30 feet and one and a half (1-1/2) stories, and prohibits medical offices. Twenty feet of right-of-way dedication on Radam Lane occurred at the time LO-CO zoning was approved.

The West Congress Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and adopted as part of the Austin Tomorrow Comprehensive Plan on August 18, 2005. The –NP combining district was appended to the existing LO-CO zoning (NP-05-0020; C14-05-0106 – Ordinance No. 20050818-Z003).

An administrative site plan was approved on December 2, 2013 for the existing 4,800 square foot, 1-1/2 story general office building along with parking, drives, drainage / water quality / detention facilities, and utilities (SP-2012-0349C – Design Industry Center North). ***Please refer to Exhibit C – Approved Site Plan.***

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Radam Lane	54 feet	22 feet	ASMP Level 2 (Collector)	Yes	Shared Lane	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

The rezoning case is located on the south side of Radam Lane. The property is 0.98 acres in size, is within the boundaries of the South Congress Combined (West Congress) and is approximately 350 feet from the **South 1st Activity Corridor**. The property contains an office building. Surrounding land uses include single family housing to the north; non-operational railroad tracks to the south, a brewery, sign manufacturing and an office/warehouse complex; to the east is undeveloped land and the rear of the retail shopping center; and to the west is an office building, single family housing and a car wash.

Proposal: The Applicant is requesting removal of two of the four existing conditional overlays on the property to construct another office building (one story and approximately 5,750 square feet) on the site.

Existing Conditional Overlays:

1. A 25-foot wide undisturbed buffer shall be provided along the west property line.
2. A building or structure may not exceed a height of 30 feet.
3. A building or structure may not exceed one and one-half stories.
4. Medical office use is prohibited on the Property.

Request: Remove conditional overlays 1 and 3 above (the 25 foot undisturbed buffer requirement and the height limitation of 1.5 stories.)

Rationale: Zoning planners stated to the Applicant that 1.5 stories has no formal definition and that the single family house on the adjoining lot at 503 Radam Lane has been sold to the owner of the 411 Radam Lane tract. 503 Radam Lane will be combined with 411 Radam Lane, and redeveloped with an office use. Therefore, the 25 ft. buffer on the west side of 411 Radam Lane is no longer necessary. Drainage and water quality will be shared between the two tracts. No structure built on the site would be no taller than 30 feet in height.

Connectivity

Public sidewalks are located intermittently along Radam Lane.

A Cap Metro Transit Stop is located approximately 550 feet away on South 1st Street.

South Congress Combined Neighborhood Plan (West Congress.)

The property is located in the South Congress Combined Neighborhood Planning Area and the Future Land Use Map (FLUM) Category for this property is Office. LO zoning is permitted under the 'Office' FLUM category. The following South Congress Combined Neighborhood Plan policies and text are applicable to this case:

Objective 1.1 New development should be compatibly scaled when adjacent to residential uses. From the beginning of the planning process in SCCNPA, a strong consensus emerged. The large undeveloped tracts and larger, more readily redevelopable parcels, particularly along South Congress Avenue, should become more pedestrian-friendly, mixed-use places. However, the size of the parcels indicates they could be large and dense developments. Many of these sites abut single family neighborhoods and as they develop or redevelop, adjacent neighborhoods should be afforded increased buffering. pgs. 33 - 34

Recommendation 1 Establish generous setbacks between commercial, multifamily or mixed-use development and adjacent, single family neighborhoods.

Objective 1.2 Prevent commercial encroachment into neighborhoods.

Recommendation 2 Limit most commercial and mixed-use developments to the planning area's arterial roads or to established commercial districts or nodes. Opportunities for well-planned commercial and mixed use projects may arise in the future. Community stakeholders, developers, and City of Austin staff should work together through the plan amendment process to determine the most appropriate action. Pg. 34

Normandy/Clarke Also located in the northwest corner of the SCCNPA, the Placidena Subdivision (Clarke/Normandy/ Richland Streets) is a collection of modest houses mostly built in the early 1950s. The majority of the houses in this small and isolated neighborhood (it is surrounded by commercial uses) have retained their original character. Due to its small size and location, it may face the pressure commercial creep into the neighborhood.

Voluntary Commercial Design Guidelines -- pgs. 95 to 100

The FLUM and policies of the plan support a comparably scaled office use in this area, which complies with the voluntary commercial design guidelines.

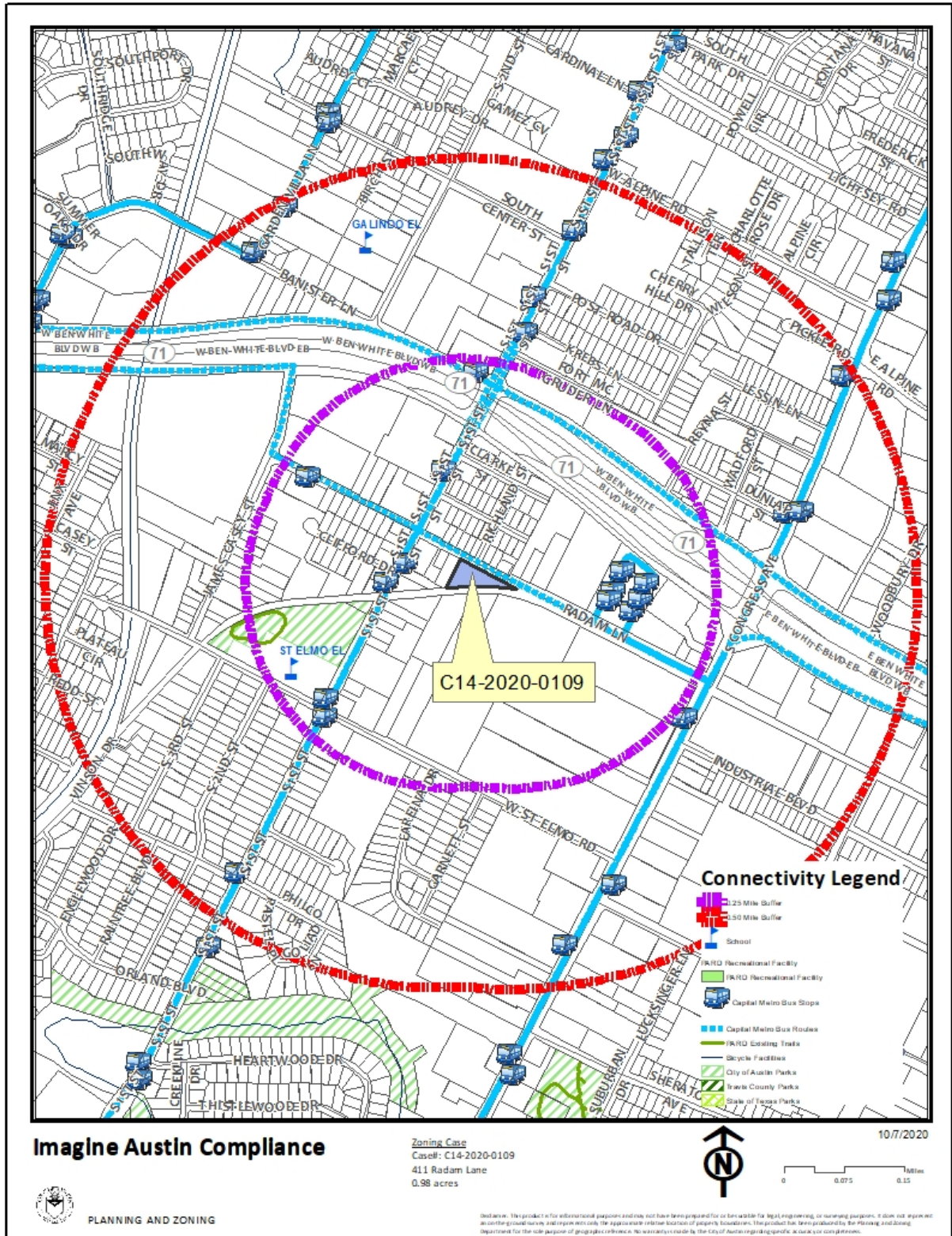
Imagine Austin

The property is located near 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* (p. 106).

The following Imagine Austin policy is applicable to this case:

- **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.

Based upon the presence of the existing one-story office building (24-26 feet in height) and an adjoining office/warehouse and commercial uses, height restrictions on the proposed office building, mobility strengths and being located to near the South 1st Street Activity Corridor, this project supports the Imagine Austin Comprehensive Plan.



Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Impervious Cover

The maximum impervious cover allowed by the LO base zoning district is 70%, based on the more restrictive *zoning* regulations.

Environmental

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

Zoning district impervious cover limits apply in the Urban Watershed classification. Under current watershed regulations, development or redevelopment on the Suburban Watershed classification portion of the property 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%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

The Urban Watershed classification portion of this site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm. Under current watershed regulations, development or redevelopment of the Suburban Watershed

classification portion of this site requires water quality control with increased capture volume and control of the 2 year storm on site.

PARD – Planning & Design Review

There are currently no parkland requirements for non-residential or non-hotel developments at the time of subdivision or site plan. The proposed, for LO-CO-NP, does not include such uses.

Site Plan and Compatibility Standards

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

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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards as a result of being located within 540 feet of the SF-3 Zoned property to the north, across Radam Lane. No structure may be built within 25 feet of the property line. Unless otherwise noted, distances below are measured from the south property line of the nearest SF-3 property.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the southerly property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the southerly property line.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.

Transportation

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].

The Austin Strategic Mobility Plan (ASMP) adopted April 11, 2019, calls for 78 feet of right-of-way for Radam Lane. It is recommended that 39 feet of right-of-way from the existing centerline be dedicated for Radam Lane according to the Transportation with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

Austin Water Utility

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 land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

INDEX OF EXHIBITS, ATTACHMENT AND CORRESPONDENCE TO FOLLOW

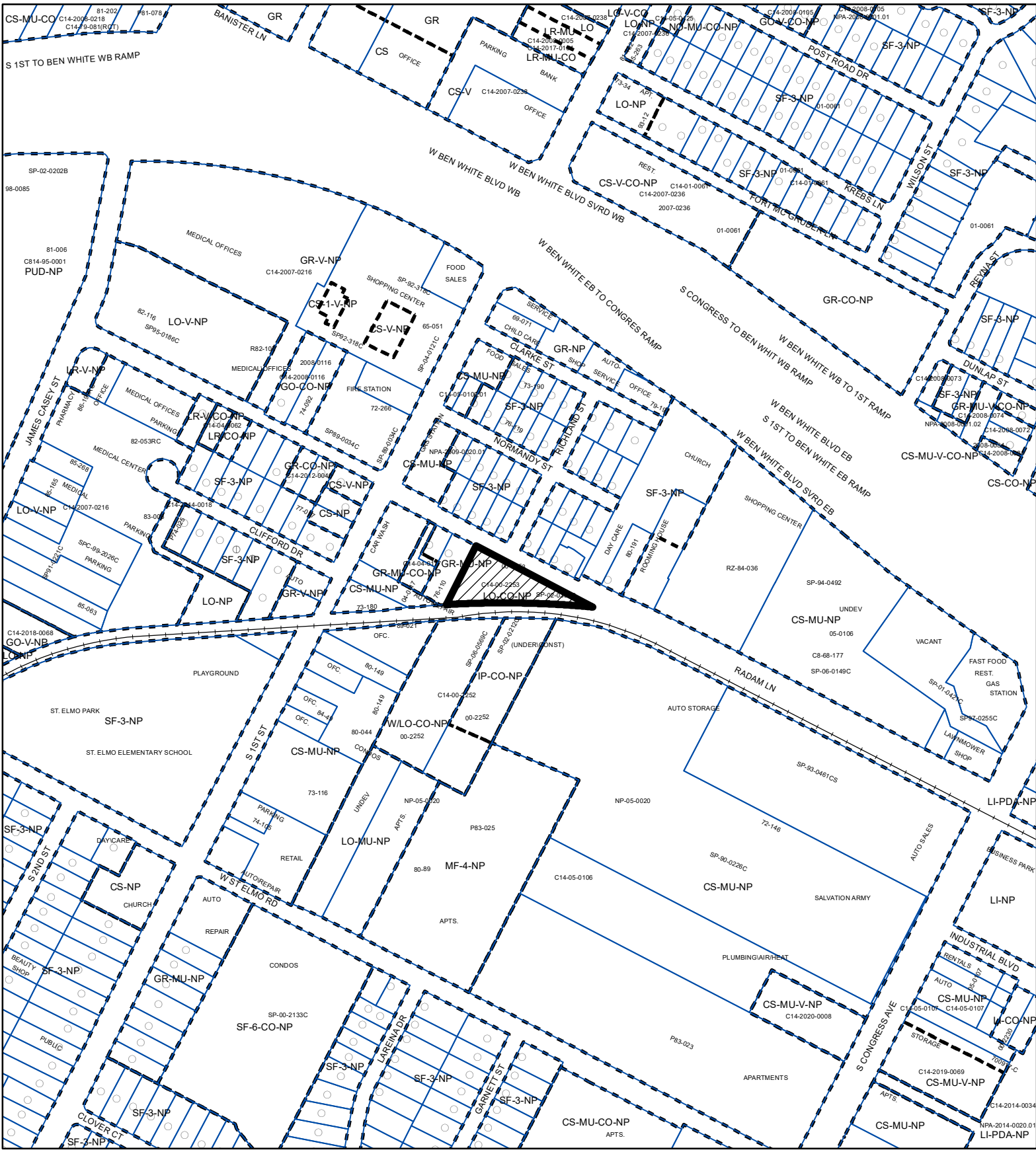
Exhibit A: Zoning Map
Exhibit A-1: Aerial Map

Exhibit B: 2001 Rezoning Ordinance

Exhibit C: Approved Site Plan

Exhibit D: Conceptual Site Plan

Correspondence Received



ZONING

Exhibit A

ZONING CASE#: C14-2020-0109



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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: 10/14/2020







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411 Radam Lane

Exhibit A - 1



1" = 125'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2020-0109
 LOCATION: 411 Radam Lane
 SUBJECT AREA: .979 Acres
 GRID: H18
 MANAGER: Wendy Rhoades



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ORDINANCE NO. 010419-81

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 407-411 RADAM LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to limited office-conditional overlay (LO-CO) combining district on the property described in **File C14-00-2253**, as follows:

A 0.982 acre tract of land, more or less, out of Lots 15 and 16 Fortview Addition, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as the property located at 407-411 Radam Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A 25-foot wide undisturbed buffer shall be provided along the west property line.
2. A building or structure may not exceed a height of 30 feet.
3. A building or structure may not exceed one and one-half stories.
4. Medical office use is prohibited on the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on April 30, 2001.

PASSED AND APPROVED

April 19, 2001

§ Kirk Watson
§
§

Kirk Watson
Mayor

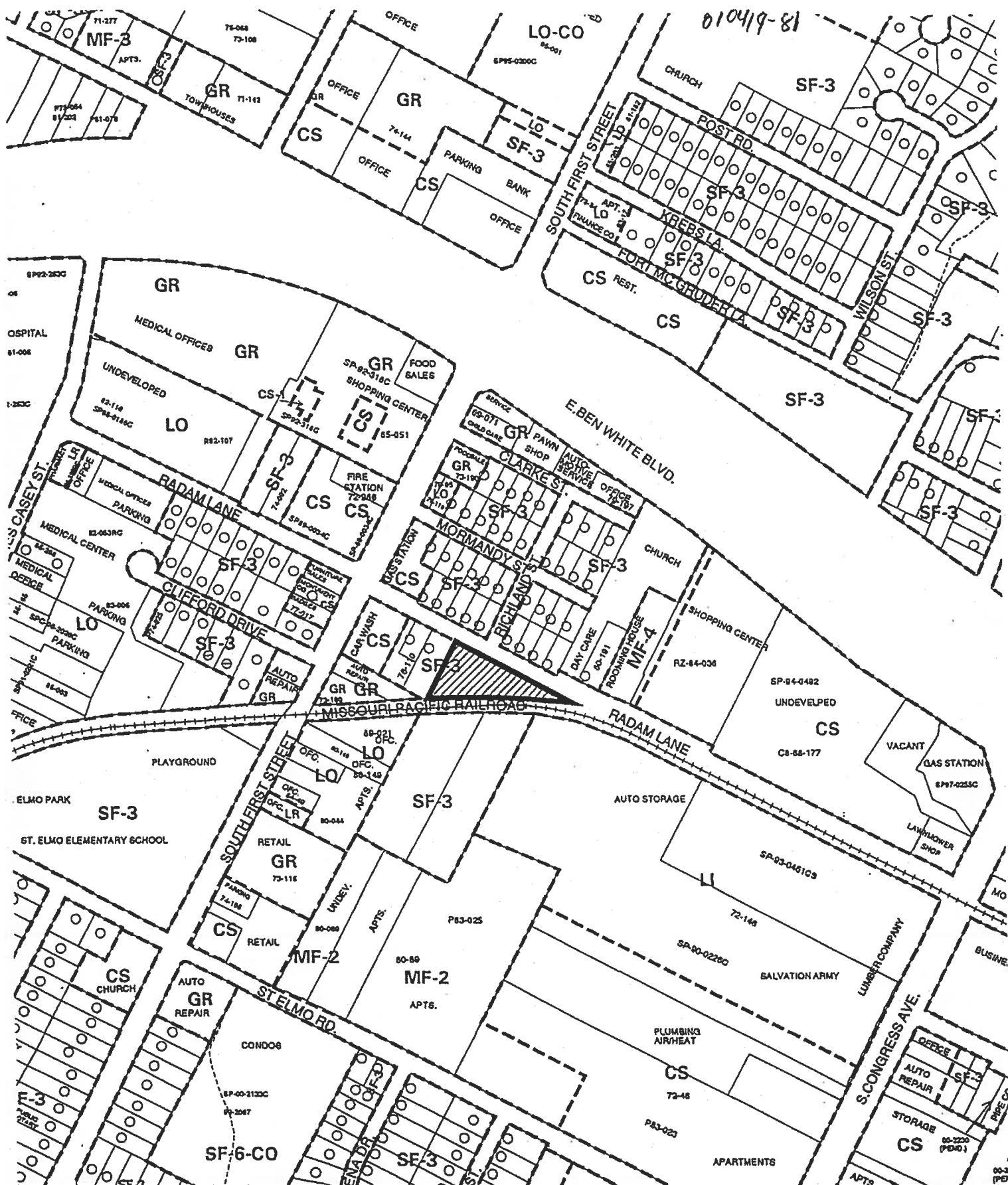
APPROVED: Andrew Martin

Andrew Martin
City Attorney

ATTEST:

Shirley A. Brown

Shirley A. Brown
City Clerk



010419-81



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: W.WALSH



CASE #: C14-00-2253
 ADDRESS: RADAM LA.
 SUBJECT AREA (acres): 1.660

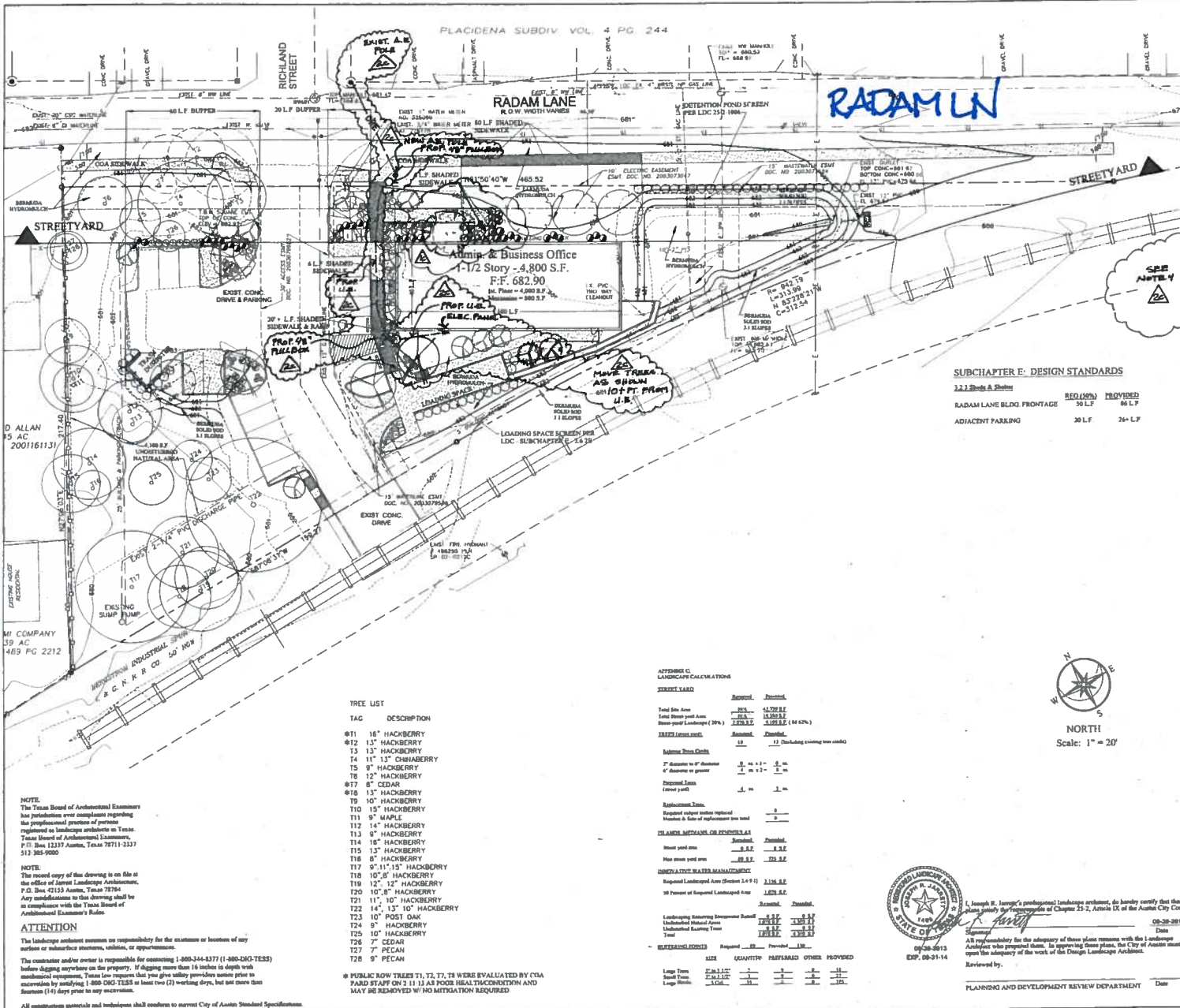
ZONING *EXHIBIT B*

DATE: 01-01
 INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 H18

1" = 400'

MOTEL



PLANT LIST			SYMBOL	QTY	BOTANICAL NAME COMMON NAME	REMARKS
1	4	Quercus Virginiana	Circle with cross	4	Live Oak	Single Trunk, Dark Green, Full Canopy, Matched, B&B
2	2	Ulmus Crassifolia	Circle with cross	2	Circle Elm	Single Trunk, Dark Green, Full Canopy, Matched, B&B
3	5	Quercus Texana	Circle with cross	5	Texas Red Oak	Multi-trunk, 3-5 Canm, Dark Green, Full Canopy, Matched, B&B
4	4	Chalciparis Lemoine	Circle with cross	4	Desert Willow	Single Trunk, Dark Green, Full Canopy, Matched, B&B
5	7	Quercus Canadensis	Circle with cross	7	White Oak	Multi-trunk, 3-5 Canm, Dark Green, Full Canopy, Matched, B&B
6	2	Quercus muhlenbergii	Circle with cross	2	Texas Mountain Laurel	Multi-trunk, 3-5 Canm, Dark Green, Full Canopy, Matched, B&B
7	14	Muhlenbergia laetiflora	Circle with cross	14	Laetiflora Muhlenbergia	Full, Healthy, Single Green, Plant 7'-8" O.C.
8	31	Leucophyllum frutescens	Circle with cross	31	White Ceanothus	Full, Healthy, Single Green, Plant 7'-8" O.C.
9	53	Myrica cerifera	Circle with cross	53	Wax Myrtle	Full, Healthy, Single Green, Plant 4'-6" O.C.
10	34	Hesperaloe parviflora	Circle with cross	34	Red Yucca	Full, Healthy, Single Green, Plant 7'-8" O.C.
11	31	Cynodon dactylon	Circle with cross	31	Bermuda Grass	Full, Healthy, Single Green, Plant 7'-8" O.C.

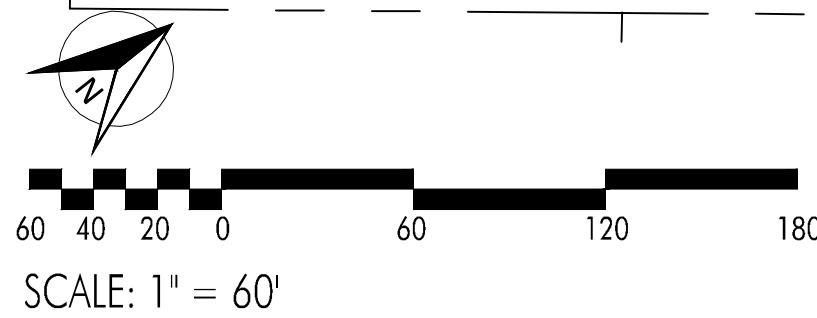
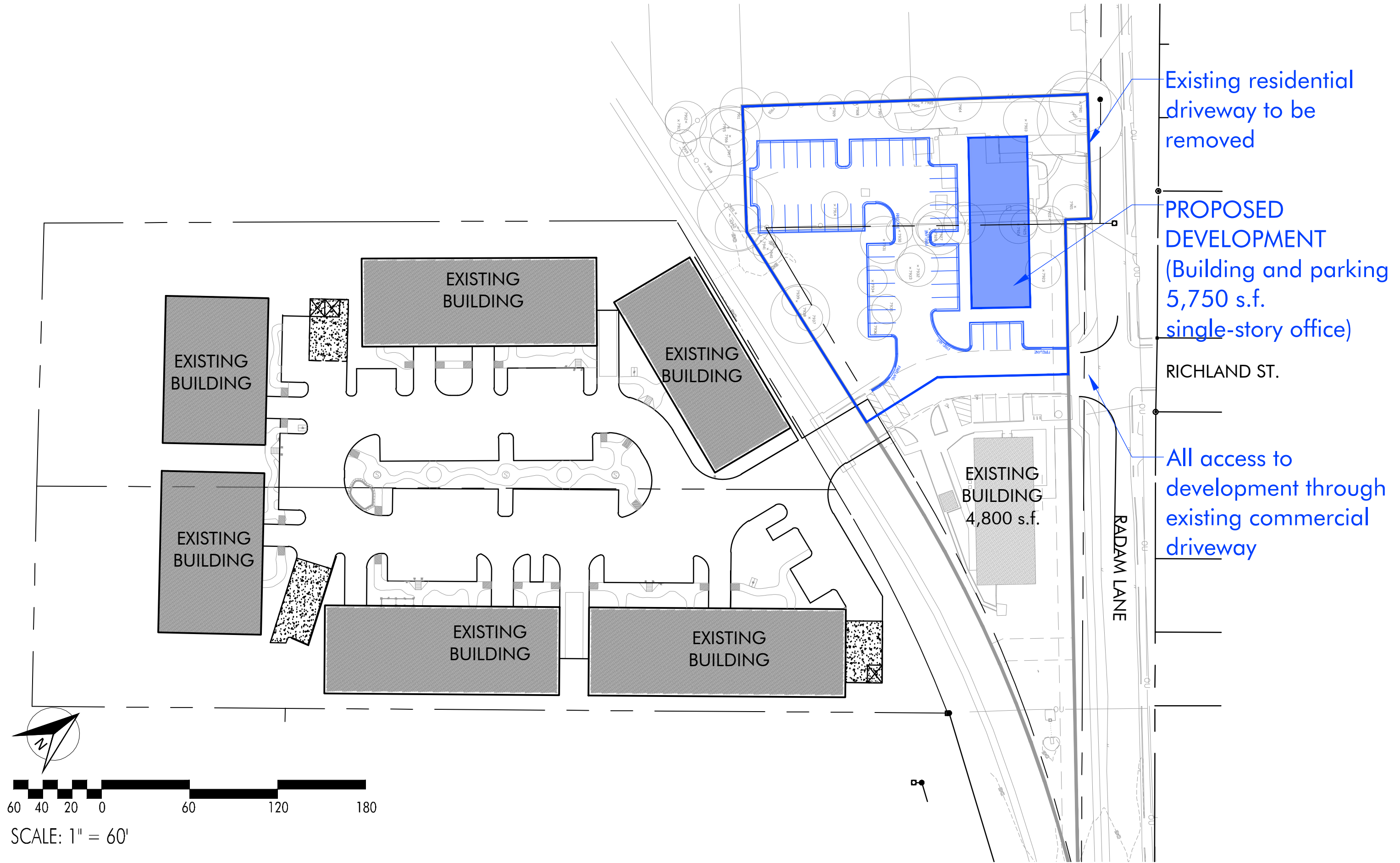
SUBCHAPTER E: DESIGN STANDARDS
2.2.2 Shrub & Shrub
 RADAM LANE BLDG. FRONTAGE 30 L.F. 30 L.F.
 ADJACENT PARKING 30 L.F. 30+ L.F.



TREE LIST		Tag	Description
011	16"	HACKBERRY	
012	13"	HACKBERRY	
013	13"	HACKBERRY	
014	11"	13" CHINA BERRY	
015	8"	HACKBERRY	
016	12"	HACKBERRY	
017	8"	CEDAR	
018	15"	HACKBERRY	
019	10"	HACKBERRY	
020	15"	HACKBERRY	
021	9"	MAPLE	
022	14"	HACKBERRY	
023	12"	HACKBERRY	
024	16"	HACKBERRY	
025	13"	HACKBERRY	
026	11"	HACKBERRY	
027	11"	15" HACKBERRY	
028	10"	HACKBERRY	
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APPENDIX C LANDSCAPE CALCULATIONS			
PERCENT LANDSCAPED		Required	Provided
Total Site Area			
1.00	Total impervious area	100%	100%
Percent Landscaped (10%)			
1.00	Percent Landscaped	10%	10%
PERCENT LANDSCAPED			
1" diameter to 6" diameter		10%	10%
6" diameter to 12" diameter		10%	10%
12" diameter to 18" diameter		10%	10%
18" diameter to 24" diameter		10%	10%
24" diameter to 30" diameter		10%	10%
30" diameter to 36" diameter		10%	10%
36" diameter to 42" diameter		10%	10%
42" diameter to 48" diameter		10%	10%
48" diameter to 54" diameter		10%	10%
54" diameter to 60" diameter		10%	10%
60" diameter to 66" diameter		10%	10%
66" diameter to 72" diameter		10%	10%
72" diameter to 78" diameter		10%	10%
78" diameter to 84" diameter		10%	10%
84" diameter to 90" diameter		10%	10%
90" diameter to 96" diameter		10%	10%
96" diameter to 102" diameter		10%	10%
102" diameter to 108" diameter		10%	10%
108" diameter to 114" diameter		10%	10%
114" diameter to 120" diameter		10%	10%
120" diameter to 126" diameter		10%	10%
126" diameter to 132" diameter		10%	10%
132" diameter to 138" diameter		10%	10%
138" diameter to 144" diameter		10%	10%
144" diameter to 150" diameter		10%	10%
150" diameter to 156" diameter		10%	10%
156" diameter to 162" diameter		10%	10%
162" diameter to 168" diameter		10%	10%
168" diameter to 174" diameter		10%	10%
174" diameter to 180" diameter		10%	10%
180" diameter to 186" diameter		10%	10%
186" diameter to 192" diameter		10%	10%
192" diameter to 198" diameter		10%	10%
198" diameter to 204" diameter		10%	10%
204" diameter to 210" diameter		10%	10%
210" diameter to 216" diameter		10%	10%
216" diameter to 222" diameter		10%	10%
222" diameter to 228" diameter		10%	10%
228" diameter to 234" diameter		10%	10%
234" diameter to 240" diameter		10%	10%
240" diameter to 246" diameter		10%	10%
246" diameter to 252" diameter		10%	10%
252" diameter to 258" diameter		10%	10%
258" diameter to 264" diameter		10%	10%
264" diameter to 270" diameter		10%	10%
270" diameter to 276" diameter		10%	10%
276" diameter to 282" diameter		10%	10%
282" diameter to 288" diameter		10%	10%
288" diameter to 294" diameter		10%	10%
294" diameter to 300" diameter		10%	10%
300" diameter to 306" diameter		10%	10%
306" diameter to 312" diameter		10%	10%
312" diameter to 318" diameter		10%	10%
318" diameter to 324" diameter		10%	10%
324" diameter to 330" diameter		10%	10%
330" diameter to 336" diameter		10%	10%
336" diameter to 342" diameter		10%	10%
342" diameter to 348" diameter		10%	10%
348" diameter to 354" diameter		10%	10%
354" diameter to 360" diameter		10%	10%
360" diameter to 366" diameter		10%	10%
366" diameter to 372" diameter		10%	10%
372" diameter to 378" diameter		10%	10%
378" diameter to 384" diameter		10%	10%
384" diameter to 390" diameter		10%	10%
390" diameter to 396" diameter		10%	10%
396" diameter to 402" diameter		10%	10%
402" diameter to 408" diameter		10%	10%
408" diameter to 414" diameter		10%	10%
414" diameter to 420" diameter		10%	10%
420" diameter to 426" diameter		10%	10%
426" diameter to 432" diameter		10%	10%
432" diameter to 438" diameter		10%	10%
438" diameter to 444" diameter		10%	10%
444" diameter to 450" diameter		10%	10%
450" diameter to 456" diameter		10%	10%
456" diameter to 462" diameter		10%	10%
462" diameter to 468" diameter		10%	10%
468" diameter to 474" diameter		10%	10%
474" diameter to 480" diameter		10%	10%
480" diameter to 486" diameter		10%	10%
486" diameter to 492" diameter		10%	10%
492" diameter to 498" diameter		10%	10%
498" diameter to 504" diameter		10%	10%
504" diameter to 510" diameter		10%	10%
510" diameter to 516" diameter		10%	10%
516" diameter to 522" diameter		10%	10%
522" diameter to 528" diameter		10%	10%
528" diameter to 534" diameter		10%	10%
534" diameter to 540" diameter		10%	10%
540" diameter to 546" diameter		10%	10%
546" diameter to 552" diameter		10%	10%
552" diameter to 558" diameter		10%	10%
558" diameter to 564" diameter		10%	10%
564" diameter to 570" diameter		10%	10%
570" diameter to 576" diameter		10%	10%
576" diameter to 582" diameter		10%	10%
582" diameter to 588" diameter		10%	10%
588" diameter to 594" diameter		10%	10%
594" diameter to 600" diameter		10%	10%
600" diameter to 606" diameter		10%	10%
606" diameter to 612" diameter		10%	10%
612" diameter to 618" diameter		10%	10%
618" diameter to 624" diameter		10%	10%
624" diameter to 630" diameter		10%	10%
630" diameter to 636" diameter		10%	10%
636" diameter to 642" diameter		10%	10%
642" diameter to 648" diameter		10%	10%
648" diameter to 654" diameter		10%	10%
654" diameter to 660" diameter		10%	10%
660" diameter to 666" diameter		10%	10%
666" diameter to 672" diameter		10%	10%
672" diameter to 678" diameter		10%	10%
678" diameter to 684" diameter		10%	10%
684" diameter to 690" diameter		10%	10%
690" diameter to 696" diameter		10%	10%
696" diameter to 702" diameter		10%	10%
702" diameter to 708" diameter		10%	10%
708" diameter to 714" diameter		10%	10%
714" diameter to 720" diameter		10%	10%
720" diameter to 726" diameter		10%	10%
726" diameter to 732" diameter		10%	10%
732" diameter to 738" diameter		10%	10%
738" diameter to 744" diameter		10%	10%
744" diameter to 750" diameter		10%	10%
750" diameter to 756" diameter		10%	10%
756" diameter to 762" diameter		10%	10%
762" diameter to 768" diameter		10%	10%
768" diameter to 774" diameter		10%	10%
774" diameter to 780" diameter		10%	10%
780" diameter to 786" diameter		10%	10%
786" diameter to 792" diameter		10%	10%
792" diameter to 798" diameter		10%	10%
798" diameter to 804" diameter		10%	10%
804" diameter to 810" diameter		10%	10%
810" diameter to 816" diameter		10%	10%
816" diameter to 822" diameter		10%	10%
822" diameter to 828" diameter		10%	10%
828" diameter to 834" diameter		10%	10%
834" diameter to 840" diameter		10%	10%
840" diameter to 846" diameter		10%	10%
846" diameter to 852" diameter		10%	10%
852" diameter to 858" diameter		10%	10%
858" diameter to 864" diameter		10%	10%
864" diameter to 870" diameter		10%	10%
870" diameter to 876" diameter		10%	10%
876" diameter to 882" diameter		10%	10%
882" diameter to 888" diameter		10%	10%
888" diameter to 894" diameter		10%	10%
894" diameter to 900" diameter		10%	10%
900" diameter to 906" diameter		10%	10%
906" diameter to 912" diameter		10%	10%
912" diameter to 918" diameter		10%	10%
918" diameter to 924" diameter		10%	10%
924" diameter to 930" diameter		10%	10%
930" diameter to 936" diameter		10%	10%
936" diameter to 942" diameter		10%	10%
942" diameter to 948" diameter		10%	10%
948" diameter to 954" diameter		10%	10%
954" diameter to 960" diameter		10%	10%
960" diameter to 966" diameter		10%	10%
966" diameter to 972" diameter		10%	10%
972" diameter to 978" diameter		10%	10%
978" diameter to 984" diameter		10%	10%
984" diameter to 990" diameter		10%	10%
990" diameter to 996" diameter		10%	10%
996" diameter to 1002" diameter		10%	10%
1002" diameter to 1008" diameter		10%	10%
1008" diameter to 1014" diameter		10%	10%
1014" diameter to 1020" diameter		10%	10%
1020" diameter to 1026" diameter		10%	10%
1026" diameter to 1032" diameter		10%	10%
1032" diameter to 1038" diameter		10%	10%
1038" diameter to 1044" diameter		10%	10%
1044" diameter to 1050" diameter		10%	10%
1050" diameter to 1056" diameter		10%	10%
1056" diameter to 1062" diameter		10%	10%
1062" diameter to 1068" diameter		10%	10%
1068" diameter to 1074" diameter		10%	10%
1074" diameter to 1080" diameter		10%	10%
1080" diameter to 1086" diameter		10%	10%
1086" diameter to 1092" diameter		10%	10%
1092" diameter to 1098" diameter		10%	10%
1098" diameter to 1104" diameter		10%	10%
1104" diameter to 1110" diameter		10%	10%
1110" diameter to 1116" diameter		10%	10%
1116" diameter to 1122" diameter		10%	10%
1122" diameter to 1128" diameter		10%	10%
1128" diameter to 1134" diameter		10%	10%
1134" diameter to 1140" diameter		10%	10%
1140" diameter to 1146" diameter		10%	10%
1146" diameter to 1152" diameter		10%	10%
1152" diameter to 1158" diameter		10%	10%
1158" diameter to 1164" diameter		10%	10%
1164" diameter to 1170" diameter		10%	10%
1170" diameter to 1176" diameter		10%	10%
1176" diameter to 1182" diameter		10%	10%
1182" diameter to 1188" diameter		10%	10%
1188" diameter to 1194" diameter		10%	10%
1194" diameter to 1200" diameter		10%	10%
1200" diameter to 1206" diameter		10%	10%
1206" diameter to 1212" diameter		10%	10%
1212" diameter to 1218" diameter		10%	10%
1218" diameter to 1224" diameter		10%	10%
1224" diameter to 1230" diameter		10%	10%
1230" diameter to 1236" diameter		10%	10%
1236" diameter to 1242" diameter		10%	10%
1242" diameter to 1248" diameter		10%	10%
1248" diameter to 1254" diameter		10%	10%
1254" diameter to 1260" diameter		10%	10%
1260" diameter to 1266" diameter		10%	10%
1266" diameter to 1272" diameter		10%	10%
1272" diameter to 1278" diameter		10%	10%
1278" diameter to 1284" diameter		10%	10%
1284" diameter to 1290" diameter		10%	10%
1290" diameter to 1296" diameter		10%	10%
1296" diameter to 1302" diameter		10%	10%
1302" diameter to 1308" diameter		10%	10%
1308" diameter to 1314" diameter		10%	10%
1314" diameter to 1320" diameter		10%	10%
1320" diameter to 1326" diameter		10%	10%
1326" diameter to 1332" diameter		10%	10%
1332" diameter to 1338" diameter		10%	10%
1338" diameter to 1344" diameter		10%	10%
1344" diameter to 1350" diameter		10%	10%
1350" diameter to 1356" diameter		10%	10%
1356" diameter to 1362" diameter		10%	10%
1362" diameter to 1368" diameter		10%	10%
1368" diameter to 1374" diameter		10%	10%
1374" diameter to 1380" diameter		10%	10%
1380" diameter to 1386" diameter		10%	10%
1386" diameter to 1392" diameter		10%	10%
1392" diameter to 1398" diameter		10%	10%
1398" diameter to 1404" diameter		10%	10%
1404" diameter to 1410" diameter		10%	10%
1410" diameter to 1416" diameter		10%	10%
1416" diameter to 1422" diameter		10%	10%
1422" diameter to 1428" diameter		10%	10%
1428" diameter to 1434" diameter		10%	10%
1434" diameter to 1440" diameter		10%	10%
1440" diameter to 1446" diameter		10%	10%
1446" diameter to 1452" diameter		10%	10%
1452" diameter to 1458" diameter		10%	10%
1458" diameter to 1464" diameter		10%	10%
1464" diameter to 1470" diameter		10%	10%
1470" diameter to 1476" diameter		10%	10%
1476" diameter to 1482" diameter		10%	10%
1482" diameter to 1488" diameter		10%	10%
1488" diameter to 1494" diameter		10%	10%
1494" diameter to 1500" diameter		10%	10%
1500" diameter to 1506" diameter		10%	10%
1506" diameter to 1512" diameter		10%	10%
1512" diameter to 1518" diameter		10%	10%
1518" diameter to 1524" diameter		10%	10%
1524" diameter to 1530" diameter		10%	10%
1530" diameter to 1536" diameter		10%	10%
1536" diameter to 1542" diameter		10%	10%
1542" diameter to 1548" diameter		10%	10%
1548" diameter to 1554" diameter		10%	10%
1554" diameter to 1560" diameter		10%	10%
1560" diameter to 1566" diameter		10%	10%
1566" diameter to 1572" diameter		10%	10%
1572" diameter to 1578" diameter		10%	10%
1578" diameter to 1584" diameter		10%	10%
1584" diameter to 1590" diameter		10%	10%
1590" diameter to 1596" diameter		10%	10%
1596" diameter to 1602" diameter		10%	10%
1602" diameter to 1608" diameter		10%	10%
1608" diameter to 1614" diameter		10%	10%
1614" diameter to 1620" diameter		10%	10%
1620" diameter to 1626" diameter		10%	10%
1626" diameter to 1632" diameter		10%	10%
1632" diameter to 1638" diameter		10%	10%
1638" diameter to 1644" diameter		10%	10%
1644" diameter to 1650" diameter		10%	10%
1650" diameter to 1656" diameter		10%	10%
1656" diameter to 1662" diameter		10%	10%
1662" diameter to 1668" diameter		10%	10%
1668" diameter to 1674" diameter		10%	10%
1674" diameter to 1680" diameter		10%	10%
1680" diameter to 1686" diameter		10%	10%
1686" diameter to 1692" diameter		10%	10%
1692" diameter to 1698" diameter		10%	10%
1698" diameter to 1704" diameter		10%	10%
1704" diameter to 1710" diameter		10%	10%
1710" diameter to 1716" diameter		10%	10%
1716" diameter to 1722" diameter		10%	10%
1722" diameter to 1728" diameter		10%	10%
1728" diameter to 1734" diameter		10%	10%
1734" diameter to 1740" diameter		10%	10%
1740" diameter to 1746" diameter		10%	10%
1746" diameter to 1752" diameter		10%	10%
1752" diameter to 1758" diameter		10%	10%
1758" diameter to 1764" diameter		10%	10%
1764" diameter to 1770" diameter		10%	10%
1770" diameter to 1776" diameter		10%	10%
1776" diameter to 1782" diameter		10%	10%
1782" diameter to 1788" diameter		10%	10%
1788" diameter to 1794" diameter		10%	10%
1794" diameter to 1800" diameter		10%	10%
1800" diameter to 1806" diameter		10%	10%
1806" diameter to 1812" diameter		10%	10%
1812" diameter to 1818" diameter		10%	10%
1818" diameter to 1824" diameter		10%	10%
1824" diameter to 1830" diameter		10%	10%
1830" diameter to 1836" diameter		10%	10%
1836" diameter to 1842" diameter		10%	10%
1842" diameter to 1848" diameter		10%	10%
1848" diameter to 1854" diameter		10%	10%
1854" diameter to 1860" diameter		10%	10%
1860" diameter to 1866" diameter		10%	10%
1866" diameter to 1872" diameter		10%	10%
1872" diameter to 1878" diameter		10%	10%
1878" diameter to 1884" diameter		10%	10%

K:\DATA\1901 - 1950\1922 Radam Lane\3.DRAWING\1.DWG\2.PBS\1922_PBS.dwg



Rhoades, Wendy

From: Lori Humphreys Lori.Humphreys@texas.gov
Sent: Monday, November 9, 2020 2:36 PM
To: Rhoades, Wendy
Cc: Erin Welch; Mario Cantu; Gwen Jewiss
Subject: Re: For PC 11-10-2020 C14-2020-0109 411 Radam Lane

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Thank you for the Notice. My Father in Law passed away. I will not be able to join.

Please. Use my emails IN CONTEXT with my permission.

1. Concern with axle limits.
2. I would like to see green from my home. It was promised. Right, Greg. Many times. Shrubs don't equal new trees.

Thank you.

On Fri, Nov 6, 2020, 12:07 PM Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

All,

Below are links to next Tuesday's Planning Commission (PC) agenda. The PC meeting is scheduled to begin at 6 p.m. and the 411 Radam Ln rezoning case is Item B-3 on the agenda.

Link to PC Agenda:

<http://www.austintexas.gov/edims/document.cfm?id=349934>

Link to Staff report:

<http://www.austintexas.gov/edims/document.cfm?id=349908>

In order to address the Planning Commission, please be sure to sign up through the Commission Liaison Andrew Rivera prior to Noon next Monday, November 9th. Additional information about participating in next Tuesday's PC meeting is provided in the attached 1 page document.

Please let me know if you have any questions about this process.

Sincerely,

DATE: November 10, 2020

TO: City of Austin Council Member, Pio Renteria-District 3

CC: Planning Commission - City of Austin Zoning Case Files

Wendy Rhoades Wendy.Rhoades@austintexas.gov

Applicant: Erin Welch [REDACTED]

FROM: South Congress Combined Neighborhood Plan Contact Team –
SCCNPCT

RE: Letter of Support - Zoning Case: C14-2020-0109
411 Radam Lane

Rezoning from LO-CO-NP to LO-CO-NP

Dear Council Member Pio Renteria,

We wish to inform you that Ms. Erin Welch, the property owner/applicant's representative, has been working with the South Congress Combined Neighborhood Plan Contact Team (SCCNPCT) for rezoning the above-mentioned property in order to connect and add height.

We, the SCCNPCT, have finalized our conversations and pleased to support this zoning change.

Please ensure this letter is added to the above case file to serve as the SCCNPCT's support for re-zoning of this property, Case No. C14-2020-0109

We the SCCNPCT spoke to Erin Welch who will pass on our list of requests below to be considered only if an area on the property is available close to the Bergstrom Spur, see requests and considerations below. Bergstrom Spur C14-2020-0109 411 Radam Lane

- Parking space/area with limited car parking to access Bergstrom Spur.
- Water fountain area - space
- Rest area - space.
- Exercise - space.
- Dog area - space.

Please contact us if there are any questions. Thank you.

Respectfully,

SCCNPCT Mario Cantu & Keena Miller