



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-15
AGENDA DATE: Thu 01/13/2005
PAGE: 1 of 1

SUBJECT: C14-04-0181.SH - Shire's Court - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2610, 2626, 2700 and 2902 Metcalfe Road; 1910 and 1916 Wickshire Lane (Country Club Creek Watershed) from family residence (SF-3) district zoning and limited office (LO) district zoning to townhouse & condominium residence-conditional overlay (SF-6-CO) combining district zoning. Planning Commission Recommendation: To grant townhouse & condominium residence-conditional overlay (SF-6-CO) combining district zoning, with conditions. Applicants: The Estate of Opal Ault (Donna Koch), Henry W. Ault and June Oliver Ault, Herby's Joint Venture (Jimmy Nassour), George Washington Sanders, and Stephen G. Jackson. Agent: Benchmark Land Development, Inc. (David C. Mahn). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0181.SH

P.C. DATE: December 14, 2004

ADDRESS: 2610, 2626, 2700 and 2902 Metcalfe Road; 1910 and 1916 Wickshire Lane

APPLICANTS: The Estate of Opal Ault (Donna Koch)
Henry W. Ault & June Oliver Ault
Herby's Joint Venture (Jimmy Nassour)
George Washington Sanders
Stephen G. Jackson

AGENT: Benchmark Land Development,
Inc. (David C. Mahn)

ZONING FROM: SF-3; LO

TO: SF-6-CO **AREA:** 26 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant townhouse and condominium residence – conditional overlay (SF-6-CO) combining district zoning. The Conditional Overlay limits the development of the property to: 1) a maximum of 300 dwelling units (11.538 units per acre); and 2) establishes that a building may not contain more than one residential unit.

PLANNING COMMISSION RECOMMENDATION:

December 14, 2004: *APPROVED SF-6-CO DISTRICT ZONING AS STAFF RECOMMENDED. RESTRICTIVE COVENANT TO PROHIBIT GATING OF THE RESIDENTIAL COMMUNITY. PROVIDE BIKE AND PEDESTRIAN ACCESS TO THE HIKE AND BIKE TRAIL ALONG THE NORTH PROPERTY LINE ADJACENT TO COUNTRY CLUB CREEK. PROVIDE PEDESTRIAN ACCESS ALONG THE EAST PROPERTY LINE WHERE ADJACENT TO LINDER ELEMENTARY SCHOOL.*

[D.S. – 1ST, C.M. – 2ND] (6-0) J.R., J.M.C. – ABSENT

ISSUES:

The applicant agrees with all components of the Planning Commission recommendation except for the Restrictive Covenant item that would prohibit gating of the proposed residential project.

The Director of Planning Services of AISD has provided a memo identifying the need to undertake school district boundary changes in order to alleviate overcrowding at Linder Elementary School. Please refer to Attachment A.

The applicant's agent met with City staff and neighborhood stakeholders of the East Riverside / Oltorf Neighborhood Plan Area to discuss the proposed project on June 1, 2004; June 15, 2004 and October 19, 2004. Notes from each meeting are provided as Attachment B. The Plan and accompanying zoning recommendations are anticipated to be forwarded to the Commission in May, 2005.

This rezoning case has been approved to participate in the City's SMART (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing expedited review program. Please refer to Attachment C.

DEPARTMENT COMMENTS:

The subject rezoning area consists of several unplatted tracts containing three single family residences, two unoccupied outbuildings and an office building. The southwestern portion of the property carries limited office (LO) district zoning by way of a 1983 zoning case, and the remainder carries family residence (SF-3) district zoning. The site accesses two collector streets: Metcalfe Road and Wickshire Lane, the latter of which is two-way street until it narrows to a one-way, single lane driveway bordering AISD's Linder Elementary School. The site also has access to Carlson Drive, a local street that terminates at the west property line and intersects with Parker Lane, a north-south collector street. The rezoning area is surrounded on the north by undeveloped property and duplexes (zoned SF-3); on the east by a triplex, undeveloped property, duplexes, and the elementary school (SF-3), on the south by apartments and Mabel Davis Park across Wickshire Lane (MF-3; P), and four-plexes, duplexes and townhomes are to the west (MF-2; PUD). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and A-2 (Rezoning Area within the Context of Parker Lane Neighborhood Plan Area).

The applicant proposes to rezone all tracts to the townhouse and condominium residence – conditional overlay (SF-6-CO) combining district zoning as the first step in the development of a 300-unit detached condominium project that is accessible to all adjacent roadways. Please refer to Exhibit B (Access / Distribution Points to Adjacent Roadways) and C (Conceptual Plans and Elevations of Residences).

Staff supports the applicant's rezoning request to SF-6-CO on the basis of the following considerations of the property: 1) The surrounding area includes single family residences, duplexes, four-plexes, townhomes and apartments, and SF-6 zoning would be compatible with the established character while further diversifying the housing options available; 2) consistent with the expressed stakeholder goals of providing for additional homeownership opportunities to occur; 3) traffic will be distributed to three collector streets; and 4) it is consistent with the Council's policy of providing opportunities for S.M.A.R.T. Housing to occur.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3; LO	Three single family residences; Two unoccupied outbuildings; Office for a publishing company
<i>North</i>	SF-3	Duplexes; Undeveloped
<i>South</i>	MF-3; P	Apartments; Park
<i>East</i>	SF-3	Linder Elementary School; Triplex; Undeveloped
<i>West</i>	MF-2; PUD; SF-3	Four-plexes; Duplexes; Townhomes; Single family residences

NEIGHBORHOOD PLANNING AREA: East **TIA:** Is not required
Riverside / Oltorf Combined NPA (Parker Lane)

WATERSHED: Country Club Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

74 – South River City Citizens Association
 189 – Southeast Austin Neighborhood Alliance
 299 – Crossing Gardenhome Owners Association 300 – Terrell Lane Interceptor Association
 319 – Metcalfe Neighborhood Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 498 – South Central Coalition
 694 – Burleson Parker Neighborhood Association 511 – Austin Neighborhoods Council
 972 – PODER People Organized in Defense of Earth & Her Resources

SCHOOLS:

Linder Elementary School Fulmore Middle School Travis High School

CASE HISTORIES:

There are no recent zoning case histories in the surrounding area.

RELATED CASES:

The tracts were annexed on September 6, 1973. The south and west 6.35 acres of the site was rezoned to the "O" Office, First Height and Area district on January 5, 1984 (converted to LO zoning by way of the 1984 Conversion Ordinance). The site plan attached to the Zoning Ordinance shows a two-story, 54,720 square foot building and surrounding parking areas with two driveway access points onto Wickshire Lane. There are no related subdivision or site plan cases on the subject property.

ABUTTING STREETS:

Name	R-O-W	Pavement	Classification	Volume in 2004
Wickshire Lane	60 feet	40 feet	Collector	506
Carlson Drive (stub-out)	50 feet	30 feet	Local	Not available
Metcalfe Road	50-70 feet	Varies	Collector	1,542
Parker Lane	70 feet	44 feet	Collector	8,734

- There are existing sidewalks along Wickshire Lane (south side), Carlson Drive (north side), Metcalfe Road (both sides), and Parker Lane (both sides).
- Capital Metro bus service is available along Parker Lane (Dove Springs #27) within ¼ mile of this property.
- Parker Lane is classified in the Bicycle Plan as a high Priority bike route (#59) within ¼ mile of this property.

CITY COUNCIL DATE: January 13, 2005

ACTION:

ORDINANCE READINGS: 1st

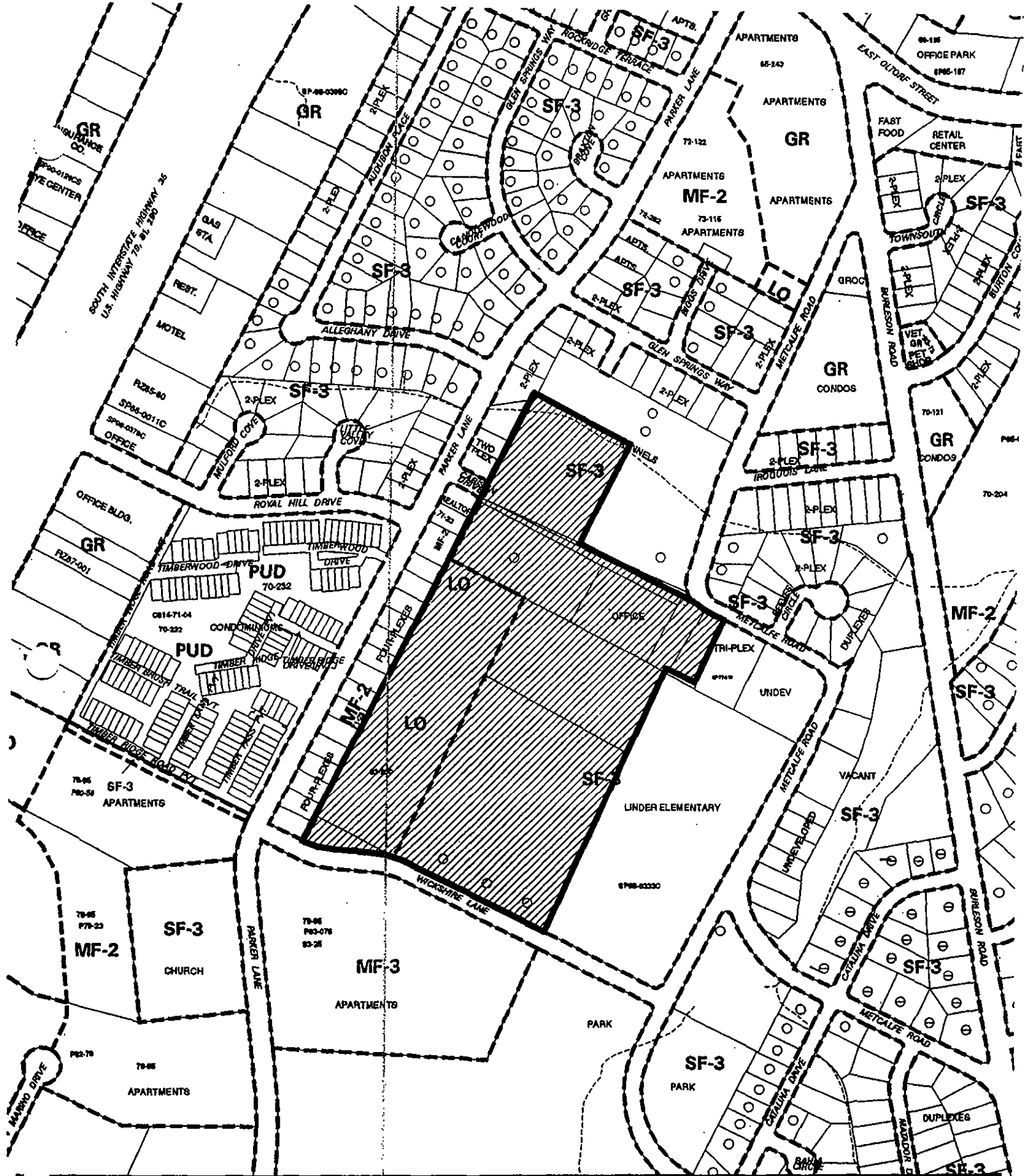
2nd


3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719





1" = 400'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W. WALSH

ZONING EXHIBIT A

CASE #: C14-04-0181.SH

ADDRESS: 2610, 2626, 2700 & 2902 METCALFE RD & 1910 & 1916 WICKSHIRE LANE

SUBJECT AREA (acres): 26

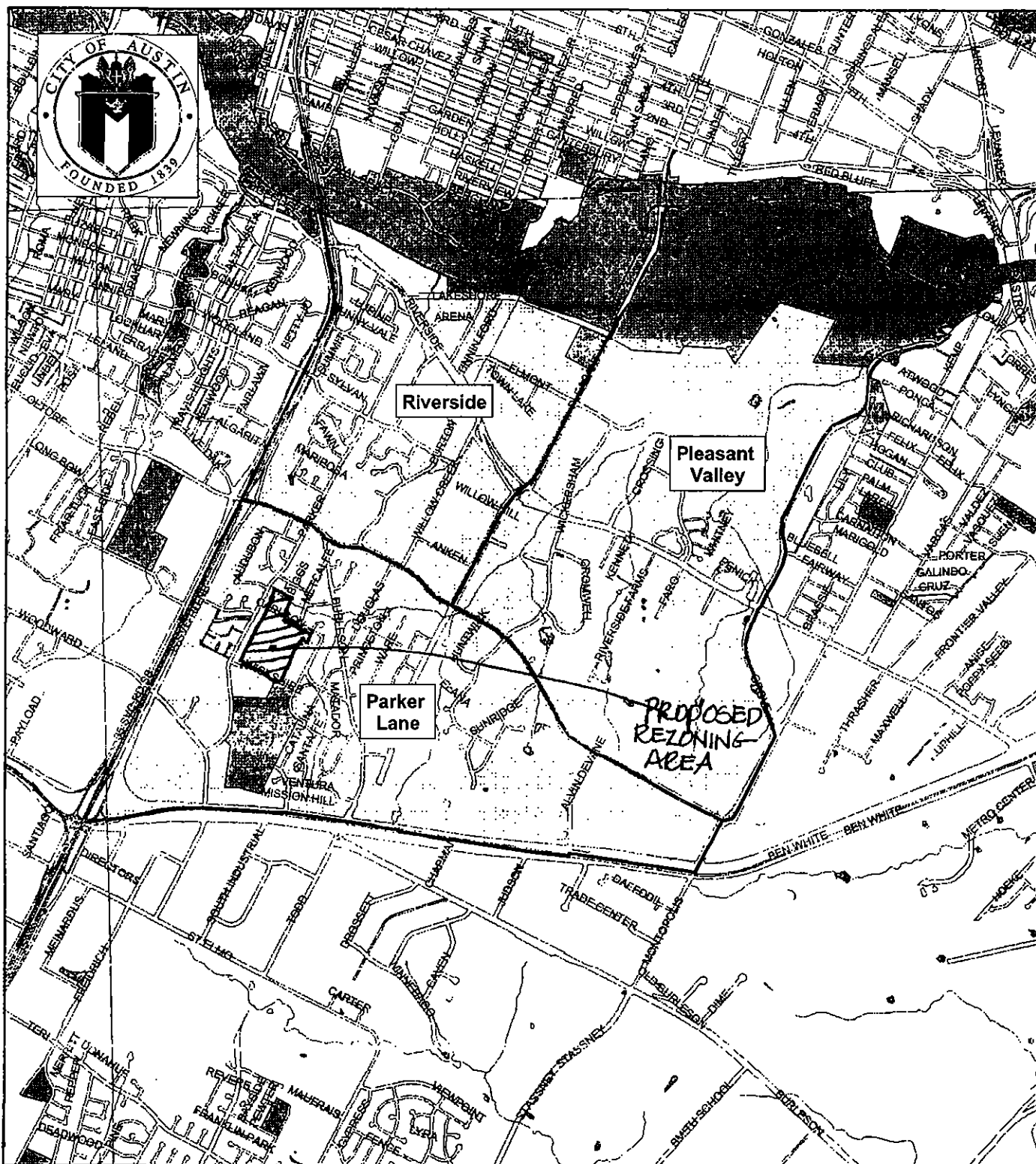
DATE: 04-12

INTLS: SM

CITY GRID REFERENCE NUMBER

J18





East Riverside/Oltorf Combined Neighborhood Planning Area

Legend

- | | |
|--------------|---------------|
| Park | Planning Area |
| Creek | Street |
| Lake or Pond | |

0 2,500 5,000 10,000 Feet

EXHIBIT A-2
REZONING AREA WITHIN NEIGHBORHOOD
PLANNING AREA

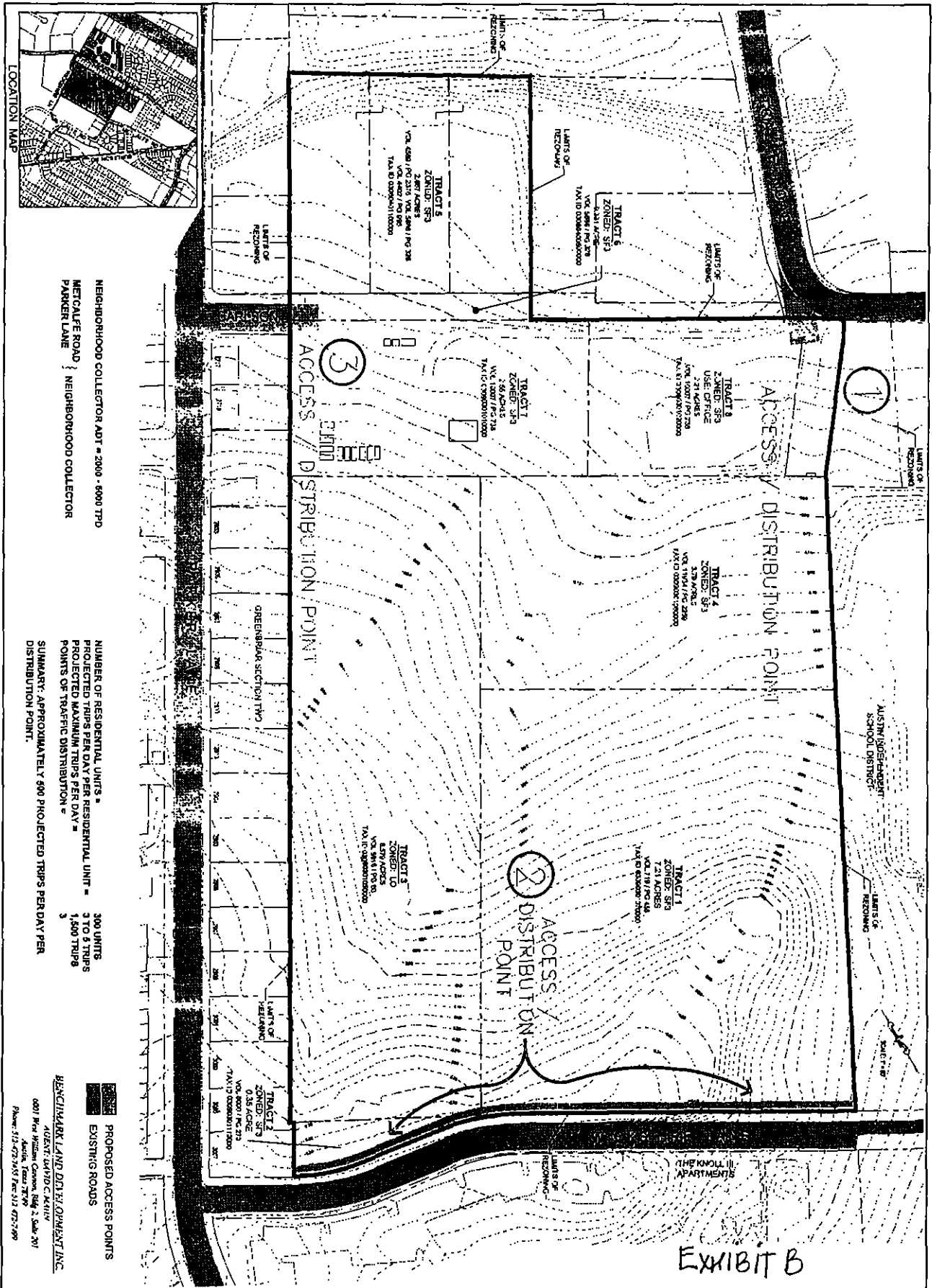
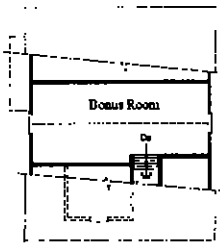
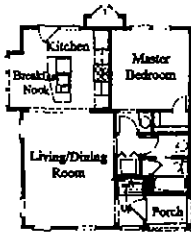
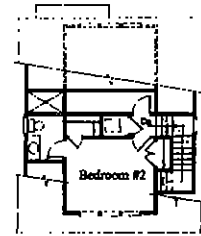
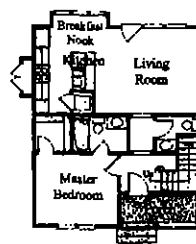


EXHIBIT B



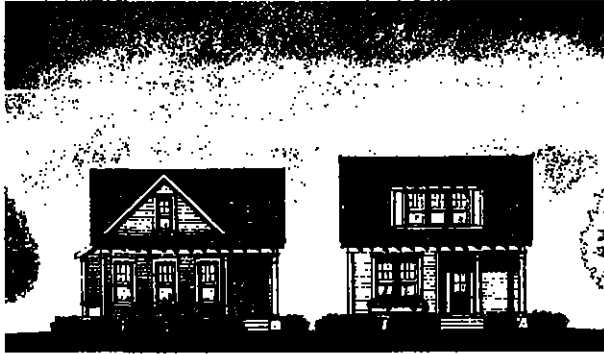
First Floor: 733 sf. Second Floor: 278 sf.

Cottage One: 1,011 sf.



First Floor: 707 sf. Second Floor: 328 sf.

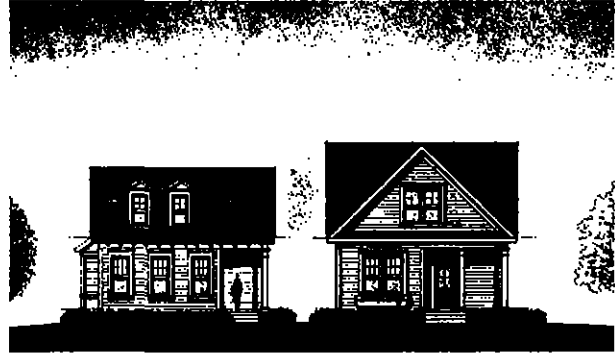
Cottage Two: 1,035 sf.



Cottage One
Elevation



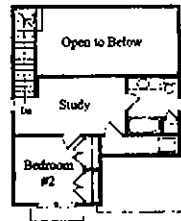
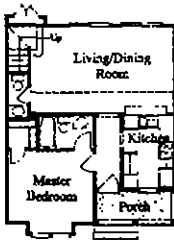
Cottage Two
Elevation



Cottage One
Alternate Elevation

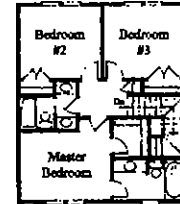
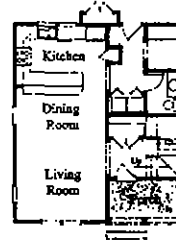


Cottage Two
Alternate Elevation



First Floor: 705 sf. Second Floor: 393 sf.

Cottage Three: 1,098 sf.



First Floor: 679 sf. Second Floor: 694 sf.

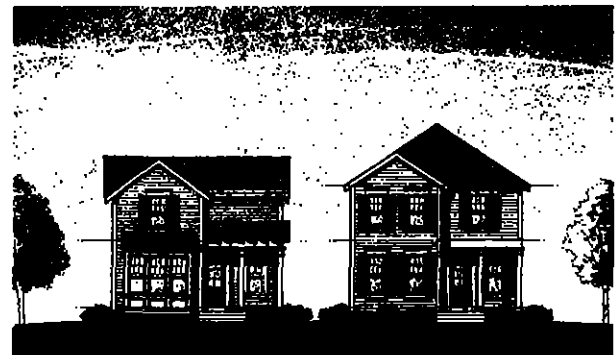
Cottage Four: 1,373 sf.



Cottage Three
Elevation



Cottage Four
Elevation



Cottage Three
Alternate Elevation



Cottage Four
Alternate Elevation

Plans and Elevations

Macmora, Ltd.
6001 West William Cannon Drive
Building 2, Suite 201
Austin, Texas 78749

Macmora Cottages
Austin, Texas

March 24, 2004

MEDICK ARCHITECTS
ARCHITECTS, TOWN PLANNERS
GUARDIAN TRUST BUILDING
16 SOUTH CALVERT STREET, SUITE 900
BALTIMORE, MD 21202
TEL. 410.347.7888
FAX 410.347.4708
www.medickarchitects.com

EXHIBIT C

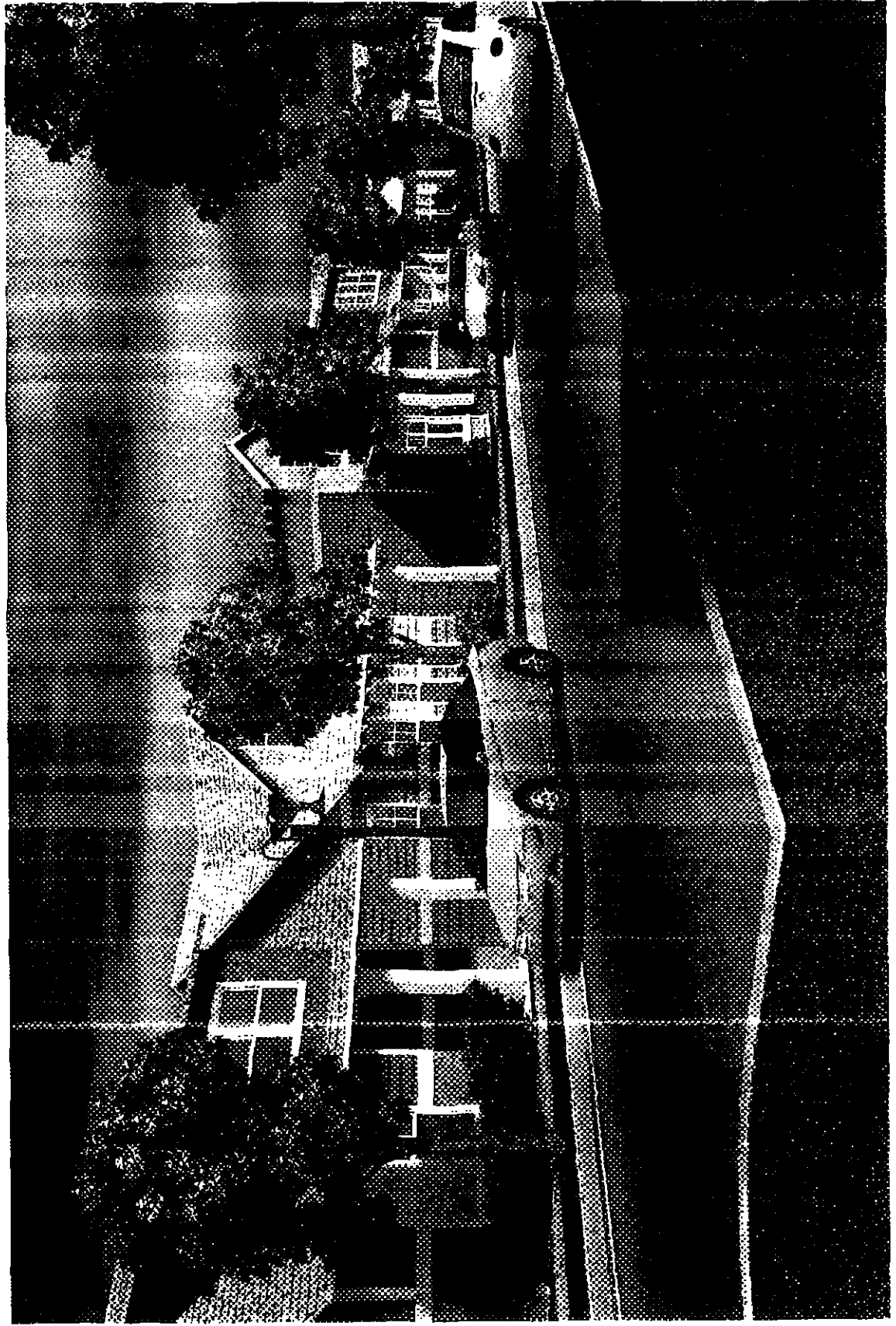
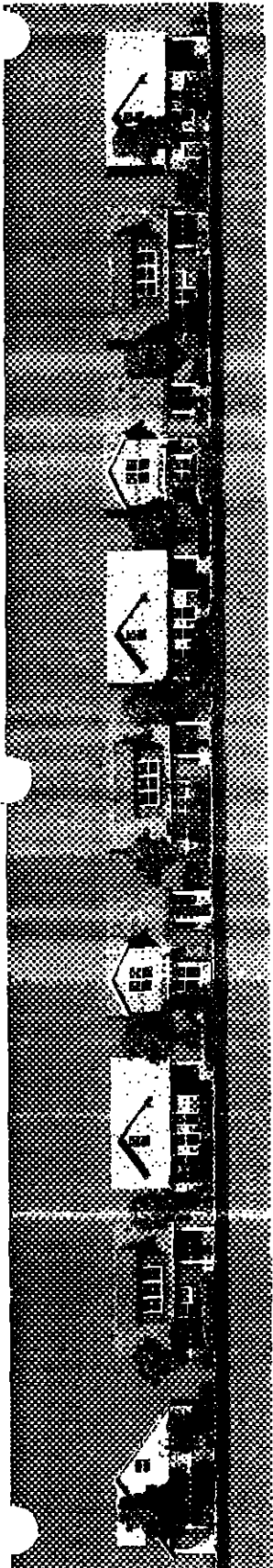


EXHIBIT C-1
STREET SCENE

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant townhouse and condominium residence – conditional overlay (SF-6-CO) combining district zoning. The Conditional Overlay limits the development of the property to: 1) a maximum of 300 dwelling units (11.538 units per acre); and 2) establish that a building may not contain more than one residential unit.

BACKGROUND

The subject rezoning area consists of several unplatted tracts containing three single family residences, two unoccupied outbuildings and an office building. The southwestern portion of the property carries limited office (LO) district zoning by way of a 1983 zoning case, and the remainder carries family residence (SF-3) district zoning. The site accesses two collector streets: Metcalfe Road and Wickshire Lane, the latter of which is two-way street until it narrows to a one-way, single lane driveway bordering AISD's Linder Elementary School. The site also has access to Carlson Drive, a local street that terminates at the west property line and intersects with Parker Lane, a north-south collector street. The rezoning area is surrounded on the north by undeveloped property and duplexes (zoned SF-3); on the east by a triplex, undeveloped property, duplexes, and the elementary school (SF-3), on the south by apartments and Mabel Davis Park across Wickshire Lane (MF-3; P), and four-plexes, duplexes and townhomes are to the west (MF-2; PUD).

The applicant proposes to rezone all tracts to the townhouse and condominium residence – conditional overlay (SF-6-CO) combining district zoning as the first step in the development of a 300-unit detached condominium project that is accessible to all adjacent roadways. Please refer to Exhibit B.

Staff supports the applicant's rezoning request to SF-6-CO on the basis of the following considerations of the property: 1) The surrounding area includes single family residences, duplexes, four-plexes, townhomes and apartments, and SF-6 zoning would be compatible with the established character while further diversifying the housing options available; 2) consistent with the expressed stakeholder goals of providing for additional homeownership opportunities to occur; 3) traffic will be distributed to three collector streets; and 4) it is consistent with the Council's policy of providing opportunities for S.M.A.R.T. Housing to occur.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The SF-6, Townhouse and Condominium Residence District, is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The applicant intends to develop the property with a condominium project consisting of detached units.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff supports the applicant's rezoning request to SF-6-CO on the basis of the following considerations of the property: 1) The surrounding area includes single family residences, duplexes, four-plexes, townhomes and apartments, and SF-6 zoning would be compatible with the established character while further diversifying the housing options available; 2) consistent with the expressed stakeholder goals of providing for additional homeownership opportunities to

occur; 3) traffic will be distributed to three collector streets; and 4) it is consistent with the Council's policy of providing opportunities for S.M.A.R.T. Housing to occur.

EXISTING CONDITIONS

Site Characteristics

The rezoning area consists of several tracts that together are developed with three single family residences, two unoccupied outbuildings and an office.

Impervious Cover

The maximum impervious cover allowed by the SF-6 district would be 55% which is a consistent figure between the zoning and watershed regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Country Club 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. 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 Net Site Area</i>	<i>% 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 flood plain maps, there is floodplain adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

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 existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

TPSD Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed rezoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Transportation

No additional right-of-way is needed at this time. **For Information: Dedication of additional right-of-way for the future extension of Carlson Drive will be addressed during the subdivision application process.**

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

The trip generation under the requested zoning is estimated to be 2,262 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). **For Information: The applicant is proposing to develop a 300-unit condominium project under the S.M.A.R.T. Housing Program, which is estimated will generate approximately 1,758 trips per day.**

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated city plan review and inspection fees.

The landowner must pay the tap and impact fee once the landowner makes an application for City water and wastewater utility tap permit.

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.

Along the northeastern and eastern 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.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet 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.
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Austin ISD

Date: 11/22/04

To: Wend Walsh, City of Austin, Development Review and Inspection

From: Dan Robertson, Director of Planning Services

RE: Development Review of: C8-04-0181SH/Benchmark

The current elementary school, Linder is among the most overcrowded schools in AISD at an enrollment of 1,000 and a percentage of permanent capacity of 167%. Whatever the student yield of the planned development from this case, boundary changes will have to be undertaken and accomplished before the student impact from this case materializes.

I have had preliminary discussions with citizens involved in the neighborhood plan effort about this necessity and I am scheduled to discuss alternatives with the Linder Elementary Camps Advisory Committee in mid January after the district returns from the winter break.

My assumption is that I will be planning to reassign 200 to 300 students to other nearby schools and that that should provide sufficient space to absorb the students generated from the development contemplated in this case. Please keep me informed about when this case comes up for discussion, since it may require an appearance before the commission.

DR

Walsh, Wendy

From: dlrobtso@austin.isd.tenet.edu
Sent: Monday, December 13, 2004 12:54 PM
To: Walsh, Wendy
Subject: Fw: C14-03-0090 SH

Wendy of course this is 04-0181.SH

----- Forwarded by Dan Robertson/CAC/AISD on 12/13/04 12:53 PM -----

	Dan Robertson
	12/13/04 12:06 PM

>-----

|
|
| To: wendy.walsh@ci.austin.tx.us
|
| cc:
|
| Subject: C14-03-0090 SH
|
>-----

Wendy-Based on 300 units my estimate is now ofr 125^{total} students, 60 elementary, 30 middle school and 35 high school. At the present time we have sufficient capacity for high school, but problems for either elementary or middle school. As I stated in my previous memo a substantial number of current Linder area students will have to be reassigned to make run for the students from the proposed development. Dan Robertson 414-3632 - NOT opposed to project

Jan 13th - meeting with

Campus
Advisory
Council

- includes parents
- discuss alternatives

W/o project - reducing capacity

anyway - due to existing overcrowding at school.

w/ project - shift occurs in a nearer future

Attachment A
page 2 of 2.



Summary Notes from East Riverside/Oltorf Neighborhood Planning Meeting- June 1, 2004

Purpose: To allow David Mahn an opportunity to present a proposal for a condominium single-family detached housing project on Wickshire at Parker Ln. and the neighborhood stakeholders a chance to express their opinions regarding the potential development and required rezoning.

Attendees:

Steve Jackson	Diane Huska	Sonya Lopez (NPZD)
Lillian Addington	Tim Mahoney	Laura Patlove (NPZD)
Myra Goepp	Linda Watkins	Steve Barney (NHCD)
Paul Robbins	Jason Hercules	Greta Goldberg (UT)
David Mahn	Margaret Goodwin	
Sam Ellison		
Carl Braun		

Meeting Notes

- Challenges of developing the site relate to cost, slope constraints (smaller building footprints are more feasible), and designing an affordable product (price range will most likely be between \$100,000 and \$160,000).
- Proposed development:
 - Detached single-family homes
 - Intention is for owner occupation
 - 2-3 bedrooms with flex space
 - 150-200 units (between 700 to 1,500 square feet)
 - Narrow streets and a neo-traditional style development
 - Condominium regime with an association to manage the site
 - There will be a common area/park
 - Option for fenced yards
 - Project will go under the SMART Housing Program
 - Most likely will have detached garages behind the homes, possibly with shared driveways (reduces impervious cover)
 - Traffic flow would be 3-5 trips per day per unit
- Zoning details:
 - Current zoning is LO for the western lot and SF-3 for the eastern lot
 - Building under SF-3 site development standards (e.g. minimum lot size 5,750 square feet) would not make this project economically feasible
 - MF-2 would be a more feasible zoning district to get the level of density required to make the project work from an economic standpoint
 - If MF-2 zoning were granted, a conditional overlay could be used to restrict apartments and duplexes

Attachment B



East Riverside/Oltorf Neighborhood Plan
Neighborhood Planning & Zoning Department

- SF-6 (High density single-family) could possible work on the site
- The developer does not anticipate the need to request any variances for the project
- Project timeline:
 - Developer is in the beginning stages of feasibility
 - With assurances that the zoning will go through they will move ahead with the next step
 - Zoning review process would be expedited since it would be a SMART Housing project (45 day timeline for the zoning case)

Considerations for the property owner to think about:

- Tree preservation
- Consider a certain amount of commercial development as part of the project (D. Mahn commented that the location of this property on a small local street- i.e. without good street visibility- does not make it an ideal site for commercial development.)
- The effect of adding more students to Linder, which is already at capacity (the developer plans to speak with AISD and may have an update at the next meeting)
- A single-family look and feeling is desired
- Consider filtration alternatives (comment was made that the City regulations often don't allow for such alternatives)
- Think about the additional traffic at Wickshire & Parker, especially turning left onto Parker

According to neighborhood representatives, SF-6 to MF-2 zoning would be agreeable as long as the above conditions are built in to restrict any future development to single-family detached structures.

The developer is going to discuss project specific with the City's Development Assistance Center to determine the exact zoning district that would work for this project and present the results of this discussion at the next meeting on Tuesday January 15th at 6:00pm at the same location.

Remember to look at our planning website for general planning details and also helpful zoning information (link to the neighborhood planning library): East Riverside/Oltorf Neighborhood Plan (<http://www.ci.austin.tx.us/zoning/eroc.htm>)



Summary Notes from East Riverside/Oltorf Neighborhood Planning Meeting- June 15, 2004

Purpose: David Mahn, the developer for a proposed housing project on Wickshire at Parker Ln., will share updated information regarding the project and the zoning that his project would require and get more community input.

Attendees:

Steve Jackson
Lillian Arrington
Toni House
David Mahn
Sam Ellison
Carl Braun
Werner Koch
June Oliver Ault
Barbara Aybar
Donna Koch
Lanny Clopton

Tim Packard
Tim Mahoney
Linda Watkins
Margaret Goodwin
Emily VanNiel
Renona Joplin
Jean Mather
Henry Winston Ault
Jan Long
Charlotte Clopton

Sonya Lopez (NPZD)
Jackie Chuter (NPZD)
Greta Goldberg (UT)

Meeting Notes

- Update from David Mahn:
 - His company is looking into purchasing the property to the north of the proposed residential project to aid with transportation accessibility. If this property is purchased traffic could be dispersed to different routes like Parker, Metcalfe, Carlson and Burleson to reduce the amount onto any one road. There is currently an access agreement through the property to the north to connect to Metcalfe.
 - Project will be single-family "cottages" that are affordable, and have a design that is attractive and appeals to a wide audience.
 - Houses will have different textures and colors, front porches and garages behind the house
 - It is estimated that forty students from this development would need to attend Linder. In response to concerns regarding Linder Elementary and the fact that it is already at overcapacity, Neighborhood Planning staff commented that they had spoken with Dan Robertson from AISD to let him know that the neighborhood planning process was going on in this area and that there were concerns raised about Linder. Dan agreed to come to a community meeting sometime during the Neighborhood Planning process to discuss short and long-range solutions to the problems associated with overcrowded schools in the area.



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Neighborhood Planning staff will set this up. A possible short-range solution could be to alter school attendance boundaries.

- The zoning that the developer will be seeking is SF-6-CO (high density single-family)
 - A conditional overlay to limit development to SF detached housing will be used
- The desired density of the project is 10 units/acre
- Intended price of homes is \$100,000-\$150,000
 - What percentage of the homes will be "affordable" under SMART Housing standards?
 - The developer would like to go for 40% affordability but he is unsure at this stage what the final number will be
- A tree survey will be conducted as part of the development process
- Developer will market to owner-occupants
- Possible project amenities could include a park with views, trail to Mabel Davis

Comments:

- This is the last large tract in the immediate area with the potential for single-family development
- Developer should consider preserving existing trees in the buffer for the required compatibility setback
- Zoning process will take approximately 45 days before going to Planning Commission

Conclusions:

- The neighborhood stakeholders requested a report at the time of zoning application and notification of any updates/changes to the project.
- The next presentation to the group will be around the time of zoning application (the 45 day zoning process is triggered at this point)
- The developer offered to take anyone interested on a tour of some of their other projects like Plum Creek in Kyle and Bouldin Creek development @ Live Oak (near Green Pastures)

Remember to look at our planning website for general planning details and also helpful zoning information (link to the neighborhood planning library): East Riverside/Oltorf Neighborhood Plan (<http://www.ci.austin.tx.us/zoning/eroc.htm>)

Walsh, Wendy

From: Lopez, Sonya
Sent: Wednesday, October 06, 2004 4:09 PM
To: Chuter, Jackie; Kocich, Lisa
Cc: Walsh, Wendy; Hersh, Stuart
Subject: Wickshire Zoning Case Meeting

Dear East Riverside/Oltorf Neighborhood Planning Resident, Business/Property Owner or Renter,

I would like to inform you of a meeting that will be held to discuss a proposed zoning case at 1810-1918 Wickshire Lane (a map of the general area is attached as a .pdf). This property falls within the planning boundaries of the East Riverside/Oltorf Neighborhood Plan, however, it will be going to Planning Commission prior to the adoption of the Plan. The applicant for this case, David Mahn, has already met twice with interested individuals from the area and he would like to touch base with the group again since he is at the point of actually filing the case with the city. Meeting details are as follows:

Date: Tuesday October 19, 2004

Time: 6:30- 8:00pm

Location: 505 Barton Springs Rd. 5th floor (SE corner of S. 1st St. and Barton Springs Rd.)

If you did not receive the notes from the previous two meetings or cannot attend the meeting but have questions or input to share, please contact me at 974-7694 or sonya.lopez@ci.austin.tx.us.

More information about the neighborhood planning process can be found at our website at www.ci.austin.tx.us/zoning. The East Riverside/Oltorf planning page is located at: <http://www.ci.austin.tx.us/zoning/eroc.htm>. For educational information on zoning please look at our neighborhood planning library at: <http://www.ci.austin.tx.us/zoning/library.htm>.

<<Map.pdf>>
Sincerely,



Map.pdf

Sonya Lopez
Neighborhood Planning and Zoning Department



Summary Notes from East Riverside/Oltoft Neighborhood Planning Meeting- Tuesday October 19, 2004

Purpose: David Mahn, the developer for a proposed housing project on Wickshire Ln. will share updated information regarding the project and the zoning that his project would require and get more community input. This is the third meeting held between David Mahn and interested parties to discuss this case.

Attendees:

Lillian Arrington	Judy Price	Sonya Lopez (NPZD)
Linda Watkins	David Mahn	Stuart Hersh (NHCD)
Carl Braun	Jean Mather	
June Oliver Ault	Henry Winston Ault	
Ann Joplin	Gordon Placette	
Ron Thrower	Lorilee Dodson	
Tim Trentham	Jim Crockett	
Dawn Cizmar	Gay Schrader	

Meeting Notes

Update from David Mahn:

- The product will be the same as presented at the first two meetings, detached condominium units. The footprint of each condo will be 25 feet wide by 30 feet long with a mixture of one and two story units. Approximately three hundred units are planned to be developed in stages, fifty to sixty units at a time. The developer intends to pre-sell units vs. speculative building.
- Design: the developer is striving to build an attractive project with appeal that fits in with the surrounding neighborhood.
- Price: condo prices may range from \$100,000 up to \$170,000 depending on the size of the unit.
- SMART Housing aspect: 40% of the units will be priced to house those who make 80% or less than the median family income for a household of four people, which is approximately \$56,000. According to Stuart Hersh, this project will be the first opportunity for single family development under the SMART Housing Program between I-35 and Grove. All other SF development has been further east. According to the developer, SMART Housing helps by cutting the permitting time in half and helps garner City support for a project.
- Lot size: the specifics are unknown at this time. This will be determined at the subdivision and site planning stages, which will follow zoning.
- Current developer activities: land survey, phase I environmental and a soils investigation (having small building footprints will reduce the risk of future foundation problems due to the expansive nature of soils throughout the area). The site planning process will begin after these activities have been completed.



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- Project site details: at the time of the last meeting the project involved three tracts of land of approximately 17 acres. New land has been recently acquired adding three additional tracts of approximately 10 acres (total project size approximately 27 acres). The addition of the new tracts adds access points at Metcalfe and Carlson which will help disperse traffic instead of having it all flow to Parker Ln. from Wickshire.
- Elevation: the grade goes from about 632 ft. to around 564 ft. (from the Wickshire side to the northern end of the project site)
- A small park is still being considered in the southeast area of the site. The location of the potential park and other open space on the site (including at least one water detention pond) will be determined at the site planning stage.
- Past projects done by Benchmark Development:
 - Bouldin Creek Cottages
 - In Oak Hill at William Cannon & Beckett (88 condo units in duplex format)
 - Up north on Macmora Rd (2 acres)
 - Plum Creek in Hays County
- Building materials: the exterior of the units will most likely be hardiplank.
- Financing: Benchmark Development does not make loans but has two preferred lenders that future buyers can work with if they so choose.
- Traffic: it is estimated that each household will make between three to five trips per day. The three access points will disperse traffic. Construction traffic will be confined to a specific ingress and egress point.
- Schools: there is no new information since previous meetings. The developer is not sure what the housing mix will be so it is impossible to say how many children vs. how many non-children households there will be. The market will determine the housing mix.

Next Step:

David Mahn will proceed to file the zoning case and schedule a Planning Commission hearing. The zoning case manager is Wendy Walsh. She can be reached at 974-7719 or wendy.walsh@ci.austin.tx.us.

Remember to look at our planning website for general planning details and also helpful zoning information (link to the neighborhood planning library): East Riverside/Oltorf Neighborhood Plan (<http://www.ci.austin.tx.us/zoning/eroc.htm>)



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Office

Gina Copic, S.M.A.R.T. Housing Program Manager
 (512) 974-3180, Fax: (512) 974-3112, rgina.copic@ci.austin.tx.us

October 5, 2004 (revised from May 17, 2004)

S.M.A.R.T. Housing Certification
 1910 Wickshire Ln Condominiums
 Myra Goepp, P.L. (448-0881 o, 923-3517 m)

TO WHOM IT MAY CONCERN:

Benchmark Land Development, Inc. is proposing to develop a 300-unit single-family detached condominium regime at 1910 Wickshire Ln in the Parker Lane Neighborhood Planning Area. NHCD certifies that the proposed development meets the S.M.A.R.T. Housing standards at the pre-submittal stage, subject to the applicant conducting meeting(s) with affected neighborhood groups to resolve issues before filing a zoning application, and attaining the required zoning. Since 40% of the units will serve families at 80% Median Family Income (MFI) or below, the development will be eligible for 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. Expected fees waived include, but are not limited to, the following:

Zoning Fees	Miscellaneous Site Plan Fee	Electrical Permit
Board of Adjustment Fee	Construction Inspection Fees	Mechanical Permit
Subdivision Fees	Capital Recovery Fees	Plumbing Permit
Development Assessment Fees	Building Plan Review	
Consolidated Site Plan Fees	Building Permit	
Site Plan - Construction Element Fee	Concrete Permit	

Prior to filing of building permit applications and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Nathan Duxsey, 505-3703).
- ◆ For each individual permit application, submit the S.M.A.R.T. Housing Residential Completeness Check, Permit Application, and plans demonstrating compliance with visitability and transit-oriented standards to NHCD, 505 Barton Springs Road, 6th Floor

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass final inspection by NHCD to certify that Visitability standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3126 if you need additional information.

Steve Barney
 Steve Barney, S.M.A.R.T. Housing Project Coordinator
 Neighborhood Housing and Community Development Department

Cc: Gina Copic, NHCD
 Robby McArthur, WWW/Taps
 Nathan Duxsey, Austin Energy
 Annick Beaudet, NPZ/D

Janer Gallagher, WPDR
 Stuart Hersh, NHCD
 Maria Volpe, WPDR
 Javier Delgado, WPDR

Lisa Nickle, WPDR
 Ricardo Soliz, NPZ/D
 Adam Smith, NPZ/D
 Jim Lund, PW

Attachment C

Walsh, Wendy

From: JMather531@aol.com
Sent: Tuesday, December 14, 2004 1:32 PM
To: Walsh, Wendy
Subject: C14-04-0181

Dear Planning Commissioners:

When the East Riverside/Oltorf Planning Area first saw this proposal it encompassed the lower three lots, about two-thirds of the current area. We thought it was too large then but now it totals 300 units!

We know that there is a desperate need for low income housing and a small percentage of this development is aimed in that direction and surely the market price for smaller houses and smaller lots must be less than average. However, as planners you must consider the impact of any development on the total neighborhood.

After IH-35 was cut through the city in 1959 the area to the East has been treated as a stepchild. Now the City is paying the price for that neglect in a high crime rate, poor schools and, or course, lower tax revenues. It's time to take the same care in zoning for this area as would be done in a high tax revenue neighborhood. Small pockets of this housing would be acceptable anywhere and, yes, it is a step up from the tacky apartments that blanket the area, but a landscape of 300 of these tiny two story houses is like a bad movie! Note: traditional housing in Texas is not two-story on a small lot, even with a front porch and gabled roof.

We haven't seen a site plan and I don't think you will either but I hope I'm wrong. If you approve this plan, I think it is critical that you impose the following conditions.

- 1 Reduce it by half.
- 2 All streets to be lined both sides with native trees (oak, cedar elm, or pecan) fifty feet on center.
- 3 At least 20% open space.
- 3 Hike and bike trail along the creek to the North (a branch of Country Club) to continue the trail being proposed in the neighborhood plan.

Jean Mather
SRCC Planning Chair
444-4153