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NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: East Riverside/Oltrof Combined Neighborhood Plan

CASE#: NPA-2010-0021.02

PC DATE: March 8, 2011
February 22, 2011
January 25, 2011

ADDRESS/ES: 1406, 1408, 1504, & 1506 Parker Lane

SITE AREA: 0.957 acres

APPLICANT/OWNER: J. Ryan Diepenbrock

AGENT: J. Ryan Diepenbrock

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family **To:** Higher-Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2010-0140 (SR)
From: SF-3-NP **To:** SF-6-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 16, 2006

PLANNING COMMISSION RECOMMENDATION: Pending.

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The plan amendment request meets the following plan Goals, Objectives, and Recommendations:

Land Use

Goal 1

Preserve and enhance the character of existing residential neighborhoods.

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R1 Retain single family uses in established single family neighborhoods (NPZD; Neighborhood).

R2 Consider existing residential densities and current housing stock in future land use and zoning decisions to promote compatibility (NPZD; Neighborhood).

R3 Promote and support compatibility between single family residences by (NPZD; Neighborhood):

- retention of scale between structures regarding height, mass and impervious cover in both remodeling and new home construction.
- encouraging City Council to incorporate the following recommendation developed by neighborhood stakeholders into their proposed Single Family Development Regulations:
  - Retain the existing scale and massing in new single family structures and remodels adjacent to residences and limit height to 35 feet, measured from existing grade of the adjacent residences.

R4 The significant canopy created by the mature trees is a highlight of our planning area and especially of our traditional single-family neighborhoods. Therefore, whenever possible, mature trees should be preserved (Neighborhood).

Obj 1.1 Minimize the negative effects between differing intensities of uses by:

R5 Requiring strict adherence to Compatibility Standards (NPZD).

R6 Encouraging City Council to modify the Land Development Code to require compatibility standards between residential uses (including multifamily) and all office and commercial uses, and require vegetative buffers of 25 feet within the setback (Neighborhood).

R7 Retaining office uses as a transition between other commercial and residential uses (NPZD).

R8 Increasing limits on density and height when necessary (NPZD; Neighborhood).

R9 Increasing the amount of mature vegetative buffer when necessary to screen lights, noise, and unsightly features such as mechanical equipment, trash disposal, parking lots, loading docks, cluster mailboxes, etc. (NPZD; Neighborhood).

R10 Discouraging waivers and variances to Austin's Land Development Code unless the owner can demonstrate a true hardship (COA).

R11 Studying the feasibility of requiring additional setbacks and landscaped buffers for new commercial uses adjacent to multifamily uses (NPZD).

Goal 2

Increase home ownership opportunities that are compatible with surrounding properties.

Obj 2.1 Apply zoning tools or options in specified areas that promote housing types which are traditionally owner-occupied.

R24 Allow condominium, townhouse, and single-family residential uses and prohibit multifamily residential uses on properties designated as mixed use along Riverside Drive, Pleasant Valley Road north of Riverside Drive and on the west side of Grove Blvd. north of Riverside Dr. (NPZD).

Goal 4

Encourage a balanced mix of residential, civic, commercial, office and other land uses without adversely affecting adjacent residential neighborhoods.

Obj. 4.1 Apply land use and zoning tools or options in specified areas to promote a mixture of uses.

R30 Allow the Mixed Use Building (MUB) and Neighborhood Urban Center (NUC) Special Uses along the south side of Riverside Drive and on the west side of Pleasant Valley Road north of Riverside Drive (NPZD).

R31 Support a mixed use development concept on the north side of Riverside Drive and Lakeshore Blvd. between I-35 and Town Lake parkland which encourages a true mix of uses, allows replacement only of existing multifamily units, prohibits a net increase in multifamily units and addresses affordability in both single family and multifamily residential options. Ensure that at the zoning stage, city staff and neighborhood stakeholders work together on an appropriate mixed use vision for this stretch of land (Neighborhood; NPZD).

Staff Analysis: The proposed plan amendment to change the future land use from single family to higher-density single family will be consistent with the exiting land uses to the north and south of the sight. The plan document supports compatibility of uses, which staff believes the higher-density single family use will be compatibly with the surrounding land uses, especially with the proposed zoning conditional overlays proposed by the applicant.

BACKGROUND: The application was submitted in July during the open period for plan amendment applications for neighborhood planning areas located on the east side of Interstate Highway 35.

In 2008, Ryan Diepenbrock filed a plan amendment application (NPA-2008-0021.01) requesting a FLUM change from Single Family to Multifamily and a zoning change application (C14-2008-0162) requesting a zoning change from SF-3-NP to MF-3-NP. Staff's recommendations at that time was to support a FLUM change to Higher-Density Single Family and a zoning change to SF-6-CO-NP, with a conditional overlay prohibiting construction of any structures within the back 50 feet of the property.

The subject tracts located at 1406, 1408, 1504, and 1506 Parker Lane are each currently occupied by a single-family structure; together, the lots total 0.957 acres. As part of the East Riverside - Oltorf neighborhood planning process, the subject tract was zoned SF-3-NP. The

applicant is requesting the plan amendment to change the future land use designation of his properties so to allow the future construction of approximately eleven condominium units there. The applicant plans to demolish the existing structures located on the sites.

The East Riverside/Oltorf Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on November 16, 2006. The East Riverside/Oltorf Combined Neighborhood Planning Area is located in the southeast part of Austin's urban core and is comprised of the Parker Lane, Pleasant Valley, and Riverside planning areas. The boundaries for the combined area are: IH-35 to the west, the Colorado River to the north, Grove Boulevard and Montopolis Drive to the east, and Ben White Boulevard/Highway 71 to the south.

PUBLIC MEETINGS: Approximately 500 notices were mailed to property owners, utility account holders who live within 500 feet of the property, in addition to members of the EROC Planning Contact Team and interested parties. Nineteen people attended the plan amendment held on October 27, 2010.

The applicant, Ryan Diepenbrock, presented his proposed plan amendment/zoning case stating that he proposes to built 12 detached condo units on the site (Note: After the meeting, this number was reduced to 11 due to limited acreage), for of two-, three-, and possibly four-bedroom detached homes. He proposes to construct a series of micro-ponds on the site to slow the rate of water run-off from the property.

In a hand-out Ryan distributed at the meeting, it states: "All large trees that are able to be protected as defined by the environmental reviewer will be protected during the construction process. All other large trees that are able to be saved, but do not meet the protection criteria, will also be protected and mitigated as part of the site plan.

"The homes will be two-stories and a maximum of 30 feet tall; the impervious cover will be 55%, the front setback will be 25 ft; five-foot side, and 25 foot compatibility setback at the rear of the property."

He stated that the proposed project would be higher in value than duplexes, which could be built under the current SF-3 zoning. He said the SF-6 zoning would require more stringent development standards than the SF-3 zoning.

After his presentation, the following questions were asked by the attendees:

Question: Where did you get your numbers to state that the condo values will be higher than the duplexes?
Answer: From our previous projects and from our general experience.

Q: What other projects have you done?
A. We have a Zilker duplex project with six homes. In the Galindo area is a 13-home project and a few other single family homes built around the city.

Q. What will be the setback from the Elmhurst side of the property with regards to the detention pond?
A. Natural detention ponds can be placed within the 25 foot setback.

Q. Where can we see an example of the micro-ponds?
A. In the Bouldin neighborhood around S. 5th Street.

Q. Will the property have a chain-link fence?
A. No, it will have natural stone. We can also place trees around the natural grade in the area.

Q. What is the diameter of the mico-ponds?
A. About the size of a room.

Q. With a two-story development, the windows will be able to look down into the homes on Elmhurst Drive.
A. We can put conditions on the property to help mitigate this.

Q. Will you be able to save the big trees?
A. We can't make any promises tonight, but we will do our best to save the trees. We like trees.

After the question and answer session, it was determined that the applicant will need to get the final recommendation from the City's Watershed Protect, Drainage Division for the final assessment of the micro-ponds to be used on the property.

Mark Terranella, who lives directly behind the property to the west, was particularly concerned about loss of privacy from the close proximity of the project, in addition to the large amount of water run-off from the site into his back yard. See pictures he provided.

As of January 7, 2011, the East Riverside/Oltorf Planning Contact Team was not able to submit a recommendation because they have not seen the City's drainage report. See PCT e-mail in this report.

Note: On February 10, 2011, staff held a meeting with property owners on Elmhurst Drive (Mark and Lucy Terranella, David and Paula Smuck, and Richard Bohls), the owner/applicant and his engineer (Ryan Diepenbrock and Jerry Peralli), City staff (Stephen Rye, Maureen Meredith, and Jose Guerrero), and an EROC Planning Contact Team member (Toni Price) to discuss the drainage issues on Elmhurst Drive. These residents on Elmhurst Drive are concerned that the Parker Lane development proposed by Ryan Diepenbrock will exacerbate their water issues. Pictures of the overflowing rainwater on Elmhurst Drive are provided in this report.

Jose Guerrero an Engineer in the City's Watershed Protection Department said he would send staff to inspect the water pipes on Elmhurst Drive to check if there is a blockage in the

pipes that causes the water to backflow onto the street in heavy rains. As of Wednesday, February 16, 2011, there is no update on the results of the inspection.

CITY COUNCIL DATE: March 3, 2011

ACTION: Action Pending (Staff will request postponement until March 24, 2011).

CASE MANAGER: Maureen Meredith, Senior Planner **PHONE:** 974-2695

EMAIL: Maureen.meredith@ci.austin.tx.us

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Information sent to staff on from the applicant on January 17, 2011.

1406 – 1506 Parker Lane Rezoning
Proposed Development and Conditions

Zoning Metrics:

- SF-6 Requested Zoning
- Height limitation of 2 stories, 30' tall throughout property
- 55% Impervious Coverage
- 25' front setback. 5' side. 25' rear compatibility setback

Additional Conditions in the Zoning Ordinance:

- Drainage: Developer will convey all site drainage away from the rear property line in a manner to insure little to no runoff into the SF-3 property to the west. Developer will also create a small, natural berm along or near rear property line.

- Privacy: Privacy fence will be added along the rear fence line anywhere it does not exist. No second story balconies facing the SF-3 properties will be construction on homes in the rear of the property and window placement in the homes facing the rear property line will be designed with privacy in mind when and where possible. The site plan of the community will be designed to limit any car headlights from shining through to the rear property line.

- Dumpster: If dumpsters are used on site to collect community trash they shall be placed within 100' of the Parker Lane property line.

Other Notes:

- Trees: All large trees that are able to be protected as defined by the environmental reviewer at the City of Austin will be protected during construction process. All other large trees that are able to be saved, but do not meet the protection criteria will also be protected and mitigated for as part of the site plan.

- Trees: Any removed trees will be mitigated for as part of the site plan.

- Compatibility: All other compatibility setbacks and requirements triggered by the existing single family residences along Elmhurst Drive will be met.

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From: Gayle Goff
Sent: Friday, January 07, 2011 5:02 PM
To: Meredith, Maureen
Cc: Carl Braun; Dawn Cizmar; Barb Fox; Toni House; Toni House; Krebs, Fred; John Harms; Jean Mather; Linda Land; Jan Long; Linda J. Watkins; Malcolm Yeatts; Judy Price; May, Mike; Terranella, Mark & Lucy
Subject: Re: NPA-2010-0021.02 - 1406 Parker Lane case

Maureen --

I'm not sure when we will have a vote on this because neighbors are still waiting for a city engineers' report regarding drainage issues.

Gayle Goff

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Pictures sent to staff from Mark Terranella, who lives directly west of the site. These pictures were taken from the Parker Lane properties showing Mr. Terranella's back yard.

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Pictures sent to staff from Mark Terranella, who lives directly west of the site.

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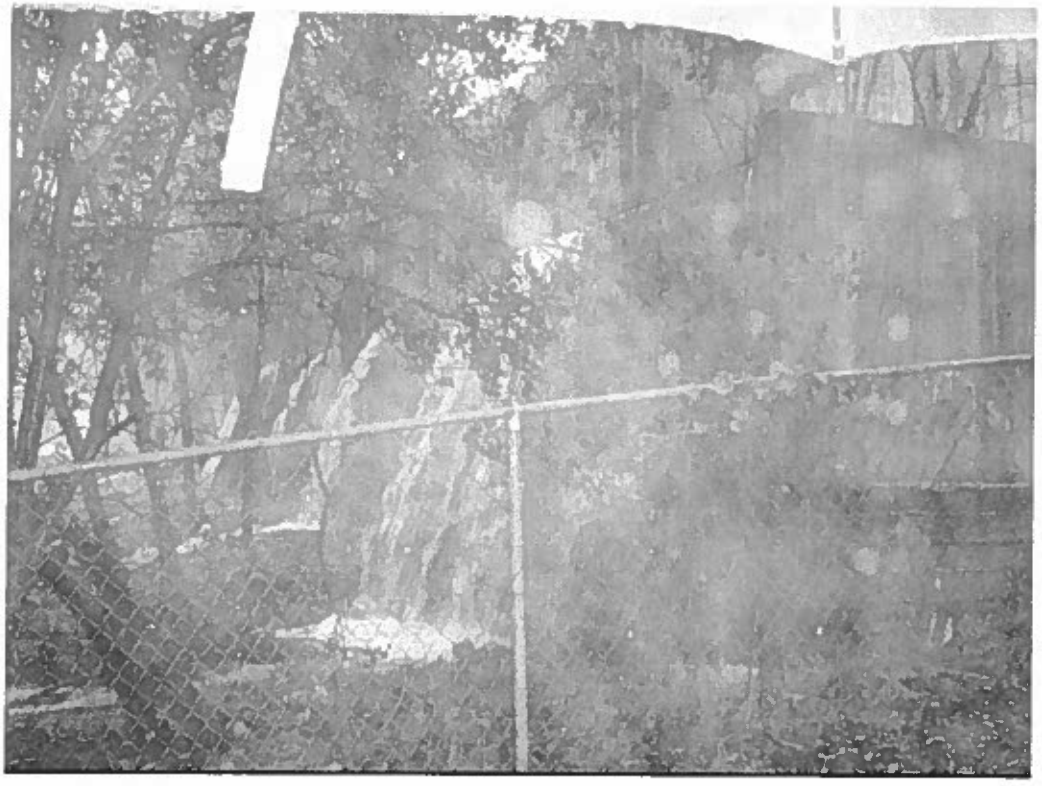
Pictures sent to staff from Mark Terranella, who lives directly west of the site.

12/12



Water from the Parker Lane properties running into the backyards of properties located on Elmhurst Drive.

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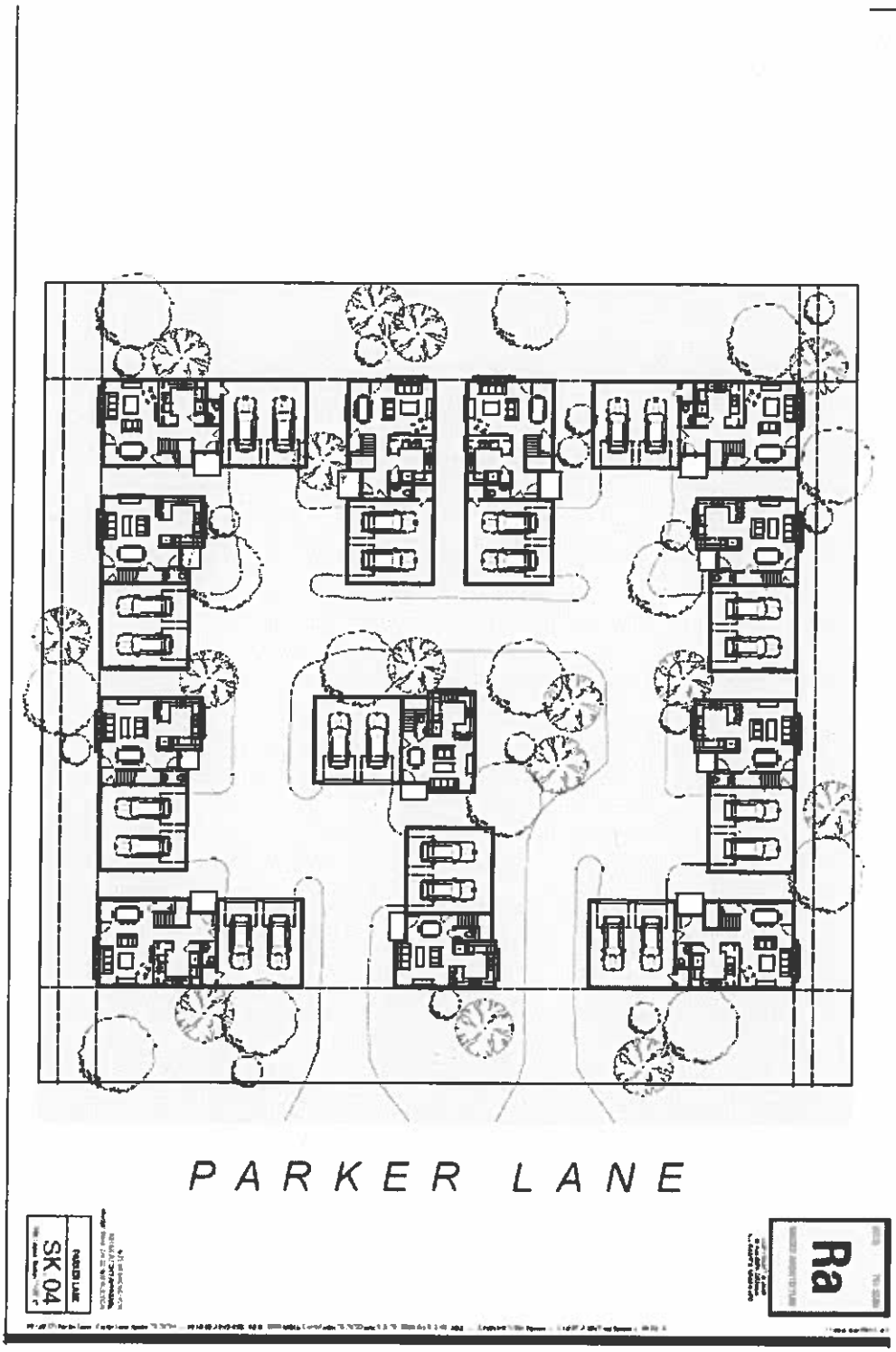
Applicant's draft conceptual site plan



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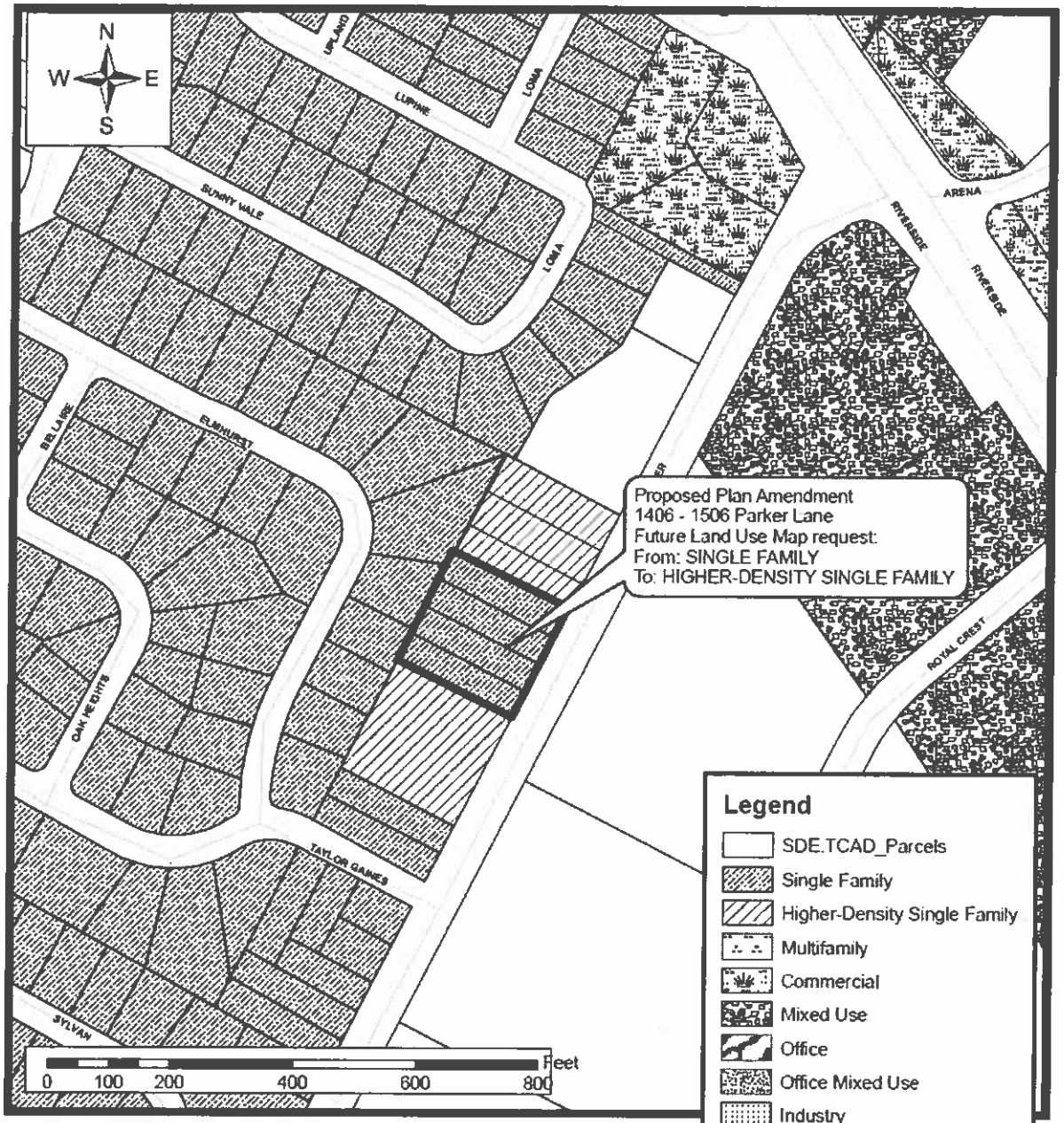

East Riverside-Oltorf Combined Neighborhood Plan Amendment

NPA-2010-0021.02

City of Austin
Planning & Development Review Dept.

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Revised on 01/06/11_M. Meredith

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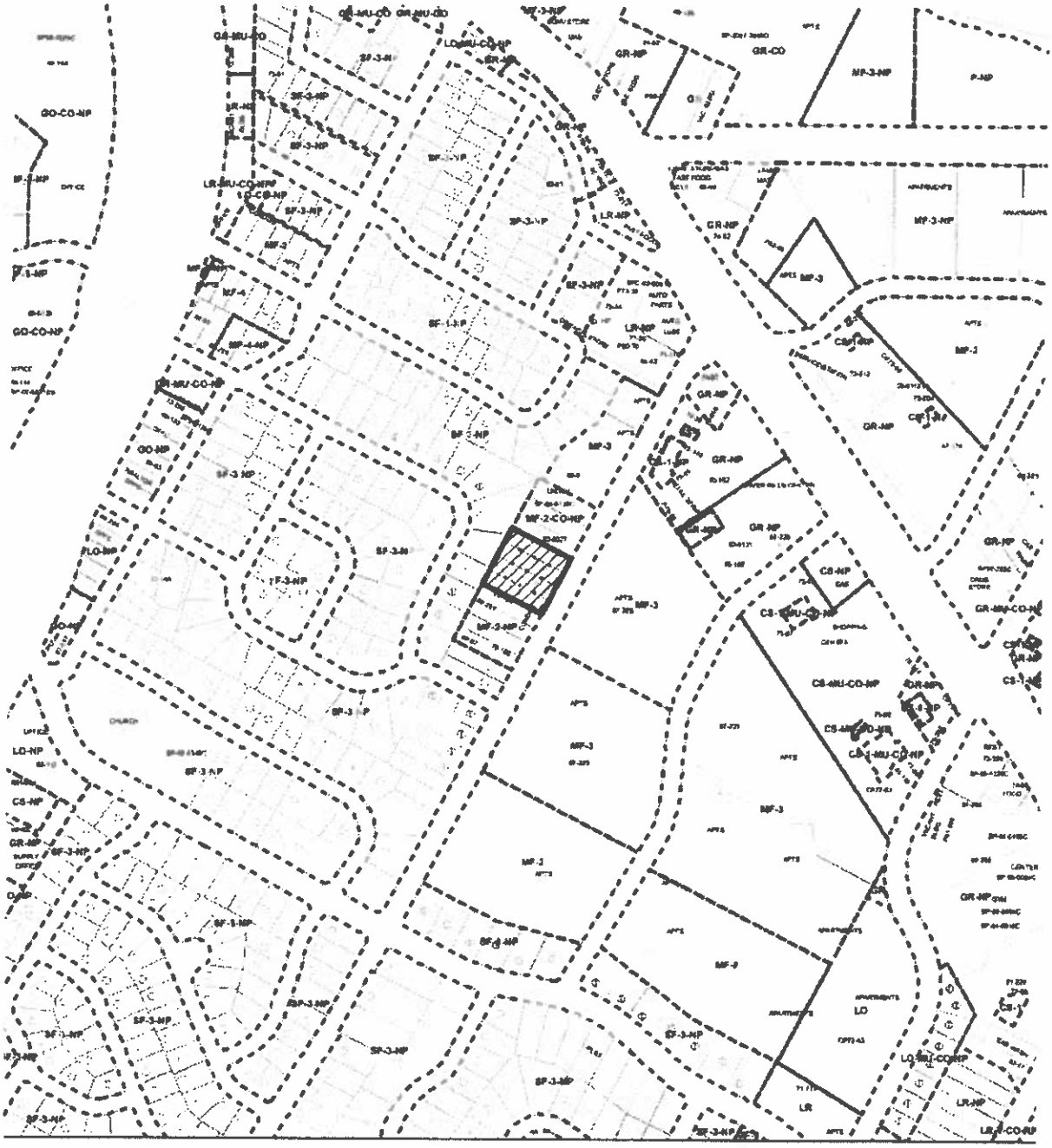

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NEIGHBORHOOD PLAN AMENDMENT

NPA CASE#: NPA-2010-0021.02
LOCATION: 1406-1506 PARKER LANE
SUBJECT AREA: 0.957 ACRES
GRID: J20
MANAGER: MAUREEN MEREDITH

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.

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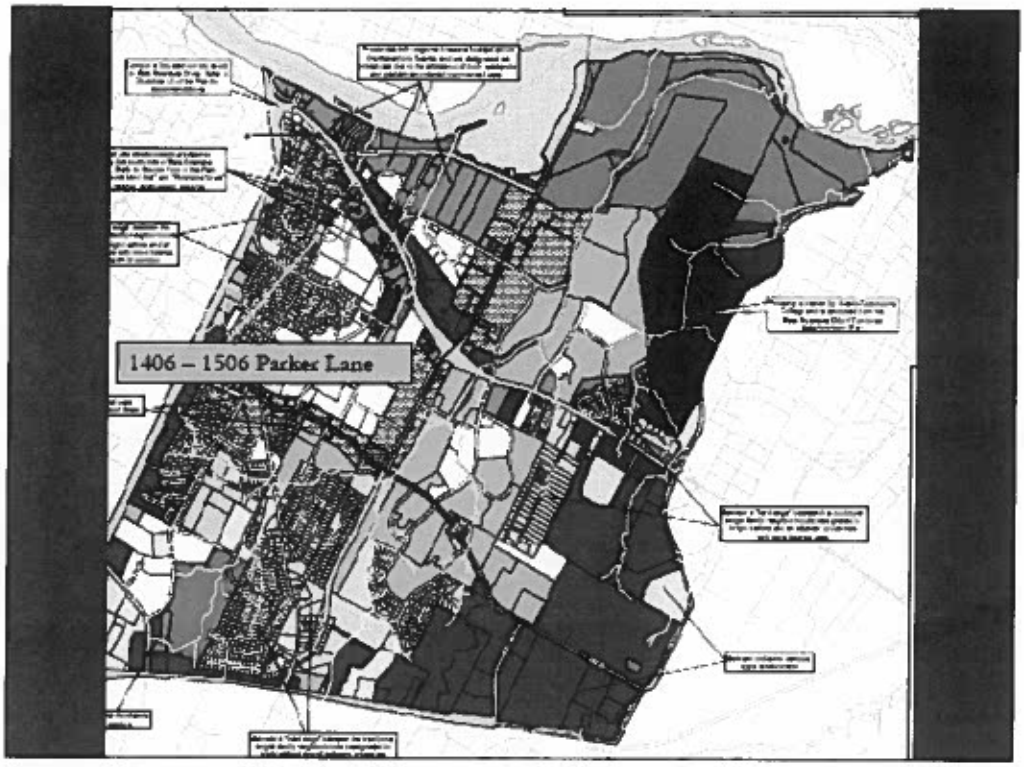
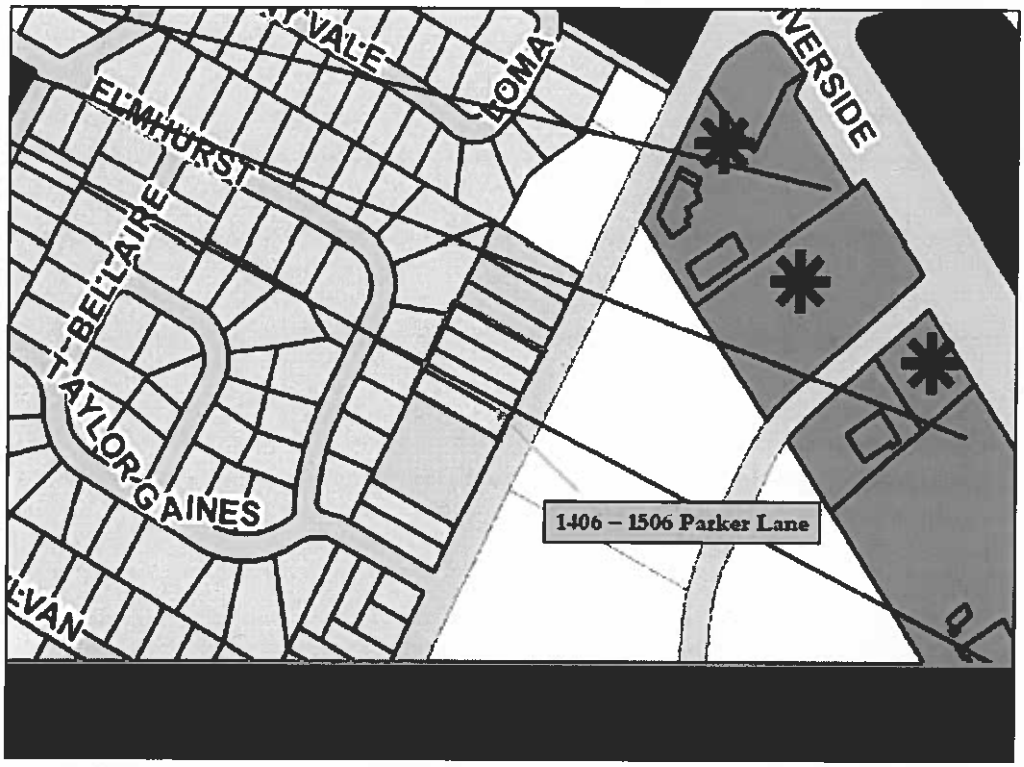

1406 – 1506 Parker Lane


VALE
ROMA
ELMHURST
BELLAIRE
TAYLOR GAINES
VAN
VERSIDE
1406 – 1506 Parker Lane

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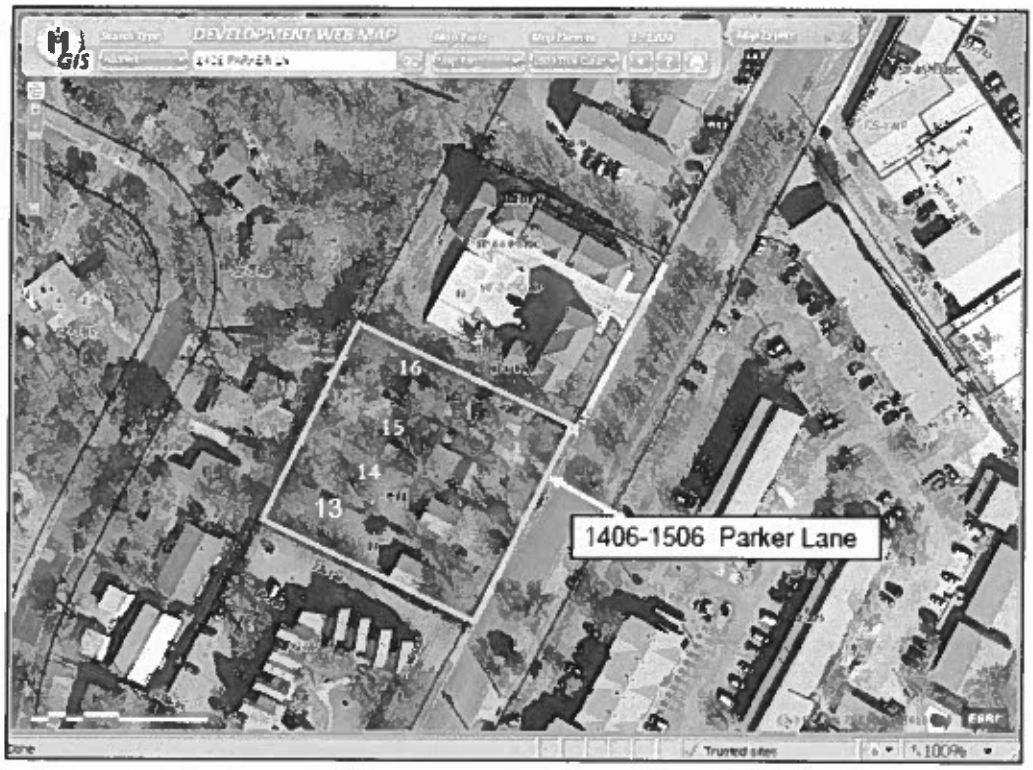
DEVELOPMENT WEB MAP
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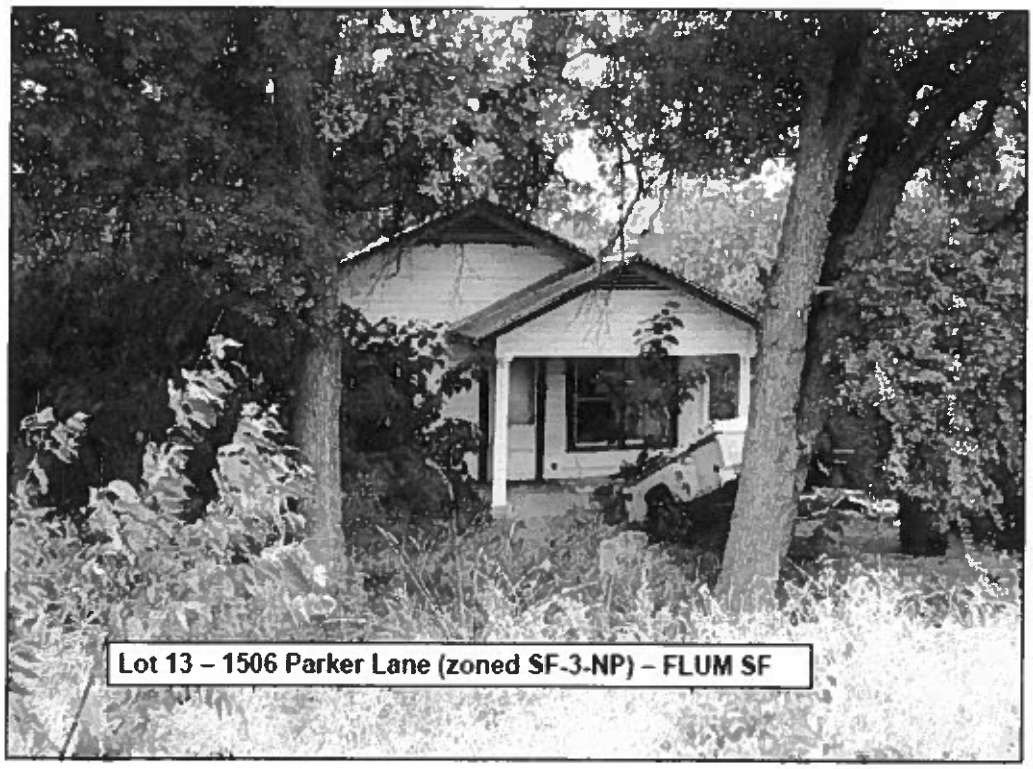
1406-1506 Parker Lane


Lot 13 – 1506 Parker Lane (zoned SF-3-NP) – FLUM SF

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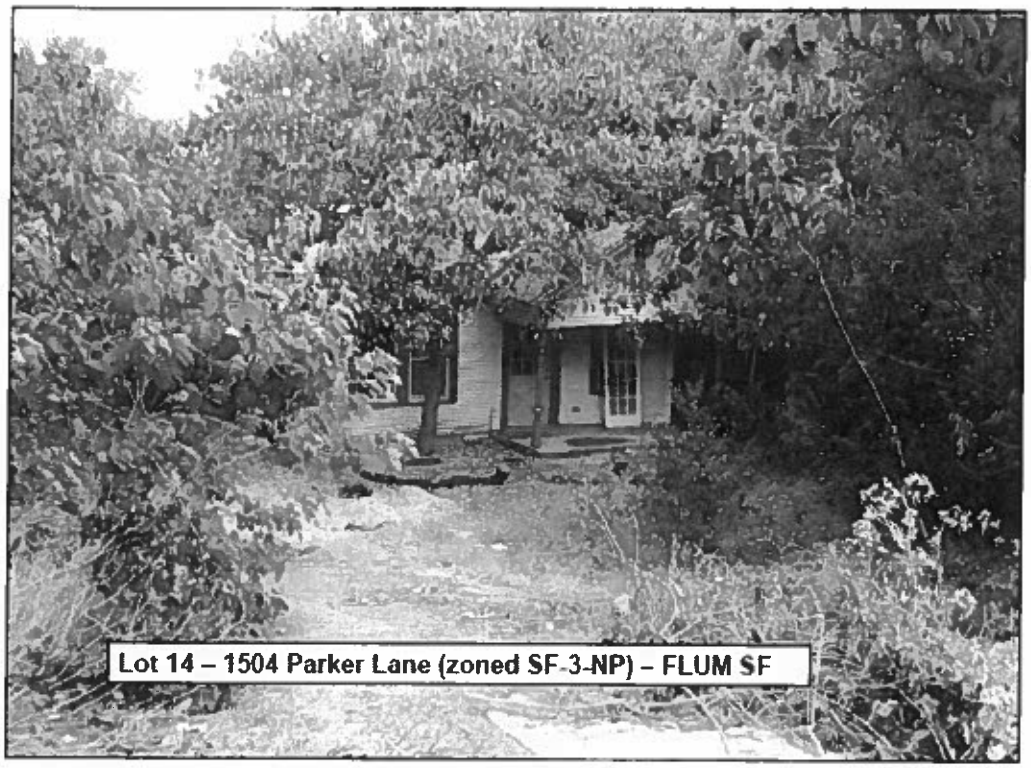
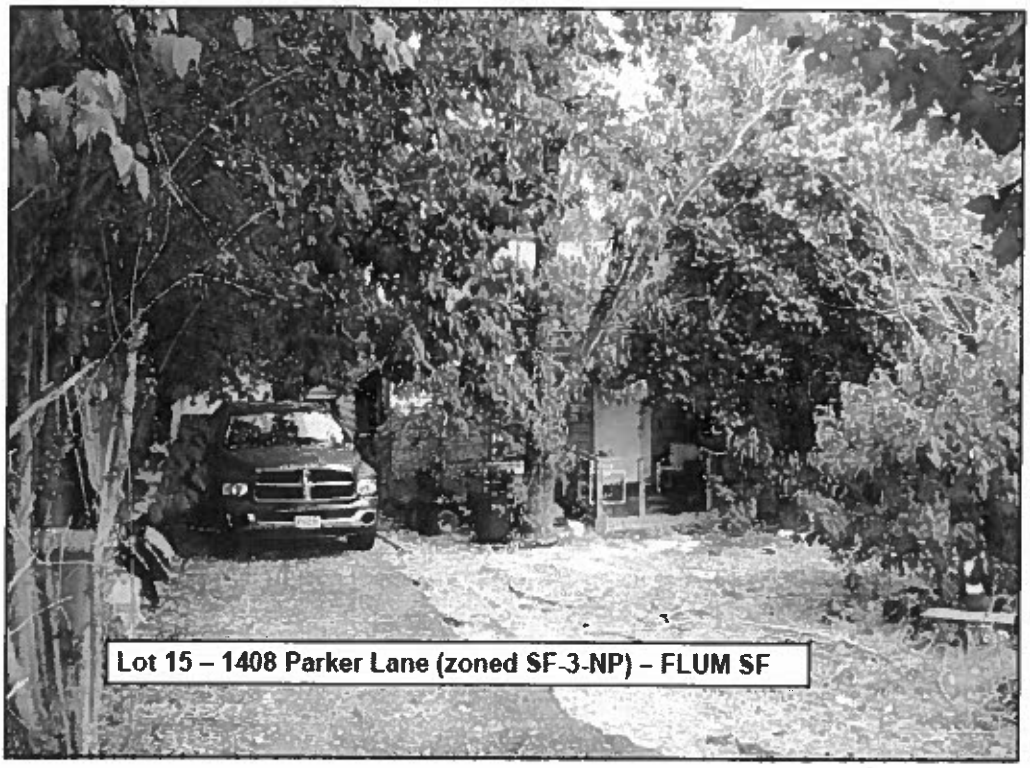


Lot 14 – 1504 Parker Lane (zoned SF-3-NP) – FLUM SF



Lot 15 – 1408 Parker Lane (zoned SF-3-NP) – FLUM SF

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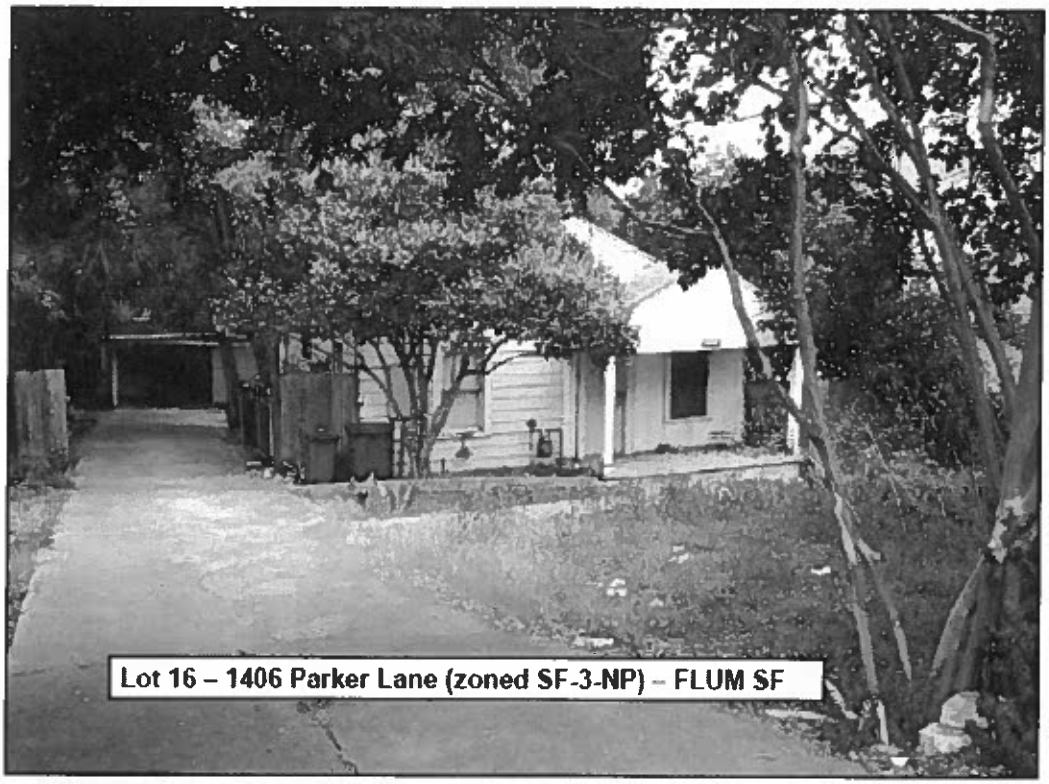
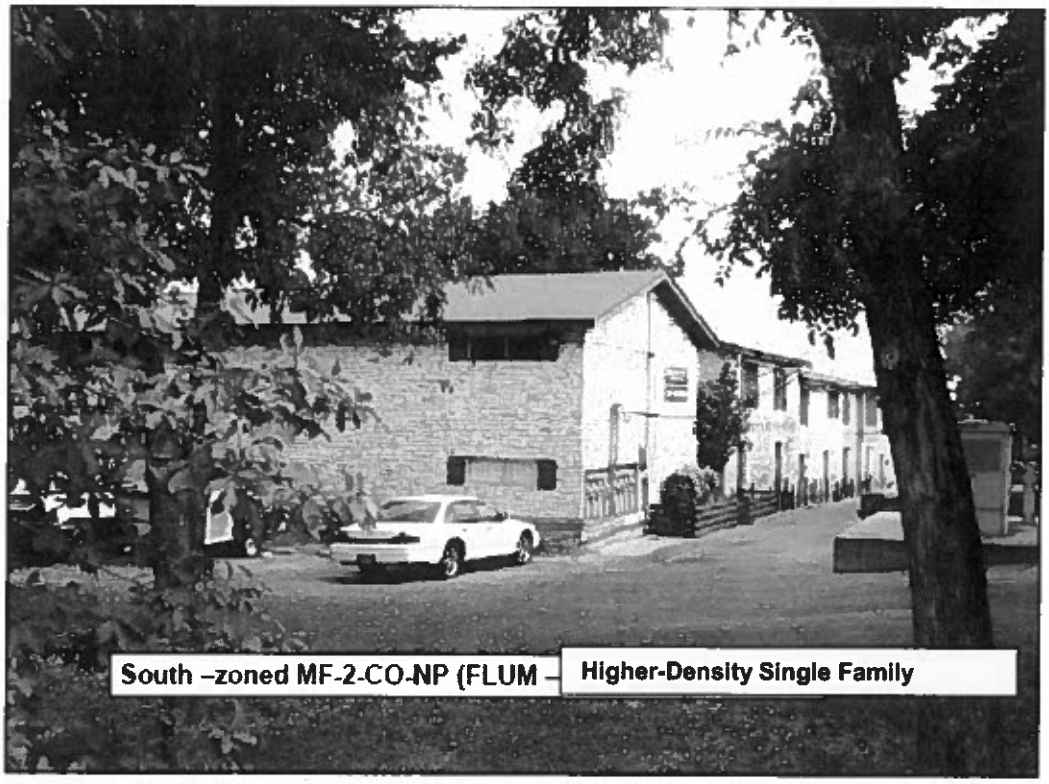

Lot 16 – 1406 Parker Lane (zoned SF-3-NP) – FLUM SF


South –zoned MF-2-CO-NP (FLUM –
Higher-Density Single Family

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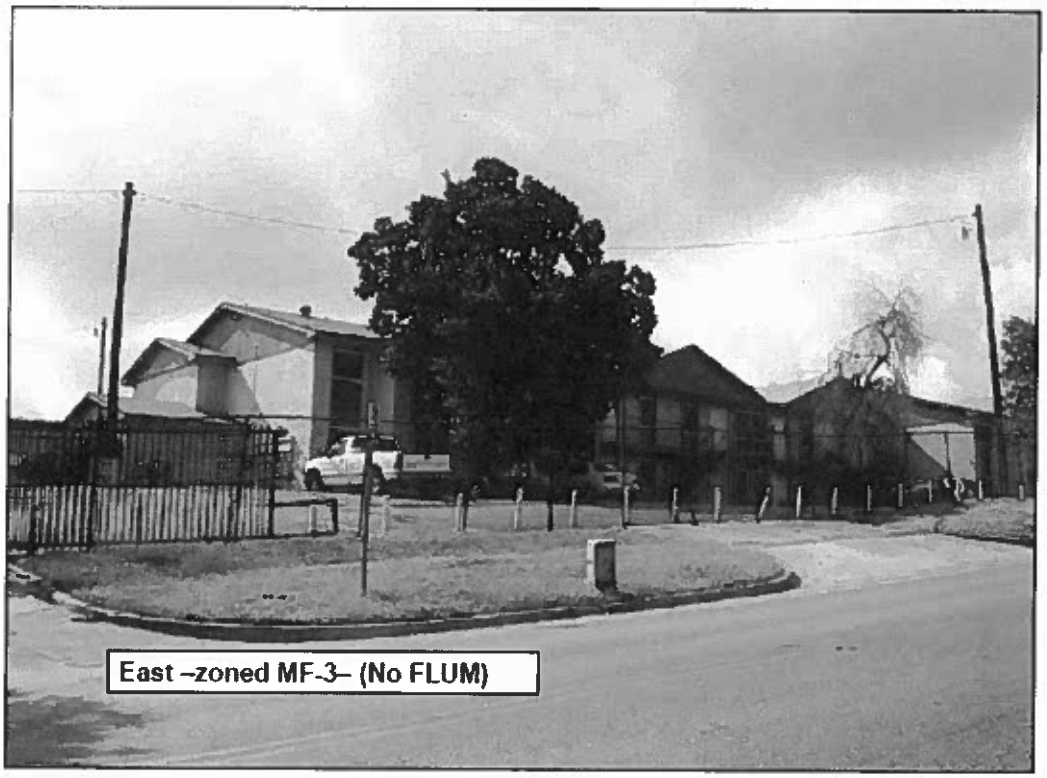
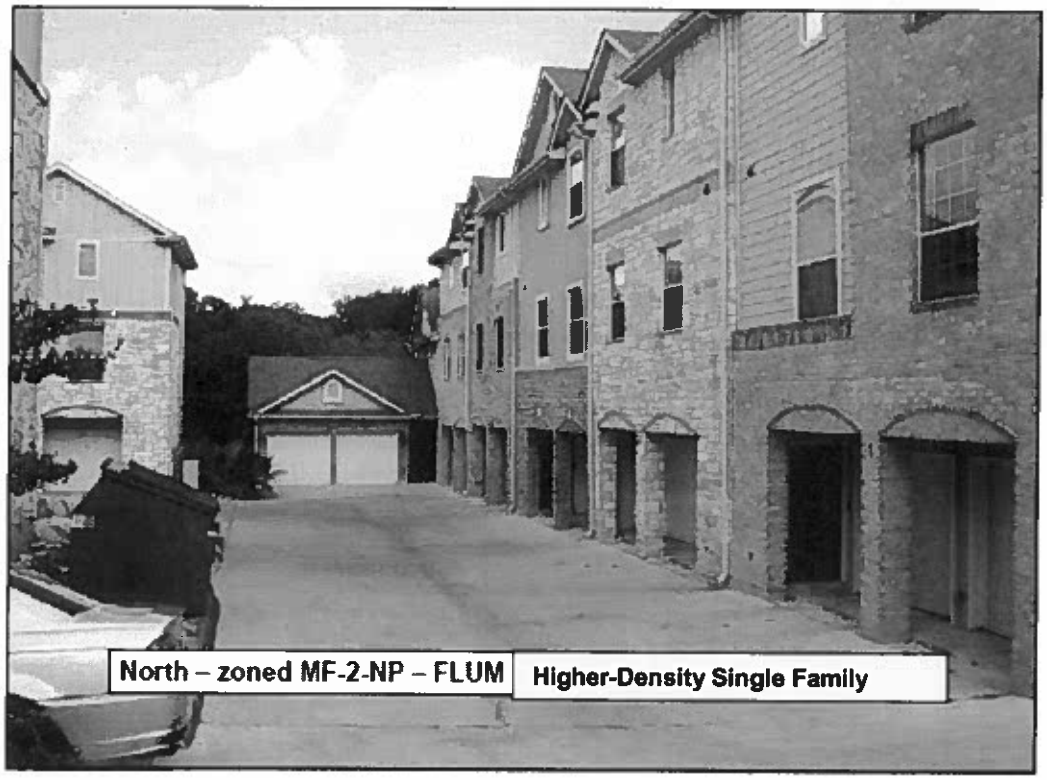

East –zoned MF-3– (No FLUM)


North – zoned MF-2-NP – FLUM
Higher-Density Single Family

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