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ZONING CHANGE REVIEW SHEET

CASE: C14-2010- 0204 – Riverside Gardens

P.C. DATE: April 12, 2010

ADDRESS: 6716 East Riverside Drive

OWNER/APPLICANT: Equity Secured Capital, L.P. (Vincent M. DiMare, Jr.)

AGENT: Carlson, Brigance & Doering, Inc. (Charles Brigance)

ZONING FROM: MF-3-NP and CS-NP

TO: SF-4A-NP

AREA: 18.25 acres (794,970 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of SF-4A-NP (Single Family Residence- Small Lot - Neighborhood Plan) combining district zoning.

DEPARTMENT COMMENTS: This 18.25 acre property is currently zoned MF-3-NP (Multifamily Residence Medium Density – Neighborhood Plan) and CS-NP (General Commercial Services – Neighborhood Plan) combining district zoning, and is currently undeveloped. The applicant has requested to rezone the property to SF-4A-NP (Single Family Residence Small Lot – Neighborhood Plan) for a residential development. Upon request by city staff, the applicant removed a 3.97 acre tract from the rezoning request with frontage on Riverside Drive in order to be consistent with the Riverside Corridor Master Plan. Staff supports rezoning the request for the remaining property to SF-4A-NP. The Montopolis Neighborhood Association has also offered support for the rezoning.

NEIGHBORHOOD PLANNING STAFF RECOMMENDATION: The applicant has requested a Future Land Use Map amendment to the Montopolis Neighborhood Plan to change from Commercial to Multifamily (on Tract 2). Staff has an alternate recommendation for Higher Density Single Family on Tracts 1 & 2 and Mixed Use on Tract 3.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-NP, MF-3-NP	Undeveloped
<i>North</i>	SF-3-NP, MH-NP	Single Family, Mobile Home
<i>South</i>	CS-MU-NP	Undeveloped
<i>East</i>	CS-MU-NP, GR-MU-NP, CS-NP, MF-3-CO-NP	Multifamily, Convenience Storage
<i>West</i>	CS-MU-NP, SF-3-NP	General Retail Sales Convenience, Multifamily

NEIGHBORHOOD PLAN: Montopolis Neighborhood Plan

TIA: Waived

WATERSHED: Carson Creek

DESIRED DEVELOPMENT ZONE: Yes

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CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- Vargas Neighborhood Association
- El Concilio coalition of Mexican American Neighborhood Associations
- Montopolis Neighborhood Association
- Montopolis Area Neighborhood Alliance
- Southeast Austin Neighborhood Alliance
- Riverside Meadows Homeowners Association
- Crossing Garden Homeowners Association

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-01-0060	Montopolis Neighborhood Plan	Approved (7-2); 8/7/2001	Approved (6-1); 9/27/2001
C14-84-310; C14-84-310RC	I-SF-3 to MF-3 and CS; Restrictive Covenant for development buffer	Approved (5-4); 10/23/1984	Approved rezoning and RC; 3/6/1986

BASIS FOR RECOMMENDATION

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character. Zoning should be consistent with approved and existing residential densities.*

The recommended zoning will be consistent with the residential characteristics of the surrounding neighborhood and will promote a balance of uses and density.

2. *Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan.*

The recommended zoning and plan amendment are compatible with the Montopolis Neighborhood Plan Objective 2: to promote the existing neighborhood pattern of development with new and Smart Growth Infill development.

EXISTING CONDITIONS

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Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Carson 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 no floodplain within or adjacent to the project boundary.

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

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Water and Wastewater

If 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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

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Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

The Austin Metropolitan Area Transportation Plan calls for a total of 200 feet of right-of-way for Riverside Drive. Right-of-way dedication and / or reservation for Riverside Drive shall be required in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55) at the time of subdivision and or site plan application.

Additional right of way for other surrounding streets maybe required at the time of subdivision or site plan application.

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Riverside Drive	128'	Varies (3 lanes each way with divided median)	Arterial	Yes	Yes	Yes
Frontier Valley Drive	62'	44'	Local	No	No	Yes (within ¼ mile)
Lawrence Street	42'	Unpaved adjacent to site	Local	No	No	Yes (within ¼ mile)
Santos Street	52	Unpaved adjacent to site	Local	No	No	Yes (within ¼ mile)

Site Plan:

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

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CITY COUNCIL DATE: May 12, 2011

ACTION:

ORDINANCE READINGS: 1st

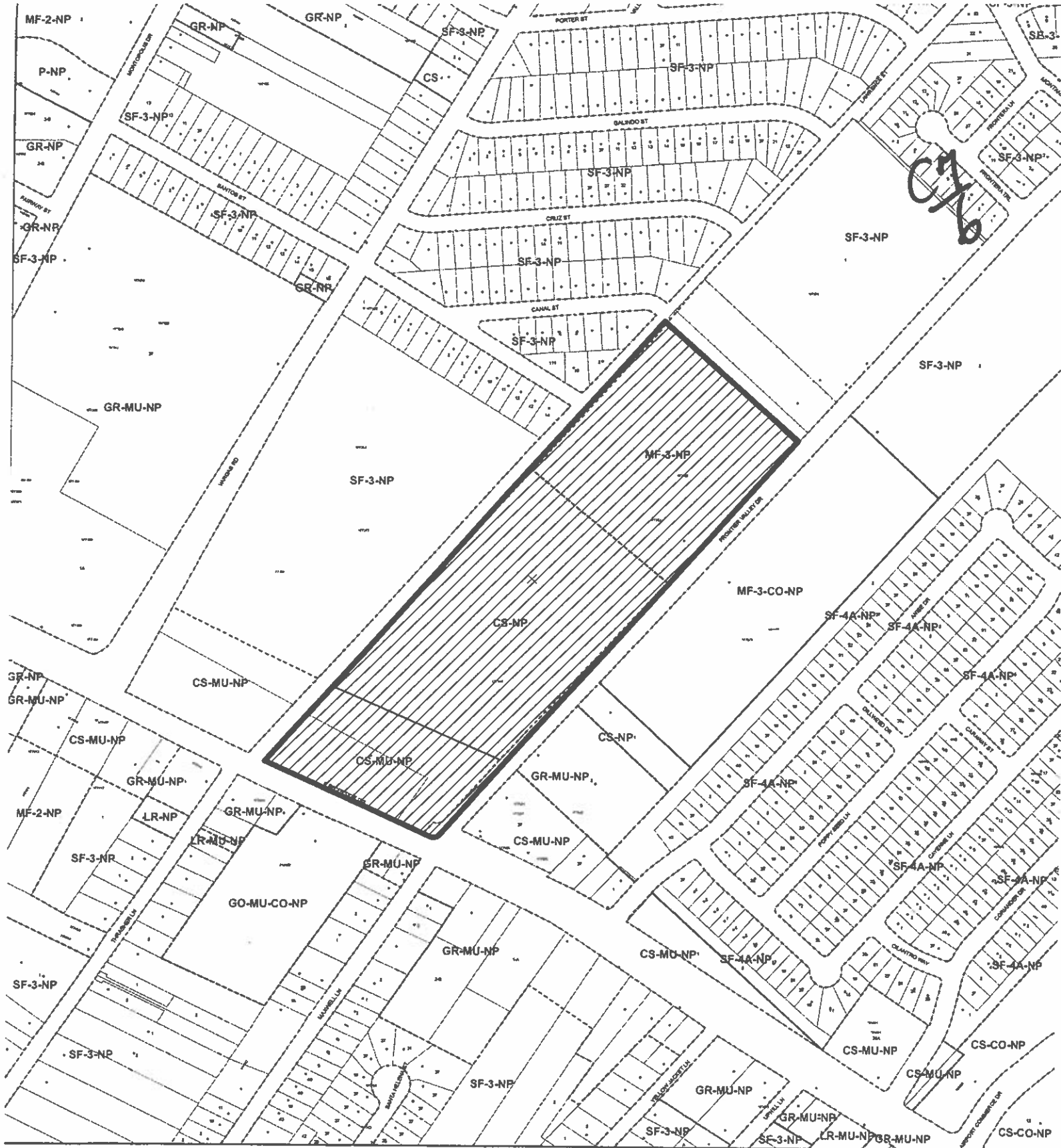
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye





PHONE: 974-7604
stephen.rye@ci.austin.tx.us



ZONING

ZONING CASE#: C14-2010-0204
 LOCATION: 6716 E RIVERSIDE DR
 GRID: J18
 AREA: 22.23
 MANAGER: STEPHAN RYE



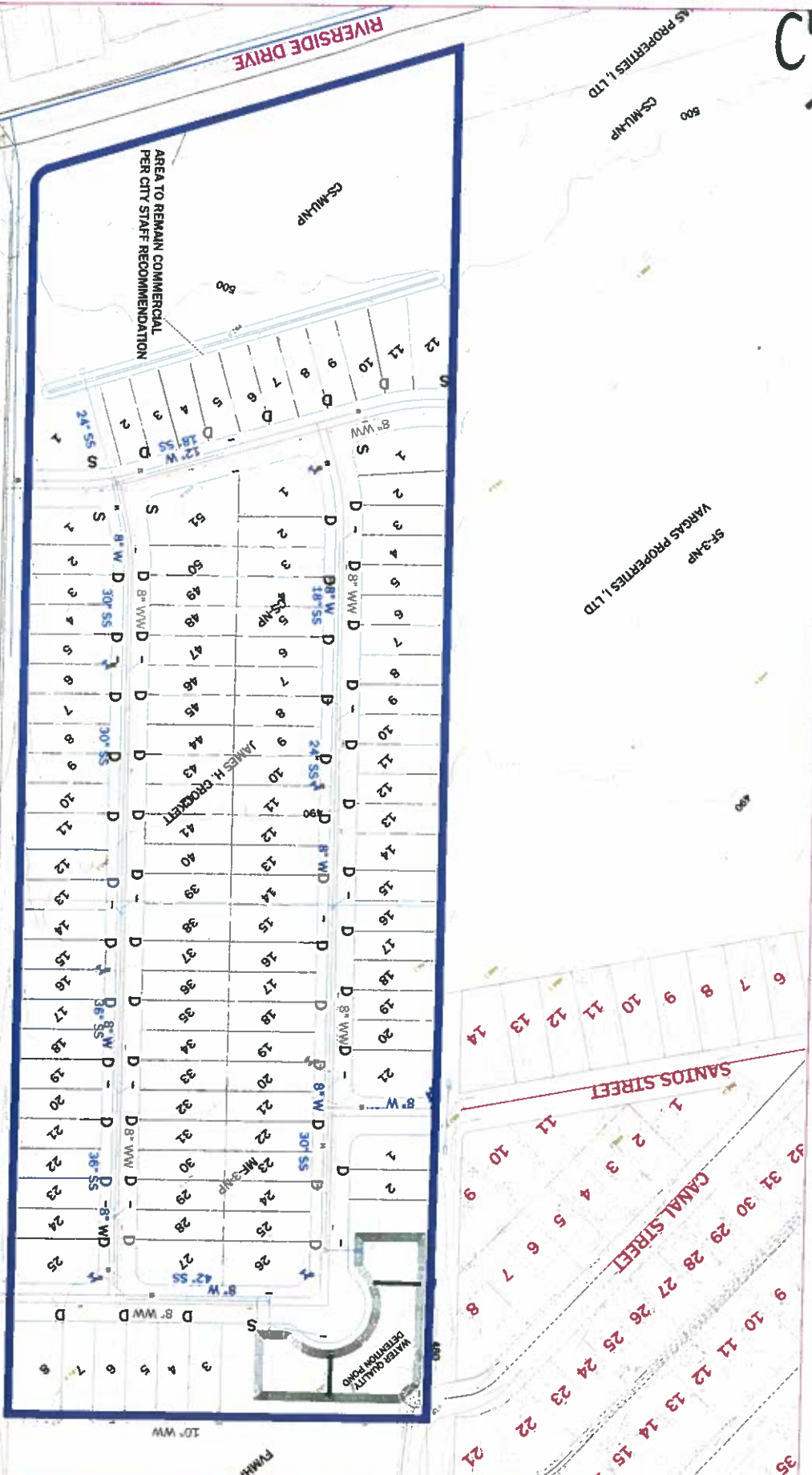
-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1' = 400

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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SCALE: 1" = 60'

117 SINGLE FAMILY LOTS 40' x 110' TYP

<p>DATE: 1/11/11</p> <p>PROJECT: RIVERSIDE GROVE</p> <p>CLIENT: S. L. VANDAS & ASSOCIATES</p>	<p>CONCEPT PLAN</p> <p>DATE: 1/11/11</p> <p>BY: [Signature]</p>	<p> Carlson, Bergman & Downing, Inc. Civil Engineering & Surveying 1000 N. 10th Street, Suite 100 Phoenix, AZ 85006 Phone: 602.955.1100 Fax: 602.955.1101 </p>
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 Custom, Progress & Diversity, Inc. 10000 Parkway Blvd., Suite 100 Dallas, Texas 75244 Phone: 972.382.2222	CONCEPT PLAN 5 SHEETS	SHEET: DRAINAGE, UTILITIES & IMPROVEMENTS RIVERSIDE GROVE	12/20/2019 CDR	12/20/2019 CDR	12/20/2019 CDR	12/20/2019 CDR	12/20/2019 CDR
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SCALE: 1" = 200'



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Montopolis Neighborhood Plan Contact Team

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March 31, 2011

Mr. Stephen Rye
Neighborhood Planning & Zoning Department
P O Box 1088
Austin, TX 78767

RE: Case Number: NPA-2011-0005.01 Plan Amendment and
C14-2010-0204 - Zoning Change

Dear Mr. Rye,

The Montopolis Neighborhood Plan Contact Team (MNPCT) held its meeting on March 14, 2011 at Dan Ruiz Library to review a Montopolis Plan Amendment and zoning change for property located at 6716 E. Riverside Drive, Austin, Texas 78741. The case we reviewed and discussed was for a Neighborhood Plan Amendment (NPA-2011-0005.01) and zoning change Case Number C14-2010-0204 located at 6716 E. Riverside Drive, with a zoning change from CS-MP and MF-3-NP to SF-4A.

At this meeting, the MNPCT members and other neighborhood residents heard and reviewed the presentation by Maureen Meredith, Senior Planner, Planning & Development Review Dept. City of Austin and from agent, Charles R. Brigance, representing applicant Carlson, Brigance & Doering, Inc.

After an extensive discussion, members of the MNPCT voted to approve the change for the Future Land Use Map (PLUM) request on the property at 6716 Riverside Drive and the zoning change from CS-NP & MF-3-NP to SF-4A-NP. The vote was to approve the entire property with a PLUM and zoning change to SF-4A.

This Plan Amendment and zoning recommendation is compatible with the Montopolis Neighborhood's Plan Objective 2: Continue to promote the existing neighborhood pattern of development with new and Smart Growth Infill development. Action 4:....Residential uses are recommended on the remaining undeveloped land where permissible.....Appropriate residential zoning designations may include the following zoning options: Small Lot Amnesty, Cottage Lot Infill, Urban Home Lot Infill, Secondary Apartment Infill, SF-4A,..... This zoning request complies with the Montopolis Neighborhood Plan. Action 5: "Create new streets, where possible, to enhance community access and connectivity. Where possible, reconnect discontinuous streets and dead ends, to improve neighborhood accessibility." Objective 8: "Improve traffic flow throughout the neighborhood." Action 46: "Insure that the future street network in South and East Montopolis allows for the development of interconnected street networks that provide access to neighborhood collectors whiled preserving the existing residential character of the neighborhood." Action 47: "The developing street network's design should consider issues of connectivity for pedestrians and for other modes of transportation (bicycle, transit, vehicular)."

Sincerely,

Susana Almanza

Susana Almanza

Chair- Montopolis Neighborhood Contact Team

1406 Vargas Road

Austin, TX 78741

512/472-9921

CC: Charles R. Brigance