

SECOND / THIRD READINGS SUMMARY SHEET

CASE: C14-2019-0090 – 7410 Cooper Lane

DISTRICT: 5

ADDRESS: 7410 Cooper Lane

PROPERTY OWNER:

Scott Branyon and Kathy Steinke

AGENT:

Thrower Design
(Ron Thrower)

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

REQUEST:

**Approve Second and Third Readings
From development reserve (DR)
To townhouse and condominium residence (SF-6)**

PREVIOUS CITY COUNCIL ACTION:

November 14, 2019:

October 17, 2019: *APPROVED SF-6 DISTRICT ZONING AS THE ZONING AND PLATTING COMMISSION RECOMMENDED, ON FIRST READING. VOTE: 9-0, MAYOR PRO TEM GARZA AND COUNCIL MEMBER TOVO – OFF THE DAIS. NOTE: PUBLIC HEARING REMAINS OPEN.*

ORDINANCE NUMBER:

ISSUES:

On October 8, 2019, the Applicant met with the Matthews Lane Neighborhood Association to discuss the proposed rezoning. In addition, a petition was filed by adjacent property owners in opposition to this rezoning request, but subsequently withdrawn. Correspondence from the Neighborhood Association and petition materials are attached at the back of the Staff report.

A Neighborhood Traffic Analysis has been performed by the Austin Transportation Department and is attached following this Summary Sheet.



MEMORANDUM

To: Wendy Rhoades, Case Manager
CC: Ron Thrower; Victoria Haase; Amber Mitchell; Joan Jenkins, EIT
FROM: Justin Good, P.E.
DATE: October 24, 2019
SUBJECT: Neighborhood Traffic Analysis for 7410 Cooper Lane
Zoning Case # C14-2019-0090

The Transportation Development Services division has performed a Neighborhood Traffic Analysis for the above referenced case and offers the following comments.

The 5.0-acre tract is located in south Austin at 7410 Cooper Lane. The site is currently zoned Development Reserve (DR). The west is zoned SF-2 with DR zones to the north and south. The zoning request is for Townhouse and Condominium residence (SF-6).

Roadways

The tract proposes access to Cooper Lane. Cooper Lane is classified as a residential collector and would provide the main access to the site. The roadway currently has 60 feet of right-of-way and 20 feet of pavement. The roadway has two-lanes without curb and gutter and no sidewalks. The average 24-hour count traffic volume on Cooper Lane was 3,194 vehicles per day, based on data collected from August 27, 2019 to August 29, 2019.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, the proposed 60 unit multi-family development, with the requested zoning of SF-6, will generate 413 vehicle trips per day.

Table 1.		
Land Use	Size	Unadjusted Trip Generation
Multifamily Housing (Low-Rise)	60 units	413
TOTAL		413

Table 2 represents the expected distribution of the 413 trips:

Table 2	
Street	Traffic Distribution by Percent
Cooper Lane	100%
TOTAL	100%

Table 3 represents a breakdown of existing traffic on Cooper Lane, proposed site traffic, total traffic after development, and percentage increase in traffic on Cooper Lane.

Table 3				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Cooper Lane	3,194	413	3,607	13%

According to Section 25-6-116 of the Land Development Code, streets which have pavement width of less than 30 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicles per day. Based on the values in Table 3, Cooper Lane is currently operating at an undesirable level and will continue to do so with proposed site traffic. In order to account for increased stress on the surrounding traffic network due to site traffic, recommendations for mitigations and improvements are presented in the following section.

Recommendations/Conclusions

1. At time of subdivision or site plan, a total of 39 feet of right-of-way from the existing centerline of Cooper Lane should be dedicated in accordance with the Transportation Criteria Manual.
2. At time of subdivision or site plan, the applicant shall widen Cooper Lane along the property frontage to provide a separate left-turn lane for entering site traffic. The applicant should submit a schematic drawing with dimensions and a construction cost estimate signed and sealed by an engineer to verify the amount required for posting. It is recommended that these improvements be implemented by the applicant to assure safer access and circulation into the subdivision. The roadway improvements should be included with the site plan application and be designed according to the Transportation Criteria Manual.
3. To mitigate the increase of traffic on Cooper Lane and to encourage pedestrian connectivity in the area, it is recommended that the following improvements be explored at the time of subdivision or site plan: reconstruction of Cooper Lane to urban standards with curb and gutter, construction of all ages and abilities bicycle facilities, and construction of sidewalk along Cooper Lane. Additional improvements may be required upon further review.
4. If the number of units proposed in Table 1 are exceeded, the Transportation Development Services division will have to reassess the NTA.

5. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by the project combined with existing traffic exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.

If you have any questions or require additional information, please contact me at 974-1449.



Justin Good, P.E.
Transportation Development Engineer – Lead: South
Austin Transportation Department

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0090 – 7410 Cooper Lane

DISTRICT: 5

ZONING FROM: DR

ZONING TO: SF-6

ADDRESS: 7410 Cooper Lane

SITE AREA: 5.001 acres

PROPERTY OWNERS: Scott Branyon and Kathy Steinke

AGENT: Thrower Design (A. Ron Thrower)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning. The basis of Staff's recommendation is provided on page 2.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**August 20, 2019: APPROVED SF-6 DISTRICT ZONING AS STAFF
RECOMMENDED, BY CONSENT**

***[H. SMITH; E. GOFF – 2ND] (8-0) N. BARRERA-RAMIREZ, J. KIOLBASSA,
E. RAY – ABSENT***

CITY COUNCIL ACTION:

November 14, 2019:

October 17, 2019: *APPROVED SF-6 DISTRICT ZONING AS THE ZONING AND
PLATTING COMMISSION RECOMMENDED, ON FIRST READING.*

*VOTE: 9-0, MAYOR PRO TEM GARZA AND COUNCIL MEMBER TOVO – OFF THE
DAIS. NOTE: PUBLIC HEARING REMAINS OPEN*

September 19, 2019: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT
TO OCTOBER 17, 2019. VOTE: 10-0, COUNCIL MEMBER ALTER WAS OFF THE DAIS*

ORDINANCE NUMBER:

ISSUES:

On October 8, 2019, the Applicant met with the Matthews Lane Neighborhood Association to discuss the proposed rezoning. In addition, a petition was filed by adjacent property owners in opposition to this rezoning request, but subsequently withdrawn. Correspondence from the Neighborhood Association and petition materials are attached at the back of the Staff report.

A Neighborhood Traffic Analysis has been performed by the Austin Transportation Department and is attached following this Summary Sheet.

CASE MANAGER COMMENTS:

The subject rezoning area consists of an unplatted tract that contains one single family residence and is zoned development reserve (DR) district. Access is taken to Cooper Lane which is classified as a residential collector street. Single family residences on large lots and tracts, and an event production business are to the north (DR; SF-3); recently constructed condominiums and an approximate 10 acre area proposed for condominiums are across Cooper Lane to the east (SF-6-CO; SF-2; DR); single family residences and outbuildings on a large tract to the south (DR); and single family residences on large lots are to the west (SF-2; DR). An unnamed natural channel extends along the west portion of the property. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).

The Applicant proposes to rezone the property to the townhouse and condominium residence (SF-6) district as the first step in constructing condominium units. SF-6 zoning allows for the ability to introduce a different type of housing to the area, yet condominiums, including those recently constructed on Cooper Lane can have more of a single family appearance, and be compatible with the existing single family residences in the vicinity. In 2014, a similarly situated property directly across Cooper Lane received approval for SF-6-CO zoning and was recently constructed (Cooper Lane Condominiums). The Owner was required to widen the pavement to accommodate a dedicated left turn lane into the property. Another property on the east side of Cooper Lane was rezoned to SF-6-CO in December 2015 and is currently in the site plan review process for 30 stand-alone condominium units on 4.65 acres. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

BASIS OF RECOMMENDATION:

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

The townhouse and condominium residence (SF-6) 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 stand-alone condominium units per structure.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*
- 3. Zoning should be consistent with approved and existing residential densities.*

This is a case of residential infill in a lower density residential area that has recent approvals and pending zoning changes for more compact development. There will be an impact on Cooper Lane with additional vehicle trips, and like the condominiums across Cooper Lane, the Owner will be responsible for right-of-way dedication and potentially, improvements to the existing pavement width.

In the broader city-wide context, SF-6 zoning is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. As indicated in the purpose statement of the district, SF-6 can be a transition to single-family residential – reflecting it is an appropriate and compatible use.

In conclusion, Staff believes the proposed SF-6 zoning and condominium development is compatible with the single-family character of the area that now includes two similarly situated condominium projects on Cooper Lane.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	One single family residence
<i>North</i>	DR; SF-3	Residences and outbuildings on large tracts; Event production / custom fabrication
<i>South</i>	DR	Residences and outbuildings on large tracts; Religious assembly; Telecommunications tower; Pipeline easement
<i>East</i>	SF-2; SF-6-CO; DR	Single family residences on standard sized lots; Condominiums; Undeveloped and proposed for SF-6 (<i>also see Related cases section</i>)
<i>West</i>	SF-2; SF-2-CO; DR	Undeveloped; Residences and outbuildings on large lots

AREA STUDY: Not Applicable

NTA: Please refer to Attachment A

WATERSHED: South Boggy Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

39 – Matthews Lane Neighborhood Association	511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association	
742 – Austin Independent School District	1228 – Sierra Club, Austin Regional Group
1363 – SEL Texas	1374 – Friends of Williams Elementary
1424 – Preservation Austin	1429 – Go!Austin / Vamos!Austin (GAVA) – 78745
1528 – Bike Austin	1530 – Friends of Austin Neighborhoods
1531 – South Austin Neighborhood Alliance	1550 – Homeless Neighborhood Association
1578 – South Park Neighbors	1616 – Neighborhood Empowerment Foundation

SCHOOLS:

Williams Elementary School

Bedichek Middle School

Crockett High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0100 – 7505 Cooper Ln – addressed as 7501, 7503, 7505, 7507, 7509, and 7511 Cooper Ln	DR; SF-2 to SF- 6	Apvd SF-6 w/conds of the Neighborhood Traffic Analysis	Scheduled for 10-31- 2019
C14-2015-0061 – Townbridge Homes Rezoning – 7513 and 7603 Cooper Ln	DR; SF-2 to SF- 6	Apvd SF-6-CO w/CO for 10' vegetative buffer and bike/ped connections along the north, east and south sides	Apvd SF-6-CO as ZAP recommended, w/an add'l condition to prohibit gated access on the property (12-17-2015).
C14-2015-0129 – 7804 Cooper Ln	SF-2-CO to SF- 3-CO	Apvd SF-3-CO w/CO limited to 4 units and prohibiting access to Cooper Ln	Apvd SF-3-CO as ZAP recommended, w/an add'l condition to limit the number of driveways to 1 on Dittmar Rd (4-24-2016).
C14-2014-0052 – Cooper Lane Rezoning – 7405, 7409 and 7415 Cooper Ln	DR; SF-2 to SF- 6-CO, as amended	To Grant SF-6-CO w/CO for a max of 65 units, 25' vegetative buffer along the north property line, restrict uses to sf, townhouse/condo, and the conds. of the Neighborhood Traffic Analysis, and add'l conds. for full access to Sir Gawain, sidewalks to Sir Gawain and Cooper Ln, stub-out to property to south between Lots 43 and 54 (refer to Concept Plan), traffic calming device on private street close to Sir Gawain, and secondary entrance/exit to Cooper Ln.	Apvd as SF-6-CO with a Restrictive Covenant as Commission recommended (8-28- 2014). <u>Note:</u> Site plan apvd for 65 two-story condos w/drives, sidewalks, utilities, drainage and other associated improvements on 9.86 acres.
C14-2014-0049 – Cooper Villas –	CS-CO to MF-1	To Grant MF-1-CO w/CO prohibiting	Apvd MF-1-CO as ZAP recommended

7805 Cooper Ln		residential uses	(6-26-2014).
C14-05-0161 – Prunty Tracts – 7720 S 1st St; 7801-7805 Cooper Ln; 630-640 Dittmar Rd	DR; LO to CS for Tract 1; MF- 1 for Tract 2	To Grant CS-CO for convenience storage and plant nursery and all W/LO uses on Tract 1, and MF-1-CO for Tract 2; 2,000 trips across Tracts 1 & 2	Apvd CS-CO and MF- 1-CO as ZAP recommended (12-15- 2005). <u>Note</u> : Site Plan apvd for 41 one-story condo units w/parking, pond, rain garden, pool & amenity center on 3.82 acres.
C14-02-0069 – New Life Assembly of God, Inc. – 7612 Cooper Ln	DR to LO	To Grant NO-MU-CO w/CO limited to day care (general) and permitted SF-2 uses with building and impervious cover limited to SF-2 development regulations.	Apvd NO-MU-CO as ZAP recommended (8-29-2002).
C14-02-0039 – Della – 7600 ½ Cooper Ln	DR to SF-6	To Grant SF-6-CO, to allow for a telecommunications tower, with SF-2 development standards.	Apvd SF-6-CO zoning as ZAP recommended (6-27-2002).
C14-02-0018 – Della – 7600 ½ Cooper Ln	DR to MF-1	Withdrawn	Not Applicable

RELATED CASES:

The property was annexed into the City limits on November 15, 1984 (C7A-83-017 A).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Cooper Lane	57 feet	18 feet	Collector (two- lanes)	No	Yes	No

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the west side of Cooper Lane and the property is not located within the boundaries of a neighborhood planning area. The property is approximately **5 acres** in size and contains a house and several out-buildings. Surrounding land uses include large lot single family houses and the Art Seen Alliance facility to the north; to the south is a small farm, a church, single family houses, and the Dittmar District Park; to the east is a large single family subdivision, a convenience storage facility, and undeveloped land; and to the west are two single family subdivisions. The proposed use is 62 residential units.

Connectivity

The Walkscore for this site is 18/100, Car-Dependent, meaning almost all errands require a car. A CapMetro stop is located on South 1st Street, within 2,100 linear feet from the site. There are no public sidewalks or bike lanes located along Cooper Lane, which is a narrow rural road. The mobility and connectivity options in the area are limited.

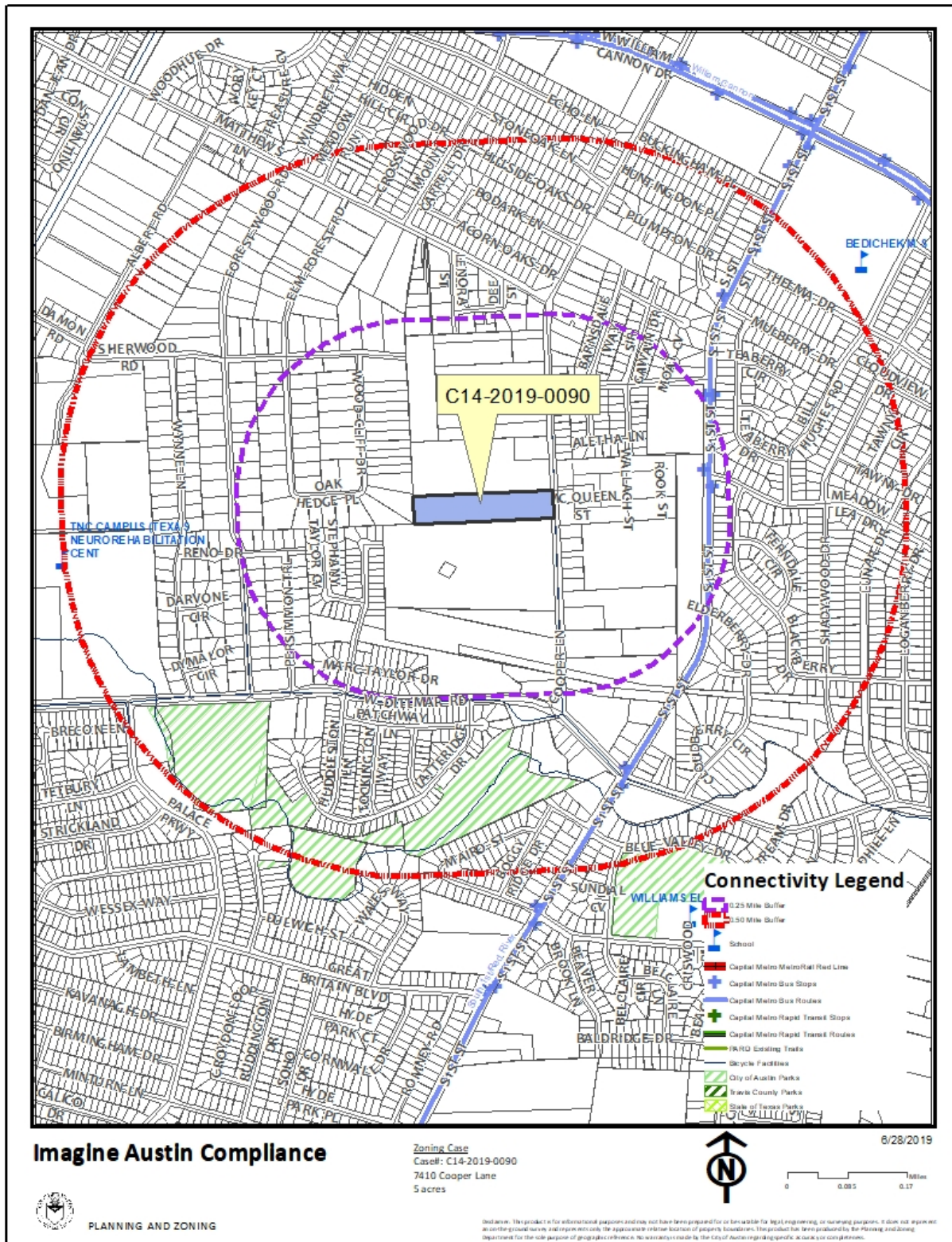
Imagine Austin

The property is not located along an Activity Center or Corridor.

The following Imagine Austin policies are applicable to this case:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that include designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of the Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. While this project does not have an affordable housing component, it will provide much needed missing middle housing (condos or townhouses). Based on this project providing much needed missing middle housing, but lacking nearby mobility options (public sidewalks, bike lanes) it appears to only partially support the policies of 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.

Environmental

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

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

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location. However, there is a Critical Water Quality Zone that exists within 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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

Impervious Cover

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

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.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

The site is subject to compatibility standards due to adjacency to SF-2, SF-3, and DR zoning to the west, north, and south. 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 parking or driveways are allowed within 25 feet of the property line.
- Landscaping or screening is required along the west, north, and south property lines in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

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. The Austin Strategic Mobility Plan (ASMP) calls for 78 feet of right-of-way for Cooper lane. It is recommended that 39 feet of right-of-way from the centerline should be dedicated according to the Transportation Plan, which is deferred to site plan [LDC 25-6-51 and 25-6-55].

Water and Wastewater

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 TO FOLLOW

A: Zoning Map

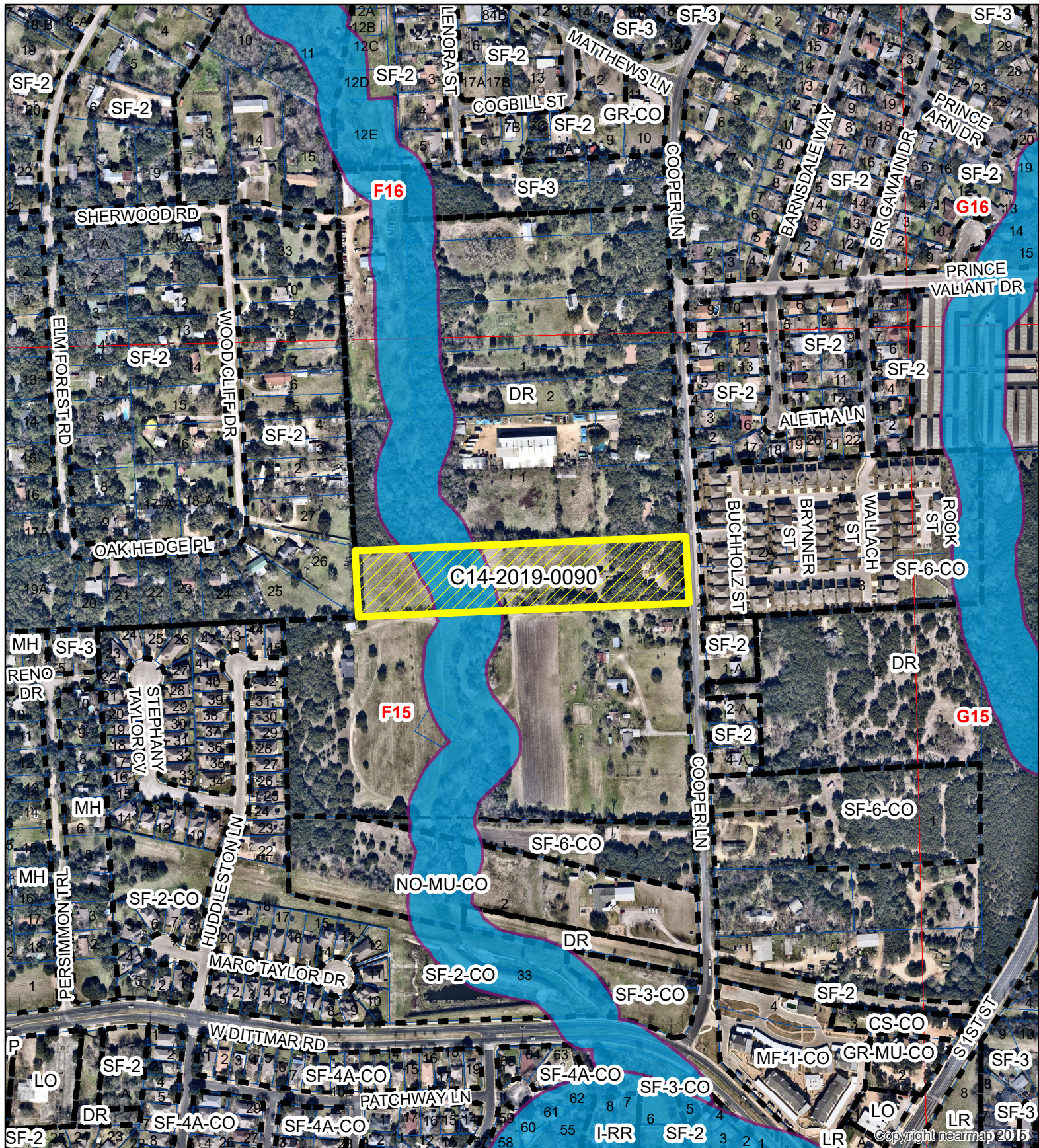
A-1: Aerial Map

Correspondence Received

Petition Materials and Results

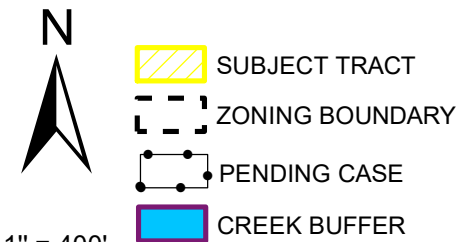


Created: 6/26/2019



7410 COOPER LANE REZONING Exhibit A - 1

ZONING CASE#: C14-2019-0090
 LOCATION: 7410 Cooper Lane
 SUBJECT AREA: 5.00 Acres
 GRID: F15
 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.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0090

Contact: Wendy Rhoades, 512-974-7719

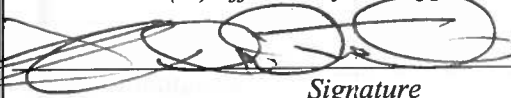
Public Hearings: August 20, 2019, Zoning and Platting Commission;
September 19, 2019, City Council

TOM CARLSTRAND

Your Name (please print)

7401 COOPER LANE

Your address(es) affected by this application



Signature

8/12/19

Date

Daytime Telephone: 512-905-8633

Comments: OUR STREET HAS BEEN

DESTROYED BY TWO OTHER DEVELOPMENTS. THE CITY HAS ALREADY TAKEN THE SFT OF OUR FRONT YARD. TRAFFIC HAS INCREASED. STILL NO CURBS, SIDEWALKS OR SPEED BOUGS. WE DON'T NEED MORE CONGESTION ON OUR ONLY COUNTY ROAD.

☐ I am in favor
☒ I object

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

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

From: Eugene Sutton <sutton@stglobal.net>
Sent: Friday, October 11, 2019 8:24 AM
To: Tiemann, Donna; Mike Miller; Renee Sutton; Rhoades, Wendy; <[REDACTED]>
Subject: 7410 Cooper C14-2019-0090

*** External Email - Exercise Caution ***

Greetings,

Victoria Haase representing Thrower Design presented zoning plans for 5 acre tract on Cooper. Neighborhood discussion centered on noise, watershed problems, and SF-6 requests versus less dense SF-2. Drainage from Matthew's Lane towards Elm Forest is problematic and additional development may impinge upon the area. Newest development in Matthew's Lane Neighborhood Area is at Matthews and Albert (Matthew's Village) which is a 2 acre tract on which 9 homes were built (\$450,000 each) with a zoning of SF-2.

Consensus of Neighborhood Association is a desire for less than SF-6 designation. Other developments are occurring on the East side of Cooper C14-2019-0100 which are also requesting SF-6. Granted these designs may be in keeping with City goals, but they are not in agreement with neighborhood desires. SF-2 seems to be a more appropriate goal. West side of Cooper is within our neighborhood association.

Thank you

Eugene Sutton
1505 Damon
President
Matthew's Neighborhood Lane Association

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P E T I T I O N

Date: 10-16-19

File Number: C14-2019-0090

Address of

Rezoning Request:

7410 Cooper Ln. Austin, TX 78745

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than DR (Development Reserve district).

REASONS FOR YOUR PROTEST

1. Insufficient rain water drainage along Cooper Ln. substantially increases the already present risk of flooding for neighboring residences. Rain waters in 2019 reached into the garages of several properties on the West side of Cooper Ln. (within 500 feet of the proposed rezoning.) To ensure that proper safety measures regarding flooding risks are met and that current risks of flooding are not exacerbated, significant improvements to the current rain water drainage system on Cooper Lane need to be made prior to any potential rezoning that allows further development. Rezoning (and/or further development) of Cooper Lane, without prior improvements to the insufficient rain water drainage system currently in place, compromises the natural ability for the soil to absorb rain fall, causing a significant increase in flood waters for properties on the West side of Cooper Ln. which are already at risk for flooding issues.
2. The safety of commuting school children and other residential pedestrians is compromised by increased traffic flow without the addition of sidewalks along Cooper Lane. The narrow road has not been engineered nor improved to accommodate the significant increase of traffic (on this 25mph road) that would result from rezoning this property from a DR Development Reserve district to a SF-6 Townhouse and Condominium Residence district.
3. There is public interest in preserving farm lands, agricultural livelihoods, and open lands in South Austin. Additionally, there is public interest in protecting the habitat of local natural wildlife such as foxes, rabbits, and owls that are frequently spotted on and around Cooper Lane.

Address

Katherine Callan Katherine Callan 7526 Cooper Dr.
Bruce Callan Bruce Callan 701 Ann Taylor

Phone Number: 832.928.0929

October 17, 2019

To: City of Austin – City Council

From: Katherine Callan –
Property Owner, 7506 Cooper Lane

RE: Petition against re-zoning 7410 Cooper Lane, case #C14-2019-0090

Honorable City Council Members:

I, Katherine Callan, request to have my objection to the rezoning, as stated in the petition submitted on October 16, 2019, withdrawn from said petition. I no longer object to the rezoning of the property to SF-6, townhouse and condominium residence zoning district.

Thank you for your time and service.

A handwritten signature in blue ink that reads "Katherine Callan". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Katherine Callan

October 17, 2019

To: City of Austin – City Council

From: Bruce Callan –
Property Owner, 701 Ann Taylor

RE: Petition against re-zoning 7410 Cooper Lane, case #C14-2019-0090

Honorable City Council Members:

I, Bruce Callan, request to have my objection to the rezoning, as stated in the petition submitted on October 16, 2019, withdrawn from said petition. I no longer object to the rezoning of the property to SF-6, townhouse and condominium residence zoning district.

Thank you for your time and service.

A handwritten signature in blue ink that reads "Bruce Callan". The signature is fluid and cursive, with the first name "Bruce" and last name "Callan" clearly distinguishable.

Bruce Callan

Case Number:
C14-2019-0090

PETITION

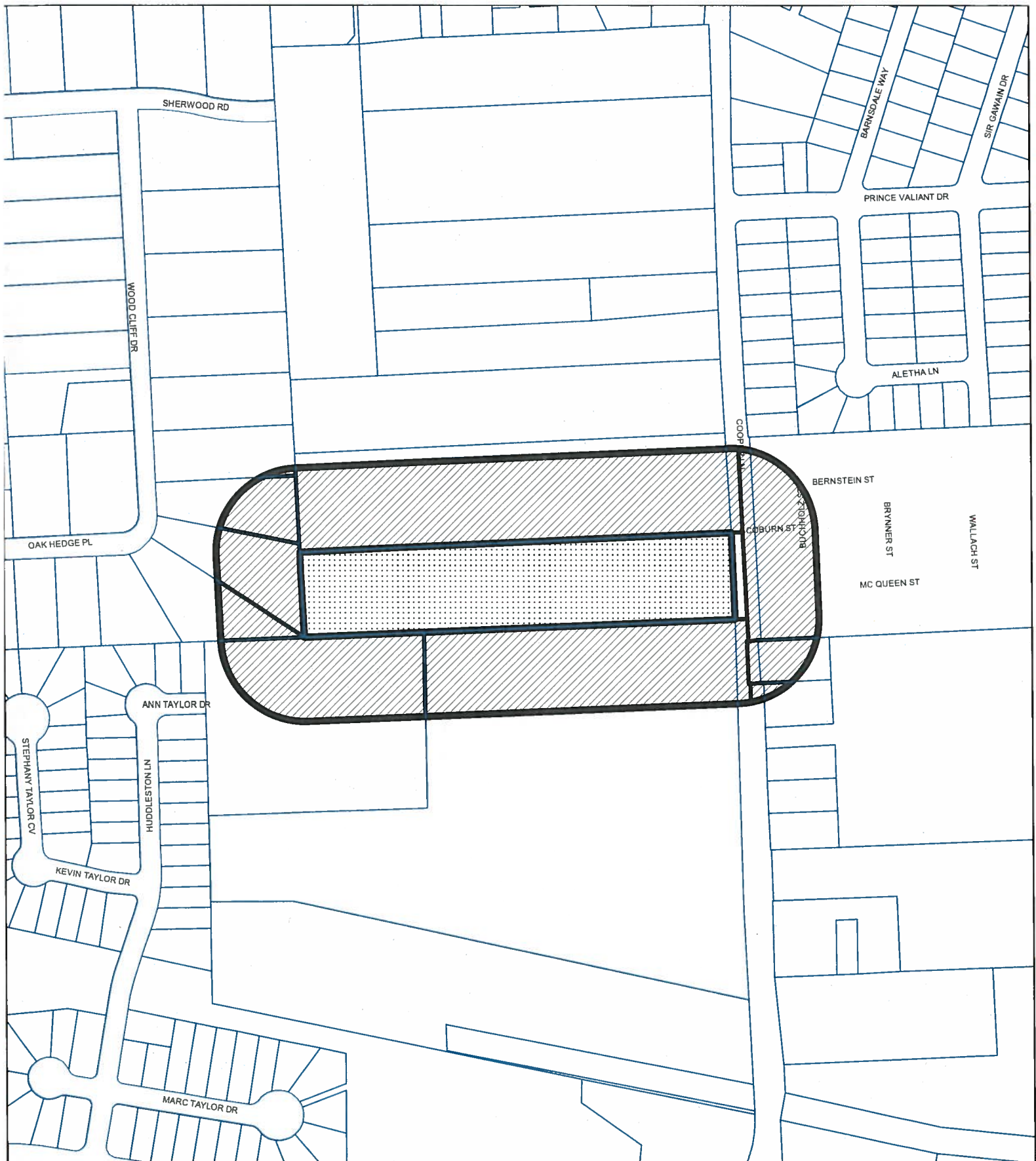
Date: 10/18/2019

Total Square Footage of Buffer: 619396.1012

Percentage of Square Footage Owned by Petitioners Within Buffer: 0.00%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0424130329	7603 OAK HEDGE PL 78745	CALLAN BRUCE D & DEBORAH L	no	14284.10	0.00%
0423150321	701 ANN TAYLOR DR 78745	CALLAN BRUCE D & DEBORAH L &	no	88089.58	0.00%
0423150322	7600 COOPER LN 78745	CALLAN KATHERINE & DAN F	no	154632.48	0.00%
0424130330	7601 OAK HEDGE PL 78745	CONSTANCIO ENES H JR & NORMA	no	34690.03	0.00%
0424130331	7603 OAK HEDGE PL 78745	CONSTANCIO PETER H	no	21711.62	0.00%
0424130332	7601 WOOD CLIFF DR 78745	MARTINEZ ESTHER	no	1026.71	0.00%
0423150419	7503 COOPER LN 78745	MUELLER NELMA	no	2734.57	0.00%
0423150410	7501 COOPER LN 78745	MUELLER NELMA	no	14589.17	0.00%
0423150314	7408 COOPER LN 78745	RANSOM JERALD STEVEN	no	211694.78	0.00%
0424110301	Address Not Found	The Enclave Condominiums	no	70164.14	0.00%
Total				613617.17	0.00%



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2019-0090

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.



1" = 300'