

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0008.SH – Parker Apartments DISTRICT: 3

ZONING FROM: SF-3-NP TO: MF-4-NP

ADDRESS: 2105 Parker Lane

SITE AREA: 7.82 Acres

PROPERTY OWNER:
Ward Memorial Methodist Church

AGENT:
Civiltude LLC (Aisling O'Reilly)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning. *For a summary of the basis of staff's recommendation, see page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

March 23, 2020 Scheduled for Planning Commission

CITY COUNCIL ACTION:

To be Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

This rezoning case has been approved to participate in the City's S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing expedited review program, please see *Exhibit C: SMART Housing Letter*.

Staff has received comments in response to this rezoning request. For all written or emailed comments, please see *Exhibit D: Correspondence Received*.

On March 1, 2021 staff received a petition in opposition to this rezoning case. During this time, staff can accept electronic signatures to start the verification process, but until the original signatures are received the petition is considered incomplete. **The current percentage for this petition is 10.37%.** The petition, a map and list of property owners within the petition area and the electronic signatures received to date are included in *Exhibit E: Rezoning Petition*.

CASE MANAGER COMMENTS:

This property is approximately 7.82 acres and is located on the eastside of Parker Lane. It is currently zoned SF-3-NP and is occupied by the Parker Lane United Methodist Church. Adjacent to the north of this property is a tract zoned MF-2 and to the east are tracts zoned MF-3 and GR. Adjacent to the south is a tract zoned SF-3-NP. Across Parker Lane to the west are tracts zoned MF-3-NP, SF-6-NP and SF-3-NP, please see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

The applicant is requesting MF-4-NP to construct a multifamily development. The future land use map (FLUM) designates this property as “civic” and therefore requires a neighborhood plan amendment (NPA) to be considered with the rezoning request. Please refer to case no. NPA-2021-0021.01.

From the applicant’s application, they are proposing a new multifamily development with a total number of 18 units per acre. Their proposal is to build a “140-unit apartment complex (*Residential Multifamily*) with on-site surface level parking. This project has been certified as an *S.M.A.R.T. Housing project, with 100% of units proposed to serve families at or below 60% MFI.*”

BASIS OF RECOMMENDATION:

Staff recommends MF-3-NP combining district zoning for this property.

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

This property is located adjacent to existing MF-2 and MF-3 zoned properties and developments. Both zoning districts are capped at 40 feet in height with similar site development standards. It also abuts and is near properties zoned SF-3-NP and SF-6-NP which have a maximum building height limit of 35 feet. Rezoning this property to MF-4-NP would allow for buildings to be built up to 60 feet in height and would be inconsistent with the existing zoning pattern along this stretch of Parker Lane.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-3-NP	Religious assembly
North	MF-2	Condominium residential
South	SF-3-NP	Religious assembly
East	MF-3	Multifamily residential
West	MF-3-NP, SF-6-NP and SF-3-NP	Vacant, parkland and single-family

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf Combined (Riverside)

TIA: the TIA is being deferred to the site planning process

WATERSHED: Harper’s Branch Creek and Lady Bird Lake Watersheds

OVERLAYS: Residential Design Standards and Selected Sign Ordinances

SCHOOLS: Travis Heights Elementary, Lively Middle and Travis High Schools.

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Neighborhood Empowerment Foundation
Austin Lost and Found Pets	Pleasant Valley
Austin Neighborhoods Council	Preservation Austin
Bike Austin	SELTexas
Crossing Gardenhome Owners Assn. (The)	Sierra Club, Austin Regional Group
Del Valle Community Coalition	South Central Coalition
East Riverside/Oltorf Neighborhood Plan Contact Team	South River City Citizens Assn.
Friends of Austin Neighborhoods	Southeast Austin Neighborhood Alliance
Friends of Riverside ATX Neighborhood	Zoning Committee of South River City Citizens
Homeless Neighborhood Association	

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2016-0116 1616 E. Oltorf	From GR-CO to CS	Approved CS-MU-CO w/add'l COs to make drive-in services a conditional use and to prohibit pawn shops	Apvd CS-MU-CO as Commission recommended (1/26/17).
C14-2015-0091 1900 Burton Drive	From MF-2 and MF-3 to MF-4-CO	Approved MF-4-CO; CO included a 2000 trip limit, 35-foot vegetative buffer, restricted vehicular access, lighting compliance with Commercial Design Standards and sidewalk connections.	Approved MF-4-CO; CO included a 2000 trip limit and 35-foot vegetative buffer.

Number	Request	Commission	City Council
C14-2010-0191.SH Suburban Lodge SRO Conversion 2501 S IH 35 Service Road NB	From GR-NP to GR-MU-NP	Approved GR-MU-CO-NP; CO was to limit height and impervious cover to current development of Suburban Lodge Hotel.	Approved GR-MU-CO-NP; CO included max height of 40 feet, 60% impervious cover, max. 123 units, max. 39.92 units per acre, fence along eastern boundary and a set of prohibited land uses (2/17/11).
C14-05-0201 2100 Parker Lane	From SF-3 to SF-6	Forwarded to City Council with no recommendation.	Approved SF-6-CO; CO was for max. of 20 dwelling units, max. 10 dwelling units per acre, maximum of 12 buildings allowed to be constructed on property, restricted vehicle access, and required a vegetative buffer (4/27/06),

RELATED CASES:

C14-05-0112: This rezoning case for the Riverside Neighborhood Plan Area (Ordinance No. 20061116-057). The base zoning district of this property was not changed during this process.

NPA-2021-0021.01: This is the associated NPA case being considered with this rezoning request.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Parker Lane	68'	38'	Level 2	Yes	Bike Lane	Yes

OTHER STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Harper's Branch Creek and Lady Bird Lake Watersheds of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 square feet cumulative is exceeded, and on-site control for the two-year storm.
7. 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.

PARD Review

PR1: Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, multifamily with MF-4-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Residential units that are certified affordable under the SMART Housing Policy are exempt from the parkland dedication requirements per City Code § 25-1-601(C)(3).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of parkland dedication requirements.

Site Plan

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. Because the proposed project is multifamily required compliance with Subchapter E will be limited but does include an open space requirement of 5% of the total site area.

- SP2. The site is subject to compatibility standards. Along the west 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 landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- SP3. Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Austin Water Utility

AW1. 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

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: SMART Housing Letter

Exhibit D: Correspondence Received

Exhibit E: Rezoning Petition



City of Austin

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

Neighborhood Housing and Community Development Department

February 10, 2020

**S.M.A.R.T. Housing Certification-
Foundation Communities, Inc. –Parker Apartments – Project ID 697**

TO WHOM IT MAY CONCERN:

Foundation Communities, Inc. (development contact: Walter Moreau: 512-610-4016 (o); walter.moreau@foundcom.org) is planning to develop Parker Apartments, a **140-unit, multi-family** development at 2105 Parker Lane, Austin TX 78741. The project is subject to a minimum 5-year affordability period after issuance of certificate of occupancy, unless project funding requirements are longer.

This development is seeking a zoning change from SF-3-NP to MF-4-NP. The applicant has submitted evidence of contacting the East Riverside/Oltorf Neighborhood Plan Contact Team advising them of their project. The applicant has indicated they will address any legitimate concerns of the neighborhood residents.

Neighborhood Housing and Community Development (NHCD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **100%** of the units will serve households at or below **60% MFI**, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance. The unit mix is as follows: **10% of the units (14 units) will serve households at or below 30% Median Family Income (MFI); 50% of the units (70 units) will serve households at or below 50% MFI; and 40% of the units (56 units) will serve households at or below 60% MFI.** The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication (by separate ordinance)
Electrical Permit	Subdivision Plan Review	
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

Prior to issuance of building permits 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. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenenergy.com).
- Submit plans demonstrating compliance with the required accessibility or visitability standards.

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 a final inspection to certify that the required accessibility or visitability standards have been met.
- An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,



Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc: Kristin Martinez, AE Ellis Morgan, NHCD Jonathan Orenstein, AWU
Mashell Smith, ORS

Clark, Kate

From: Frederick DeWorken
Sent: Thursday, January 28, 2021 11:37 AM
To: Clark, Kate
Cc: Richard Whymark; Mark Gibson; Frank Briganti; Rod Rice; [REDACTED]; Nick Malkewicz; Angela McKenzie; [REDACTED]; Andy; [REDACTED]; Eddie M; [REDACTED]; Al Amado
Subject: Regarding Case Number: C14-2021-0008.SH

*** External Email - Exercise Caution ***

Hello Kate,

My name is Fred DeWorken and I live in 2004 Parker Ln. We've been here 3 years and love our neighborhood. I've actually been to a couple of SRCC meetings and may still be a dues-paying member.

This week we received a notice for rezoning of the methodist church across the road from us and am extremely concerned about it. At this moment, I am inclined to vigorously oppose this development for the following reasons:

1. This side of I-35 is extremely dense with apartment complexes already and needs more services (neighborhood parks, libraries, schools) rather than more density to attend to the existing population. 2. This particular lot is part of a corridor that is solidly single-family and this would put 36 - 54 units per acre on this lot (250 - 378). To achieve that density there would likely need to be a 3 - 4 story structure. 3. If rumors are true, this is contemplated to be low-income housing which I am not in any way opposed to, yet if you look at the map of the racial and demographic make-up of Austin as a whole, there is a lower instance of low-income housing on the west side of I-35. The developers and the City of Austin should find 7 acres on the West side of Austin to begin to better address the geographic distribution of affordability.

Do you have any information about this development?

I am also copying several other neighbors who will likely also benefit from any additional information you might have. I do not; however, speak for them with the considerations above.

Respectfully,

Fred DeWorken

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Clark, Kate

From: Nick Malkiewicz
Sent: Monday, February 1, 2021 7:19 PM
To: Clark, Kate
Cc: Frederick DeWorken; Meredith, Maureen; Richard Whymark; Mark Gibson; Frank Briganti; Rod Rice; [REDACTED]; Angela McKenzie; [REDACTED]; Andy; [REDACTED]; Eddie M; [REDACTED]; Al Amado
Subject: Re: Regarding Case Number: C14-2021-0008.SH

*** External Email - Exercise Caution ***

Hi Kate,

Nick Malkiewicz from 1700 Windoak Drive here. My family shares Fred's concerns around the proposed zoning change to the Methodist Church property. This change is directly at odds with the priority issues/goals established in [The East Riverside/Oltorf Neighborhood Plan](#) (see page 12 and 28) as well as goals laid out in the [East Riverside Corridor Master Plan](#). Our neighborhood is one of the most densely populated areas in the City of Austin (over 52k in 78741). We do not need more housing here. What we need is more open spaces, parks, community centers and services for the existing population (many of whom don't have easy access to transportation).

I would like to be kept in the loop as this progresses. Please pass along my email for this purpose. Thank you for your consideration!

...
Nick Malkiewicz

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Clark, Kate

From: Mark Gibson
Sent: Monday, February 8, 2021 9:54 AM
To: Clark, Kate
Subject: C14-2021-0008.SH

*** External Email - Exercise Caution ***

Kate,

I have concerns regarding the redevelopment of the Methodist Church on Parker. In addition to believing that our zip code is already densely populated, I do not believe that our area has the services that it needs to sustain the population. We need schools; we need churches, we need parks, we need grocery stores. The last thing we need, affordable or not, is another apartment complex.

On top of all of this, Oltorf and Parker is already one of the most dangerous intersections in the city. It is backed up from 35 to Parker for most of the day. This will only exacerbate the problem and should not be taken lightly.

Lastly, this change goes directly against the stated neighborhood plan that was established within the last decade:

"Single-Family The preservation of single-family neighborhoods is an important priority in this neighborhood plan. The combined FLUM demonstrates the neighborhoods' desires that established single-family neighborhoods within the three planning areas be protected from encroachment and **cushioned** from higher intensity uses."

"Multifamily The combined planning area is unique in comparison to many parts of the city in that it has a dominance of multifamily development, primarily in the form of apartments. An overabundance of multifamily housing has resulted in problems related to traffic congestion, a high crime rate and inadequate infrastructure, and does not promote home ownership."

"It is very important to note two major concerns regarding mixed use that have been voiced continually throughout the planning process: 1. Because of the overwhelming proportion of multifamily in this NPA, uses such as office and retail and condominiums and townhouses are all preferred to any multifamily uses; and, 2. Mixed use is supported only when it is a true mix of uses. These concerns must be kept in the forefront when reading the following explanations and implementations concerning mixed use."

Please pass on my concerns to the appropriate parties and please keep me abreast of the project as there are updates.

Regards,

Mark Gibson
(512) 981-8262

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Clark, Kate

From: Meredith, Maureen
Sent: Monday, February 8, 2021 11:09 AM
To: Frederick DeWorken
Cc: Clark, Kate
Subject: RE: Case: NPA-2021-0021.01.SH - Parker.Methodist.Zoning.Change.Proposal
Attachments: Feb 17Virt Mtg NoticeNPA-2021-0021.01.SH.pdf; NPA-2021-0021.01.SH_FLUM_BW.pdf; C14-2021-0008.SH.pdf

Frederick:

Thank you for your comments. We will add them to staff case reports when the cases are scheduled for Planning Commission and City Council.

I've attached the virtual meeting notice for our February 17, 2021 meeting when you get the meet the applicant to ask questions about the project.

Please let me know if you have any questions.

Maureen

From: Frederick DeWorken
Sent: Saturday, February 06, 2021 6:45 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Case: NPA-2021-0021.01.SH - Parker.Methodist.Zoning.Change.Proposal

*** External Email - Exercise Caution ***

Dear Meredith,

Hopefully, this finds you well in the New Year. I am contacting you with respect to the amendment application case listed in the title of this email and to register my displeasure and opposition to the same application. I live directly across the street from the Methodist Church and remember when the church was still functioning. It provided essential services to the neighboring immigrant community as a food pantry and a voting center.

The requested zoning change also goes against the EROC neighborhood plan would eliminate the mandated buffer zone between high intensity multi-family and single-family residential.

More importantly, it would not do anything to provide much-needed services to our already dense community, instead, it would exacerbate the density issue and certainly cause increased traffic congestion.

A few neighbors have made attempts to contact the Superintendent of the church since it went vacant 18 months ago – the church administration never returned contact. This comes after the church's pastor was forced to vacate her residence in the midst of her battle with late-stage cancer.

There are currently no parks or playgrounds for the likely hundreds of children who live between Oltorf and Riverside and between I-35 and Pleasant Valley. The closest opportunities for free and open recreation lie far South (Mabel David Park), to the North (Butler Hike & Bike or Guerrero) or across the freeway (Little Stacey). Meanwhile, the meridian running along Riverside near the intersection with Pleasant Valley is overrun with homelessness and drug addiction.

It is not fair that this community be continually marginalized and left to fend for ourselves in a healthcare desert, a food desert, and in a densely packed urban jungle environment. This project will do nothing to resolve the deeper issues plaguing the neighborhood and goes directly against the neighborhood plan.

I ride my bicycle several times a week past these children as they load onto the busses to take them to schools it is not fair that they have nowhere to play. Their parents are our landscapers, our handymen, our nurses, our bartenders, and our construction workers. They deserve a neighborhood polling place and a community center to gather. They do not deserve to have another densely packed development with services barely adequate to service itself, much less the multitude of apartments around it.

I urge the Land Use committee to deny this amendment request as it does not consider the spirit of the neighborhood plan.

Please feel free to reach out with any questions.

Kind Regards,

Fred DeWorken

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Clark, Kate

From: Erin Mitchell
Sent: Saturday, February 13, 2021 4:29 PM
To: Clark, Kate
Subject: Opposition to Case number C14-2021-0008.SH

*** External Email - Exercise Caution ***

Hi Kate,

I hope that you're doing well. I am contacting you today about Case number C14-2021-0008.SH. This concerns the rezoning of 2105 Parker Ln from a family residence district to a multifamily residence district.

I am strongly opposed to the rezoning of this property. The Riverside community is already deensely populated and has very little support for the area. We already have a large homelessness issue and I fail to see how rezoning the space and creating more high prices housing would help address the suffering that is already taking place less than a mile away.

I urge you to deny this application and allow this land to remain a family residence district until the density problems in our community are addressed.

Thank you for taking the time to read this note and feel free to reach out to me if you would like to discuss further.

Have a great day,

Erin Mitchell
614.218.8878

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Clark, Kate

From: 1909 Cedar
Sent: Thursday, March 4, 2021 12:18 AM
To: Clark, Kate; Meredith, Maureen
Subject: 2105 Parker Lane Rezone & Plan Amendment

*** External Email - Exercise Caution ***

As the owner and primary resident of 1909 Cedar Ridge drive within 500' of the subject properties, I'm emailing to express my conditioned support for the rezone and plan amendment for multifamily housing on Parker Lane. Case #:NPA -2021-0021.01.SH & C14-2021-0008.SH.

I'm generally in favor of additional housing in the area because I'm optimistic that more rooftops and additional property tax revenue will bring more neighborhood focused retail as well as City infrastructure improvements.

Like many of my neighbors, I enjoyed having the church next door; I voted there, we walk our dog by the property everyday, and the wildflowers were a welcome display in the springtime. Unfortunately it's now vacant and a new development would be a welcome improvement over an unused building that will quickly fall into disrepair and attract unwanted activities. Unlike some of my neighbors though, I don't share the expectation that this privately owned property should only become a park or a police/fire station. If the city will pay a fair market price for it to do this and the owner chooses that path, great, I welcome the additional City services but, I presume this is an unlikely outcome.

I sympathize with this opinion though because I firmly agree that city services, infrastructure, and park improvements are lacking in our area. One only has to try to drive up the poorly maintained rollercoaster hill from Riverside to Woodland, walk through the natural spring/pipe break that's been shooting out of the middle of the Woodland and Royal Crest intersection for years, or have cars whizz by you walking on the street because the sidewalks aren't fully connected to understand this at even a basic level. This is something only the City is in position to remedy though and opposing further development to lessen the stress on that system is a shortsighted solution.

I recommend the City approves this project but, put mechanisms in place to ensure that 1.) the architecture is cohesive with being in a neighborhood setting including masonry on facades (our area of Cedar Ridge has restrictive covenants in place requiring heavy masonry) , earth tone paint colors, and incorporating streetscape landscaping that shields the view of parking, trash enclosures, and condensers and 2.) any fees related to parkland, traffic rough proportionality(require a TIA regardless of project size), and impact fees quickly be put to use by the city in the area immediately surrounding the project. Some improvements could include adding upgrades to the existing pocket park across the street, connecting all sidewalks on Parker and Woodland, repaving Parker, adding a center turn lane to Parker, or adding more right turn lanes and crosswalk striping at the Parker and Woodland intersection.

Thank you for your consideration,

Tim Shaughnessy
1909 Cedar Ridge Drive

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Clark, Kate

From: Kelly Puckett
Sent: Friday, March 12, 2021 2:43 PM
To: Meredith, Maureen; Clark, Kate
Subject: Foundation Communities re-zone of Ward Memorial property: Case NPA-2021-0021.01.SH

*** External Email - Exercise Caution ***

Ms. Meredith and Ms. Clark—

I was at the zoom meeting on Monday about rezoning the former Ward Memorial Methodist Church property on Parker Lane. The question asking format didn't seem to offer an opening for people to support the rezoning and that is what I would like to do.

I live at 1802 Cedar Ridge Drive and have been there for about 35 years. This area, nestled as it is among so many high density apartment projects, has always been a transitional zone. It's character is varied with lots of different sorts of folk within it. On my street live retirees and professionals and blue collar workers. A good mix that I like.

I've walked over to the Ward Memorial property twice this week to try to envision the Foundation Communities property there and found it quite easy to imagine. In truth, I think it fits right in. Just a half block off Oltorf, with good access to schools and public transportation. With the large condo project on the north edge and the apartments abutting the east boundary, it is hardly a single family home area. On this roughly eight acres, Foundation Communities proposes to build about 130 units. This is only half the density of the Hillside Creek Apartments, across Parker Lane and just a few steps south, which has 267 units on its eight acres.

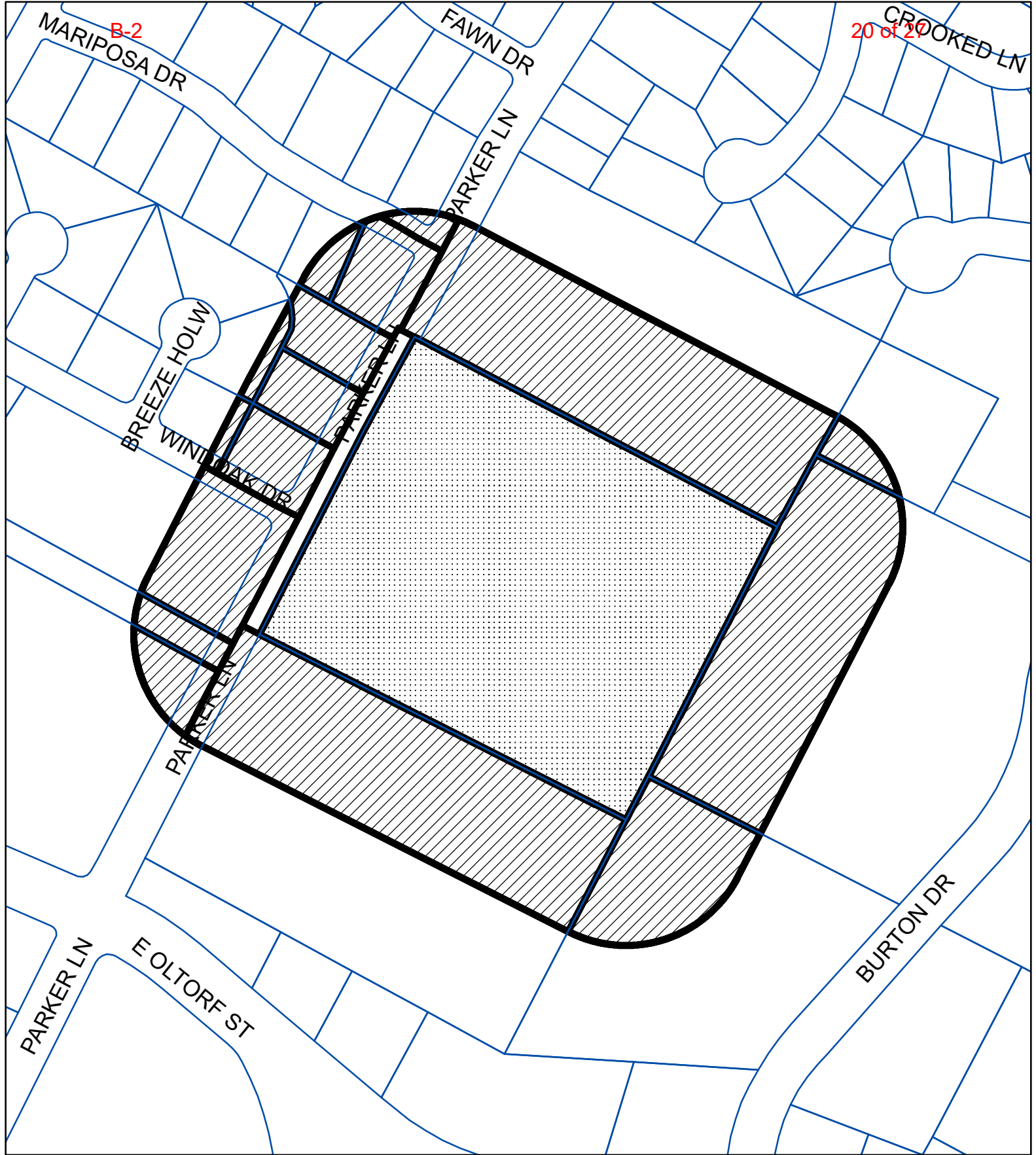
That Austin needs, urgently, more affordable housing cannot be denied. The people that make the city work need to be able to live here—teachers, librarians, city workers, firemen are all being priced out of this area. With its thirty year history, Foundation Communities has shown that it is the best, most efficient, most economical, most professional constructor and operator of affordable housing in this part of Texas. They can be trusted to build and run this complex correctly.

I heard some odd questions and have seen some strange musings about the reason the Methodist Church went to Foundation Communities to repurpose their land. I saw that one fellow thought it was to maximize the Methodists' potential profit. For one steeped in the teachings of the church, it is obvious that this is a question of stewardship and I am certain that the Methodist leaders saw it that way. Good stewardship refers to taking good care of the bounties we have been given and using them for the betterment of our communities, our neighbors. It is clear that the Methodists felt that the best and highest use of their property was to provide more housing for the lower income earners of our city.

Would the property make a nice small park? Sure. Maybe a branch library? Again, sure. But those alternatives are not on the table. What is on the table is a chance to increase the supply of affordable, well run, housing in a city that needs it very badly. I support it.

Kelly Puckett




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B-2

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-  BUFFER
-  PROPERTY_OWNER
-  SUBJECT_TRACT

PETITION

Exhibit E

Case#: C14-2021-0008.SH

1" = 200'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Case Number:
C14-2021-0008.SH

PETITION

Date: 3/1/2021
 Total Square Footage of Buffer: 598412.8425
 Percentage of Square Footage Owned by Petitioners Within Buffer: 10.37%

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
0305031122	1706 E OLTORF ST 78741	1730 HILLSIDE LLC	no	12035.68	0.00%
0305031012	1706 WINDOAK DR AUSTIN 78741	ANDRE RACHEL GRAMMAS & RICHARD WHYMARK	yes	2933.12	0.49%
0307050309	2000 BURTON DR 78741	ARRAY APARTMENTS LLC	no	113232.77	0.00%
0305031011	1708 WINDOAK DR 78741	BRUGGEMAN LINDSEY & JOHN GRAHAM	no	18329.06	0.00%
0307050302	2111 PARKER LN 78741	CHURCH OF JESUS CHRIST OF LDS	no	136869.24	0.00%
0305031126	WINDOAK DR 78741	CITY OF AUSTIN	no	38289.40	0.00%
0305031009	2004 PARKER LN 78741	DEWORKEN FREDERICK & MARIA DUARTE	yes	15863.29	2.65%
0305060365	1901 MARIPOSA DR 78704	FLATS ON MARIPOSA LLC	no	7021.05	0.00%
0305031014	2001 BREEZE HOLW 78741	GIBSON MARK C & MARGARET M	yes	3530.42	0.59%
0305031107	1730 E OLTORF ST 78741	HARPERS CREEK APARTMENTS	no	8081.76	0.00%
0305031010	2006 PARKER LN AUSTIN 78741	LADD FRANK O & KWI M	yes	14739.00	2.46%
0305030701	1714 MARIPOSA DR AUSTIN 78741	PERCE MARIANTHE O	no	4161.41	0.00%
0305031008	1715 MARIPOSA DR AUSTIN	RICE CHARLES R & ERIC R STOUT	yes	19755.03	3.30%
0305031007	1713 MARIPOSA DR	SCHRAEGLE WILLIAM ANDREW IV & DIPTI	yes	5238.00	0.88%
0305060374	2001 101 PARKER LN 78741	LA CHENAY CONDOMINIUMS	no	135462.44	0.00%
0307051001	2124 BURTON DR 102 TX 78741	TOLLGATE CONDOMINIUMS	no	47174.56	0.00%
Total				582716.24	10.37%

PETITION

Date: February 28, 2021

File Numbers: C14-2021-008.SH

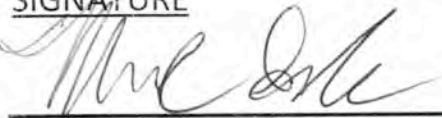
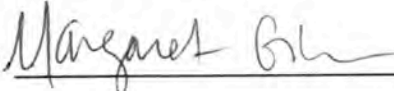
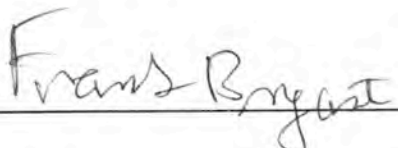
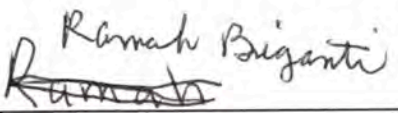


NPA-2021-0021.01.SH

Addresses of Zoning Request: 2103 & 2105 Parker Ln.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the references file, do hereby protest against any change of the Land Development Code or the EROC Neighborhood Plan FLUM which would zone the property any classification other than **CIVIC** or **SF-3-NP Family Residence District**.

The Eastside Riverside Neighborhood Plan was completed under City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive plan on November 16, 2006. The property at 2013 & 2015 Parker Ln was approved as CIVIC and SF-3-NP. We ask that the Austin City Council respect the adopted Eastside Riverside Oltof Combined Neighborhood Plan.

<u>SIGNATURE</u>	<u>PRINTED NAME</u>	<u>ADDRESS</u>
	Mark C Gibson	2001 Breeze Hollow Austin, TX 78741
	MARGARET GIBSON	2001 Breeze Hollow 78741
	FRANK BRIGANTI	2002 BREEZE HOLLOW
	RAMONA BRIGANTI	2002 BREEZE HOLLOW
	Derek A. McKenzie	1704 Windoak Dr.
	Stephen W. Shield	1210 Mariposa
	Stephen W. Shield	
	Stephenwshield@austin.com	

Angela McKenzie Angela McKenzie 1704 Windoak Dr.

Charles R Rice CHARLES R RICE 1715 Mariposa Dr

Rick Rowley Rick Rowley 2001 Parker Ln

Curtis Buchanan Curtis Buchanan 2001 Parker 107

Eric R Stout ERIC R. STOUT 1715 Mariposa

William Schraegle W Schraegle 1713 Mariposa Dr

Dipti Schraegle Dipti Schraegle 1713 Mariposa Dr.

Martha Bartz Martha Bartz 1711 Mariposa Dr

Emily Blair E Blair 1708 Mariposa Dr.
emilyblair1981@gmail.com

Sherily Adcock S Adcock 1708 Mariposa Dr

Daniel Hamill Daniel Hamill 1723 Fawn Dr
Austin TX 78741

Julie Barman Julie Barman 1723 Fawn Drive
Austin TX 78741

Stephen R. Schmidt Stephen R. Schmidt 1721 Fawn Dr.
Austin TX 78741

Wynne Hexamer Wynne Hexamer 1719 Fawn Dr.
Austin, TX 78741

Erica Gomez Erica Gomez 1722 Fawn Dr.
Austin, TX 78741

Dan McMonigle Dan McMonigle 1722 Fawn Dr
Austin, TX 78741

Aisha Ainsworth Aisha Ainsworth 1909 Cedar Kildee
Austin TX 78741

Richard Whyneark Richard Whyneark 1706 WINDOAK
78741

NICK MALKIEWICZ Nick Malkiewicz 1700 WINDOAK
78741

FRANK LADD Frank Ladd 2004 PARKER LN
78741

Kwi LADD Kwi Ladd 2004 Parker Ln
78741

B-2

Frederick De Worken

J.A. D. Jr

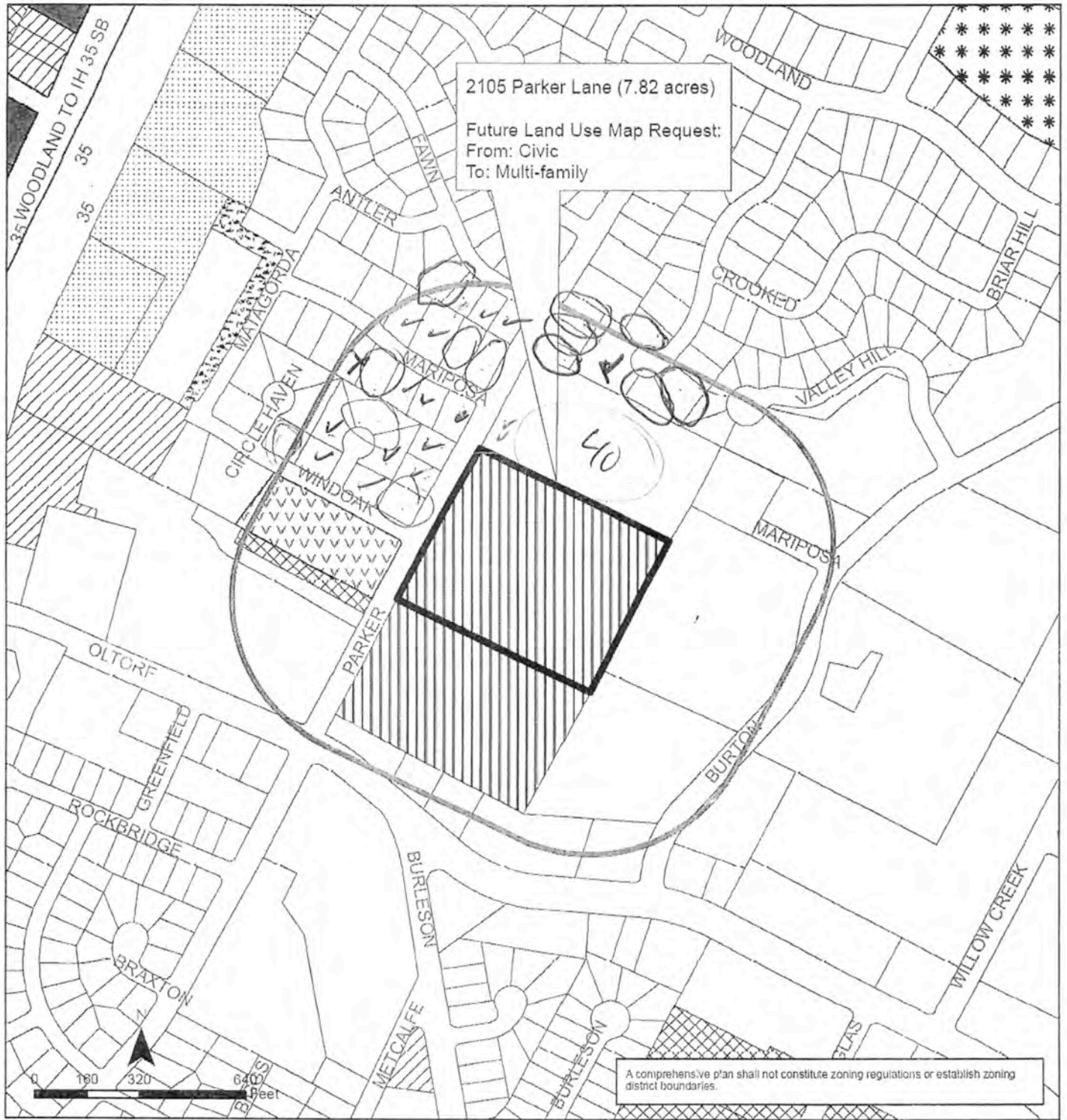
25 of 27

2004 Parker Ln

Maria Duarte-DeWorken

M.D.

Austin TX 78741
2004 Parker Ln
Austin TX 78741



**East Riverside/Oltorf Combined Neighborhood
 Planning Area Amendment
 NPA-2021-0021.01.SH**

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin
 Housing and Planning Department
 Created on 1/25/2021, by: MeeksS

Future Land Use

- Subject Tract
- 500 ft. notif. boundary
- Civic
- Commercial
- Excluded from FLUM
- Higher-Density Single-Family
- Mixed Use
- Multi-Family
- Office
- Recreation & Open Space
- Single-Family
- Specific Regulating District
- Transportation

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

CIVIC USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Administrative Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Aviation Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Camp	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Cemetery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	C	--	C	3	4	
College and University Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	P	1	--	3	4	
Communication Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	P	P	P	P	P	P	1	P	2	P	3	4	
Community Events	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Community Recreation (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	P	P	P	P	P	P	1	--	2	--	3	4		
Community Recreation (Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	P	P	P	P	P	P	1	--	2	--	3	4			
Congregate Living	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	C	C	P	--	C	P	C	P	P	P	P	P	1	--	--	--	--	3	4		
Convalescent Services	--	--	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	P	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	3	4	
Convention Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	
Counseling Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4
Day Care Services (Commercial)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	P	P	C	P	P	P	P	P	P	P	P	P	P	--	2	--	3	4
Day Care Services (General)	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	1	--	2	--	3	4	
Day Care Services (Limited)	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	1	--	2	--	3	4		
Detention Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	3	4	
Employee Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	1	P	--	--	--	3	4	
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	--	P	P	--	--	--	1	--	--	--	--	3	4	
Group Home, Class I (General)	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	--	P	P	P	P	1	--	--	--	--	3	4		
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	--	P	P	P	P	1	--	--	--	--	3	4		
Group Home, Class II	--	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	3	4	
Guidance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	3	4	
Hospital Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	C	C	C	--	C	C	--	--	--	1	--	2	--	3	4		
Hospital Services (Limited)	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	C	P	C	C	P	C	P	P	--	P	P	--	1	--	2	--	3	4			
Local Utility Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	P	P	C	P	P	P	P	P	P	1	--	2	--	3	4			
Maintenance and Service Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	--	3	4		
Major Public Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	--	3	4		
Major Utility Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	--	3	4		
Military Installations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	--	3	4		
Park and Recreation Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	--	3	4		
Park and Recreation Services (Special)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	--	3	4		
Postal Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	--	3	4		
Private Primary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	P	P	C	P	P	P	P	P	--	--	1	--	--	--	--	3	4	
Private Secondary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	C	P	P	P	P	--	--	1	--	--	--	--	3	4	
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	C	P	P	P	--	--	1	--	--	--	--	3	4	
Public Secondary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	C	P	P	P	--	--	1	--	--	--	--	3	4	
Railroad Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	1	--	2	--	3	4
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	1	P	2	--	3	4		
Residential Treatment	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	C	--	C	P	C	P	P	--	P	P	P	P	1	--	--	--	--	3	4		
Safety Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	--	P	C	P	P	P	P	P	P	1	--	2	--	--	3	4			
Telecommunication Tower ⁷	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Transitional Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	C	C	C	C	1	--	--	--	--	3	4	
Transportation Terminal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	C	C	C	C	1	--	2	--	--	3	4		
All other Civic Uses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	--	3	4		

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4 Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-803 (13-2-233); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Subject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-811.
 PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted