

ZONING REVIEW SHEET**CASE:** C14-2007-0120**P.C. DATE:** August 28, 2007**ADDRESS:** 105 East Rundberg Lane**OWNER / APPLICANT:** Saul Duran**REZONING FROM:** SF-3 (Family residence) district**TO:** LO-MU (Neighborhood office – mixed use) combining district**AREA:** 0.170 Acres (7,405.2 sq. ft.)**SUMMARY PLANNING COMMISSION RECOMMENDATION:***August 28, 2007:****APPROVED STAFF'S RECOMMENDATION FOR LO-MU-CO DISTRICT ZONING; BY CONSENT.******[T.ATKINS, J.REDDY 2ND] (7-0) P.CAVAZOS – NOT YET ARRIVED*****SUMMARY STAFF RECOMMENDATION:**

Staff offers an alternate recommendation of LO-MU-CO (Neighborhood office – mixed use-conditional overlay) combining district. The recommended conditional overlay shall prohibit the following land uses:

- Communications services;
- Convalescent services
- Cultural services;
- Medical offices (exceeding 5,000 sq. ft. gross floor area); and
- Medical offices (not exceeding 5,000 sq. ft. gross floor area)

The Staff recommendation is based on the following considerations:

- 1.) The proposed land uses are compatible with existing residential and office uses and will not infringe on the residential character of the established neighborhood;
- 2.) The mixed use overlay will allow for maintaining the residential character of the site; and
- 3.) The proposed office and residence fronts on a major arterial; and
- 4.) The recommended conditional overlay will address potential adverse land use impacts to the surrounding properties.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a 0.170 acre (7,405.2 sq. ft.) site developed with a single-family residence zoned SF-3 and accessed via a driveway off East Rundberg Lane. The applicant proposes to rezone the property to LO-MU to redevelop the property into an office and residence.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single-family residence
<i>North</i>	SF-3	Single-family residence
<i>South</i>	SF-3	Single-family residence
<i>East</i>	LO	Office
<i>West</i>	LO-MU-CO	Office

PLANNING AREA: North Lamar**TIA:** N/A (See Transportation comments)**WATERSHED:** Little Walnut**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

28--Northcreek & Georgian Acres
Neighborhood Assn.
114--North Growth Corridor Alliance
511--Austin Neighborhoods Council
742--Austin Independent School District

786--Home Builders Association of Greater
Austin
937--Taking Action Inc.
1037--Homeless Neighborhood Organization

SCHOOLS:

Austin Independent School District

- Barrington Elementary School
- Webb Middle School
- Lanier High School

RELATED CASES: N/A**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0185	CS to CS-1	01/28/03: DENIED STAFF REC OF CS-1-CO (5-1, JC-NO)	WITHDRAWN
C14-04-0143	SF-3 to LR	10/19/04: APVD GO-CO (9-0), ONLY ALLOWABLE GO USE IS PERSONAL SVCS & PERMITTED NO USES	11/04/04: APVD GR-CO (7-0); 1ST RDG 12/02/04: APVD GO-CO (7-0); 2ND/3RD RDGS
C14-04-0188	SF-3 to LO	01/04/05: APVD LO W/NO USES BY CONSENT (9-0)	01/27/05: APVD LO-CO (6-0); 1ST RDG 02/17/05: APVD LO-CO; 2ND/3RD RDGS
C14-06-0127	SF-3 to LO-MU	10/03/06: APVD STAFF'S RECOMMENDATION FOR LO-MU-CO ZONING; BY CONSENT. (7-0)	11/02/06: APVD LO-MU-CO (5-0); ALL 3 RDGS

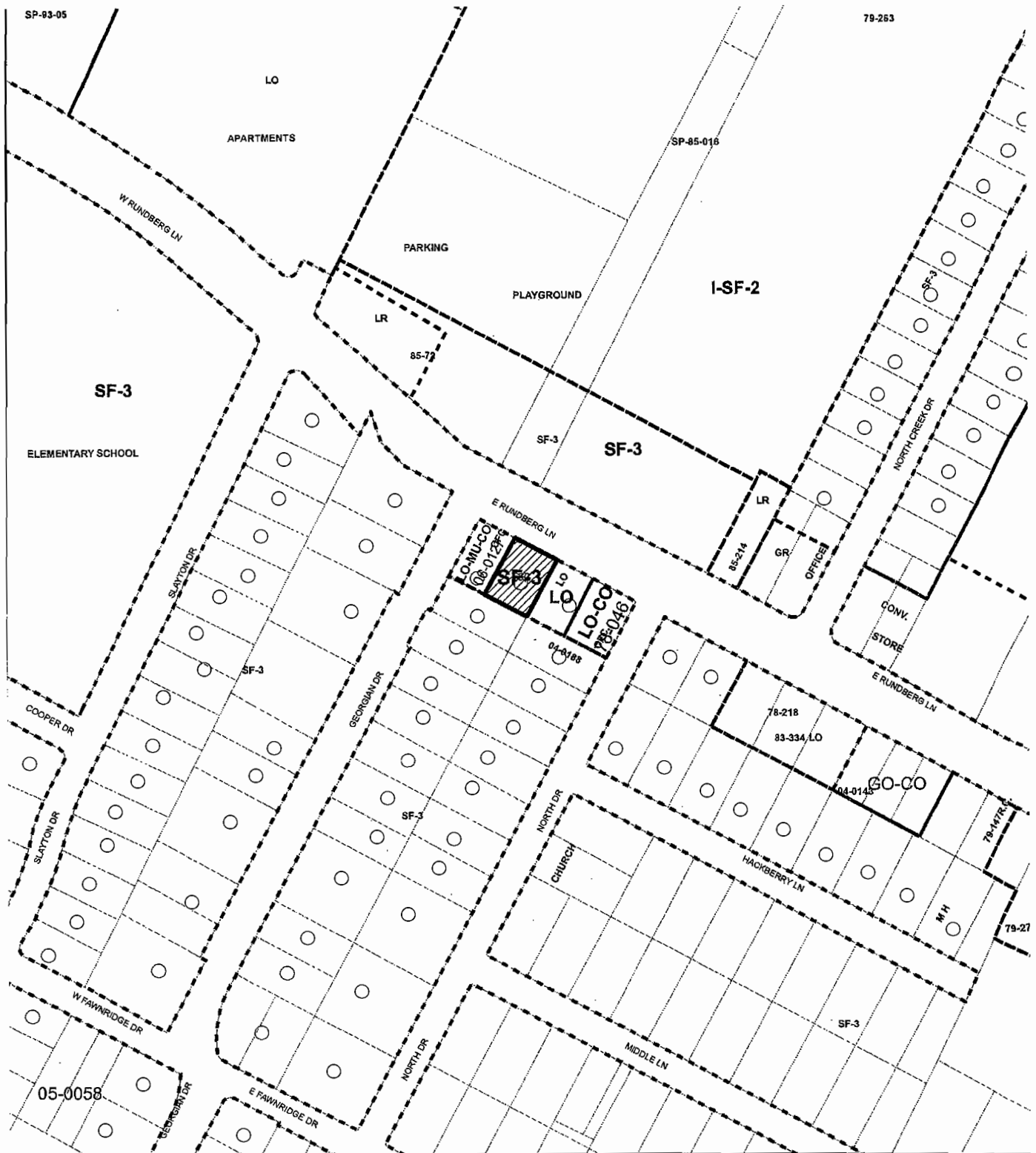
ABUTTING STREETS:




Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Rundberg Lane	95'	Varies	Arterial	Yes	Yes	Priority 1

CITY COUNCIL DATE:

September 27, 2007

ACTION:**ORDINANCE READINGS:** 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** jorge.rousselin@ci.austin.tx.us



-  Subject Tract
-  Zoning Boundary
-  Pending Cases

1" = 200'

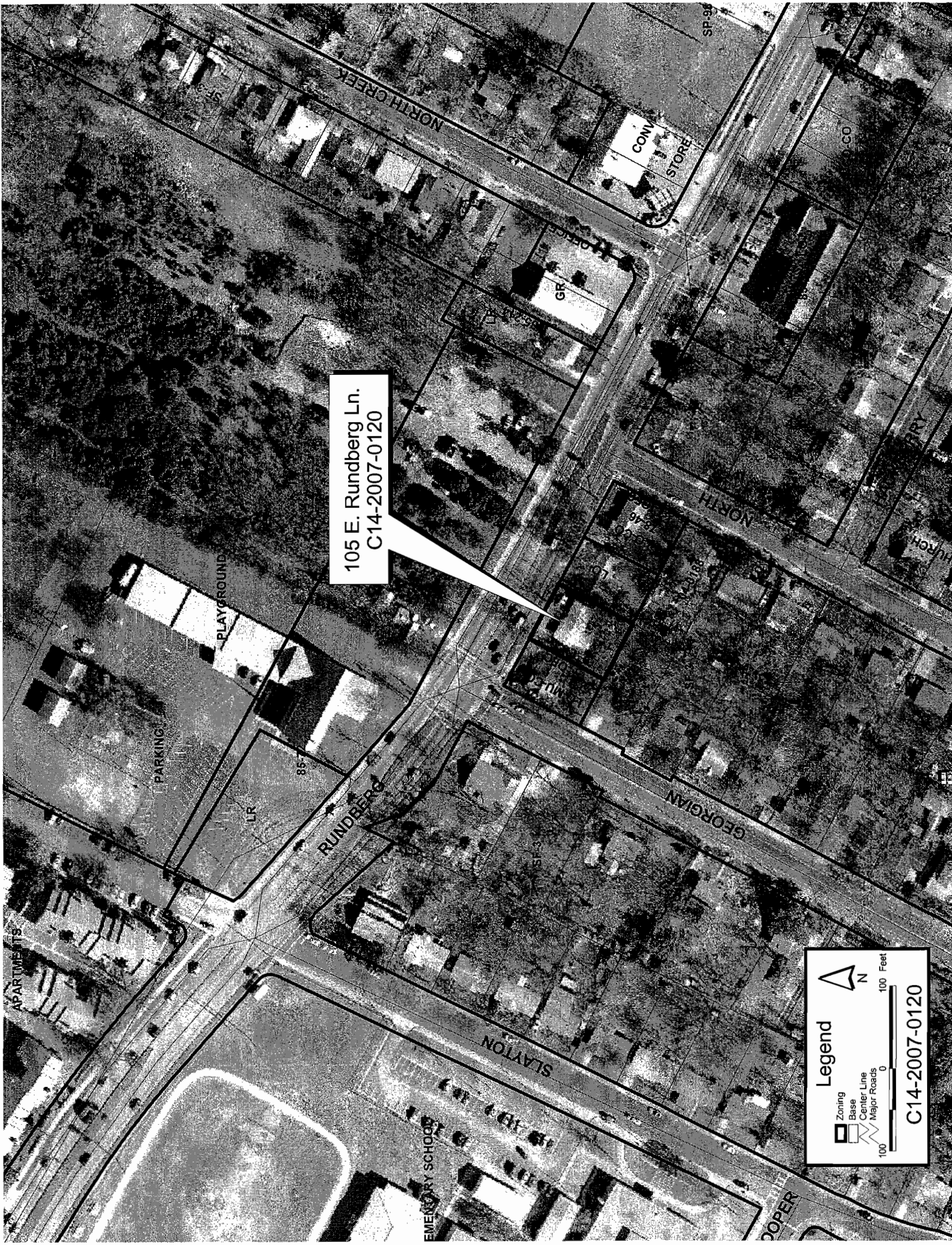
CASE MGR: J.ROUSSELIN

ZONING

CASE#: C14-2007-0120
 ADDRESS: 105 E RUNDBERG LN
 SUBJECT AREA: 0.170
 GRID: L30 INTLS: TRC



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



105 E. Rundberg Ln.
C14-2007-0120

Legend

- Zoning
- Base
- Center Line
- Major Roads

100' 0 100 Feet

C14-2007-0120

STAFF RECOMMENDATION

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BASIS FOR RECOMMENDATION

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

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The property meets the purpose statement set forth in the Land Development Code. The proposed uses are compatible to the existing residential neighborhood and is located adjacent to a major arterial.

2. *The proposed zoning should promote consistency, and orderly planning.*

Other properties in the immediate vicinity are zoned for office uses. The MU designation will allow for a residential option on the site and to maintain the residential character. Furthermore, the recommended prohibited uses are uses previously prohibited by the City Council for this area.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 0.170 acre (7,405.2 sq. ft.) site developed with a single-family residence zoned SF-3 and accessed via a driveway off East Rundberg Lane.

Transportation

1. No additional right-of-way is needed at this time.

2. 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. [LDC, 25-6-113]

Environmental and Impervious Cover

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

1. 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 relocation, and abandonment. 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.

Site Plan and Compatibility Standards

1. This site will be subject to compatibility requirements and limitations since there are abutting properties that are zoned and/or used for single family residential use.
2. Based on the lot width of 70 feet, any buildings must be set back a minimum of 19' from abutting single family-zoned or used property, 11' minimum setback for parking, and 6' minimum setback for driveways.
3. The height of any structure will be limited to 2 stories and maximum 30'.