

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0223 David Heaps

P. C. DATE: 01-27-2009, 02-10-2009, 02-24-2009

ADDRESS: 3301 Kings Lane

AREA: 0.08 acres

APPLICANT: David Heaps & Assocs.
(David Heaps)

AGENT: A. E. C. Inc. (Phil Moncada)

NEIGHBORHOOD PLAN AREA: West University **CAPITOL VIEW:** No

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: LO-NP

ZONING TO: LO-MU-NP

SUMMARY STAFF RECOMMENDATION:

Staff recommends LO-MU-CO-NP – Limited Office–Mixed Use-Conditional Overlay-Neighborhood Plan. The Conditional Overlay would limit vehicle trips to less than 2,000 per day.

BASIS FOR RECOMMENDATION:

1. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

Granting LO-MU-CO-NP would be in keeping with the adopted Central Austin Neighborhood Plan.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve SF-4A-NP was approved by Commissioner Jay Reddy's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0;

DEPARTMENT COMMENTS:

The stated vision of the Central Austin Neighborhood Plan is to preserve the historical character and integrity of single-family neighborhoods. It shall allow multifamily development and redevelopment in appropriate areas to reflect the historical nature and residential character of the neighborhood. The plan will address the needs of a diverse, pedestrian-oriented community and provide safe parks and attractive open spaces. The plan will foster and create compatible density in areas that are appropriate for student housing; new development will be appropriately oriented and scaled relative to its neighborhood in the combined planning area.

One of the stated goals of the Central Austin Neighborhood Plan is to "allow mixed-use development along the existing commercial corridors that is pedestrian oriented, neighborhood friendly, neighborhood scaled, and serves neighborhood needs." This tract is currently zoned LO or Limited Office and is one lot south of W. 34th street and has commercial development to the north and west as well as multifamily residences to the south. The granting of the Mixed Use Combining District to this property will give the owner the flexibility to develop the parcel as an office or a residence.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO-NP	Parking lot/Vacant
North	LO-NP	Office Building
South	MF-2-CO-NP	Multi-family
East	SF-3-CO-NP	Single family
West	LO-NP	Office Building

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-95-0081	From to SF-3 to LO-CO	Approved staff's recommendation for LO-CO.(7-0)	7/25/95: Approved staff's recommendation for LO-CO (7-0) All 3 readings.
C14-69-306	From "BB", Residence, 1 st Height & Area to "O", Office, 1 st Height & Area	Approved staff's recommendation for "O", Office, 1 st Height & Area District.	8/25/69: Approved staff's recommendation for "O", Office, 1 st Height & Area District (7-0) All 3 readings.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assoc.
- Austin Neighborhoods Council
- West University Neighborhood
- League of Bicycling Voters
- C.A.N.P.A.
- Heritage Neighborhood Assn.
- St. Methodist Office Owners Assn.

SCHOOLS:

- Bryker Woods Elementary School
- O Henry Middle School
- Austin High School

SITE PLAN:

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

If the site is actually developed as a single family residence as proposed, compatibility standards would not apply.

Residential Design Standards, Subchapter F, would apply to single family construction.

TRANSPORTATION:

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Kings Lane	20'	varies	Local	Not available

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].

The standard for local streets serving SF-1 or SF-2 densities is 50-foot wide right-of-way, and 30-foot wide pavement section (TCM, Fig. 1-22). Since there is no increase in vehicle trips generated by this rezoning, no additional right-of-way is needed at this time. However, driveway design and additional right-of-way may be considered at the time of subdivision, site plan, and/or building permit.

There are no existing sidewalks along Kings Lane.

Kings Lane is not classified in the Bicycle Plan as a bike route.

Capital Metro bus service (route nos. 21 and 22) is available along West 34th Street.

ENVIRONMENTAL:

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

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

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.

According to flood plain maps, there is no flood plain within the project area.

Trees will likely be impacted with this rezoning case. Please be aware that an approved rezoning status does not eliminate the 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.

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

CITY COUNCIL DATE: February 26th, 2008

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

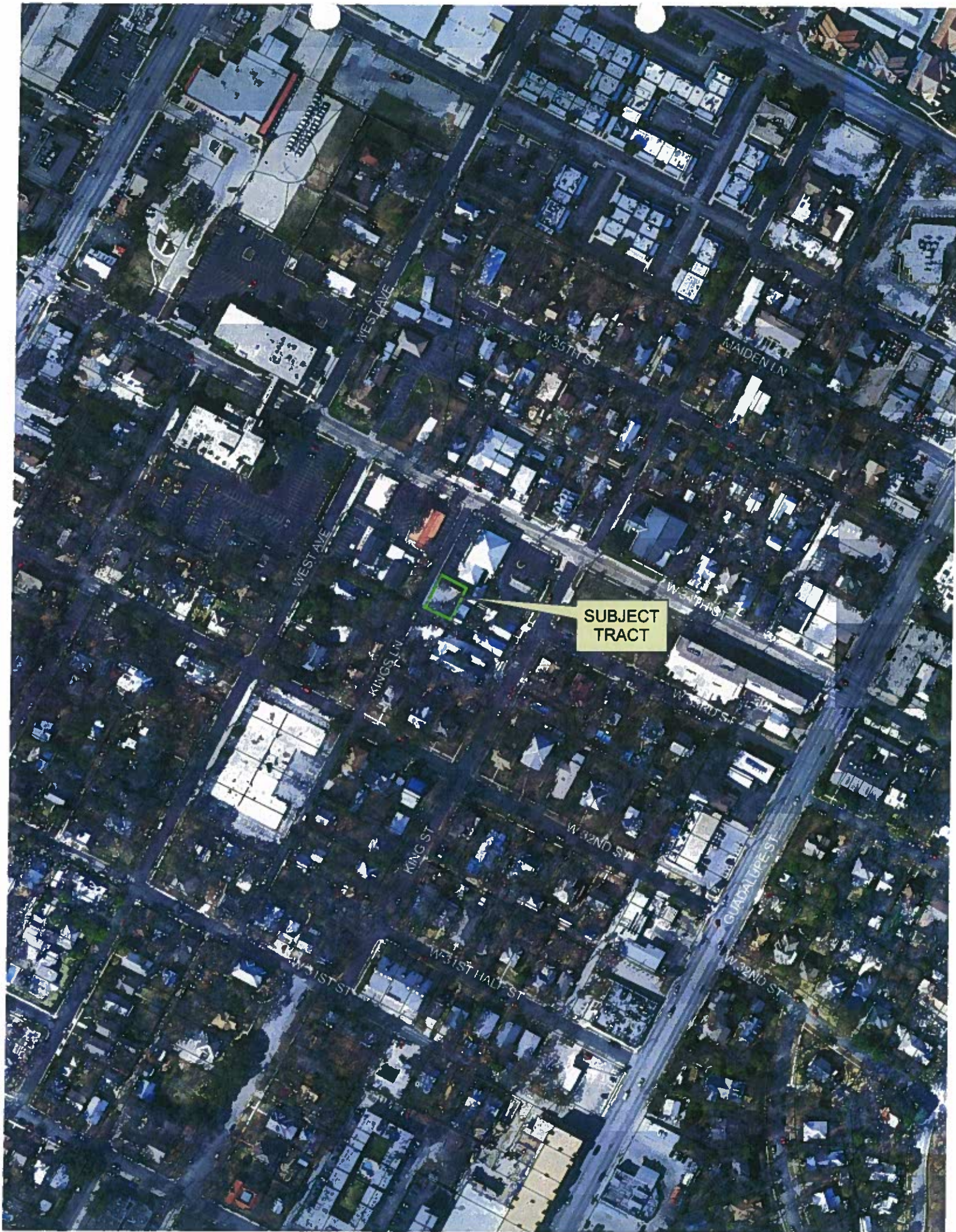
ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson

PHONE: 974-7691

Clark.patterson@ci.austin.tx.us

$1'' = 400'$



PETITION

Case Number:

C14-2008-0223

Date:

Feb. 23, 2009

3301 KINGS LANE

Total Area Within 200' of Subject Tract

174,874.73

1	<u>0218031504</u>	SHOBER JORIE BUTLER	<u>6240.42</u>	<u>3.57%</u>
2	<u>0218031505</u>	MACE ROBERT EARL & WENDY LYNN	<u>6395.42</u>	<u>3.66%</u>
3	<u>0218031509</u>	BOARDMAN JOHN R & MIKAL K GRIMES	<u>7954.23</u>	<u>4.55%</u>
4	<u>0218031512</u>	OGILVIE WILLIAM	<u>7083.72</u>	<u>4.05%</u>
5	<u>0218031521</u>	DAVIS DON L	<u>28634.63317</u>	<u>16.37%</u>
6				<u>0.00%</u>
7				<u>0.00%</u>
8				<u>0.00%</u>
9				<u>0.00%</u>
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Validated By:

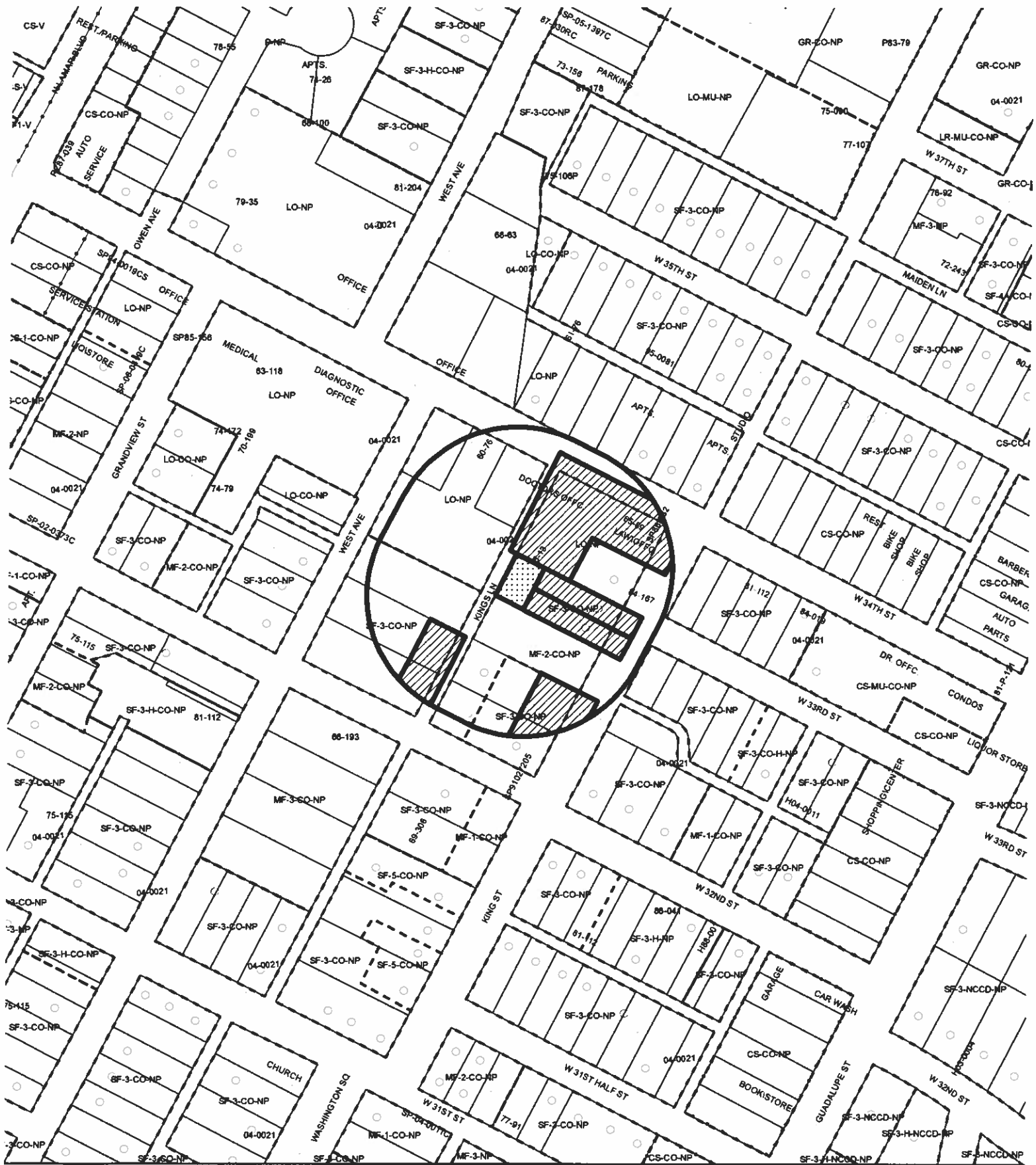
Stacy Meeks

Total Area of Petitioner:

56,308.42

Total %

32.20%



PETITION

CASE#: C14-2008-0223
 ADDRESS: 3301 KINGS LANE
 GRID: J25
 CASE MANAGER: C. PATTERSON

OPERATOR: S. MEEKS

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1" = 200'