

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0059 – Texas Association of Nurse Anesthetists **P.C. DATE:** June 23, 2009
July 14, 2009
July 28, 2009

ADDRESS: 888 Banister Lane

OWNER/APPLICANT: Texas Association of Nurse Anesthetists (Janet H. Morrow)

AGENT: Jackson Walker, LLP (Katherine Loayza)

ZONING FROM: SF-3 **TO:** LO-MU-CO **AREA** 0.22 acres (9,583.2 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends the approval of LO-MU-CO (General Office – Mixed Use-Conditional Overlay) district zoning. The conditional overlay associated with the property will limit the allowable trips per day to less than 300, prohibit medical office use on the property, and the property will conform to Commercial Design Standards for exterior lighting.

PLANNING COMMISSION RECOMMENDATION: 7/28/09 – The Planning Commission recommended LO-MU-CO (7-1; Dealey - nay, Sullivan - abs.)

DEPARTMENT COMMENTS: This property is developed with a 1500 square foot, single family house and zoned SF-3 (Family Residence) district zoning. The property was recently purchased by the Texas Association of Nurse Anesthetists for use as administrative office space for the non-profit organization. The applicant seeks to rezone the property to LO-CO in order to accommodate an office use on the property. TANA will utilize the existing structure as their office location and will not redevelop the site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family
<i>North</i>	LO	Elementary School
<i>South</i>	CS	Undeveloped
<i>East</i>	GR	Townhomes
<i>West</i>	MF-3	Apartments

NEIGHBORHOOD PLAN: N/A

TIA: Waived

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

800 Bannister Place Association	Homeless Neighborhood Association
Home Builders Association	Austin Neighborhoods Council
League of Bicycling Voters	Far South Austin Community Association
Southwood Neighborhood Association	South Lamar Neighborhood Association
Austin Parks Foundation	Galindo Elementary Neighborhood Association
North Southwood Neighborhood Association	Onion Creek Homeowners Association
Barton Springs/Edwards Aquifer Conservation District	

SCHOOLS:

Galindo Elementary School
Fulmore Middle School
Travis High School

BASIS FOR RECOMMENDATION

Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

The property is adjacent to commercially zoned projects and multi-family developments..

Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.

The property follows a pattern of decreasing density away from a major transit corridor, Ben White Boulevard. The office zoning of the property is a transition from the more intense commercial properties located on the corridor.

EXISTING CONDITIONS**ENVIRONMENTAL**

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

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

If the landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Stormwater Detention

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

TRANSPORTATION:

Additional right-of-way may be required at the time of subdivision or site plan review application.

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Bannister Lane	60'	40'	Local	Yes	No	Yes (with ¼ mile)

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.

CITY COUNCIL DATE: August 6, 2009

ACTION:

ORDINANCE READINGS: 1st

2nd

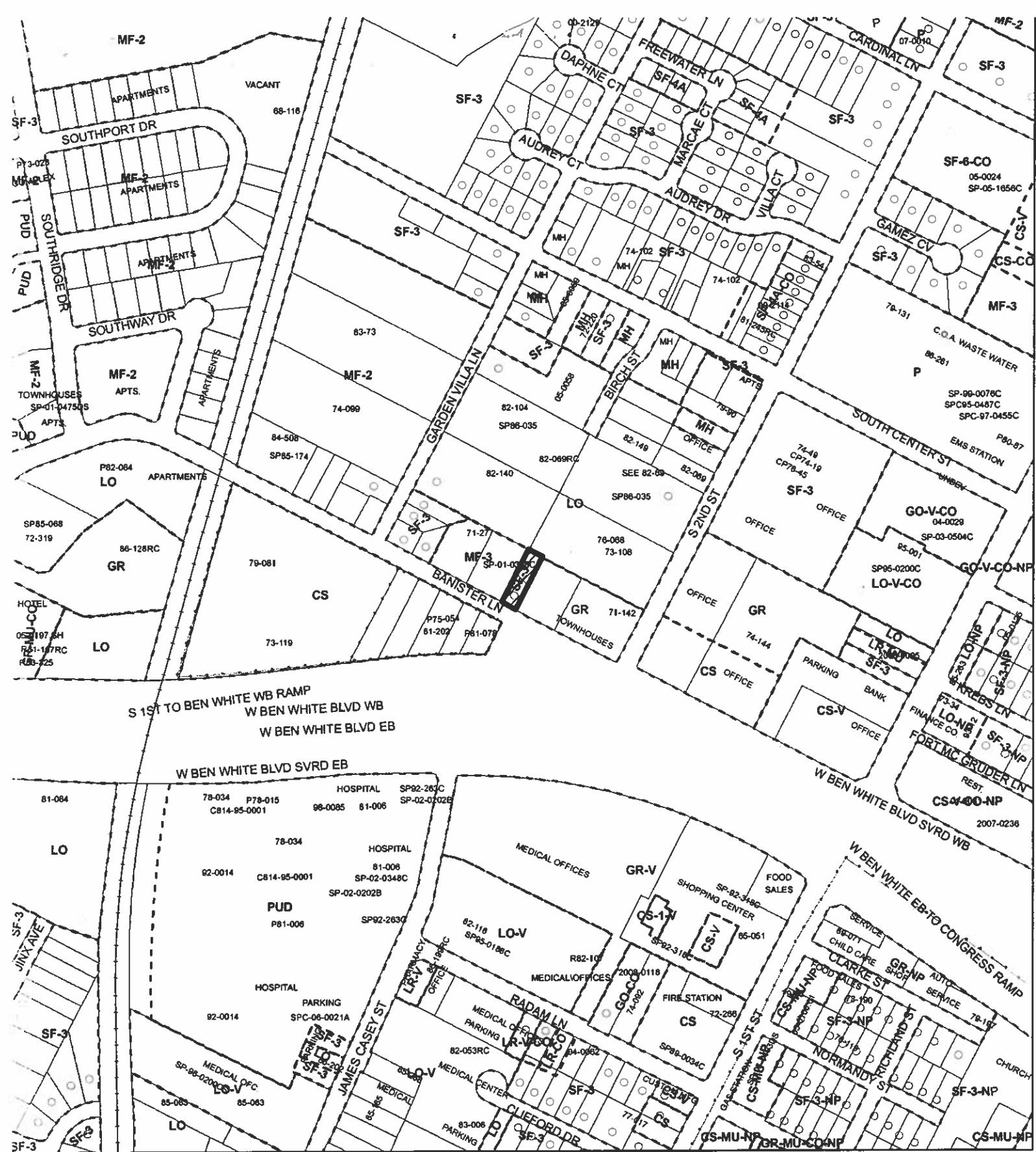
3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604

stephen.rye@ci.austin.tx.us



SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

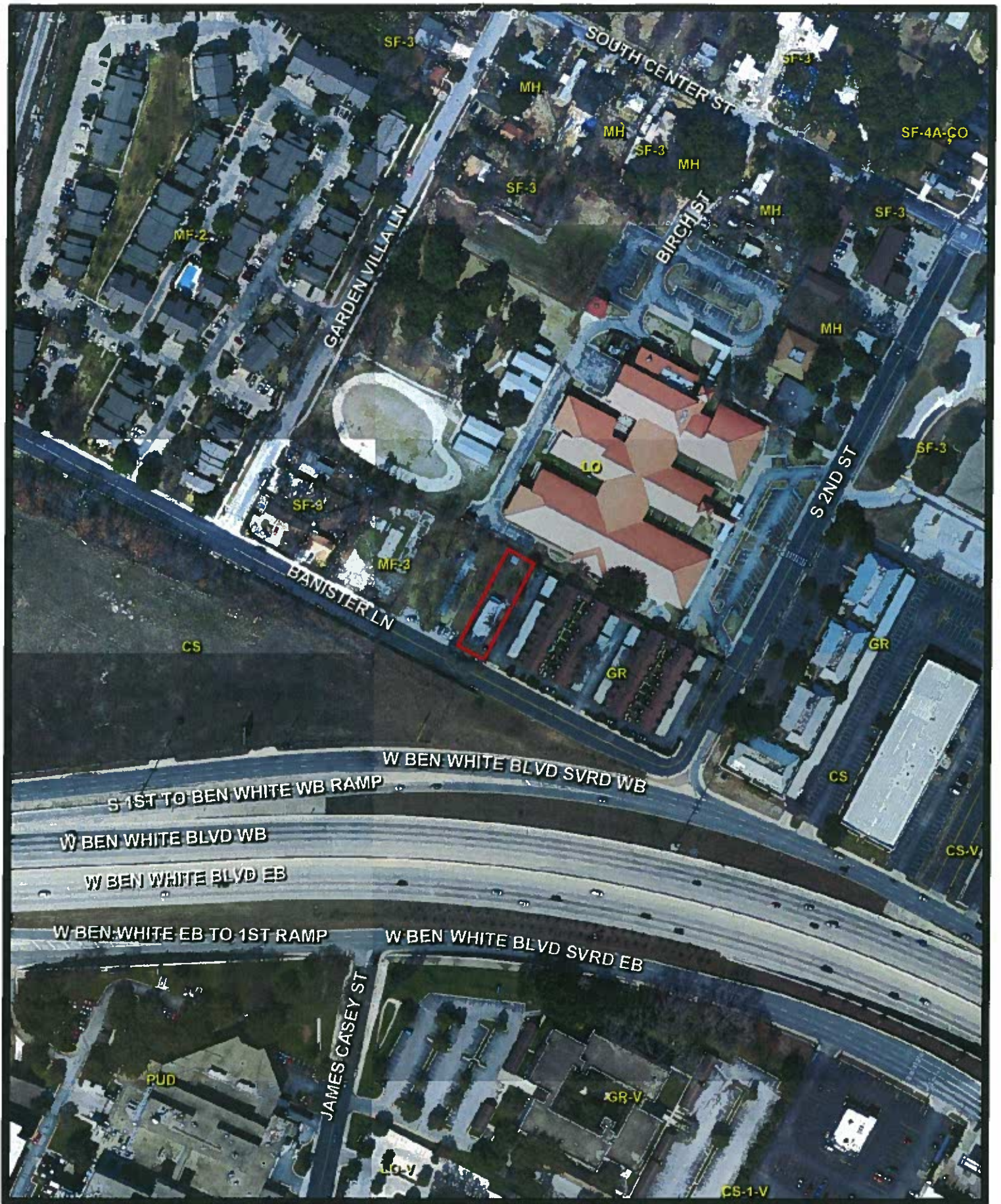
ZONING

ZONING CASE#: C14-2009-0059
ADDRESS: 888 BANISTER LANE
SUBJECT AREA: 0.22 ACRES
GRID: G19
MANAGER: S. RYE



1" = 400'

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.



C14-2009-0059 888 Bannister Lane
From SF-3 to GO-CO District Zoning



PETITION

Case Number:

C14-2009-0059

Date:

July 22, 2009

888 BANISTER LANE

Total Area Within 200' of Subject Tract

220,727.09

1	<u>0407060803</u>	<u>800 BANISTER LANE</u>	<u>42679.46</u>	<u>19.34%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</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:

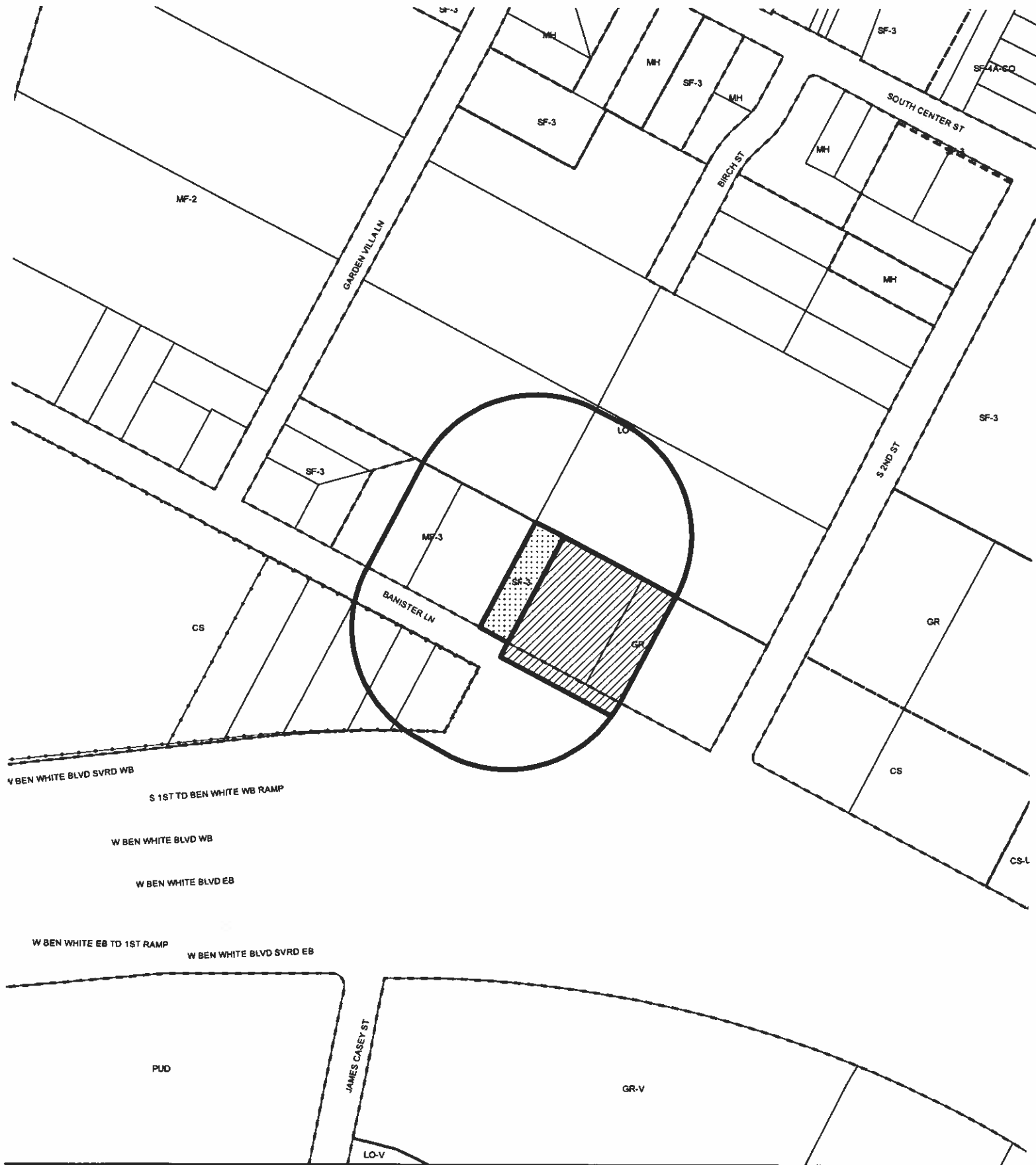
Total Area of Petitioner:

Total %

Stacy Meeks




42,679.46

19.34%



PETITION

CASE#: C14-2009-0059
 ADDRESS: 888 BANISTER LANE
 GRID: G19
 CASE MANAGER: S. RYE

-  BUFFER
-  PROPERTY_OWNER
-  SUBJECT_TRACT

OPERATOR: S. MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
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1" = 200'

15 June, 2009

Re: C14-2009-0059
888 Banister Lane Rezoning Request

Resolution passed unanimously by the Executive Committee as follows:

Whereas, a similar request for up-zoning at 888 Banister Lane was recently not supported by the neighborhood;

Whereas, the neighborhood wishes to maintain the current contiguous residential use along Banister Lane; and

Whereas, the neighborhood believes it necessary to take a comprehensive look at any proposed commercial rezoning along Banister Lane,

Therefore, the Galindo Elementary Neighborhood Association Executive Committee does not support the zoning request from SF-3 to GO.

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.ci.austin.tx.us/development

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: C14-2009-0059

Contact: Stephen Rye, (512) 974-7604

Public Hearing: June 23, 2009, Planning Commission

July 23, 2009, City Council

ANITA WEAVER
Your Name (please print)

824 BAWISTER
Your address(es) affected by this application

Anita Weaver
Signature

7/16/2009
Date

Daytime Telephone: 512-444-7739

Comments: IS THERE ANY WAY TO

ALLOW ON RETROVE THE 15TH

AT SOUTH SECOND & BAWISTER?

I CAN REMEMBER THE

REASON IT WAS ADDED. IT WILL

TAKE EXTRAOR TO THIS

BUSINESS MUCH EASIER, IF IT

IS APPROVED, Anita Weaver

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

City of Austin

Neighborhood Planning & Zoning Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810



NOT APPROVED
PERKINS

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: C14-2009-0059

Contact: Stephen Rye, (512) 974-7604

Public Hearing: June 23, 2009, Planning Commission
July 23, 2009, City Council

Donna Linn
Your Name (please print) Principal - Galindo



3800 S Second St Austin, TX 78704
Your address(es) affected by this application

Donna Linn
Signature

7/28/09
Date

Daytime Telephone: 414-1759

Comments:



Donna Linn
Principal

Austin Independent School District

Galindo Elementary School
3800 S. Second Street
Austin, Texas 78704

(512) 414-1756
Fax (512) 414-0448

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning & Zoning Department
Stephen Rye
P. O. Box 1088
Austin, TX 78767-8810

Case Number: C14-2009-0059

I, Patricia A. Gray, who live at 830 Banister Ln
(name) (street address)

Austin, TX 78764-6958 support the rezoning application
by the Texas Association of Nurse Anesthetists from SF-3 to GO for the
property located at 888 Banister Lane, Austin, Texas 78704

Signature: Patricia A. Gray Date: 06-26-09

Daytime Telephone: 444-6067

Return to: City of Austin
Neighborhood Planning & Zoning Department
ATTN: Stephen Rye
PO Box 1088
Austin, Texas 78767-8810

*Hertzberger is my maiden name & was
required on my drivers license in Michigan
where I grew up.*

Case Number: C14-2009-0059

I, LOUISA. TRCJO,
I reside at: 912. Banister Ln.
Austin, Texas 78704.

I support the re-zoning application by the Texas Association of Nurse
Anesthetists, Inc. (TANA) from SF-3 to LO-MU-CO for the property located
at 888 Banister Lane, Austin, Texas 78704

Signature: 

Date: 7-24-09

Daytime Telephone: 512. 448-2483

Return to: City of Austin
Neighborhood Planning & Zoning Department
ATTN: Stephen Rye
PO Box 1088
Austin, Texas 78767-8810

Case Number: C14-2009-0059

I, William David Michener,

I reside at: 806 Banister Ln.,

Austin, Texas 78704.

I support the re-zoning application by the Texas Association of Nurse Anesthetists, Inc. (TANA) from SF-3 to LO-MU-CO for the property located at 888 Banister Lane, Austin, Texas 78704

Signature: David Michener

Date: 7/29/09

Daytime Telephone: (512) 373-6014

Return to: City of Austin
Neighborhood Planning & Zoning Department
ATTN: Stephen Rye
PO Box 1088
Austin, Texas 78767-8810