

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0101 Shoal Creek Blvd.

P. C. DATE: 08/24/10, 09/28/10

ADDRESS: 1808 Vance Circle

AREA: .418 acres

APPLICANT: Reynaldo Ortiz

AGENT: J Valera Engineering (Juan Valera)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: SF-3 – Family Residence

ZONING TO: GO – General Office

SUMMARY STAFF RECOMMENDATION:

Staff recommends denial of GO, General Office zoning.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation to deny GO district zoning; was approved by Commissioner Jay Reddy's motion, Commissioner Mandy Dealey second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

DEPARTMENT COMMENTS:

The existing General Office (GO) to the northwest of this property is at the intersection of two major thoroughfares, North Lamar Boulevard and Martin Luther King, Jr. Boulevard. This tract of land has access to both streets. The subject tract that is requesting GO zoning only has access to the terminus of Shoal Creek Boulevard and has very little buildable area due to slopes. If the requested GO zoning were to be granted, it would be another encroachment into the existing Judges Hill neighborhood to the East. In addition, the City Council passed a resolution in 1987 (see attached) that states "the City Council hereby expresses its general policy and intention to deny any requests to zone or rezone property to allow uses which may conflict with existing private restrictions prohibiting non-residential uses on the property." This zone change request is to change the zoning on a residential lot from the existing SF-3, Family Residence to GO, General Office. Some of the adjacent neighbors who oppose the zone change request presented the city with a copy of the deed restrictions for this lot (see attached). The deed restrictions state "all lots in Vance Park, Section One, shall be known and described as residential lots and shall be used for residential purposes only." Knowing this information and in keeping with the above stated City Council resolution, the staff is recommending denial of this zone change request. There is a valid petition against this zone change request.

BASIS FOR RECOMMENDATION:

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

Granting the zoning would not be consistent with the City Council resolution against rezoning property for non-residential uses when the property has a deed restriction that states that the property should remain residential.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	SF-3	Single Family Residential
NORTH	GO	Office Building
SOUTH	SF-3	Single Family Residential
EAST	SF-3	Single Family Residential
WEST	GO	Office Building

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-97-0102	From LO to LR-CO	Approved LR-CO [Vote: 7-0]	Approved LR-CO [Vote: 5-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- Downtown Austin Neighborhood Coalition
- Pecan Street Owner's Association
- Downtown Austin Alliance
- Austin Warehouse District Association
- Old Pecan Street Association
- Sentral Plus East Austin Koalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association
- Judges Hill Neighborhood Assoc.

SCHOOLS:

Matthews Elementary School O' Henry Middle School Austin High School

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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 such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

SITE PLAN:

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.

Compatibility Standards

The site is subject to compatibility standards. Along the East 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.

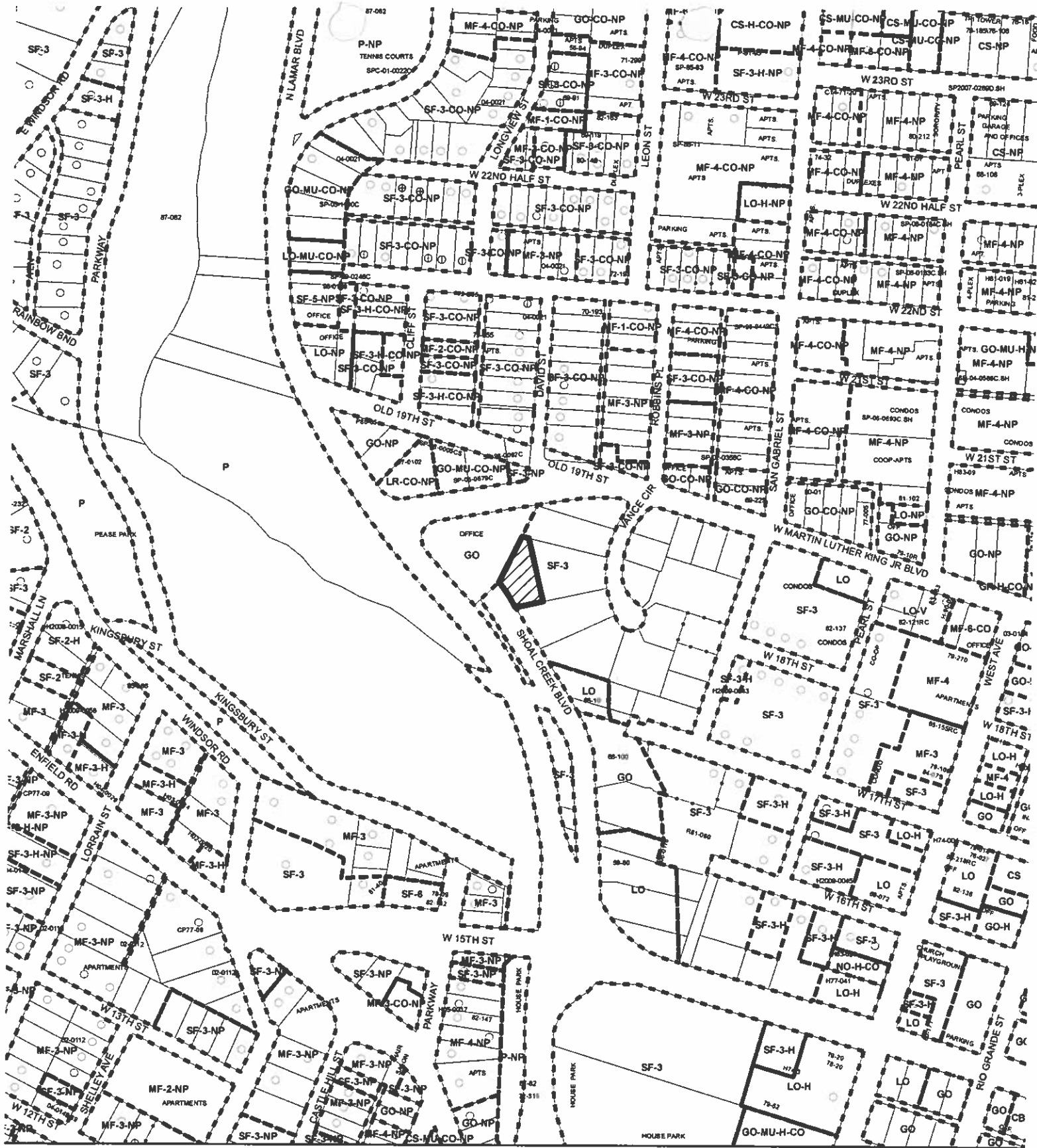
for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.

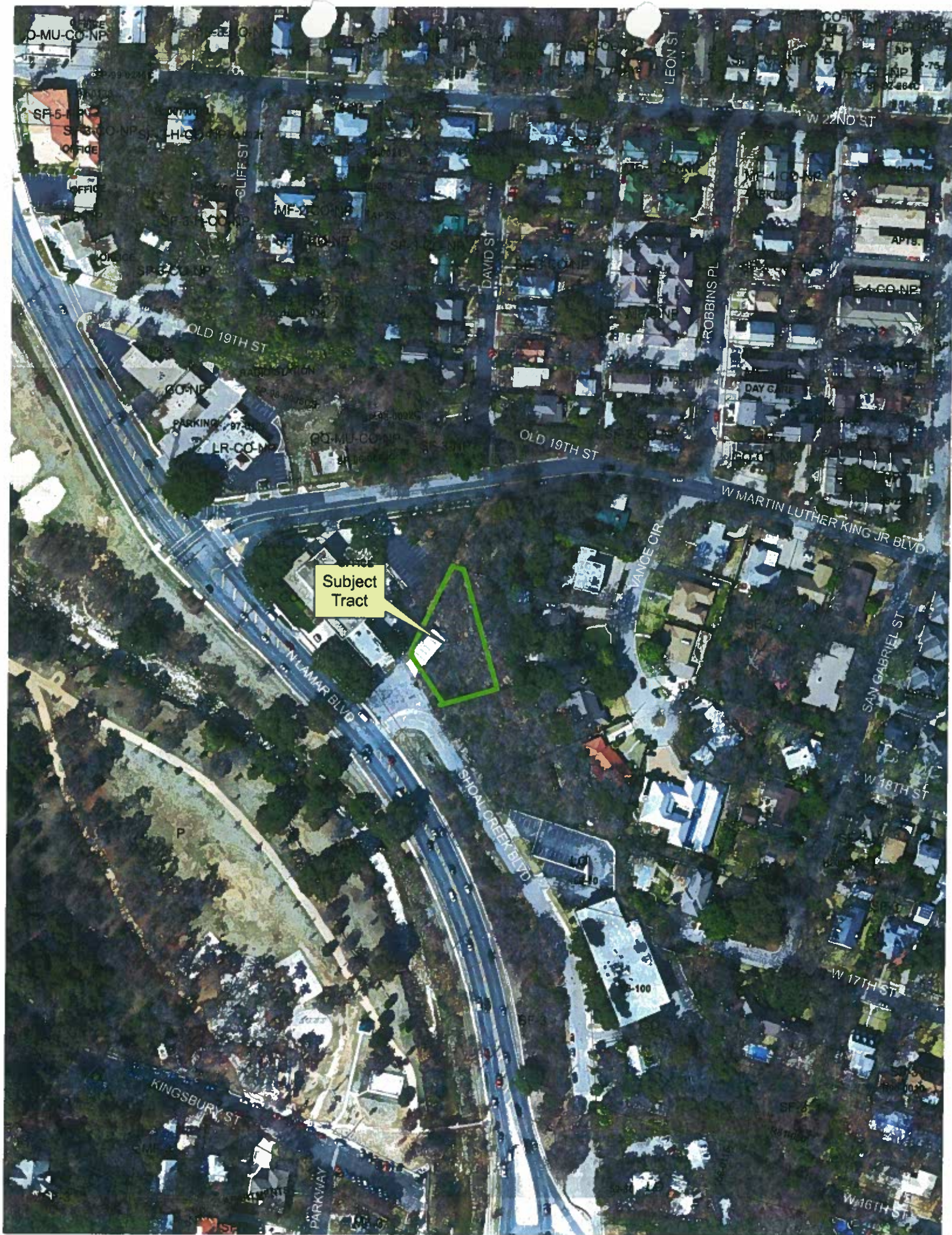
An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

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

TRANSPORTATION:

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





1-15721
REST COV.

R E S O L U T I O N

WHEREAS, in considering requests for zoning and rezoning, the City Council applies its legislative discretion to protect and advance the public interest; and

WHEREAS, where property is subject to a private restriction prohibiting non-residential uses, zoning or rezoning the property to a zoning district where non-residential uses are allowed may result in litigation brought by citizens entitled to the benefits of the restriction; and

WHEREAS, the City Council believes the public interest is better served, in such instances, by deferring any change of zoning which might be inconsistent with such private restrictions until the private restrictions are removed or declared invalid by a court of competent jurisdiction; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City Council hereby expresses its general policy and intention to deny any requests to zone or rezone property to allow uses which may conflict with existing private restrictions prohibiting non-residential uses on the property; and

BE IT FURTHER RESOLVED:

That the City Council will assume a private restriction prohibiting non-residential uses on property is valid, notwithstanding any other facts, until the restriction is removed or declared invalid by a court of competent jurisdiction.

ADOPTED: December 3, 1987

ATTEST:

James E. Aldridge
James E. Aldridge
City Clerk

177
258
unto the said L. W. Benson, of the County of Travis, State of Texas, all that certain
All that certain tract or parcel of land known as Lot #43, Oak Heights the city of
Austin, Travis County, Texas

To have and to hold the above described premises, together with all and singular the
rights and appurtenances thereto in anywise belonging unto the said L. W. Benson, heirs
and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators
to Warrant and Forever Defend, all and singular the said premises unto the said L. W. Benson,
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same
or any part thereof.

Witness hand at x this 6th day of August, 1947.

N. A. Giblin

Maye Giblin

(\$.55 U S Int Rev Stamps Can)

The State of Texas,

County of Travis

Before me, the undersigned, a Notary Public in and for said County and State, on
this day personally appeared N. A. Giblin and Maye Giblin, his wife, both known to me to
be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me
that they each executed the same for the purposes and consideration therein expressed,
and the said Maye Giblin, wife of the said N. A. Giblin, having been examined by me
privily and apart from her husband, and having the same fully explained to her, she, the said
Maye Giblin, acknowledged such instrument to be her act and deed and declared that she had
willingly signed the same for the purposes and consideration therein expressed, and that she
did not wish to retract it.

Given under my hand and seal of office this the 6th day of August, A. D. 1947.

Louis Shaffman, Jr.

Notary Public in and for Travis County, Texas.

(Notary Seal)

Filed for Record August 8, 1947 at 2:00 P.M. --- Recorded August 8, 1947 at 2:40 P.M. ---

C
THE STATE OF TEXAS,

COUNTY OF TRAVIS.

KNOW ALL MEN BY THESE PRESENTS:

That I, Julia E. Vance, a feme sole, of Travis County, Texas, owner of Vance Park,
Section One, as shown on the Plat thereof recorded in Book 4, page 336, of the Plat Records
of Travis County, Texas, do hereby impress all of the property included in said Vance Park,
Section One, with the following restrictions and covenants:

1. Designation of Use.

All lots in Vance Park, Section One, shall be known and described as residential
lots and shall be used for residential purposes only. For the purposes of these restrictions
and covenants, a "plot" shall consist of a lot or a part of a lot or lots having a contin-
uous frontage.

2. Retention of Easements:

Easements are reserved as indicated on the recorded plat.

3. Restrictions against Nuisance Use.

No trade or profession of any character shall be carried on upon any lot; nor shall
anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

RESIDENTIAL
USE

Petition

1808 Vance Circle (C8-2010-0047-0A) and (C14-2010-0101)
To the Austin City Council, Neighborhood Planning and Zoning Department
and All Departments Concerned,

We, the undersigned owners of property affected by the requested subdivision and/or zoning change described in the referenced file do hereby protest against any change of the Land Development Code or Plat maps which would change or zone the property to any other classification other than one lot, Single Family-3 zoning.

To do so would:

1. Break deed restrictions that apply to the lot at 1808 Vance Circle, and
2. Weaken the deed restrictions which are enjoyed by the owners of 16 other properties in the Vance Park Subdivision,
3. Adversely affect the quality of life of the owners of Single Family properties in the Vance park Subdivision,
4. Break State Law Chapter 212.015, in the Local Government Code,
5. Endanger the Shoal Creek Watershed by allowing commercial development on a steep limestone slope.
6. Redraw the Downtown Austin Plan map for Judges' Hill Neighborhood.
7. Encourage commercial development in Judges' Hill Neighborhood

In Black Ink:

Name *Susan C. Harris*
Signature *Susan C. Harris*
Address *1812 Vance Circle*

Contact

Phone Number *(512) 478-2927*

Plat # *0112600300000*

Petition

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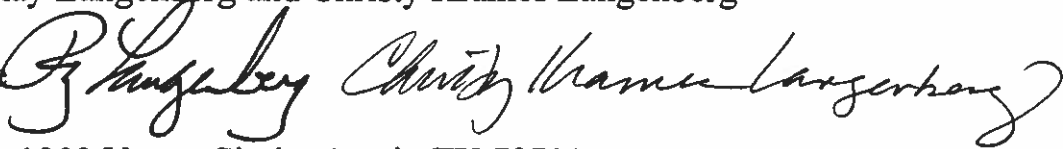
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In Black Ink:

Name - Ray Langenberg and Christy Krames Langenberg

Signature

The image shows two handwritten signatures in black ink. The first signature is 'Ray Langenberg' and the second is 'Christy Krames Langenberg'. Both are written in a cursive, flowing style.

Address - 1802 Vance Circle, Austin TX 78701

Contact

Phone Number - 512 495-6313

12 Nov, 10

1808 Vance Circle (C8-2010-0047)

PETITION

To the Austin City Council, Neighborhood Planning and Zoning
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5. Redraw the Downtown Austin Plan map for Judges' Hill Neighborhood.

In Black Ink:

Name *Raynor L. Duncombe*

Signature *Raynor L. Duncombe*

Address *1804 Vance Circle*

Contact *Ray Langenberg*

Phone Number *512 478 7586*

PETITION

Case Number:

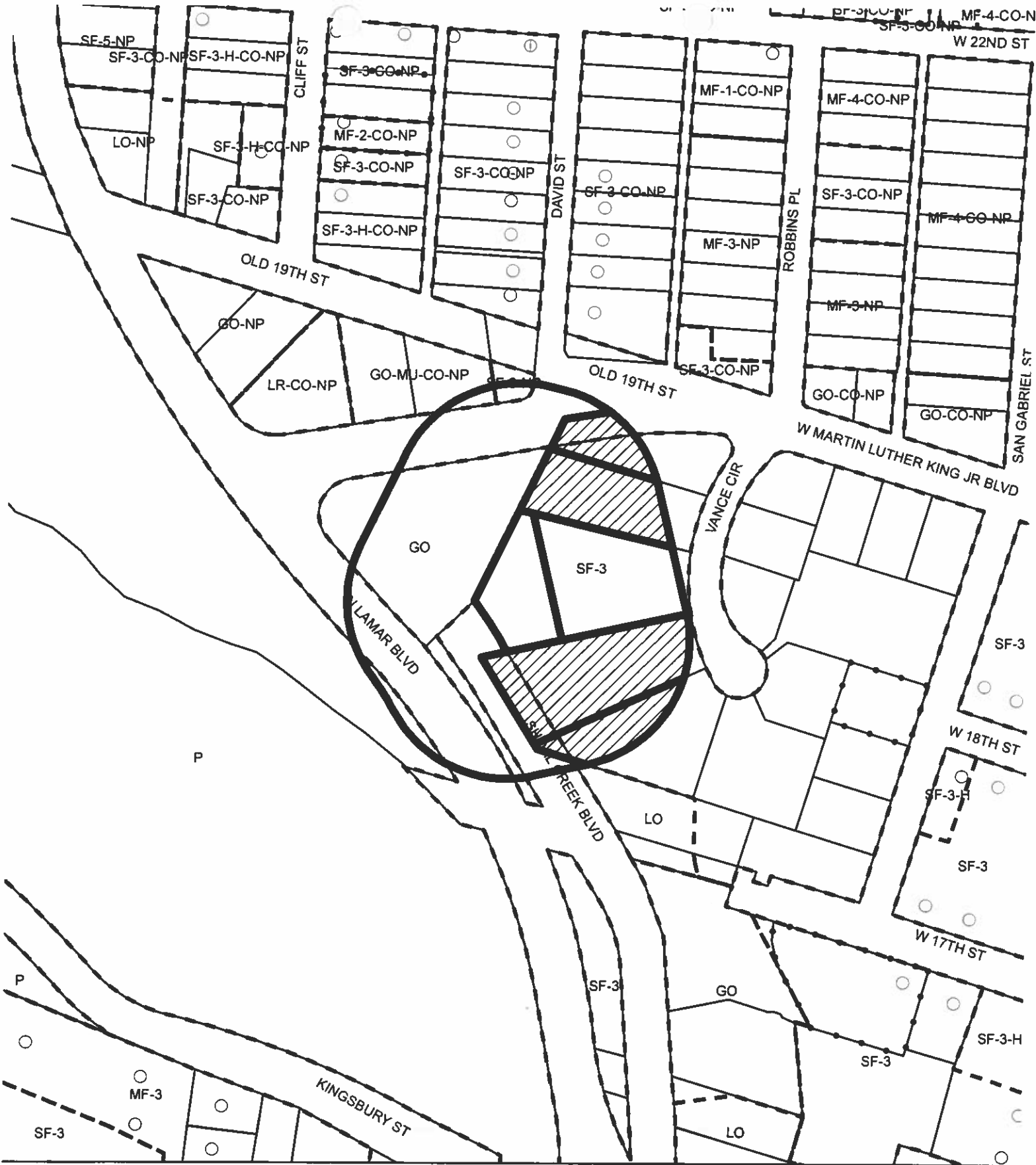
C14-2010-0101

Date: 12/14/2010

1808 VANCE CIRCLE

Total Area Within 200' of Subject Tract 239,495.07

#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0211010725	1609 SHOAL CREEK BLVD 78701	AUSTIN EQUITY INVESTORS LTD	no	1495.57	0.00%
2	0112000101	N LAMAR BLVD 78701	CITY OF AUSTIN	no	15645.47	0.00%
3	0113001109	1900 DAVID ST 78705	CRUMB ROBERT & CATHERINE C RIEGLE-CRUMB	no	8410.09	0.00%
4	0112000305	1804 VANCE CIR 78701	DUNCOMBE RAYNOR L & JULENA S DUNCOMBE BYPASS TRUST	yes	36898.96	15.41%
5	0112000301	1801 N LAMAR BLVD 78705	GADDIS THREE AMIGOS LLC	no	68878.89	0.00%
6	0112000207	E M L KING JR BLVD 78705	GADDIS THREE AMIGOS LLC	no	6283.55	0.00%
7	0112000320	1812 VANCE CIR 78701	HARRIS EDGAR G & SUSAN C	yes	21087.34	8.80%
8	0112000306	1802 VANCE CIR 78701	LANGENBERG RAY HERBERT & CHRISTY KAY KRAMES	yes	12139.00	5.07%
9	0112000303	1818 VANCE CIR 78701	STOTT WILLIAM M TRUSTEE OF THE	yes	9658.52	4.03%
10						0.00%
11						0.00%
12						0.00%
13						0.00%
14						0.00%
15						0.00%
16						0.00%
17						0.00%
18						0.00%
19						0.00%
20						0.00%
21						0.00%
22						0.00%
23						0.00%
24						0.00%
Total Area of Petitioner:					180,497.40	33.31%



N

BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14-2010-0101
 ADDRESS: 1808 VANCE CIRCLE
 GRID: H23 & J23
 CASE MANAGER: CLARK PATTERSON

OPERATOR: S. MEEKS

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.

