

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2011-0011

**P.C. DATE:** April 12, 2011

**ADDRESS:** 1000 West Rundberg Lane

**OWNER/APPLICANT:** City of Austin (Mark Schruben)

**AGENT:** Urban Design Group (Laura Toups)

**ZONING FROM:** MF-2-NP

**TO:** P-NP

**AREA:** 6.997 acres

**SUMMARY STAFF RECOMMENDATION:**

The staff recommends the applicant's request for P-NP, Public-Neighborhood Plan District, zoning.

**PLANNING COMMISSION RECOMMENDATION:**

4/12/11: Approved staff's recommendation of P-NP district zoning on consent (9-0); S. Kirk-1<sup>st</sup>, D. Anderson-2<sup>nd</sup>.

**DEPARTMENT COMMENTS:**

The property in question is currently a large undeveloped lot. To the north and west there are multifamily uses (Arbors of Austin Apartment Homes, The Park at Quail Creek, and Summertime Apartments). The properties to the south, across West Rundberg Lane, are developed with single-family uses. To the east there is a commercial retail center (HEB Grocery Store, McDonald's and Taco Bell restaurants). The applicant is requesting P, Public District, zoning because they would like to develop the site with a City of Austin recreation center.

The staff is recommending 'P-NP' zoning because the property meets the intent of the Public district designation. The proposed 'P-NP' district zoning will allow the applicant to develop a recreation center on this site that will serve the surrounding residential areas.

This property is located within the North Austin Civic Association Neighborhood Planning area. The future land use map for the NACA plan proposes Recreation/Open Space land uses for this site.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MF-2-NP	Undeveloped Tract
<i>North</i>	MF-2-NP, PUD-NP	Multifamily (Arbors of Austin Apartment Homes, The Park at Quail Creek)
<i>South</i>	SF-3-NP	Single-Family Residential Homes
<i>East</i>	MF-2-NP, GR-NP	Retail Center (HEB Grocery Store, Mc Donald's, Taco Bell)
<i>West</i>	MF-2-NP	Multifamily (Summertime Apartments)

**AREA STUDY:** North Lamar Area Study

**TIA:** Not required  
North Austin Civic Association Neighborhood Plan

**WATERSHED:** Little Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Austin Monorail Project  
Austin Neighborhoods Council  
Austin Parks Foundation  
Home Builders Association of Greater Austin  
Homeless Neighborhood Association  
League of Bicycling Voters  
NACA Neighborhood Plan Contact Team  
North Austin Civic Association  
North Austin Civic Association Neighborhood Plan-COA Liaison  
North Growth Corridor Alliance  
Sierra Club, Austin Regional Group  
Super Duper Neighborhood Objectors and Appealers Organization  
The Real Estate Council of Austin, Inc.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0269 (11112 Georgian Drive)	LO to CS	3/25/08: To approve the staff's recommendation of CS-CO zoning, with an additional condition that upon redevelopment/any new improvements on the site the applicant will provide a dense 5-foot vegetative screen/buffer along the western property line (9-0)	4/24/08: Approved CS-CO zoning by consent (7-0); all 3 readings
C14-2007-0231 (320 E Rundberg Lane)	GR and MF-2 to GR-MU	3/11/08: Approved staff's rec. of GR-MU-CO zoning by consent, with the following conditions: limit the site to less than 2,000 vtpd and prohibit Bail Bond Services and Pawn Shop uses (9-0); J. Reddy-1 <sup>st</sup> , M. Dealey-2 <sup>nd</sup> .	8/28/08: Approved GR-MU-CO zoning on all 3 readings (7-0)
C14-04-0188 (205 E Rundberg Lane)	SF-3 to LO	1/04/04: Approved LO-CO zoning by consent, with conditions to limit the property to NO district uses (9-0)	1/27/05: Approved LO-CO (6-0); 1 <sup>st</sup> reading  2/17/05: Approved LO-CO zoning, with conditions to prohibit: Communications

			Services, Convalescent Services, Cultural Services, and Medical Offices uses (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-01-0091 (611 Rundberg Lane)	SF-3 to LR	7/17/01: Approved staff's rec. of LR district zoning by consent (7-0, L.O. & J.R.-absent)	8/09/01: Approved PC rec. of LR zoning (7-0); all 3 readings

**RELATED CASES:** C14-01-0037 (North Austin Civic Association Neighborhood Plan Rezoning)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Rundberg Lane	90'	4 lanes w/ median	Arterial	Yes	Yes	Yes
Mearns Meadow	72'	44'	Collector	Yes	No	Yes
Rutland Dr	62'	44'	Collector	yes	no	Yes

**CITY COUNCIL DATE:** May 12, 2011

**ACTION:**

**ORDINANCE READINGS:** 1st

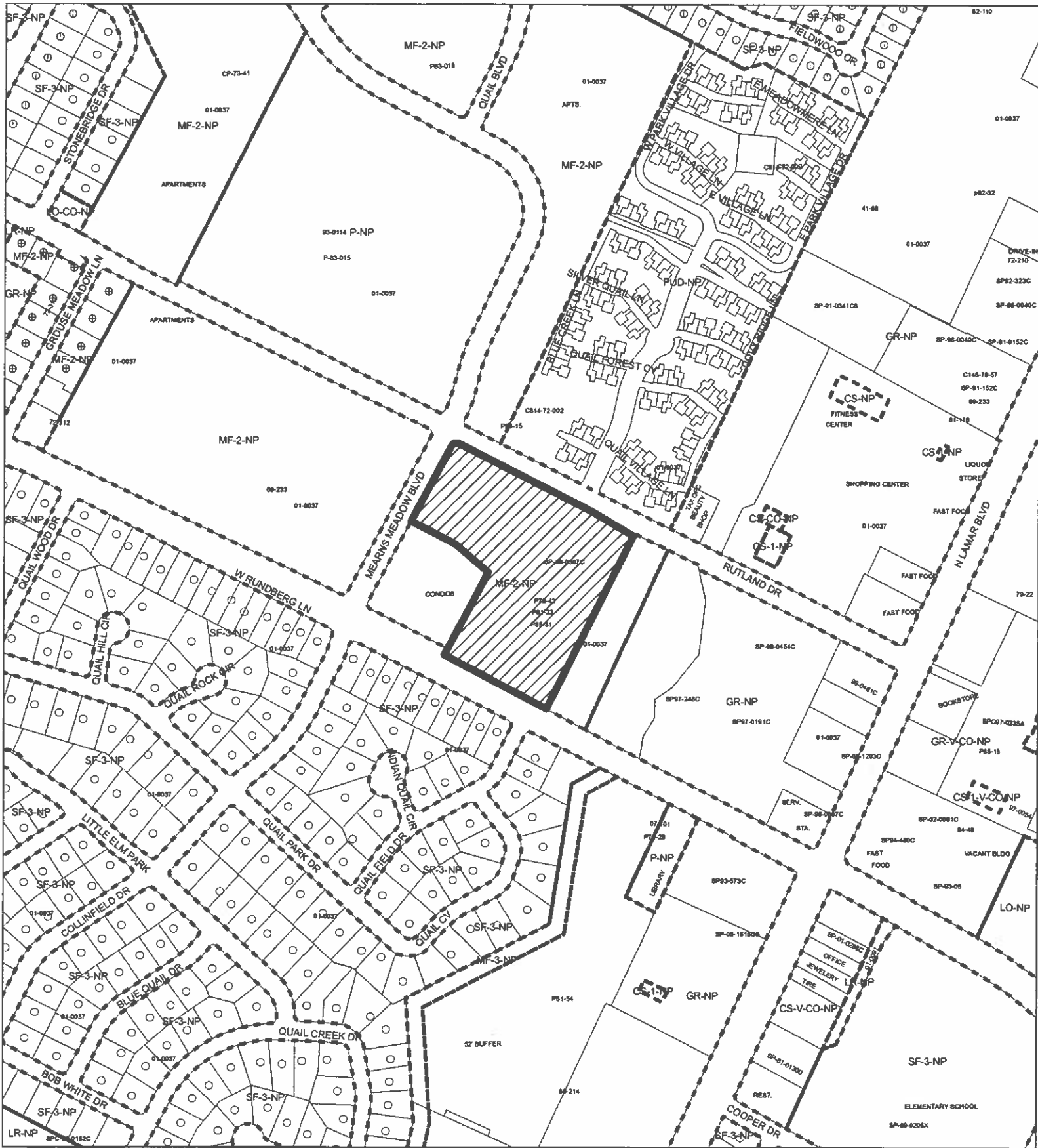
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**




**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057  
sherri.sirwaitis@ci.austin.tx.us



## ZONING

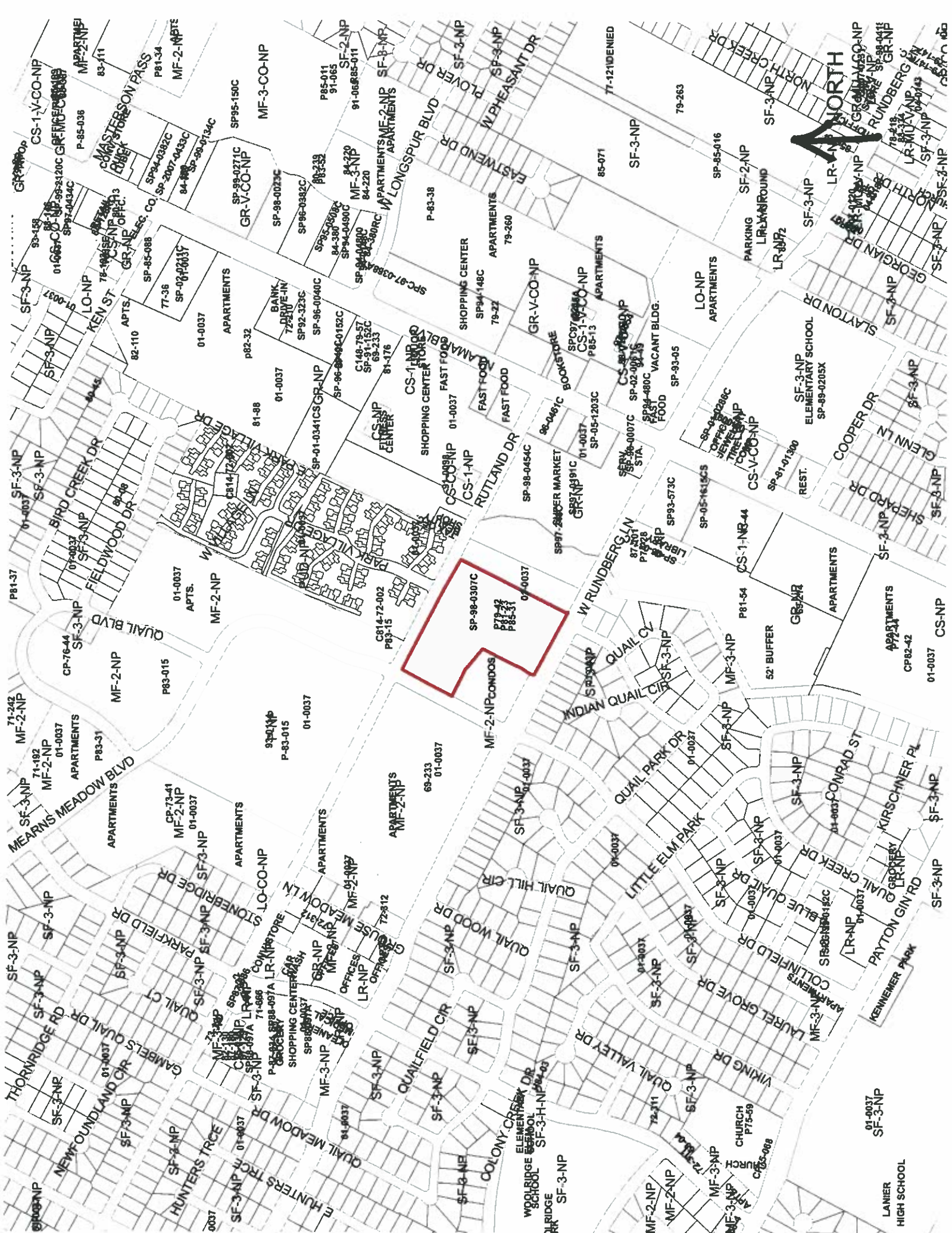


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0011  
 LOCATION: 1000 W RUNDBERG LN  
 SUBJECT AREA: 6.997 ACRES  
 GRID: L30  
 MANAGER: SHERRI SIRWAITIS



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.









## **STAFF RECOMMENDATION**

The staff recommends the applicant's request for P-NP, Public-Neighborhood Plan District, zoning.

## **BASIS FOR RECOMMENDATION**

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

Public (P) district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A P district designation may not be applied to government-owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use.

2. *The proposed zoning should promote orderly planning and will allow for a reasonable use of the property.*

The proposed 'P-NP' district zoning will allow the applicant to develop a recreation center on this site that will serve the surrounding residential areas.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site under consideration is currently a large undeveloped tract of land. To the north and west there are multifamily uses (Arbors of Austin Apartment Homes, The Park at Quail Creek, and Summertime Apartments). The properties to the south, across W. Rundberg Lane, are developed with single-family uses. To the east there is a commercial retail center (HEB Grocery Store, McDonald's and Taco Bell restaurants).

### **Environmental**

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.

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 sq. ft. 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 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.

### **Impervious Cover**

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.

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

### **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.

### **Site Plan Comments**

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

This site is greater than 5 acres, therefore the principal roadway for the development would be classified as an Internal Circulation Route. Commercial Design Guideline regulations would be based on this identified roadway type.

Any request for Alternative Equivalent Compliance from Subchapter E, will require review and a recommendation from the Design Commission during the site plan process because it's a City of Austin facility.

Because this site is larger than 5 acres, 2% of the net site area shall be devoted to following private common open space or pedestrian amenities:

- a) Natural, undisturbed private common open space, b) Landscape area beyond minimum landscape requirements, meeting specified standards (p.53), c) Playground, patio, plaza, meeting specified standards (p.53), d) Combination of above (§ 2.7.3.A.; p. 53-54)

For development over 1 acre and zoned P, public a conditional use site plan is required.

The site is subject to compatibility standards along the south property line, the following standards apply:

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of 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.

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.

Existing Street Characteristics:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Capital Metro</b>
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### **Water and Wastewater**

Comments released.

## 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](http://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: C14-2011-0011

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr 12, 2011, Planning Commission

May 12, 2011, City Council

Joseph B (JB) Berowski  
Your Name (please print)

☒ I am in favor  
☐ I object

1010-27 W RUNDBERG LN 78758

Your address(es) affected by this application

*[Signature]*  
Signature

4-6-2011  
Date

Daytime Telephone: 512-873-7880

Comments: I AM LOOKING FWD TO  
THE CENTER. TWO WISHES:

1) I'M IN THE CONDO COMPLEX ADJACENT  
THE CENTER. THE HACKBERRY  
TREES ALONG THE BORDER  
FENCE ARE DAMAGING THE FENCE  
AND OUR DRIVEWAYS. PLEASE  
REMOVE THEM.

2) AN OUTDOOR POOL.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2011-0011

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr 12, 2011, Planning Commission  
May 12, 2011, City Council

J.G. RAWLINGS

Your Name (please print)

9528 Quail Village Lane

Your address(es) affected by this application

J.R. Rawlings

4/3/11

Signature

Date

Daytime Telephone: 836-5799

Comments:

- ① Negative Impact on Creek
- ② Negative Impact on hi-density Traffic
- ③ More "low income" housing in an area
- ④ DESTROYED by criminals & illegal aliens moving into "low income" condos.
- ⑤ Negative impact on property values.
- ⑥ Negative impact on power supply - already unstable & overloaded
- ⑦ WE DO NOT NEED ANOTHER any more apartments in this area. GO FHE

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P. O. Box 1088

Austin, TX 78767-8810

HELL  
AWAY & LEAVE  
THAT AREA  
ALONE



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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr 12, 2011, Planning Commission

May 12, 2011, City Council

Sony Rosenthal

Your Name (please print)

☒ I am in favor  
☐ I object

9524 Doail Village Ln Austin, TX 78758

Your address(es) affected by this application

[Signature] 4/9/11

Signature

Date

Daytime Telephone: (512) 223-9861

Comments: To be clear, I favor rezoning  
the property at 1100 W. Rundberg Lane  
from MF-2-NP to P-NP.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810