

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0155 (1310 Kramer Lane)

Z.A.P. DATE: January 29, 2013

ADDRESS: 1310 Kramer Lane

OWNER: Thomas Lieou

AGENT: Wendall E. Brannen Architect (Wendall E. Brannen)

ZONING FROM: SF-2

TO: LO

AREA: 0.604 acres (26,310.24 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff recommends LO-CO, Limited Office-Conditional Overlay District, zoning. The conditional overlay will limit the height on the site to 'NO' district height regulations (35 feet or 2-stories).

ZONING AND PLATTING COMMISSION RECOMMENDATION:

1/29/13: Approved staff's recommendation, with an additional condition agreed to by the applicant and a neighbor to prohibit the hours of operation on the site from 6:00 p.m. to 7:00 a.m. in a public restrictive covenant (5-0, G. Rojas-recuse, P. Seeger-absent); J. Meker-1st, C. Banks-2nd.

DEPARTMENT COMMENTS:

The property in question is currently developed with a residential house. The applicant is requesting to rezone the site to the LO, Limited Office District, zoning to convert the existing structure into a professional office use.

The staff recommends the applicant's request of 'LO' zoning because this tract of land meets the intent of the Limited Office zoning district. The site under consideration is located adjacent to a residential neighborhood and the uses permitted under the proposed zoning district will serve surrounding community needs. This property is located at the north east intersection of Parkfield Drive and Kramer Lane, two minor arterial roadways. There is existing LO-CO zoning to the west of the site, across Parkfield Drive.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	NO, LO-CO	Single-Family Residence
<i>North</i>	SF-3	Single-Family Residences, Duplex Residences
<i>South</i>	SF-2-NP	Single-Family Residences
<i>East</i>	SF-2	Single-Family Residences
<i>West</i>	NO, LO-CO	Undeveloped Area, Medical Office (Texas Economy Dental)

AREA STUDY: North Lamar Area Study

TIA: Not required

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
Austin Northwest Association
Home Builders Association of Greater Austin
Homeless Neighborhood Association
League of Bicycling Voters
NACA Neighborhood Plan Contact Team
North Austin Civic Association
North Growth Corridor Alliance
Quail Hollow Neighborhood Association
Pflugerville Independent School District
SELTEXAS
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
C14-2010-0178 (ABBA Wig Salon: 1105 Kramer Lane)	NO-NP to GO- MU-NP	12/14/10: Approved the staff's recommendation of GO-MU-NP zoning, with CO to limit the development intensity for the site to less than 2,000 vehicle trips per day, would permit Personal Services as the only 'GO' district use and permit all other 'NO' district uses, and would limit the property to 'NO' district site development standards, and an additional condition to limit the size of the proposed sign on the property to 4 ft. x 4 ft. through a public restrictive covenant that will be signed prior to 3 rd reading of the case at City Council (6-0, Reddy, Chimenti, and Hernandez-absent); Dealey-1 st , Kirk-2 nd .	1/13/11: Approved GO-MU-CO-NP zoning, with conditions, on all 3 readings(7-0); Martinez-1 st , Morrison-2 nd .
C14-2008-0141 (EDI Parkfield Expansion:	NO, LO-CO to LO	8/05/08: Approved staff recommendation of LO-CO zoning, with condition limiting	9/25/08: Approved LO-CO zoning (7-0); all 3 readings

11100 Parkfield Drive)		the property to 'NO' district site development regulations (5-1, Baker-No, Hammond-absent); K. Jackson-1 st , J. Gohil-2 nd .	
C14-06-0113 (LEE .27: 11209 Plains Trail and West Baker Lane)	NO to LR	7/18/06: Approved staff rec. of LR zoning by consent (6-0)	8/24/06: Approved LR zoning on all 3 readings (7-0)
C14-06-0022 (1601 Kramer Lane)	SF-6-NP to LO-MU-NP	4/11/06: Approved staff rec. of LO-MU-CO-NP zoning (7-0)	5/18/06: Approved LO-MU-CO-NP zoning (7-0)
C14-03-0075 (Velocity Credit Union: 1201-1209 Block of West Braker Lane)	LR-CO to LR	5/20/03: Approved staff rec. of LR-CO zoning by consent (7-0)	7/17/03: Approved LR-CO zoning (7-0); 1 st reading 9/01/05: Approved LR-CO zoning (7-0); 2 nd /3 rd readings
C14-03-0009 (11201 Plains Trail)	SF-3, LR, GR to CS	3/25/03: Approved LR zoning for Tract 1 and NO zoning for Tracts 2 & 3 (8-0)	5/08/03: Approved LR zoning for Tract 1 and NO zoning for Tracts 2 and 3 (7-0); 1 st reading 6/12/03: Approved LR-CO zoning (7-0); 2 nd /3 rd readings
C14-02-0187 (1517 Kramer Lane)	SF-6 to LO	2/12/02: Approved LO-MU-CO-NP zoning (7-0)	3/20/03: Approved LO-MU-CO-NP zoning (7-0); 1 st reading 4/24/03: Approved LO-MU-CO-NP zoning (6-0); 2 nd /3 rd readings
C14-01-0037 (NACA Neighborhood Plan)	MF-2, SF-2, SF-3 to NO-NP	4/17/01: Approved staff rec. of NO-NP, CS-NP, MF-2-NP, LO-NP, GR-NP, P-NP, LI-NP zoning (9-0)	5/24/01: Approved PC rec. on all 3 readings, except for Tract 9 (6-0); 1 st reading only 7/19/01: PP Tract 9 to 8/09/01 by staff (6-0) 8/09/01: Approved CS-NP zoning for Tract 9 (7-0); 2 nd /3 rd readings

RELATED CASES: C14-79-057 (Previous Zoning Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Parkfield Dr	72'	42'	Minor Arterial	Yes	Yes	No
Kramer Lane	66'	41'	Collector	Yes	Yes	No

CITY COUNCIL DATE: February 28, 2013

ACTION:

ORDINANCE READINGS: 1st

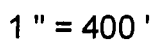
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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





STAFF RECOMMENDATION

The staff recommends LO-CO, Limited Office-Conditional Overlay District, zoning. The conditional overlay will limit the height on the site to 'NO' district height regulations (35 feet or 2-stories).

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.

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

The site under consideration is located adjacent to a residential neighborhood and the uses permitted under the proposed zoning district will serve surrounding community needs.

3. *The proposed zoning should allow for a reasonable use of the property.*

The 'LO' zoning district would allow for a fair and reasonable use of the site. The proposed zoning would allow the applicant to redevelop the existing structure on the property to an office use that would be located at the intersection of two minor arterial streets, Parkfield Drive and Kramer Lane.

EXISTING CONDITIONS

Site Characteristics

The site under consideration consists of a residential house which takes access to Kramer Lane. There are single-family residential uses to the north, south, and east of the property. The property to the west, across Parkfield Drive, is developed with a medical office use (Texas Economy Dental).

Comprehensive Planning

The zoning case is located on the northeast corner of Kramer Lane and Parkfield Drive, which are both major neighborhood arterials in this portion of Austin. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family houses to the north, south, and east and a dental office to the west. The request is to change the land use from residential to office.

The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. On page 107, found in Chapter 4 of the IACP it states, "While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete

office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.”

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses infill development:

LUT P4. Protect neighborhood character by directing growth to areas of change that include designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

The proposed zoning request is supportive of the goals and policies of the Imagine Austin Comprehensive Plan as discussed above, which encourages complete communities and infill development.

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.

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 floodplain maps there is no floodplain 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 maximum impervious cover allowed by the LO zoning district would be 70%. 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.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Site plans will be subject to compliance with Subchapter E. The Principal Street (Kramer) is a Suburban Roadway.

- A 12-foot sidewalk, consisting of a 7-foot planting zone adjacent to the curb, followed by a 5-foot clear zone, is required along both streets.
- Parking is discouraged between the building and the street.
- Shaded sidewalks are required alongside 50% of the building façade facing the Principal street, and along any adjacent parking.
- The primary entrance must face the Principal Street.
- All other applicable Subchapter E sections will be required, such as (but not limited to) exterior lighting, screening of equipment and utilities, building design standards.

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 North, East, and South property lines, 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 15 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.

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	Bicycle Plan	Sidewalks	Capital Metro
Parkfield Dr	72'	42'	Minor Arterial	Yes	Yes	No
Kramer Lane	66'	41'	Collector	Yes	Yes	No

Water and Wastewater

FYI: 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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

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.austintexas.gov

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: C14-2012-0155

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 29, 2013, Zoning and Platting Commission

Feb 28, 2013, City Council

JEFFREY STRAUPEL

Your Name (please print)

10807 BURWOODS DR.

Your address(es) affected by this application

[Signature]

Signature

1/19/13

Date

Daytime Telephone: CELL # (512) 848-6642

Comments: THERE IS ALREADY TOO MUCH CONTESTION AT THE INTERSECTION OF PARKVIEW & KENNEDY. THE ZONING CHANGE WILL COMPOUND THE PROBLEM! THERE IS ANOTHER PROPERTY ON PLANE TRAIL THAT IS AN ALIENATED FARM DEVELOPMENT WITH NO SIGNATURES. THIS TRACT CURRENTLY HAS A RESIDENCE ON SITE

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: C14-2012-0155

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 29, 2013, Zoning and Platting Commission

Feb 28, 2013, City Council

Cynthia Labuda

Your Name (please print)

10905 Humington Drive

Your address(es) affected by this application

Cynthia Labuda

Signature

1-17-13

Date

Daytime Telephone: 512-837-4948

Comments: I oppose the proposed zoning change to business. The corner of Parkfield Ave. & Kramer have enough traffic as it is. It will also effect the resale value of our house.

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