

ZONING CHANGE REVIEW SHEETCASE: C14-2020-0109 – 411 Radam LaneDISTRICT: 3ZONING FROM / TO: LO-CO-NP, to change conditions of zoningADDRESS: 411 Radam LaneSITE AREA: 0.979 acres
(42,645.24 square feet)PROPERTY OWNER: CCD-Radam Ln, Ltd.
(Greg Keshishian)AGENT: Land Strategies, Inc.
(Erin Welch)CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation is to grant limited office – conditional overlay – neighborhood plan (LO-CO-NP) combining district zoning, to remove the one and a half (1-½) stories limitation and the requirement for a 25-foot undisturbed buffer along the west property line from the Conditional Overlay. *Note: As requested by the Applicant, the Conditional Overlays that limit height to 30 feet and prohibit medical office uses will continue to apply to the rezoning area.*

PLANNING COMMISSION ACTION / RECOMMENDATION:**November 10, 2020:**CITY COUNCIL ACTION:**December 3, 2020:**ORDINANCE NUMBER:ISSUES:

On Monday, October 26, 2020, the Applicant presented the proposed rezoning to representatives of the South Congress Combined Neighborhood Plan Contact Team. The Applicant has also been in contact with an interested neighbor on the north side of Radam Lane.

CASE MANAGER COMMENTS:

The subject tract is located on Radam Lane, is developed with a 4,800 square foot 1-½ story office building and has limited office – conditional overlay – neighborhood plan (LO-CO-NP) combining district zoning. In 2001 Council approved LO-CO zoning and the Conditional Overlay contains four items: 1) require a 25 foot undisturbed buffer along the west property line; 2) limit height to 30 feet; 3) establish a limit of 1 ½ stories; and 4) prohibit medical offices. ***Please refer to Exhibit B – 2001 Rezoning Ordinance.***

There are single family residences across Radam Lane to the north (SF-3-NP), an undeveloped portion of a lot owned by the Salvation Army to the east (CS-MU-NP), a brewery and sign manufacturing shop within an industrial park to the south (W/LO-CO-NP; IP-CO-NP), and an undeveloped lot owned by the Applicant, one single family residence to the west, and auto washing and auto sales fronting South Congress Avenue to the west (GR-MU-NP; GR-MU-CO-NP; CS-MU-NP). ***Please see Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The Applicant proposes to rezone the property and remove two provisions of the Conditional Overlay: the building or structure to one and a half stories limitation and the requirement for a buffer along the west property line. To that end, the Applicant has purchased the adjacent tract to the west that was a single family residence at the time LO-CO zoning was approved in 2001 and it is now zoned GR-MU-NP. The Conditional Overlay for a 1-½ stories limit presented a challenge in terms of its interpretation during site plan review and the Applicant desires to have a clear development standard moving forward.

The Applicant desires to construct a 5,750 square foot, single story office building spanning the western portion of the rezoning area and the adjacent GR-MU-NP zoned tract that he owns to the west. The driveway on the adjacent GR-MU-NP lot will be closed and all site traffic will use the existing driveway within the rezoning area. ***Please refer to Exhibit D – Conceptual Site Plan.***

The Applicant does not desire to change the remaining two Conditional Overlays that limit height to 30 feet and prohibit medical office uses.

BASIS OF RECOMMENDATION:

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

The limited office (LO) district is a designation for offices and selected commercial uses predominantly serving neighborhood or community needs, and is located in or adjacent to residential neighborhoods. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should allow for a reasonable use of the Property.*

Staff recommends the Applicant's request to remove two items from the Conditional Overlay based on the following considerations: 1) it will provide consistency in interpretation of height that can be achieved on the property, and 2) the adjacent GR-MU-NP zoned tract to the west was recently purchased by the Applicant and would contain a portion of the new office building.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-CO-NP	Office building
<i>North</i>	SF-3-NP	Single family residences in the Placidena subdivision
<i>South</i>	W/LO-CO-NP / IP-CO-NP	Brewery; Custom manufacturing
<i>East</i>	CS-MU-NP	Undeveloped; Commercial center; Capitol Metro transit center
<i>West</i>	CS-MU-NP; GR-MU-CO-NP; GR-MU-NP	Auto sales; Auto washing; Single family residences; Undeveloped

NEIGHBORHOOD PLANNING AREA: South Congress Combined (West Congress)

TIA: Is not required

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

St. Elmo Elementary School

Bedichek Middle School

Travis High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Assoc.

742 – Austin Independent School District

950 – Southwood Neighborhood Association

1173 – South Congress Combined Neighborhood Plan Contact Team

1228 – Sierra Group, Austin Regional Group

1363 – SEL Texas

1424 – Preservation Austin

1429 – Go!Austin/Vamos!Austin (GAVA) – 78745

1528 – Bike Austin

1530 – Friends of Austin Neighborhoods

1531 – South Austin Neighborhood Alliance (SANA)

1550 – Homeless Neighborhood Association

1590 – South Manchaca Neighborhood Plan Contact Team

1616 – Neighborhood Empowerment Foundation

1774 – Austin Lost and Found Pets

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0117 – 509 Radam Ln	SF-3 to GR-CO	To Grant GR-CO w/CO prohibiting access to Radam Ln and requiring that it be taken through adjacent properties	Apvd GR-CO as Commission recommended (11-04-2004).
C14-00-2252 – Radam Lane – 407 - 411 Radam Ln	SF-3 to W/LO-CO; IP-CO, as amended	To Grant W/LO-CO (Tract 1); IP-CO (Tract 2) w/CO for: 50' setback for	Apvd W/LO-CO and IP-CO as Commission recommended (4-19-2001).

		buildings/structures, parking and interior driveways adjacent to residential use, limit of 90K sf of light mfg or warehouse use (FAR 0.51:1), and limit Tract 2 to custom mfg	
C14-99-2087 – St Elmo Condominiums – 411 W St Elmo Rd	SF-3 to SF-6	To Grant SF-6-CO w/CO limited to 45 units, 0.9 acre vegetative buffer w/trees (30'-50' wide)	Apvd SF-6-CO as Commission recommended (6-8-2000).

RELATED CASES:

The rezoning area is a portion of Lots 15 and 16 Fortview Addition.

Council approved LO-CO zoning for the property on April 19, 2001 (C14-00-2253 – Radam Lane Zoning Change). The Conditional Overlay requires a 25-foot wide undisturbed buffer along the west property line, limits height to 30 feet and one and a half (1-1/2) stories, and prohibits medical offices. Twenty feet of right-of-way dedication on Radam Lane occurred at the time LO-CO zoning was approved.

The West Congress Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and adopted as part of the Austin Tomorrow Comprehensive Plan on August 18, 2005. The –NP combining district was appended to the existing LO-CO zoning (NP-05-0020; C14-05-0106 – Ordinance No. 20050818-Z003).

An administrative site plan was approved on December 2, 2013 for the existing 4,800 square foot, 1-1/2 story general office building along with parking, drives, drainage / water quality / detention facilities, and utilities (SP-2012-0349C – Design Industry Center North). ***Please refer to Exhibit C – Approved Site Plan.***

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Radam Lane	54 feet	22 feet	ASMP Level 2 (Collector)	Yes	Shared Lane	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

The rezoning case is located on the south side of Radam Lane. The property is 0.98 acres in size, is within the boundaries of the South Congress Combined (West Congress) and is approximately 350 feet from the **South 1st Activity Corridor**. The property contains an office building. Surrounding land uses include single family housing to the north; non-operational railroad tracks to the south, a brewery, sign manufacturing and an office/warehouse complex; to the east is undeveloped land and the rear of the retail shopping center; and to the west is an office building, single family housing and a car wash.

Proposal: The Applicant is requesting removal of two of the four existing conditional overlays on the property to construct another office building (one story and approximately 5,750 square feet) on the site.

Existing Conditional Overlays:

1. A 25-foot wide undisturbed buffer shall be provided along the west property line.
2. A building or structure may not exceed a height of 30 feet.
3. A building or structure may not exceed one and one-half stories.
4. Medical office use is prohibited on the Property.

Request: Remove conditional overlays 1 and 3 above (the 25 foot undisturbed buffer requirement and the height limitation of 1.5 stories.)

Rationale: Zoning planners stated to the Applicant that 1.5 stories has no formal definition and that the single family house on the adjoining lot at 503 Radam Lane has been sold to the owner of the 411 Radam Lane tract. 503 Radam Lane will be combined with 411 Radam Lane, and redeveloped with an office use. Therefore, the 25 ft. buffer on the west side of 411 Radam Lane is no longer necessary. Drainage and water quality will be shared between the two tracts. No structure built on the site would be no taller than 30 feet in height.

Connectivity

Public sidewalks are located intermittently along Radam Lane.

A Cap Metro Transit Stop is located approximately 550 feet away on South 1st Street.

South Congress Combined Neighborhood Plan (West Congress.)

The property is located in the South Congress Combined Neighborhood Planning Area and the Future Land Use Map (FLUM) Category for this property is Office. LO zoning is permitted under the 'Office' FLUM category. The following South Congress Combined Neighborhood Plan policies and text are applicable to this case:

Objective 1.1 New development should be compatibly scaled when adjacent to residential uses. From the beginning of the planning process in SCCNPA, a strong consensus emerged. The large undeveloped tracts and larger, more readily redevelopable parcels, particularly along South Congress Avenue, should become more pedestrian-

friendly, mixed-use places. However, the size of the parcels indicates they could be large and dense developments. Many of these sites abut single family neighborhoods and as they develop or redevelop, adjacent neighborhoods should be afforded increased buffering. pgs. 33 - 34

Recommendation 1 Establish generous setbacks between commercial, multifamily or mixed-use development and adjacent, single family neighborhoods.

Objective 1.2 Prevent commercial encroachment into neighborhoods.

Recommendation 2 Limit most commercial and mixed-use developments to the planning area's arterial roads or to established commercial districts or nodes. Opportunities for well-planned commercial and mixed use projects may arise in the future. Community stakeholders, developers, and City of Austin staff should work together through the plan amendment process to determine the most appropriate action. Pg. 34

Normandy/Clarke Also located in the northwest corner of the SCCNPA, the Placidena Subdivision (Clarke/Normandy/ Richland Streets) is a collection of modest houses mostly built in the early 1950s. The majority of the houses in this small and isolated neighborhood (it is surrounded by commercial uses) have retained their original character. Due to its small size and location, it may face the pressure commercial creep into the neighborhood.

Voluntary Commercial Design Guidelines -- pgs. 95 to 100

The FLUM and policies of the plan support a comparably scaled office use in this area, which complies with the voluntary commercial design guidelines.

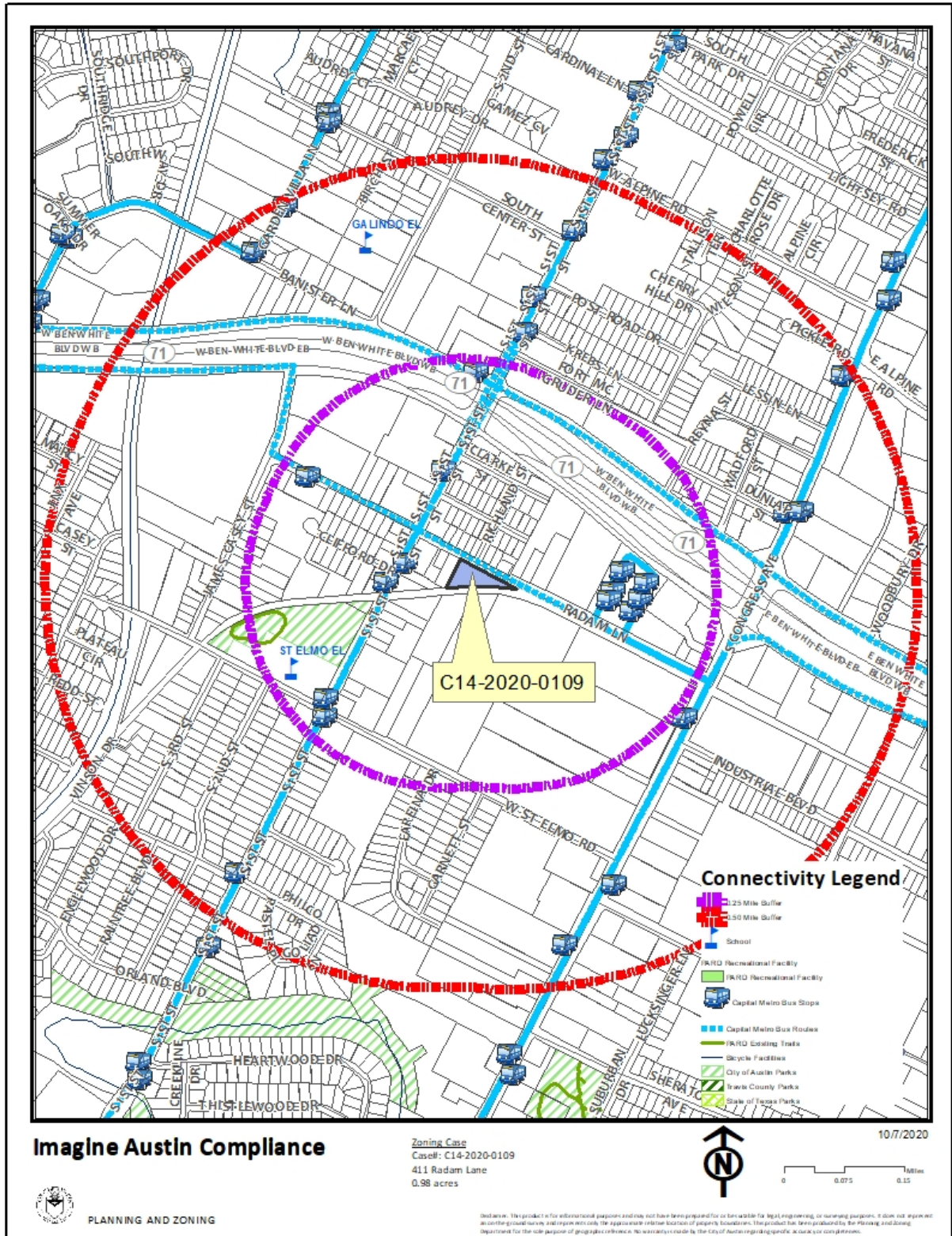
Imagine Austin

The property is located near an **Activity Corridor**. Activity Corridors are characterized by *a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices* (p. 106).

The following Imagine Austin policy is applicable to this case:

- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Based upon the presence of the existing one-story office building (24-26 feet in height) and an adjoining office/warehouse and commercial uses, height restrictions on the proposed office building, mobility strengths and being located to near the South 1st Street Activity Corridor, this project supports the Imagine Austin Comprehensive Plan.



Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Impervious Cover

The maximum impervious cover allowed by the LO base zoning district is 70%, based on the more restrictive *zoning* regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification. Under current watershed regulations, development or redevelopment on the Suburban Watershed classification portion of the property will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

The Urban Watershed classification portion of this site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm. Under current watershed regulations, development or redevelopment of the Suburban Watershed

classification portion of this site requires water quality control with increased capture volume and control of the 2 year storm on site.

PARD – Planning & Design Review

There are currently no parkland requirements for non-residential or non-hotel developments at the time of subdivision or site plan. The proposed, for LO-CO-NP, does not include such uses.

Site Plan and Compatibility Standards

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.

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

Compatibility Standards

The site is subject to compatibility standards as a result of being located within 540 feet of the SF-3 Zoned property to the north, across Radam Lane. No structure may be built within 25 feet of the property line. Unless otherwise noted, distances below are measured from the south property line of the nearest SF-3 property.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the southerly property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the southerly property line.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.

Transportation

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 Austin Strategic Mobility Plan (ASMP) adopted April 11, 2019, calls for 78 feet of right-of-way for Radam Lane. It is recommended that 39 feet of right-of-way from the existing centerline be dedicated for Radam Lane according to the Transportation with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

Austin Water Utility

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 land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

INDEX OF EXHIBITS, ATTACHMENT AND CORRESPONDENCE TO FOLLOW

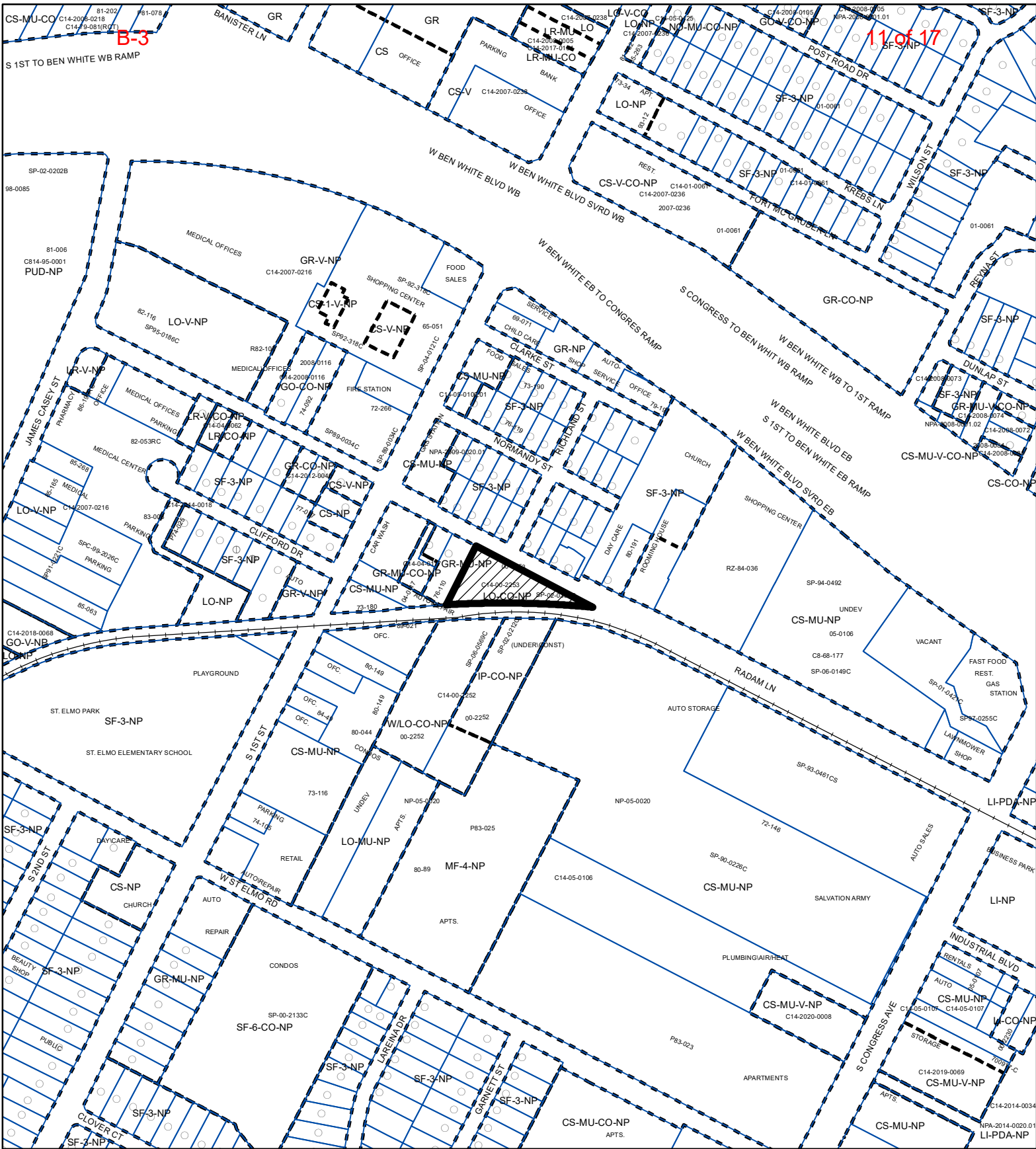
Exhibit A: Zoning Map
Exhibit A-1: Aerial Map

Exhibit B: 2001 Rezoning Ordinance

Exhibit C: Approved Site Plan

Exhibit D: Conceptual Site Plan

Correspondence Received



ZONING

Exhibit A

ZONING CASE#: C14-2020-0109

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/14/2020



Copyright nearmap 2015

411 Radam Lane

Exhibit A - 1

ZONING CASE#: C14-2020-0109
 LOCATION: 411 Radam Lane
 SUBJECT AREA: .979 Acres
 GRID: H18
 MANAGER: Wendy Rhoades



1" = 125'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

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.

ORDINANCE NO. 010419-81

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 407-411 RADAM LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to limited office-conditional overlay (LO-CO) combining district on the property described in **File C14-00-2253**, as follows:

A 0.982 acre tract of land, more or less, out of Lots 15 and 16 Fortview Addition, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as the property located at 407-411 Radam Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A 25-foot wide undisturbed buffer shall be provided along the west property line.
2. A building or structure may not exceed a height of 30 feet.
3. A building or structure may not exceed one and one-half stories.
4. Medical office use is prohibited on the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on April 30, 2001.

PASSED AND APPROVED

April 19, 2001

§ Kirk Watson
§
§

Kirk Watson
Mayor

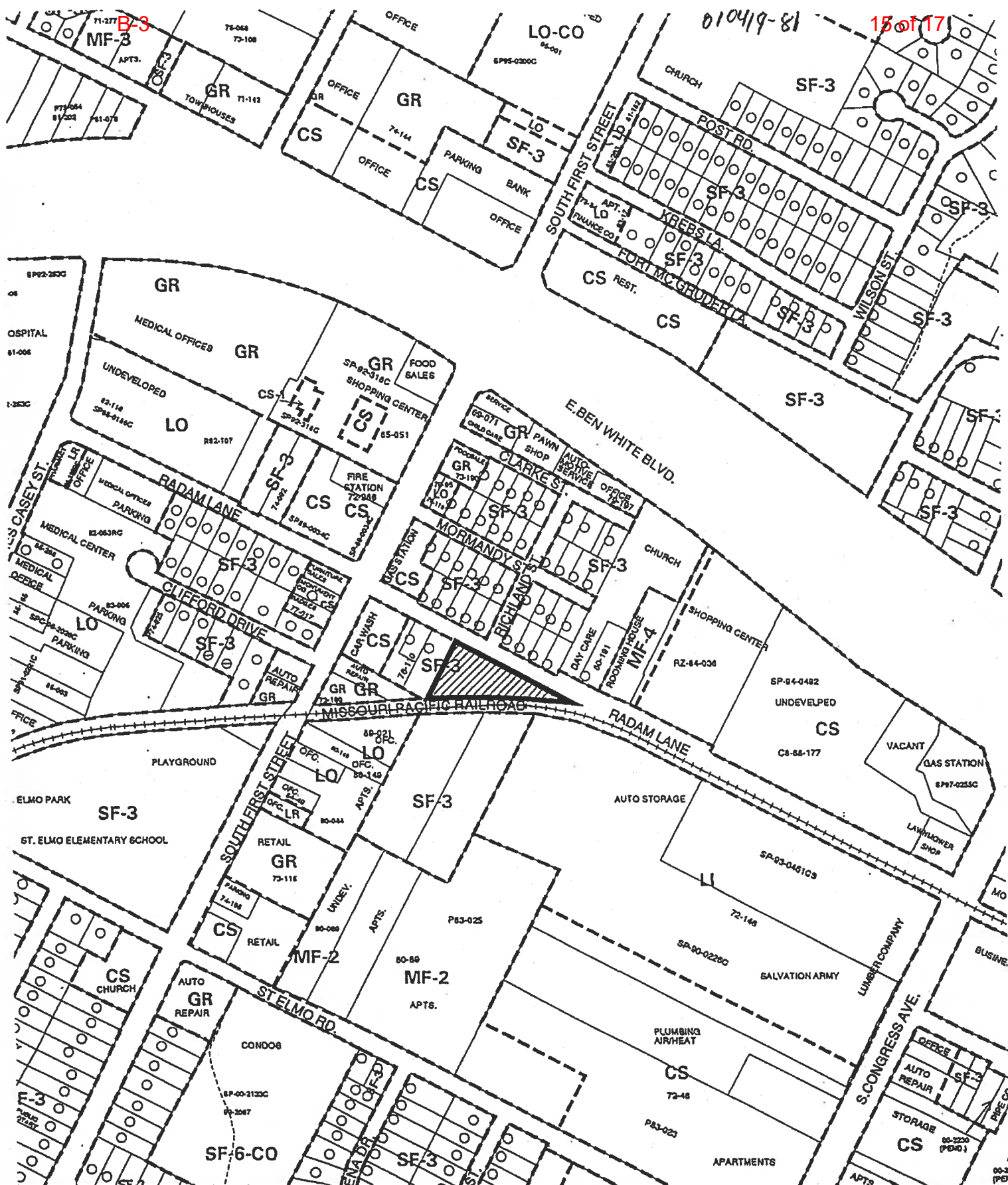
APPROVED: Andrew Martin

Andrew Martin
City Attorney

ATTEST:

Shirley A. Brown

Shirley A. Brown
City Clerk



010419-81 15 of 17

 = 400'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER H18
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-00-2253	DATE: 01-01	
	CASE MGR: W.WALSH	ADDRESS: RADAM LA. SUBJECT AREA (acres): 1.660	INTLS: TRC	

