

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-12
AGENDA DATE: Thu 11/04/2004
PAGE: 1 of 1**

SUBJECT: C14-04-0143 - Rundberg Lane East - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 401-405 East Rundberg Lane (Little Walnut Creek Watershed) from family residence (SF-3) district zoning to general office-conditional overlay (GO-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general office-conditional overlay (GO-CO) combining district zoning. Applicant: Hsu Realty (Chi-kao Hsu). Agent: Land Answers (Jim Whitliff). City Staff: Glenn Rhoades, 974-2775.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0143

Z.A.P. DATE: October 5, 2004
October 19, 2004

C.C. DATE: November 4, 2004

ADDRESS: 401-405 East Rundberg Lane

OWNERS: Hsu Realty
(Chi-kao Hsu)

AGENT: Land Answers
(Jim Whitliff)

ZONING FROM: SF-3

TO: LR-CO
Amended to GO on
October 19, 2004

AREA: .41 acres

SUMMARY STAFF RECOMMENDATION:

Staff's alternate recommendation is limited office (LO) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 5, 2004 -- Postponed at the request of the neighborhood with the applicant's agreement (Vote: 9-0).

October 19, 2004 -- Approved general office-conditional overlay (GO-CO) combining district zoning (Vote: 9-0). The conditional overlay limits the site to personal services as the only allowed GO use. In addition, all neighborhood office (NO) district zoning uses are allowed.

ISSUES:

The applicant has amended the application to GO-CO and is in agreement with the Commission's recommendation.

DEPARTMENT COMMENTS:

Due to the location of the property, staff believes that LO zoning would be more appropriate at this location. The subject tract is mid-block and abuts single-family on the east and south sides. In addition, with the exception of the GR zoned property at the intersection of IH-35 and Rundberg Lane, there is no commercial zoning in the immediate vicinity on the south side of Rundberg.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Undeveloped
<i>North</i>	GR	Gas Station
<i>South</i>	SF-3	Single Family
<i>East</i>	SF-3 LO	Single Family Parking
<i>West</i>	LO	Office

AREA STUDY: N/A

TIA: N/A

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

#028 – Georgian Acres Neighborhood Association
#114 – North Growth Corridor Alliance
#511 – Austin Neighborhoods Council
#937 – Taking Action Inc.

CASE HISTORIES:

There have been no recent zoning cases in the immediate vicinity.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Rundberg Lane	90'	2@24'	Arterial

CITY COUNCIL DATE: 11/4/04

ACTION:

ORDINANCE READINGS: 1st

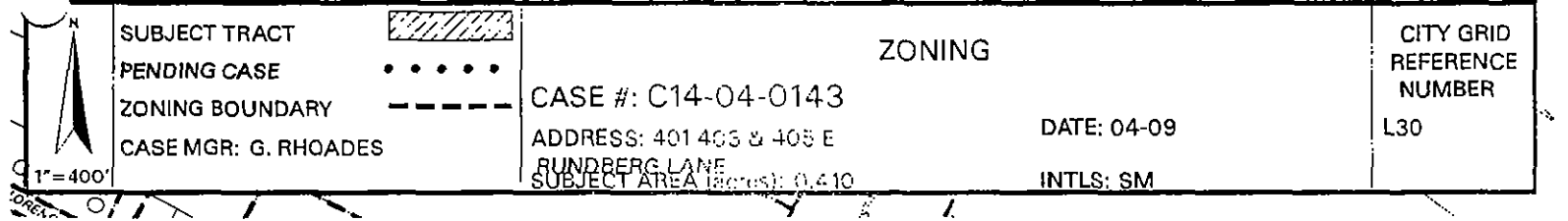
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Glenn Rhoades

PHONE: 974-2775

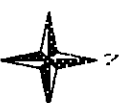




City of Austin

Case# C14-04-0143

Subdivision
Basepoint
Centerline



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STAFF RECOMMENDATION

Staff's alternate recommendation is limited office (LO) district zoning.

BASIS FOR RECOMMENDATION

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

LR – Neighborhood Commercial district zoning is intended for neighborhood shopping facilities which provide limited business service and office facilities predominantly for the convenience of residents of the neighborhood.

LO – Limited Office district zoning is the designation for an office use that serves neighborhood or community needs and is located in or adjacent to residential neighborhoods.

Due to the location of the subject tract, staff believes that the property meets the purpose statement of LO, more so than LR. Although the proposed use of the site for a Laundromat, could potentially meet the needs of the neighborhood, the property is mid-block and adjacent to single-family on the east and south sides of the property.

The proposed zoning should promote consistency, and orderly planning.

Staff's alternate recommendation is consistent with this portion of Rundberg Lane. There is an office complex zoned LO adjacent to the subject tract, and similarly zoned properties to the east and west.

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

Staff believes that the alternate recommendation of LO is a fair and reasonable use of the property, due to the office and single-family character of this portion of Rundberg Lane.

EXISTING CONDITIONS

Site Characteristics

The property is currently undeveloped.

Transportation

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

The trip generation under the requested zoning is estimated to be 1,413 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

Capital Metro bus service is available along Rundberg Lane.

There are sidewalks along Rundberg Lane.

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]

Impervious Cover

The maximum impervious cover allowed under LR zoning is 80%.

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 Drinking Water Protection Zone/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.

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.

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

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or system upgrades, or offsite main extension, or utility relocation, or utility adjustment are required, the landowner will be responsible for all costs and providing. Also,

the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria and specifications.

Compatibility Standards

A site plan 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.

The site is subject to compatibility standards. Along the east and south property line, the following standards apply:

- No structure may be built within 25 feet of the property line. Additionally, a 25 foot front setback from a right-of-way is required, since the subject tract adjoins property in an urban family residence (SF-5) or more restrictive zoning district.
- 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 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.

- 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.

A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.