


A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, May 18, 2006

Item #

 Back

Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL ACTION

Subject: NPA-06-0007.01 - 1601 Kramer Lane - Conduct a public hearing and approve an ordinance amending Ordinance 000629-06, the North Austin Civic Association Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, to amend the future land use map from single-family to mixed use/office designation for the property located at 1601 Kramer Lane (Little Walnut Creek Watershed). Planning Commission Recommendation: To grant mixed use/office designation. Applicant: Thieu and Simone Bui. Agent: Nathan Doxsey. City Staff: Maureen Meredith, 974-2695.

Additional Backup Material

(click to open)

No Attachments Available

For More Information: Maureen Meredith, 974-2695.

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: North Austin Civic Association (NACA)

CASE#: NPA-06-0007.01

PC DATE: April 11, 2006

ADDRESS: 1601 Kramer Lane

AREA: Approx. 2.07 acres

APPLICANT: Thieu & Simone Bui

OWNER: Thieu & Simone Bui

AGENT: Nathan Doxsey

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single-Family Residential

To: Mixed Use/Office

Base District Zoning Change

From: SF-6-NP

To: LO-MU-CO-NP

Related Zoning Case #: C14-06-0022

STAFF RECOMMENDATION:

Staff recommends this plan amendment request for a land use change from Single-Family Residential to Mixed Use/Office designation.

BASIS FOR RECOMMENDATION:

1. Request is consistent with Goal 2, Objective 1 of the neighborhood plan:
Goal 2: Establish land use and zoning for future redevelopment that will improve the quality of life for neighborhood residents and businesses.
Objective 1: Establish appropriate zoning and development guidelines to enhance and protect the neighborhood.
2. Mixed Use/Office is an appropriate use for Kramer Lane, a 4-lane arterial roadway.
3. The neighborhood planning team supports the requested change.

PLANNING COMMISSION RECOMMENDATION:

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.

[J.REDDY; K.JACKSON 2ND] (7-0) J.M.CORTEZ – ABSENT; D.SULLIVAN – NOT YET ARRIVED.

BACKGROUND:

The requested Neighborhood Plan amendment is associated with zoning Case #C14-06-0022. The property owner is requesting a change in zoning from SF-6-NP (Townhouse and Condominium-Neighborhood Plan Combining District) to LO-MU-CO-NP (Limited Office-Mixed Use-Conditional Overlay-Neighborhood Plan Combining District) in order to operate a medical office and one residential unit on the property. The Neighborhood Plan amendment request is to change the future land use designation for 1601 Kramer Lane from Single-Family Residential to Mixed Use/Office.

This plan amendment request was filed in cycle. No letter of exception was required.

The North Austin Civic Association supports the applicant's request for a plan amendment for Mixed Use/Office and supports the zoning change to LO-MU-CO-NP with an additional condition that limits the building height to 35 feet. The other conditions mirror those imposed on the property directly to the east zoned LO-MU-CO-NP at 1517 Kramer Lane. A copy of that ordinance with conditions is attached to this report.

The North Austin Civic Association Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on June 29, 2000. The boundaries of the planning area are: Kramer Lane on the north, Lamar Boulevard on the east, Research Boulevard on the south, and Metric Boulevard on the west.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-6-NP	Single-Family
<i>North</i>	SF-2	Single-Family
<i>South</i>	SF-1-NP, SF-6-NP	Single-Family
<i>East</i>	LO-MU-CO-NP	Medical office and one residential unit
<i>West</i>	SF-6-NP	Church and school

WATERSHED: Little Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

45--North Austin Civic Assn.

114--North Growth Corridor Alliance
511--Austin Neighborhoods Council

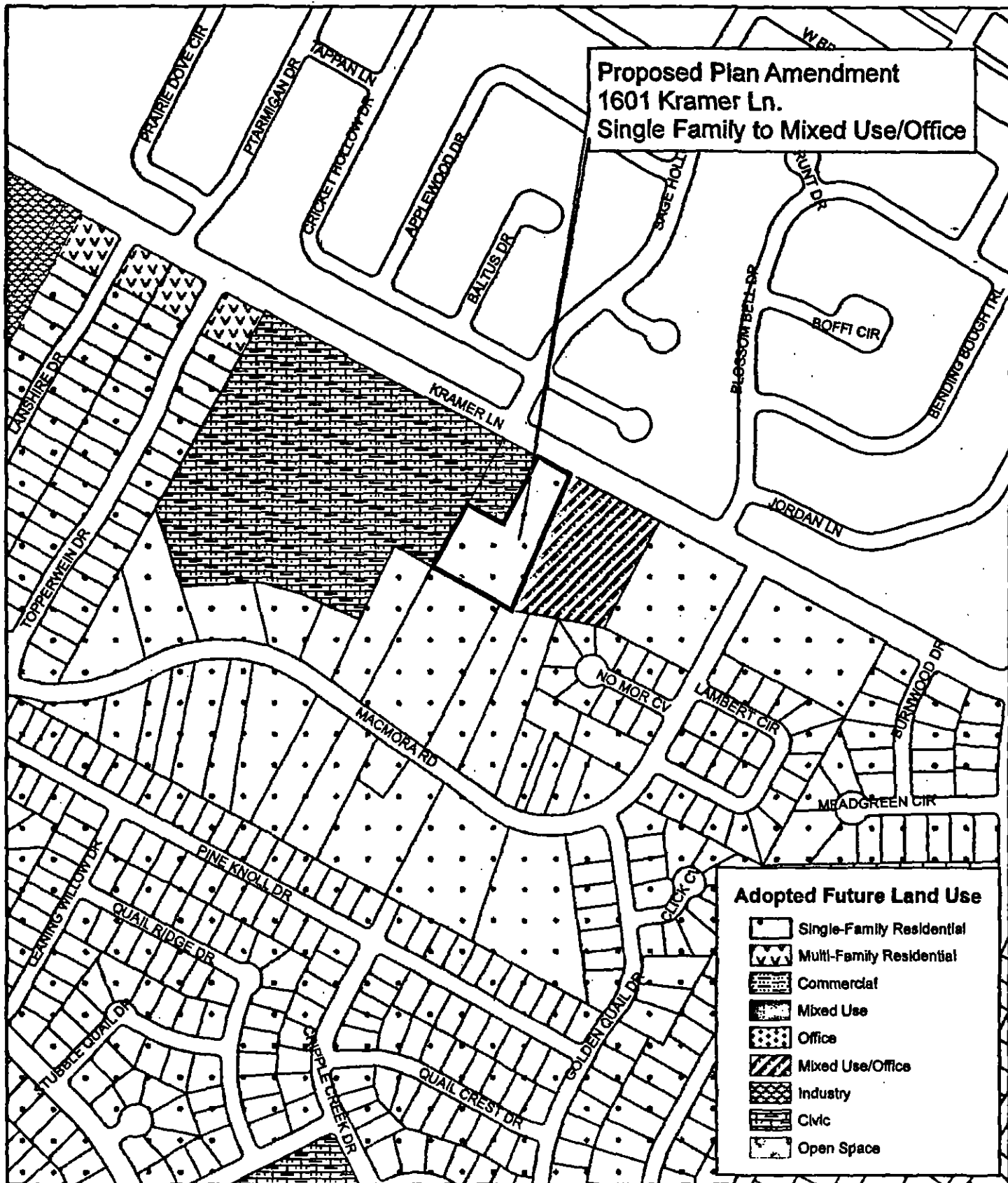
CITY COUNCIL DATE: May 18, 2006

ACTION: Pending

CASE MANAGER: Maureen Meredith (plan amendment)
Wendy Walsh (zoning case)

PHONE: 974-2695
974-7719

EMAIL: maureen.meredith@ci.austin.tx.us
wendy.walsh@ci.austin.tx.us



North Austin Civic Association
Neighborhood Plan Amendment Request
Case #NPA-06-0007.01



North Austin Civic Association
Neighborhood Association

Post Office Box 180803
Austin, Texas
78718-0803



April 6, 2006

To: Maureen Meredith

This will confirm our vote of the Neighborhood Planning Team on April 5 to approve the Change in zoning on 1601 Kramer Lane, subject to a 35 ft. height limitation, and with a Conditional overlay that prohibits the same uses as Dr. Hood's property next door.

The Planning Team vote was unanimous.

Sincerely yours,

Linda Moore

Linda Moore, President



**North Austin Civic Association Neighborhood
Plan Proposed Amendment
Wednesday, April 5, 2006
Little Walnut Creek Public Library
835 W. Rundberg Lane
6:30 pm –8:30 pm**

MEETING NOTES:

The meeting began at approximately 6:45 p.m. The following people were present:

North Austin Civic Association members:

1. Linda Moore
2. Fran Milligan
3. Stephanie Strassner
4. Syed Shamsie
5. Angela Baker
6. Bob Baker
7. Kristin Harrison
8. Virginia Almon
9. Nancy Lehmann-Carssow

Property owner:

Dr. Thieu Bui

Owner's Agent:

Nathan Doxsey

City Staff:

Maureen Meredith

City staff introduced Mr. Doxsey and Dr. Bui and then provided an overview of the handouts provided for the meeting. A PowerPoint presentation was given showing photos of the property proposed for plan amendment, in addition to photos of properties located to the north, east, south, and west.

Mr. Doxsey addressed the group stating that Dr. Bui does not propose to make major changes to the site and provided a handout with a diagram that numbered the proposed changes:

- 1) The enclosed garage space, approximately 1000 sq. ft., will be used as the office space. Construction of a 4 ft. interior wall will completely separate this space from the rest of the house.
- 2) The entry will be modified for ADA compliance (i.e. no-step entrance).
- 3) An ADA compliant "handicapped" parking space will be located close to the entrance.
- 4) Additional parking will be located along the existing driveway.

Mr. Doxsey stated that Dr. Bui proposes to rezone his property the same as the property directly to the east, which is zoned LO-MU-CO-NP, with the conditional overlay restrictions. See attached ordinance.

After Mr. Doxsey's presentation, the following questions were asked:

Question: Will the house be used as the office?

Answer: No. The house will remain residential, but the garage will be converted into the Doctor's office space. The office space is approximately 1000 sq. ft.

Q: What kind of medical practice does Dr. Bui practice?

A. He's a general practitioner.

Q. Will the parking spaces be paved?

A. Yes, but the kind of surface for the parking spaces will be determined by the Development Code.

Q. Is Dr. Bui o.k. with prohibiting the same uses as are prohibited on the property next door?

A. Yes.

Q. Have you talked to the property owners to the south to get their support?

A. No. However, we only received one comment from a property owner across the street who expressed concern that the office use will generate more traffic on Kramer Lane.

Dr. Hood, the property owner with LO-MU-CO-NP zoning next door, provided a letter of support. Dr. Dang, who has property on Kramer Lane supports the plan amendment and zoning change and the principal of the church school next door supports the change, although she did not have the authority to provide a letter of support.

Q. How many days a week will the office be open and about how many patients a day does Dr. Bui plan to see?

A. The office will be open five days a week and he expects no more than 15 patients a day, although at this time it's difficult to predict how many patients he'll actually have on a daily basis.

Q. Will additional landscaping be installed in the front?

A. The site already has quite a bit of landscaping on it and all the mature trees will be preserved.

Q. Would you be willing to restrict the height of the building to what is allowed in the current zoning of SF-6, which is 35 ft.?

A. Yes.

Other comments:

- A business sign will be posted on the property that will meet the City's sign regulations.
- The property would be subject to compatibility standards.
- Dr. Bui plans to retire not too long in the future and would cut-back on his patients at that location.

The discussion ended and a motion was made to approve Dr. Bui's request for a plan amendment and zoning change with the additional condition limiting the building height to 35 ft. The motion was seconded and the vote for approval was unanimous.

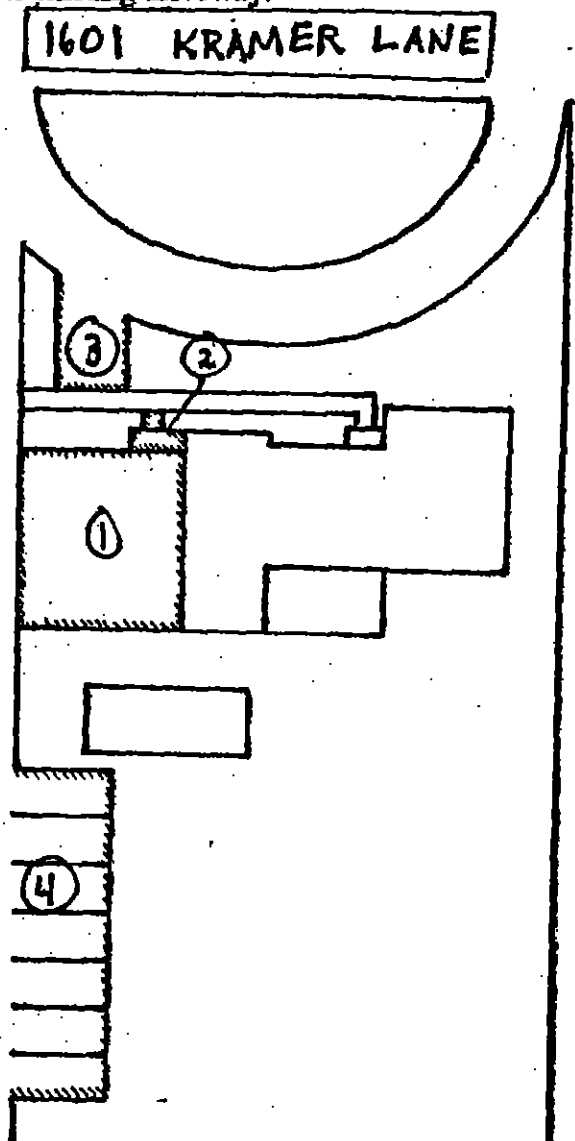
Meeting adjourned at approximately 7:30 p.m.

Proposed Modifications to 1601 Kramer Lane:

This diagram is intended to illustrate the intended changes to the current house located at 1601 Kramer Lane if permitted to change zoning from SF-6-NP to LO-MU-CO-NP.

* Please note the configuration of the parking is not to scale and may be modified for actual parking requirements per code or accommodate mature trees. Other site modification may also be required such as widening the existing driveway.

- 1 Area of existing home to be converted into office space. Construction of a 4' interior wall will completely separate this space from the rest of the house.
- 2 Entry to be modified for ADA compliance (i.e. no-step entrance).
- 3 ADA compliant "Handicapped" parking space located close to entrance.
- 4 Additional parking located along existing driveway.



Traffic Counts on KRAMER LN.

24 HOUR VOLUME COUNTS

City of Austin

	WB Total	SB Total	EB Total	WB Total	SB Total	DATE
Howard Ln West, 3800 blk - West of Burnet Rd			9153	9005	18158	02/18/03
Howard Ln West, 4000 blk - East of McNeil Dr / Merriltown Rd			8489	8289	16778	02/18/03
Howard Ln West, 4000 blk - East of McNeil Dr / Merriltown Rd			8323	8283	16606	01/21/03
Huntland Dr, 100 blk - West of Jonathan Dr			2323	2833	5156	08/02/01
Huntland Dr, 400 blk - West of Roland Johnson Dr			2791	3847	6638	01/16/01
Indian Trail, 2100 blk - East of Dornarion Ln			152	151	303	12/16/02
Indian Trail, 2200 blk - West of Dornarion Ln			200	157	357	12/16/02
James Casey St, 4300 blk - North of West St Elmo	2046	2273			4319	02/28/02
James St, 100 blk - West of South Congress Ave			198	289	487	10/21/03
Johnny Morris Rd, 5400 blk - North of Martin Luther King Jr Blvd	1436	1632			3068	11/19/03
Johnny Morris Rd, 6100 blk - South of Loyola Ln	1750	1805			3555	11/19/03
Johnny Morris Rd, 6800 blk - North of Loyola Ln	2032	2040			4072	11/19/03
Jolly Hollow Dr, 9000 blk - East of Springlake Dr			29	41	70	12/19/02
Jolly Hollow Dr, 9000 blk - East of Springlake Dr	171	67			238	04/26/01
Justin Ln, 1100 blk - East of Grover Ave			3485	3339	6824	11/30/04
Justin Ln, 1700 blk - East of Anaya Seca			2671	2863	5534	11/30/04
Kennwood Ave, 2100 blk - South of Algarita Ave	663	557			1220	04/11/01
Kerr St, 1700 blk - East of Garner Ave			190	128	318	03/24/03
Kerr St, 1700 blk - West of Kinney Ave			225	159	384	04/11/02
Kerr St, 1800 blk - West of Garner Ave			169	116	285	03/24/03
Keystone Bend, 10900 blk - North of Aston Ridge	80	72			152	12/10/02
Kinney Ave, 1000 blk - South of Treadwell St	1799	1306			3105	04/08/02
Kinney Ave, 1700 blk - North of Nash Ave	1132	1115			2247	04/08/02
Kitty Ave, 4500 blk - West of Springdale Rd			93	67	160	09/22/03
Kroll Park Dr, 11500 blk - North of Parkfield Dr	536	579			1115	03/18/03
Kroll Park Dr, 11700 blk - North of Carshalton Dr			737	701	1438	04/09/03
Kroll Park Dr, 11800 blk - North of Austin Park Dr	653	651			1304	03/18/03
Koenig Ln East, (RM 2222) 300 blk - West of Duval St			12778	12566	25344	02/04/02
Koenig Ln West, (RM2222) 1200 blk - West of Grover Ave			11295	10955	22250	02/04/02
Kramer Ln, 1600 blk - East of Sage Hollow Dr			5982	4866	10848	08/07/01
La Casa Dr, 2100 blk - West of Ann Arbor Ave			398	343	741	04/10/02
La Casa Dr, 2100 blk - West of S. Lamar Blvd			350	299	649	01/24/03
La Crosse Ave, 5300 blk - East of Eclipse Ln			2618	2421	5039	12/01/04
La Crosse Ave, 5700 blk - West of Rhett Butler Dr			1892	1576	3468	12/01/04
La Crosse Ave, 6100 blk - West of Park West Pass			1606	1696	3302	12/01/04
La Crosse Ave, 6500 blk - West of Natick Ln			701	698	1399	12/01/04
La Crosse Ave, 7000 blk - West of Hansa Dr			184	182	366	12/01/04
Lafayette Ave, 2900 blk - South of E. 30th St	434	424			858	09/29/03
Lafayette Ave, 3200 blk - South of Edgewood Ave	407	536			943	04/29/04

*Property to the East***ORDINANCE NO. 030424-19**

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1517 KRAMER LANE FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-CO-NP) 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 townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district on the property described in File C14-02-0187, as follows:

Lot 5, Block A, MacMor Acres Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 6, Page 158, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 1517 Kramer Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property is subject to Ordinance No. 010524-94 that established the North Austin Civic Association neighborhood plan combining district.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. A 50-foot building setback shall be established along the south property line.

3. A 25-foot wide vegetative buffer shall be provided and maintained along the south property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
4. The following uses are prohibited uses of the Property:
- | | |
|--|-----------------------------------|
| Club or lodge | College and university facilities |
| Communications service facilities | Community recreation (public) |
| Community recreation (private) | Congregate living |
| Counseling services | Local utility services |
| Private secondary educational facilities | Residential treatment |
| Safety services | |

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 4. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 5. This ordinance takes effect on May 5, 2003.

PASSED AND APPROVED

April 24, 2003

§
§
§

Jackie Goodman

Gustavo L. Garcia
Mayor

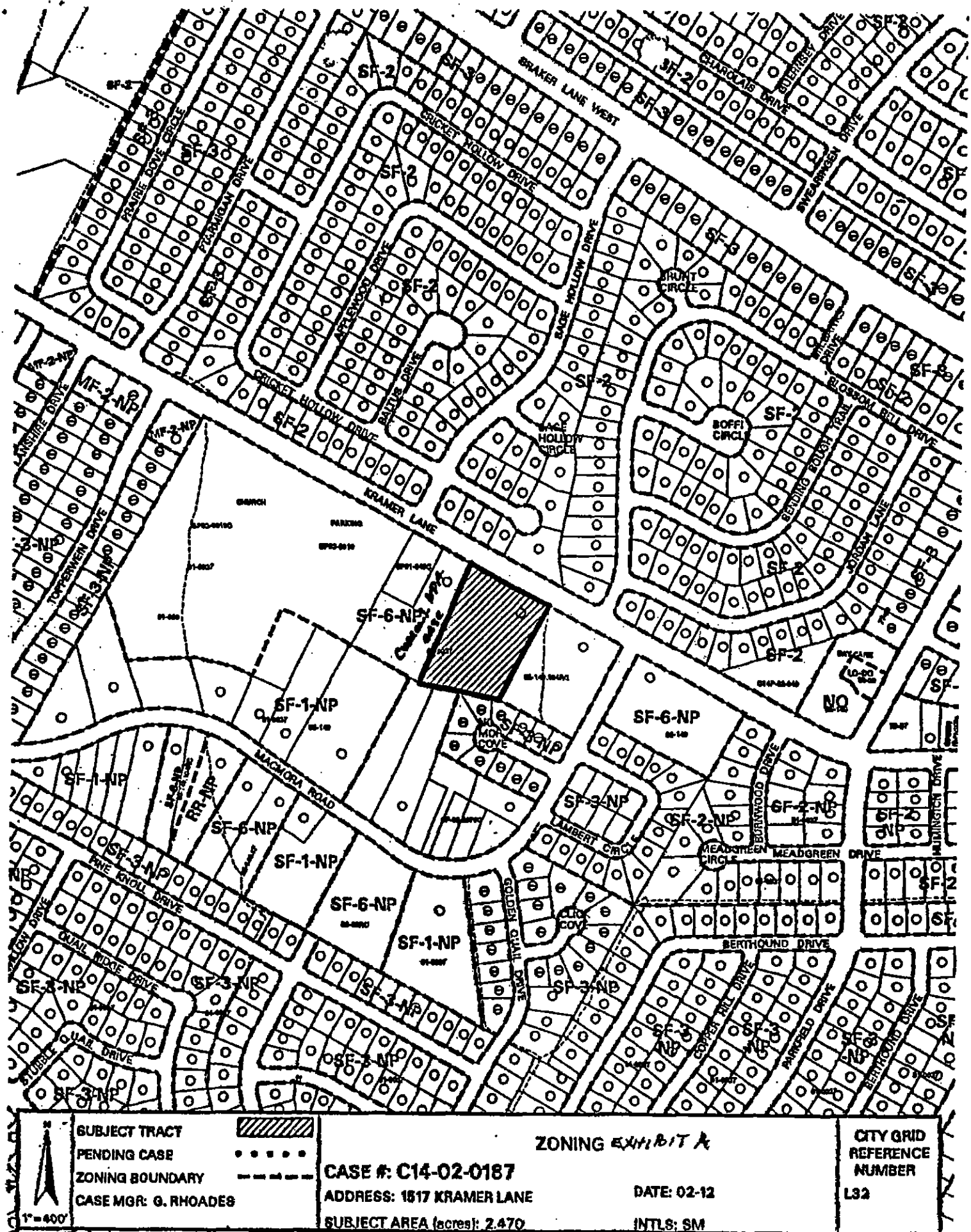
Mayor Pro Tem

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk



ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 000629-106, WHICH ADOPTED THE NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE A LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 1601 KRAMER LANE.

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

PART 1. Ordinance No. 000629-106 adopted the North Austin Civic Association Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

PART 2. Ordinance No. 000629-106 is amended to change a single family land use designation to Mixed-Use/Office on the future land use map attached as Exhibit "A" and incorporated in this ordinance, and described in File NPA-06-0007.01 at the Neighborhood Planning and Zoning Department, for property located at 1601 Kramer Lane.

PART 3. This ordinance takes effect on _____ 2006.

PASSED AND APPROVED

_____, 2006

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk