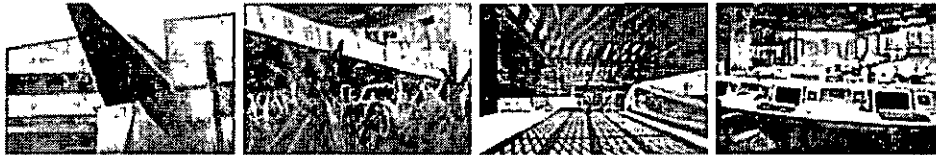


A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, January 25, 2007

 + Back  Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 39

Subject: C14-06-0217 - Smith 4 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 11912 North Lamar Boulevard, Building A (Little Walnut Creek Watershed) from neighborhood office (NO) district zoning to general office (GO) district zoning. Staff Recommendation: to grant general office (GO) district zoning Zoning and Platting Commission Recommendation, To grant general office (GO) district zoning Applicant: Clay Chip Smith Agent: Jim Bennett Consulting (Jim Bennett) City Staff: Jorge E. Rousselin, 974-2975

**Additional Backup
Material**

(click to open)

- ☐ Staff_Report
- ☐ Ordinance

For More Information:

ZONING REVIEW SHEET**CASE:** C14-06-0217**Z.A.P. DATE:** December 19, 2006**ADDRESS:** 11912 North Lamar Boulevard Building A**OWNER:** Clay Chip Smith**APPLICANT:** Jim Bennett
Consulting (Jim Bennett)**REZONING FROM:** NO (Neighborhood office) district**TO:** GO (General office) district**AREA:** 0.413 Acres (17,990.28sq ft)**SUMMARY ZONING AND PLATTING COMMISSION RECOMMENDATION:***December 19, 2006:****APPROVED STAFF'S RECOMMENDATION FOR GO ZONING; BY CONSENT.******[J.MARTINEZ, T.RABAGO 2ND] (9-0)*****SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning from NO (Neighborhood office) district to GO (General office) district. The Staff recommendation is based on the following considerations:

- 1.) The proposed land uses are compatible with existing office uses along North Lamar Boulevard,
- 2.) The requested zoning will allow for a transition in the intensity of uses from the W/LO, Warehouse/Limited Office District, zoning to the north to the NO, Neighborhood Office District, zoning to the south,
- 3.) The requested zoning promotes consistency and orderly planning,
- 4.) The proposed land use fronts on a major arterial, and
- 5.) The North Lamar Area Study recommends office uses for this site.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a 0.413 Acres (17,990.28sq ft) site developed with a single-family residence zoned NO and accessed off North Lamar Boulevard. There are overhead electric transmission lines that transverse the site from the southwest to the northeast property lines. The applicant proposes to rezone the property to GO to place a parking lot for the existing Mosque to the south of the subject property. The North Lamar Area Study recommends office uses for this site.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|--|
| <i>Site</i> | NO | Single-family residence |
| <i>North</i> | GO-CO | Undeveloped land |
| <i>South</i> | NO | Vacant single family residences / Church |
| <i>East</i> | SF-1 | Single-family residences |
| <i>West</i> | GO-CO | Undeveloped land / Parking lot |

AREA STUDY: North Lamar**TIA:** N/A (See Transportation comments)

WATERSHED: Little Walnut**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

64--River Oaks Lakes Estates Neighborhood
 85--Walnut Creek Neighborhood Assn ,Inc
 114--North Growth Corridor Alliance
 480--Scofield Farms Residents Assn
 511--Austin Neighborhoods Council
 775--Gracywoods Neighborhood Association
 786--Home Builders Association of Greater Austin
 937--Taking Action Inc

SCHOOLS:

Austin Independent School District

- Walnut Creek Elementary School
- Dobie Middle School
- Lanier High School

RELATED CASES: N/A**CASE HISTORIES:**

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|-------------|---------------------|--|--|
| C14-99-2055 | RR | 01/16/99. APVD STAFF REC OF 'RR' BY CONSENT (6-0-1 BB-ABSTAIN) | WITHDRAWN |
| C14-99-2071 | SF-2 and LO to MF-1 | 01/25/00 APVD MF-1 WITH SF-6 DENSITY (5-4; JR/JM/RC/RV-NAY) | 04/13/00 APVD SF-6-CO ON 1ST RDG SUBJ TO (1) PROHIBIT ACCESS TO ALL ROADWAYS TO NORTH LAMAR, EXISTING OR FUTURE; (2) DEDICATE FLOODPLAIN AREA TO PARD; (3) INCREASE DETENTION BY 10% BEYOND WHAT'S REQ'D, (4) PROHIBIT DEVELOPMENT ON 2 3 ACRE SITE SOUTH OF SUBJ TRACT AS OFFERED BY THE APPLICANT (6-0, KW-ABSENT) 05/18/00 APVD 2ND/3RD RDGS WITH A PROHIBITION OF DUPLEX USE (5-1, BG-NAY, WL-ABSENT) |
| C14-00-2020 | I-RR to GO-CO | 04/18/00: DENY GO-CO (6-0) | 08/03/00. Withdrawn |
| C14-03-0162 | LO to GR | 012/16/03 APVD GR-CO W/ADDED COND (8-0) | 01/29/04 APVD GR-CO (5-0); ALL 3 RDGS |
| C14-04-0133 | DR and LO to GR | 10/05/04 APVD STAFF ALT REC OF GR-CO (TR 1) & LO-CO (TR 2), | 10/21/04. APVD GR-CO, LO-CO; (7-0), 1ST RDG |

| | | | |
|-------------|-------------|--|---|
| | | (9-0) | 11/04/04: APVD GR-CO & LO-CO (7-0), 2ND/3RD RDGS |
| C14-05-0066 | LO to GR | 07/05/05 APVD GR-CO (TR 1), LO-CO (TR 2) W/CONDS (7-1, CH-NO) | 08/04/05 APVD ZAP REC OF GR-CO (7-0); 1ST RDG 09/01/05: APVD GR-CO (7-0), 2ND/3RD RDGS |
| C14-05-0104 | NO to GO | 08/16/05 APVD GO-CO W/CONDS (8-0); R C. TO BE FILED PRIOR TO 3RD READING (8-0) | 09/29/05 APVD GO-CO (7-0), ALL 3 RDGS |
| C14-00-2152 | DR to LO-CO | 8/22/00 Approved LO-CO. The CO prohibits access to North Bend Dr and limits trips to 2,000 per day (8-0) | 10/5/00 Approved LO-CO (5-0), all 3 readings |
| C14-90-0002 | NO to W/LO | 4/10/90 Approved W/LO (5-0-3) | 5/10/90 Approved W/LO (6-0), 1st reading 8/2/90 Approved W/LO (6-0), 2nd/3rd readings |

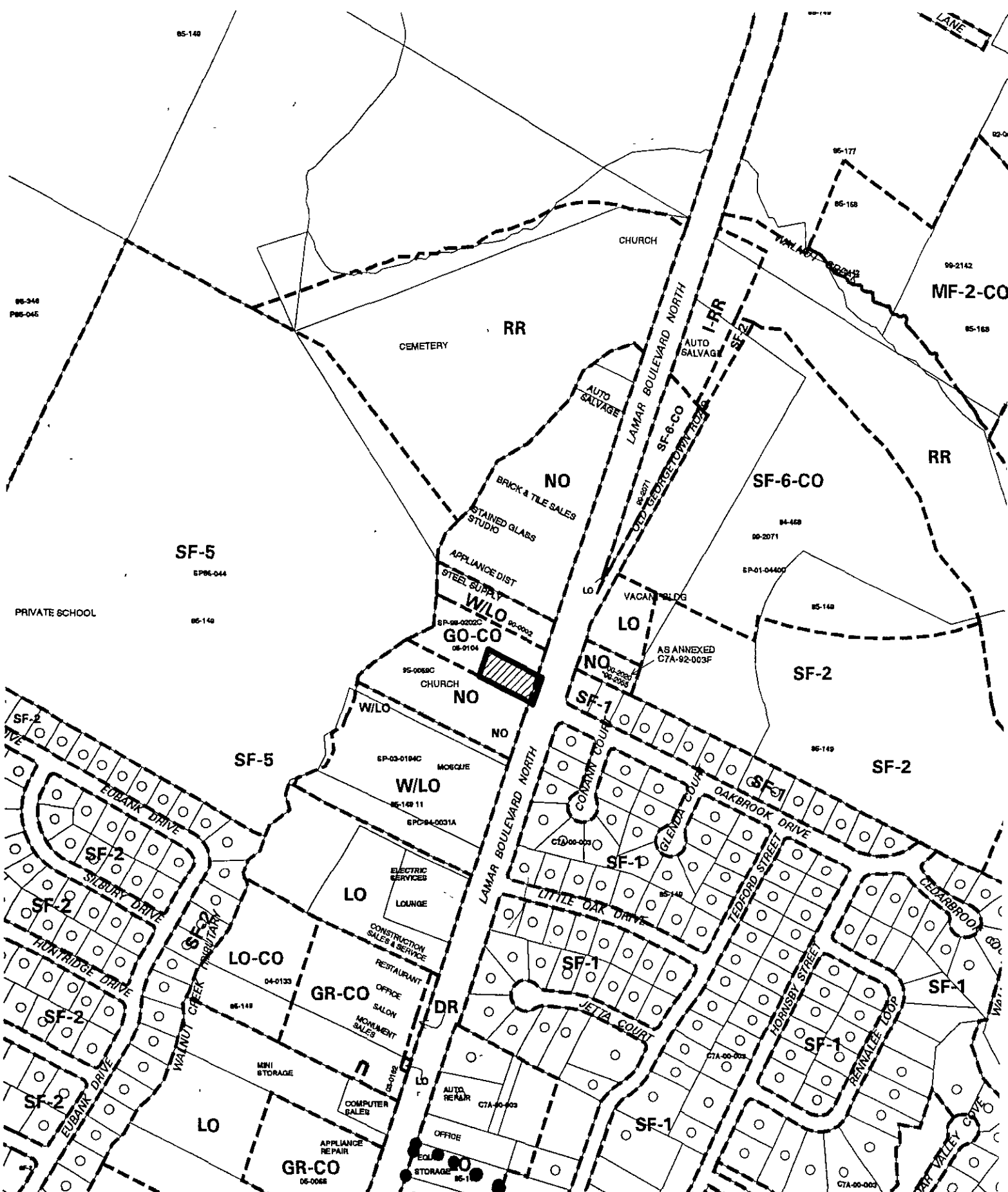
ABUTTING STREETS:

| Name | ROW | Pavement | Classification | Sidewalks | Bus Route | Bike Route |
|----------------|-----|----------|----------------|-----------|-----------|------------|
| Rundberg Lane | 95' | Varies | Arterial | Yes | Yes | Priority 1 |
| Georgian Drive | 60' | 40' | Collector | Yes | Yes | Priority 1 |

CITY COUNCIL DATE

January 25, 2007

ACTION:**ORDINANCE READINGS:** 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** jorge.rousselin@ci.austin.tx.us



| | | | | | |
|---------------|-----------------------|--|----------------------------------|-------------|---|
| 1" = 400' | SUBJECT TRACT | | ZONING | | CITY GRID REFERENCE NUMBER M33 |
| | PENDING CASE | | | | |
| | ZONING BOUNDARY | | CASE #: C14-06-0217 | DATE: 06-11 | |
| | CASE MGR: J ROUSSELIN | | ADDRESS: 11912 N LAMAR BLVD BLDG | INTLS: SM | |
| | | | SUBJECT AREA (acres): 0.413 | | |

MAP 4
SCENARIO 2:
RECOMMENDED
LAND USE

WELLS BRANCH M.U.D.

NORTH CENTRAL BLVD

BURNET ROAD

KRAMER

CITY OF AUSTIN TRAVIS COUNTY

LEGEND

- OFFICE
- INDUSTRIAL
- COMMERCIAL
- CIVIC
- SINGLE FAMILY
- MULTIFAMILY
- MIXED USE

SCALE IN FEET
0 800 1600 2400

TRAVIS COUNTY
CITY OF AUSTIN

NORTH CENTRAL

BURNET

4.4.4

~~CITY OF AUSTIN~~
~~TRAVIS COUNTY~~

☒ OFFICE
☒ INDUSTRIAL
☒ COMMERCIAL
☒ CIVIC
☐ SINGLE FAMILY
☒ MULTIFAMILY
☒ MIXED USE

STAFF RECOMMENDATION

Staff recommends approval of the rezoning from NO (Neighborhood office) district to GO (General office) district. The Staff recommendation is based on the following considerations.

- 1) The proposed land uses are compatible with existing office uses along North Lamar Boulevard,
- 2.) The proposed land use fronts on a major arterial, and
- 3) The North Lamar Area Study recommends office uses for this site

BASIS FOR RECOMMENDATION

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

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

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

The proposed rezoning will create a transition in the intensity of uses from the W/LO, Warehouse/Limited Office District, zoning to the north to the NO, Neighborhood Office District, zoning to the south. GO-CO zoning promotes consistency and orderly planning because the property in question fronts North Lamar Boulevard, a major arterial roadway, and it is located adjacent to existing office zoning to the north, south, and east.

The proposed GO zoning complies with office recommendation for this tract on the future land use map in the North Lamar Area Study.

EXISTING CONDITIONS

Site Characteristics

The site contains an asphalt driveway that provides access to what appears to be a vacant single family home and storage shed. There are overhead electric transmission lines that transverse the site from the southwest to the northeast property lines.

Transportation

1. No additional right-of-way is needed at this time. Additional right-of-way may be required at the time of subdivision and/or site plan.
2. The trip generation under the requested zoning is estimated to be 347 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).
3. 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]

Environmental and Impervious Cover

- 1 The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut 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. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

| <i>Development Classification</i> | <i>% of Net Site Area</i> | <i>% 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% |

2. According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.
3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
4. 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.
5. Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:
 - Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.
6. At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Water and Wastewater

- 1 The landowner intends to serve the site with City of Austin water and wastewater utility service. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and relocation. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all applicable and associated City fees.

Site Plan and Compatibility Standards

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

- 2 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

- 1 The site is subject to compatibility standards. Along the east property line, the following standards apply:
 - No structure may be built within 23.5 feet of the side and rear 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 between 50 and 100 feet of the property line
 - No parking is allowed within 19 feet of the property line. No driveways are allowed within 14' of 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
 - 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