

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0005 – Athena School Haussmann

P.C DATE: February 9, 2009

ADDRESS: 1405 & 1409 Morgan Lane

OWNER/APPLICANT: Karl D. Haussmann

AGENT: Rob Buchanan

ZONING FROM: SF-3 **TO:** NO-CO and GO-CO

AREA: 0.499 acres (21,736 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends NO-CO (Neighborhood Office-Conditional Overlay) and GO-CO (General Office-Conditional Overlay) district zoning with conditions. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day.

PLANNING COMMISSION RECOMMENDATION: 2/9/10 - Approved staff recommendation of NO-CO and GO-CO by consent, 2/9/10 (7-0, Reddy absent; Tovo recused).

DEPARTMENT COMMENTS: The properties located at 1403 & 1503 Morgan Lane are occupied and used by the Athena Montessori School. Between these two properties is a vacant lot zoned SF-3 (1405 & 1409 Morgan Lane). The Athena School seeks to rezone the property in order to construct a classroom on the northern half of the property and to use the southern half of the property for additional parking.

ISSUES: The South Lamar Neighborhood Association does not oppose the rezoning request with the following conditions:

1. For the northern half of the property (classroom/ NO zoning)
 - a. The zoning use will be limited to Day Care Services (commercial, general, limited), Community Recreation Private, Community Events, and Private Primary Educational Services.
 - b. The building should be limited to a single story of no more than 25 feet in height.
 - c. That some kind of visual and sound buffer be in place on the Morgan Lane side to discourage pedestrian access from Morgan and discourage vehicle traffic on Morgan.
 - d. That a sidewalk be installed across the full breadth of the property.
2. For the southern half of the property (parking / GO zoning)
 - a. The zoning use will be limited to Accessory Parking, Day Care Services (commercial, general, limited), and Private Primary Educational Services.
 - b. No vehicle access from Morgan to this lot (access restricted to Ben White Blvd.)
 - c. The undeveloped portion of the lot that extends to Morgan Lane will have a sidewalk installed.

The applicant agrees to these conditions and has offered to include them in a conditional overlay as a condition of the rezoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Undeveloped
<i>North</i>	SF-3	Single Family
<i>South</i>	CS	Auto Sales, Commercial Supply
<i>East</i>	NO-MU-CO/GO-CO	Single Family/Parking
<i>West</i>	SF-3	Montessori School

NEIGHBORHOOD PLAN: South Lamar Combined Neighborhood Plan**TIA:** Waived**WATERSHED:** West Bouldin Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

Homeless Neighborhood Association
Austin Neighborhoods Council
Home Builders Association of Greater Austin
Far South Austin Community Association
Southwood Neighborhood Association
North Southwood Neighborhood Association
Barton Springs/Edwards Aquifer Conservation District
South Lamar Neighborhood Association
Austin Parks Foundation
Onion Creek Homeowners Association

SCHOOLS:

Galindo Elementary School
Fulmore Middle School
Travis High School

CASE HISTORIES

NUMBER	REQUEST	YEAR	COMMISSION	COUNCIL
C14-2008-0082	LO/SF to GO	2008	6/19/08 - Approved staff recommendation of NO-MU-CO and GO-CO (8-0)	8/5/08 - Approved Ord. 20080821-046 for NO-MU-CO (Tr 1) & GO-CO (Tr 2); (6-0); 2nd/3rd rdgs

BASIS FOR RECOMMENDATION

1. Granting of the request should result in an equal treatment of similarly situated properties.

The property to the east is also zoned for neighborhood office and general office to allow for office and parking uses.

2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

The rezoning would allow for consistent rezoning to promote compatibility with surrounding uses and will enable the expansion and continuation of the current Montessori school use.

EXISTING CONDITIONS

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin 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.

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.

Numerous 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.

Water and Wastewater

If 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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

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

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114.

TR1. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Morgan Lane	50'	27'	Local	No	No	Yes (Within ¼ mile)

Site Plan

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

The site is subject to compatibility standards for any new development. Along the west property line, 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.
- 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.

Additional design regulations will be enforced at the time a site plan is submitted.

CITY COUNCIL DATE: March 11, 2010

ACTION:

ORDINANCE READINGS: 1st

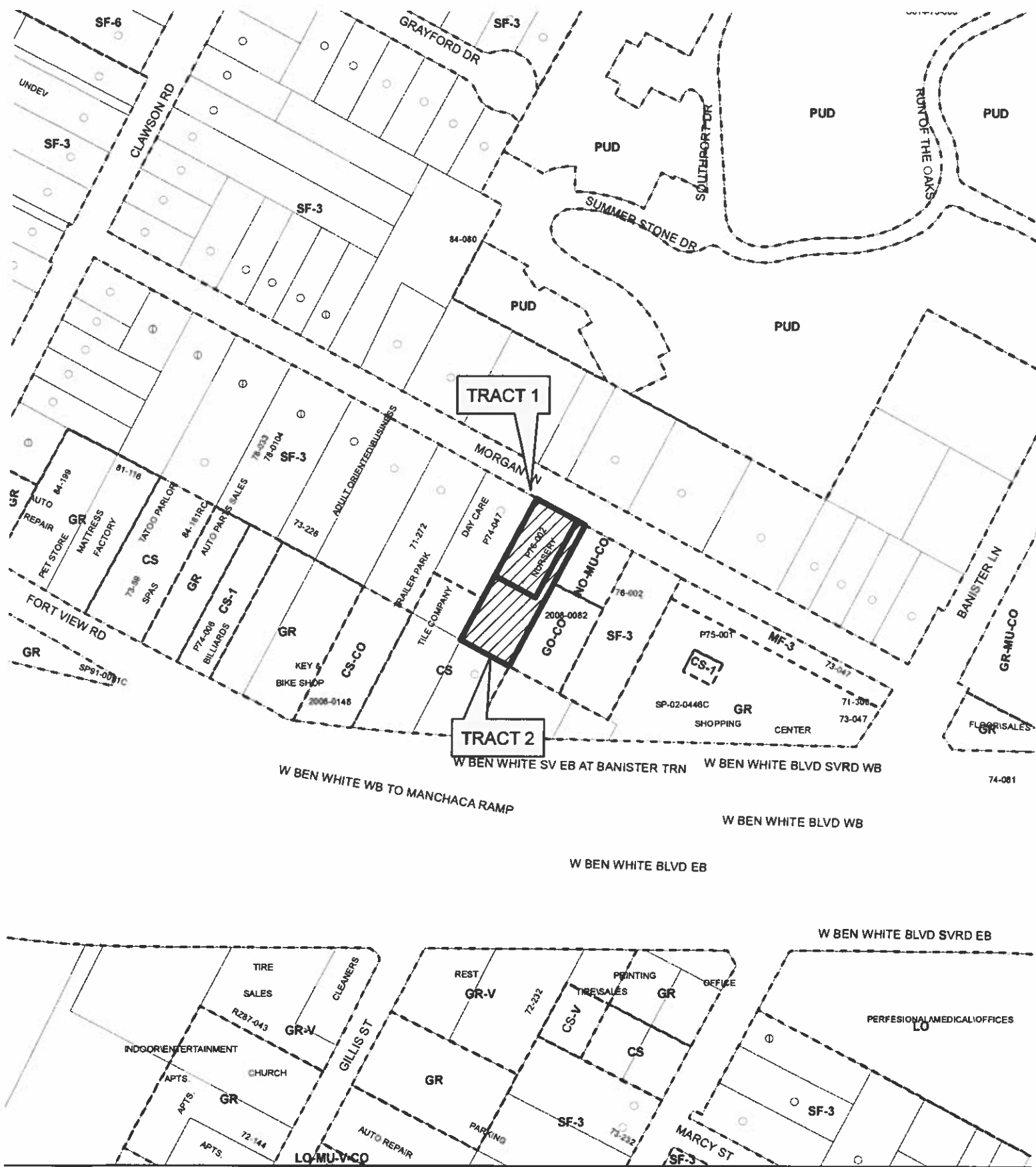
2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@ci.austin.tx.us



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

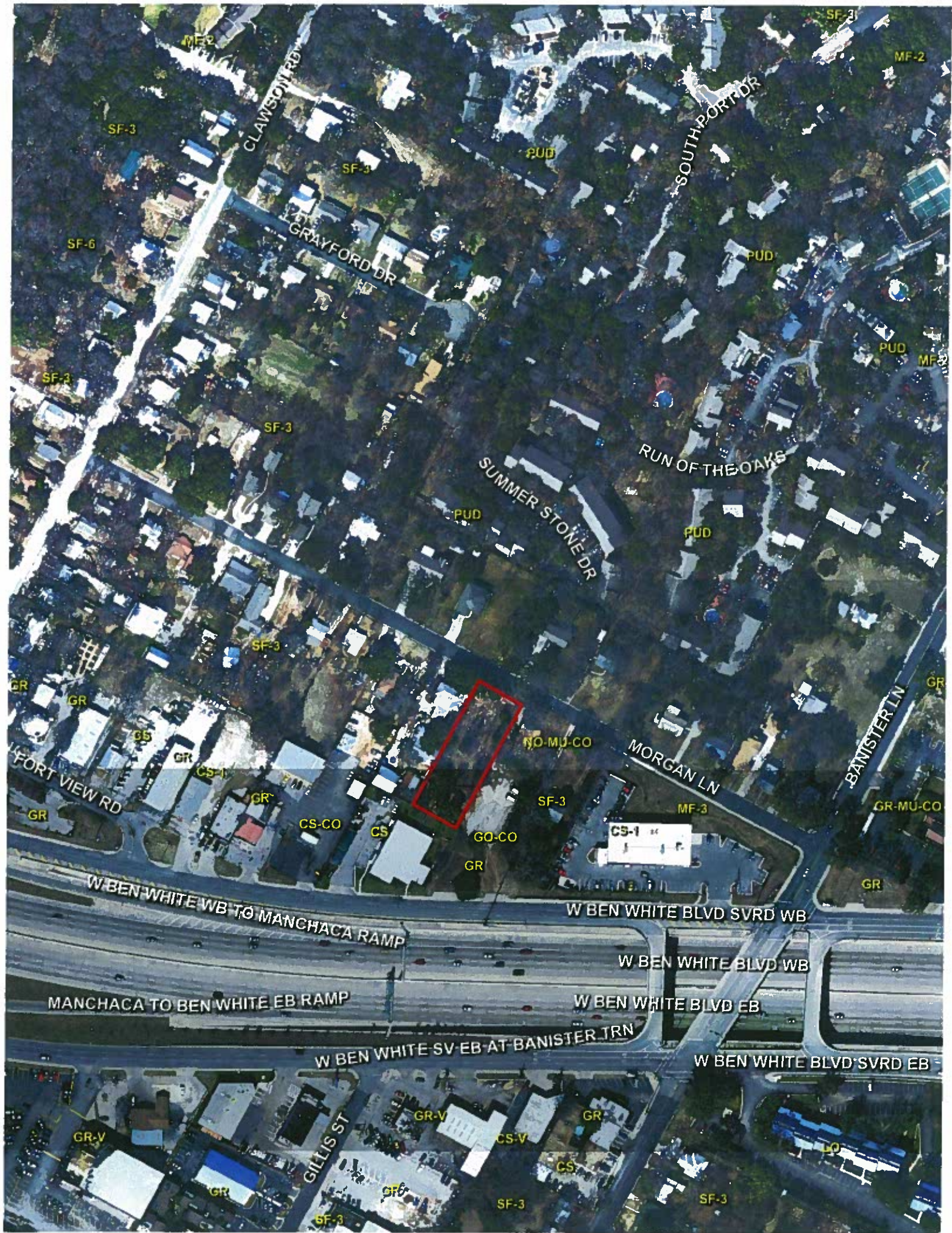
ZONING

ZONING CASE#: C14-2010-0005
 ADDRESS: 1405 MORGAN LN
 SUBJECT AREA: 0.499 ACRES
 GRID: G19
 MANAGER: S. RYE



1" = 200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





South Lamar Neighborhood Association

31 January 2010

City of Austin Planning and Development
One Texas Center
P.O. Box 1088
Austin Texas 78767

Attn.: Stephen Rye
RE: CASE #C14-2010-0005, 1405 & 1409 Morgan Lane, 78704

To Whom It May Concern:

The applicant Robb Buchanan has been in communication and consultation with the South Lamar Neighborhood Association, specifically the Zoning Committee, to present his intended plans for the two lots on Morgan Lane, 1405 and 1409. We would like to state for the record that our organization does not oppose the zoning application if the following conditions are met:

1. The front lot (where he has requested NO-CO)
 - a. The zoning use will be limited to Day Care Services (commercial, general, limited), Community Recreation Private, Community Events, and Private Primary Educational Services.
 - b. That in order to conserve and respect the neighborhood feel, the building should be limited to a single story of no more than 25 feet in height.
 - c. That some kind of visual and sound buffer be in place on the Morgan Lane side to discourage pedestrian access from Morgan and discourage vehicle traffic on Morgan.
 - d. That a sidewalk be installed across the full breadth of the property.
2. The back lot (where he has requested GO-CO)
 - a. The zoning use will be limited to Accessory Parking, Day Care Services (commercial, general, limited), and Private Primary Educational Services.
 - b. No vehicle access from Morgan to this lot (access restricted to Ben White Blvd.)
 - c. The undeveloped portion of the lot that extends to Morgan Lane will have a sidewalk installed.

To whatever extent legally allowable we would like these limitations included on the conditional overlays of the two lots. These are material to the neighborhood and we don't want them lost if a subsequent owner has other ideas.

The South Lamar Neighborhood Association anticipates having either a member of Executive Committee or the Zoning Committee present at the public hearings. We would like to express our appreciation for Mr. Buchanan's efforts to contact the neighborhood association in advance of his application and his working with our volunteers and the neighbors to solve as many objections as possible.

Sincerely,



Nancy MacLaine, South Lamar Neighborhood Association Zoning Committee Chair

CC: Robb Buchanan, Capital Commercial Investments, Inc.
CC: Amy Zamarrappa, South Lamar Neighborhood Association Vice-President, 2010

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