

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



**AGENDA ITEM NO.: Z-9
AGENDA DATE: Thu 11/17/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0016 - Running Bird Lane - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 12251 Running Bird Lane (Walnut Creek Watershed) from rural residence (RR) district zoning to townhouse and condominium residence (SF-6) district zoning for Tracts A & B, and limited office (LO) district zoning for Tract C. Zoning and Platting Commission Recommendation To grant townhouse and condominium residence (SF-6) district zoning for Tracts A and B, limited office-conditional overlay (LO-CO) combining district zoning for Tract C, and Tract D to remain zoned rural residence (RR) district zoning Applicant Ghassan A Karim Agent Tier One Commercial (Susan D London) City Staff Jorge E Rousselin, 974-2975

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING REVIEW SHEET

CASE: C14-05-0016**Z.A.P. DATE:** October 18, 2005**ADDRESS:** 12251 Running Bird Lane (Tracts A, B, and C)**OWNER:** Ghassan A Karim**AGENT:** Tier One Commercial
(Susan D London)**REZONING FROM:** RR (Rural Residence District)**TO:** SF-6 (Townhouse & Condominium Residence) and LO (Limited Office)

AREA: Tract A 2 564 Acres (Requested SF-6)
 Tract B 1 095 Acres (Requested SF-6)
 Tract C 2 901 Acres (Requested LO)

SUMMARY ZAP RECOMMENDATION:

October 18, 2005

APPROVED RR ZONING FOR FLOOD PLAIN, LO ZONING FOR REMAINDER AND SF-6, LIMITED TO DAYCARE USE ONLY, PERMITTED NO (NEIGHBORHOOD OFFICE) USES [J M, M H 2ND] (9-0)

Approved

Tract A SF-6

Tract B SF-6

Tract C LO-CO prohibiting the following uses

- Communication Services
- Medical Offices (exceeding 5,000 square feet of gross floor area)
- Medical Offices (not exceeding 5,000 square feet of gross floor area)
- Club or Lodge
- Convalescent Services
- Cultural Services
- Hospital Services (limited)

Tract D To remain RR

SUMMARY STAFF RECOMMENDATION:

Staff recommends SF-6 (Townhouse & Condominium Residence) district zoning based on the following considerations

- 1) The North Lamar Area Study designates this site for residential uses, and
- 2) Office uses will not be compatible with existing residential uses on the east side of Running Bird Lane

If the requested zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day as recommended by Transportation Review

DEPARTMENT COMMENTS:

The subject rezoning area is a 3-tract 6.56 acre site fronting Running Bird Lane zoned RR with an existing single family residence at the site. This area was annexed under full purpose jurisdiction on December 31, 1992 under case C14-90-0083. The applicant proposes to rezone the property to townhouse & condominium residence (SF-6) and limited office (LO). The proposed SF-6 tracts will be developed as single family residences and the proposed LO tract will be developed as a daycare or office use. Staff recommends SF-6 (Townhouse & Condominium Residence) district zoning based on the following considerations:

- 1.) The North Lamar Area Study designates this site for residential uses, and
- 2.) Office uses will not be compatible with existing residential uses on the east side of Running Bird Lane.

If the requested zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day as recommended by Transportation Review.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Undeveloped land / Single family residence
<i>North</i>	SF-3	Single family residences
<i>South</i>	RR	Single family residences
<i>East</i>	SF-6-CO	Undeveloped land
<i>West</i>	LO	Office / Warehouse

AREA STUDY: North Lamar Area Study **TIA:** Waived, See Transportation comments

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

64--River Oaks Lakes Estates Neighborhood
 114--North Growth Corridor Alliance
 214--Tanglewild Estates Neighborhood Assn.
 480--Scofield Farms Residents Assn
 511--Austin Neighborhoods Council
 742--Austin Independent School District

SCHOOLS:

Austin Independent School District

- Pillow Elementary School
- Burnet Middle School
- Anderson High School

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

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-87-109	SF-1 to SF-6	08/11/87: PC forwarded to City Council without recommendation	06/01/89 Approved SF-6-CO CO Limited to 4 dwellings per acre
C14-90-0083	Various Tracts assigning zoning for NCAGC MUD NO 1 to be annexed under full purpose jurisdiction on December 31, 1992	04/16/91: PC Recommendation of zoning for NCAGC MUD NO 1 to be annexed under full purpose jurisdiction on December 31, 1992	04/25/91: Approved Recommendation of zoning for NCAGC MUD NO 1 to be annexed under full purpose jurisdiction on December 31, 1992
C14-99-2067	NO & GR to GR-CO	<p>01/18/00 PC Approved staff recommendation of (GR-CO) (9-0)</p> <p>Conditional Overlay</p> <ul style="list-style-type: none"> - 2,000 vehicle trip limitation, <p>Prohibited uses:</p> <ul style="list-style-type: none"> - Automotive Rentals, - Automotive Sales, - Business or trade school, - Drop-off Recycling Facility, - Funeral Services, - Indoor Entertainment, - Outdoor Entertainment, - Pawn Shop Services, - Research Services, - Theater, - Community Recreation (Public), - Restaurant (Drive-in, Fast Food), - Automotive Repair Services, - Automotive Washing (of any kind), - Commercial Off-street 	<p>03/07/96 Approved recommendation of (GR-CO) (7-0)</p> <p>Conditional Overlay</p> <ul style="list-style-type: none"> - 2,000 vehicle trip limitation, <p>Prohibited uses</p> <ul style="list-style-type: none"> - Automotive Rentals, - Automotive Sales, - Business or trade school, - Drop-off Recycling Facility; - Funeral Services, - Indoor Entertainment, - Outdoor Entertainment, - Pawn Shop Services; - Research Services, - Theater, - Community Recreation (Public), - Restaurant (Drive-in, Fast Food), - Automotive Repair Services, - Automotive Washing (of any kind), - Commercial Off-street

		parking, - Exterminating Services, - Hotel-Motel, - Indoor Sports and Recreation, - Personal Improvement Services, - Restaurant (General), - Community Recreation (Private), and - Hospital Services (General)	parking; - Exterminating Services; - Hotel-Motel, - Indoor Sports and Recreation, - Personal Improvement Services, - Restaurant (General), - Community Recreation (Private), and - Hospital Services (General)
C14-02-0048	LR to GR	05/21/02: ZAP Approved Staff recommendation of GR-CO (8-0) Conditional Overlay - 2,000 vehicle trip limitation	06/27/02 Approved recommendation of GR-CO (7-0) Conditional Overlay - 2,000 vehicle trip limitation
C14-05-0082	LR to GR-CO	08/02/05. ZAP Approved Staff recommendation of GR-CO (8-0) Conditional Overlay - 4050 vehicle trip limitation Prohibited uses - Automotive rental, - Automotive washing (of any type), - Exterminating Services, - Pawn Shop Services, - Guidance Services, - Transitional Housing, - Automotive sales, - Drop-off Recycling Facility, - Indoor Sports and Recreation; - Counseling Services; and - Residential Treatment	03/06/97. Approved recommendation of GR-CO (7-0) Conditional Overlay - 4050 vehicle trip limitation Prohibited uses - Automotive rental, - Automotive washing (of any type), - Exterminating Services; - Pawn Shop Services, - Guidance Services, - Transitional Housing, - Automotive sales, - Drop-off Recycling Facility, - Indoor Sports and Recreation, - Counseling Services, and - Residential Treatment

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Running Bird Lane	90'	25'	Collector

CITY COUNCIL DATE November 17, 2005

ACTION:

ORDINANCE READINGS: 1st 2nd

3rd

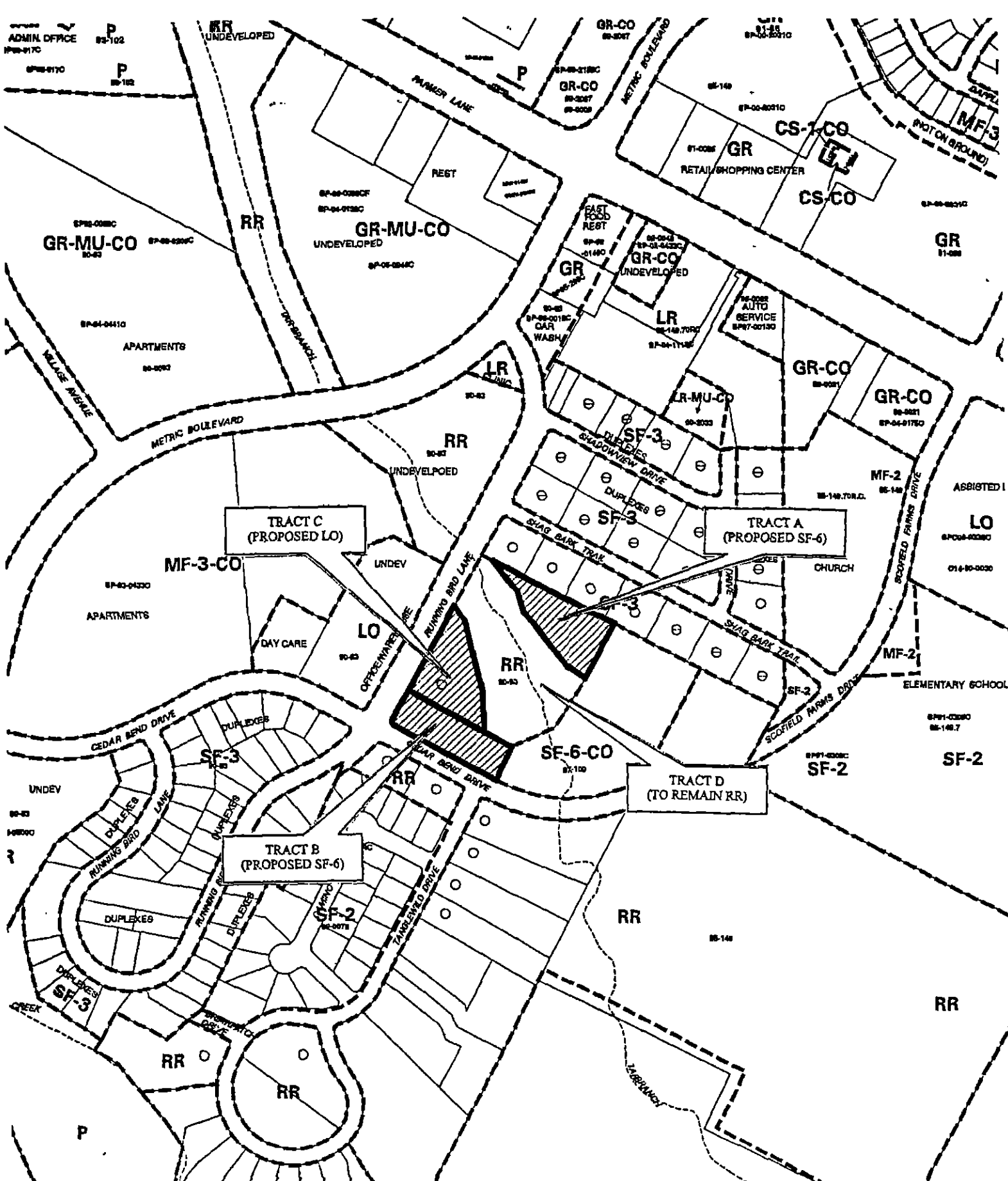
ORDINANCE NUMBER:

CASE MANAGER: Jorge E Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us

67-1170 P
P-112



$1'' = 400'$

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR J. ROUSELIN

CASE #: C14-05-0016

ADDRESS 12251 RUNNING BIRD LANE

SUBJECT AREA (acres) 4 431

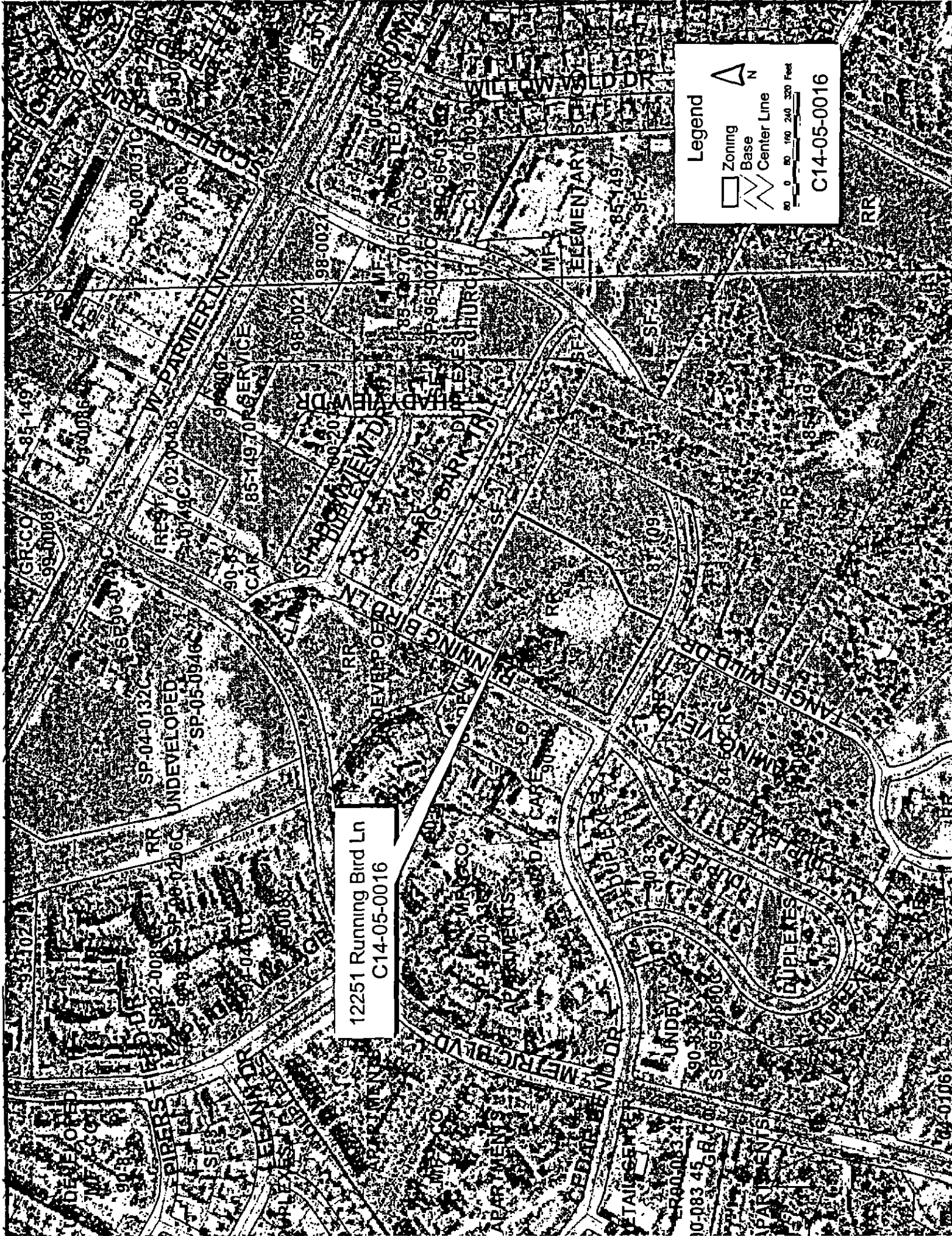
ZONING

DATE 05-11

INTLS SM

CITY GRID
REFERENCE
NUMBER

L34



12251 Running Bird Ln
C14-05-0016

Legend

- Zoning
- Base
- Center Line

0 80 160 240 320 Feet

C14-05-0016

STAFF RECOMMENDATION

Staff recommends SF-6 (Townhouse & Condominium Residence) district zoning

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

The City Council has adopted the North Lamar Area Study in 1985. The area study designates this property for residential uses.

2. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The proposed zoning change does not provide a transition between more intensive office uses along the eastern portion of Running Bird Lane. Although Office uses are present across Running Bird Lane, the consistency of residential development on the eastern portion has been maintained.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area is a 3-tract 6.56 acre site fronting Running Bird Lane zoned RR with an existing single family residence at the site. The property has access off Running Bird Lane and Cedar Bend Drive.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 8,513 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 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].
4. 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. Before this analysis can be conducted, traffic counts are required to be submitted for Running Bird Lane from Metric Boulevard to Cedar Bend Drive. Please submit these counts to the transportation reviewer.

5. Capital Metro service is available along Metric Boulevard

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 a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.
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. WW 1. The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or

system upgrades, or utility relocation, or utility adjustment are required, the landowner, at own expense, will be responsible for 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. The landowner must pay the associated City fees.

- 2 The landowner must pay the tap and impact fee once the landowner makes an application for a City water and wastewater utility tap permit

Site Plan and Compatibility Standards

1. The site is subject to compatibility standards. Along the north, east and south 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
- 2 Additional design regulations will be enforced at the time a site plan is submitted



MEMORANDUM

TO: Jorge Rousselin, Case Manager
FROM: Emily M Barron, Transportation Planner
DATE: August 31, 2005
SUBJECT: Neighborhood Traffic Analysis for Running Bird Lane
Zoning Case Running Bird Lane, C14-05-0016

The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the following comments

The 6.56-acre tract proposes to expand the existing building to provide for a 4,100sf day care/school and add 10 single-family dwelling units. The site is located in north Austin just north of the intersection of Cedar Bend Drive and Running Bird Lane. The project, which is currently zoned Rural Residential (RR), is requesting a change to Townhouse & Condominium Residence (SF-6). The tract will have vehicular access to Running Bird Lane. Surrounding the tract to the north and east is single family to the south is undeveloped property and Running Bird Lane creates the western border.

Roadways

Running Bird Lane is classified as a neighborhood collector with 90' of right-of-way and 25' of pavement and carries approximately 985 vehicles per day (vpd).

Trip Generation and Traffic Analysis

Based on the ITE's publication Trip Generation, the proposed development at the time of site plan will generate approximately 648 vehicles per day (vpd).

Trip Generation		
LAND USE	SIZE	VPD
Townhome/Condominium	10du	91
Day Care/School	4,100sf	325
TOTAL		416

Distribution of trips was estimated as follows

Street	Site Traffic
Running Bird Lane	100%

Below is a table containing the estimated number of trips that will affect each street

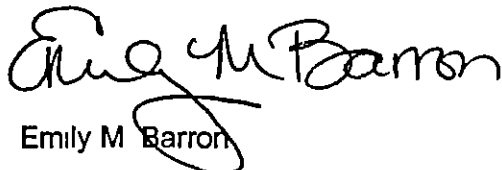
Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)
Running Bird Lane	985	416	1,401

The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows. A residential local or collector street with a pavement width of less than 30' should carry 1,200 vehicles per day or less.

Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation. Running Bird Lane is classified as a neighborhood collector.
2. The traffic along Running Bird Lane exceeds the requirements established in Section 25-6-116 by 201vpd. In order to minimize traffic on surrounding streets, the intensity and uses for this tract should be limited through a conditional overlay to less than 450 trips per day.
3. Boundary street improvements may be required during the subdivision or site plan process in order to increase the pavement width on Running Bird Lane to 30'.
4. The City Council may approve a zoning application if it is determined that the applicant has satisfactorily mitigated adverse traffic effects or the projected additional traffic from a project has an insignificant effect on the residential street.

If you have any questions or require additional information, please contact me 974-2788



Emily M. Barron

Sr. Planner ~ Transportation Review

Watershed Protection and Development Review Department