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## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2013-0013 4805 Harmon Ave.

**P. C. DATE:** 05/14/13

**ADDRESS:** 4805 Harmon Ave.

**AREA:** 0.491 acres

**APPLICANT:** Mackey Adams Properties, Inc.  
(Harry Mackey)

**AGENT:** Karen Radtke Interior Design  
(Karen Radtke)

**NEIGHBORHOOD PLAN AREA:** North Loop

**CAPITOL VIEW:** No

**T.I.A.:** Waived – See the Transportation Reviewer's comments.

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Boggy Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**ZONING FROM:** LO-CO-NP, Limited Office, Conditional Overlay, Neighborhood Plan.

**ZONING TO:** SF-4A-NP, Single Family Residence, Small Lot, Neighborhood Plan.

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends SF-4A-CO-NP, Single Family Residence, Small Lot, Conditional Overlay, Neighborhood Plan. The Conditional Overlay would limit vehicle trips to 2000.

### **PLANNING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The property is currently developed with a one story single family residential dwelling. The North Loop Future Land Use Map (FLUM) shows that this is one of the few commercial tracts of land that has frontage on the I-35 service road and on Harmon Avenue. As you travel north bound on Harmon Avenue, from the intersection of 46<sup>th</sup> Street to 51<sup>st</sup> Street, the street transitions from commercial on the west side that fronts on Airport Boulevard to multifamily to single family residential. This tract of land is the only tract of land between 46<sup>th</sup> Street and 51<sup>st</sup> Street that is on the FLUM as commercial. Granting the applicants request to change the FLUM from "commercial" to "single family" and to change the zoning from Limited Office (LO) to Single Family, Small Lot (SF-4A) zoning would help to return and preserve the residential feel and character of Harmon Avenue.

### **BASIS FOR RECOMMENDATION:**

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

Granting Single Family, Small Lot (SF-4A) zoning would encourage more dense single family residential within the urban core.

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**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	LO-CO-NP	Single family residential
<b>NORTH</b>	MF-2	Single family residential
<b>SOUTH</b>	LO-MU-CO-NP	Apartment complex
<b>EAST</b>	GR-CO-NP	Equipment rental
<b>WEST</b>	SF-3	Single family residential

**CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-94-0012 4810 IH-35 SB	MF-3 & LR to GR	Approved GR-CO [Vote: 9-0]	Approved GR-CO [Vote: 5-0]

**NEIGHBORHOOD ORGANIZATION:**

- Austin Neighborhood Council
- North Austin Neighborhood Alliance
- Ridgetop Neighborhood Assoc.

**SCHOOLS:**

Lee Elementary School,  
Kealing Middle School, McCallum High School

**SITE PLAN:**

Site plans 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.

**ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy 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.

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2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. 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.
4. According to floodplain maps there is no floodplain within the project area.
5. 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.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**TRANSPORTATION:**

TR1. No additional right-of-way is needed at this time.

TR2. 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 2000 vehicle trips per day [LDC, 25-6-117].

TR3. Existing Street Characteristics:

<u>Name</u>	<u>ROW</u>	<u>Pavement</u>	<u>Class</u>	<u>Sidewalk?</u>	<u>Bus Route?</u>	<u>Bike Route?</u>
Harmon Avenue	50	26	Local	No	No	No

**CITY COUNCIL DATE:** June 6th, 2013

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691







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SUBJECT TRACT

GENE JOHNSON ST

E 49TH ST

E 48TH ST

GR-CO-NP

CS-1-V-CO-NP

CS-V-CO-NP

ALO-MU-CO-NP

MU-CO-NP

CS-CO-NP

CS-CO-NP

PUD



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Google earth

feet 9  
meters 2





# North Loop Adopted Future Land Use Map

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