

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:

The motion to approve staff’s recommendation for SF-4A-CO-NP combining district zoning, was approved on the consent agenda by Commissioner Jean Stevens motion, Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

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 46th Street to 51st 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 46th Street and 51st 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. The Ridgetop Neighborhood Association supports the applicant zone change request. (letter attached)

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.

EXISTING ZONING AND LAND USES:

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

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
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.
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:

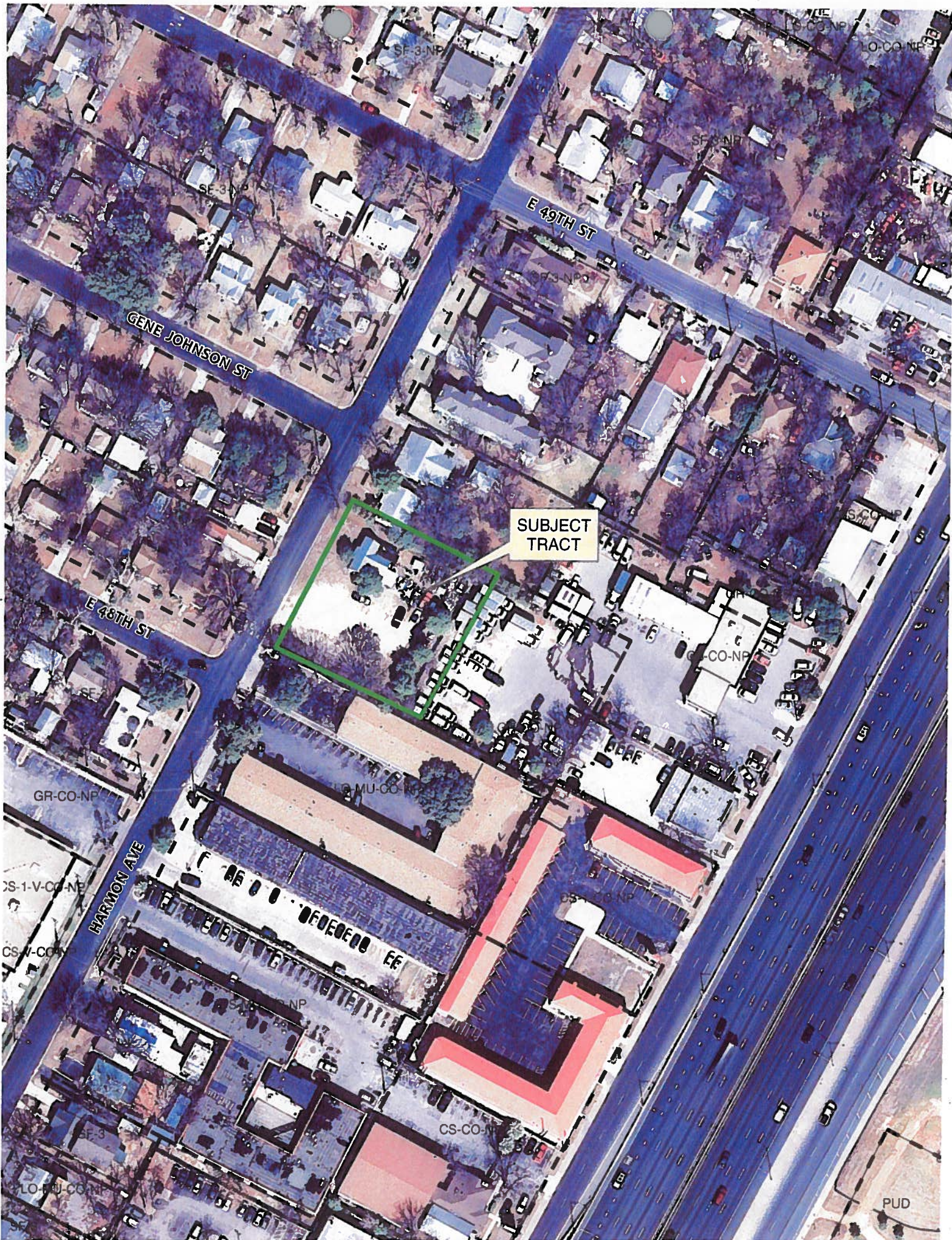
ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691





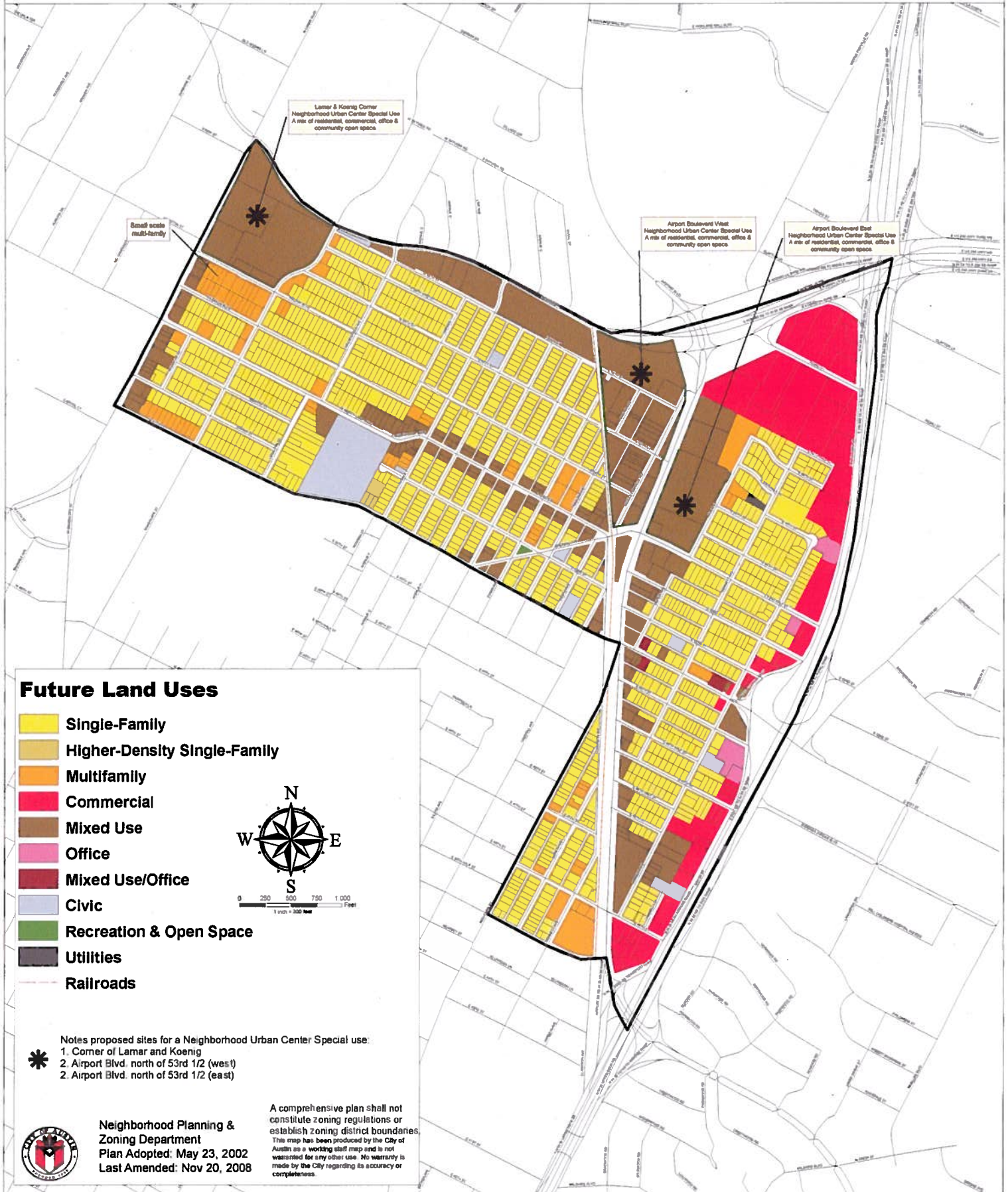
SUBJECT
TRACT



Google earth



North Loop Adopted Future Land Use Map





May 10, 2013

Maureen Meredith, Plan Amendment Planner

Clark Patterson, Zoning Planner

Planning and Development Review Department, City of Austin

Re: Plan Amendment Case NPA-2013-0011.01; Zoning Case C14-2012-0013 – 4805 Harmon Ave.

Maureen and Clark,

Please accept this letter in support of the above-referenced plan amendment and rezoning application of Mackey-Adams Properties, Inc. to change the Future Land Use Map from Commercial to Single Family at 4805 Harmon Avenue, and its zoning from LO-CO-NP to SF4-A.

The Mackeys' agent, Karen Radtke, approached RNA officers in early January and worked with us to understand our neighborhood vision; she then presented the proposal at the North Loop Contact Team January meeting looking for further comment. The proposal was considered by the Ridgetop Neighborhood Association at its January 17 regular meeting, and membership voted its support conditioned upon Ms. Radtke's agreement that SF3 standards will be followed for the project, in particular the lesser allowances for impervious cover and that the commercial property fronting I-35 will not have cut-through to Harmon.

The Mackeys' project as described and shown at the April 15 Community Meeting is in keeping with the presentation to RNA. There is mention in Ms. Radtke's cover letter of allowing for a special use (Secondary Apartment, front porch extension, garage placement, and parking placement) that was not presented or discussed with RNA; she assures us they have no intention of diverging from the proffered development plans, and that if, upon further research with the City, inclusion of those allowances are deemed to be not in keeping with RNA's understanding, she will remove them from the application.

The Mackeys' proposed project is a welcome direction for our neighborhood core and we applaud the applicants' vision. We happily provide this letter of support for the above-referenced applications.

Thank you,

Penelope Doherty

President, Ridgetop Neighborhood Association

914 E. 49th St

Austin, Texas 78751

512/470-7202

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2013-0013

Contact: Clark Patterson, 512-974-7691

Public Hearing: May 14, 2013, Planning Commission

June 6, 2013, City Council

LACK MASSEY JR
Your Name (please print)

☒ I am in favor
☐ I object

918, 920, 922 GENE JOHNSON ST

Your address(es) affected by this application

Jack Massey Jr
Signature

5/9/13
Date

Daytime Telephone: 512-459-8479

Comments: This property has been in a semi-developed condition for over fifty years. Since my property is so close any improvements will be welcomed. The zoning changes will bring this property into a more compatible zoning classification.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810