

ZONING CHANGE REVIEW SHEET**CASE:** C14-2015-0167 – Gossett Jones Homes**P.C. DATE:** April 26, 2016**ADDRESS:** 4006 & 4100 Banister Lane**DISTRICT AREA:** 5**OWNER/APPLICANT:** Banister CityHomes, LP (Jared M. Gossett)**AGENT:** Thrower Design, A. Ron Thrower**ZONING FROM:** MF-2-CO **TO:** MF-1-CO (Tract 1) & MF-3-CO (Tract 2)**AREA:** 1.889 acres (82,284 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

Staff recommends multifamily residence limited density – conditional overlay (MF-1-CO) combined district zoning for Tract 1 and multifamily medium density – conditional overlay (MF-3-CO) combined district zoning for Tract 2. The conditional overlay will include a limit of 45 units in addition to the existing conditions except vehicle trips. Those include:

1. The setback from the south property line is 50ft. for habitable structures.
2. The impervious cover within the 50ft. setback from the south property line is limited to 45%.
3. A 10ft. vegetative buffer shall be maintained along the south property line.
4. The minimum parking requirement on the Property shall be 0.5 spaces per unit above the minimum code requirement. Tandem parking spaces may only be counted as a half parking space to meet the minimum parking requirement on the Property.
5. Existing peak flow rate on the Property shall be reduced by at least 10.01 percent for proposed development or redevelopment that would exceed 45 percent impervious cover, as calculated on gross site area.

DEPARTMENT COMMENTS:

The subject property consists of two lots that total 1.88 acres. Each lot is developed with a small single-family residential structure and a detached garage/shed structure. Both of the residential structures were built in the 1940's and are situated to face Banister Lane. In June of 2015, the property was zoned MF-2-CO to allow for a multi-family development. At the time, transportation review staff determined that the site could be developed with 45 units and generate less than 300 vehicle trips. The vehicle trip limit was included in the conditional overlay provision of the ordinance. However, when the applicant submitted a site plan application, upon further review, 45 units with a mixture of efficiency, 1 bedroom and 2 bedroom units would exceed the 300 trip limitation.

The Applicant is requesting MF-1 for Tract 1 and MF-3 for Tract 2 in order to provide a mixture of unit types. Tract 1 is immediately adjacent to single family residences to the south (along Morgan Lane) and is intended to provide a transition to Tract 2. There are also existing provisions within the conditional overlay which limit the impervious cover, setbacks and require a vegetative buffer for this portion of the property.

Staff supports the requested MF-1-CO & MF-3-CO district zoning with the proposed conditional overlay.

ISSUES: At this time, discussion between the applicant and the South Lamar Neighborhood Association (SLNA) has been generally positive. The SLNA may be interested in an alternate configuration of the Tracts.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	2 vacant residential homes
<i>North</i>	PUD	Oak Run Apartments
<i>South</i>	SF-3	single family homes
<i>East</i>	GR and GR-MU-CO	office building and transitional housing
<i>West</i>	PUD	Oak Run Apartments

NEIGHBORHOOD PLANNING AREA: South Lamar of the South Lamar Combined Neighborhood Planning Area (Suspended)

TIA or NTA: Not required

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Neighborhoods Council
 Austin Parks Foundation
 Far South Austin Community Association
 Friends of Austin Neighborhoods
 Friends of Emma Barrientos MACC
 Preservation Austin
 Real Estate Council of Austin
 Sierra Club, Austin Regional Group
 South Central Coalition
 South Lamar Neighborhood Association
 The Real Estate Council of Austin, Inc.
 SEL Texas

SCHOOLS: Galindo Elementary, Fulmore Middle, Travis High

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2015-0039	SF-3 to MF-2-CO	To Grant	6/11/2016 - Approved MF-2-CO

RELATED CASES

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2010-0005 – Athena School Hausmann, 1405 & 1409 Morgan Lane	SF-3 to GO-CO	To Grant NO-CO for Tract 1 and GO-CO for Tract 2. Tract 1 & 2 CO: vehicle trips limited to 2,000 per day.	3/11/2010 – Apvd NO-CO for Tract 1 and GO-CO for Tract 2.
C14-2008-0082 – 1403 Morgan, 1403 and 1503 Morgan Lane	Tract 1: SF-3 to GO & Tract 2: LO to GO	To Grant NO-MU-CO for Tract 1 and GO-CO for Tract 2. TRACT 1 CO: prohibited uses TRACT 2 CO: prohibits vehicular access to Morgan Lane and uses.	8/21/2008 – Apvd Tract 1: NO-MU-CO and Tract 2: GO-CO.
C14-05-0197.SH – Ramada Inn South, 1212 W Ben White Boulevard	LO, GO, GR to GR-MU	To Grant GR-MU.	4/27/2006 – Apvd GR-MU-CO combined district zoning; CO: limit trips to 2,000 per day. Prohibited uses.
C14-86-128 – Two Park Place, 4009 Banister Lane	LO to GR	To Grant GR for bldg. footprint and LO for the remainder of property.	12/18/1986 – Apvd GR district zoning.
C814-75-006 – Oak Run Rezoning, 3706 – 3804	SF-3 and MF-3 to PUD	To Grant PUD	4/1/1976 – Apvd PUD district zoning.

Southridge Drive			
C14-72-319 – Charles Wolf Estate & K.R.T., Inc., 4003-4017 Banister Lane	SF-3 (A) and MF-3 (B) to LO (O)	To Grant LO	12/20/1973 – Apvd LO (O) district zoning.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Banister Lane	70'	41'	Collector	5,510

CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:** 1st, 2nd, 3rd -**ORDINANCE NUMBER:****CASE MANAGER:** Andrew Moore**PHONE:** 512-974-7604**EMAIL:**andrew.moore@austintexas.gov

NPZ Comprehensive Planning Review – Kathleen Fox – 512-974-7877

MF-2-CO to MF-1-CO & MF-3-CO

This zoning case is located on the west side of Banister Ln., on 1.9 acre property that contains a small vacant house. In the spring of 2015, the property was rezoned from single family to multi-family with a conditional overlay. The property is located within the boundaries of the South Lamar Neighborhood Planning Area, which does not have an adopted neighborhood plan. The site has existing public sidewalks, and is located less than 50 ft. from a CapMetro public transit stop. Surrounding land uses includes an apartment complex to the north and west, an office building to the east, and single family houses to the south. The proposed use is to construct a 43 unit apartment complex and amend the Conditional Overlay.

Imagine Austin

Based on the comparative scale of this site relative to other nearby residential uses in the area, including a multi-family apartment, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

Environmental – Mike McDougal, 512-974-6380

1. 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.

6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

DSD Transportation Review - Ivan Naranjo - 512-974-7649

TR 1. No additional right-of-way is needed at this time.

TR 2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development.

TR 3. There are existing sidewalks along Banister Lane.

TR 4. Capital Metro bus service (Route No. 5) is available along Banister Lane.

TR 5. Banister Lane is classified in the Bicycle Plan as Bike Route No. 31.

TR6. The Public Works Dept. may provide additional comments regarding mobility enhancement and bicycle/pedestrian facilities.

TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Banister Lane	70'	41'	Collector	5,510

NPZ Water and Wastewater Utility Review – Neil Kepple, 512-972-0077

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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

Storm Water 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 storm

water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

NPZ Site Plan Review – Rosemary Avila 512-974-2784

SP1. There is a Site Plan proposed at this site, SP-2015-0400C. This site is located on an Urban Roadway and is subject to Subchapter E Design Standards. Compatibility Standards do apply to the south border. Subchapter E and Compatibility comments will be made with the Site Plan submittal.



- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

100 200
Feet

1" = 200'

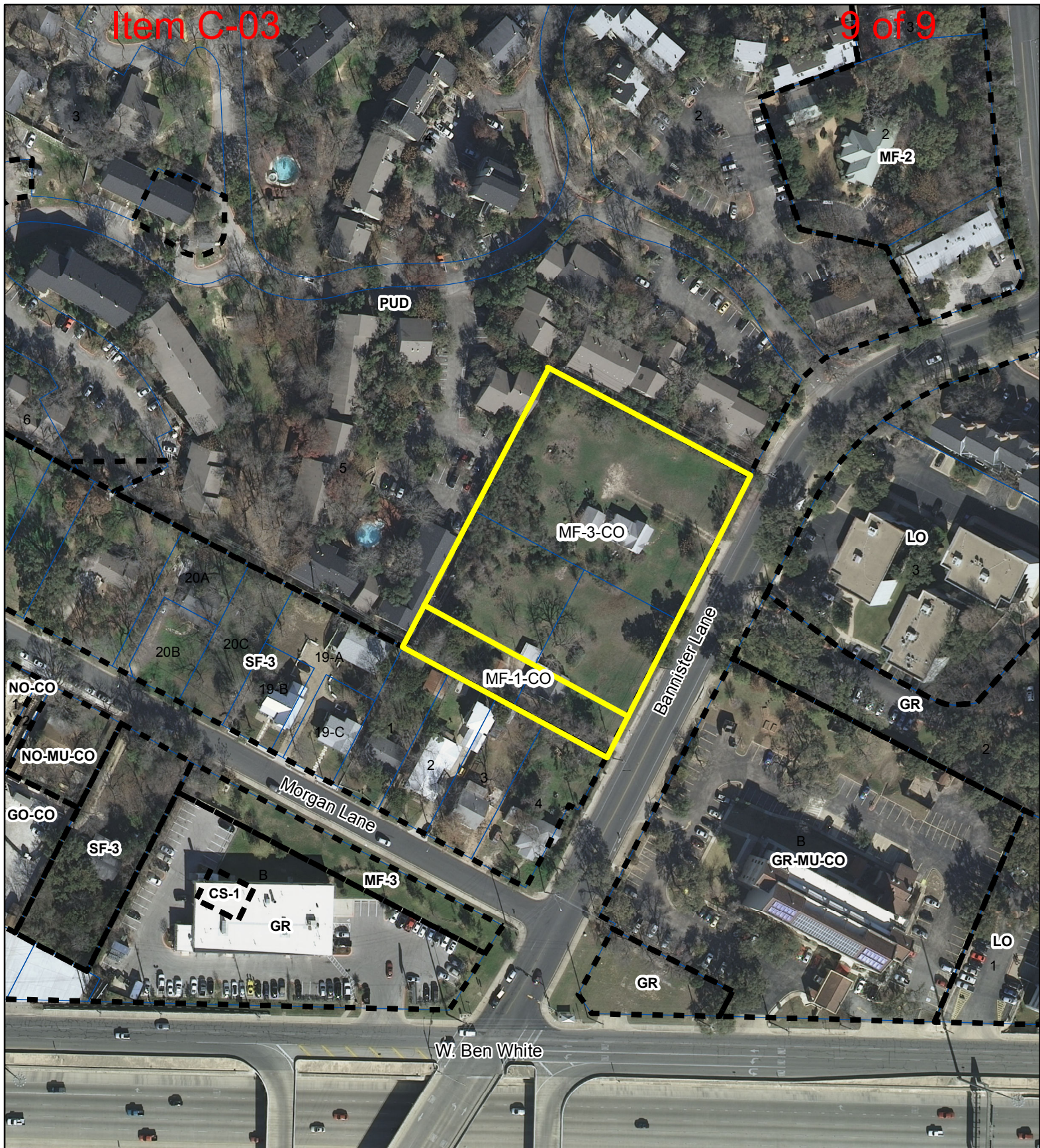
ZONING

ZONING CASE#: C14-2015-0167



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PROPOSED ZONING & VICINITY

ZONING CASE#: C14-2015-0167
 LOCATION: 4006 & 4100 BANNISTER
 SUBJECT AREA: 1.889 ACRES
 MANAGER: ANDREW MOORE



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

