

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2016-0078 (1114 Kramer Lane Rezoning) **Z.A.P. DATE:** October 4, 2016**ADDRESS:** 1114 Kramer Lane and 11107 and 11109 Plains Trail**DISTRICT AREA:** 4**OWNER/APPLICANT:** Octavian Herescu**AGENT:** Land Answers, Inc. (Jim Wittliff)**ZONING FROM:** LR-CO, NO**TO:** MF-3**AREA:** 1.17 acres**SUMMARY STAFF RECOMMENDATION:**

The staff recommends MF-3-CO, Multifamily Residence-Medium Density District, zoning. The conditional overlay will limit one driveway access to Plains Trail.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:****DEPARTMENT COMMENTS:**

The property in question is undeveloped. The applicants are requesting MF-3 zoning to develop approximately 28 multifamily residential units on the site. The lots to the north and south are zoned Neighborhood Office and are developed with a single family residence and an office use respectively. To the east there is W/LO-CO zoning, which is constructed with an office warehouse use (Alternative Business Services). The properties to the west, across Plains Trail, are zoned LR and SF-3. The LR zoned lots at the northwest corner of Kramer Lane and Plains Trail are developed with a commercial retail center containing a food sales use, a laundromat, a personal services use/hair salon and an alternative financial services use. The lots to the north of the retail center contain single-family residences.

The staff recommends MF-3 zoning at this location because the site under consideration meets the intent of the MF-3 zoning district. The property is located at the intersection of two collector streets and is adjacent to existing office zoning to the north and south and east and low intensity commercial zoning to the southwest. The proposed zoning will permit the applicant to develop alternative housing opportunities in area where there are low density commercial services available.

The Future/Recommended Land Use Map in the North Lamar Area Study called for this tract to have Office land use. During the study, which was conducted in 1985, the property was zoned NO, Neighborhood Office.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LR-CO, NO	Undeveloped
<i>North</i>	NO	Single-Family Residence
<i>South</i>	NO-NP, SF-2-NP	Office
<i>East</i>	W/LO-CO	Office/Warehouse (Alternative Business Services)
<i>West</i>	LR, SF-3	Single-Family Residences, Commercial Retail Center (E-Z Stop Food Sales, Friendly Laundry, Emlin Hair Salon, Lone Star Money Orders)

**AREA STUDY:** North Lamar Area Study**TIA:** Not Required**WATERSHED:** Little Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Independent School District  
 Austin Neighborhoods Council  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 NACA Neighborhood Plan Contact Team  
 North Austin Civic Association  
 North Growth Corridor Alliance  
 Pflugerville Independent School District  
 River Oaks Lakes Estates Neighborhood  
 SELTEXAS  
 Shoal Creek Conservancy  
 Sierra Club, Austin Regional Group

**SCHOOLS:** Austin Independent School District

Mc Bee Elementary School  
 Burnet Middle School  
 Lanier High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2010-0178 (ABBA Wig Salon: 1105 Kramer Lane)	NO-NP to GO-MU-NP	12/14/10: Approved the staff's recommendation of GO-MU-NP zoning, with a CO to limit the development intensity for the site to less than 2,000 vehicle trips per day, would permit Personal Services as the only 'GO' district use and permit all other 'NO' district uses, and would limit the property to 'NO' district site development standards and an addition condition to limit the size of the proposed sign on the property to 4 ft. x 4 ft. through a public restrictive covenant that will be signed prior to 3 <sup>rd</sup> reading of the case at City Council (6-0, Reddy, Chimenti, and Hernandez-absent); Dealey-1 <sup>st</sup> , Kirk-2 <sup>nd</sup> .	01/13/11: Approved GO-MU-CO-NP combining district zoning, with conditions on all 3 readings (7-0); Martinez-1 <sup>st</sup> , Morrison-2 <sup>nd</sup> .

C14-06-0113	NO to LR	7/18/06: Approved staff's rec. for LR zoning by consent (6-0, Baker, Martinez, and Gohil-absent)	8/24/06: Approved LR zoning on all 3 readings
C14-06-0030	NO-NP to GO-MU-NP	4/25/06: Approved GO-MU-CO-NP zoning with conditions: 1) 200 vehicle trip limit, 2) 'NO' district site development standards, 3) Personal Services as the only permitted 'GO' district use, allowing all other 'NO' district permitted uses (8-0); J. Reddy-1 <sup>st</sup> , C. Galindo-2 <sup>nd</sup> .	8/24/06: Approved LR on all 3 readings (7-0)
C14-05-0097	GR-CO to GR-CO	8/16/05: Approved staff rec. of GR-CO, with condition that TIA to be met before 3 reading, by consent (8-0, K. Jackson-absent)	9/29/05: Approved GR-CO, with TIA conditions in a public RC (7-0); all 3 readings
C14-03-0182	GO to CS	2/03/04: Approved staff alternate rec. of GR-CO, with conditions: 1) a 2,000 vehicle trip limit, 2) prohibit Drive-in Service, 3) prohibit Automotive Washing (of any type), Commercial Off-Street Parking, Drop-off Recycling Collection Facility, Exterminating Services, Service Station, Congregate Living, and Residential Treatment; by consent (9-0)	3/04/04: Approved GR-CO (6-0); 1 <sup>st</sup> reading only  3/25/04: Approved GR-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-03-0009	NO to SF-3, LR, and GR	3/25/03: Approved LR (TR1), NO (TR 2&3); (8-0)	5/08/03: Approved LR (TR1) and NO (TR 2&3); (7-0); 1 <sup>st</sup> reading only  6/12/03: Approved LR-CO, with a 2,000 vehicle trip limit (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-95-0152	GO-CO to W/LO	12/12/95: Approved W/LO-CO with conditions: Prohibit Art and Craft Studio (Limited, General, and Industrial), Building Maintenance Services, Business or Trade School, Business Support Services, Communication Services, Cultural Services, and Equipment Repair Services (8-0)	1/11/96: Approved W/LO-CO, prohibiting certain uses (5-0); all 3 readings
C14-95-0108	DR to W/LO	11/28/95: Approved GO-CO & W/LO-CO, with a 2,000 vehicle trip limit (6-1)	1/04/96: Approved GO-CO for TR1 and W/LO-CO for TR2 (5-0); 1 <sup>st</sup> reading 3/28/96: Approved GO-CO (TR1) and W/LO (TR2), subject to conditions (5-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

**RELATED CASES:** C14-03-0009

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Plains Trail	52 ft.	22 ft.	Collector	No	No	Yes
Kramer Lane	65 ft.	40 ft.	Collector	Yes	Yes	Yes

**CITY COUNCIL DATE:** November 10, 2016

**ACTION:**

**ORDINANCE READINGS:** 1st

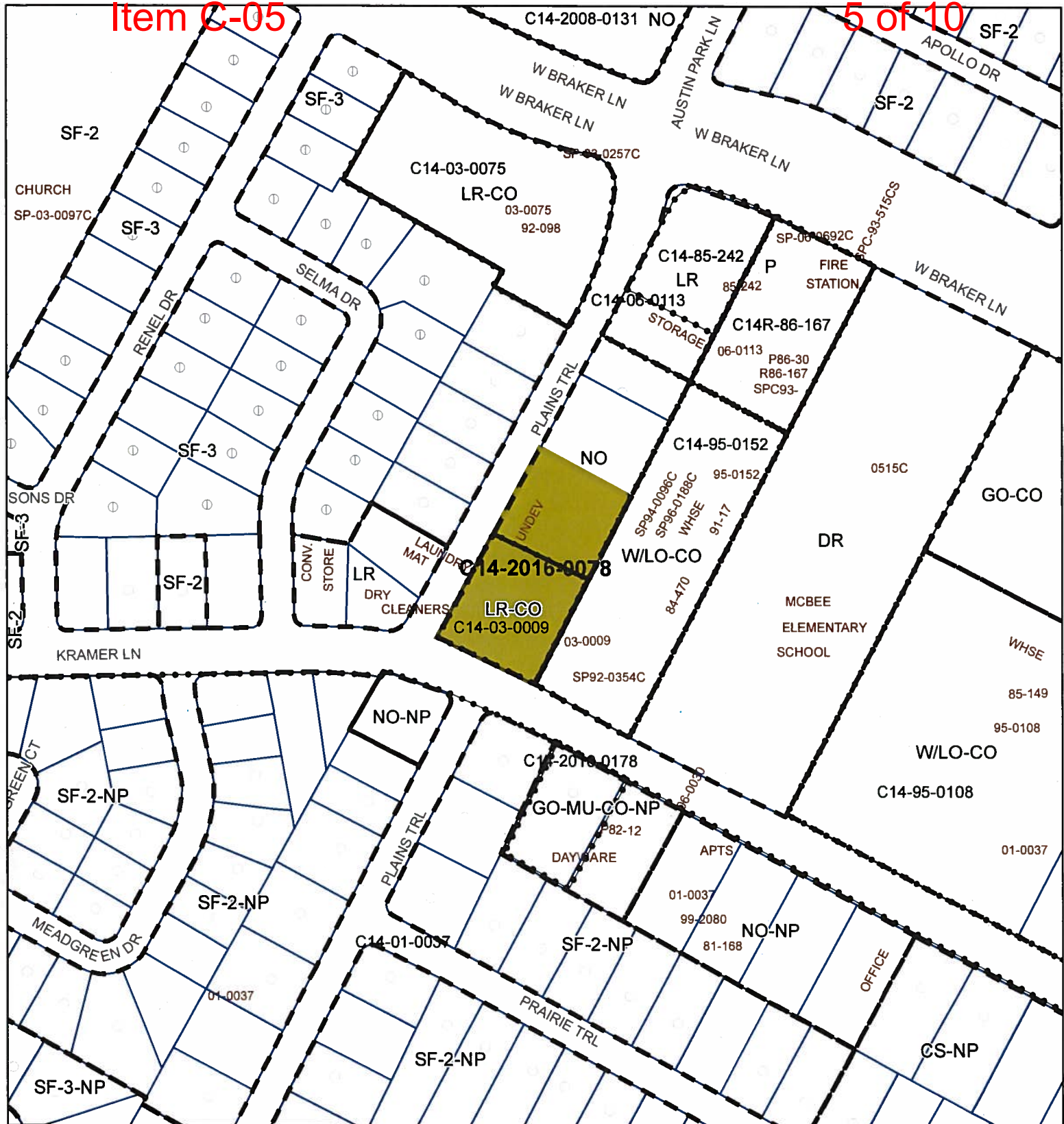
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

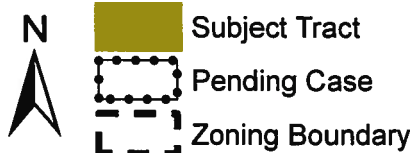
**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 512-974-3057  
sherri.sirwaitis@austintexas.gov



# ZONING

**Case#: C14-2016-0078**



A scale bar labeled "Feet" with markings at 0 and 200.

**This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.**

**This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.**



**Created: 7/28/2016**







## STAFF RECOMMENDATION

The staff recommends MF-3-CO, Multifamily Residence-Medium Density District, zoning. The conditional overlay will limit one driveway access to Plains Trail.

## BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning will promote consistency and orderly planning because the property in question is located at the intersection of two collector streets and is adjacent to existing office zoning to the north and south and east and low intensity commercial zoning to the southwest.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed MF-3 district zoning would allow the applicant to develop alternative housing opportunities in area where there are low density commercial services available.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration is undeveloped. The properties to the north are developed with single-family residences. To the south, across Kramer Lane, there are office uses. The lot to the east is developed with an office/warehouse use (Alternative Business Services). To the west, across Plains Trail, there are single-family residences and a commercial retail center (E-Z Stop Food Sales, Friendly Laundry, Emlin Hair Salon, Lone Star Money Orders).

### Comprehensive Planning

LR-CO and NO to MF-2

This zoning case is located on northeast corner of Kramer Lane and Plains Trail, on a vacant 1.17 acre parcel located just outside the boundaries of the NACA Neighborhood Planning Area. Surrounding land uses includes residential to the north and south, a convenience store and residential to the west, and a small business park to the east. The proposed use is 28 unit multi-family apartment building.

**Connectivity.** The Walkscore for this site is 51/100, meaning some errands may be accomplished. A CapMetro transit stop is located within a quarter mile of this site. Public sidewalks are located along Kramer Lane but not along Plains Trail, making this a problematic place to walk.

**Imagine Austin**

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

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut 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.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

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 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

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.

**Impervious Cover**

The maximum impervious cover allowed by the MF-3 zoning district would be 65%. Zoning district impervious cover limits apply in the Urban Watershed classification.

**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.

The site is subject to compatibility standards. Along the *north, south, and west* property lines, 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.
- A landscape area at least 25 feet wide is required along 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.

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

### **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**

If the requested zoning is granted, it is recommended that joint access be provided for the three (3) lots along Plains Trail to one (1) driveway.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056. No comments were received from these reviewers.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is planned for Kramer Lane.

Additional right-of-way maybe required at the time of subdivision and/or site plan.

FYI – Based on the existing characteristics and frontage width along Kramer Lane, a Type II Driveway will not meet the Transportation Criteria Manual requirements. Therefore, a driveway accessing Kramer Lane will not be permitted at the time of Site Plan Application.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Plains Trail	52 ft.	22 ft.	Collector	No	No	Yes
Kramer Lane	65 ft.	40 ft.	Collector	Yes	Yes	Yes

**Water and Wastewater**

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.