

ZONING CHANGE REVIEW SHEETCASE: C14-2018-0087 – 3200 Merrie LynnDISTRICT: 9ZONING FROM: MF-4-NPTO: LO-MU-NP, as AmendedADDRESS: 3200 Merrie Lynn AvenueSITE AREA: 0.2069 AcresPROPERTY OWNERS:

3200 Merrie Lynn, LLC

(David Kanne)

AGENT:

Drenner Group, LLC

(Amanda Swor)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)STAFF RECOMMENDATION:

Staff supports the Applicant's request for rezoning from MF-4-NP to LO-MU-NP. For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

November 27, 2018:

November 13, 2018:

CITY COUNCIL ACTION:

December 13, 2018:

ORDINANCE NUMBER:

ISSUES:

The Applicant originally submitted a rezoning request for LR-MU-NP on this site. The Applicant wanted to keep the existing residence, allow office uses, and allow mobile food vendors as well. Based on feedback from Staff and neighbors, the Applicant changed the request to LO-MU-NP, which does not permit mobile food vendors.

CASE MANAGER COMMENTS:

The subject tract is located on the northwest corner of Merrie Lynn Avenue and Manor Road. The property is zoned MF-4-NP and is developed with a single family residence. Immediately to the west is property zoned MF-4-NP that is developed with apartments and a single family house. Immediately to the north is a lot zoned MF-4-NP that is developed with duplexes. Further north, is a residential neighborhood primarily developed with single family residences that is zoned SF-3-NP. This neighborhood also extends to the northwest and northeast across Merrie Lynn Avenue. Directly across Merrie Lynn Avenue is property zoned MF-4-NP that is developed with single family residences. Further east is the Martin Luther King, Junior Transit Oriented District (MLK TOD) which is zoned TOD-NP. Across Manor Road to the south is a property zoned TOD-NP that is developed with office and property zoned SF-3-NP that is undeveloped. *Please see Exhibits A and B—Zoning Map and Aerial Exhibit.*

The Applicant is proposing to retain the single family residence and add office land uses. Staff supports the requested LO-MU-NP because the zoning is consistent with other properties along Manor Road. Manor Road is primarily commercial and mixed uses in this area, while the properties further north of the site are residential. LO-MU-NP will provide a less intense transition between Manor Road and the neighborhood than the existing MF-4-NP. Manor Road is a core transit corridor and supports mixed use development.

BASIS OF RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

LO-MU-NP is appropriate along Manor Road and will provide a low impact transition to the residential neighborhood. In fact, LO-MU-NP is less intensive than the existing MF-4-NP zoning.

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

LO-MU-NP will provide a transition between the more intense uses and zoning along Manor Road to the interior SF-3-NP neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-4-NP	Single family residential
North	MF-4-NP, SF-3-NP	Duplex residential, Single family residential
South	SF-3-NP, TOD-NP	Undeveloped, Administrative/business office
East	MF-4-NP	Single family residential
West	MF-4-NP	Multifamily residential

NEIGHBORHOOD PLANNING AREA: Upper Boggy Creek

TIA: N/A

WATERSHED: Boggy Creek

OVERLAYS: None

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association
 Austin Heights Neighborhood Association
 Austin Neighborhoods Council
 Del Valle Community Coalition
 Claim Your Destiny Foundation
 Bike Austin
 Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Rosewood Neighborhood Plan Contact Team
 Cherrywood Neighborhood Association
 Upper Boggy Creek Neighborhood Planning Team

AISD
 Austin Inncity Alliance
 United East Austin Coalition
 Black Improvement Association
 Sierra Club
 SELTexas
 East Austin Conservancy
 Anberly Airport Association

AREA CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-05-0204 Amendment to Upper Boggy Creek NP (City initiated)	Add parking, impervious cover, garage placement and front porch setback regulations to single family residential districts.	To grant amendment as recommended.	To grant amendment as recommended, Ordinance # 20060406-051

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Merrie Lynn Avenue	50'	30'	Local	No	Yes	Yes
Manor Road	60'	40'	Core transit corridor	Yes	Yes	Yes

OTHER STAFF COMMENTS: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.
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. 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.

SITE PLAN

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. 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.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

SP 4. The site is subject to compatibility standards.

- ☐ 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.
- ☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- ☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

- ☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

TRANSPORTATION

TR1. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a Protected is recommended for Manor Rd. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

TR2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day.

TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR4. Existing Street Characteristics:

FYI – the existing driveways and sidewalks along Manor Rd. may be required to be removed and/or reconstructed at the time of the site plan application.

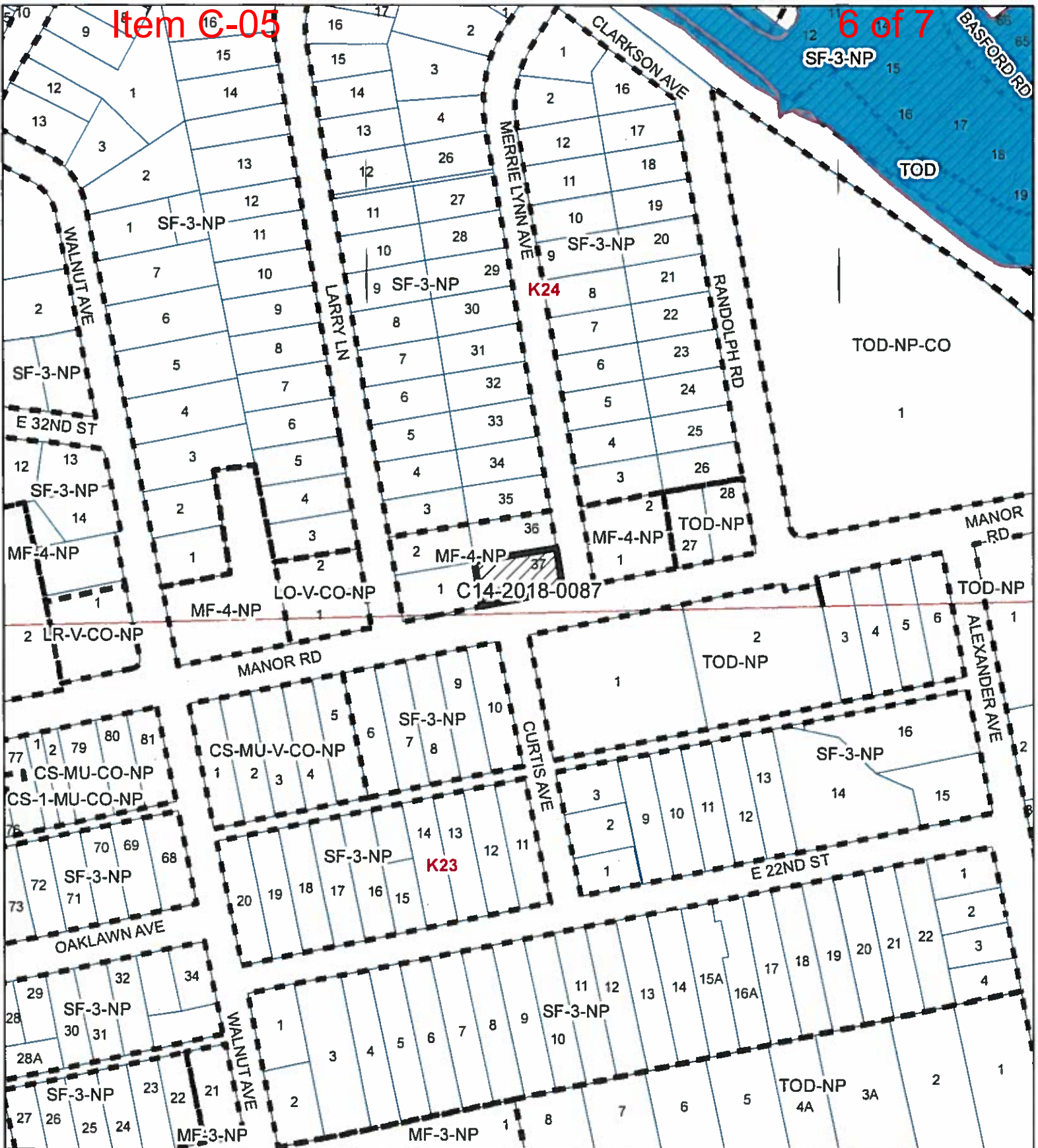
Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Merrie Lynn Avenue	50'	30'	Local	No	Yes	Yes
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WATER UTILITY

1. 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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit



3200 MERRIE LYNN





ZONING CASE#: C14-2018-0087

LOCATION: 3200 MERRIE LYNN AVE.

SUBJECT AREA: .2069 ACRES

GRID: K24

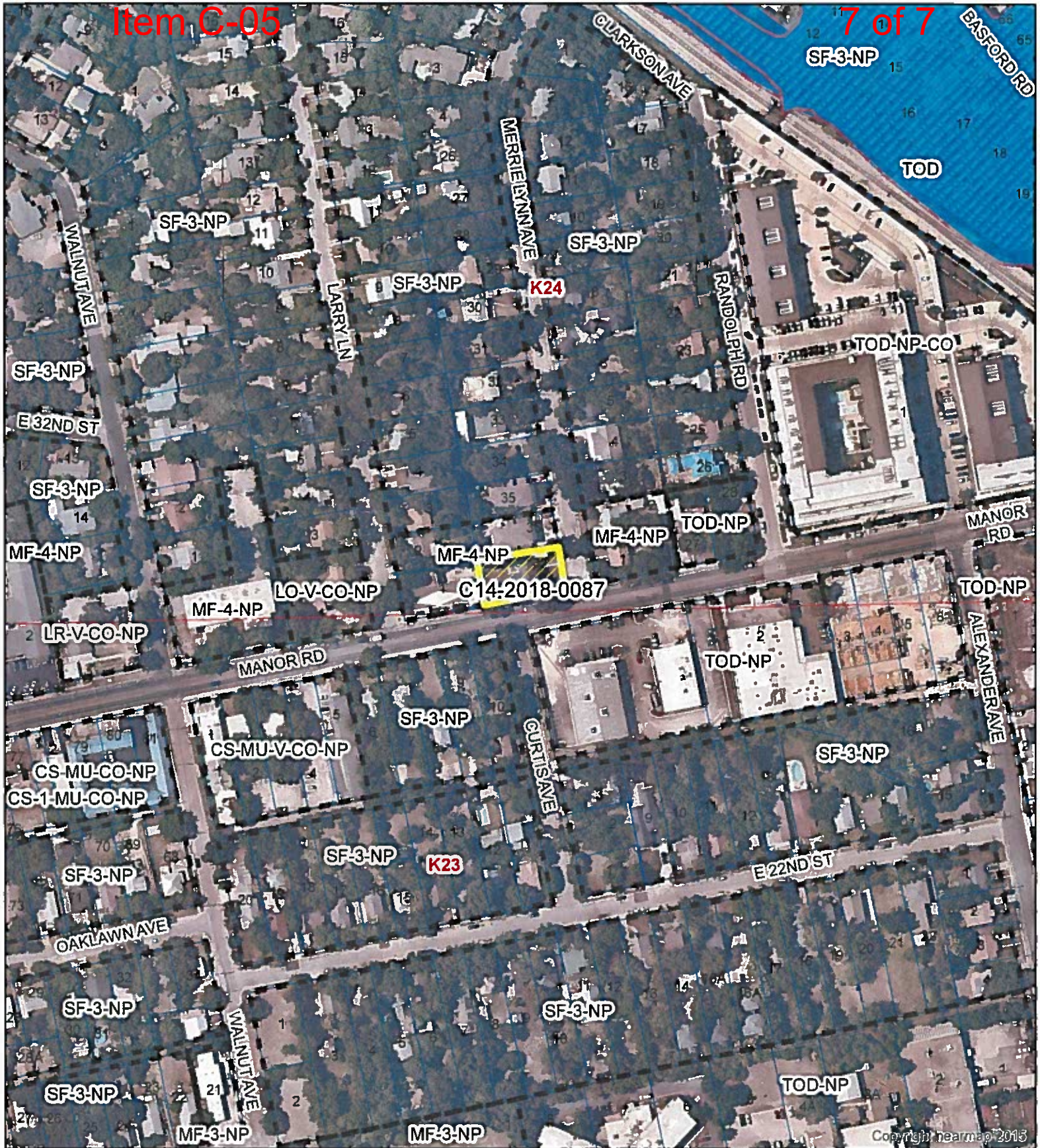
MANAGER: HEATHER CHAFFIN

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

1" = 200'



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