ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0160 (Limerick Avenue Rezoning) DISTRICT: 7

ADDRESS: 12411 Limerick Avenue

ZONING FROM: SF-1 TO: NO

SITE AREA: 0.2747 acres (11,965 sq. ft.)

PROPERTY OWNER: Wanda Harris

AGENT: PLACE Designers, Inc. (Vincent Shaw)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:
Staff recommends NO-MU, Neighborhood Office-Mixed Use Combining District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

January 21, 2020: Approved staff's recommendation of NO-MU zoning by consent (7-0, A. Denkler, N. Barrera-Ramirez and J. Duncan-absent; A. Tatkow-arrived late); H. Smith-1st, A. Aguirre-2nd.

CITY COUNCIL ACTION:

February 20, 2020

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The site under consideration is currently developed with a single-family residence that fronts onto Limerick Avenue. The applicant is requesting Neighborhood Office zoning because she would like to permit small office uses on the property.

BASIS OF RECOMMENDATION:

The staff recommends NO-MU, Neighborhood Office-Mixed Use Combining District, zoning because the subject tract meets the intent of the proposed zoning district as the NO district is the designation for an office use that serves neighborhood or community needs and that is located within or adjacent to residential neighborhoods. The property is located near the entrance to a single-family residential neighborhood. There is a commercial retail center next to the property to the east and office uses to the west, across Limerick Avenue. There is a precedent for NO zoning to the west of this site, across Limerick Avenue. NO-MU zoning will provide for a transition in the intensity of uses permitted from the LR zoning on the lot to the north along W. Parmer Lane to the SF-1 zoning/single family residential uses along Limerick Avenue to the south.

The staff recommends adding MU, Mixed Use Combining District, to allow for more flexibility in the use of this property. The purpose of a mixed-use combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	**LAND USES**
Site	NO	Single-Family Residence
North	LR	Day Care (Hebrew Academy)
South	SF-1	Single-Family Residences
East	GR	Commercial Retail Center
West	GO-MU-CO, NO	Office (REMCO Insurance),Single Family Residence

AREA STUDY: North Lamar Area Study (This property is located within the North Lamar Area Study, which was adopted by the City Council on October 3, 1985. The study recommends single-family land use for this area located to the south of Parmer Lane: North Lamar Area Study-Map 4, page 16).

TIA: Not Required

WATERSHED: Walnut Creek

SCHOOLS: Austin I.S.D.

Pillow Elementary School
Burnet Middle School
Anderson High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Bike Austin
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Lamplight Village Area Neighborhood Association
Neighborhood Empowerment Foundation
North Growth Corridor Alliance
Pflugerville Independent School District
SELTEXAS
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0064 (Limerick Center: 12412 Limerick Avenue)	NO to GO	9/17/13: Approved staff's recommendation of LO-MU-CO zoning, with a CO to limit the site to less than 300 VTPD (6-0, J. Meeker-absent); G. Rojas-1st, R. McDaniel-2nd.	10/24/13: Approved GO-MU-CO zoning, with Personal Services as only 'GO' district permitted use and all other 'NO' district uses and site development standards on 1st reading (6-1, K. Tovo-No); M. Martinez-1st, L. Leffingwell-2nd. 11/21/13: Approved GO-MU-CO zoning on consent on 2nd/3rd readings (7-0); B. Spelman-1st, L. Leffingwell-2nd.
C14-2009-0078 (Limerick: 12412 Limerick Avenue)	~~LR~~ GO* * The applicant sent an e-mail to the staff on 4/29/10, amending his re-zoning	4/20/10: Recommended denial of the applicant's re-zoning request (7-0); D. Tiemann-1st, P. Seeger-2nd.	9/23/10: Motion to deny was approved (6-0, Cole-off dais); Morrison-1st, Martinez-2nd.

	request to the GO district zoning		
C14-2009-0005 (Tomanet: 12408 Tomanet Trail)	SF-1 to NO	2/17/09: Approved staff's recommendation to deny 'NO' district zoning (6-0, R. Evans-absent); C. Hammond-1st, B. Baker-2nd.	3/26/09: Denied the request for 'NO' zoning (6-0, B. McCracken-off the dais); J. Morrison-1st, R. Shade-2nd
C14-07-0027 (Zone AA Residential to Neighborhood Office: 12500 Limerick Avenue)	SF-2 to NO	4/03/07: Approved the staff's recommendation of NO-MU zoning on consent (6-0, J. Gohil-abstained; K. Jackson and S. Hale-absent)	5/03/07: Approved NO-MU zoning by consent (7-0); all 3 readings
C14-06-0097 (Cody Pools: 2300 West Parmer Lane)	I-RR to CS	8/01/06: Approved LR-CO zoning with the following conditions: 700 vehicle trip limit per day and 100-feet of right-of-way reservation from the centerline of Parmer Lane (9-0); K. Jackson-1st, B. Baker-2nd.	8/31/06: Approved LR-CO zoning on 1st reading (7-0); J. Kim-1st, L. Leffingwell-2nd. 9/28/06: Approved LR-CO zoning with conditions by consent (7-0); 2nd/3rd readings
C14-05-0054 (Tomanet Estates Zoning #4-City Initiated: 2206-2310 Cindy Lane)	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dais); all 3 readings
C14-05-0053 (Tomanet Estates Zoning #3-City Initiated: 12503-12609 Silver Spur)	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dais); all 3 readings
C14-05-0052 (Tomanet Estates Zoning #2-City Initiated: 12505-12605 Tomanet Trail, 12502-12610 Silver Spur)	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dais); all 3 readings
C14-05-0051 (Tomanet Estates Zoning #1-City Initiated: 12502-12604 Tomanet Trail)	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dais); all 3 readings

C14-04-0201 (12503 Tomanet Trail)	I-RR to LR	2/01/05: Approved staff's recommendation for SF-1 zoning (9-0); J. Martinez-1st, B. Baker-2nd. Motion made for staff to initiate a zoning case for all properties that are zoned I-RR on Cindy Lane, Tomanet Trail and Silver Spur Streets, to SF-1 zoning (9-0); B. Baker-1st, K. Jackson-2nd.	3/03/05: Approved SF-1 on 1st reading (7-0) 4/07/05: Approved SF-1 (7-0); 2nd/3rd readings
C14-04-0172 (Filipino Video and Oriental Store: 2309 W. Parmer Lane)	NO to LR	11/16/04: Approved staff rec. of LR-CO (9-0), with the following condition: Drive-in service is prohibited as an accessory use to a commercial use.	1/13/05: Approved LR-CO (7-0); all 3 readings
C14-04-0119 (Ivarra Zoning Change from NO to LR: 2303 W. Parmer Lane)	NO to LR	9/21/04: Approved staff's rec. of LR (7-0)	10/21/04: Approved LR (7-0); all 3 readings
C14-02-0135 (Perfect Shirt: 12500 Tomanet Trail)	NO to GR	9/17/02: Approved staff's rec. of GR-CO zoning by consent (7-0)	10/24/02: Granted GR-CO on all 3 readings (6-0, Dunkerley-absent)
C14-01-0184 (Perfect Shirt: 12500 Tomanet Trail)	NO to GR	1/29/02: Postponed to 2/26/02 by applicant (8-0, A. Adams-absent) 2/26/02: Approved staff's recommendation of GR-CO zoning (6-0, K. Jackson-absent; N. Spelman, D. Castaneda-left early)	4/4/02: Approved GR-CO with conditions on all 3 readings (6-0, Goodman out of room)
C14-00-2045 (Perfect Shirt: 12500 Tomanet Trail)	NO to GR	5/9/00: Approved GR-CO (6-2, JR/JM-Nay); for building footprint only for dry cleaning use; permitted 'NO' uses; no access to Tomanet Trail; 2,000 vehicle trip limit per day; limit landscape buffer between sidewalk and street; sidewalks on Tomanet Trail; building square feet not to exceed 2,000 sq. ft.	6/8/00: Approved PC rec. of GR-CO w/ conditions on 1st reading (7-0) 10/12/00: Approved GR-CO (7-0); 2nd/3rd readings

RELATED CASES: C14-85-149 (North Lamar Area Study Rezonings)

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Daily Traffic
West Parmer Lane (FM	150’	2@41’	Arterial (MAD6)	50,000 (TXDOT, 2007)
Limerick Avenue	50’	24’	Local	Not Available

OTHER STAFF COMMENTS:

Comprehensive Planning

The subject tract for this zoning case is located south of the **West Parmer Lane Activity Corridor** and is outside the boundaries of a small area planning area. The property is 0.27 acres in size and is located on the east side of Limerick Avenue and contains a one story single-family house, which is located within an existing residential neighborhood. Surrounding land uses includes a religious school, commercial uses (along West Parmer Lane) and single family housing to the north; to the south is single family housing; to the east is a small shopping center and the west is single family house that is zoned NO. The proposed use is an office.

Connectivity
There are no public sidewalks located along Limerick Avenue. Bike lanes and public sidewalks are located along West Parmer Lane. A Cap Metro Transit stop is located within 1,500 feet of the subject property. There are some neighborhood serving uses located within walking distance of the site (personal services, medical and dental offices, a pocket park and some retail uses). Mobility and connectivity options in this area are fair.

Imagine Austin
The Imagine Austin Growth Concept Map identifies this project as being located less than 150 feet from an **Activity Corridor (**West Parmer Lane). **Activity Corridors** are designated for additional people and jobs and are intended to allow people to reside, work, shop, access services without traveling far distances. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.
The following are policies taken from Chapter 4 of the Imagine Austin Comprehensive Plan, which specifically discuss the preservation of neighborhood character:
 LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, **corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
 LUT P10. Direct housing and employment growth to activity centers and corridors and preserving and integrating existing affordable housing where possible.

 HN P11. Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.
 HN P15. Protect neighborhood character by providing opportunities for existing residents who are struggling with rising housing costs to continue living in their existing neighborhoods.

The proposed location of this office, which would be located within the interior of an existing residential neighborhood, provides a transition area between the more intense commercial uses along Parmer Lane and existing single family neighborhood to the south. Based on the property across the street, which has had NO zoning for nearly two decades, commercial uses to the north and providing a transitional buffer, this case is supported by Imagine Austin policies.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any ls that preempt current water quality or Code requirements.

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.

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

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

SMALL LOTS

Small lot regulations will apply. There are reduced setbacks for lots smaller than 20,000 sq. feet with frontages less than 100 feet. Reductions apply to side and rear yards (25-2-1062) and the location of driveways and parking areas (25-2-1067). 25-2-1062 has the sliding scale for small lots setbacks.

SCREENING REQUIREMENTS

FYI: Screening is required for off-street parking, the placement of mechanical equipment, storage, and refuse collection if a person is constructing a building (25-2-1066).

COMPATIBILITY STANDARDS

The site is subject to compatibility standards due to adjacency of SF-1 to the South West and proximity of SF-1 to the West, SF-2 to the North East, SF-3 to the North East, SF-2 to the North, SF-2 to the South West and SF-3 to the South. 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.
- 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 zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF- 5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the property line.
- Landscaping or screening is required along the Southwest property line in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

DEMOLITION AND HISTORIC RESOURCES

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

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.

The adjacent street characteristics are provided in the table below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Limerick Ave.	50’	26’	Level 1	No	No	No

Austin Water Utility

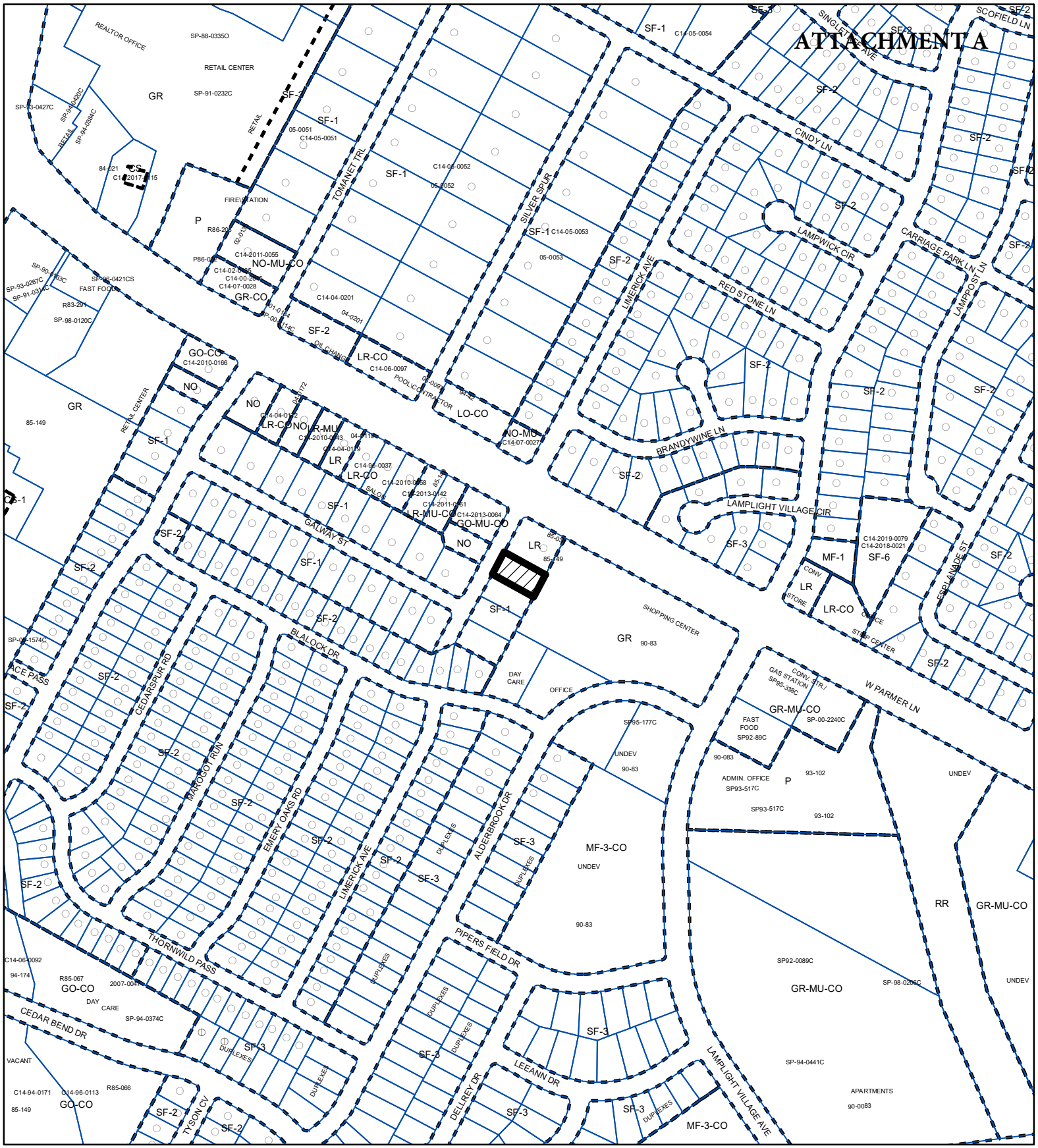
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

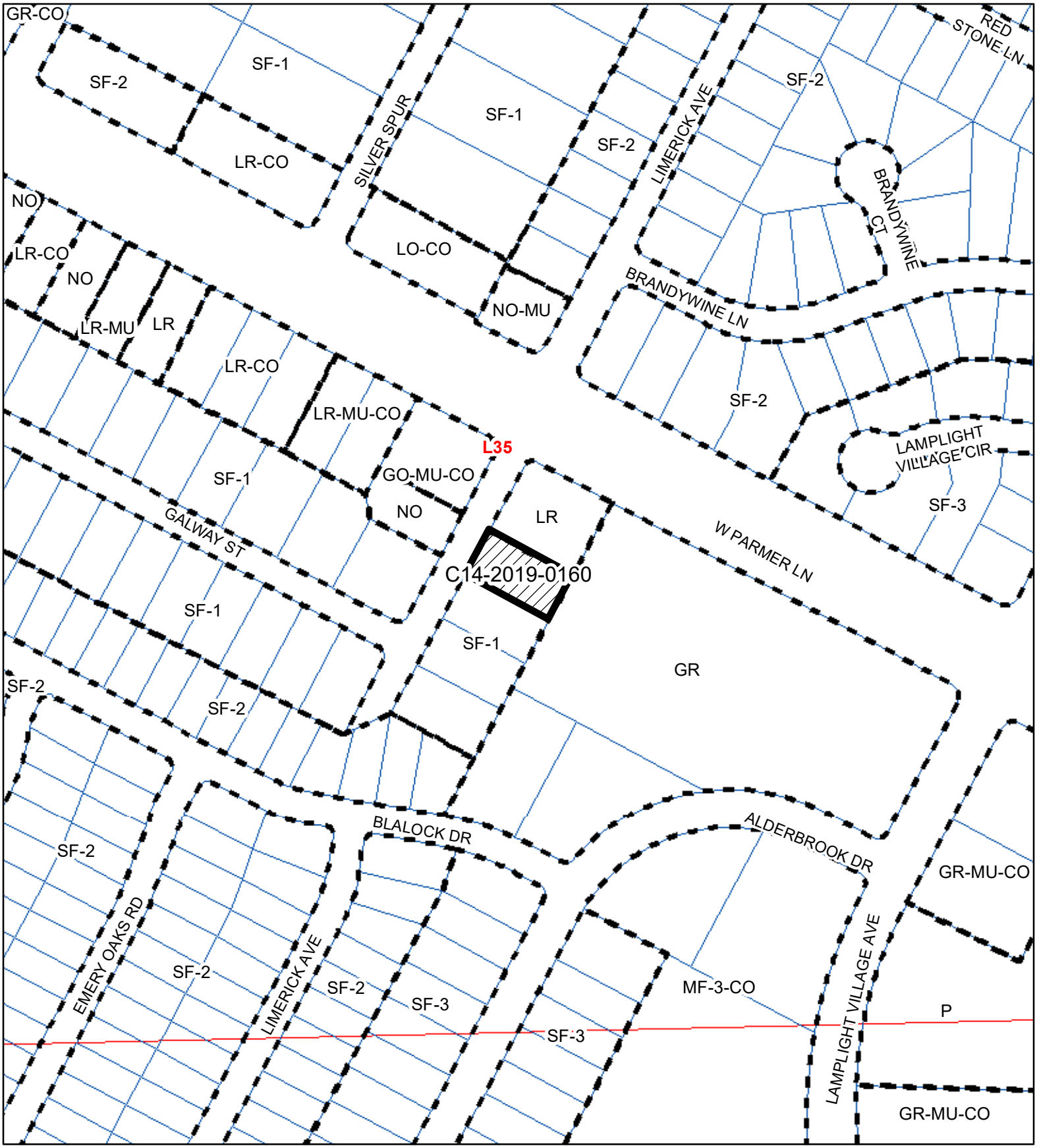
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Map
C. Comments Received


ATTACHMENT A
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
N
1 " = 400 '
ZONING
ZONING CASE#: C14-2019-0160
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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
CITY OF AUSTIN
FOUNDED 1839
Created: 12/5/2019



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SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

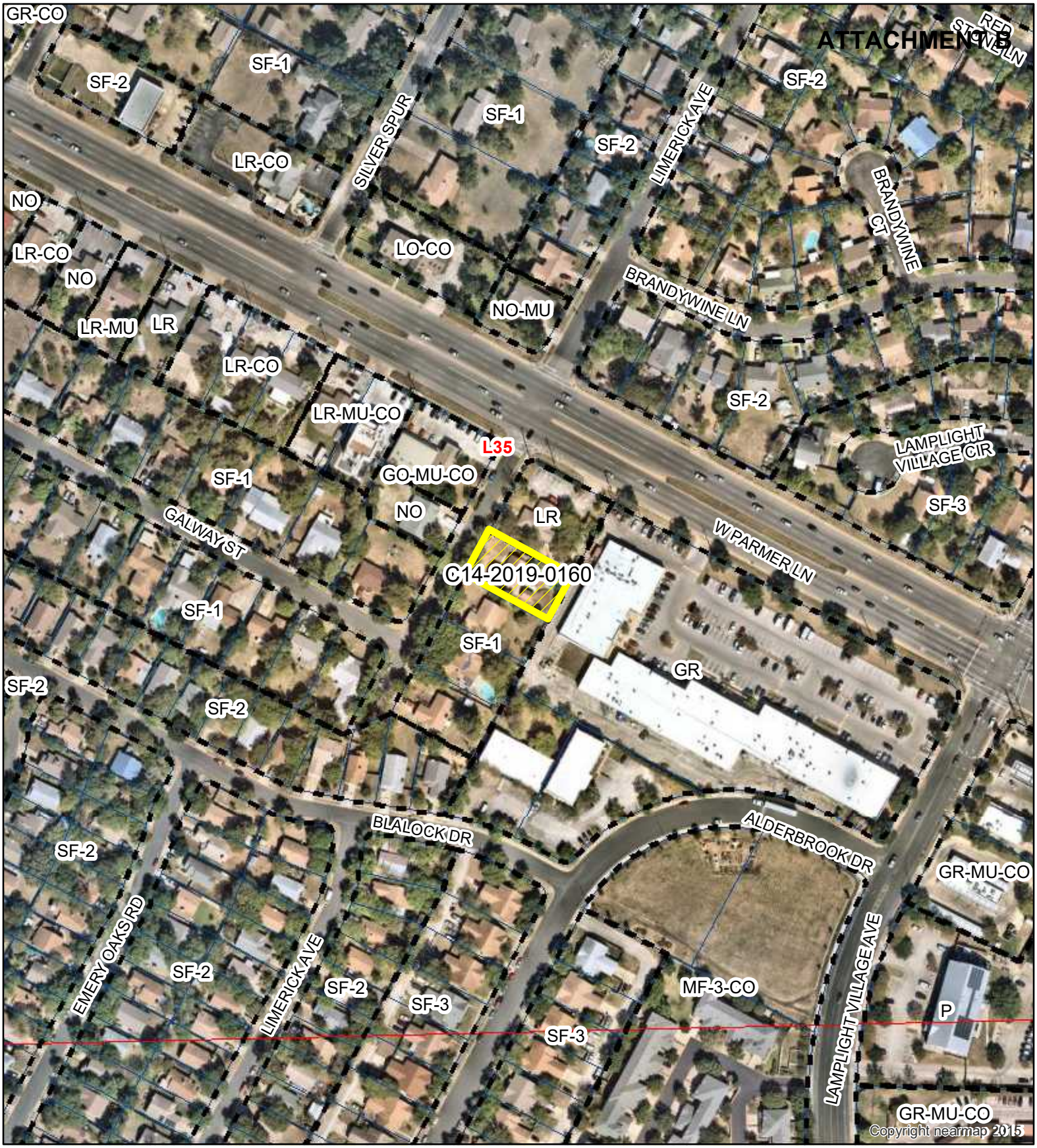
CREEK BUFFER

1" = 200'

Limerick Avenue Rezoning

ZONING CASE#: C14-2019-0160
LOCATION: 12411 Limerick Ave
SUBJECT AREA: .2747 ACRES
GRID: L35
MANAGER: Sherri Sirwaitis

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.



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SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

1" = 200'

Limerick Avenue Rezoning

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ATTACHMENT C

From: Jason Andruk
To: Sirwaitis, Sherri
Subject: Case Number: C14-2019-0160
Date: Tuesday, December 17, 2019 11:24:02 AM

*** External Email - Exercise Caution ***
I would like to strongly voice my opinion that 12411 Limerick Ave should NOT be given a zoning change. I own 2114 Brandywine Lane and we have already had extensive traffic and parking issues with the use of 12500 Limerick Ave as a commercial property and adding another one next door would be terrible. The intersection with Parmer is already almost impossible and adding traffic would make that more dangerous as well. Please let me know how to formally voice my protest.

Jay Andruk
Facilities & Fleet Manager, CRFP
K&N Management
"Rudy's Country Store & BBQ"
"Mighty Fine Burgers, Fries & Shakes"
512-296-1313 <tel:512-296-1313>

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