ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0206 (1517 Kramer Lane) DISTRICT: 4

ADDRESS: 1517 Kramer Lane

ZONING FROM: LO-MU-CO-NP TO: GO-MU-CO-NP

SITE AREA: 2.476 acres

PROPERTY OWNER: Joseph M. Hood and Tina M. Hood

AGENT: Drenner Group, PC (Leah M. Bojo)

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

STAFF RECOMMEDATION:
Staff recommends GO-MU-CO-NP, General Office-Mixed Use-Conditional Overlay-Neighborhood Plan Combining District, zoning. The conditional overlay will maintain the following prohibited uses on this tract from Ordinance No. 030434-19: Club or Lodge, Communication Service Facilities, Community Recreation (Private and Public), Counseling Services, Private Secondary Educational Facilities, Safety Services and College and University Facilities.

PLANNING COMMISSION ACTION / RECOMMENDATION:
October 11, 2022: Postponed to November 15, 2022 at the applicant's request by consent (11-0, C. Llanes-Pulido-absent); A. Azhar-1st, C. Hempel-2nd.

November 15, 2022

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently developed with a medical office use (Kramer Lane Chiropractic). The lots to the north, across Kramer Lane, are developed with single-family residences and an undeveloped area that access Cricket Hollow Drive. The lots behind the site under consideration to the south are developed with single family, townhouse and duplex residences that front onto Macmora Road and No Mor Cove, respectively. To the east, there is floodplain and a religious assembly use (Alliance Church). The lots to the west along Kramer Lane are developed with office and civic uses. In this case, the applicant is requesting GO-MU-CO-NP zoning to redevelop the property with an approximately 52-unit multifamily residential use (*please see Applicant's Request Letter – Exhibit C*).

The staff recommends the applicant's request for GO-MU-CO-NP, General Office-Mixed Use-Conditional Overlay-Neighborhood Plan Combining District, zoning. The site under consideration meets the intent of the base district as it is located on a major roadway, Kramer Lane, and will serve community and city wide needs. There is existing office-mixed use zoning to the west and office and civic uses to the east and west. The property fronts onto and takes access to a Level 3 arterial roadway, with sidewalks and bike lanes. It is located 0.38 miles from North Burnet/Gateway Regional Center and within 0.38 miles of the North Braker Lane Activity Corridor.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

   General Office district is intended for offices and selected commercial uses predominately serving community and city-wide needs.

   Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

   Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

   Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

The proposed GO-MU-CO-NP zoning would be compatible with zoning patterns in this area because there is existing office-mixed use zoning to the west (LO-MU-CO-NP) and office and civic uses to the east and west.

The requested zoning is consistent with the North Austin Civic Association (NACA) Neighborhood Plan as the Future Land Use Map designates this tract for Mixed Use/Office land use.

GO-MU-CO-NP zoning is appropriate on this property as it fronts onto a Level 3 arterial roadway, with sidewalks and bike lanes. In addition, the site under consideration is located 0.38 miles from the North Burnet/Gateway Regional Center and within 0.38 miles of the North Braker Lane Activity Corridor.

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

The proposed zoning will allow for the redevelopment of this property with residential, office, civic or low intensity commercial uses or a mixture of these uses at this location.

The requested zoning will permit the applicant to develop multifamily residential units on this site. Thereby, expanding the housing choices in this area of the city and supporting the goals in the Imagine Austin Comprehensive Plan and the Strategic Housing Blueprint.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO-MU-CO-NP	Office (Kramer Lane Chiropractic)
North	SF-2	Single-Family Residences, Undeveloped Land
South	SF-6-NP, SF-3-NP	Single Family, Townhouse and Duplex Residences
East	SF-6-NP	Floodplain, Religious Assembly (Alliance Church)
West	LO-MU-CO-NP	Office, School (Basis Texas Charter School)

NEIGHBORHOOD PLANNING AREA: North Austin Civic Association

TIA: Deferred to the time of Site Plan

WATERSHED: Little Walnut Creek

SCHOOLS: Austin I.S.D.:
Cook Elementary
Burnet Middle School
Lanier High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
Austin Neighborhood Council
Friends of Austin Neighborhoods
Go Austin Vamos Austin - North
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
North Austin Civic Association
North Austin Civic Association Neighborhood Plan Contact Team
North Growth Corridor Alliance
Pflugerville Independent School District
Quail Hollow Neighborhood Association
SELTEXAS
Sierra Club, Austin Regional Group
Shoal Creek Conservancy

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0031 (10610 Macmora Road)	SF-1-NP to SF-3-NP	6/12/18: Approved staff's recommendation for SF-3-NP zoning by consent (12-0, C. Kenny-absent); J. Schissler-1st, K. McGraw-2nd.	8/09/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20180809-099 for SF-3-NP combining district zoning was approved on Mayor Pro Tem Tovo's motion, Council Member Garza's second on a 10-0 vote. Council Member Houston was off the dais.
C14-06-0022 (1601 Kramer Lane)	SF-6-NP to LO-MU-CO-NP	4/11/06: Approved staff rec. of LO-MU-CO-NP, with conditional overlay to 1) Limit development on the site to 2,000 vtpd., 2) Prohibit Club or Lodge, Counseling Services, College and University Facilities, Communication Service	5/18/06: Approved LO-MU-CO-NP (7-0)

		Facilities, Community Recreation (Private and Public), Congregate Living, Private Secondary Educational Facilities, Residential Treatment and Safety Services uses, 3) Establish a 50 ft. wide building setback along the south property line, 4) Provide a 25 foot vegetative buffer along the south property line and 5) Limit the height to 35 feet (7-0).	
C14-02-0187 (1517 Kramer Lane)	**SF-6-NP to LO-MU-CO-NP**	**2/17/03: Approved LO-MU-CO-NP zoning with CO to 1) Limit development to less than 2,000 vehicle trips per day and 2) establish a 50-building setback along the south property line, 3) Provide a 25 foot vegetative buffer along the south property line and 4) Prohibit Club or Lodge, Counseling Services, College and University Facilities, Communication Service Facilities, Community Recreation (Private and Public), Congregate Living, Private Secondary Educational Facilities, Residential Treatment and Safety Services uses (7-0, L. Ortiz-absent, R. Pratt-on leave).**	**3/20/03: Approved LO-MU-CO-NP (7-0); 1st reading 4/24/03: Approved LO-MU-CO-NP (6-0); 2nd/3rd readings**
C14-01-0037 (North Austin Civic Association Neighborhood Plan Rezonings)	To change the base district on 23 tracts of land	5/24/01: To grant base district change recommended by the staff	5/24/01: Approved PC rec. on all 3 readings, except for Tract 9 (6-0); 1st reading only 7/19/01: PP Tract 9 to 8/09/01 by staff (6-0) 8/09/01: Approved CS-NP zoning for Tract 9 (7-0); 2nd/3rd readings

RELATED CASES:

C14-02-0187 - Previous Rezoning Case
C14-01-0037 – Neighborhood Plan Rezonings
C8-AI-2433 – Subdivision Case

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Kramer Lane	3	80	77	41	Yes	Yes, Bike lane	No

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 1517 KRAMER LN. C14-2022-0206. 2.476 acres from LO-MU-CO-NP to GO-MU-CO-NP. FLUM: Mixed Use/Office. Medical Office to 52 Multifamily Units

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
Y	**Imagine Austin Growth Concept Map:** Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center: 0.38 mile from North Burnet/Gateway Regional Center; and .38 mile from the North Braker Ln Activity Corridor**
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane.
	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	**Housing Choice**: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
3	**Total Number of "Yes's"**

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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

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.

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.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with GO-MU-CO-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant’s request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

Site plans will be required for any new development other than single-family, two-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 due to the adjacent SF-3-NP district to the south.

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

This tract is already developed and the proposed zoning change is a footprint within the existing development. 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

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. **Transportation assessment/traffic impact analysis and transportation demand management plan shall** be required at the time of site plan if triggered per **LDC 25-6 and TCM 10.2.1.**

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for Kramer Lane. It is recommended that 40’ feet of right-of-way from the existing centerline should be dedicated for Kramer Ln according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Kramer Lane	3	80	77	41	Yes	Yes, Bike lane	No

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

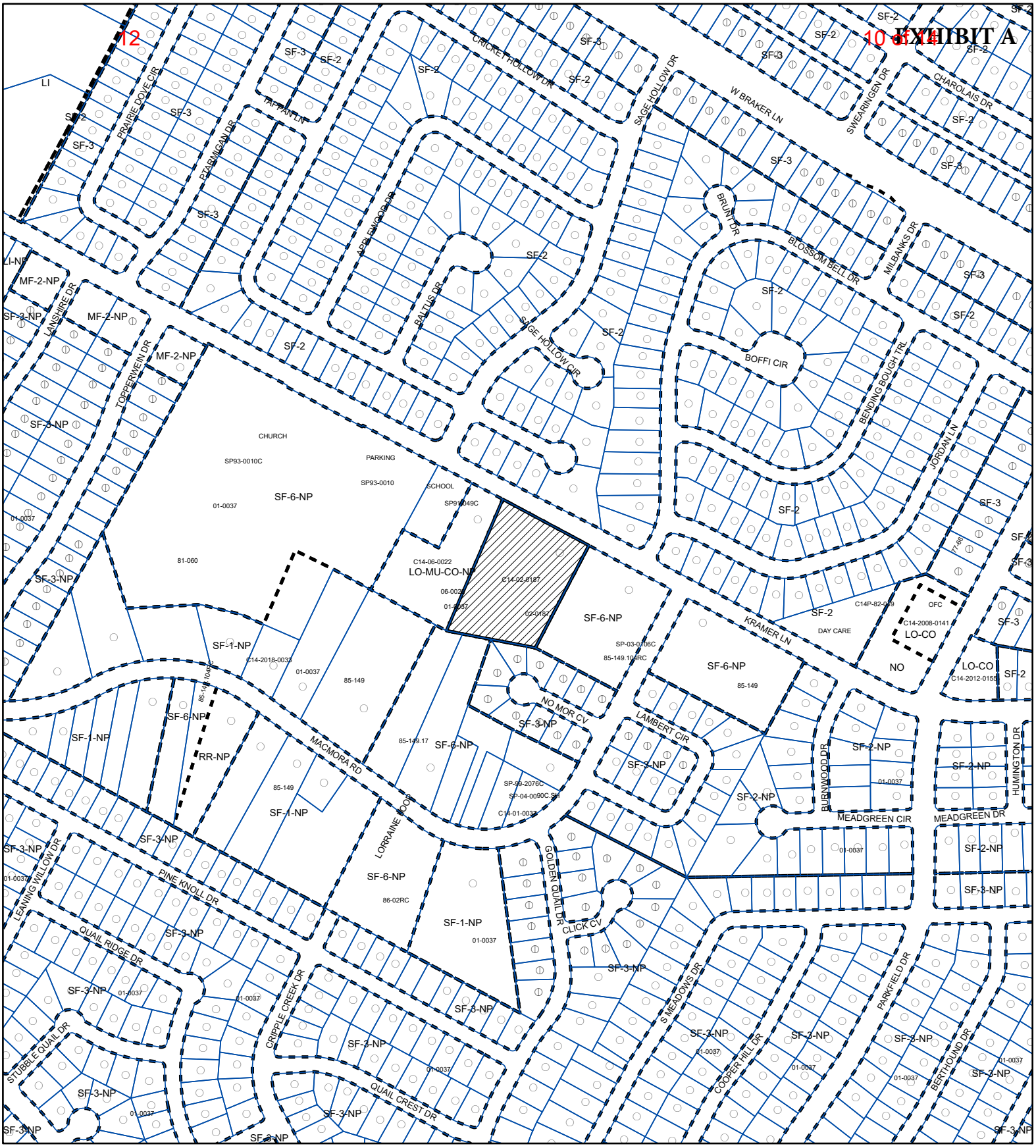
utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

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. Applicant's Request Letter
D. NPA Determination



ZONING

ZONING CASE#: C14-2022-0206

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

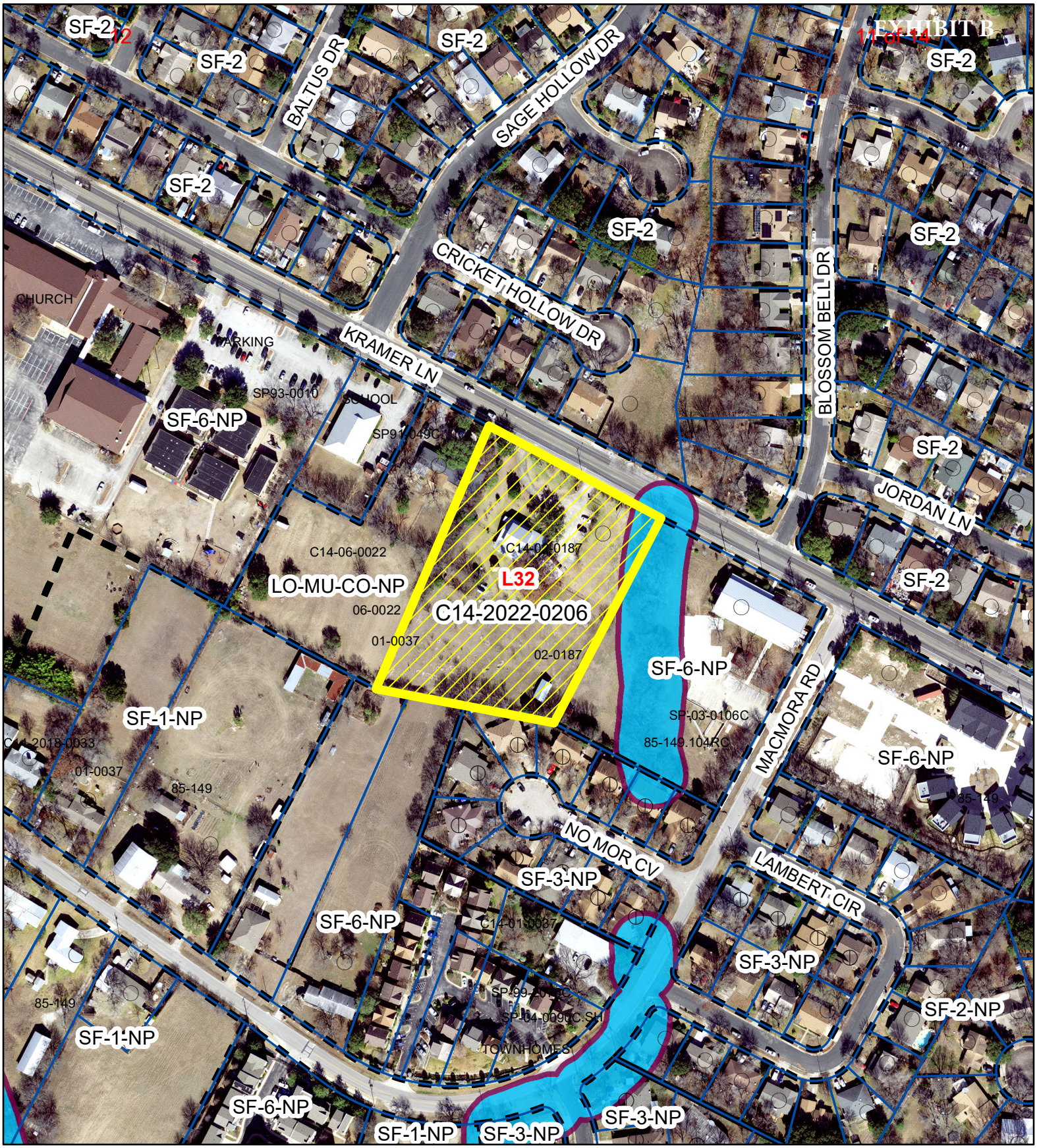
0 200 400 Feet

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 Housing and Planning Department 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: 8/16/2022



N

SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
CREEK BUFFER

1 " = 200 '

1517 Kramer Lane

ZONING CASE#:	C14-2022-0206
LOCATION:	1517 Kramer Ln
SUBJECT AREA:	2.476 Acres
GRID:	L32
MANAGER:	Sherri Sirwaitis

CITY OF AUSTIN FOUNDED 1839

Created: 8/30/2022
by: MeeksS

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EXHIBIT C

Leah Bojo
lbojo@drennergroup.com
512-807-2918

DRENNER GROUP

July 28, 2022

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 1517 Kramer Lane – Zoning application package for the approximately 2.476-acre property located at 1517 Kramer Lane in Austin, Travis County, Texas (the "Property")

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning package. The project is titled 1517 Kramer Lane and is approximately 2.476 acres of land, located on the south side of Kramer Lane between Topperwein Drive and Macmora Road. The Property is in the full purpose jurisdiction of the City of Austin.

The Property is currently zoned LO-MU-CO-NP (Limited Office – Mixed Use – Conditional Overlay – Neighborhood Plan). The requested rezoning is from LO-MU-CO-NP to GO-MU-CO-NP (General Office – Mixed Use – Conditional Overlay – Neighborhood Plan). Currently, the Property is developed with a medical office use.

The purpose of the rezoning is to allow an approximately 52-unit, multifamily use that contributes to the City's housing goals as outlined in the Strategic Housing Blueprint. This rezoning request maintains the use prohibitions that are included in the current conditional overlay. The conditional overlay prohibits the following uses: club or lodge, communication service facilities, community recreation (private and public), counseling services, private secondary educational facilities, safety services, college and university facilities, congregate living, local utility services, and residential treatment.

A Traffic Impact Analysis ("TIA") is not required, per the attached TIA determination waiver dated July 26, 2022, and executed by Justin Good.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very Truly Yours,

Leah Bojo

cc: Joi Harden, Housing and Planning Department *(via electronic delivery)*
Jerry Rusthoven, Housing and Planning Department *(via electronic delivery)*

Memorandum

To: **Intake Division**

From: **Maureen Meredith, Senior Planner**
Housing and Planning Dept. (512-974-2695)

Date: **July 12, 2022**

Subject: **1517 Kramer Ln**

The above property is located within the North Austin Civic Association (NACA) Neighborhood Planning area.

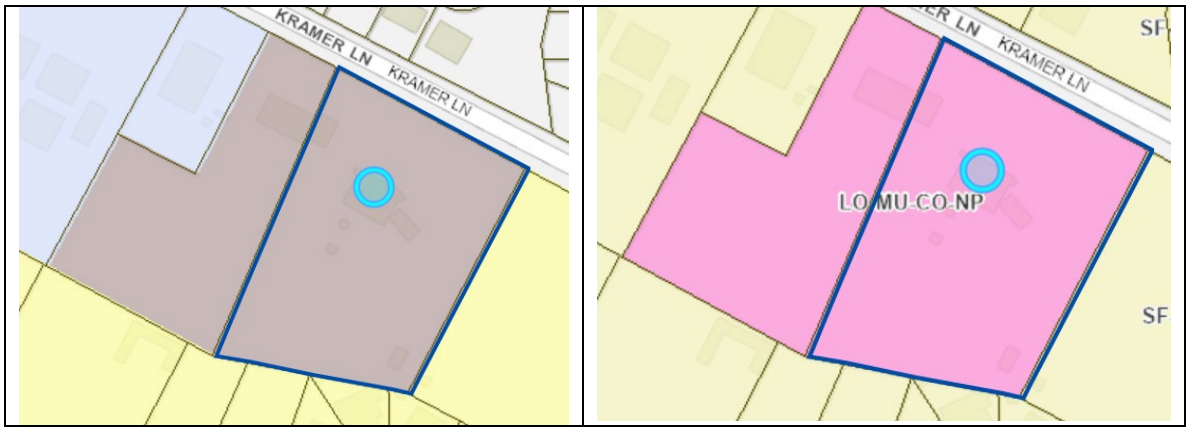
The applicant proposes a zoning change from LO-MU-CO-NP to GO-MU-CO-NP

Current land use on FLUM: **Mixed Use/Office.**
Proposed land use through proposed zoning change: **Mixed Use/Office.**

A plan amendment will NOT be required.

Please call me if you have any questions.

Maureen



FLUM Map Zoning Map

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2022-0206
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: October 11, 2022, Planning Commission

Sam Gentry
Your Name (please print)

☐ **I am in favor**
☒ **I object**

10806 Lambert Circle
Your address(es) affected by this application (optional)

Sam Gentry
Signature

10/4/2022
Date

Daytime Telephone (Optional):

Comments: We don't need more dense development in this area. Just means more taxes.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Sherri Sirwaitis
P. O. Box 1088, Austin, TX 78767
Or email to:
sherri.sirwaitis@austintexas.gov