

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0116

DISTRICT: 5

ZONING FROM: SF-3

ZONING TO: LR-MU

ADDRESS: 1317 Morgan Lane

SITE AREA: 0.498 acres
(21,693 sq. ft.)

PROPERTY OWNER: Grace Doris Scott

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

Staff recommends neighborhood commercial – mixed use – conditional overlay (LR-MU-CO) combining district zoning. The conditional overlay will prohibit a service station use.

PLANNING COMMISSION ACTION / RECOMMENDATION:

November 28, 2023: *APPROVED THE STAFF'S RECOMMENDATION FOR NEIGHBORHOOD COMMERCIAL – MIXED USE – CONDITIONAL OVERLAY (LR-MU-CO) COMBINED DISTRICT ZONING*

[A. AZHAR; F. MAXWELL – 2ND] (10-0) VICE CHAIR HEMPEL AND A. WOODS – ABSENT; A. PHILLIPS – OFF THE DIAS.

CITY COUNCIL ACTION:

January 18, 2024:

ORDINANCE NUMBER:

ISSUES: None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is currently 0.50 acres and is developed with a single-family home on one tract of land. The property is north of West Ben White Boulevard and west of Banister Lane and takes access from Morgan Lane. There are single family homes across Morgan Lane to the north and to the west (SF-3). There are also some commercial services,

auto services, and a Montessori school in the area (GO-CO; NO-MU-CO; CS; GR). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting to rezone the property from family residences (SF-3) to neighborhood commercial - mixed use combining district zoning (LR-MU) to allow for the development of a for-sale residential use that proposes 9 units. Staff is recommending neighborhood commercial - mixed use - conditional overlay (LR-MU-CO) combining district zoning because the proposed development is consistent with the residential unit types of the surrounding neighborhood. The conditional overlay will prohibit a service station use.

The applicant is in agreement with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment. The mixed use (MU) district is intended to allow for office, retail, commercial, and residential uses to be combined in a single development. The Conditional Overlay (CO) 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.

- 2. Zoning should allow for reasonable use of the property.*

Neighborhood commercial (LR) district zoning will allow for the proposed residential development and is suitable since it is consistent with the zoning and land uses in the surrounding area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single family residence
<i>North</i>	SF-3	Single family residence
<i>South</i>	GR	Surface parking
<i>East</i>	GR; CS-1	Auto services
<i>West</i>	NO-MU-CO; GO-CO	Surface parking; Commercial services; Single family residences

NEIGHBORHOOD PLANNING AREA: South Lamar Combined (Suspended)

WATERSHED: West Bouldin Creek – Urban

CAPITOL VIEW CORRIDOR: NoSCENIC ROADWAY: NoSCHOOLS: Austin Independent School District

Galindo Elementary School

Lively Middle School

Travis High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Austin Regional Group
 Friends of Austin Neighborhoods
 Go Austin Vamos Austin 78745
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Onion Creek HOA
 Perry Grid 614
 Preservation Austin

SELTexas
 Sierra Club
 South Austin Neighborhood Alliance
 (SANA)
 South Central Coalition
 South Lamar Neighborhood Assn.
 Southwood Neighborhood Association
 South Manchaca Neighborhood Plan
 Contact Team
 TNR BCP - Travis County Natural
 Resource

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0005	SF-3 to GO-CO & NO-CO	Approved NO-CO & GO-CO Planning Commission (2/9/2010)	Approved NO-CO & GO-CO (03/11/2010)
C14-2021-0115	SF-3 to SF-5	Approved SF-5 Planning Commission (8/24/2021)	Approved SF-3 to SF-5 (10/14/2021)
C14-2017-0118	GR-LO to GR-MU	Approved GR-MU Planning Commission (11/14/2023)	Approved GR-MU (03/08/2018)
C14-2015-0167	MF-2-CO to MR-1 MF-3-CO	Approved MR-1 & MF-3-CO Planning Commission (4/26/2016)	Approved MR-1 & MF-3-CO (5/12/2016)
C14-2015-0039	SF-3 to MF-2-CO	Approved MF-2-CO (5/26/2015)	Approved MF-2-CO (6/11/2015)

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:Comprehensive Planning:

Project Name and Proposed Use: 1317 MORGAN LN. C14-2023-0116. 0.50 acres from SF-3 to LR-MU. Demolish existing house and build 9 multifamily units.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
	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. Names of Activity Centers/Activity Corridors/Job Centers:
Y	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.
Y	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.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	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.)
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.
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	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 a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
6	Total Number of "Yes's"

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

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.

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.

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with LR-MU 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 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.

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

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Morgan Lane. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Morgan Lane according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Morgan Lane	Level 2 - Collector	84'	47'	30'	Yes	Yes	Yes

A Traffic Impact Analysis (TIA) is not required.

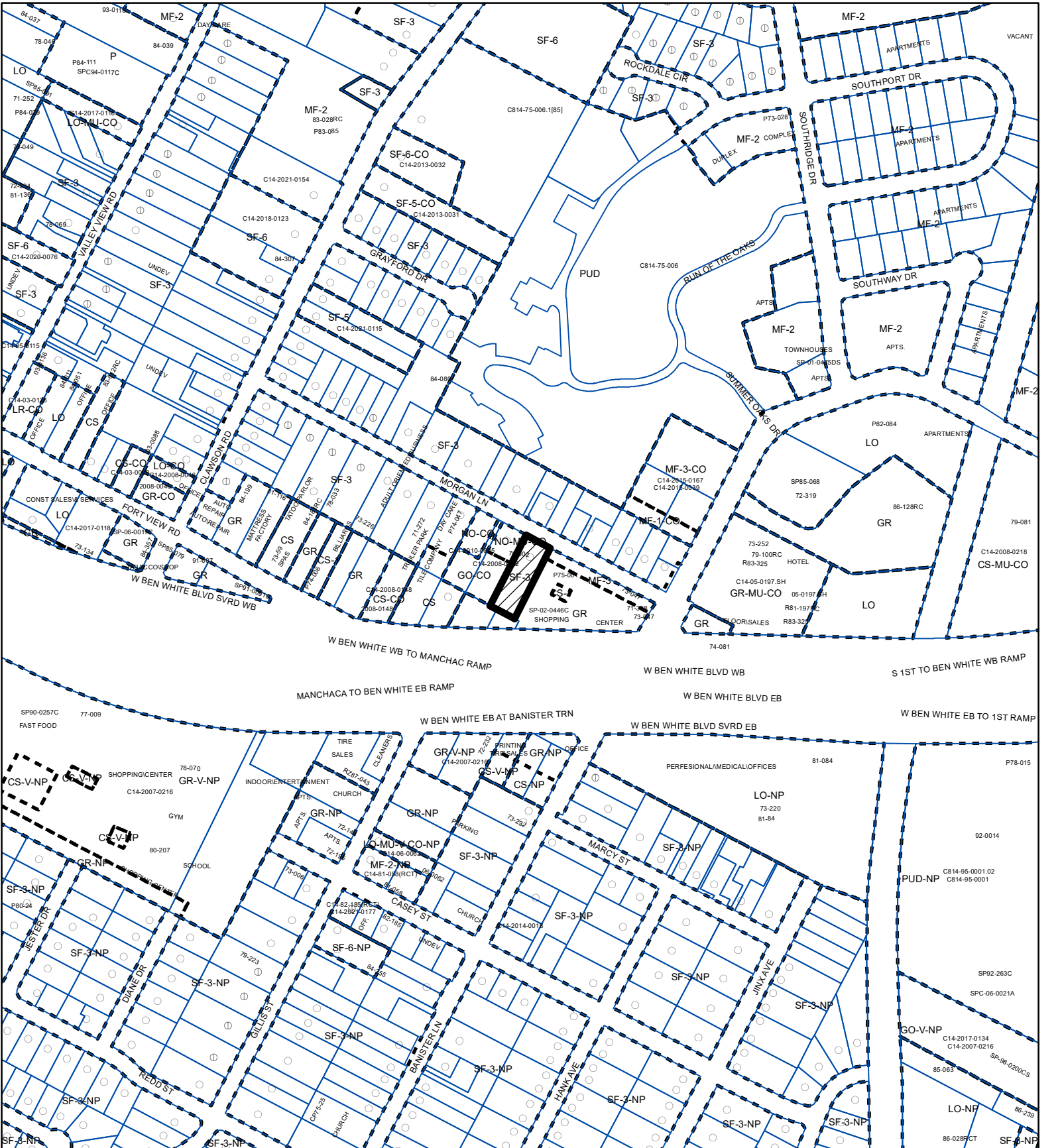
Austin Water Utility:

The landowner intends to serve the site with existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit B: Aerial View
Applicant's Summary Letter



ZONING

EXHIBIT A

ZONING CASE#: C14-2023-0116



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

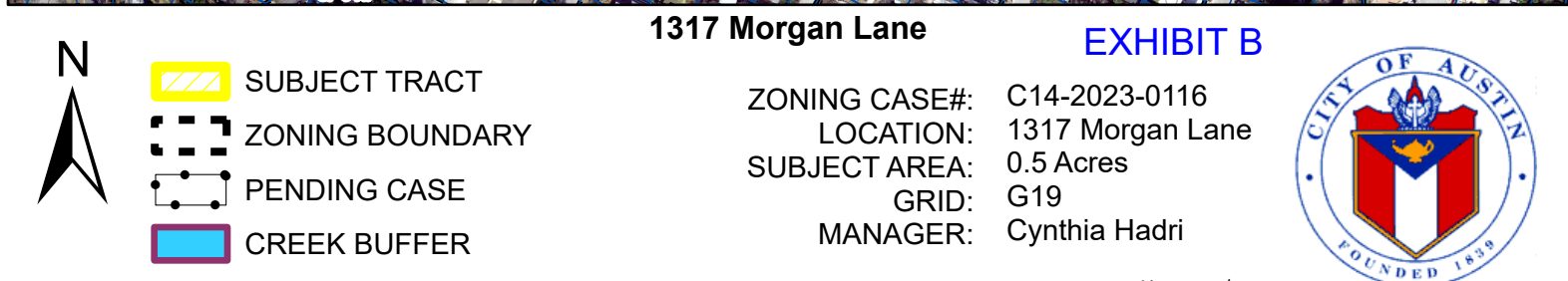
1" = 400'

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



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Created: 10/31/2023

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512-807-2904

DRENNER GROUP

September 26, 2023

Via Electronic Delivery

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Re: 1317 Morgan Lane – Rezoning application package for the 0.50-acre property located at 1317 Morgan Lane, Austin, TX 78704 (the "Property")

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 1317 Morgan Lane and is 0.50 acres of land, located on the south side of Morgan Lane, west of the intersection at Banister Lane. The Property is within the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned SF-3 (Family Residence). The requested zoning is from SF-3 to LR-MU (Neighborhood Commercial – Mixed Use). The purpose of this rezoning request is to allow for the development of a for-sale residential use, which is consistent with the surrounding uses and zoning. The Property is currently developed with a single-family use.

The Property is located in the South Lamar Neighborhood Planning Area, which is currently suspended and therefore has no Future Land Use Map (FLUM) designation. A Neighborhood Plan Amendment is not required with this rezoning request.

A Traffic Impact Analysis (TIA) is not required per the attached TIA Determination worksheet, executed by Adrianna Morrow, dated September 13, 2023.

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.

Sincerely,



Amanda W. Swor

cc: Joi Harden, Planning Department (via electronic delivery)
Jonathan Tomko, Planning Department (via electronic delivery)