

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0194 Mercury Hall

PC Date: March 13, 2007
March 27, 2007

ADDRESS: 3504 South First Street

OWNER/APPLICANT: Merc Properties (Daryl Kunik)

AGENT: LOC Consultants (Sergio Lozano-Sanchez)

ZONING FROM: SF-3

TO: CS-CO

AREA: 0.842 acres

STAFF RECOMMENDATION:

Staff recommends approval General Commercial Services – Mixed Use – Conditional Overlay combining district zoning. The conditional overlay would

- 1) limit the total daily vehicle trips to less than 2000 per day
- 2) limit the height to a maximum of 40' and
- 3) prohibit the following uses:

- | | |
|---------------------------------|----------------------------------|
| • Adult-Oriented Businesses | • Bail Bond Services |
| • Automobile Rental | • Commercial Blood Plasma Center |
| • Automotive Repair | • Convenience Storage |
| • Automobile Sale | • Pawn Shop Services |
| • Automobile Washing (any kind) | • Vehicle Storage |

PLANNING COMMISSION RECOMMENDATION:

March 13, 2007: Postponed to March 27, at the request of the neighborhood.

March 27, 2007: Approved staff's recommendation of CS-CO on consent (9-0)

DEPARTMENT COMMENTS:

The site is an SF-3 zoned single family house on South First Street. The applicant has requested a change of zoning from Family Residence (SF-3) district zoning to General Commercial Services-Conditional Overlay (SC-CO) combining district zoning.

To the south and east of the site are MF-3 zoned apartment. To the west lies the Galindo neighborhood, and single family homes. Mercury Hall is to the south.

The intent of the applicant is to expand the Mercury Hall use – primarily parking.

Staff support the rezoning request, with the conditions listed above.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family House
<i>North</i>	CS	Mercury Hall – Small Civic Events Center
<i>South</i>	MF-3 and P	Apartments & Austin Water Utility Facility
<i>East</i>	LR-CO-NP and MF-3-NP	Office and Apartments
<i>West</i>	SF-3 and SF-6-CO	Single Family houses and Townhomes

AREA STUDY: The property lies within the Galindo Neighborhood plan, currently underway.

TIA: A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

WATERSHED: East and West Bouldin Creeks

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Galindo Elementary Neighborhood Association
- South Central Coalition
- Austin Neighborhoods Council
- Home Builders' Association of Greater Austin
- Austin Independent School District

SCHOOLS: (AISD)

Galindo Elementary School Fulmore Middle School Travis High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
S. 1 st Street	80'	44'	Arterial	No	Yes	Yes

CITY COUNCIL DATE:

ACTION:

April 5, 2007

ORDINANCE READINGS:

1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330




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SUBJECT AREA (acres): 0.842

INTLS: SM

H19

An aerial photograph of a residential area. A large, multi-story building complex is visible in the center, surrounded by trees and other smaller structures. The image is rotated 90 degrees clockwise.

C14-06-0194
Mercury Hall
3504 South First Street
From SF-3 to CS-CO

SUMMARY STAFF RECOMMENDATION

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- Pawn Shop Services
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BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Granting of the request should result in an equal treatment of similarly situated properties.*

CS zoning exists to the site to the north. The extension of CS zoning to this site is appropriate, with the conditions to limit height and trips and prohibiting uses incompatible with nearby residential uses.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 5,552 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
S. 1 st Street	80'	44'	Arterial	No	Yes	Yes

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in both the East Bouldin and West Bouldin Creek Watersheds of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

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

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

Site Plan

This site is subject to compatibility development regulations, and must comply with height and setback regulations for compatibility.

Water and Wastewater

The site is served with City of Austin water and wastewater utility service. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria. The utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.