

ZONING CHANGE REVIEW SHEET**CASE:** C14-07-0010**PC Date:** March 13, 2007**ADDRESS:** 3306 – 3320 South 2nd Street**OWNER/APPLICANT:** City of Austin - Austin Energy (Judy Fowler)**AGENT:** Davcar Engineering (Jim Herbert)**ZONING FROM:** SF-3**TO:** P**AREA:** 0.670acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of Public (P) district zoning.

PLANNING COMMISSION RECOMMENDATION:**March 13, 2007:** Approved staff's recommendation of P on consent.**DEPARTMENT COMMENTS:**

The site consists of three single family lots, with a total area of 0.67 acres. Formerly there were three single family houses on the site. Austin Energy purchased and removed these houses to provide room for the expansion of the adjacent electrical substation.

Austin Energy has been working with the Galindo neighborhood on the location of the needed substation expansion. After this site was selected and purchased, Austin Energy has continued discussions with the neighborhood on landscaping, screening and other issues associated with the project.

Staff recommends approval the request for a zoning change to Public (P) district zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Vacant
<i>North</i>	MF-3	Apartments.
<i>South</i>	SF-3	Single Family Homes
<i>East</i>	SF-3	Single Family Homes
<i>West</i>	P	Electrical Substation

AREA STUDY: The property lies within Galindo Neighborhood Planning Area, currently underway.

TIA: The trip generation under the requested zoning is estimated to be 2 trips per day. 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. [LDC, 25-6-113]

WATERSHED: West Bouldin **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

- Galindo Elementary Neighborhood Association
- South Central Coalition
- Austin Neighborhoods Council
- Terrell Lane Interceptor Association

SCHOOLS: (AISD)

Dawson Elementary School Fulmore Middle School Travis High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
S. 2 nd Street	50'	30'	Collector	Yes	Yes	16 – S. 5th
Cardinal Street	50'	30'	Collector	Yes	No	16 – S. 5th

- There are existing sidewalks along Cardinal Street.
- Capital Metro bus service is available along South 1st Street.
- Cardinal is classified in the Bicycle Plan as a Priority I bike route.

CITY COUNCIL DATE: **ACTION:**

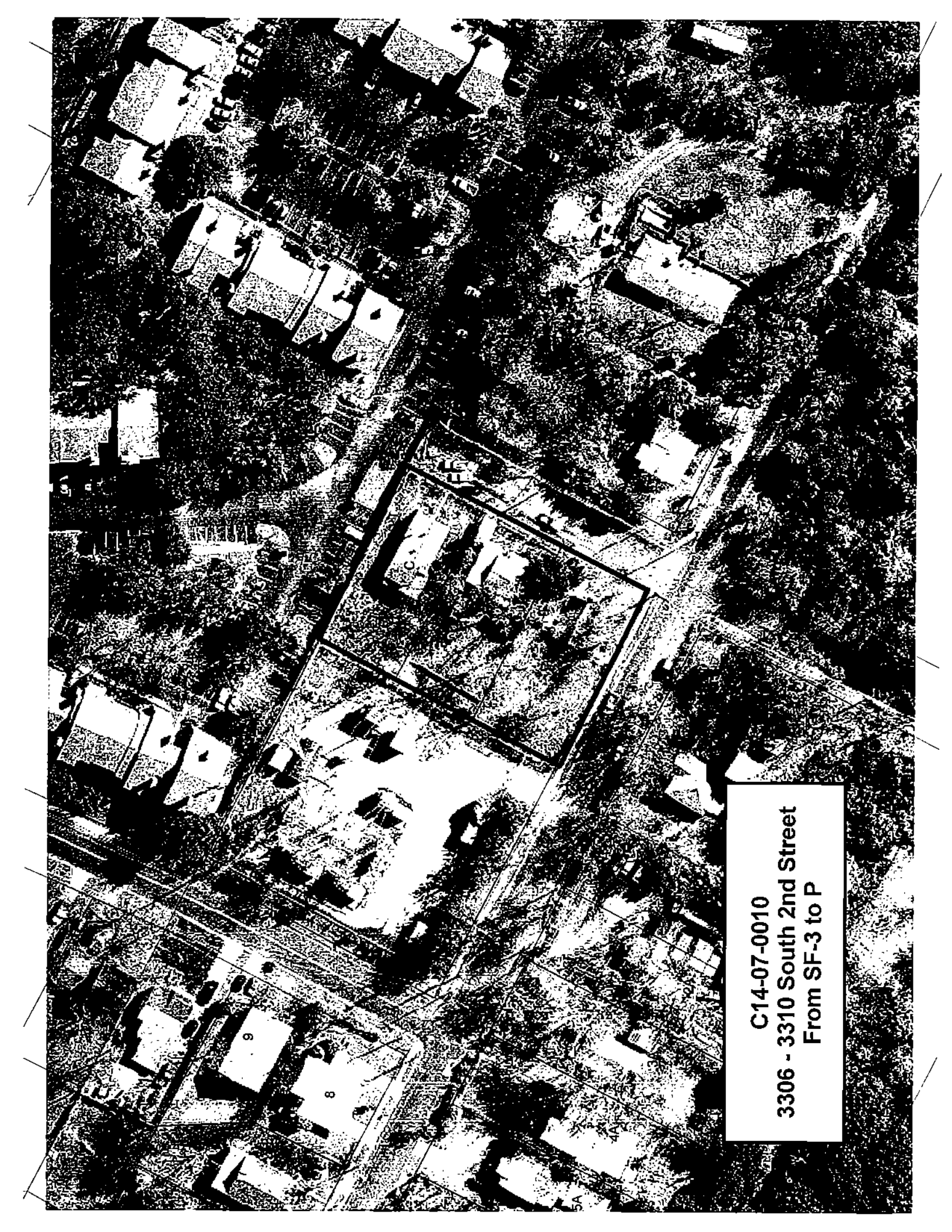
April 12, 2007

ORDINANCE READINGS: 1st 2nd 3rd

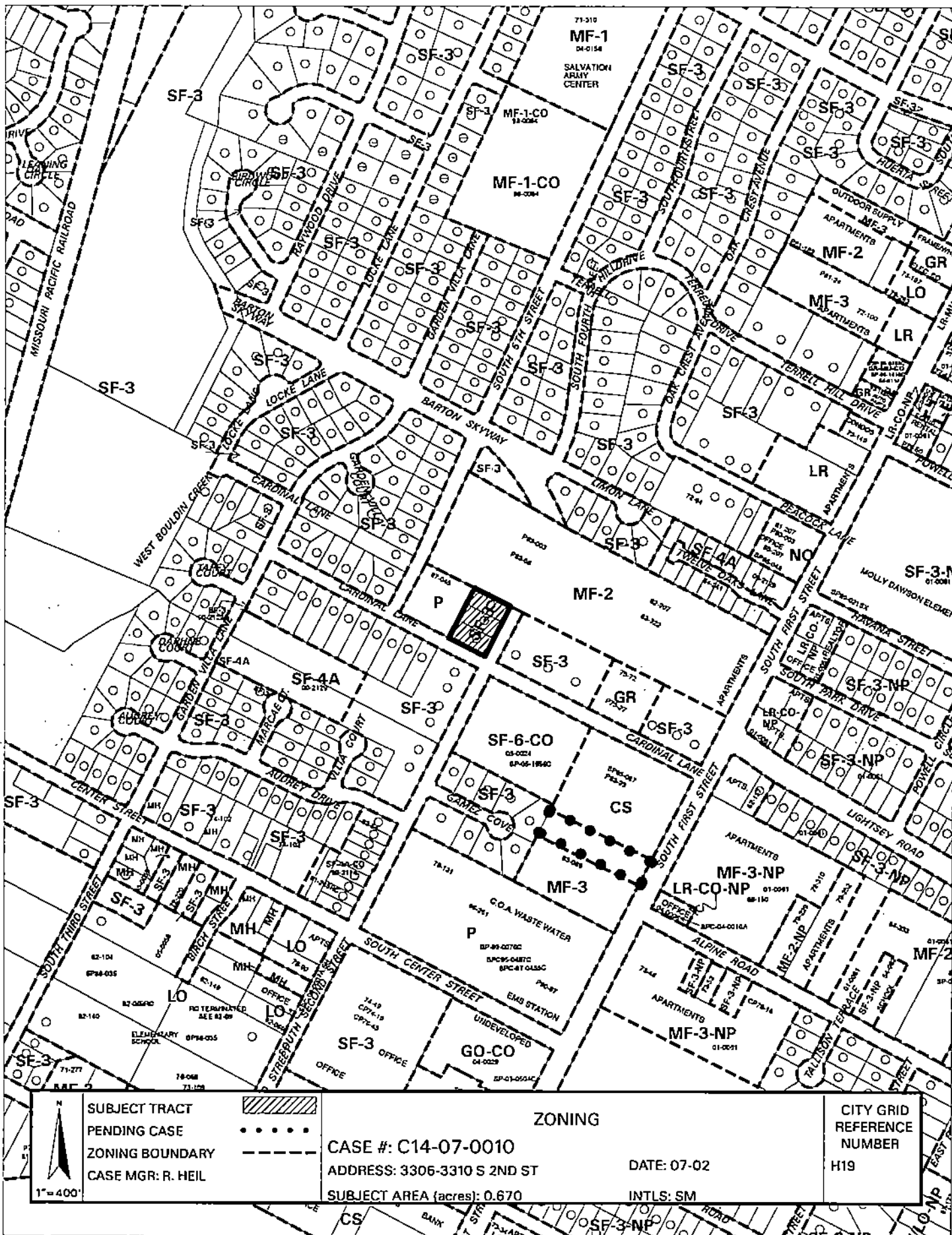
ORDINANCE NUMBER:

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

PHONE: 974-2330

An aerial photograph of a residential neighborhood. A central rectangular lot is highlighted with a white border. The lot contains several buildings and is surrounded by other residential properties and trees. The image is in black and white with high contrast.

C14-07-0010
3306 - 3310 South 2nd Street
From SF-3 to P



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R. HEIL



ZONING

CASE #: C14-07-0010
ADDRESS: 3306-3310 S 2ND ST
SUBJECT AREA (acres): 0.670

DATE: 07-02

INTLS: SM

CITY GRID
REFERENCE
NUMBER
H19



SUMMARY STAFF RECOMMENDATION

Staff recommends approval of Public (P) zoning district

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *Zoning changes should promote the health, welfare, and safety, and otherwise fulfill the purposes of zoning as set forth in the Texas Local Government Code or the zoning ordinance.*

The zoning to Public (P) is consistent with the expansion of the electric infrastructure and serves a greater public good

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

Public (P) zoning is generally compatible with residential neighborhoods. In addition, Austin Energy has engaged the neighborhood in ongoing discussions about the site plan, screening and landscaping of the site.

EXISTING CONDITIONS

The site consists of three single family lots, with a total area of 0.67 acres. Formerly there were three single family houses on the site. Austin Energy purchased and removed these houses to provide room for the expansion of the adjacent electrical substation.

Transportation

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

The trip generation under the requested zoning is estimated to be 2 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 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. [LDC, 25-6-113]

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
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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.

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.

Water and Wastewater

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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

Site Plan

Austin Energy has been engaged in extensive, ongoing discussions with the neighborhood about the final site plan, screening and landscaping of the property.

The site is subject to compatibility standards. Along the south and east property line, the following standards apply:

- No structure may be built within 25 feet of the SF 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.
- 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.

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