

**NEIGHBORHOOD PLAN AMENDMENT
AND ZONING CHANGE REVIEW SHEET**

NP AMENDMENT: NPA-07-0022.01

P.C. Date: May 22, 2007

ZONING CASE: C14-2007-0056

ADDRESS: 112 Academy Drive B – St. Cecilia Hotel.

APPLICANT: 112 Academy, LLC

AGENT: Brown McCarroll, LLP (Nikelle Meade)

LAND USE FROM: Multi-Family

TO: Commercial

AREA: 1.047 acres

ZONING FROM: MF-4-H-NCCD-NP

TO: GR-H-CO-NCCD-NP

STAFF RECOMMENDATION:

Staff recommends approval of :

- 1) Commercial land use and
- 2) Community Commercial – Historic – Conditional Overlay – Neighborhood Conservation – Neighborhood Plan (GR-H-CO-NCCD-NP) combining district zoning. The conditional overlay would require:
 - Prohibition of all uses except
 - a. Bed and Breakfast and
 - b. Hotel Motel (limited to no more than 14 units)
 - Maximum height of 35 feet
 - Minimum setbacks
 - a. Front Yard – 15 feet
 - b. Side Street Yard – 15 feet
 - c. Interior Side Yard – 5 feet
 - d. Rear Yard – 10 feet
 - Maximum Building coverage 50%
 - Maximum impervious cover 60%
 - Maximum floor-to-area ratio 0.5 to 1
 - Limit total daily vehicle trips to no more than 300.

Additional items have been agreed to by the neighborhood and applicant regarding the operation of the hotel-motel, and these items may be incorporated into a restrictive covenant, either with the City or between the neighborhood association and the property owner. These items are designed to ensure that the food service accessory use of the hotel-motel primary use serves only guests of the hotel and their visitors, and sets limits on the size of events at the hotel.

PLANNING COMMISSION RECOMMENDATION:

May 22, 2007 APPROVED STAFF'S RECOMMENDATION FOR COMMERCIAL LAND USE AND GR-H-NCCD-NP; BY CONSENT.
[J.REDDY, C.RILEY 2ND] (8-0) P.CAVAZOS – ABSENT

DEPARTMENT COMMENTS:

This property is a historic house zoned Multi-Family Residence – Moderate Density – Historic – Conditional Overlay – Neighborhood Conservation – Neighborhood Plan (MF-4-H-NCCD-NP) and operated as a bed and breakfast. The applicant's request is to rezone to Community Commercial – Historic – Conditional Overlay – Neighborhood Conservation – Neighborhood Plan (GR-H-CO-NCCD-NP) to allow for the conversion of the B&B to a hotel-motel. The historic nature of the main structure will not be altered, but the owner intends to build additional buildings on the site.

On February 28 2007, a plan amendment case was filed to change the GSRCCNP's future land use map (FLUM) to change the land use designation on the property at 112 Academy Drive from the land use designation of MULTI-FAMILY to COMMERCIAL. A zoning case was filed concurrently, as well as a Certificate of Appropriateness.

In 1999, the property in question was given historic designation; in 2003 it was added to the Fairview Park Neighborhood Conservation Combining District area (NCCD), and its zoning was established as MF-4-H-NCCD.

The property abuts with a music academy to the east, and has multifamily buildings to the north and south, across the street on Academy Drive. The owner intends to preserve the historic structure of the property, and prohibit any uses different from Hotel-Motel through a Conditional Overlay.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4-H-NCCD	Bed and Breakfast
<i>North</i>	CS (&CS-1) – NCCD-NP	Austin Music Hall
<i>South</i>	CS-MU & MF-4 -NCCD-NP	Apartments
<i>East</i>	MF-4-NCCD-NP	Apartments
<i>West</i>	CS-MU-NCCD-NP	Apartments

AREA STUDY: South River City Neighborhood Plan. The Greater South River City Combined Neighborhood Plan (GSRCCNP) comprises two neighborhood planning areas: South River City and St. Edwards. The plan was initiated on November 6, 2003 by City Council and was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on September 2005. The boundaries of the planning area are: Town Lake on the north, Interstate

Highway 35 on the east, Ben White Boulevard on the south, and South Congress on the west.

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 300 vehicle trips per day. [LDC, 25-6-117]

WATERSHED: East Bouldin Creek **DESIRED DEVELOPMENT ZONE:** Yes

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

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- South River City Citizens Association
- South Central Coalition
- Austin Neighborhoods Council
- Terrell Lane Interceptor Association
- Barton Springs / Edwards Aquifer Conservation District

SCHOOLS: (AISD ISD)

Galindo Elementary School Fulmore Middle School Travis High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Academy Drive	60'	34'	Collector	Yes	No	No

CITY COUNCIL DATE: **ACTION:**

May 24, 2007

Postponed to June 21, 2007

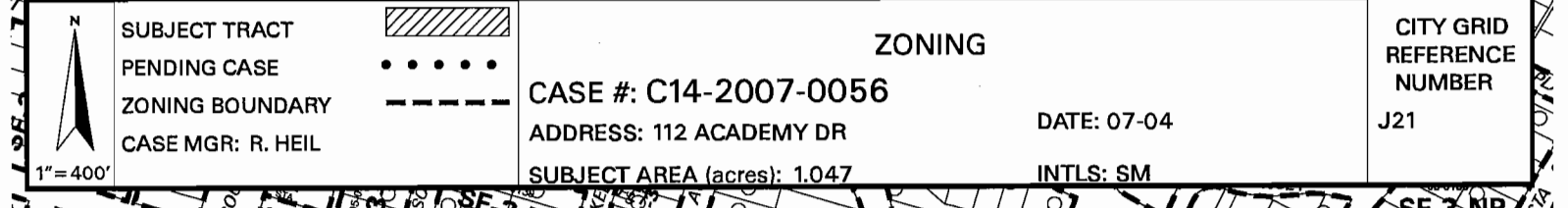
June 21, 2007

ORDINANCE READINGS: 2nd 3rd

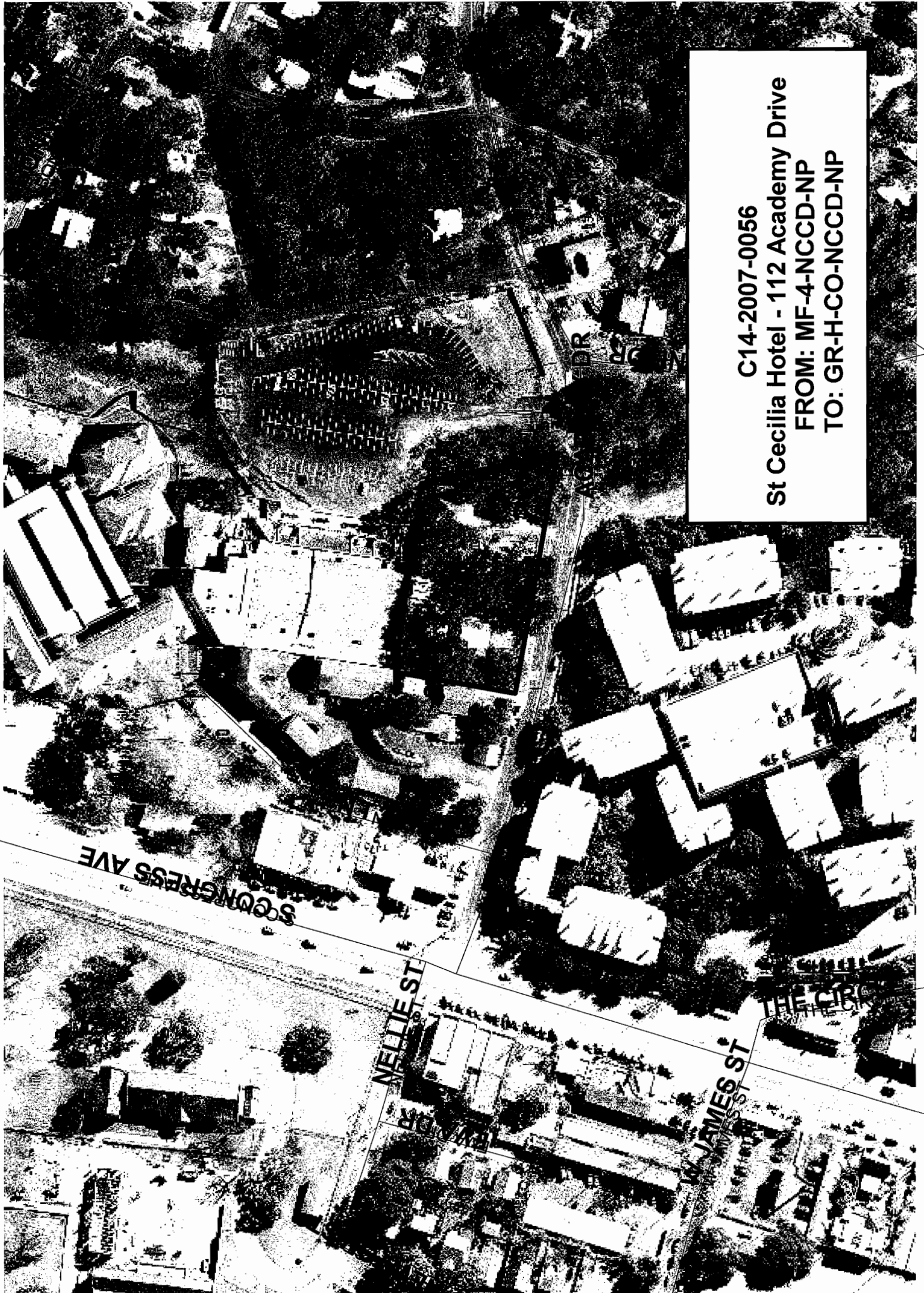
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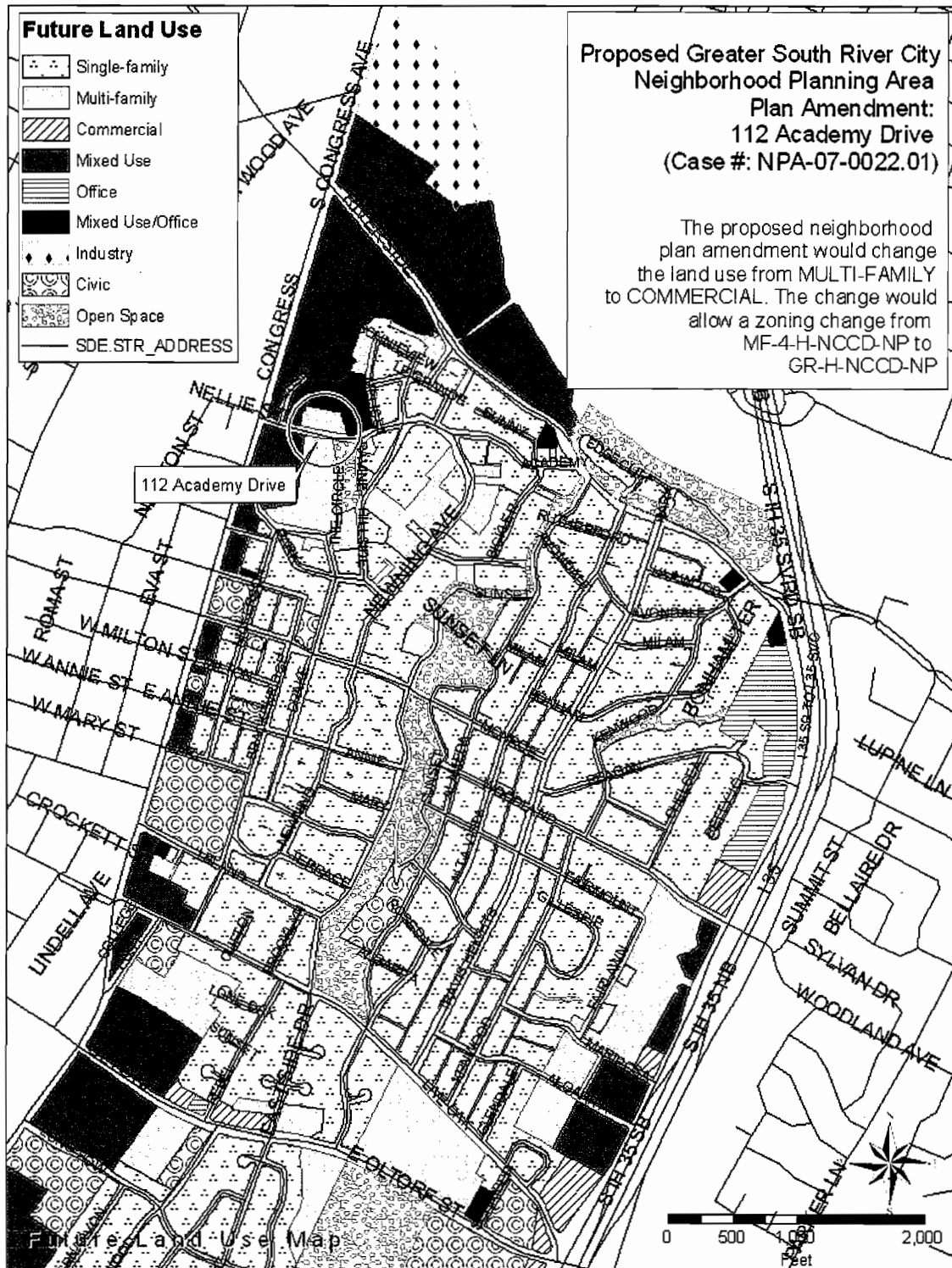
PLAN AMENDMENT CASE MANAGER: Mira Hahn **PHONE:** 974-6404
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ZONING CASE MANAGER: Robert Heil **PHONE:** 974-2330
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C14-2007-0056
St Cecilia Hotel - 112 Academy Drive
FROM: MF-4-NCCD-NP
TO: GR-H-CO-NCCD-NP





SUMMARY STAFF RECOMMENDATION

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

GR zoning with conditional overlays provide a buffer between the CS zoning with commercial uses and the multi-family to the south.

2. *The zoning should support and advance neighborhood plans.*

This application supports the overall goals and recommendations of the neighborhood plan, specifically:

Goal 1: Maintain the historic fabric and respect the established neighborhood character and natural assets. The property owner intends to maintain the historic structure, respecting its historic designation through this proposal.

“Recommendation B13: Develop an effective and efficient way for the South River City Citizens Neighborhood Association and property owners to work together to ensure the terms of any development agreements are enforced (SRCC & Property owners)

The applicant has been in communication with the neighborhood contact team, and the neighborhood contact team supports the project as it has been presented to them.

EXISTING CONDITIONS

The property abuts with a music academy to the east, and has multifamily buildings to the north and south, across the street on Academy Drive. The owner intends to preserve the historic structure of the property, and prohibit any uses different from Hotel-Motel through a Conditional Overlay.



Historic structure (112 Academy Dr)



Multi-family to the south



Academy Drive



Music Academy to the north

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.

Compatibility Standards

The site is subject to compatibility standards. Along the East property line, 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.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along 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.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

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

Transportation

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

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 300 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Academy Drive	60'	34'	Collector	Yes	No	No

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the East 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. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustments 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 design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.