A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, August 9, 2007

Item(s) to Set Public Hearing(s) **Item No. 40**
RECOMMENDATION FOR COUNCIL ACTION

Subject: Set a public hearing to consider an appeal by Gavino Fernandez of the Planning Commission's decision to approve a conditional use permit for a cultural center located at 209 Pedernales St. (Site Plan Number: SPC-06-0039A). (Suggested date and time: August 23, 2007, 6:00 p.m., at Austin City Hall, 301 W. Second Street, Austin, TX).

Fiscal Note: There is no anticipated fiscal impact. A fiscal note is not required.

For More Information: George Zapalac, 974-2725; Donna Cerkan, 974-2733

Boards and Commission Action: Planning Commission recommended the Conditional Use Permit and the Compatibility Waiver.

On June 12, 2007, the Planning Commission approved a conditional use site plan for a club/lodge use at 209 Pedernales. Mr. Gavino Fernandez filed an appeal of the Planning Commission decision.

The property owner, Esquina Tango Cultural Society of Austin (Monica Caivano), requested a conditional use permit for a cultural tango dance society. The property is zoned “SF-3” (Family Residence). The proposed use is classified as club/lodge (civic) which is a conditional use in an SF-3 zoning district.

Esquina Tango Cultural Society of Austin is a non-profit civic association in Austin, TX focusing on recreational artistic aspects of Latino heritage, with an emphasis on tango and the Argentine cultural traditions.

The existing building is a single-family residence. The project will comply with zoning requirements. The existing impervious cover is at 80%, exceeding the current 45% maximum for SF-3 zoning. However, the impervious cover is legal because it was placed on the site before the City had impervious cover regulations.

The site will have ingress off of Pedernales Street, and egress on to E. 3rd Street. The site plan complies with all transportation requirements, including parking requirements. The new one-way traffic drive aisle through the site provides predictable, regulated traffic flow. This is an improved situation for the abutting sites.

This site is located in the Town Lake Watershed and is subject to comprehensive watershed regulations. The site is not located over the Edward's Aquifer Recharge Zone. All Environmental comments are cleared.