ZONING REVIEW SHEET

CASE: C14-2007-0212

P. C. DATE: November 13, 2007
November 27, 2007
December 11, 2007

ADDRESS: 907 Rio Grande Street

OWNER: Robert L.Gage Revocable Trust (Robert L. Gage)

AGENT: Thomas C. Fagerberg Attorney at Law (Thomas C. Fagerberg)

REZONING FROM: MF-4 (Multi-family residence – Moderate – High density)

TO: LO (Limited office)

AREA: 0.162 Acres (7,056.72 square feet)

SUMMARY STAFF RECOMMENDATION:
December 11, 2007:
APPROVED LO-MU SUBJECT TO CONDITIONS OF RESTRICTIVE COVENANT. [M. DEALEY, S.KIRK 2ND] (7-0)

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the rezoning from MF-4 to LO based on the following considerations:

1.) The proposed use is compatible with existing office and mixed-use development along Rio Grande Street;
2.) The proposed request will integrate itself with existing office uses along Rio Grande Street in an area where office use are situated;
3.) Land use patterns and trends in the area are consistent with the requested zoning classification; and
4.) The site lies outside the designated Downtown Core as defined by the Downtown Austin Design Guidelines. Properties outside the downtown core are to serve as transitional zoning classifications to less intensive residential development in the area.

DEPARTMENT COMMENTS:

The subject property consists of a 0.162 Acres (7,056.72 square feet) site zoned MF-4 fronting West Rio Grande Street. The property is currently developed with a single-family residence. Access to the property is via the existing alley to the south of the property. The applicant seeks to rezone the property to LO for a professional office use. This site will be subject to Commercial Design Standards.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-4	Single-family residence
North	GO	Single-family residence / Office
South	GO	Single-family residence / Office
East	DMU-CO	Parking
West	GO	Offices

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

CURE DISTRICT: Yes

HISTORIC DISTRICT: No

TIA: Waived (See Transportation comments)

NEIGHBORHOOD ORGANIZATIONS:

57--Old Austin Neighborhood
511--Austin Neighborhoods Council
402--Downtown Austin Neighborhood Assn. (DANA)
623--City of Austin Downtown Commission
998--West End Austin Alliance
742--Austin Independent School District
744--Sentral Plus East Austin Koalition (SPEAK)
767--Downtown Austin Neighborhood Coalition
786--Home Builders Association of Greater Austin
1037--Homeless Neighborhood Organization

SCHOOLS:

Austin Independent School District

- Matthews Elementary School
- O. Henry Middle School
- Austin High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0007	CS to CBD	02/28/06: APVD CBD-CO W/CONDS BY CONSENT (9-0)	04/06/06: APVD CBD-CO (7-0); ALL 3 RDGS

RELATED CASES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14H-98-0005	CBD to CBD-H	07/21/98: APVD CBD-H BY CONSENT (8-0)	08/20/98: APVD CBD-H (4-0); 1ST RDG 12/03/98: APVD CBD-H (6-0) 2ND/3RD RDGS
C14-00-2207	CBD to CBD-CURE	11/14/00: APVD STAFF REC OF CBD-CURE (6-1-1, JM-NAY, RC-ABSTAIN)	11/30/00: APVD CBD-CURE W/CONDS (6-0); ALL 3 RDGS
C14-00-2208	CBD to CBD-CURE	11/14/00: APVD STAFF REC OF CBD-CURE (6-1-1, JM-NAY, RC-ABSTAIN) 05/21/01: HISTORIC LANDMARK	11/30/00: APVD CBD-CURE W/CONDS (6-0); ALL 3 RDGS

		COMMISSION: APVD DEMOLITION PERMITS FOR 401, 413, & 415-417 CONGRESS (9-0-1, LAKY-ABSTAIN) CONTINGENT UPON SDP FOR COUSINS STONE 4TH & CONGRESS PROJECT	
C14-05-0165	CBD to CBD-CURE	10/18/05: ZAP APVD CBD-CURE-CO W/CONDS (7-1-1, JP-NO, MH-ABSTAIN).	11/17/05: APVD CBD-CURE (7-0); ALL 3 RDGS.
C14-06-0118	MF-4 to CBD	10/24/06: APVD DMU-CO W/ CONDITIONS	PENDING 12/07/06
C14-06-0007	CS to CBD	02/28/06: APVD CBD-CO W/CONDS BY CONSENT (9-0)	04/06/06: APVD CBD-CO (7-0); ALL 3 RDGS
C14-06-0183	GR to CBD	12/12/06: APVD DMU-CO (6-2, MF/CG-NO)	03/23/07: Apvd Ord. 20070301-055 for CBD-CURE-CO (6-0); 2nd/3rd rdgs.

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Rio Grande	80'	38'	Collector	No	Yes	Within ¼ mile

CITY COUNCIL DATE: **ACTION:**
January 10, 2008

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin, NPZD **PHONE:** 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us

ZONING

N

Subject Tract

Zoning Boundary

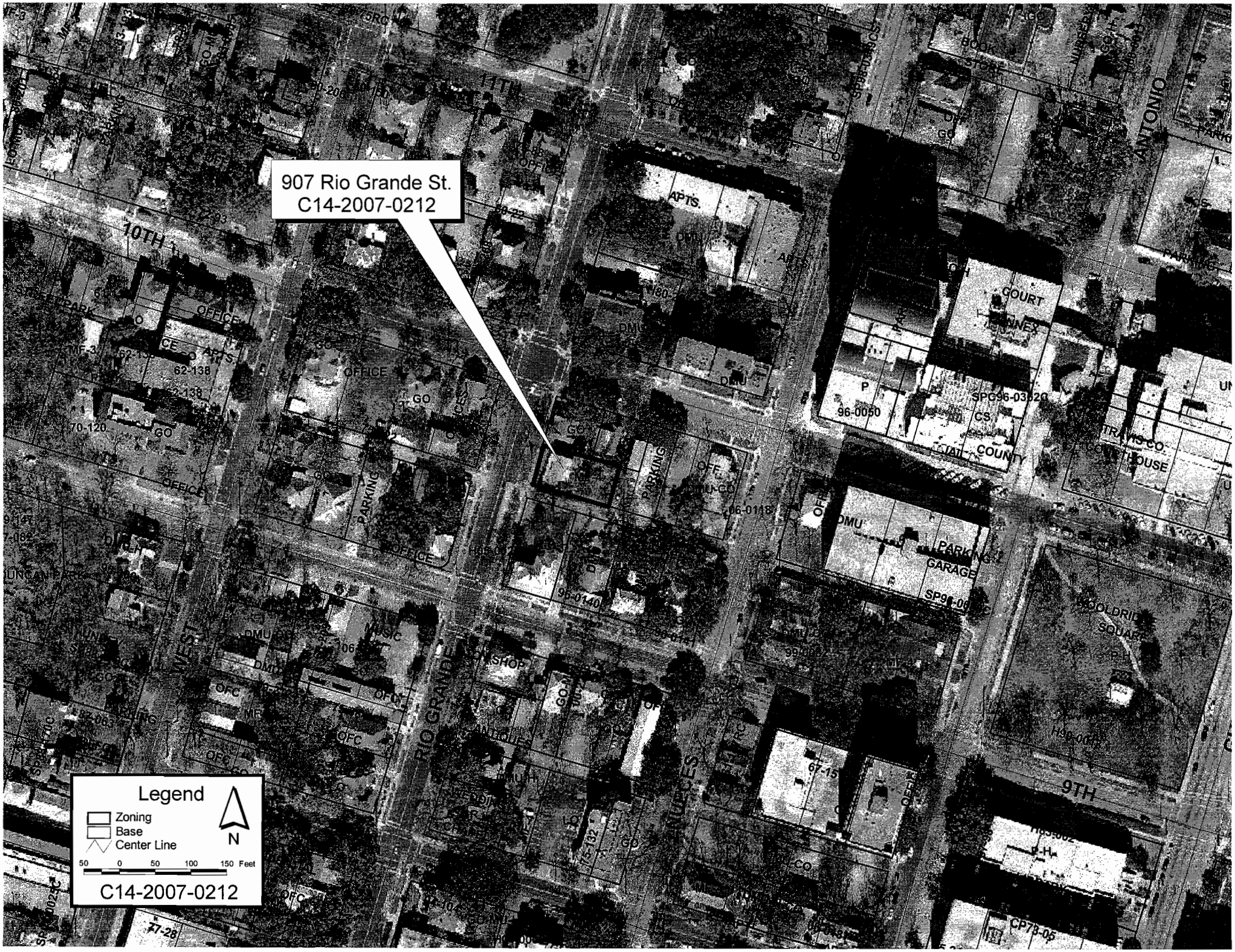
Pending Cases

ZONING CASE#: C14-2007-0212
ADDRESS: 907 RIO GRANDE ST
SUBJECT AREA: 0.16 ACRES
GRID: J22
MANAGER: J. ROUSSELIN

1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839


907 Rio Grande St.
C14-2007-0212
11TH
10TH
9TH
RIO GRANDE
ANTONIO
APTS.
OFFICE
PARKING
COURT
ANNEX
COUNTY
JAIL
TRAVIS CO
COURTHOUSE
PARKING
GARAGE
WOOLDRIDGE
SQUARE
MUSIC
SHOP
Legend
Zoning
Base
Center Line
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50 0 50 100 150 Feet
C14-2007-0212

STAFF RECOMMENDATION

Staff recommends approval of the rezoning from MF-4 to LO based on the following considerations:

1.) The proposed use is compatible with existing office and mixed-use development along Rio Grande Street;
2.) The proposed request will integrate itself with existing office uses along Rio Grande Street in an area where office use are situated;
3.) Land use patterns and trends in the area are consistent with the requested zoning classification; and
4.) The site lies outside the designated Downtown Core as defined by the Downtown Austin Design Guidelines. Properties outside the downtown core are to serve as transitional zoning classifications to less intensive residential development in the area.

BASIS FOR RECOMMENDATION

1. The proposed zoning should promote consistency, and orderly planning.

The proposed zoning change is compatible with the surrounding area as it is surrounded by LO, GO, and DMU zoning and adjacent to mixed-use and commercial development compatible to the proposed uses.

2. The proposed zoning should be consistent with the purpose statement of the district sought.

§ 25-2-94 LIMITED OFFICE (LO) DISTRICT DESIGNATION.
Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The proposed rezoning meets the purpose statement set forth in the Land Development Code. The subject property is located in close proximity to office and mixed uses along Rio Grande Street.

EXISTING CONDITIONS

Site Characteristics

The subject property consists of a 0.162 Acres (7,056.72 square feet) site zoned MF-4 fronting West Rio Grande Street. The property is currently developed with a single-family residence. Access to the property is via the existing alley to the south of the property.

Transportation

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

2. 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]

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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.

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

3. 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.

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

5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features.

6. 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

1. 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 relocation, and abandonment. 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. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

2. Site plans will be required for any new development other than single-family or duplex residential.

3. 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.

4. This site will be subject to Commercial Design Standards; Rio Grande will be the principal street and is classified as an urban roadway.

5. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with Watershed

Protection and Development Review Dept. at 974-7185. Please begin this process as soon as possible, as it can take some time.

6. Utilities within right-of-way placed underground or to rear of site to maximum extent practicable.

7. If overhead utilities remain, no portion of the building may be located within a 10-foot radius of the energized conductor. (§ 2.2.2.B.3.; p. 16)

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