

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0196.02

P.C. DATE: December 11, 2007
January 15, 2008

ADDRESS: 4525 Guadalupe St.

C.C. DATE: January 10, 2008

OWNER/AGENT: Mike Beardsley

ZONING FROM: MF-4-NCCD-NP **TO:** GR-MU-CO-NCCD-NP

PLANNING COMMISSION RECOMMENDATION:

December 11, 2007 – Approved Staff's recommendation to postpone until January 15, 2008. Staff is working with the neighborhood and the applicant to craft language that would keep the MF-4 zoning yet still allow the applicant to achieve the desired development. Because the property is in an NCCD, staff believes that this is possible.

SUMMARY STAFF RECOMMENDATION:

Staff recommends the proposed change to GR-MU-CO-NCCD-NP, Community Commercial-Mixed Use-Conditional Overlay-Neighborhood Conservation Combining District-Neighborhood Plan zoning. The property is in conformance with the Hyde Park Neighborhood Plan. The property is in the Guadalupe District and Avenue A District, which encourages Mixed Use and Multifamily uses.

ISSUES:

In 2003, the previous property owner had this property rezoned from CS, General Commercial Services to GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay zoning for the portion that fronts Guadalupe St. and Ave. A. At the time there was much negotiation with the Hyde Park Neighborhood Association and eventually an agreement with the following prohibited uses:

Automotive Rentals
Automotive Sales
Commercial Off-Street Parking
Exterminating Services
Hotel-Motel
Outdoor Sports and Recreation
Pet Services
Bed and Breakfast (Group 1 and 2)
Plant Nursery
Urban Farm
College and University Facilities
Guidance Services
Group Residential

Automotive Repair Services
Automotive Washing (of any type)
Drop-Off Recycling
Funeral Services
Off-Site Accessory Parking
Pawn Shop Services
Outdoor Entertainment
Custom Manufacturing
Club or Lodge
Counseling Services
Hospital (General)

In addition, the applicant agreed to the following conditions,

- 1) Trips were limited to 2,000 per day
- 2) The height was limited to 50 feet.
- 3) A solid fence constructed in the front yard may not exceed 4 feet in height.
- 4) Parking requirements for a multifamily use that contains two or more bedrooms is one space per bedroom.

After several meetings between the applicant, neighborhood and staff, everyone was in agreement and the zoning change was approved (case C14-03-0167). However, the original owner did not complete the site plan and the property was sold to the current owner. In 2004, the Hyde Park North NCCD was approved and the portion facing Ave. A was rezoned to MF-4-NCCD. Because of the rezoning the current owner is unable to complete the site plan, which is the same site plan not completed by the previous owner. The current MF-4 base district does not allow for enough impervious cover. The present owner is requesting GR-MU-CO in order to complete the site plan. Staff has met with the Hyde Park Planning Team and the applicant, and the Planning Team voted to recommend the change with the same conditions agreed upon back in 2003.

The applicant intends to construct a mixed use building with both a Commercial and Multifamily component.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4-NCCD	Vacant Building
<i>North</i>	GR-NCCD	Multifamily
<i>South</i>	GR-NCCD	General Retail Sales
<i>East</i>	MF-2-NCCD	Multifamily, Single Family
<i>West</i>	Not Zoned	State Property

AREA STUDY: Hyde Park North NCCD

TIA: N/A

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

#034 – Hyde Park Neighborhood Association
 #283 – North Austin Neighborhood Alliance
 #511 – Austin Neighborhoods Council
 #603 – Mueller Neighborhoods Coalition
 #631 – Alliance to Save Hyde Park
 #937 – Taking Action Inc.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Guadalupe St.	Varies	Varies	Collector	N/A
Ave. A	50'	36'	Local	N/A

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

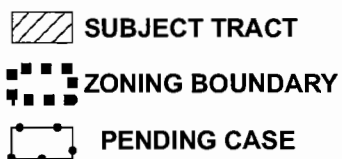
ORDINANCE NUMBER:

CASE MANAGER: Glenn Rhoades

PHONE: 974-2775

E-MAIL: glenn.rhoades@ci.austin.tx.us

STAFF RECOMMENDATION



ZONING CASE#: C14-04-0196.02
ADDRESS: 4525 GUADALUPE ST
SUBJECT AREA: 0.000 ACRES
GRID: J26
MANAGER: G. RHOADES



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.



Staff recommends the proposed change to GR-MU-CO-NCCD-NP, Community Commercial-Mixed Use-Conditional Overlay-Neighborhood Conservation Combining District-Neighborhood Plan zoning. The property is in conformance with the Hyde Park Neighborhood Plan. The property is in the Guadalupe District, which encourages mixed use and to maintain this corridor as a commercial area (see exhibit A).

BASIS FOR RECOMMENDATION

The applicant is requesting the change in order to develop the property with a mixed use building. The owner intends to have ground level retail and multifamily above and to the rear on Ave. A. The request complies with the neighborhood plan and meets the purpose statement set forth in the Land Development Code. The property is on the periphery of the Hyde Park neighborhood and will potentially serve the near by residents.

The GR-MU district would allow for a fair and reasonable use of the site. GR-MU zoning is appropriate for this site because of the location of the property and the commercial character of the area.

EXISTING CONDITIONS

Site Characteristics

The site is currently occupied with a vacant office building

Transportation

No additional right of way is need at this time.

A traffic impact analysis was waived because the applicant agrees to a 2,000 vehicle trip limit

Capitol Metro Bus Service is available along Guadalupe St. (Route 1)

Guadalupe Street is classified in the Bicycle Plan as a Priority 1 bike route.

There are existing sidewalks along Guadalupe St. and Ave. A.

Impervious Cover

The maximum impervious cover allowed under GR zoning is 90%.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. Water and wastewater utility improvements are required. The landowner will be responsible for all costs and for providing. The water and wastewater utility plan must be reviewed and approved by the City of Austin Water and Wastewater Utility.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.