

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0200

PC Date: January 29, 2008

ADDRESS: 2704 South First Street

OWNER/APPLICANT/AGENT: Julia Magness Schelebe

ZONING REQUEST **FROM:** SF-3 **TO** LR-MU

SUMMARY STAFF RECOMMENDATION:

Staff recommends the approval of neighborhood commercial –mixed use (LR-MU-CO) combining district zoning. The conditional overlay would limit total daily vehicle trips to less than 2000.

PLANNING COMMISSION RECOMMENDATION:

January 29 2008: Approved LR-MU-CO on consent (8-0)

DEPARTMENT COMMENTS:

The property is a single lot on South First Street, currently zoned family residence (SF-3). The request is to rezone the property to neighborhood commercial-mixed use (LR-MU), to allow for redevelopment of the property.

Properties along South First street are zoned with a mix of commercial, office and multi-family zoning, with occasional isolated lots still zoned for single family use.

Staff recommends approval of the request for LR-MU zoning, which would allow for a range of uses more in keeping with South First St.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family House
<i>North</i>	LO	Office
<i>South</i>	LO	Office
<i>East</i>	CS	Auto Repair
<i>West</i>	SF-3	Single Family Homes

AREA STUDY: The property lies within the proposed Galindo Neighborhood Planning Area, currently underway. A preliminary draft future land use map calls for mixed use

on this property. Additional discussions are necessary before the future land use map is finalized by the neighborhood planning participants and staff.

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 2,000 vehicle trips per day. [LDC, 25-6-117]

WATERSHED: East Bouldin

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

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

SCHOOLS: (AISD)

Dawson Elementary School Fulmore Middle School Travis High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
South 1 st St	60'	40'	Arterial	No	No	Yes

CITY COUNCIL DATE: **ACTION:**

February 28, 2008

ORDINANCE READINGS:

1st

2nd

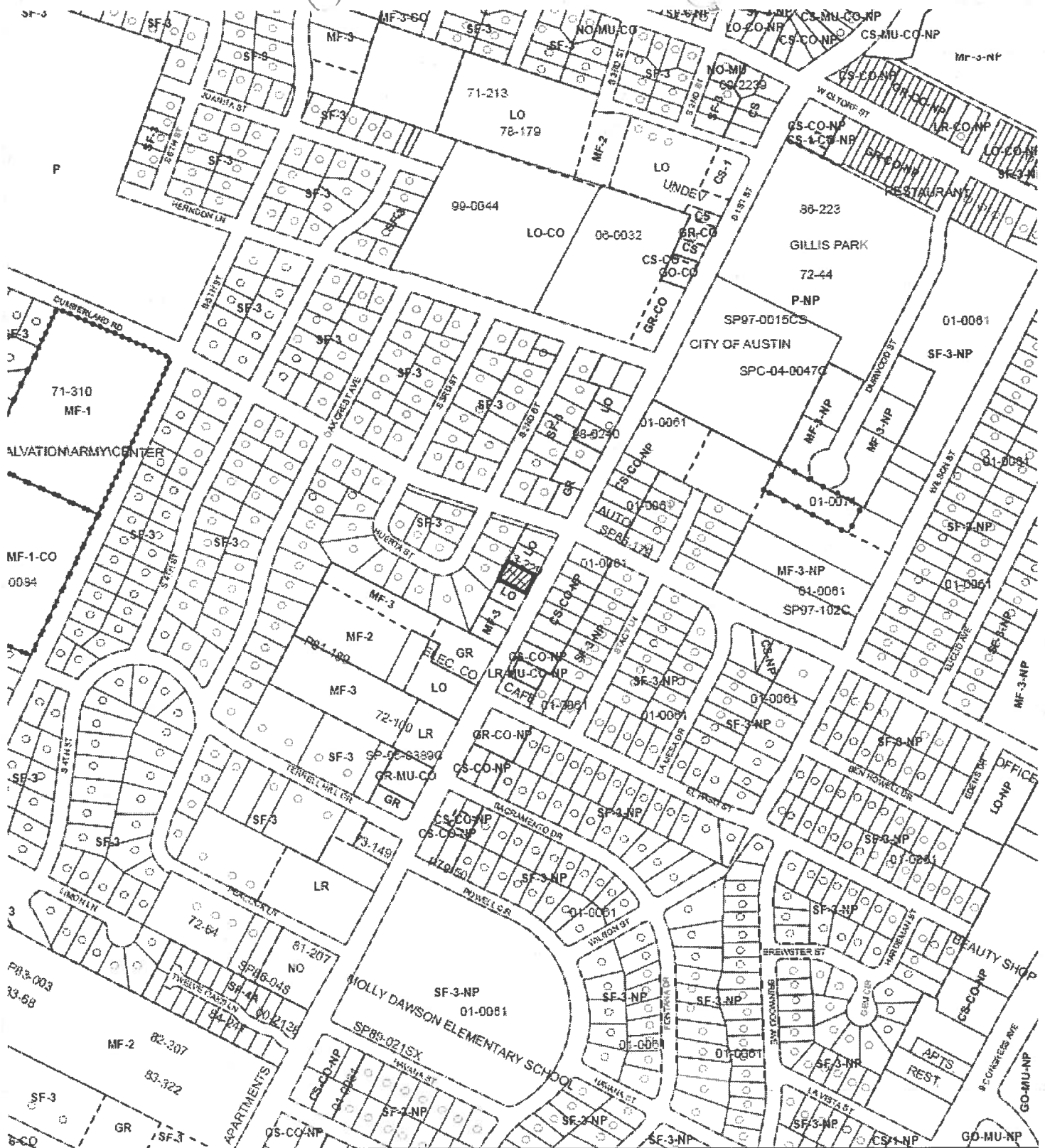
3rd

ORDINANCE NUMBER:

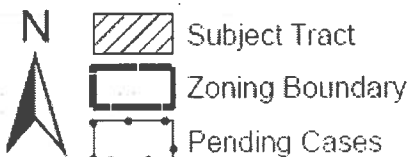
CASE MANAGER: Robert Heil

e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



ZONING



ZONING CASE#: C14-2007-0200
 ADDRESS: 2704 S 1ST ST
 SUBJECT AREA: 0.00 ACRES
 GRID: H19
 MANAGER: R. HEIL



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.

SUMMARY STAFF RECOMMENDATION

Staff recommends the approval of neighborhood commercial –mixed use (LR-MU-CO) combining district zoning. The conditional overlay would limit total daily vehicle trips to less than 2000.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

LR-MU zoning is appropriate along South First Street, providing a mix of neighborhood serving businesses and additional residential units.

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

LR-MU is compatible with the LO and CS zoning along S. First St. and, with compatibility standards, does not negatively impact the single family neighborhood to the rear.

Site Plan

This tract is already developed and a change of use within the existing structure may not trigger compatibility development regulations. However, if any new construction is required on this site (such as any additional parking required for the proposed use), this would be subject to compatibility development regulations due to the existing SF-3 zoned property to the west, and would be subject to the following requirements:

- 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.
- 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.

Any new construction will need to comply with Subchapter E: Design Standards and Mixed Use. 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 2,000 vehicle trips per day. [LDC, 25-6-117]

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.

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 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.



C14-2007-0200
2704 South First St
From SF-3 to LR

For the best possible print results, click the printer icon on the Live Search Maps page.



- 14. Rezoning: C14-2007-0200 - 2704 S. First**
 Location: 2704 S. 1st Street, East Bouldin Watershed, Galindo NPA
 Owner/Applicant: Julia Magness Schlebe
 Agent: Julia Magness Schlebe
 Request: From SF-3 to LR-MU
 Staff Rec.: **Recommended** - w/ CO
 Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

*amended minutes
will be approved*

APPROVED STAFF'S RECOMMENDATION FOR ~~LR-MU~~ DISTRICT ZONING; BY CONSENT.

[J.REDDY, M.DEALEY 2ND] (8-0)

LR-MU-CO

*2/12 to include
the CO which
was approved on
1/29*

- 15. Rezoning: C14-2007-0222 - 3116 SoCo**
 Location: 3116 South Congress Avenue, East Bouldin Creek Watershed, Dawson NPA
 Owner/Applicant: Rani Ilia
 Agent: Rani Ilia
 Request: From CS-CO-NP and MF-4-NP to CS-1-MU-CO-NP and GO-MU-CO-NP
 Staff Rec.: **CS-1-MU-CO-NP and LR-MU-CO-NP**
 Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR CS-1-MU-CO-NP & GO-MU-CO-NP DISTRICT ZONING; BY CONSENT.

[J.REDDY, M.DEALEY 2ND] (8-0)

- 16. Rezoning: C14-2007-0234 - South Urban Lofts**
 Location: 4367 Congress Avenue, Williamson Watershed, East Congress NPA
 Owner/Applicant: Mich Ely
 Agent: Mike McHone
 Request: CS-MU-CO-NP and MF-6-CO-NP to CS-MU-CO-NP and MF-6-CO-NP
 Staff Rec.: **Recommended**
 Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR CS-MU-CO-NP & MF-6-CO-NP DISTRICT ZONING; BY CONSENT.

[J.REDDY, M.DEALEY 2ND] (8-0)