

ZONING CHANGE REVIEW SHEET**CASE:** C14-2007-0114**PC Date:** January 29, 2008**ADDRESS:** 3717 Robinson Avenue**OWNER/APPLICANT:** Ramon A. Canales**AGENT:** Jim Bennet**ZONING FROM:** SF-3-NP**TO:** GO-NP**AREA:** 0.11 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends denial of the zoning request.

PLANNING COMMISSION RECOMMENDATION:**January 29, 2008:** Recommended denial of the zoning request (8-0)**DEPARTMENT COMMENTS:**

The property is a single family zoned property on the edge of a single family neighborhood. The request is to change the zoning from family residence – neighborhood plan (SF-3-NP) to general office-neighborhood plan (GO-NP).

Although the side of the property faces 38 ½ th Street, and is across that street from a major retail center, the site is inappropriate for general office use. The front of the property faces Robinson Avenue, a completely residential street, and in general, 38 ½ street provides a clear and consistent boundary for the single family neighborhood to the south.

Staff recommends denial of the zoning request, and of the associated neighborhood plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single Family House
<i>North</i>	CS-MU-NP	Large Retail Center (including Fiesta grocery store)
<i>South</i>	SF-3-NP	Single Family Homes
<i>East</i>	SF-3-NP	Single Family Homes
<i>West</i>	SF-3-NP	Single Family Homes

AREA STUDY: The property lies within the Upper Boggy Creek Neighborhood Plan Area, which calls for single family uses on the area. See Item 5 – NPA-2007-0012.01.

TIA: 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]

WATERSHED: Boggy Creek.

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Upper Boggy Creek Neighborhood Planning Team
- Taking Action Inc.
- Delwood Neighborhood Association
- Austin Neighborhoods Council
- Mueller Neighborhoods Coalition
- Cherrywood Neighborhood Association
- PODER – People Organized to Defend Earth and her Resources
- Anberly Airport Association
- Austin Independent School District
- Homebuilder's Association of Greater Austin.

SCHOOLS: (AISD)

Maple Wood Elementary School Kealing Middle School McCallum High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
38 ½ Street	42'	80'	Arterial	No	Rt 36	21 Exposition
Robinson	26'	60'	Local	Yes	Rt 55	22 Chicon 320 St Johns

CITY COUNCIL DATE: **ACTION:**

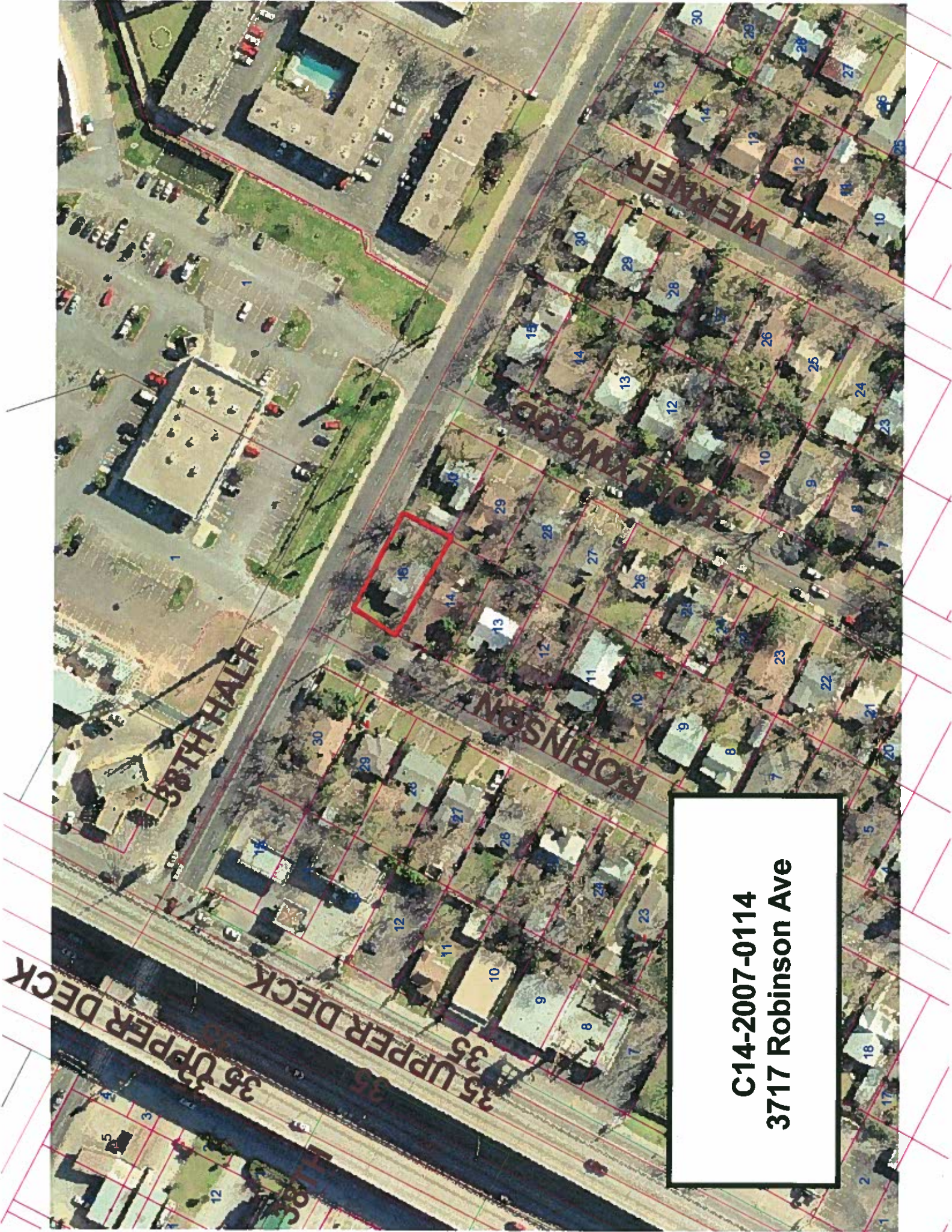
March 20, 2008:

ORDINANCE READINGS: 1st 2nd 3rd

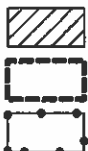
ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
robert.heil@ci.austin.tx.us

PHONE: 974-2330



C14-2007-0114
3717 Robinson Ave



Pending Cases

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 denial of the zoning request.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

South of E. 38 ½ th Street, the zoning, and use is overwhelmingly single family. The property fronts Robinson Avenue which is a residential street. General Office is incompatible on this site.

2. *Zoning should comply with adopted neighborhood plan..*

The property lies within the Upper Boggy Creek Neighborhood Plan Area, which calls for single family uses on the area. See Item 5 – NPA-2007-0012.01.

Site Plan

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

Compatibility Standards

The site is subject to compatibility standards. Along the east, west and south property lines, the following standards apply:

- No structure may be built within 15 feet of the property line. A 25 foot front setback is required.
- 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 within 5 feet of the property line.
- There is no setback requirement for a driveway for a lot with frontage of 0'-52' in width.
- 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.

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

- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- 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.

Transportation

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

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

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy 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. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, and system upgrades. 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.