

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2008-0005

**C.C. DATE:** March 20, 2008

**ADDRESS:** 3810 S 1<sup>st</sup> Street

**OWNER/APPLICANT:** Rahul Singh

**AGENT:** Same as owner

**ZONING FROM:** SF-3

**TO:** LR-MU

**AREA:** 0.33 acres

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends the applicant's request to rezone the subject property to LR-MU (neighborhood commercial – mixed-use) combining district zoning.

### **PLANNING COMMISSION RECOMMENDATION:**

Approved staff's recommendation for LR-MU (neighborhood commercial – mixed-use) combining district zoning. [Vote: 8-0; by consent]

### **DEPARTMENT COMMENTS:**

The 0.33-acre property is currently zoned SF-3 (single-family residence) district zoning. The applicant intends to rezone the property to LR-MU (neighborhood commercial – mixed-use) combining district zoning.

The site is currently developed with one single-family residence. The applicant intends to make the property his primary residence and potentially open a small business.

The subject property fronts South 1<sup>st</sup> Street, to which both ingress and egress access shall be taken. 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]

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Single-Family Residence
<i>North</i>	LO; LO-CO; GO-CO	Professional Office, Medical Offices
<i>South</i>	SF-3; CS	Single-family residence, Medical Offices
<i>East</i>	LO-NP; CS-CO-NP	Apartments, Professional Office, Indoor Entertainment
<i>West</i>	GR	Professional Office

**AREA STUDY:** N/A

**TIA:** Waived

**WATERSHED:** West Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** YES

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Dawson Neighborhood Association  
Galindo Elementary Neighborhood  
Association  
Austin Neighborhoods Council  
Austin Independent School District  
South Central Coalition

Barton Springs / Edwards Aquifer  
Conservation District  
Terrell Lane Interceptor Association  
Home Builders Association of Greater Austin  
CIM  
Homeless Neighborhood Association

**SCHOOLS:**

Galindo Elementary School  
Fulmore Middle School  
Travis High School

**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-04-0029	From LO-CO to GO-CO	APVD STAFF ALT REC OF GO-CO BY CONSENT W/AMDT TO NOT REQUIRE ROW AS COND OF ZONING; CO 2,000 TRIPS (8-0).	APVD GO-CO; CO 2,000 TRIPS (7-0)
C14-05-0125	From SF-3 to LO	APVD STAFF REC OF NO- MU-CO-NP; CO 2,000 TRIPS (7-0)	APVD NO-MU-CO-NP; CO 2,000 TRIPS (7-0)

**RELATED CASES:**

There are no pending or approved site plans at this time.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
S. 1 <sup>st</sup> St.	80-90'	40-45'	Minor Arterial	Yes	No	10 – S 1 <sup>st</sup> 110 South Central Flyer 484 Night Owl 328 Ben White

**CITY COUNCIL DATE:** Pending

**ACTION:** N/A

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Levinski

**PHONE:** 974-1384

## **STAFF RECOMMENDATION**

Staff recommends approval of the applicant's request for LR-MU (neighborhood commercial – mixed-use) zoning.

## **BASIS FOR RECOMMENDATION**

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

Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment. [LDC 25-2-97]

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The subject property fronts South 1<sup>st</sup> Street, which is a major arterial, where commercial base district zoning is appropriate. Single-family residence (SF-3) district zoning is more appropriate on internal, neighborhood roads.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is subject to compatibility standards. Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from the lot zoned SF-5 or more restrictive. This lot has SF-3 lots located along the southern edge of the property.

Along the southern property line, the following standards apply:

1. No structure may be built within 15 feet of the SF-zoned property line.
2. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the SF-zoned property line.
3. A building must have a front building line setback of at least 25 feet from a right of way if the tract on which the building is constructed adjoins a SF-zoned property or use.

The tract does not appear to be legal by subdivision, therefore a Land Status Determination will be required to determine if it is a legal tract prior to site plan. In order to make this determination, contact the Development Assistance Center on the first floor (Section 25-1-61).

This site will be subject to Subchapter E: Design Standards at time of site plan. This portion of S. 1<sup>st</sup> is a Core Transit Corridor.

This site is located within the Galindo Neighborhood Planning Area.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the East and West Bouldin Creek Watersheds of the Colorado River Basin, which are classified as Urban

Watersheds 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.

### **Transportation**

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]

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
S. 1 <sup>st</sup> St.	80-90'	40-45'	Minor Arterial	Yes	No	10 – S 1 <sup>st</sup> 110 South Central Flyer 484 Night Owl 328 Ben White

### **Right of Way**

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

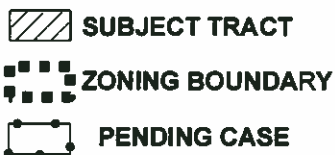
### **Water and Wastewater**

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 relocations and or abandonments required. 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.









**ZONING CASE#: C14-2008-0005**  
**ADDRESS: 3810 S 1ST ST**  
**SUBJECT AREA: 0.33 ACRES**  
**GRID: H19**  
**MANAGER: R. LEVINSKI**



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**1" = 400'**