ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0005
C.C. DATE: March 20, 2008

ADDRESS: 3810 S 1st 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 1st 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:

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

AREA STUDY: N/A

WATERSHED: West Bouldin Creek

TIA: Waived

DESIRED DEVELOPMENT ZONE: YES
CAPITOL VIEW CORRIDOR: N/A

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

HILL COUNTRY ROADWAY: N/A
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:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>PLANNING COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-04-0029</td>
<td>From LO-CO to GO-CO</td>
<td>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).</td>
<td>APVD GO-CO; CO 2,000 TRIPS (7-0)</td>
</tr>
<tr>
<td>C14-05-0125</td>
<td>From SF-3 to LO</td>
<td>APVD STAFF REC OF NO-MU-CO-NP; CO 2,000 TRIPS (7-0)</td>
<td>APVD NO-MU-CO-NP; CO 2,000 TRIPS (7-0)</td>
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</tbody>
</table>

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

ABUTTING STREETS:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bike Route</th>
<th>Bus Routes</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. 1st St.</td>
<td>80-90'</td>
<td>40-45'</td>
<td>Minor Arterial</td>
<td>Yes</td>
<td>No</td>
<td>10 - S 1st</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
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<td>110 South Central Flyer</td>
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<td></td>
<td></td>
<td>328 Ben White</td>
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CITY COUNCIL DATE: Pending
ACTION: N/A

ORDINANCE READINGS: 1st
2nd
3rd

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 1st 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. 1st 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]

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**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 abandoning 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.