

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0042 – 1801 Nelms Drive

HLC DATE: July 23, 2007

ZAP DATE: October 16, 2007
November 20, 2007

CC DATE: April 10, 2008

ADDRESS: 1801 Nelms Drive

OWNERS: Invest Smart Homes
(Todd Rayer)

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: SF-3-H **TO:** MF-4; MF-4-H

AREA: 1.78 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant multi-family residence (moderate-high density) – historic (MF-4-H-CO) combining district zoning. The Conditional Overlay provides a 40-foot buffer around the site of the ruins, as the Historic Landmark Commission recommended.

HISTORIC LANDMARK COMMISSION RECOMMENDATION:

July 23, 2007: *RECOMMENDED A ZONING CHANGE TO FAMILY RESIDENCE – HISTORIC (SF-3-H) DISTRICT ZONING FOR THE RUINS AND A 40-FOOT BUFFER ZONE AROUND THE RUINS, AND MULTI-FAMILY RESIDENCE (MEDIUM DENSITY) HISTORIC (MF-3-H) DISTRICT ZONING FOR THE REMAINDER OF THE TRACT.*

[J. ARRIAGA, R. AREND – 2ND] (4-1, MATHER – NAY)

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 16, 2007: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO 11/20/07.*

[J. MARTINEZ, S. HALE 2ND] (6-0) C. HAMMOND, J. GOHIL – ABSENT

November 20, 2007: *APPROVED THE FOOTPRINT OF THE HISTORIC STRUCTURE TO REMAIN SF-3-H ZONING; BALANCE OF TRACT TO BE ZONED MF-3; CONDOMINIUMS, TOWN HOUSE RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL (ANY USE HIGHER THAN SF-3) WOULD REQUIRE SITE PLAN APPROVAL BY ZAP COMMISSION.*

[K. JACKSON, J. MARTINEZ – 2ND] (7-0) S. HALE – ABSENT

ISSUES:

The proposed apartments will be constructed around the site of the Sebron Sneed House ruins, and the developer must obtain a Certificate of Appropriateness from Historic

Landmark Commission at the time of site plan. The H, Historic designation would also be reduced in size to the site of the ruins.

DEPARTMENT COMMENTS:

The subject property is an unplatted tract that contains the ruins of the Sebron Sneed House and is located at northeast corner of Bluff Springs Road and Nelms Drive. The portion of the property that contains the ruins is zoned family residence – historic (SF-3-H) and the remainder is zoned family residence (SF-3). The property is surrounded by apartments to the north, east and south (MF-3) and commercial uses that front onto the northbound IH-35 Service Road are located to the west, across Bluff Springs Road (GR-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has submitted a rezoning request to the multi-family residence moderate – high density (MF-4) district in order to develop apartments. Consistent with the zoning of properties on three sides and recognizing the established commercial corridor between Bluff Springs Road and the IH-35 frontage road, Staff supports multi-family residence (medium density) (MF-3) zoning with a Conditional Overlay that incorporates the recommendation of the Historic Landmark Commission to provide a 40-foot buffer around the site of the ruins of the Sebron Sneed House.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3; SF-3-H	Ruins of the Sebron Sneed House
<i>North</i>	MF-3	Apartments
<i>South</i>	MF-3	Apartments
<i>East</i>	MF-3	Apartments
<i>West</i>	GR-CO	Undeveloped; Commercial businesses fronting on the northbound IH-35 service road

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- 27 – Franklin Park Neighborhood Association
- 96 – Southeast Corner Alliance of Neighborhoods (SCAN)
- 300 – Terrell Lane Interceptor Association
- 428 – Barton Springs / Edwards Aquifer Conservation District
- 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
- 742 – Austin Independent School District
- 743 – Southeast Austin Trails & Greenbelt Alliance

786 – Home Builders Association of Greater Austin

SCHOOLS:

Perez Elementary School Mendez Middle School Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-90-0036 – University Federal Savings Association	GR; GR-CO to GR, to change conditions of zoning	To Grant GR-CO	Approved GR-CO with CO for an FAR limit of 0.24 to 1 (10- 4-90).
C14-88-0059 – Duke Properties	MF-3 to GR-CO	To Grant GR-CO	Approved GR-CO with FAR limit of 0.24 to 1 (8-25-88).
C14-88-0058 – Bluff Springs Center	LO; LR; CS to GR	To Grant GR-CO	Approved GR-CO with FAR limit of 0.25 to 1 and conditions of the TIA (8-25-88).

RELATED CASES:

There are no pending subdivision or site plan applications on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Nelms Drive	70 feet	40 feet	Collector	No	North side of the street	Yes
Bluff Springs Road	80 feet	50 feet	Collector	No	No	Yes

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Jerry Rusthoven
e-mail: jerry.rusthoven@ci.austin.tx.us

PHONE: 974-3207

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant multi-family residence (moderate-high density) – historic (MF-4-H-CO) combining district zoning. The Conditional Overlay provides a 40 foot buffer around the site of the ruins, as the Historic Landmark Commission recommended.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The MF-4, Multifamily Residence (Moderate-High Density) district is intended for multifamily developments with a maximum density of up to 54 units per acres located near supporting transportation and commercial facilities.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Consistent with the zoning of properties on three sides and recognizing the established commercial corridor between Bluff Springs Road and the IH-35 frontage road, Staff supports multi-family residence moderate-high density (MF-4) zoning with a Conditional Overlay that incorporates the recommendation of the Historic Landmark Commission to provide a 40-ft buffer around the site of the ruins of the Sebron Sneed House.

EXISTING CONDITIONS**Site Characteristics**

The property consists of the ruins of the Sebron Sneed House and is surrounded by undeveloped land. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the MF-4 zoning district would be 60%, which is based on the more restrictive watershed regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

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

The trip generation under the requested zoning is estimated to be 385 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and abandonments. 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.

Site Plan & Compatibility Standards

It appears a portion of this site is zoned historic. The City Historic Preservation Officer will review all proposed zoning changes regarding city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property. Please contact the Historic Preservation Officer at 974-6454 for additional information [Chapter 25-11]. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval.

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

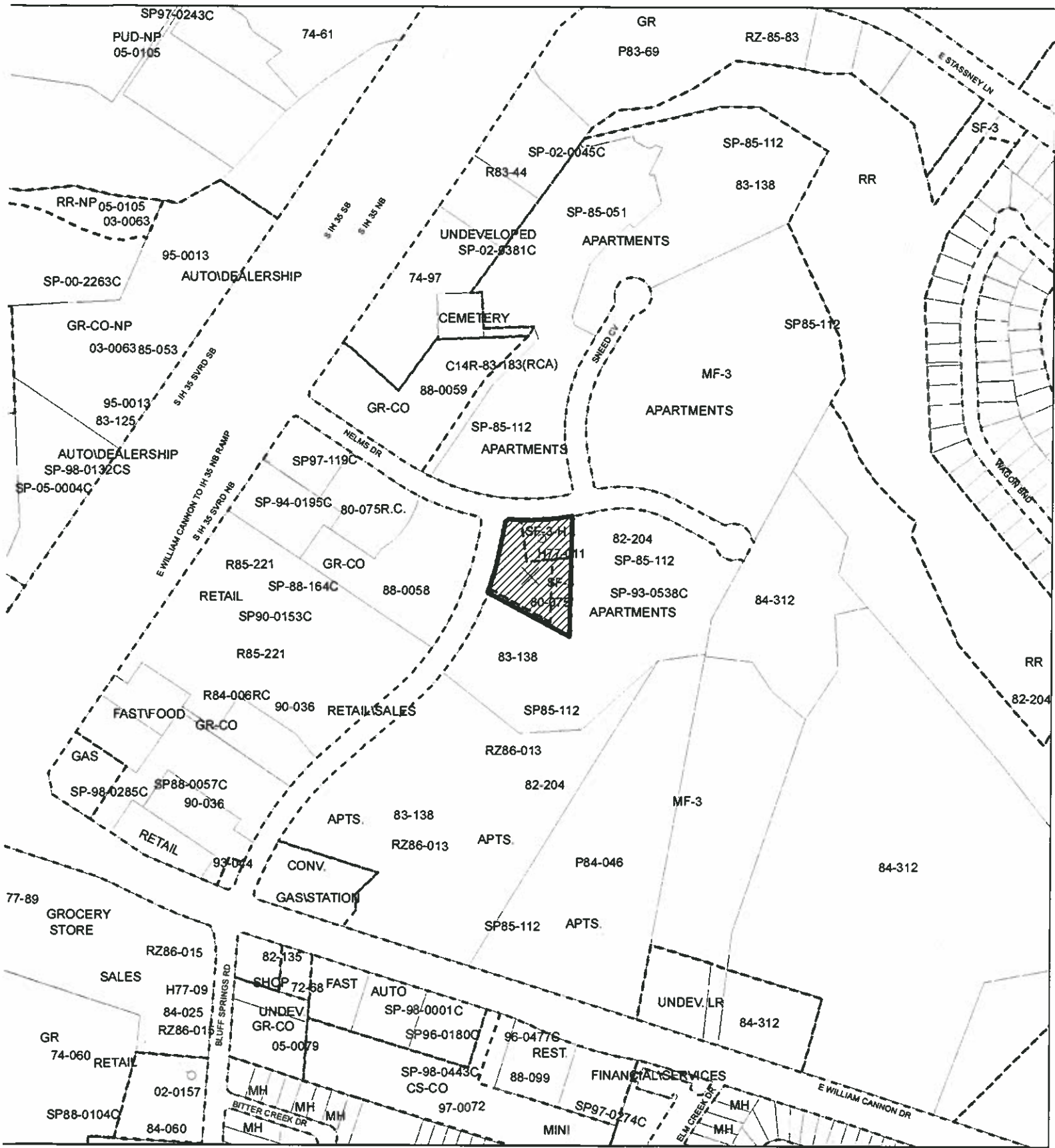
REZONING REQUEST

C14-2007-0042 - 1801 Nelms Drive





From: SF-3-H

To: MF-4; MF-4-H





ZONING


 Subject Tract
 Zoning Boundary
 Pending Cases

ZONING CASE#: C14-2007-0042
ADDRESS: 1801 NELMS RD
SUBJECT AREA: 1.780 ACRES
GRID: H16
MANAGER: S. SADOWSKY



1" = 400' OPERATOR: SM

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.