

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0084 – Fort Magruder 3B

P.C. DATE: May 13, 2008

ADDRESS: 3906 Wadford St.

OWNER/APPLICANT: Gladys Long

AGENT: Thrower Designs (Ron Thrower)

AREA: 0.233 acres

ZONING FROM: SF-3-NP

TO: CS-MU-V-CO-NP

REQUESTED CONDITIONAL OVERLAY:

The conditional overlay shall prohibit the following uses: pawn shop services, commercial blood plasma center, adult-oriented businesses, and all automobile-related uses.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of GR-MU-V-CO-NP (community commercial – mixed use – vertical mixed use overlay – conditional overlay – neighborhood plan) combining district zoning. The conditional overlay shall prohibit pawn shop services, commercial blood plasma centers, and all auto-related uses (auto rentals, auto repair services, auto sales, auto washing, and vehicle storage).

Additionally, staff will likely recommend a vehicle trip limit dependent on the required Neighborhood Traffic Analysis currently being conducted by the transportation reviewer.

For the vertical mixed-use overlay, staff recommends approval of the following components:

- The property is exempt from the dimensional standards identified in Article 4.3.3 E.2 (Dimensional and Parking Requirements)
- The property is subject to the parking reductions identified in Article 4.3.3 E.3 (Dimensional and Parking Requirements)
- Ten percent of residential units available for rental in a vertical mixed-use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.

The staff recommendations for the “V” component reflect the same vertical mixed-use standards adopted on the majority of the properties within the Dawson Neighborhood Planning Area during the opt-in / opt-out process.

PLANNING COMMISSION RECOMMENDATION:

Pending

DEPARTMENT COMMENTS:

The 0.342-acre property is currently developed with a single-family residence and a mobile home and is zoned SF-3 (single-family residence) district zoning. The applicant intends to rezone the property to GR-MU-V-CO-NP to allow for a vertical mixed-use building with an office component.

The subject property, Fort Magruder 3B, takes both ingress and egress access from Wadford Street and could potentially take access to the E Ben White service road. Directly across the street, to the east, is an undeveloped tract of land zoned CS-CO-NP and a single-family residence zoned SF-3-NP. To the north and west are current single-family residences.

The subject property, Fort Magruder 3B, is part of a large group of rezoning cases filed by Mr. Ron Thrower on the same block (See attached map). There are a total of four rezoning applications on file with the city; however, staff understands that a rezoning application is likely to be filed soon for the properties located at 209 and 211 Dunlap Street (Fort Magruder 3E).

Of the four rezoning cases, this is the only rezoning case where the applicant is still seeking the originally requested CS base zoning district.

The Planning Commission initiated a neighborhood plan amendment from single-family to mixed-use for 3900 Wadford Street (located at the southeast corner of the intersection of Wadford St. and Dunlap St.) at the request of the current property owner. The property owner, Mr. Sanchez, has since stated he no longer wishes his land use to be changed at this time.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Construction Sales and Services
<i>North</i>	SF-3-NP; SF-3-NP (Request for GR-MU-V-CO-NP)	Single-Family Residences
<i>South</i>	N/A	US Highway
<i>East</i>	CS-CO-NP; SF-3-NP; CS-V-CO-NP	Undeveloped; Single-Family Residence; Gas Station
<i>West</i>	SF-3-NP (Request for GR-MU-V-CO-NP)	Single-Family Residences

AREA STUDY: N/A

TIA: Neighborhood Traffic Analysis – See Attached Results

WATERSHED: East 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:

Dawson Elementary School
 Fulmore Middle School
 Travis High School

CASE HISTORIES:**C14-2007-0236 – Dawson VMU Application**

The vertical mixed-use opt-in / opt-out process was completed for the Dawson Neighborhood Planning Area on January 10, 2008. Most of the properties within the area were included for all of the additional bonus provisions allowed by the vertical mixed-use overlay. The neighborhood set the affordability level at 60% MFI to take advantage of the dimensional standards waiver.

PC: Approved neighborhood recommendation (VMU); (7-0)

CC: Approved Planning Commission recommendation (7-0); all 3 readings

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2007-0048 Fort Magruder 1	From SF-3-NP to CS-MU-CO- NP	Approved staff's recommendation of GR-MU-CO-NP [Vote: 8-0; P. Cavazos – Absent]	Approved GR-MU-CO-NP on 1 st Reading Only [Vote: 6-0; M. Martinez off]
NPA-07-0001.01 – Dawson Neighborhood Plan Amendments	From Single- Family to Mixed-Use	Approved staff's recommendation of Mixed Use with no principle commercial development & residential only on last 75' of project [Vote: 8-1, D. Sullivan-no]	Approved Mixed-Use for PART (those properties being brought forward as rezoning cases) [Vote: 6-0; M. Martinez off]

FORT MAGRUDER CASES:

Case	Address	Request	Status
C14-2008-0072 – Fort Magruder 3A	3902 & 3904 Wadford Street	From SF-3-NP to GR-MU-V-CO-NP	Pending Planning Commission Recommendation
C14-2008-0073 – Fort Magruder 3D	213 Dunlap St. and 3907 A + B Reyna St.	From SF-3-NP to GR-MU-V-CO-NP	Pending Planning Commission Recommendation
NPA-2008-0001.02 (PART – Fort Magruder 3D)	3907 B Reyna St.	From Single- Family to Mixed-Use	Pending Planning Commission Recommendation
C14-2008-0074 – Fort Magruder 3C	207 Dunlap St.	From SF-3-NP to GR-MU-V-CO-NP	Pending Planning Commission Recommendation
C14-2008-0084 – Fort Magruder 3B	4906 Wadford St.	From SF-3-NP to CS-MU-CO-NP	Pending Planning Commission Recommendation

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Wadford St	43'	28'	Local	No	Rt. 47	Route 1 S. Congress

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 GR-MU-V-CO-NP (community commercial – mixed use – vertical mixed use overlay – conditional overlay – neighborhood plan) combining district zoning.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with adopted neighborhood plans.*

On October 18, 2007, the Austin City Council voted (6-0; M. Martinez off the dais) to amend the Dawson Neighborhood Plan Future Land Use Map to change the land use designations for the subject properties from single-family to mixed-use.

While the requested rezoning applications are consistent with the adopted future land use map, staff feels it is important to note that the subject properties may be redeveloped independent of one another, which could result in commercial uses directly adjacent to existing single-family residences.

One of the major goals of the original Dawson Neighborhood Plan, adopted in 1998, is to keep intense commercial uses away from existing single-family residences. Thus, staff recommends a conditional overlay prohibiting the more intense commercial uses, including all automobile-related uses.

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 properties are located on a block fronting the service road for US Highway 290, where commercial zoning is more appropriate than single-family.

EXISTING CONDITIONS

Site Characteristics

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

The site is subject to compatibility standards. Along the property line(s) adjacent to SF-3-NP, the following standards apply:

- 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.

- A landscape area at least 25 feet wide is required along 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.
- 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.

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

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 a flood plain adjacent to the project boundary.

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.

Transportation

A Neighborhood Traffic Analysis may be required to be performed for this project by the Transportation Review staff. Please contact this reviewer for further information. LDC, Sec. 25-6-114.

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

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Wadford St	43'	28'	Local	No	Rt. 47	Route 1 S. Congress

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.