

ZONING CHANGE REVIEW SHEET

CASE: C14H-2009-0035 Scarbrough House

P.C. DATE: 12-8-2009

ADDRESS: 1801 West Avenue

AREA: 0.30 acres

APPLICANT: Jo Sue Howard

AGENT: City of Austin

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation Reviewers comments.

WATERSHED: Shoal Creek

ZONING FROM: MF-4 Multi-Family Residence - Moderate-High Density

ZONING TO: SF-3-H Single Family Residential/Historic

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff recommends SF-3 Single Family Residential/Historic

PLANNING COMMISSION RECOMMENDATION:

HISTORIC LANDMARK COMMISSION RECOMMENDATION:

The Historic Landmark Commission at their regularly scheduled meeting of September 28th voted to approve SF-3 Single Family Residential/Historic.

DEPARTMENT COMMENTS:

This case was initiated by the Planning Commission at their regularly scheduled meeting of September 22nd. The Commission instructed staff to down zone the property from MF-4, multi-family to SF-3, single family residence. The staff was further instructed to initiate "Historic" zoning on the structure as well.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	MF-4	Single Family Residence
NORTH	GO-H	Office
SOUTH	LO-H	Office
EAST	GO	Office
WEST	MF-4	Multi-Family

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-91-0079 1504 West Ave.	From SF-3 to NO-H-CO	Approved NO-H-CO [Vote: 9-0]	Approved NO-H-CO [Vote: 7-0]
C14-78-184 1502 West Ave.	From "A" Residence (SF-3) to "O" Office (LO)	Approved "O" Office (LO) [Vote 7-0]	Approved "O" Office (LO) [Vote 9-0]
C14-80-171 1501 West Ave.	From "A" Residence (SF-3) to "O" Office (LO)	Approved "O" Office (LO) [Vote 7-0]	Approved "O" Office (LO) [Vote 9-0]

BASIS FOR RECOMMENDATION:

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

Granting SF-3 would be in keeping with the current use which is single family residential.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- North Austin Neighborhood Alliance
- Sentral Plus East Austin Koalition
- Austin Neighborhoods Council
- Downtown Austin Alliance
- Downtown Austin Neigh. Assoc.
- Downtown Austin Neigh. Coal.
- Mueller Neighborhood Coal.
- Five Rivers Neigh. Assoc.
- Judges Hill Neigh. Assoc.
- Old Austin Neigh. Assoc.

SCHOOLS:

Matthews Elementary School
O'Henry Middle School
Austin High School

SITE PLAN:

The site already triggers compatibility standards to the surrounding properties due to the current use being single family residential.

TRANSPORTATION:

TR1. No additional right-of-way is needed at this time.

TR2. 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]

TR3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
West Ave	80'	40'	Collector	Yes	No	Yes (within ¼ mile)

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. 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.
4. According to flood plain maps, there is no flood plain within the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

CITY COUNCIL DATE: December 10th, 2009

ACTION:

ORDINANCE READINGS:

1ST

2ND

3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



