

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0063 1001 E. 52nd Street

P.C. DATE: 08/23/11

ADDRESS: 1001 E. 52nd Street

AREA: 0.12 Acres

APPLICANT: Olen Cothron

AGENT: The Austin Company
(Peter Von Wupperfeld)

NEIGHBORHOOD PLAN AREA: North Loop

CAPITOL VIEW: No

T.I.A. No

HILL COUNTRY ROADWAY: No

WATERSHED: Tannehill Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: SF-3-NP – Family Residence – Neighborhood Plan

ZONING TO: GR-NP – Community Commercial – Neighborhood Plan

SUMMARY STAFF RECOMMENDATION:

Staff recommends GR-CO-NP, Community Commercial - Conditional Overlay – Neighborhood Plan. The Conditional Overlay would prohibit the following uses: Residential treatment, Pawn shop services, Transitional housing and would make the following uses a conditional use: Campground, Commercial blood plasma center, Convenience storage, Equipment sales, Kennels and Vehicle storage and would limit the vehicle trips to 2,000 per day.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for GR-CO-NP district zoning, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, 1 vacancy on the commission.

DEPARTMENT COMMENTS:

This property is currently developed with a small, 700 square foot single family dwelling with a single car wood frame garage in the back. The owner, Olen Cothron also owns Cothron Safe and Lock Company to the South in the same block. Mr. Cothron has indicated that he would like to open a small coffee shop in the structure. This property is located in the North Loop Neighborhood Plan and is listed on the Future Land Use Plan (FLUM) as "Commercial". This block is comprised of three lots that were left over after the 51st Street interchange was constructed and is very near IH-35. Granting the requested zoning would match the zoning that is on the rest of the block and would be in conformance with the North Loop Neighborhood Plan Future Land Use Map.

BASIS FOR RECOMMENDATION:

1. *Granting of the request should result in an equal treatment of similarly situated properties.*

Granting the requested zoning would match the zoning that is on the rest of the block and in conformance with the North Loop Neighborhood Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	SF-3-NP	Residential
NORTH	GR-CO-NP	Auto Sales
SOUTH	GR-V-CO-NP	Locksmith
EAST	GR-CO-NP	Barber shop
WEST	SF-3-NP	Residential

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-73-0114	From SF-3 to GR	Approved GR [Vote: 7-0]	Approved GR [Vote: 7-0]
C14-82-0052	From SF-3 to LO	Approved LO [Vote: 7-0]	Approved LO [Vote: 5-0]
C14-94-0035	From SF-3 to GR	Approved GR [Vote: 7-0]	Approved GR [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Austin Neighborhood Council
- Ridgetop Neigh. Assoc.
- North Austin Neigh. Alliance

SCHOOLS:

Ridgetop Elementary School, Lamar Middle School, McCallum High School

SITE PLAN:

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 West property line, 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.

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
E. 52 nd Street	50'	30'	Local	No	No	No
Harmon Ave.	50'	30'	Local	No	Yes	No
E. 51 st Street	Varies	MNR4	Arterial	Yes	Yes	Yes
IH-35	200'	FWY8	Freeway	Yes	Yes	Yes

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill 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: September 22nd, 2011

ACTION:

ORDINANCE READINGS:

1ST

2ND

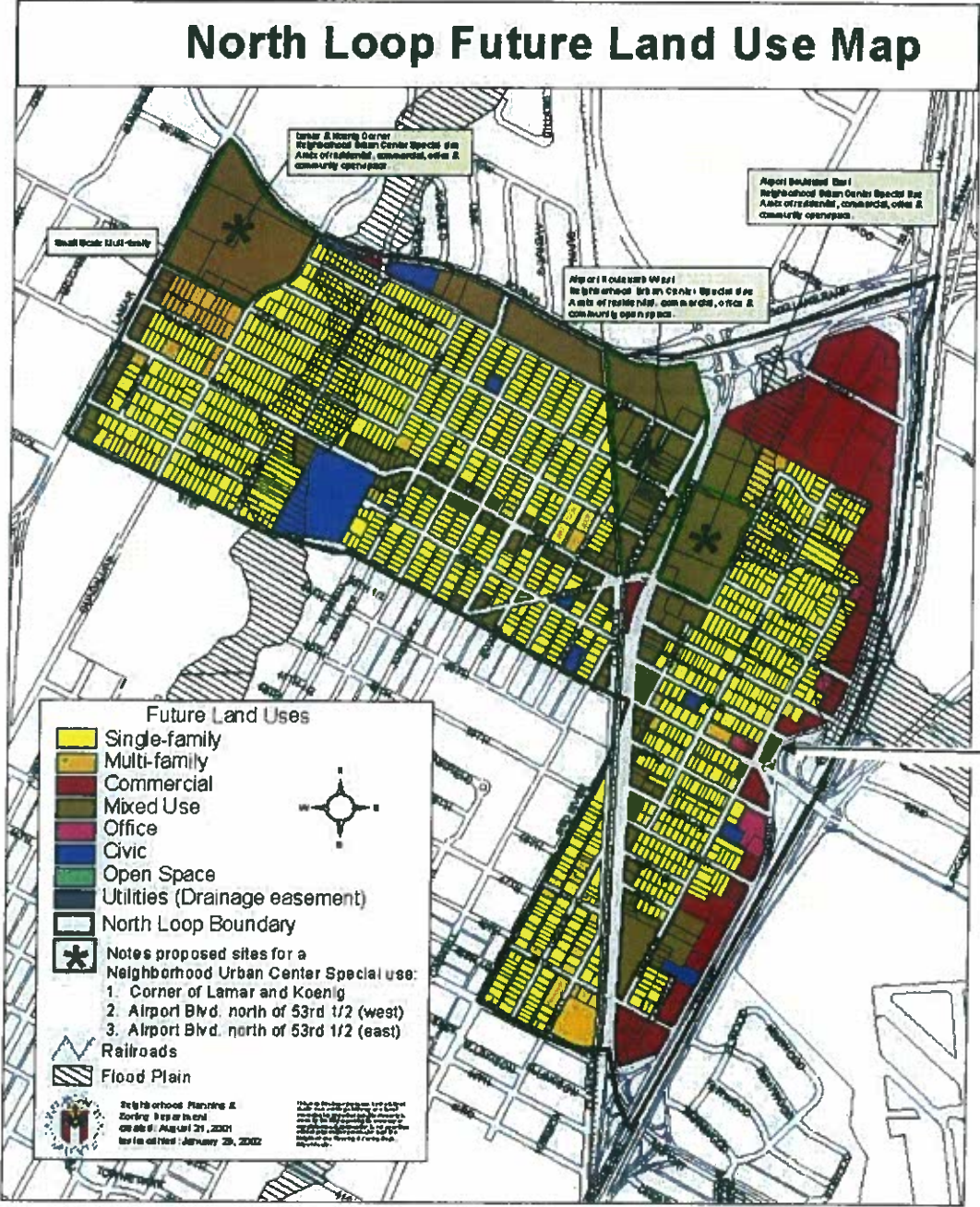
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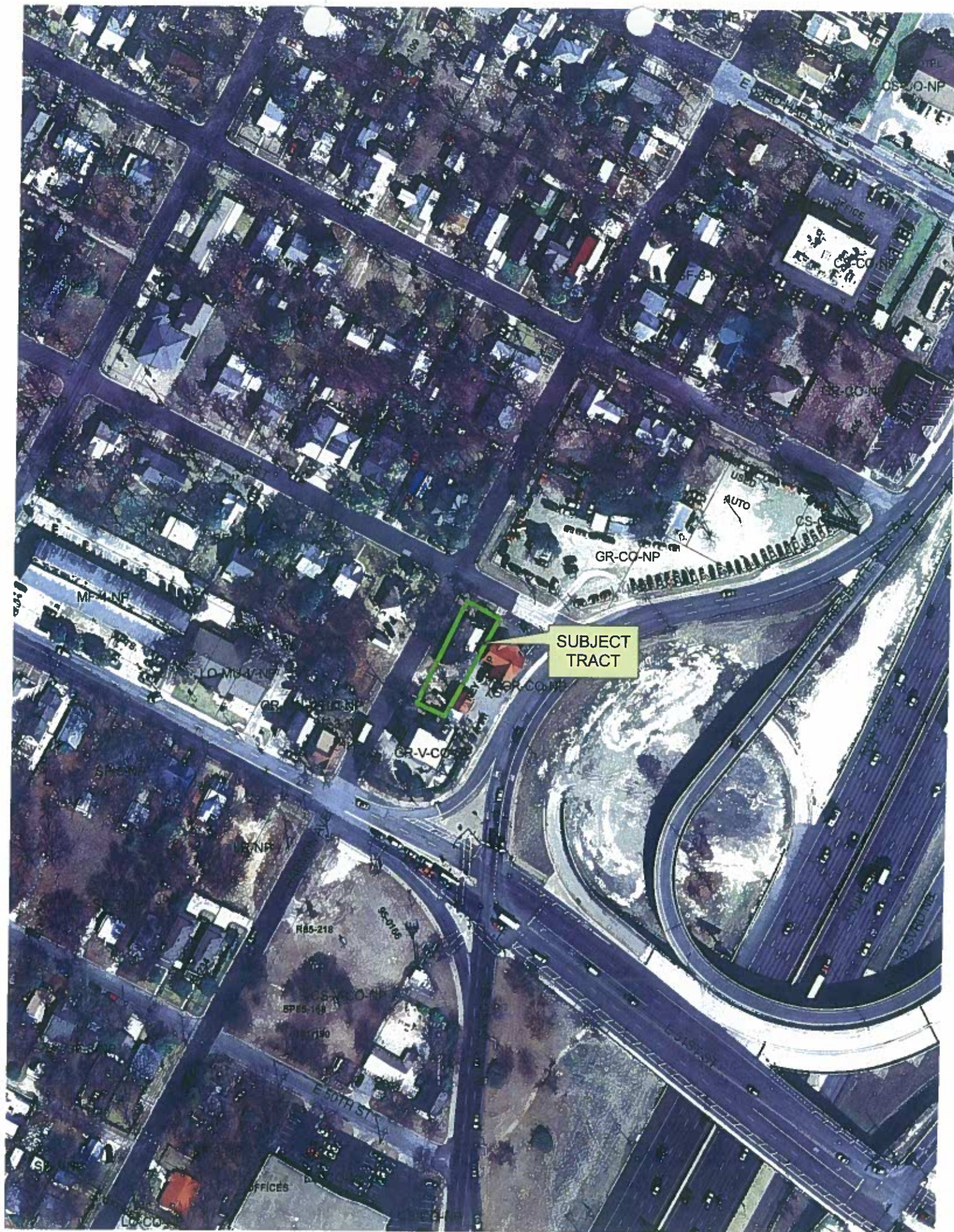
ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
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PHONE: 974-7691

The map on this page shows **future land use**. The Future Land Use Map represents the neighborhood's vision for how land use changes will take place over the next 20-25 years. It is a long term planning resource that represents a blue print for how the neighborhood would like the area developed in the future.







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30°18'39.59" N 97°42'41.34" W elev 653 ft

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Eye alt 661 ft