ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0047 **P.C. DATE:** July 11, 2011

ADDRESS: 801 South Lamar Boulevard

OWNER/APPLICANT: 801 Ltd., (Daryl Kunik)

AGENT: Thrower Design (Ron Thrower)

ZONING FROM: SF-3 **TO:** CS-V

AREA: 0.132 acres (5749 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the rezoning request to CS-V (General Commercial Services – Vertical Mixed Use) district zoning.

PLANNING COMMISSION RECOMMENDAITON: 7/11/11; The Planning Commission approved the rezoning request on consent (7-0; Chimenti absent).

DEPARTMENT COMMENTS: This 0.378 acre tract is currently an undeveloped portion of the Uchi restaurant property. The applicant has requested to rezone to general commercial services district zoning on behalf of the adjacent property owner to remove compatibility restrictions to the southern property line. Staff supports the request given that the zoning category is compatible and consistent with surrounding commercially zoned properties.

PLANNING COMMISSION RECOMMENDATION: 7/12/11 - The Planning Commission approved the staff recommendation of CS-V district zoning on consent (7-0; Chimenti absent, 1 vacancy).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3	Undeveloped
North	CS-V	Restaurant, retail, office
South	GR-MU-V-CO	Professional Office
East	P-NP, SF-3	Park, Single-family
West	CS, SF-3	Office, Single-family

NEIGHBORHOOD PLAN: South Lamar Planning Area

TIA: Waived

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:
Zilker Neighborhood Association
Bouldin Creek Neighborhood Association
Terrell Lane Interceptor Association
Barton Springs/Edwards Aquifer Conservation District
South Central Alliance
Save Our Springs Alliance

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-00-2234	CS and SF-3 to GR-MU-CO	Approved 12/19/2000; (6-1).	Approved 3/8/2001; (7-0)
C14-2008-0060	Zilker VMU (GR-MU-CO to GR-MU-V-CO)	Approved 9/3/2008; (7-0).	Approved 10/20/2008; (7-0).

BASIS FOR RECOMMENDATION

1. ***Zoning changes should promote an orderly relationship among land uses.***

   The requested rezoning is compatible with surrounding land uses and zonings.

2. ***Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.***

   The requested rezoning will be consistent with adjacent commercially zoned properties and is not in proximity to any residential properties.

EXISTING CONDITIONS

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West 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 no flood plain within the project area.

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.

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

Water and Wastewater

If 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
South Lamar Boulevard	90'	57'	Arterial	36342 (COA, 02/24/09)

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

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].

There are existing sidewalks along South Lamar Boulevard.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
South Lamar Boulevard	Climbing Lane	Climbing Lane

Capital Metro bus service (route no(s). 3, 338) is available along South Lamar Boulevard.

CITY COUNCIL DATE: August 18, 2011
October 20, 2011

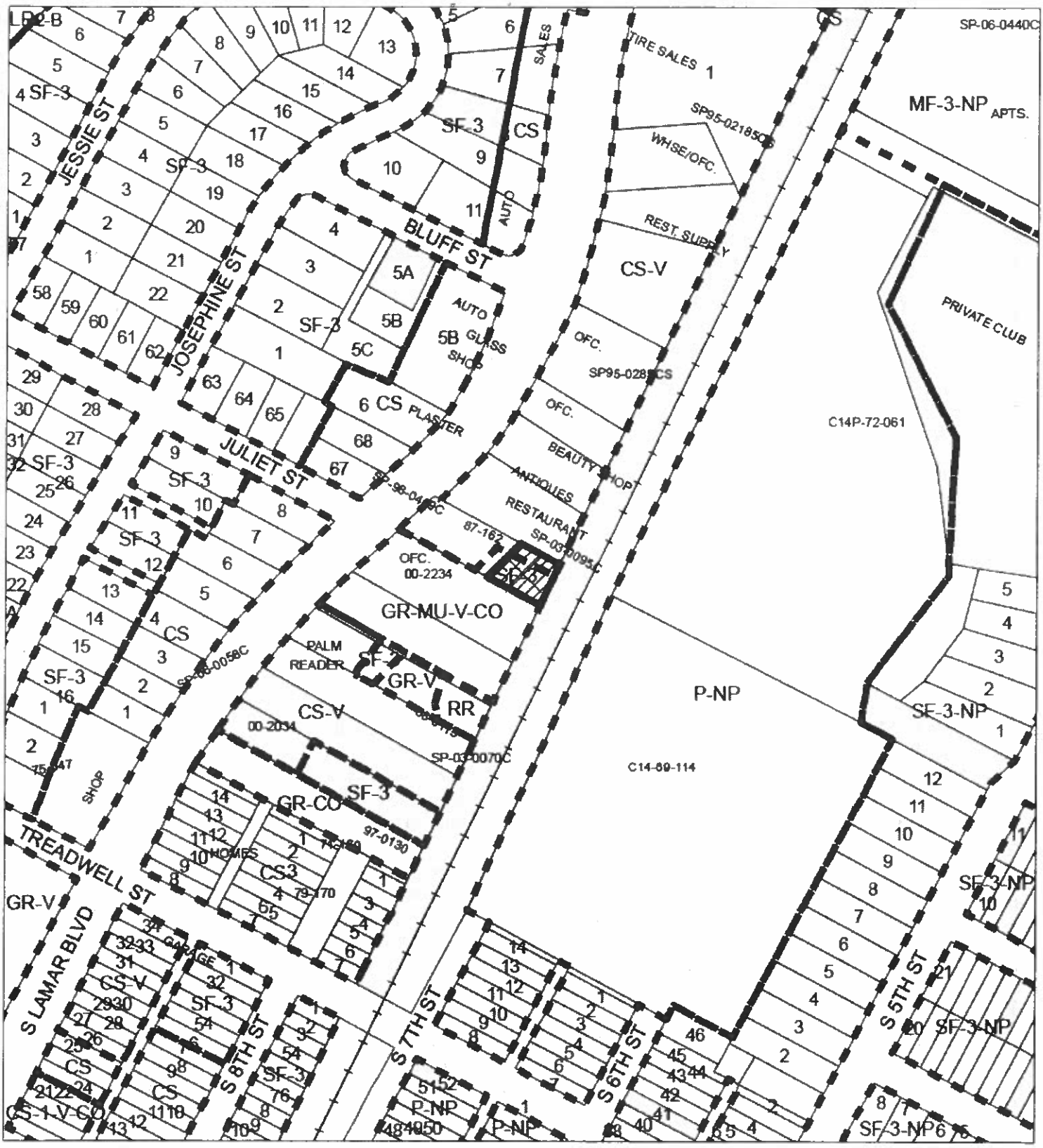
ACTION: Postponed by applicant

ORDINANCE READINGS: 1st **2nd** **3rd**

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@austintexas.gov



ZONING

N

SUBJECT TRACT

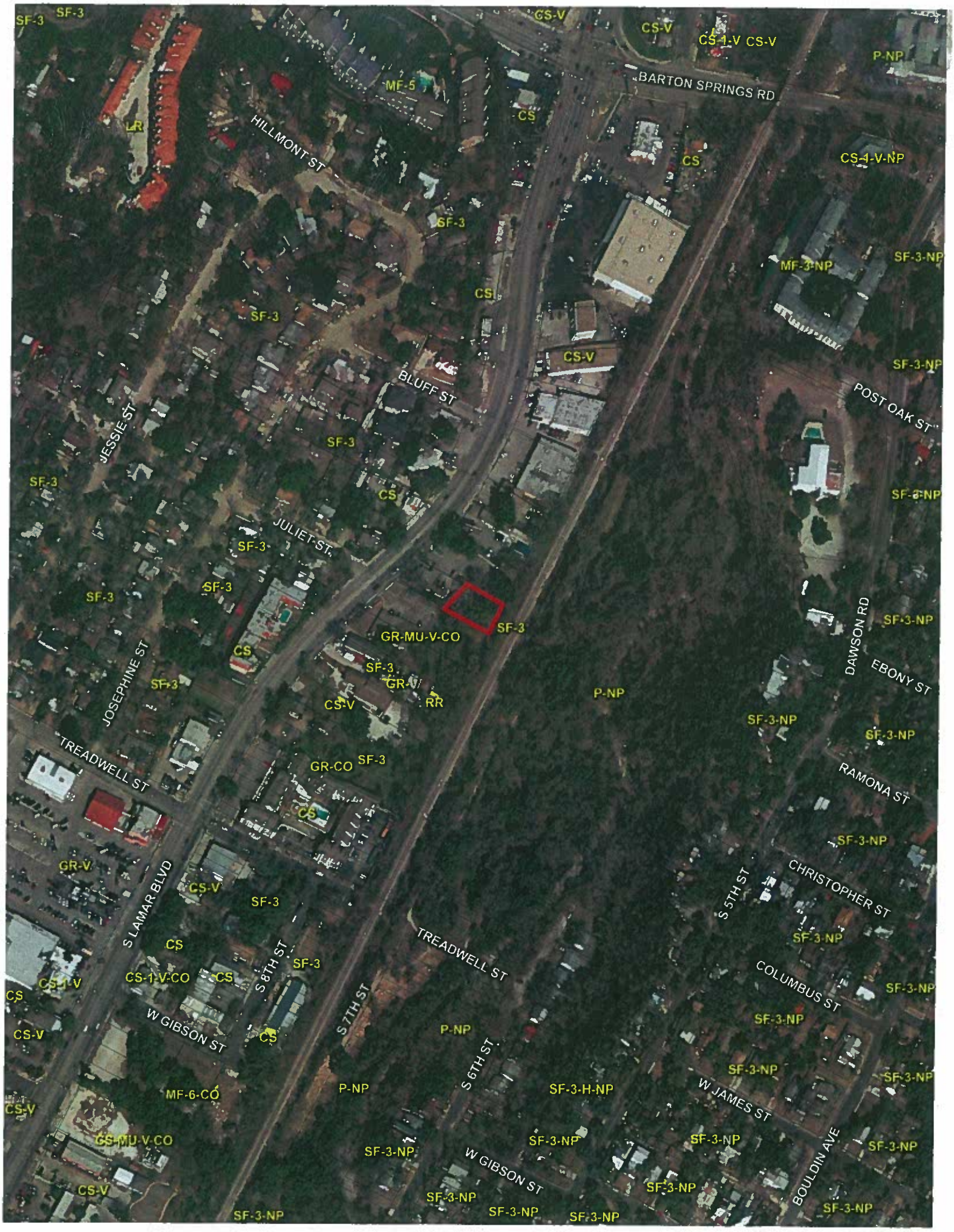
PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C14-2011-0047
LOCATION: 801 S LAMAR BLVD
SUBJECT AREA: 0.378 ACRES
GRID: H21
MANAGER: STEPHN RYE

1"=400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


BARTON SPRINGS RD
HILLMONT ST
BLUFF ST
JESSIE ST
JULIET ST
JOSEPHINE ST
TREADWELL ST
S LAMAR BLVD
W GIBSON ST
S 8TH ST
S 7TH ST
S 6TH ST
S 5TH ST
POST OAK ST
DAWSON RD
EBONY ST
RAMONA ST
CHRISTOPHER ST
COLUMBUS ST
W JAMES ST
BOULDIN AVE
SF-3
SF-3-NP
SF-3-H-NP
MF-5
MF-3-NP
MF-6-CO
LR
CS
CS-V
CS-1-V
CS-1-V-NP
CS-1-V-CO
CS-MU-V-CO
GR-MU-V-CO
GR-CO
GR-V
RR
P-NP