

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0040 – Radam .38

Z.A.P. DATE: June 5, 2012

ADDRESS: 605 and 607 Radam Lane

OWNERS: 605 Radam LLC; Cabot Chase, Ltd.,
(Jimmy Nassour)

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: SF-3

TO: CS

AREA: 0.38 acres
(16,552 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant neighborhood commercial – conditional overlay (LR-CO) combining district zoning. The Conditional Overlay prohibits service station use.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

June 5, 2012: *THE MOTION TO APPROVE GR-CO DISTRICT ZONING WITH THE CO PERMITTING MEDICAL OFFICES GREATER THAN 5,000 SQUARE FEET GROSS FLOOR AREA, AND ALL LR USES EXCEPT SERVICE STATIONS AND ALL AUTOMOTIVE USES, WHICH ARE PROHIBITED.*

[G. BOURGEOIS; S. BALDRIDGE – 2ND] (7-0)

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

DEPARTMENT COMMENTS:

The subject rezoning area is developed with two single family residences (zoned SF-3) and located one lot west of the corner of Radam Lane and South 1st Street. Radam Lane consists of a few single family residences, a City fire station, undeveloped property and medical offices (LO-V; LR-V-CO; LR-CO; GO-CO). There is a single family residence and retail sales use at the intersection of South 1st Street and Radam Lane (CS-V) and single family residences facing Clifford Street to the south (SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial).

The Applicant would like to develop the property with retail uses and has requested the general commercial services (CS) zoning district. While CS zoning is located along the South 1st Street corridor, it does not extend along the intersecting streets in the vicinity, and therefore would be an introduction of intensive zoning and uses. Staff's alternative recommendation is neighborhood commercial – conditional overlay (LR-CO) district zoning which exists on a similarly situated parcel to the west which was used as a restaurant (limited) and location across from a fire station. The conditional overlay prohibits service

station use due to the interior location of this property and adjacency to single family residences to the south.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Two single family residences
<i>North</i>	LO-V; GR-V; GO-CO	Medical offices; Undeveloped; City of Austin fire station
<i>South</i>	SF-3	Single family residences
<i>East</i>	CS-V	One single family residence; General retail sales (convenience)
<i>West</i>	SF-3; LR-CO; LR-V-CO; LO-V	A few single family residences; Outside storage; Medical offices

FUTURE NEIGHBORHOOD PLANNING AREA: South Austin Combined
(South Manchaca)

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 950 – Southwood Neighborhood Association
 1108 – Perry Grid 644
 1037 – Homeless Neighborhood Association
 1075 – League of Bicycling Voters
 1173 – South Congress Combined Neighborhood Plan Contact Team
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1222 – Placidena Heights
 1224 – Austin Monorail Project
 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc.
 1276 – South Congress Neighborhood Plan COA Liaison
 1340 – Austin Heritage Tree Foundation

SCHOOLS:

St. Elmo Elementary School

Bedichek Middle School

Travis High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0116 –	SF-3 to GO	To Grant	Approved GO-CO

608 and 610 Radam Ln.			with the CO limiting height to 50', and design & construction restrictions (11-6-08).
C14-2007-0216 – South Manchaca NPA Vertical Mixed Use Building (V) Zoning Opt-In/Opt-Out Process – Bounded by Ben White Boulevard on the north; South 1 st Street on the east; West Stassney Lane on the south; and Manchaca Road on the west	To add V zoning to 20 tracts within the South Manchaca NPA, as requested by the Neighborhood's application	To Grant V zoning to 19 tracts, as the Neighborhood recommended	Approved as Commission recommended (12-13-07).
C14-04-0117 – 509 Radam Lane	SF-3 to GR-CO	To Grant GR-CO with the CO prohibiting access to Radam Lane and requiring that access be taken to adjacent properties to the west and south	Approved GR-CO as Commission recommended (11-4-04).
C14-04-0062 – Project Sharky – 615 Radam Lane	SF-3 to LR-CO	To Grant LR-CO with CO for prohibiting drive-in services, and a list of conditional and prohibited uses	Approved LR-CO as Commission recommended (8-26-04).

RELATED CASES:

The rezoning area contains acreage out of a portion of Lot 8, Division D, James E. Bouldin Estate, Cause No. 8930. There are no site plan applications approved or in process on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Radam Lane	50 feet	38 feet	Collector	No	No	Yes (within ¼ mile)

CITY COUNCIL DATE: June 28, 2012**ACTION:**

ORDINANCE READINGS: 1st

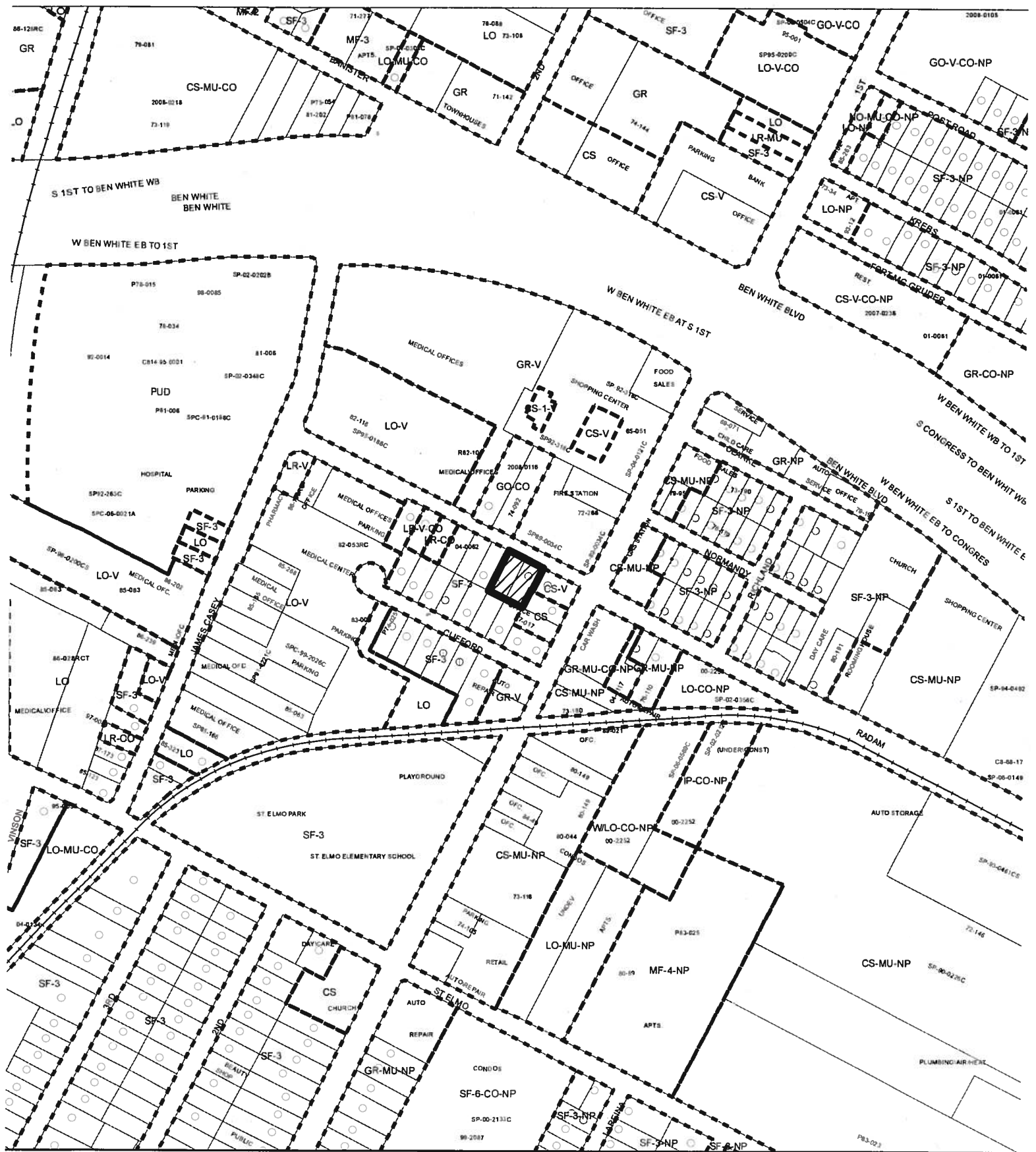
2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0040

Exhibit A



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'



SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant neighborhood commercial – conditional overlay (LR-CO) combining district zoning. The Conditional Overlay prohibits service station use.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Applicant's Request: The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities.

Staff Recommendation: The LR-CO, Neighborhood Commercial district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin *Land Development Code* states: "The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment."

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

Staff's alternative recommendation is neighborhood commercial – conditional overlay (LR-CO) district zoning which exists on a similarly situated parcel to the west which was used as a restaurant (limited) and location across from a fire station. The conditional overlay prohibits service station use due to the interior location of this property and adjacency to single family residences to the south.

EXISTING CONDITIONS**Site Characteristics**

The subject lots are developed with two single family residences. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the LR zoning district would be 80% which is a consistent figure between the watershed and zoning regulations.

Environmental

The site is not located over the Edwards 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 floodplain 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.

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.

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

Additional of right-of-way maybe required at the time of sub-division or site plan application for this property.

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 any water and wastewater

utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

Site Plan and Compatibility Standards

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the west and south 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.
- 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.

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

Rhoades, Wendy

From: Steve Portnoy <steve.portnoy@gmail.com>
Sent: Tuesday, June 05, 2012 3:42 PM
To: Rhoades, Wendy
Subject: Item 3. C14-2012-0040 - Radam 0.38 ac.
Attachments: Zoning_G18.pdf

Hi Wendy,

I am an owner/partner of the subject property along with Jimmy Nassour. Staff recommendation for "LR-CO" will not work for our intended use (future medical office development). "LR" will only permit medical office less than 5000 SF. We have assembled land along Radam, from the subject property out to the corner of S. 1st St. for a proposed medical office project of a larger scale than 5000 SF. We are amenable to "GR-CO" with multiple prohibited uses spelled out in the CO. Our need is to be able to build medical office in the future as a permitted use. For your consideration. See you later this evening. Thanks.

Steve Portnoy

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