

ZONING CHANGE REVIEW SHEET**CASE:** C14-2016-0064 – 8311 South 1st**Z.A.P. DATE:** September 6, 2016**ADDRESS:** 8311 South 1st Street**DISTRICT:** 2**OWNER & APPLICANT:** Tommy R. Coats and Rogene K. Buhrdorf**ZONING FROM:** SF-2**TO:** LR-MU**AREA:** 0.3509 acres
(15,285 square feet)**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant general office – mixed use (GO-MU) combining district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

September 6, 2016:

ISSUES:

The Applicant is in agreement with the Staff recommendation.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a platted lot and a vacated portion of right-of-way and contains a single family residence. The property has frontage on South 1st Street and is zoned single family residence-standard lot (SF-2) district. There are single family residences to the north and east (SF-2), construction sales and services, firewood sales, flag and flagpole sales, plumbing and masonry supply companies, and a church to the south (LR-MU-CO; SF-6-CO; DR; SF-2; IP-CO), and single family residences, a church and school across South 1st Street to the west (SF-2). The Imagine Austin Growth Concept Map identifies South 1st Street as a Mixed-Use Corridor which is a reflection of both land uses along a roadway and the available transportation options. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to accommodate the redevelopment of the site for commercial, office and residential uses. In recognition that the property fronts on a major arterial, but is not located at an intersection, Staff recommends the general office (GO) district. GO zoning allows for a very limited number of commercial uses and serves as a transition in land use between the single family residences within the Beaconridge subdivision to the north and east, and the proposed commercial and condominium residence zoned tracts on South 1st Street.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Single family residence
<i>North</i>	SF-2	Single family residences in the Beaconridge 3 subdivision
<i>South</i>	LR-MU-CO; SF-2; DR	Construction sales and services; Firewood sales; Flag and flagpole sales; Plumbing supply company, Masonry supply company; Church
<i>East</i>	SF-2	Single family residences in the Beaconridge 3 subdivision
<i>West</i>	SF-2	Church; Single family residences in the Buckingham Estates subdivision

AREA STUDY: N / A**TIA:** Is not required**WATERSHED:** South Boggy 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 1228 – Sierra Club, Austin Regional Group
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas
 1372 – Peaceful Hill Preservation League 1374 – Friends of Williams Elementary
 1424 – Preservation Austin 1494 – South Boggy Creek Neighborhood Association
 1502 – Beaconridge West Neighborhood 1528 – Bike Austin
 1530 – Friends of Austin Neighborhoods 1550 – Homeless Neighborhood Association

SCHOOLS:

Williams Elementary School

Bedichek Middle School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0090 – Freedom Park – 624 Ralph Ablanedo Dr.	DR to IP	To Grant IP-CO w/CO for 2,000 trips, max. 40' height & 70% impervious cover, and prohibit auto rentals, repair, sales & service station	Apvd IP-CO as ZAP recommended (10-18- 2012).
C14-2012-0060 – 8401 South 1 st	DR; SF-2 to GR- MU	To Grant LR-MU-CO for Tract 1 and SF-6-	Apvd LR-MU-CO and SF-6-CO as

Street		CO for Tract 2 w/the CO for 2,000 trips, and limit access to Orr Dr to emergency, pedestrians and bicycles	Commission recommended (1-31-2013).
C14-98-0147 – Carter Zoning Case – 8609-8721 South 1 st St.	DR to LR for Tract 1 and IP for Tract 2	To Grant LR-CO (Tr. 1) and IP-CO (Tr. 2) with CO limiting height to 40 ft., impervious cover to 70%, 2,000 trips, neighborhood commercial signs (25-10 of LDC), prohibit service station on Tr. 1, and auto rentals, repair & sales, adult-oriented uses, indoor/outdoor sports & recreation, service station, research services	Approved LR-CO (Tr. 1), IP-CO (Tr. 2) as Commission recommended (5-13-1999).
C14-96-0005 – Orton Zoning Change – 8601 South 1 st St.	DR to IP	To Grant IP-CO with CO limiting impervious cover to 70%, height to 40 ft., prohibit auto sales, prohibit access to Swanson Ln., 2,000 trips; Restrictive Covenant limiting hours of operation from 7 a.m. to 9 p.m.	Approved IP-CO with RC as rec. by PC (6-6-1996).

RELATED CASES:

The property was annexed into the City limits in November 1984. The rezoning area is platted as Lot 1, Block A of the South First Addition Section One subdivision recorded in April 1970 (C8-69-104) and one-half of a vacated right-of-way of Alma Drive on the north side. Please refer to Exhibit B.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
South 1 st Street	85 feet	45 feet	Minor Arterial (7,379 vpd)	No	Yes, #10 and 110	No

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for S. 1st Street.

CITY COUNCIL DATE: October 13, 2016

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

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

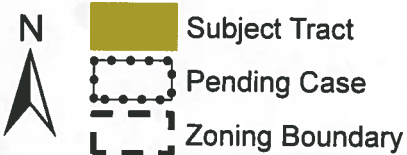
PHONE: 512-974-7719



ZONING

Case#: C14-2016-0064

EXHIBIT A



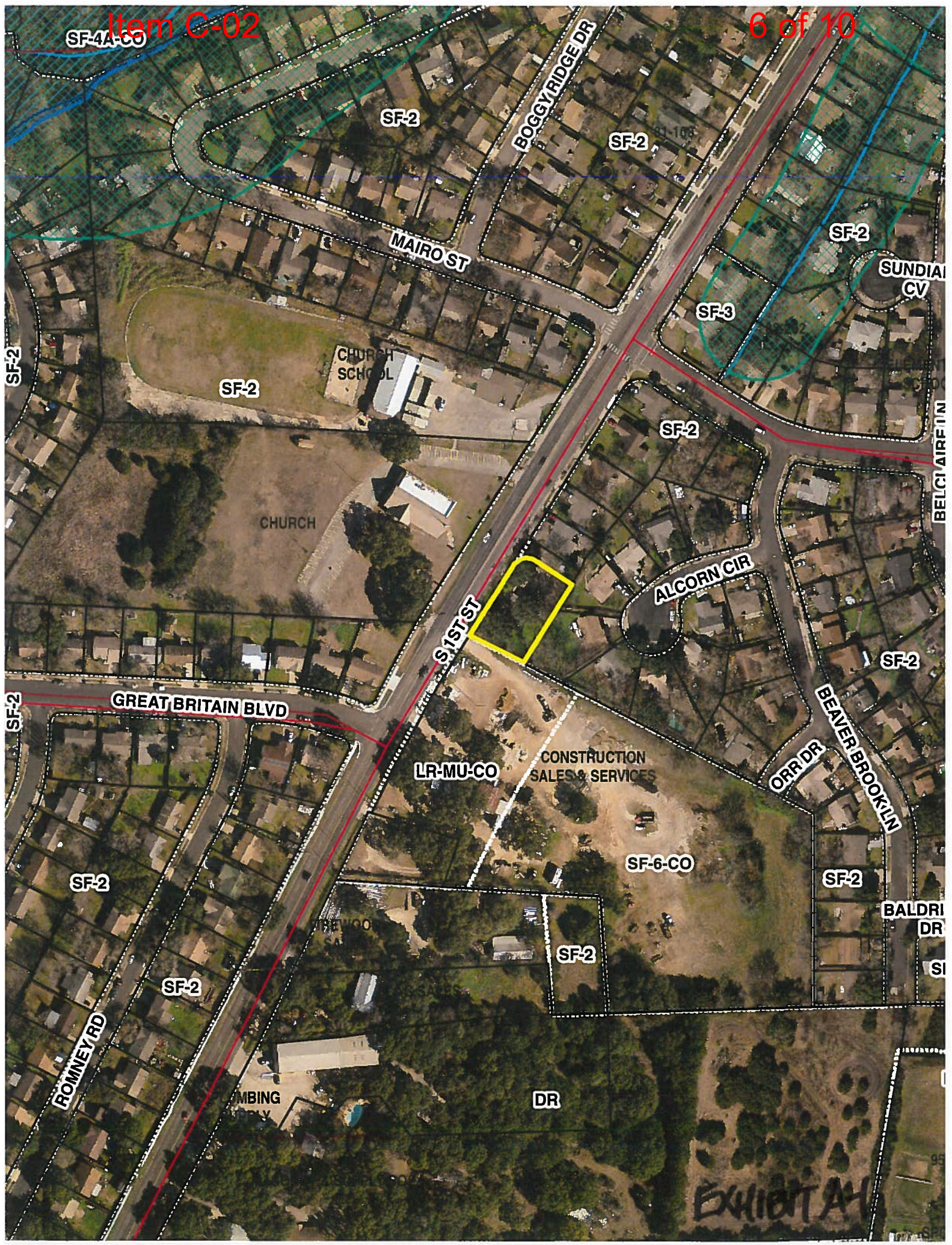
1" = 200'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 6/21/2016



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Reasoning

Restoration - Dec 1st 1936 Page 520 Note: Birds -

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – mixed use (GO-MU) combining district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The general office (GO) district is intended for offices and selected commercial uses predominantly serving community or City-wide needs, such as medical or professional offices. A building in a GO district may contain more than one use.

2. Zoning should promote compatibility between adjacent and nearby uses.

3. Zoning should promote a transition between adjacent and nearby zoning districts, land uses and development intensities.

In recognition that the property fronts on a major arterial, but is not located at an intersection, Staff recommends the general office (GO) district. GO zoning allows for a limited number of commercial uses and serves as a transition in land use between the single family residences within the Beaconridge subdivision to the north and east, and the proposed commercial and condominium residence zoned tracts on South 1st Street.

EXISTING CONDITIONS**Site Characteristics**

The subject property is developed with a single family residence. The site is relatively flat and there appear to be no significant topographical constraints.

Impervious Cover

The maximum impervious cover allowed by the *GO-MU* zoning district would be 80%, which is a consistent figure between the *zoning and watershed* regulations.

Comprehensive Planning

The rezoning case is located on the east side of South 1st Street, on a 0.35 acre tract of land, which contains a single family residence. The subject property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes single family housing to the north and east, a church to the west, and a landscaping materials retailer to the south. The proposed use is mixed use/office.

Connectivity: There are no public sidewalks located on the east side of South 1st Street but public sidewalks are located on the west side of the street. A CapMetro transit stop is located

within 500 ft. of this site. The Walkscore for this property 40/100, most errands require a car.

Imagine Austin

The subject property is located along an **Activity Corridor** as identified on the Imagine Austin Growth Concept Map. Activity corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Analyzing this case, while this proposed project is situated along an Activity Corridor, based on the comparative scale of this site relative to other commercial uses along S. 1st Street, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the South Boggy 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. The site is in the Desired Development Zone.

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 Gross Site Area</i>	<i>% of Gross Site Area 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 location.

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

Numerous 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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

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 north, east and west property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No parking or driveways are allowed 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 triggering property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the triggering property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed within 50 feet of adjoining SF-4A or SF-2 zoned property.

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

Transportation

No additional right-of-way is needed per the Austin Metropolitan Area Transportation Plan.

A traffic impact analysis is not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 trips per day [LDC, 25-6-113].

Water and Wastewater

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.