

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: *APPROVED GO-MU DISTRICT ZONING AS STAFF
RECOMMENDED*

*[S. LAVANI; S. HARRIS – 2ND] (7-3) B. GREENBERG; A. DENKLER; A. AGUIRRE
– NAY] J. KIOLBASSA – ABSENT*

ISSUES:

The Applicant is in agreement with the Zoning and Platting Commission's 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 Ablanado 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	Apvd IP-CO as ZAP recommended (10-18- 2012).

		station	
C14-2012-0060 – 8401 South 1 st Street	DR; SF-2 to GR- MU	To Grant LR-MU-CO for Tract 1 and SF-6- CO for Tract 2 w/the CO for 2,000 trips, and limit access to Orr Dr to emergency, pedestrians and bicycles	Apvd LR-MU-CO and SF-6-CO as 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

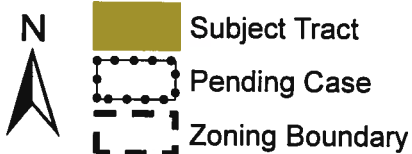
PHONE: 512-974-7719



ZONING

Case#: C14-2016-0064

EXHIBIT A



0 200 Feet

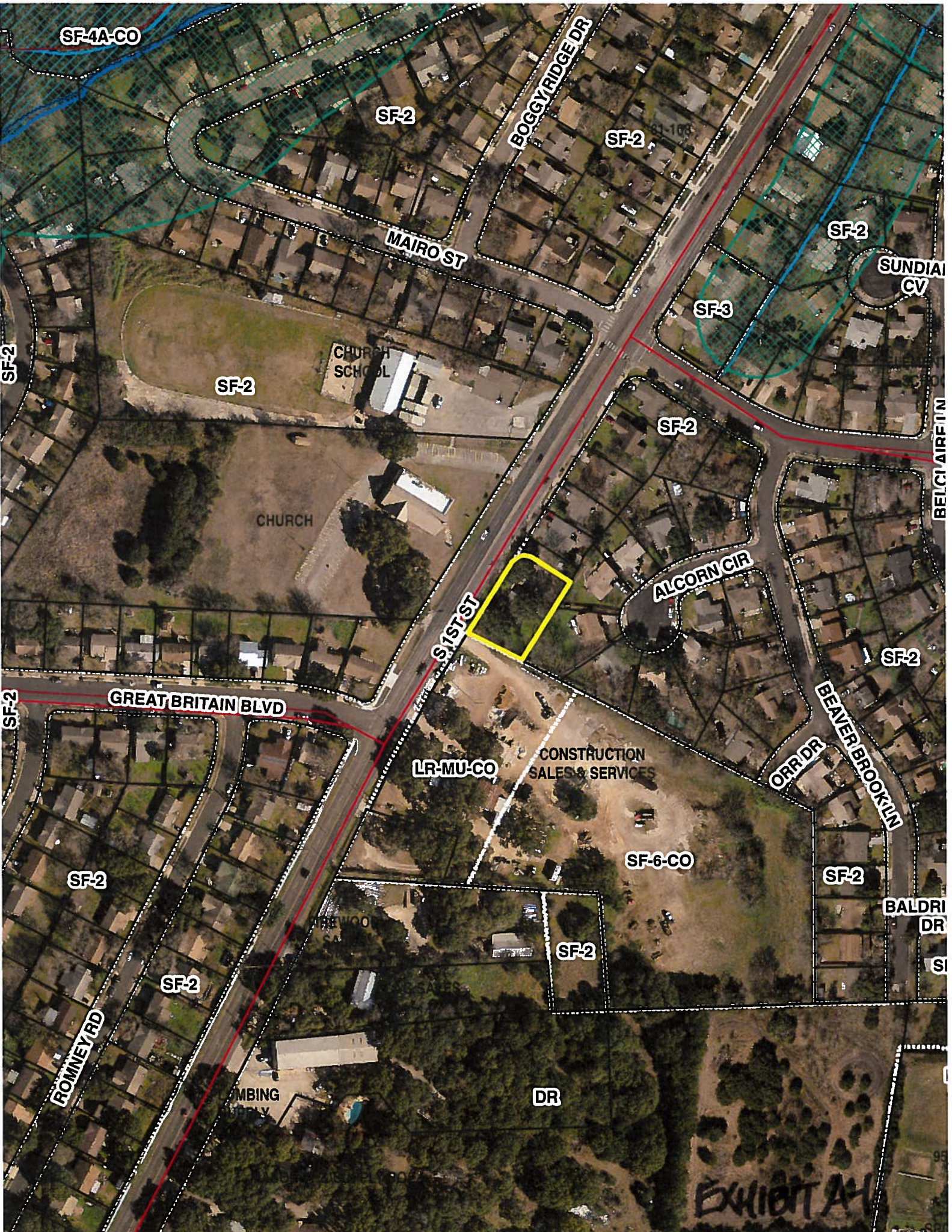
1" = 200'

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



SF-4A-CO

SF-2

SF-2

SF-2

SUNDIA
CV

SF-3

SF-2

CHURCH
SCHOOL

CHURCH

SF-2

ALCORN CIR

SF-2

BEAVERBROOK LN

ORR DR

GREAT BRITAIN BLVD

LR-MU-CO

CONSTRUCTION
SALES & SERVICES

SF-6-CO

SF-2

BALDRI
DR

SF-2

SF-2

SF-2

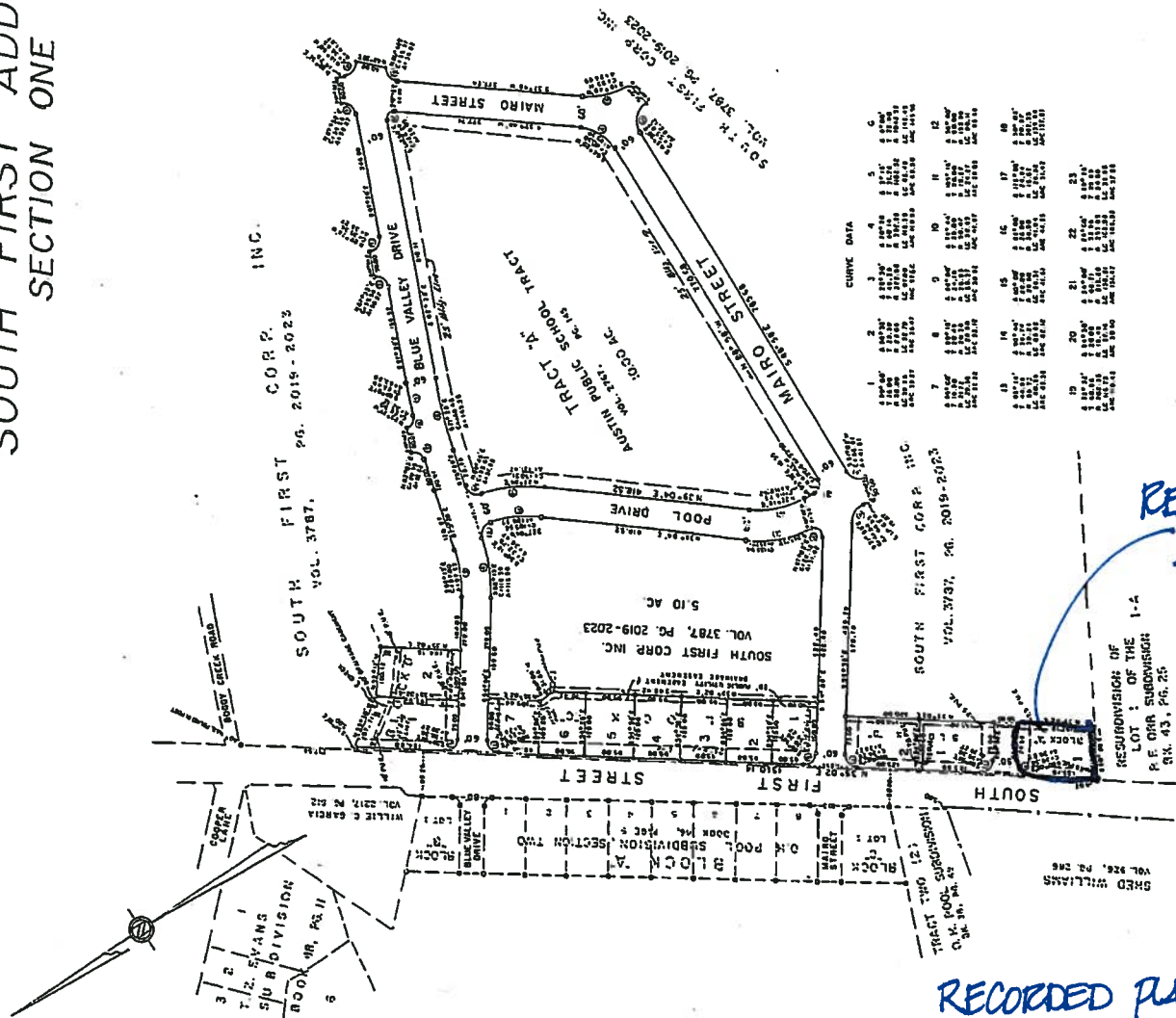
ROMNEY RD

UMBING
SUPPLY

DR

EXHIBIT A4

SOUTH FIRST ADDITION
SECTION ONE



REZONING
AREA

RECORDED PLAT
EXHIBIT B

F.B. 25, PG. 14
PLAN - 1109

Proteinhydrat - 1 m 2.316 Pungu 520 N 535 R. 2 m 2.316

KNOW ALL MEN BY THESE PRESENTS: That I, JOHN W. HARRIS, of the County of CLATSOP, State of OREGON, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of CLATSOP, State of OREGON, and that the same is a true and correct copy of the original as the same appears in the records of the County of CLATSOP, State of OREGON, and that the same is a true and correct copy of the original as the same appears in the records of the County of CLATSOP, State of OREGON.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at ASTORIA, Oregon, this 10th day of April, 1919.

JOHN W. HARRIS, County Clerk.

SEAL

Key Butler

O.K. Col
O. K. COL, POSTMASTER
SAVING FIRST CLASS, 1951.

STATE OF TEXAS: _____
COUNTY OF TRAVIS: _____
I, _____, Clerk of said County, do hereby certify that _____
of said County, is the person who has been appointed _____
of said County, and that he has taken and filed the required oath of office and qualification.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, A.D. 19____.

Notary Public in and for the State of Texas.

STATE OF TEXAS:
COUNTY OF TRAVIS:

ss. I, John P. [Signature]
Notary Public in and for the State of Texas, hereby

SIXTY UNDER NINETY AND SEVEN ONE EIGHT TWO

STATE OF TEXAS:

William B. Griffith

Judge Public in and for Tarrant County, Texas

STATE OF TEXAS:
COUNTY OF TRAVIS:

WIND JACKET LONDON, LYNES, CHRISTIE & CO., LTD., 10, ABYSSINIAN AVENUE, LONDON, W.14.

Theresa Walker
Gull

WIND JACKET LONDON, LYNES, CHRISTIE & CO., LTD., 10, ABYSSINIAN AVENUE, LONDON, W.14.

[illegible]

FILED FOR RECORD THIS 17 DAY OF April 9 1945 at 9:45 a.m. by
MRS. J. L. LUTHER, CLERK, COUNTY COURT, BAYVIEW, MISSISSIPPI

APPROVED FOR ACCEPTANCE: 011 11/11/79 W FILE & INDEX, SECTION 12 PLANNING

RECEIVED AND AUTHORIZED FOR RECORD:
OF THE PLANNING COMMISSION OF THE CITY OF ALBANY, YEARS, FROM THE _____ 19____ TO _____ 19____. A.D. 19____.

[Signature]
CLERK

[Signature]
RECEIVED

[illegible][illegible]

SURVEYED JANUARY, 1970
William M. Brooks
 WILLIAM M. BROOKS
 REGISTERED PUBLIC SURVEYOR
 NO. 1358



08.69.104

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.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2016-0064

Contact: Wendy Rhoades, 512-974-7719

**Public Hearings: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council**

Annie Meza

Your Name (please print)

100 Great Britain Austin TX 78748

Your address(es) affected by this application

Annie Meza

Signature

Date

Daytime Telephone: 512-481-8485

8/29/16

Comments: I oppose this we have school zones in that and heavy traffic, don't need anyone. I'm so fed up with what Austin has become. We have had several fatalities in the past in that area, I did not buy my house to have this happening.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2016-0064

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

RICHARD MEZA

Your Name (please print)

600 Great Britain Austin

Your address(es) affected by this application

Richard C. Meza

Signature

Date

Daytime Telephone: 512-481-5488

Comments:

I oppose this, do not need
anyone Congestion in that area
50 closer to school zone.
I do not want this near my
property

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

From: Noreen <[REDACTED]>
Sent: Thursday, September 15, 2016 1:34 PM
To: Rhoades, Wendy
Subject: Re: C14-2016-0064

Oh, thank you. You have been most helpful.- Oh yes Would you add that with this construction they need to add traffic lights if they are going to congest the area. It will help parents taking kids to and from school that use South 1st street and with kids crossing the street to help crossing guards. We were turning at South 1st onto Mairo several months ago and stopped for a school bus that had the police behind the school bus and 2 cars still bypassing the bus and police. The police were looking at their computer. We did talk to the police and they were extremely helpful but these are young police with electronics-their generation. A stop light speaks to everyone and again a safety issue.

thank you for referring my plea to watch how much maxed construction and concrete they allow on an over crowded area that keeps getting packed up. I am not against construction, just use judicious use of the land instead of dollar signs. One damage is done it takes forever to repair.

Thanks again. Noreen

On 9/15/2016 11:24 AM, Rhoades, Wendy wrote:

> Ms. Quisenberry,

>

> Thank you for your correspondence which I will add to the backup for this rezoning case and will be considered by Council on October 13th. I want to clarify that the subject property does not have frontage on Orr Street. The adjacent property to the south used as a construction business and located at 8401 S 1st St has commercial (LR-MU-CO) zoning along the South 1st Street frontage and condominium (SF-6-CO) zoning along the remainder and is adjacent to Orr on a portion of its northwest side. Access to Orr Street from 8401 S 1st St is limited to pedestrian, bicycle and emergency access only.

>

> Sincerely,

> Wendy Rhoades

>

> -----Original Message-----

> From: Noreen [REDACTED]

> Sent: Wednesday, September 14, 2016 12:38 PM

> To: Rhoades, Wendy

> Subject: C14-2016-0064

>

> 8311 South 1st Street

>

> Tommy R Coats and Rogene K Buhrdorf

>

> Please consider these things as you plan to open this Huge area for compact housing and retail. This is a bush enough neighborhood with children going to school so if you open Orr Street which is currently a dead end, you will increase not only the traffic from the new housing you are putting up and retail but a cut through for cars trying to get out of the horrible South 1st traffic. There is no light on Mario and So 1st, one person was already killed there a few years ago trying to cross with the traffic. There is construction on Peace full Hill at the end of Mario, Cooper and Dittmar and Cooper which can use So 1st but traffic can run down our street trying to bypass to Dittmar and Ralph Alblenedo. I realize people want to sell their land for a profit and we need housing but the So 1st will not stretch anymore than it has plus you are putting myself, my driving and my neighbors at risk by increasing the traffic on our street. If you do allow

this construction, please limit Orr street to a sidewalk for children to use and not have them be included with increased traffic moving in this neighborhood. If the parent wants to take their child to school, they can walk them or use South 1st-OH yeah-that is congested! Please think about the folks who live here and their safety before adding more construction, more streets, less safety. Thank goodness we have a neighborhood police station that I understand you are thinking of moving to put in more development! That just compounds the neighborhood-People North are screaming for parks, we just want safety.

>

>

> Noreen Quisenberry

>

> 512 282 1529

>

> 8205 Beaver Brook Lane 78748

>

>

> I Object

>