

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0042

HLC DATE: June 25, 2007
July 23, 2007
August 27, 2007

ADDRESS: 1801 Nelms Drive (Sebron Sneed House)

ZAP DATE:
COUNCIL DATE:

OWNERS: Invest Smart Homes, Inc.
(Todd Rayer)

AGENT: Thrower Design (A. Ron
Thrower)

ZONING FROM: SF-3-H

TO: GR-MU-CO-H, with the conditional overlay limiting the commercial uses to those allowed under the LR district

AREA: 1.78 acres

STAFF RECOMMENDATION: Multi-Family Residence – Moderate-High Density (MF-4-H) with the requirement that there be at least a 40-foot “buffer zone” between the exterior walls of the ruins and the exterior walls of the proposed multi-family development.

DEPARTMENT COMMENTS:

The home on this site was zoned historic in 1979 to honor Judge Sebron Sneed with the surrounding site having been rezoned historic in 1980. The house was destroyed by fire many years ago and the ruins remain (see attached photographs). Travis County foreclosed on the home for taxes owed and the site was recently purchased from the County by a private owner.

In January and February, 2007, the owner presented plans to the Historic Landmark Commission (HLC) for a Certificate of Appropriateness on the treatment of the ruins. The HLC granted a Certificate of Appropriateness in April, 2007 for stabilization of the ruins and indicating that the applicant’s proposal constituted the minimum of the preservation work approved for the site. The applicant proposes a multi-family residential project two stories tall surrounding the proposed plaza incorporating the ruins.

The applicant is now requesting a change in the base zoning to GR-MU-CO-H, Community Commercial-Mixed Use-Conditional Overlay-Historic zoning. The conditional overlay proposed would limit the commercial uses to those allowed under the less intense, LR, Neighborhood Commercial, zoning district. The applicant maintains that the primary use of the site would be residential though the GR-MU zoning does not require a mix of uses on the site and would permit entirely GR development. Regardless of the zoning, any new construction will be reviewed for a Certificate of Appropriateness by the HLC.

The Zoning Staff recommends the applicant’s original rezoning request of MF-4-H. MF-4 zoning is intended for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. The Land Development Code provides that an MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities or in an area for which moderate to high density multifamily use is desired.

In addition, the Historic Preservation Office recommends that there be a buffer of at least 40 feet between the outside edge of the walls of the ruins and the outside edge of any new multi-family development on the site. The 40-foot distance is consistent with the conceptual plans presented to the Historic Landmark Commission by the applicant under the application for a Certificate of Appropriateness in April, 2007.

The site is surrounded by MF-3, Multi-Family Residence – Medium Density, zoning that has been developed (see aerial). Across Bluff Springs Road is GR-CO zoning that has been developed as a retail shopping center that contains a Target retail store and pad sites. Commercial and transportation facilities are available along IH-35 and William Cannon.

Given the intensity of the MF-3 and GR zoning in the area, the proximity to IH-35, and relative proximity to downtown (6.8 miles to Guadalupe and Cesar Chavez), MF-4 zoning would not be inappropriate in this area. While the density allowed would be higher than the density permitted under the surrounding MF-3 sites, this site is significantly smaller (see zoning map for scale) and MF-4 zoning would provide for a mix of densities but at a compatible level. Therefore, the MF-4 zoning can provide a transition from the GR zoning to the MF-3 zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-H	Sebron Sneed Home ruins
<i>North</i>	MF-3	Apartments
<i>South</i>	MF-3	Apartments
<i>East</i>	MF-3	Apartments
<i>West</i>	GR-CO	Shopping center (including Target retail store) and pad sites (including restaurants and drive-throughs); Northeast corner is undeveloped

AREA STUDY: N/A

TRAFFIC IMPACT ANALYSIS (TIA): Not Required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

627--Onion Creek Homeowners Assoc.

511--Austin Neighborhoods Council

428--Barton Springs/ Edwards Aquifer Conservation Dist.

300--Terrell Lane Interceptor Assn.

96--Southeast Corner Alliance of Neighborhoods (SCAN)

27--Franklin Park Neighborhood Assn.

742--Austin Independent School District

743--Southeast Austin Trails & Greenbelt Alliance

786--Home Builders Association of Greater Austin

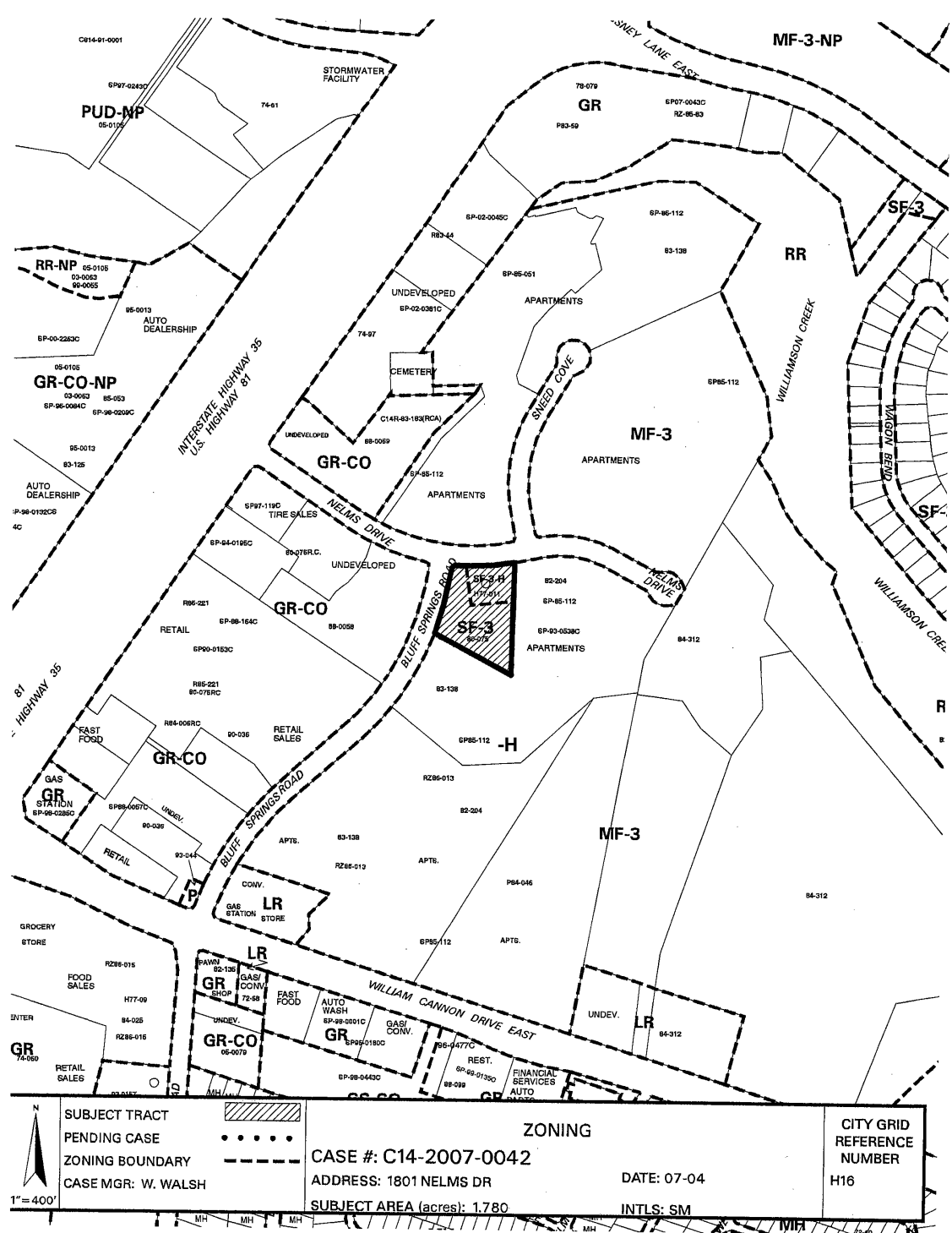
ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Nelms Drive	70'	40'	Collector	North side of street	Yes	No
Bluff Springs Road	80'	50'	Collector	No	Yes	No

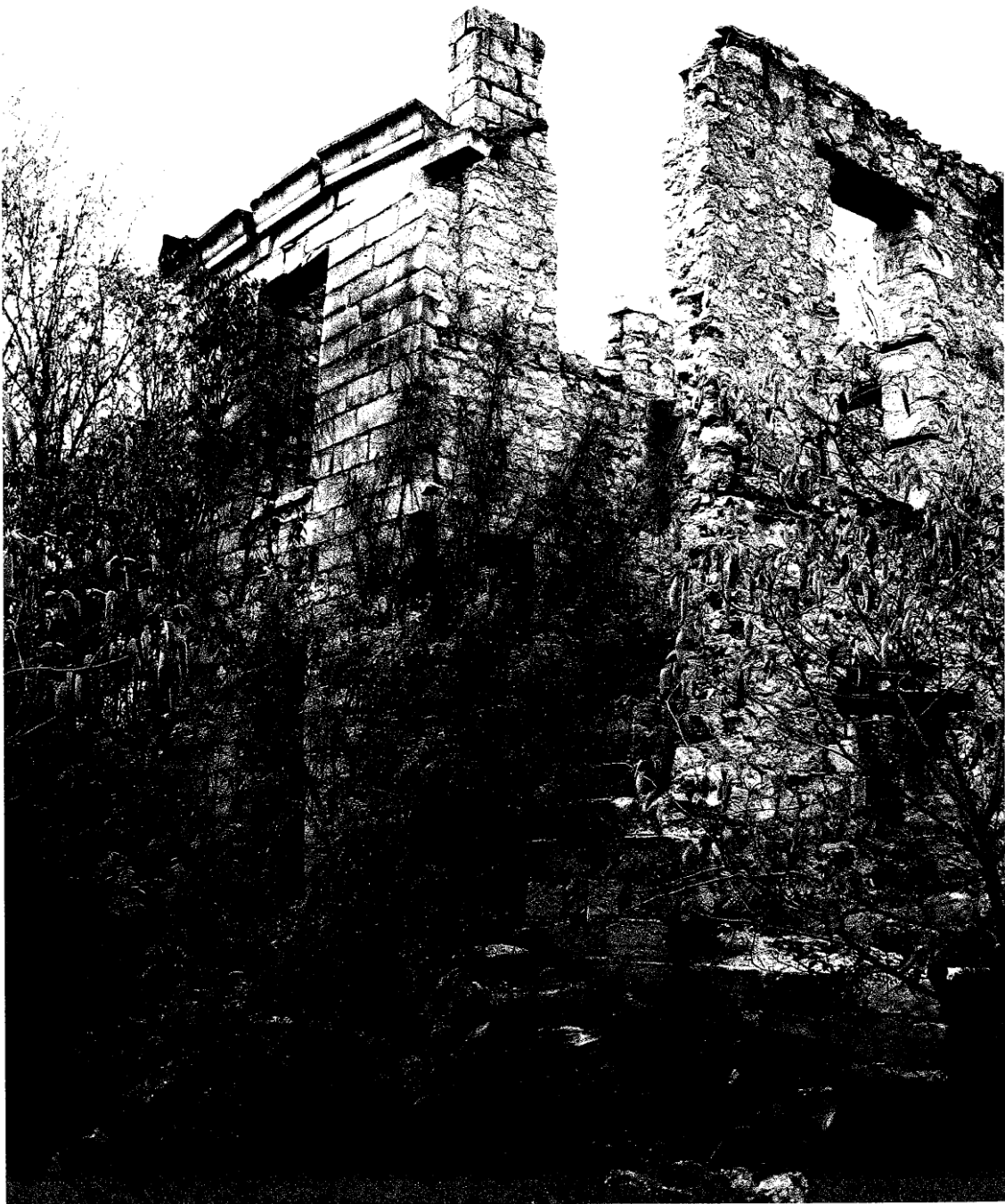
CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****REZONING CASE MANAGER:** Tina Bui**PHONE:** 974-2275**EMAIL:** tina.bui@ci.austin.tx.us**HISTORIC PRESERVATION STAFF:**

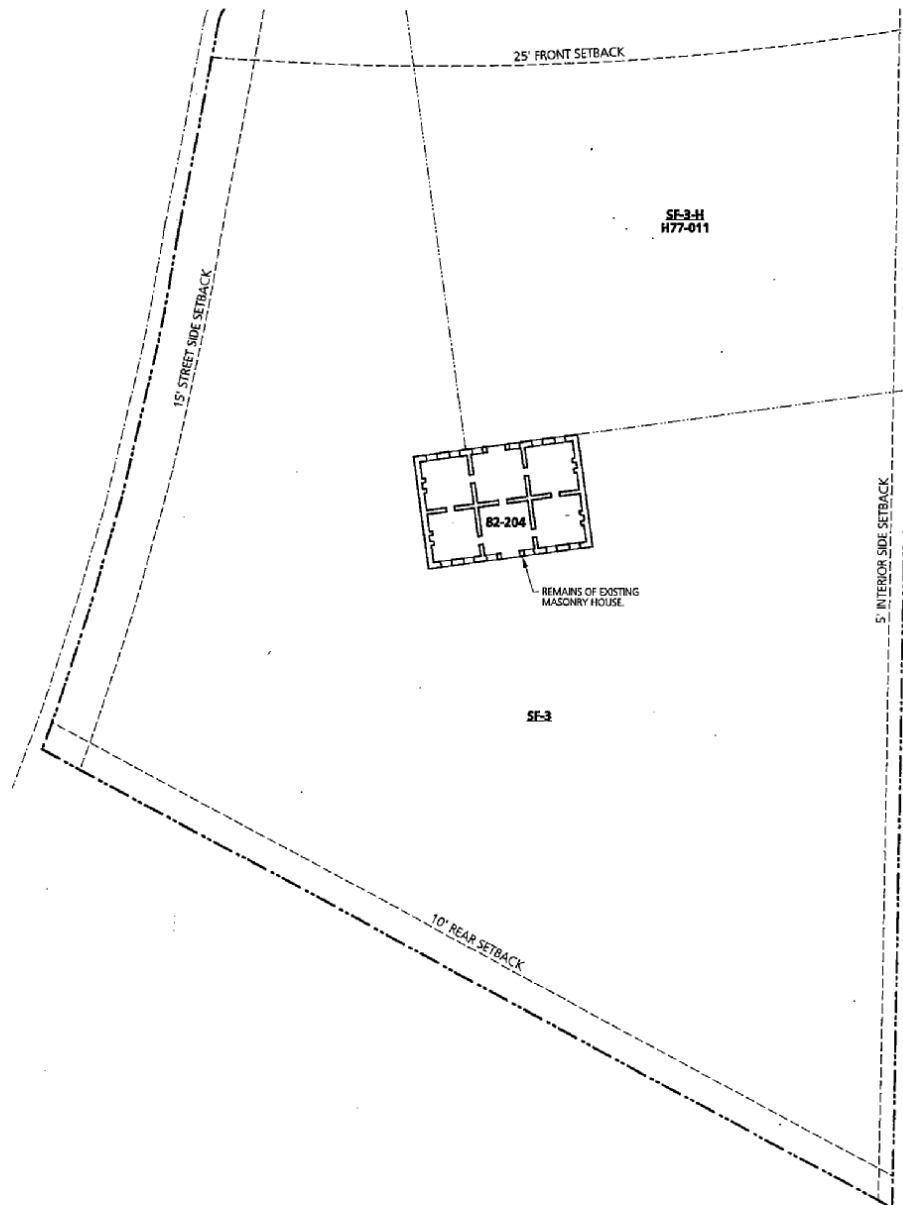
Steve Sadowsky, Historic Preservation Officer

PHONE: 974-6454**EMAIL:** steve.sadowsky@ci.austin.tx.us

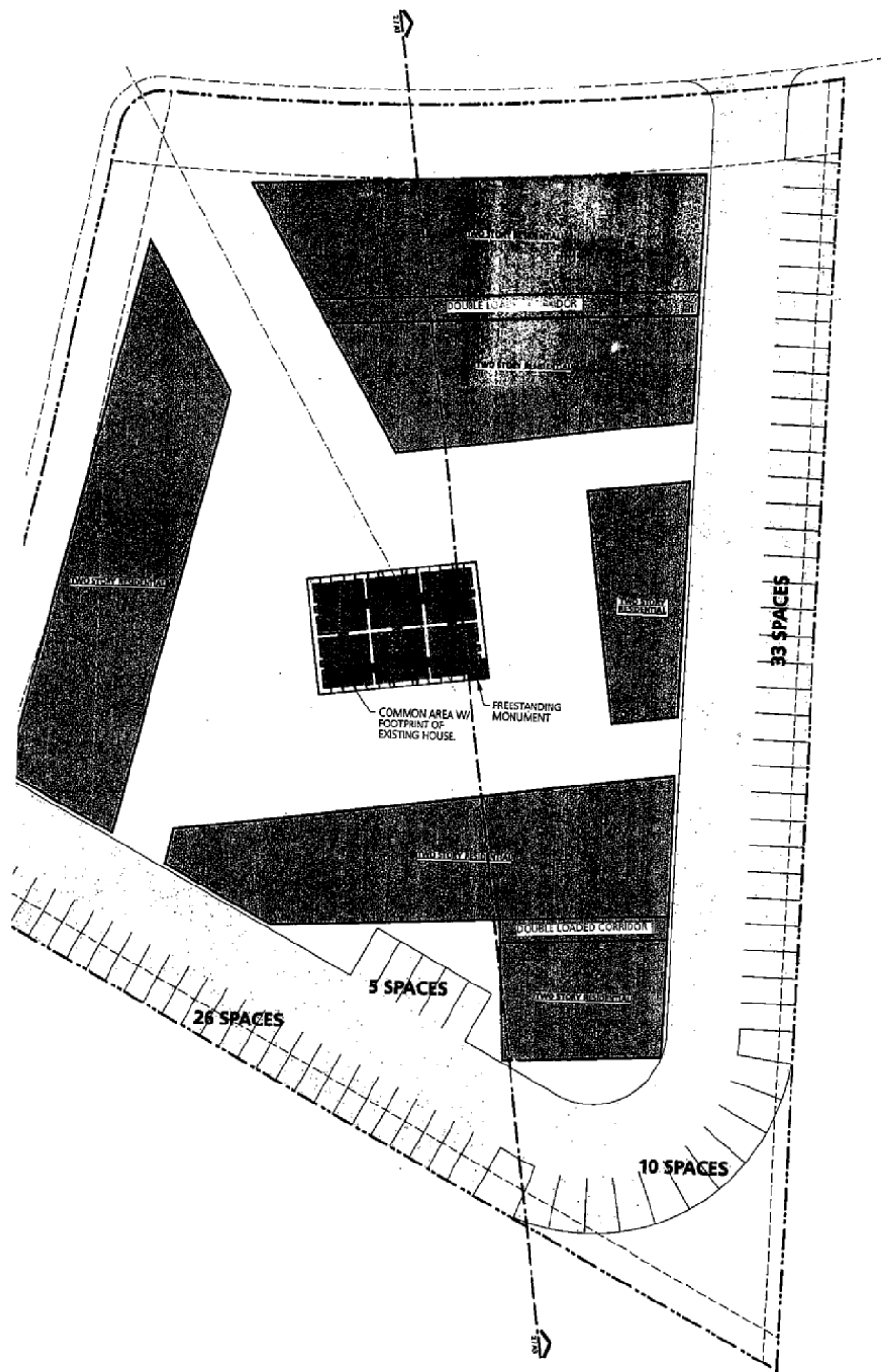








1 EXISTING SITE & STRUCTURE PLAN
SCALE: 1/32" = 1'-0"



1 FUTURE DEVELOPMENT AFTER ZONING CHANGE
SCALE: 1/32" = 1'-0"

STAFF RECOMMENDATION

Multi-Family Residence – Moderate-High Density (MF-4-H)

BASIS FOR RECOMMENDATION

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

MF-4 zoning is intended for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. The Land Development Code provides that an MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities or in an area for which moderate to high density multifamily use is desired.

This site is relatively close to downtown, being about 6.8 miles away from Cesar Chavez and Guadalupe. Commercial and transportation facilities are located along IH-35 and William Cannon.

Zoning changes should promote compatibility with adjacent and nearby uses.

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

The site is surrounded by MF-3, Multi-Family Residence – Medium Density, zoning that has been developed. Across Bluff Springs Road is GR-CO zoning that has been developed as a retail shopping center that contains a Target retail store and pad sites. (See aerial.)

MF-4 would not be incompatible with these fairly intensive zoning districts. While the density allowed would be higher than the density permitted under the surrounding MF-3 sites, this site is significantly smaller (see zoning map for scale) and MF-4 zoning would provide for a mix of densities but at a compatible level.

Therefore, the MF-4 zoning can provide a transition from the GR zoning to the MF-3 zoning.

EXISTING CONDITIONS

Environmental

The site is not located over the Edward's 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 flood plain 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.

At this time, site specific information is unavailable regarding existing trees and 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.

Site Plan

It appears a portion of this site is zoned historic. The City Historic Preservation Officer will review all proposed zoning changes regarding city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property. Please contact the Historic Preservation Officer at 974-6454 for additional information [Chapter 25-11]. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval.

Site plans will be required for any new development other than single-family or duplex residential.

Transportation

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

The trip generation under the requested zoning is estimated to be 385 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Nelms Drive	70'	40'	Collector	North side of street	Yes	No
Bluff Springs Road	80'	50'	Collector	No	Yes	No

Water/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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and abandonments. 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.