

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-5
AGENDA DATE: Thu 02/02/2006
PAGE: 1 of 1**

SUBJECT: C14-05-0152 – Versailles Body Shop - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2008-A South First Street (East Bouldin Creek Watershed) from family residence – neighborhood plan (SF-3-NP) combining district zoning to community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning. Planning Commission Recommendation: To grant neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning. Applicant and Agent: Jose Luis Versailles City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

**NEIGHBORHOOD PLAN AMENDMENT AND
ZONING CHANGE REVIEW SHEET**

CASES: NPA-05-0013.01 & C14-05-0152

PC Date: October 11, 2005
October 25, 2005

ADDRESS: 2008-A South First Street

OWNER/APPLICANT: Jose Luis Versalles

AGENT: Jose Luis Versalles

FUTURE LAND USE MAP CHANGE FROM: Single Family **TO:** Mixed Use

ZONING FROM: SF-3-NP

TO: GR-MU-NP

AREA: 0.131 acres

STAFF RECOMMENDATION:

Staff recommends denial of both the request to amend the neighborhood plan and the request to rezone.

PLANNING COMMISSION RECOMMENDATION:

October 11, 2005: Postponed to 10/25 at the request of staff.

October 25, 2005: Recommended to amend the future land use map to mixed-use and recommended LR-MU-NP zoning Vote: 5-3 (Cortez, Sullivan & Galindo – Nay)

DEPARTMENT COMMENTS:

The requested zoning change is not consistent with the adopted Bouldin Creek Neighborhood Plan. The Bouldin Creek Neighborhood Planning Team met to consider the request for plan amendment and do not support the request.

There is a reasonably clear line of demarcation between the commercial uses along South First and the residential interior of the neighborhood. Rezoning this property to GR would represent an intrusion of commercial zoning and land use into the residential core.

Although zoned SF-3-NP the site is currently being used as an extension of an existing auto repair use along South First, which is zoned CS-CO-MU-NP. The site accesses the alley between West Live Oak and West Johanna Streets.

With the exception of the auto repair shop to the east, the surrounding properties are single family residential lots, mostly built out with existing single family homes.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|---------------------|
| <i>Site</i> | SF-3-NP | Auto Repair |
| <i>North</i> | SF-3-NP | Single Family Homes |
| <i>South</i> | SF-3-NP | Single Family Homes |
| <i>East</i> | CS-MU-CO-NP | Auto Repair |
| <i>West</i> | SF-3-NP | Single Family Homes |

AREA STUDY: The property lies within the Bouldin Creek Neighborhood Planning Area, adopted in May 23, 2002.

TIA: N/A

WATERSHED: Decker Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Bouldin Creek Neighborhood Assn.
- Terrell Lane Interceptor Assn.
- Barton Springs/ Edwards Aquifer Conservation Dist.
- South Central Coalition
- Austin Neighborhoods Council
- Bouldin Creek Neighborhood Planning Team Liaison - COA
- Austin Independent School District
- Bouldin Forward Thinking

SCHOOLS: (AISD)

Becker Elementary School Fulmore Middle School Travis High School

ABUTTING STREETS:

| Name | ROW | Pavement | Classification |
|--------------------|------------|-----------------|-----------------------|
| South First Street | 60' | 44' | Major Arterial |

- Capital Metro bus service is available along S. First Street via Route #10.
- There are existing sidewalks along S. First Street.
- South First Street is not classified in the Bicycle Plan.

CITY COUNCIL DATE: 02/02/02

ACTION:

C14-05-0152

ORDINANCE READINGS:

1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
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