

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



**AGENDA ITEM NO.: Z-2  
AGENDA DATE: Thu 02/16/2006  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0183 - 2610 East 2<sup>nd</sup> Street - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2610 East 2<sup>nd</sup> Street (Town Lake Watershed) from limited industrial services-neighborhood plan (LI-NP) combining district zoning to family residence-neighborhood plan (SF-3-NP) combining district zoning. Planning Commission Recommendation: To grant family-residence-neighborhood plan (SF-3-NP) combining district zoning. Applicant: Pasqual Padilla. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0183

**PC, DATE:** January 24, 2006

**ADDRESS:** 2610 East 2<sup>nd</sup> Street

**OWNER/APPLICANT:** Pasqual Padilla

**AGENT:** City of Austin Neighborhood Planning and Zoning (Ricardo Soliz)

**ZONING FROM:** LI-NP

**TO:** SF-3-NP

**AREA:** 0.1687 acres

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of SF-3 zoning.

**ZONING & PLATTING COMMISSION RECOMMENDATION:**

January 24, 2006: Approved SF-3 zoning on consent.

**DEPARTMENT COMMENTS:**

The site is a single family zoned for limited industrial uses. It was the intent of the rezonings associated with the Holly Neighborhood Plan to rezone this property to single family residential. The City has initiated this request.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LI-NP	Single Family Home
<i>North</i>	SF-3-NP	Single Family Home
<i>South</i>	SF-3-NP	Single Family Home
<i>East</i>	SF-3-NP	Single Family Home
<i>West</i>	SF-3-NP	Single Family Home

**AREA STUDY:** The site falls within the Holly Neighborhood Plan.

**TIA:** Not Required

**WATERSHED:** Town Lake Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**REGISTERED COMMUNITY ORGANIZATIONS:**

- Barrio Unidas
- Guadalupe Neighborhood Development Corporation
- Terrell Lane Interceptor Association
- Central East Austin Business Owners Association
- El Concilio
- Austin Neighborhoods Council
- Holly Street Association
- Eastville – Central
- PODER - People Organized to Defend Earth and her Resources
- SPEAK – Sentral Plus East Austin Koalition

**SCHOOLS:**

- Brooke Elementary School
- Martin Middle School
- Johnson High School

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	SIDEWALKS	BICYCLE PLAN
East 2 <sup>nd</sup> Street	60'	Varies	Collector	Yes	No	No

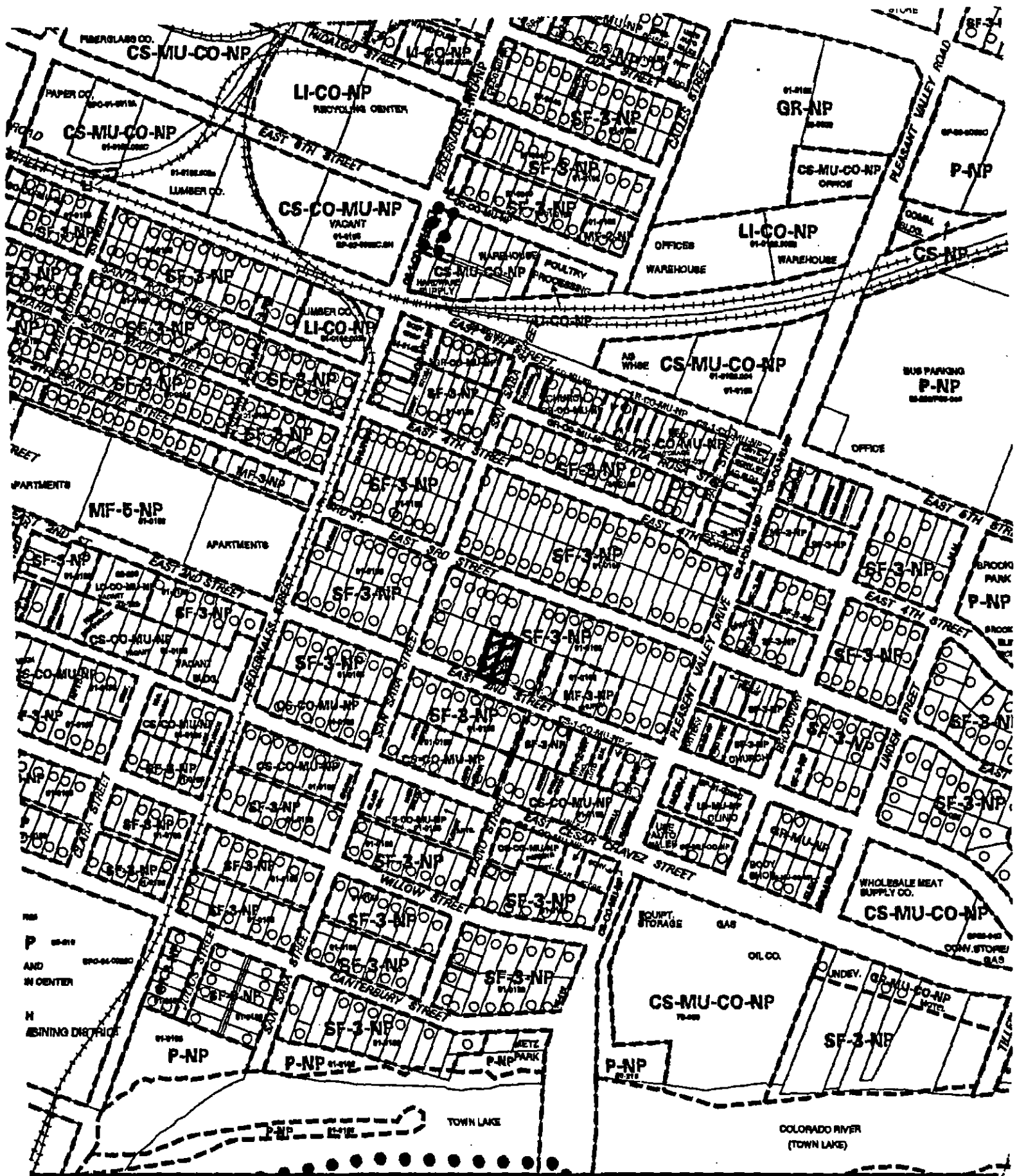
**CITY COUNCIL DATE:** 2/16/06

**ACTION:**

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330



	<b>SUBJECT TRACT</b> 		<b>ZONING</b>	<b>CITY GRID REFERENCE NUMBER</b> K21
	<b>PENDING CASE</b> 			
	<b>ZONING BOUNDARY</b> 			
	<b>CASE MGR: R.HEIL</b>			
<b>CASE #: C14-05-0183</b>			<b>DATE: 05-10</b>	
<b>ADDRESS: 2610 E 2ND ST</b>			<b>INTLS: SM</b>	
<b>SUBJECT AREA (acres): 0.169</b>				



## **SUMMARY STAFF RECOMMENDATION**

The Staff recommendation is to approve SF-3 zoning.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with adopted neighborhood plans.*

The Holly Neighborhood plans calls for this area to be zoned for single-family residential uses, as is the surrounding neighborhood.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is currently a single family home. No plans have been suggested to change the footprint of the building.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Impervious cover is not limited in this watershed class. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

According to flood plain maps, there is no flood plain within the project area.

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.

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, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements..

### **Transportation**

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

The trip generation under the requested zoning is estimated to be 15 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	CAPITAL METRO	SIDEWALKS	BICYCLE PLAN
East 2 <sup>nd</sup> Street	60'	Varies	Collector	Yes	No	No

There are existing sidewalks and Capital Metro bus service along S. 1st. St. No additional right-of-way is needed at this time.

**Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City.