

A U S T I N C I T Y C O U N C I L

AGENDA

Thursday, June 22, 2006

#116PH

 Back**Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL ACTION**

Subject: C14-06-0032 - San Jose Church and Arandas - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2510 South 1st Street (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to general commercial services-conditional overlay (CS-CO) combining district zoning; community commercial-conditional overlay (GR-CO) combining district zoning; limited office-conditional overlay (LO-CO) combining district zoning and general office-conditional overlay (GO-CO) combining district zoning. Planning Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning; community commercial-conditional overlay (GR-CO) combining district zoning; limited office-conditional overlay (LO-CO) combining district zoning and general office-mixed use-conditional overlay (GO-CO) combining district zoning. Applicant: Taqueria Arandas & San Jose Catholic Church. Agent: LOC Consultants (Alma Mulieri). City Staff: Robert Heil, 974-2330.

Additional Backup Material

(click to open)

☐ Staff Report**For More Information:** Robert Heil, 974-2330.

ZONING CHANGE REVIEW SHEET**CASE:** C14-06-0032 San Jose & Arandas**PC. DATE:** May 9, 2006**ADDRESS:** 2510 S. First St.**OWNER/APPLICANT:** Father Tom Frank and Daniel Camerena**AGENT:** LOC Consulting (Alma Mulieri)**ZONING REQUEST:**

<u>FROM:</u>	<u>TO:</u>	<u>AREA</u>	<u>NOTES</u>
Tract 1: SF-3	CS-CO	0.03 acres	Arandas Parking Lot
Tract 2 SF-3	GO-CO	0.16 acres	Arandas Parking Lot
Tract 3: SF-3	GR-CO	0.458 acres	Proposed Events Center
Tract 4: SF-3	LO-CO	3.336 acres	Proposed Events Center
		3.984 Total Acres	

SUMMARY STAFF RECOMMENDATION:

Staff recommends:

Tracts 1 and 2: General office – conditional overlay (GO-CO). The conditional overlay would prohibit direct access to Herndon Lane and limit total daily vehicle trips to a no more than 1,700 trips per day for both tracts.

Tract 3: Community commercial – conditional overlay (GR-CO). The conditional overlay would limit total daily vehicle trips from Tracts 3 and 4 to no more than 300 trips per day for both tracts.

Tract 4: Limited office – conditional overlay (LO-CO). The conditional overlay would limit total daily vehicle trips from Tracts 3 and 4 to no more than 300 trips per day for both tracts.

PLANNING COMMISSION RECOMMENDATION:

April 11, 2006: Postponed to May 9, 2006, at the request of staff.

May 9, 2006: Approved staff's recommendation on consent [J.REDDY, K.JACKSON 2ND] (8-0)

DEPARTMENT COMMENTS:

The site is a currently undeveloped site zoned SF-3. To the south is commercial frontage along South 1st Street, with GR and LO zoning and single family residences (SF-3) in the

rest of the neighborhood. To the east, across the street, is Gillis Park and the South Austin Multi-purpose Center.

Tracts 3 & 4 are a resubmission of an expired case. On December 7, 2004 the Zoning and Platting Commission approved GR-CO for the lot depth along S. 1st Street with permitted civic uses and permitted NO uses, and LO-CO with staff conditions for the remainder of the church tract on an 8-0 vote. (Case C14-04-0170). City Council approved the case on first reading on January 13, 2005. Additional field notes were required from the applicant to draft an ordinance to approve this case on third reading, but the case expired before these notes were received.

There is a site plan for the Church/School approved under SP-04-0373C. There was a site plan currently under review (is being withdrawn and resubmitted) for this property (SP-05-1453C) for Aranda's parking lot.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Undeveloped and parking
<i>North</i>	SF-3, LO, CS and CS-1	Undeveloped, restaurant, liquor store
<i>South</i>	LO and SF-3	Office and Single Family Homes
<i>East</i>	P-NP	Gillis Park and South Austin Multi-purpose Center
<i>West</i>	LO-CO	Undeveloped

AREA STUDY: The site falls within the Galindo Neighborhood Plan, currently underway.

TIA: Not Required

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

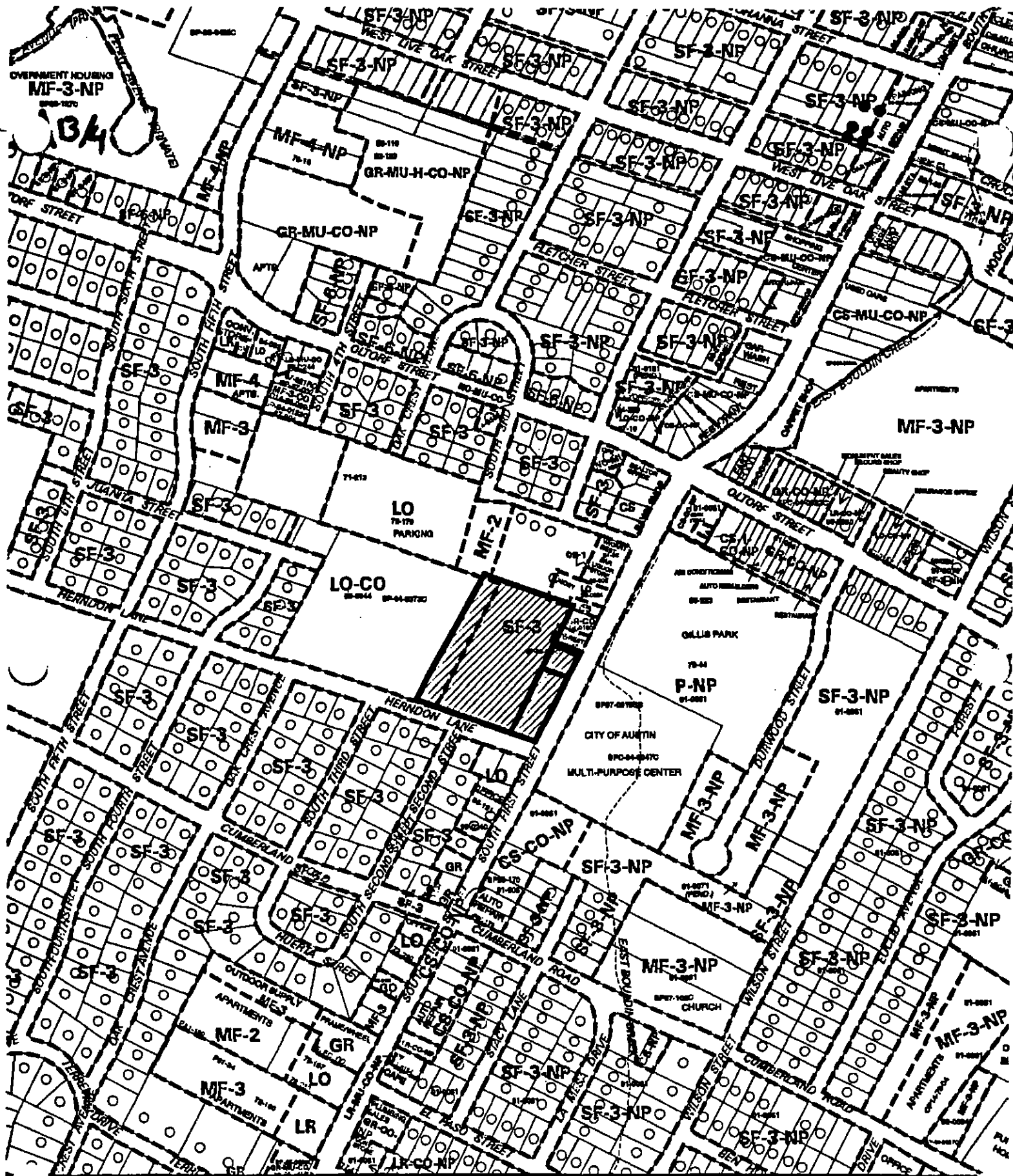
CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No




REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- Terrell Lane Interceptor Association (300)
- Galindo Elementary Neighborhood Association (904)
- South Central Coalition (498)
- Austin Neighborhoods Council (511)

SCHOOLS: (AISD)

- Dawson Elementary School
- Fulmore Middle School
- Travis High School



<p>1" = 400'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: R. HEIL</p>	<p>ZONING</p> <p>CASE #: C14-06-0032</p> <p>ADDRESS: 2510 S 1ST ST</p> <p>SUBJECT AREA (acres): 3.984</p> <p>DATE: 06-03</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>H20</p>
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SUMMARY STAFF RECOMMENDATION

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

EXISTING CONDITIONS

Site Characteristics

The site is a currently undeveloped site zoned SF-3. To the south is commercial frontage along South 1st Street, with GR and LO zoning and single family residences (SF-3) in the rest of the neighborhood. To the east, across the street, is Gillis Park and the South Austin Multi-purpose Center.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the East Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

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. 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.

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.

Transportation

No additional right-of-way is needed at this time. Additional right-of-way for Herndon Street will be required at the time of subdivision and/or site plan.

The trip generation under the requested zoning is estimated to be 5,006 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 waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

The following traffic related conditions are recommended:

- Direct access to Herndon Lane is prohibited and the trips are limited to a combined total of 1,700 trips per day.
- Tracts 3 and 4. These tracts are limited to a combined total of 300 trips per day. This would permit the construction of a 32,900 square foot gymnasium for the church.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
South 1 st St.	70'	40'	Arterial	Yes	No	Yes
Herndon Street	60'	30'	Collector	No	No	No

Water and Wastewater

The site is currently served 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 of Austin design criteria. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Site Plan

The site is subject to compatibility standards. Along the north and south property line (adjacent to SF property), the following standards apply:

- No structure may be built within 25 feet of a portion of the north property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

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

There is a site plan for the Church/School approved under SP-04-0373C. There was a site plan currently under review (is being withdrawn and resubmitted) for this property (SP-05-1453C) for Aranda's parking lot.