

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

AGENDA



Thursday, September 28, 2006

Back Print

Zoning Ordinances / Restrictive Covenants
(HEARINGS CLOSED)
RECOMMENDATION FOR COUNCIL ACTION

ITEM No. 82

Subject: C14-06-0032 - San Jose Church and Arandas - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2510 South First Street (East Bouldin Creek Watershed) from family residence (SF-3) district zoning to general commercial services-conditional overlay (CS-CO) combining district zoning; general office-conditional overlay (GO-CO) combining district zoning; community commercial-conditional overlay (GR-CO) combining district zoning; and limited office-conditional overlay (LO-CO) combining district zoning. First reading approved on June 22, 2006. Applicant: Father Tom Frank and Daniel Camerena. Agent: LOC Consulting (Alma Mulieri). City Staff: Robert Heil, 974-2330.

**Additional Backup
Material**

(click to open)

- ☐ Staff Report
- ☐ Ordinance

For More Information: Robert Heil, 974-2330.

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-06-0032 San Jose & Arandas

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2510 South First Street (West Bouldin Creek Watershed) from family residence (SF-3) district to general commercial services – conditional overlay (CS-CO) for tract 1, general office– conditional overlay (GO-CO) for tract 2 and community commercial– conditional overlay (GR-CO) for tract 3 and limited office– conditional overlay (LO-CO) for tract four.

DEPARTMENT COMMENTS:

The rezoning is to allow the paving of parking lot for a local restaurant and the construction of a activity center for San Jose Catholic Church.

APPLICANT/AGENT: LOC Consulting (Alma Mulieri)

OWNER: Father Tom Frank and Daniel Camerena

DATE OF FIRST READING: 6/22/06 Approved Tract 1 – CS-CO, Tract 2 – GO-CO, Tract 3 GR-CO and LO-CO on tract 4 on consent. (7-0).

PLANNING COMMISSION ACTION: 5/08/06. Recommended staff's recommendation on consent. (Vote 8-0).

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2510 SOUTH FIRST STREET FROM FAMILY
3 RESIDENCE (SF-3) DISTRICT TO GENERAL COMMERCIAL SERVICES-
4 CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT FOR TRACT
5 ONE, GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING
6 DISTRICT FOR TRACT TWO, COMMUNITY COMMERCIAL-CONDITIONAL
7 OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT THREE AND
8 LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING
9 DISTRICT FOR TRACT FOUR.

10
11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
12

13 **PART 1.** The zoning map established by Section 25-2-19.1 of the City Code is amended to
14 change the base districts on the property described in Zoning Case No. C14-06-0032, on
15 file at the Neighborhood Planning and Zoning Department, as follows:

16
17 Tract One: From family residence (SF-3) district to general commercial services
18 (CS-CO) combining district.

19
20 A 0.03 acre tract of land, more or less, out of the Isaac Decker League, Travis
21 County, the tract of land being more particularly described by metes and bounds in
22 Exhibit "A" incorporated into this ordinance;

23
24 Tract Two: From family residence (SF-3) district to general office (GO-CO)
25 combining district.

26
27 A 0.16 acre tract of land, more or less, out of the Isaac Decker League, Travis
28 County, the tract of land being more particularly described by metes and bounds in
29 Exhibit "B" incorporated into this ordinance;

30
31 Tract Three: From family residence (SF-3) district to community commercial (GR-
32 CO) combining district.

33
34 A 0.458 acre tract of land, more or less, out of the Isaac Decker League, Survey
35 No. 20, Travis County, the tract of land being more particularly described by metes
36 and bounds in Exhibit "C" incorporated into this ordinance; and
37

1 Tract Four: From family residence (SF-3) district to limited office (LO-CO)
2 combining district.

3
4 A 3.336 acre tract of land, more or less, out of the Isaac Decker League, Survey
5 No. 20, Travis County, the tract of land being more particularly described by metes
6 and bounds in Exhibit "D" incorporated into this ordinance

7
8 (Tracts One, Two, Three and Four collectively known as the "Property"),

9
10 locally known as 2510 South First Street, in the City of Austin, Travis County, Texas, and
11 generally identified in the map attached as Exhibit "E".

12
13 **PART 2.** The Property within the boundaries of the conditional overlay combining district
14 established by this ordinance is subject to the following conditions:

- 15
16 1. Vehicular access from the Property to Herndon Lane is prohibited. All vehicular
17 access to the Property shall be from other adjacent public streets or through other
18 adjacent property.
19
20 2. A site plan or building permit for Tract One and Tract Two may not be approved,
21 released, or issued, if the completed development or uses of the tracts, considered
22 cumulatively with all existing or previously authorized development and uses,
23 generate traffic that exceeds 1,500 trips per day.
24
25 3. A site plan or building permit for Tract Three and Tract Four may not be approved,
26 released, or issued, if the completed development or uses of the tracts, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 500 trips per day.
29

30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the respective base districts and
32 other applicable requirements of the City Code.
33
34
35
36
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39
40

1
2 **PART 3.** This ordinance takes effect on _____, 2006.
3

4
5 **PASSED AND APPROVED**
6

7
8
9 _____, 2006

§
§
§

10 Will Wynn
11 Mayor
12

13
14 **APPROVED:** _____

15 David Allan Smith
16 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

Office: 512-481-9602
Fax: 512-330-1621

Waterloo Surveyors Inc.

Thomas P. Dixon
R.P.L.S. 4324
J9740C1

EXHIBIT "A"

February 20, 2006

FIELD NOTES

FIELD NOTES FOR 0.03 ACRE OUT OF 0.19 ACRE OF LAND, MORE OR LESS, OUT OF THE ISAAC DECKER LEAGUE, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN 0.19 ACRE OF LAND CONVEYED TO DANIEL CAMARENA RECORDED IN DOCUMENT NO. 2001103533, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a bolt found on the west R.O.W. of South 1st Street at the N.E. corner of that certain 0.19 acre tract of land for the N.E. corner hereof;


THENCE S29°10'00"W along the west R.O.W. of South 1st Street for a distance of 12.10 feet to a point for the S.E. corner hereof, from which point a bolt found on the west R.O.W. of South 1st Street at the S.E. corner of said 0.19 acre tract of land bears S29°10'00"W at a distance of 82.85 feet;

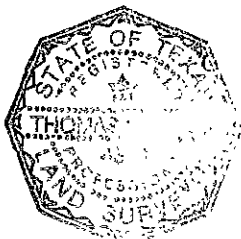
THENCE N68°22'19"W, crossing said 0.19 acre tract along a line twelve feet south of and parallel to the north line of said 0.19 acre tract for a distance of 89.70 feet to a point on the west line of said 0.19 acre tract for the S.W. corner hereof, from which point a pipe found at the S.W. corner of said 0.19 acre tract bears S27°38'29"W at a distance of 83.21 feet;

THENCE N27°38'29"E for a distance of 12.07 feet to an "X" set in concrete at the N.W. corner of said 0.19 acre tract for the N.W. corner hereof;

THENCE S68°22'19"E for a distance of 90.03 feet to the **POINT OF BEGINNING**, containing 0.03 acre of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.


Thomas P. Dixon R.P.L.S. 4324



Waterloo Surveyors Inc.
SURVEY PLAT

J9740C1

OWNER:
DANIEL CAMARENA
ADDRESS:
2510 SOUTH 1ST STREET.

LEGAL DESCRIPTION:

0.03 ACRE OUT OF 0.19 ACRE OF LAND, MORE OR LESS, OUT OF THE ISAAC DECKER LEAGUE, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN 0.19 ACRE OF LAND CONVEYED TO DANIEL CAMARENA RECORDED IN DOCUMENT NO. 2001103533, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

John M. McCarthy
13395/2204
1.715 ac.

To Found
1/2" Iron Pipe
N 27°38'29" E
68.59'

Found
Pipe

Set
P.K. in conc.

(S 27°42'46" W) (95.60')
S 27°38'29" W 95.27'
83.21'

12.07'

improvements not shown

Harold Davis
12609/1399
0.16 Acre out of 0.19 Acres
remainder

Harold Davis
12609/1399
0.03 Acre out of 0.19 Acres

(S 68°00'48" E)
S 68°22'19" E
N 68°22'19" W

Daniel & Maria Camarena
12558/12556

John McCarthy
13120/1725
2.129 ac.

N 68°46'32" W
(N 68°47'58" W)

87.55'
(87.84')

Herndon Lane

Found Bolt

S 29°09'00" W 229.80'
To Found Bolt
at Block Corner

82.85'

S 29°10'00" W
Bearing Base 94.95'
(94.66')

POINT OF
BEGINNING
Found Bolt

concrete walk

S. 1ST STREET

NOTE:

State of Texas. THIS PROPERTY WAS SURVEYED ON THE GROUND ON
County of Travis: MARCH 5, 2001 AND UPDATED ON THIS THE 20TH
DAY OF FEBRUARY 2006.

SCALE
1"=20'

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and

Specifications for a Category 1B Condition II Survey

Dated this the 20TH day of FEBRUARY, 2006

The property described hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number. 48453C0210 F

Zone: X Dated: 6/05/97

Thomas P. Dixon R.P.L.S. 4324

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P.O. Box 160176, Austin, Texas 78716-0176 Phone. 481-9602



Office: 512-481-9602
Fax: 512-330-1621

Waterloo Surveyors Inc.

Thomas P. Dixon
R.P.L.S. 4324
J9740C2

EXHIBIT "B"

February 20, 2006

FIELD NOTES

FIELD NOTES FOR 0.16 ACRE OUT OF 0.19 ACRE OF LAND, MORE OR LESS, OUT OF THE ISAAC DECKER LEAGUE, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN 0.19 ACRE OF LAND CONVEYED TO DANIEL CAMARENA RECORDED IN DOCUMENT NO. 2001103533, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a bolt found on the west R.O.W. of South 1st Street, at the N.E. corner of that certain 2.129 acre tract of land conveyed to John McCarthy recorded in Volume 13120, Page 1725, Real Property Records, Travis County, Texas, same being at the S.E. corner of said 0.19 acre tract of land for the S.E. corner hereof, from which point a bolt found at the intersection of the north R.O.W. of Herndon Lane at the S.E. corner of said 2.129 acre tract bears S29°09'00"W at a distance of 229.80 feet;

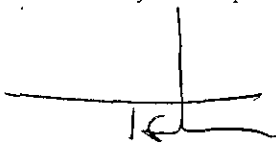
THENCE N68°46'32"W along the south line of said 0.19 acre tract for a distance of 87.55 feet to a pipe found at the S.W. corner of said 0.19 acre tract for the S.W. corner hereof;

THENCE N27°38'29"E along the west line of said 0.19 acre tract for a distance of 83.21 feet to a point for the N.W. corner hereof, from which point an "X" set in concrete at the N.W. corner of said 0.19 acre tract bears N27°38'29"E at a distance of 12.07 feet;

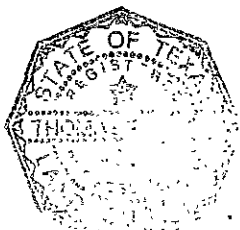
THENCE S68°22'19"E, crossing said 0.19 acre tract along a line twelve feet south of and parallel to the north line of said 0.19 acre tract for a distance of 89.70 feet to a point on the west R.O.W. of South 1st Street for the N.E. corner hereof, from which point a bolt found at the N.E. corner of said 0.19 acre tract bears N29°10'00"E at a distance of 12.10 feet;

THENCE S29°10'00"W along the west R.O.W. of South 1st Street for a distance of 82.85 feet to the **POINT OF BEGINNING**, containing 0.16 acre of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



Thomas P. Dixon R.P.L.S. 4324



P.O. Box 160176
Austin, Texas 78716-0176

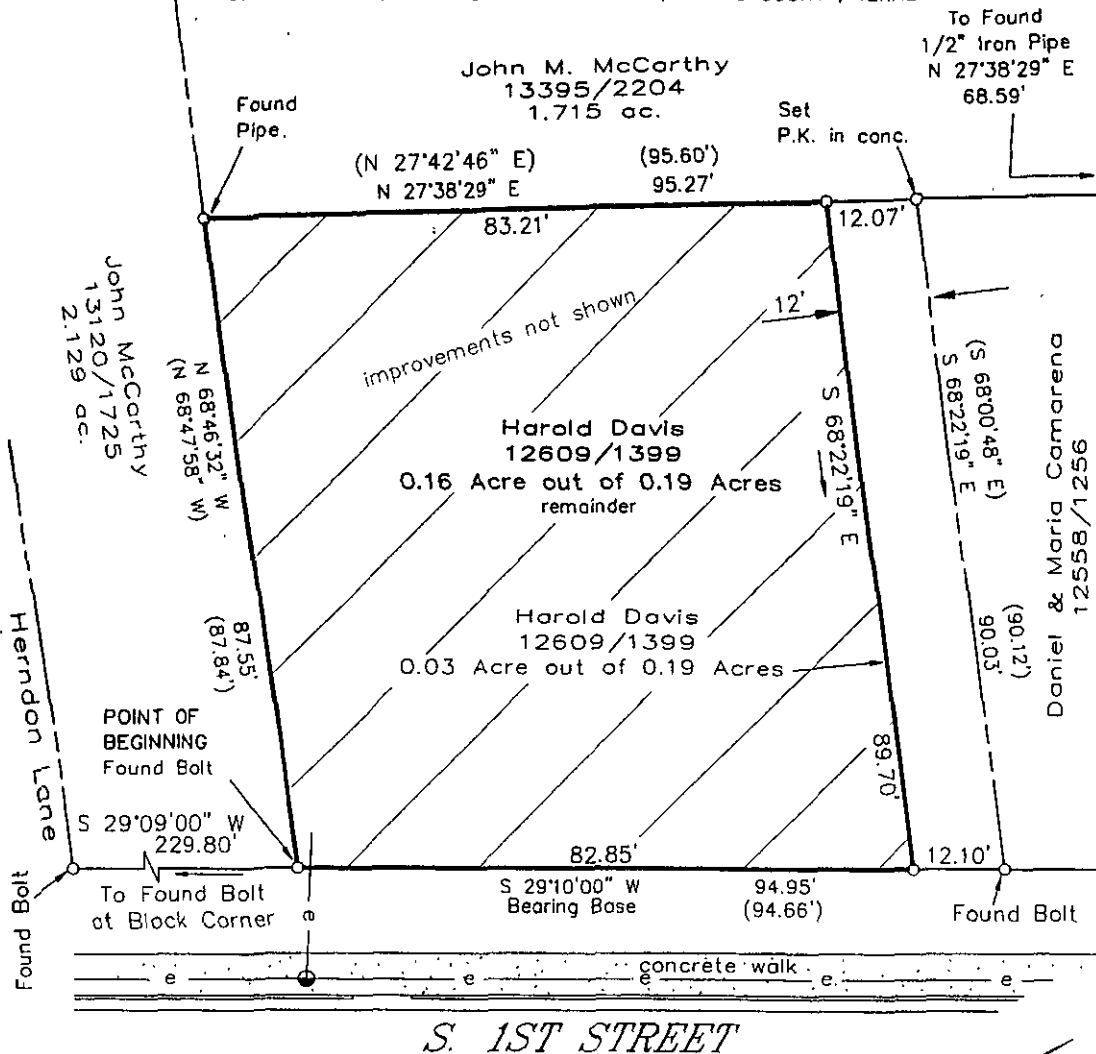
Waterloo Surveyors Inc.
SURVEY PLAT

J9740C2

OWNER:
DANIEL CAMARENA
ADDRESS:
2510 SOUTH 1ST STREET

LEGAL DESCRIPTION:

0.16 ACRE OUT OF 0.19 ACRE OF LAND, MORE OR LESS, OUT OF THE ISAAC DECKER LEAGUE, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN 0.19 ACRE OF LAND CONVEYED TO DANIEL CAMARENA RECORDED IN DOCUMENT NO. 2001103533, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



S. 1ST STREET

THIS PROPERTY WAS SURVEYED ON THE GROUND ON
State of Texas: MARCH 5, 2001 AND UPDATED ON THIS THE 20TH
County of Travis: DAY OF FEBRUARY 2006.

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and

Specifications for a Category 1B Condition II Survey.

Dated this the 20TH day of FEBRUARY 200 6

The property described hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number 48453C0210 F

Zone. X Dated: 6/05/97

Thomas P. Dixon R.P.L.S. 4324

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EXHIBIT C
FIELD NOTES
0.458-ACRE TRACT

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE SURVEY NO. 20, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A 2.129-ACRE TRACT AS CONVEYED TO JOHN McCARTHY BY DEED RECORDED IN VOLUME 13120, PAGE 1725 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel boat spike found at the intersection of the north right-of-way line of Herndon Lane and the west right-of-way line of South First Street, said boat spike found also being the southeast corner of the above described McCarthy 2.129-acre tract, for the southeast corner and POINT OF BEGINNING of this tract;

THENCE, with the north right-of-way line of Herndon Lane, N69°04'47"W a distance of 87.57 feet to a point for the southwest corner of this tract;

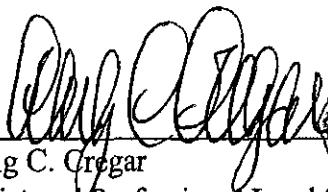
THENCE N29°10'16"E a distance of 230.38 feet to a 1" iron pipe found at the southwest corner of a 0.19-acre tract as conveyed to Daniel Camarena by deed recorded in Document No. 2001103533 of the Official Public Records of Travis County, Texas;

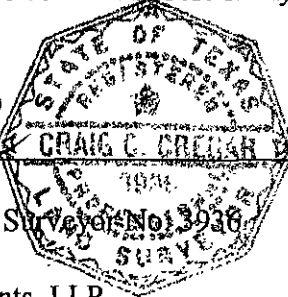
THENCE, with the south line of said Camarena 0.19-acre tract, S68°46'06"E a distance of 87.50 feet to a steel boat spike found on the west right-of-way line of South First Street at the southeast corner of said Camarena 0.19-acre tract;

THENCE, with the west right-of-way line of South First Street, S29°10'16"W a distance of 229.90 feet to the POINT OF BEGINNING and containing 0.458 acre

(19,945 square feet) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma from a survey made on the ground on February 13, 1996, updated on September 21, 2004, both under my supervision and are true and correct to the best of my knowledge.


Craig C. Gregar
Registered Professional Land Surveyor No. 3936



2/9/06
Date

Client: LOC Consultants, LLP
Date: February 9, 2006
F.B.: 181 & 239
W.O. No.: 000A234-001
File: COGO2005\AUS2005\07770104.CRD

EXHIBIT D
FIELD NOTES
3.336-ACRE TRACT

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE SURVEY NO. 20, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING ALL OF A 0.224-ACRE, A 1.115-ACRE AND A 0.33-ACRE TRACT AS CONVEYED TO JOHN McCARTHY BY DEEDS RECORDED RESPECTIVELY IN VOLUME 13395, PAGE 2185, VOLUME 13395, PAGE 2204 AND VOLUME 13398, PAGE 2591 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A 2.129-ACRE TRACT AS CONVEYED TO JOHN McCARTHY BY DEED RECORDED IN VOLUME 13120, PAGE 1725 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found on the north right-of-way line of Herndon Lane at the southwest corner of the above described McCarthy 2.129-acre tract, said iron pipe found also being the southeast corner of a 9.936-acre tract as conveyed to John McCarthy by deed recorded in Volume 986, Page 171 of the Deed Records of Travis County, Texas, for the southwest corner and POINT OF BEGINNING of this tract;

THENCE, with the west line of the above described McCarthy 2.129-acre, 0.33-acre, 1.115-acre and 0.224-acre tracts, N30°15'20"E a distance of 465.85 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the northwest corner of said McCarthy 0.224-acre tract for the northwest corner of this tract;

THENCE, with the north line of said McCarthy 0.224-acre and 1.115-acre tracts, S69°03'34"E a distance of 306.98 feet to a ½" iron rod found at the northwest corner of a tract as conveyed to Michael Vasquez by deed recorded in Document No 2003130847 of the Official Public Records of Travis County, Texas for the northeast corner of this tract;

THENCE, with the west line of said Vasquez tract, S27°38'05"W a distance of 69.33 feet to ½" iron pipe found at the northwest corner of a 0.144-acre tract as conveyed to Daniel and Maria Del Carmen Camarena by warranty deed with vendor's lien recorded in Volume 12558, Page 1256 of the Real Property Records of Travis County, Texas;

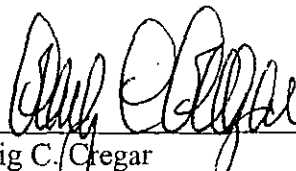
THENCE, with the west line of said Camarena 0.144-acre tract along a chain link fence, S27°36'47"W a distance of 68.63 feet to a chain link fence post at the northwest corner of a 0.19-acre tract as conveyed to Daniel Camarena by deed recorded in Document No. 2001103533 of the Official Public Records of Travis County, Texas;

THENCE, with the west line of said Camarena 0.19-acre tract, S27°37'35"W a distance of 95.21 feet to a 1" iron pipe found at the southwest corner of said Camarena 0.19-acre tract;

THENCE S29°10'16"W a distance of 230.38 feet to a point on the north right-of-way line of Herndon Lane for the southeast corner of this tract;

THENCE, with the north right-of-way line of Herndon Lane, N69°04'47"W a distance of 322.26 feet to the POINT OF BEGINNING and containing 3.336 acres (145,334 square feet) of land, more or less.

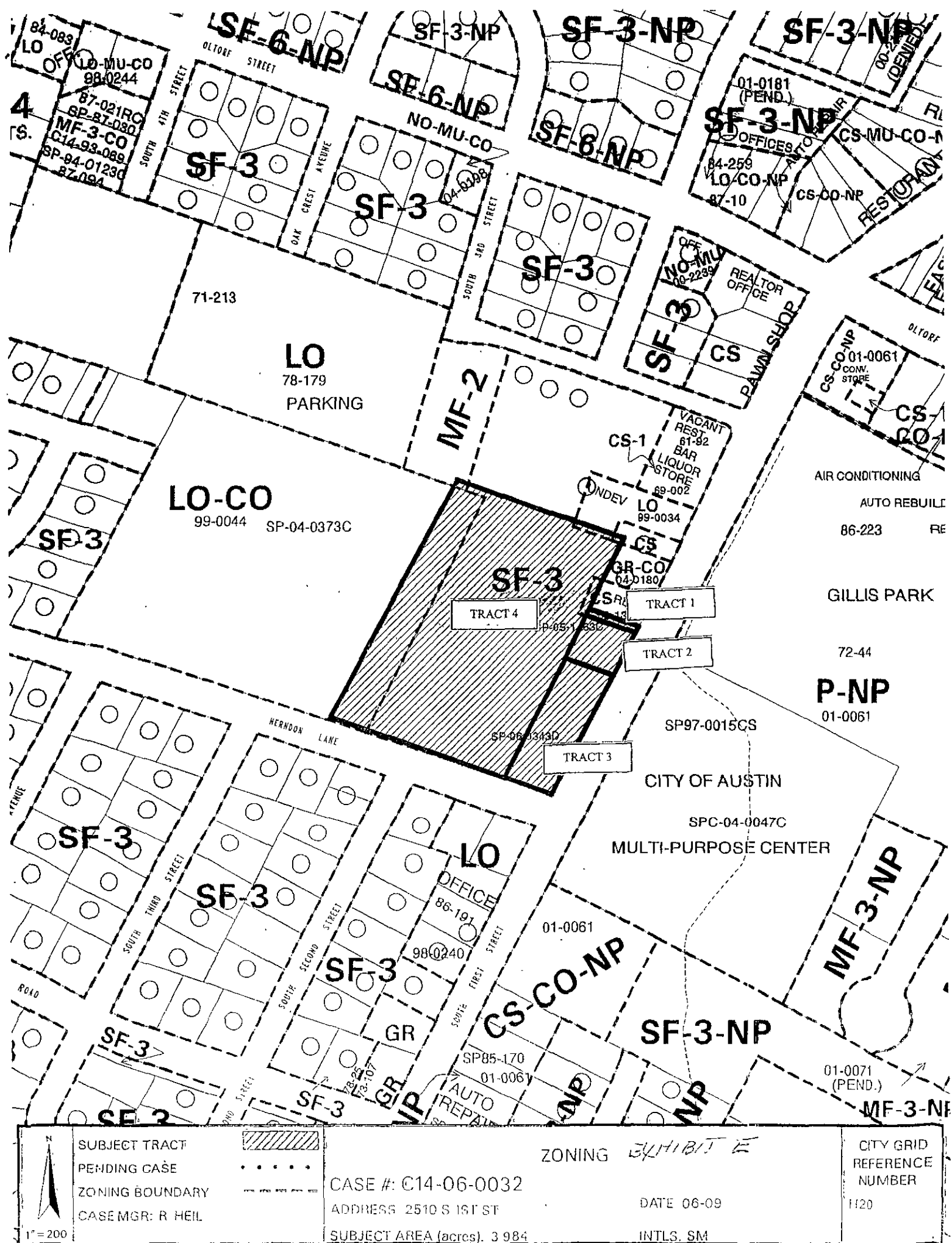
I HEREBY CERTIFY that these notes were prepared by Terra Firma from a survey made on the ground on February 13, 1996, updated on September 21, 2004, both under my supervision and are true and correct to the best of my knowledge.


Craig C. Cregar
Registered Professional Land Surveyor No. 3936



2/9/06
Date

Client: LOC Consultants, LLP
Date: February 8, 2006
F.B.: 181 & 239
W.O. No.: 000A234-001
File: COGO2005\AUS2005\07770104.CRD



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 1,500 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 500 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 500 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 and 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

ABUTTING STREETS:

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

CITY COUNCIL DATE: **ACTION:****June 22, 2006**

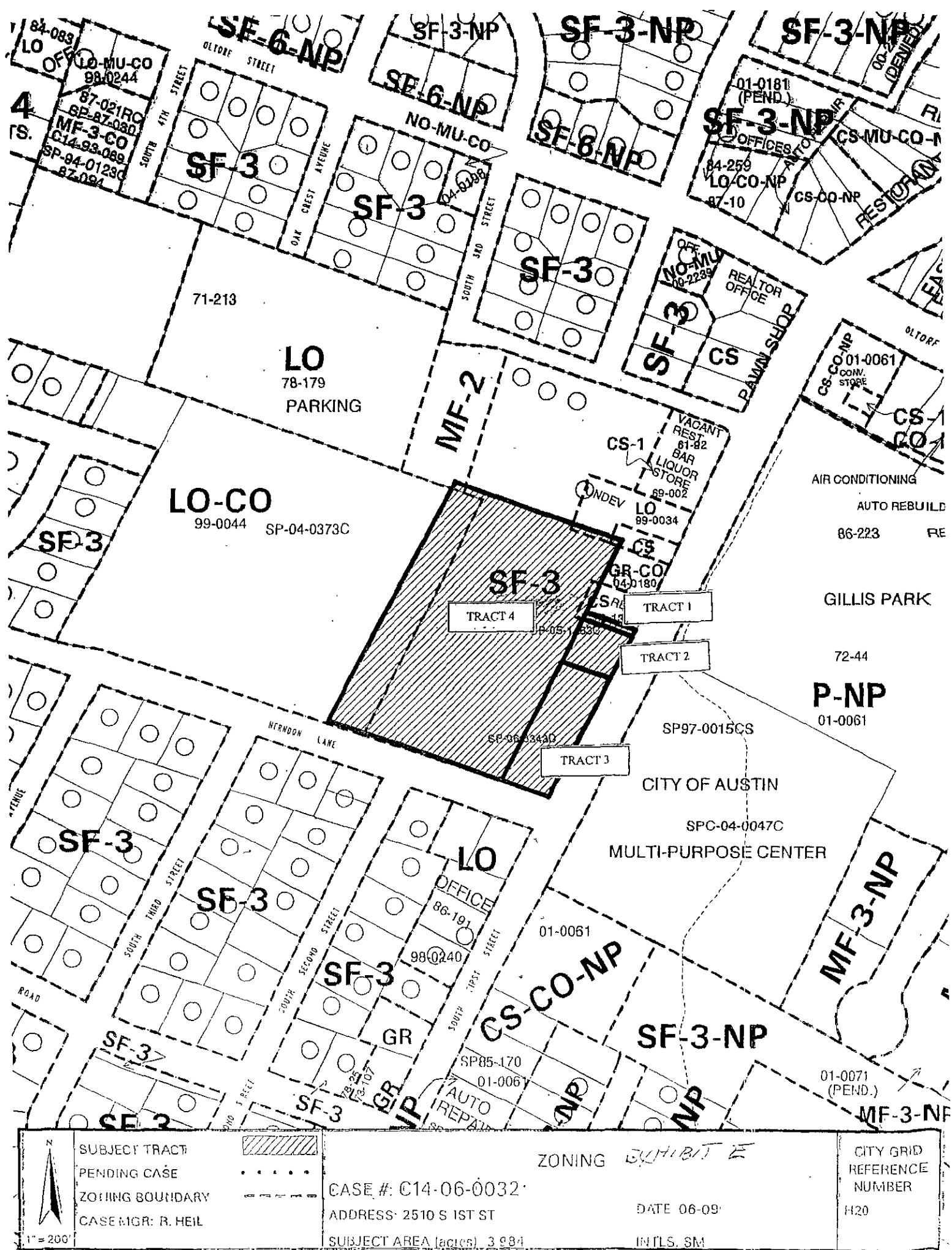
The first reading of the ordinance for general commercial services-conditional overlay (CS-CO) combining district zoning; community commercial-conditional overlay (GR-CO) combining district zoning; limited office-conditional overlay (LO-CO) combining district zoning and general office-mixed use-conditional overlay (GO-CO) combining district zoning was approved.

ORDINANCE READINGS: 1st: 6/22/06 2nd 3rd

ORDINANCE NUMBER:

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

PHONE: 974-2330



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 1,500 trips per day.
- Tracts 3 and 4. These tracts are limited to a combined total of 500 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.