

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

Thursday, November 30, 2006

+ Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 56**

Subject: C14-06-0189 - Del Curto - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2608 Del Curto (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to urban family-conditional overlay (SF-5-CO) combining district zoning. Staff Recommendation: To grant urban family-conditional overlay (SF-5) combining district zoning. Planning Commission Recommendation: To grant urban family-conditional overlay (SF-5) combining district zoning. Applicant: Michael Friedman. Agent: Mike McHone Real Estate (Mike McHone) City Staff: Robert Heil, 974-2330

**Additional Backup
Material**

(click to open)

- Staff_Report
- Ordinance

For More Information: Robert Heil, 974-2330

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0189

PC DATE: October 24, 2006

ADDRESS: 2608 Del Curto

OWNER/APPLICANT: Michael Friedman

AGENT: Mike McHone Real Estate (Mike McHone)

ZONING FROM: SF-3 **TO:** SF-5-CO **AREA:** .700 acres

SUMMARY STAFF RECOMMENDATION:

Staff's recommends approval of SF-5-CO. The CO would limit development to four residential units.

PLANNING COMMISSION RECOMMENDATION:

October 24, 2006: Approved staff's recommendation of SF-5-CO

DEPARTMENT COMMENTS:

The site is currently zoned SF-3 and developed with a duplex. The applicant would like to add up to four more residential units. SF-5-CO would allow for the development of the additional units and provide for some flexibility in their placement. The site is constrained by a narrow lot, restricted driveway access and proximity to commercial and large civic uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Duplex
<i>North</i>	LO	Parking Lot for Matt's El Rancho Restaurant
<i>South</i>	SF-3	Single Family Homes
<i>East</i>	SF-3 and SF-6	Single Family Homes and Condos
<i>West</i>	CS	Faith United Methodist Church

AREA STUDY: South Lamar Neighborhood Plan (underway) **TIA:** Not required.

WATERSHED: West Bouldin Creek **DESIRED DEVELOPMENT ZONE:** Yes

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

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	BICYCLE PLAN
Del Curto Road	55'	25'	Local	No	Yes

CITY COUNCIL DATE: November 30, 2006

ACTION:

ORDINANCE READINGS:

1st

2nd

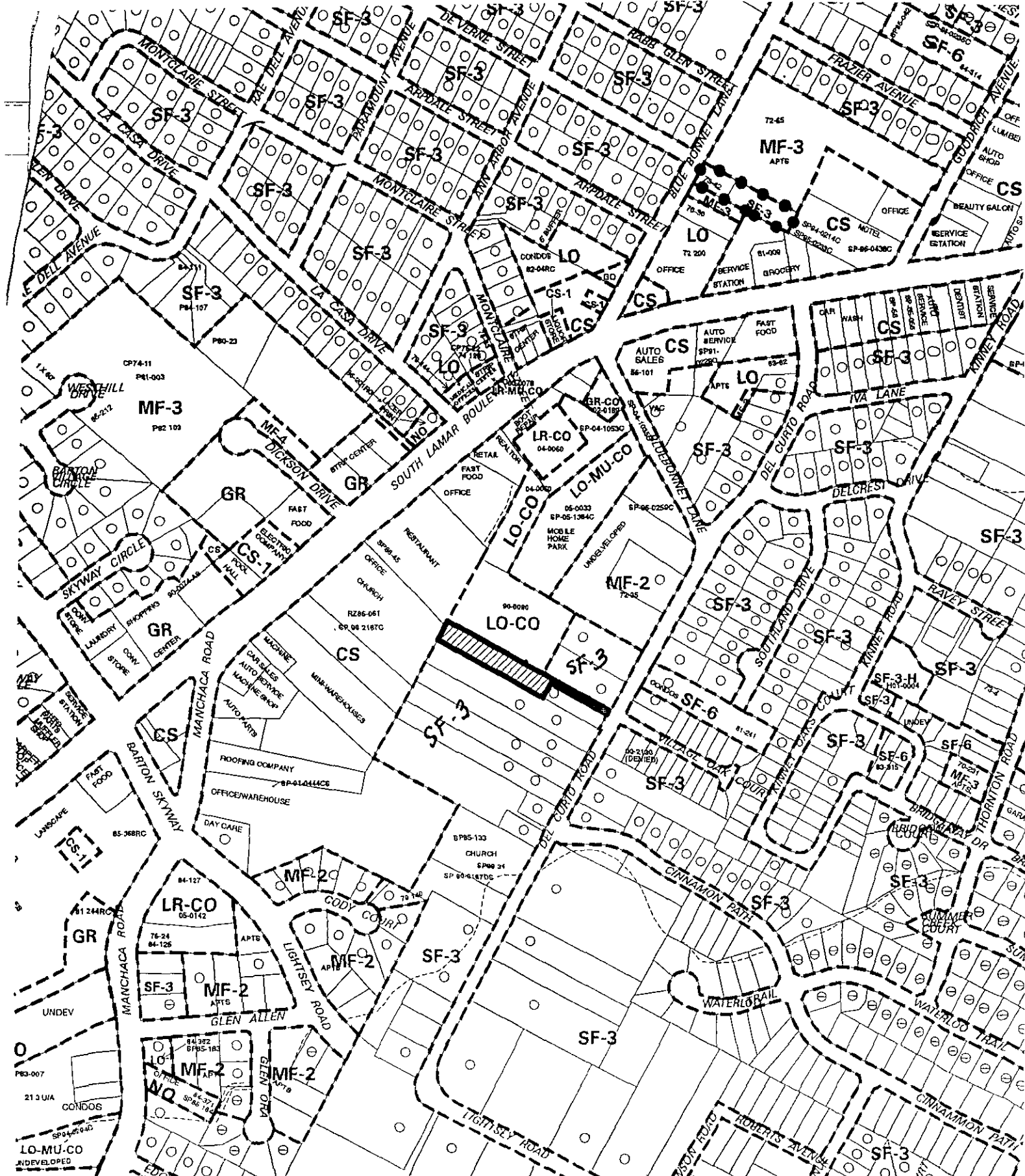
3rd


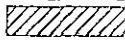


ORDINANCE NUMBER:

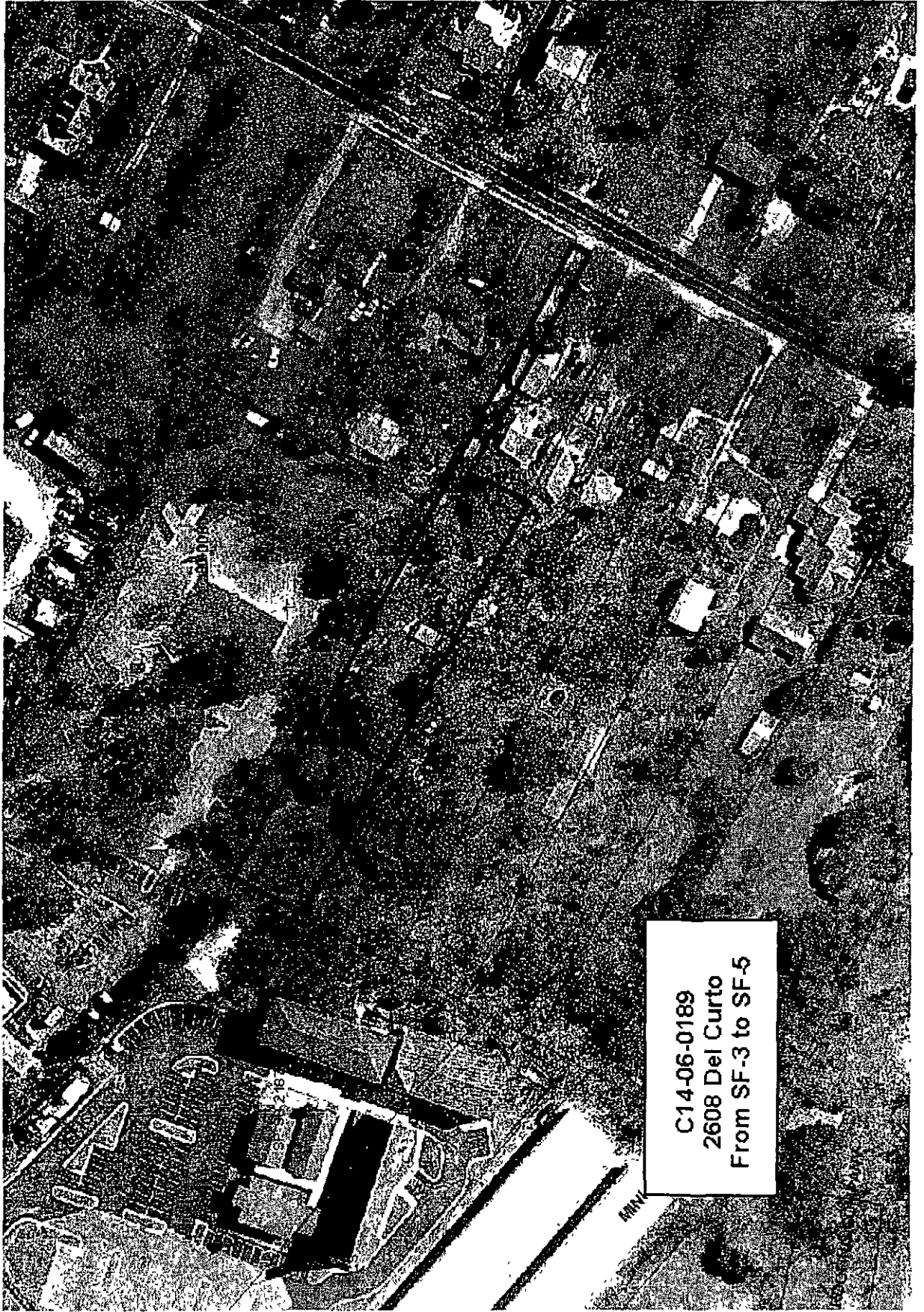
CASE MANAGER: Robert Heil

PHONE: 974-2330

EMAIL: Robert Heil@ci austin.tx.us



 1" = 400'	SUBJECT TRACT		ZONING CASE #: C14-06-0189 ADDRESS DEL CURTO RD SUBJECT AREA (acres) 0.700	DATE 06-09 INTLS SM	CITY GRID REFERENCE NUMBER G20
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR R HEIL				



C14-06-0189
2608 Del Curto
From SF-3 to SF-5

STAFF RECOMMENDATION

Staff's recommends approval of SF-5-CO. The CO would limit development to four residential units.

BASIS FOR RECOMMENDATION

The site is currently zoned SF-3 and developed with a duplex. The applicant would like to add up to four more residential units. SF-5-CO would allow for the development of the additional units and provide for some flexibility in their placement. The site is constrained by a narrow lot, restricted driveway access and proximity to commercial and civic uses.

Transportation

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

The trip generation under the requested zoning is estimated to be 61 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]

Capital Metro bus service is not available within 1/4 mile of this property.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	BICYCLE PLAN
Del Curto Road	55'	25'	Local	No	Yes

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West 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.

Water and 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 extension, system upgrades, utility adjustment, and utility relocation. Also, the water and wastewater utility plan must be reviewed and approved by the Austin water Utility. The plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the applicable and associated City fees.

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2608 DEL CURTO ROAD FROM FAMILY
3 RESIDENCE (SF-3) DISTRICT TO URBAN FAMILY RESIDENCE-
4 CONDITIONAL OVERLAY (SF-5-CO) COMBINING DISTRICT.
5

6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from family residence (SF-3) district to urban family residence-
10 conditional overlay (SF-5-CO) combining district on the property described in Zoning
11 Case No. C14-06-0189, on file at the Neighborhood Planning and Zoning Department, as
12 follows:
13

14 Lot 2, Block A, Resubdivision of a portion of Lot 8, Theodore Low Heights
15 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according
16 to the map or plat of record in Document No. 200500324 of the Official Public
17 Records of Travis County, Texas (the "Property"),
18

19 locally known as 2608 Del Curto Road, in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "B".
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

25 Development of the Property may not exceed a density of four residential units.
26

27 Except as specifically restricted under this ordinance, the Property may be developed and
28 used in accordance with the regulations established for the urban family (SF-5) base
29 district and other applicable requirements of the City Code.
30
31
32
33
34
35
36
37

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

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2006

§
§
§

Will Wynn
Mayor

9
10
11
12
13 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk