

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0145

P.C. DATE: January 12, 2015

ADDRESS: 1615 - 1617 South 2nd Street

DISTRICT AREA: 9

OWNER/APPLICANT: Richard Kooris

AGENT: Land Use Solutions, Michele Haussmann

ZONING REQUEST FROM: SF-3-NP

TO: SF-5-NP

AREA: .59 acre

SUMMARY STAFF RECOMMENDATION:

Recommend SF-5-CO-NP

The following provisions would be included in a conditional overlay:

- Site limited to 8 residential units.
- The footprint of a dwelling unit cannot exceed 799 square feet, except that at least two structures shall have a maximum footprint that is fifteen percent less than the average footprint of the other units in the project.
- Maximum of two stories.
- No exterior wall of a building or structure shall be greater than twenty feet in height.

The applicant and Bouldin Creek Neighborhood Association have also agreed to a Private Restrictive Covenant.

COMMISSION RECOMMENDATION:

January 12, 2015 – APPROVED STAFF RECOMMENDATION OF SF-5-CO-NP ON CONSENT [11-0, MOTION BY N. ZARAGOZA, P. SEEGER 2ND]

DEPARTMENT COMMENTS:

The property consists of two lots totaling .59 acres with access to South 2nd Street in the Bouldin Creek Neighborhood Planning Area. There are currently three single family structures located on the property. It backs to commercial/mixed use properties along South 1st which is a core transit corridor.

Immediately to the north is SF-3, to the east is CS-MU-V, south and west is SF-3. The property is located within the Bouldin Creek Neighborhood Planning area and requires a neighborhood plan amendment. Neighborhood Planning staff have recommended a change to the future land use map (FLUM) to reflect higher density single-family.

ISSUES: The Bouldin Creek Neighborhood Association supports the neighborhood plan amendment and the zoning change. They have also agreed to a private restrictive covenant with the applicant which addresses design and site development standards.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Two single family structures
<i>North</i>	SF-3	Single family
<i>South</i>	SF-3	Single family
<i>East</i>	CS-MU-V	Vacant
<i>West</i>	SF-3	Single family

NEIGHBORHOOD PLANNING AREA: Bouldin Creek Neighborhood Planning Area.

TIA or NTA: None is required.

WATERSHED: Urban, East Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Bouldin Creek Neighborhood Association

Friends of Austin Neighborhoods

Bike Austin

Austin Heritage Tree Foundation

Austin Neighborhoods Council

South Central Coalition

South First IBIZ District

Preservation Austin

Friends of the Emma Barrientos MACC

Sierra Club

SCHOOLS: Travis HS, Fulmore MS, Becker Elementary

RELATED CASES FOR THIS PROPERTY:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2002-0031 Bouldin Creek NP adoption	SF-3 to SF-3- NP	SF-3-NP	SF-3-NP

SURROUNDING PROPERTIES CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2007-0220 (1606-1718 S. 1 st Street)	CS-MU-CO-NP to CS-MU-V- CO-NP	CS-MU-V-CO-NP	CS-MU-V-CO-NP

CITY COUNCIL DATE: February 11, 2016**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Andrew Moore**PHONE:** 512-974-7604**EMAIL:** andrew.moore@austintexas.gov**STAFF RECOMMENDATION**

Staff recommends approval of urban family residence conditional overlay neighborhood plan (SF-5-CO-NP).

BASIS FOR RECOMMENDATION

The proposed zoning should be consistent with the purpose statement of the district sought.

“Urban family residence (SF-5) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse, or condominium residential use is permitted in an SF-5 district under development standards that maintain single family neighborhood characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs.”

The proposed zoning change is suitable for this location within the Bouldin Creek Neighborhood as it is located adjacent to mixed-use zoning districts and provides a transition to single family use. The limitation of number of units and compliance with the Bouldin Creek Neighborhood Plan’s design standards will maintain the neighborhood characteristics. Bouldin Creek is a centrally located area of the City.

EXISTING CONDITIONS

The subject tract currently consists of three single family residences. The surrounding area is developed to the north, south and west with single-family residences. To the west is commercial/mixed use fronting South First Street. South First Street is a core-transit corridor.

Site Characteristics

The zoning change request is for a .59 acre, subdivided tract located in the Bouldin Creek Neighborhood Planning Area with frontage along South 2nd Street. South 2nd is a local residential street currently. It currently contains two residential structures and an out building. The tract is relatively flat.

Neighborhood Planning

The zoning case requires a Neighborhood Plan Amendment. Please see Neighborhood Plan Amendment case NPA-2015-0013.01.

ADDITIONAL STAFF COMMENTS***Environmental – Mike McDougal 512-974-6380***

1. 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Transportation - Bryan Golden – 512-974-3124

TR1. Additional right-of-way maybe required at the time of subdivision and/or site plan.

- TR2. A Neighborhood Traffic Analysis may be required at the time of site plan. No conditional overlay is necessary.
- TR3. 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]
- TR4. A variance from the Board of Adjustment is required for the requested SF-5 zoning as LDC 25-2-776 D(2) states that condominium use in SF-5 zoning is prohibited if only access to a local street is available.
- TR5. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
S. 2 nd Street	50'	32'	Local	No	No	Yes

Water and Wastewater

AWU-Utility Development Service Review – Neil Kepple – 512-972-0077

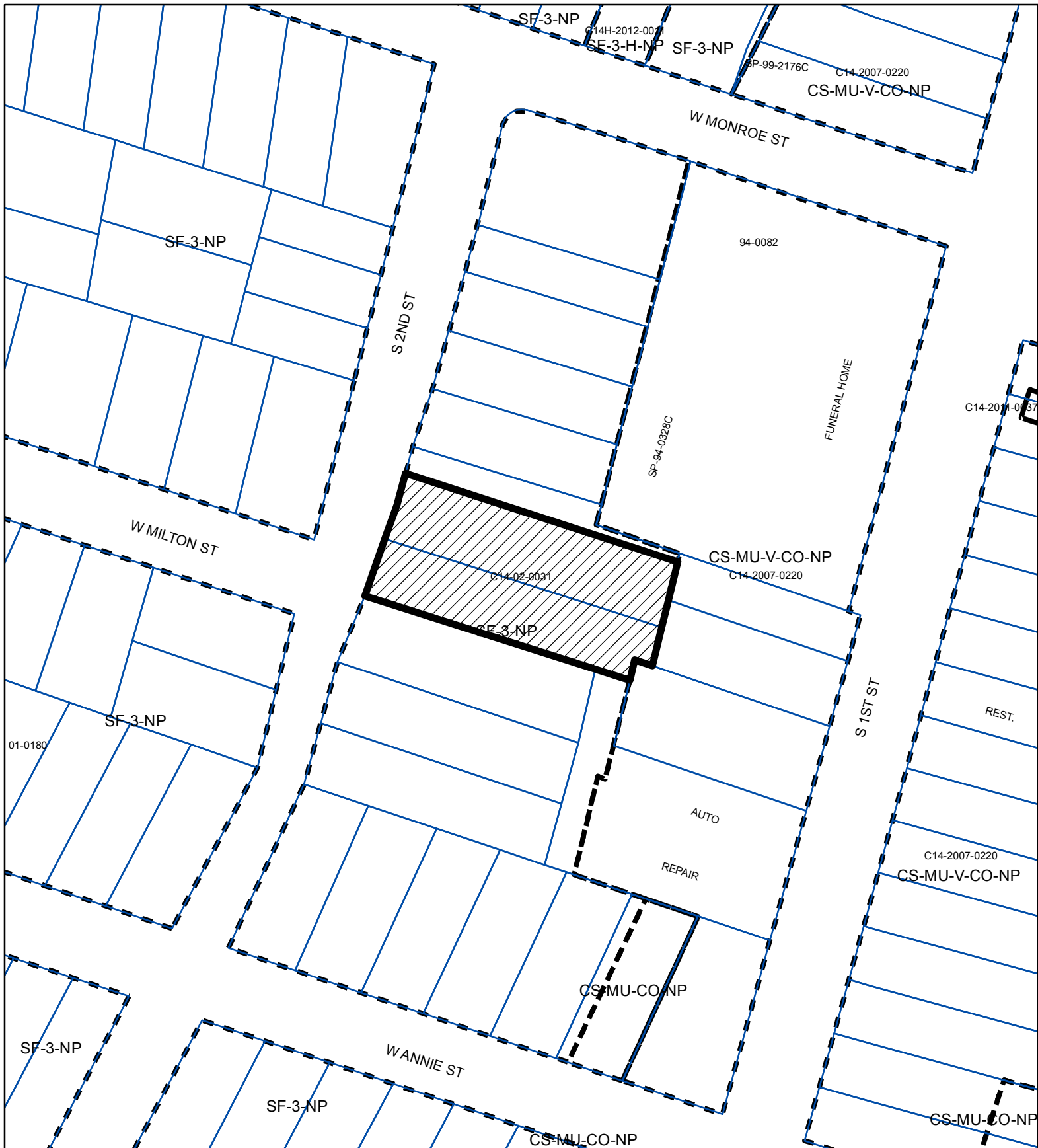
FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards – Cindy Casillas 512-974-3437




SF-5, Single family & duplex construction will trigger residential design standards.



ZONING

ZONING CASE#: C14-2015-0145



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 100'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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ZONING

ZONING CASE#: C14-2015-0145
 LOCATION: 1615 & 1617 S. 2nd Street
 SUBJECT AREA: .59 ACRES
 MANAGER: Andrew Moore



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Bouldin Creek Neighborhood Plan Contact Team

December 14, 2015

Minutes

Public Meeting on proposed zoning change for 1615 and 1617 S. 2nd St.

Twin Oaks Library, 1800 S. 5th St. Austin, Texas 78704. Dec 14, 2015

City Staff-led public meeting began at 6:30 pm

Applicant presented proposed development plan requiring zoning change and pan amendment. City staff outlined amendment process, applicant responded to public questions.

Meeting adjourned approx. 7:20 pm

Plan Contact Team meeting began at 7:30 pm

Contact Team Attendees:

Paul Strange :

Vineet Choudhary

Magdalena Rood

Murray Freeman

John Bodek

Cory Walton (Secretary)

Stuart Hampton (Chair)

Stuart Hampton made the following motion, which was passed unanimously:

Whereas the applicant has worked cooperatively with the Bouldin Creek Neighborhood Association on this case for the last 12 months; and

Whereas the applicant has agreed to a Restrictive Covenant and a Conditional Overlay (as written); and

Whereas the applicant has agreed to build smaller-scale houses in keeping with the voluntary design guidelines detailed by the Bouldin Creek Neighborhood Plan,

The Bouldin Creek Neighborhood Plan Contact team gives its support to the applicant's request for a plan amendment at 1615 and 1615 S. 2nd St. for zoning change from SF-3-NP to SF-5-CO-NP.

02 January 2016

City of Austin Planning and Zoning Department
Maureen Meredith - neighborhood plan amendment
Andrew Moore - rezoning
P O Box 1088
Austin, TX 78767-8810

re: Case Number: NPA-2015-0013.01 (neighborhood plan amendment)
re: Case Number: C14-2015-0145 (rezoning)

Concerned parties:

My wife and I live at 614 West Monroe Street, a block from the site of the proposed neighborhood plan amendment and rezoning. In general and in principal I prefer that we do not make exceptions to neighborhood planning and zoning requirements. I respect that residents closest to the site - 1615 & 1617 S.2nd Street - approve of the proposed changes. I feel that approval of these exceptions must be accompanied by changes in area parking and traffic control.

Once construction begins on that site, my neighbors and I will become trapped in our neighborhood. South First Street has become difficult to enter and exit most of the day. Neighborhood streets are choked by South First business customer parking. Bouldin Avenue often closes for events. We strongly recommend that approval of changes to neighborhood planning and zoning requirements for this site are contingent upon development of neighborhood parking restrictions - for example, parking on only one side of the street - and the installation of a traffic light at the intersection of South First and West Monroe Streets.

Thank you for your consideration:



John Christensen

Moore, Andrew

From: Rebecca Thorburn <[REDACTED]>
Sent: Tuesday, December 01, 2015 4:55 PM
To: Meredith, Maureen; Moore, Andrew; John Smiljanic
Subject: case numbers C14-2015-0145 and NPA-2015-0013.01

Hello Maureen and Andrew,

I am writing in reference to case numbers C14-2015-0145 and NPA-2015-0013.01, related to proposed zoning changes and neighborhood plan amendments related to development at 1615 and 1617 S 2nd St.

My husband and I are quite concerned about the amount of renovations and development in the immediate area and the movement towards high density single family housing in our neighborhood. On our block, there are 5 homes in a row that are currently under construction. Within the past year, new duplexes went up across the street from us and within view 1/4 block to our east. Everywhere we look in our neighborhood, new duplexes and new construction are happening.

While we certainly support development and growth, we are concerned that the movement to high density single family housing is damaging our neighborhood. Parking is constantly an issue on our street with the construction and multi-unit buildings now, where it never was in the 4 years previous. Yards are becoming smaller and smaller. We see fewer home owners outside their homes. We feel less safe while walking or biking in the neighborhood. And traffic through the neighborhood is increasing dramatically with the higher density buildings.

While the application from the developers does mention the goals of walk-ability and more affordable housing for these area, there is no mention of parking for these units or mitigation plans for the impact on neighborhood traffic or on the ability of others in the neighborhood to walk to various shops and restaurants.

1615 and 1617 S 2nd St. are only a short block from our home. While we agree that the properties should be developed, we do not support a change in zoning to high density single family. The current zoning allows for 4 single family homes. 4 homes (two more than exist in that space today) will impact parking and traffic, but not to the extent that 8 units in this same space would.

Again, we do not support these requested zoning changes. If the changes do proceed, our concerns regarding parking and traffic must be addressed.

Sincerely,

Rebecca Thorburn and JR Smiljanic
1702 S 3rd St
512-484-1590