ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0137 – 2610 S. First Street  P.C. DATE: December 12, 2017

ADDRESS: 2610 S 1st Street

OWNER/APPLICANT: Maria Magdalena Meneses

AGENT: BML Consulting (Benigno Meneses)

ZONING FROM: SF-3  TO: GR-V

AREA: 0.168 acres (7,335 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

Staff recommends the applicant’s request to rezone the subject property to GR-V (community commercial - vertical mixed-use) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

DECEMBER 12, 2017: TO APPROVE COMMUNITY COMMERCIAL - VERTICAL MIXED USE (GR-V) COMBINED DISTRICT ZONING ON CONSENT, VOTE 12-0 [J. SHIEH 1ST, P. SEEGER 2ND, A. DEHOYOS HART ABSENT].

DEPARTMENT COMMENTS:

The 0.168-acre property is currently zoned SF-3 (single-family residence) district zoning and contains a single family structure. It is located within the Galindo Neighborhood which is part of the South Lamar Combined Neighborhood Planning Area (SLNA). The SLNA neighborhood plan is suspended so this property is not part of a Future Land Use Map (FLUM). South First Street is a designated Core Transit Corridor where vertical mixed use development is appropriate. The applicant intends to rezone the property to GR-V (community commercial – vertical mixed-use) combining district zoning to be consistent with two adjacent properties under the same ownership. There are no specific development plans for the property at this time. South First has a mix of commercial, office and multifamily uses. Many single family structures which have been converted to commercial and office uses over the years.

The subject property is a legal lot fronting South 1st Street, to which both ingress and egress access shall be taken. The surrounding uses include a day care to the north, veterinarian and auto repair across S. First Street to the east, an office to the south and single family residences to the west. Because of the single family residences the property will be subject to compatibility standards. The subject lot is 110 feet deep. Compatibility standards will limit the property to maximum height of three stories and 41 feet at the eastern most property line. Here are the relevant portions of compatibility standards for this property:

- No structure may be built within 25 feet of the 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.
- A landscape area at least 25 feet wide is required along 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.

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-For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.

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 ZONING AND LAND USES:**

<table>
<thead>
<tr>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>SF-3</td>
</tr>
<tr>
<td>North</td>
<td>LO-V Day Care</td>
</tr>
<tr>
<td>South</td>
<td>GR Office</td>
</tr>
<tr>
<td>East</td>
<td>CS-V-CO-NP Veterinarian, Auto Repair</td>
</tr>
<tr>
<td>West</td>
<td>SF-3 Single Family residences</td>
</tr>
</tbody>
</table>

**PLANNING AREA:** South Lamar Combined (Suspended)  
**TIA:** Waived

**WATERSHED:** East Bouldin Creek  
**DESIRE DEVELOPMENT ZONE:** YES

**CAPITOL VIEW CORRIDOR:** N/A  
**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**
Austin Neighborhoods Council  
Austin Independent School District  
Bike Austin  
Dawson Neighborhood Association  
Dawson Neighborhood Organization  
Dawson Neighborhood Plan Contact Team  
Friends of Austin Neighborhoods  
Galindo Area Patriotic Porch Party  
Galindo Elementary Neighborhood Association  
Homeless Neighborhood Association  
Preservation Austin  
Sierra Club, Austin Regional Group  
South Austin Commercial Alliance  
South Central Coalition

**SCHOOLS:**
Galindo Elementary School  
Fulmore Middle School  
Travis High School

**CASE HISTORIES:**

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>PLANNING COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-78-025</td>
<td>A to GR</td>
<td>Approved GR</td>
<td>Approved GR (7-20-1978) Corrective ordinance approved (7-19-1979)</td>
</tr>
<tr>
<td>600 Cumberland and 2612 S. 1st St</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C14-86-191</td>
<td>SF-3 to LO</td>
<td>Approved LO</td>
<td>Approved LO (11-13-1986)</td>
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<tr>
<td>2606 S. 1st St</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C14-98-0240</td>
<td>SF-3 to LO</td>
<td>Approved NO-MU-CO-NP; (limited to 2,000 trips).</td>
<td>APVD NO-MU-CO-NP; CO 2,000 TRIPS (7-0)</td>
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<tr>
<td>2608 S. 1st St</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C14-2007-0238</td>
<td>Add Vertical Mixed Use</td>
<td>Approved adding V</td>
<td>Approved adding V (1-10-2008)</td>
</tr>
<tr>
<td>600 Cumberland,</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
ABUTTING STREETS:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bike Route</th>
<th>Bus Routes</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. 1st St.</td>
<td>80-90’</td>
<td>40-45’</td>
<td>Minor Arterial</td>
<td>Yes</td>
<td>No</td>
<td>10 – S 1st St.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>110 South Central Flyer</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>484 Night Owl</td>
</tr>
</tbody>
</table>

CITY COUNCIL DATE: Scheduled for February 1, 2018

**ACTION:**

**ORDINANCE READINGS:** 1st  2nd  3rd

**ORDINANCE NUMBER:**

**CASE MANAGER:** Andrew Moore

**PHONE:** 512-974-7604

STAFF RECOMMENDATION

Staff recommends approval of the applicant’s request for GR-V (community commercial – vertical mixed-use) combining district zoning.

BASIS FOR RECOMMENDATION

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

   Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

   The Vertical Mixed Use overlay district is established within each zoning district for all sites with a Core Transit Corridor or Future Core Transit Corridor as the principal street. Mixed use developments are intended to provide for and encourage development and redevelopment that contains a compatible mix of residential, commercial, and institutional uses within close proximity to each other, rather than separating uses. The mixed use provisions define the uses of land and the siting and character of the improvements and structures allowed on the land in a manner that encourages a balanced and sustainable mix of uses. They promote an efficient pedestrian-access network that connects the nonresidential and residential uses and transit facilities. Redevelopment of underutilized parcels and infill development of vacant parcels should foster pedestrian-oriented residential and mixed use development [LDC Subchapter E, Article 4].

2. Zoning changes should promote compatibility with adjacent and nearby uses.

   The subject property sits between commercially zoned properties on a core transit corridor which is suitable for vertical mixed use development. Single-family residence (SF-3) district zoning is more appropriate on internal, neighborhood roads.

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ADDITIONAL DEPARTMENT COMMENTS

This zoning case is located on the west side of S. 1st Street, on a 0.168 acres property that contains a small house. This property is located in the S. Lamar Combined Planning Area, in the Galindo NP, which does not have an adopted neighborhood plan. Surrounding land uses includes a kid’s day care center to the north, a small commercial/office building to the south, a vet clinic to the east, and single family houses to the west. South First Street has been transitioning in the last decade from single family houses, to a variety of commercial, office and multifamily uses along this heavily traveled thoroughfare. The proposed use is an unidentified commercial use, and the zoning would allow vertical mixed use.

Connectivity
Public sidewalks are located along South First Street and a CapMetro stop is located within walking distance of the subject property. The Walkscore for this area is 45/100, Car Dependent, meaning most errands require a car.

Imagine Austin
The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an Activity Corridor. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and are characterized by a variety of activities and types of buildings located along the roadway. However, based on the comparative scale of this site relative to other surrounding commercial and residential uses along this busy commercial corridor, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

1. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.
2. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane is recommended for South First Street.
3. 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]
4. TR4. Existing Street Characteristics:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bike Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>S 1st Street</td>
<td>60 ft.</td>
<td>42 ft.</td>
<td>Arterial</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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.

NPZ Site Plan Review – Thomas Sievers 512-974-1237

1. Site plans will be required for any new development other than single-family or duplex residential.

2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

3. Any new development is subject to Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

4. The site is subject to compatibility standards. Along the western property line, the following standards apply:
   - No structure may be built within 25 feet of the 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.

NPZ Austin Water Utility Review - Neil Kepple 512-972-0077

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 extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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 City Council – February 1, 2018
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.
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.