

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-4  
AGENDA DATE: Thu 05/12/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0058 - 903 South Center Street - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 903 South Center Street (East Bouldin Creek Watershed) from mobile home residence (MH) district zoning to family residence (SF-3) district zoning. Zoning and Platting Commission Recommendation: To grant family residence (SF-3) district zoning. Applicant: Ronald Dean. Agent: Ronald Dean. City Staff: Robert Heil, 974-2330.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

**ZONING CHANGE REVIEW SHEET****CASE:** C14-05-0058**City Council Date:** May 12, 2005**ZAP Date:** May 3, 2005**ADDRESS:** 903 South Center Street**OWNER/APPLICANT:** Ronald Dean**AGENT:** Ronald Dean**ZONING FROM:** MH**TO:** SF-3**AREA:** 0.26 acres**SUMMARY STAFF RECOMMENDATION:**

*Staff recommends approval of Family Residential (SF-3) district zoning.*

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

**May 3, 2005:** Approved Family Residential (SF-3) district zoning by consent [ Vote: 8-0, Commissioner Martinez absent.]

**DEPARTMENT COMMENTS:**

This lot is one of two which has been requested for rezoning from Mobile-Home (MH) base district zoning to Family Residential (SF-3). The lots previously had mobile homes which have since been removed. The applicant intends to relocate one single family house onto each lot.

Although some MH zoning remains in Galindo, the immediate neighborhood is predominately single family with some limited office and low density multi-family uses.

The property is located in the proposed Galindo Neighborhood Planning Area, that is scheduled to begin in the October 2005. The tentative Planning Commission Public hearing dates should occur in the June 2006, and the City Council will consider the neighborhood plan and rezoning in the summer of 2006.

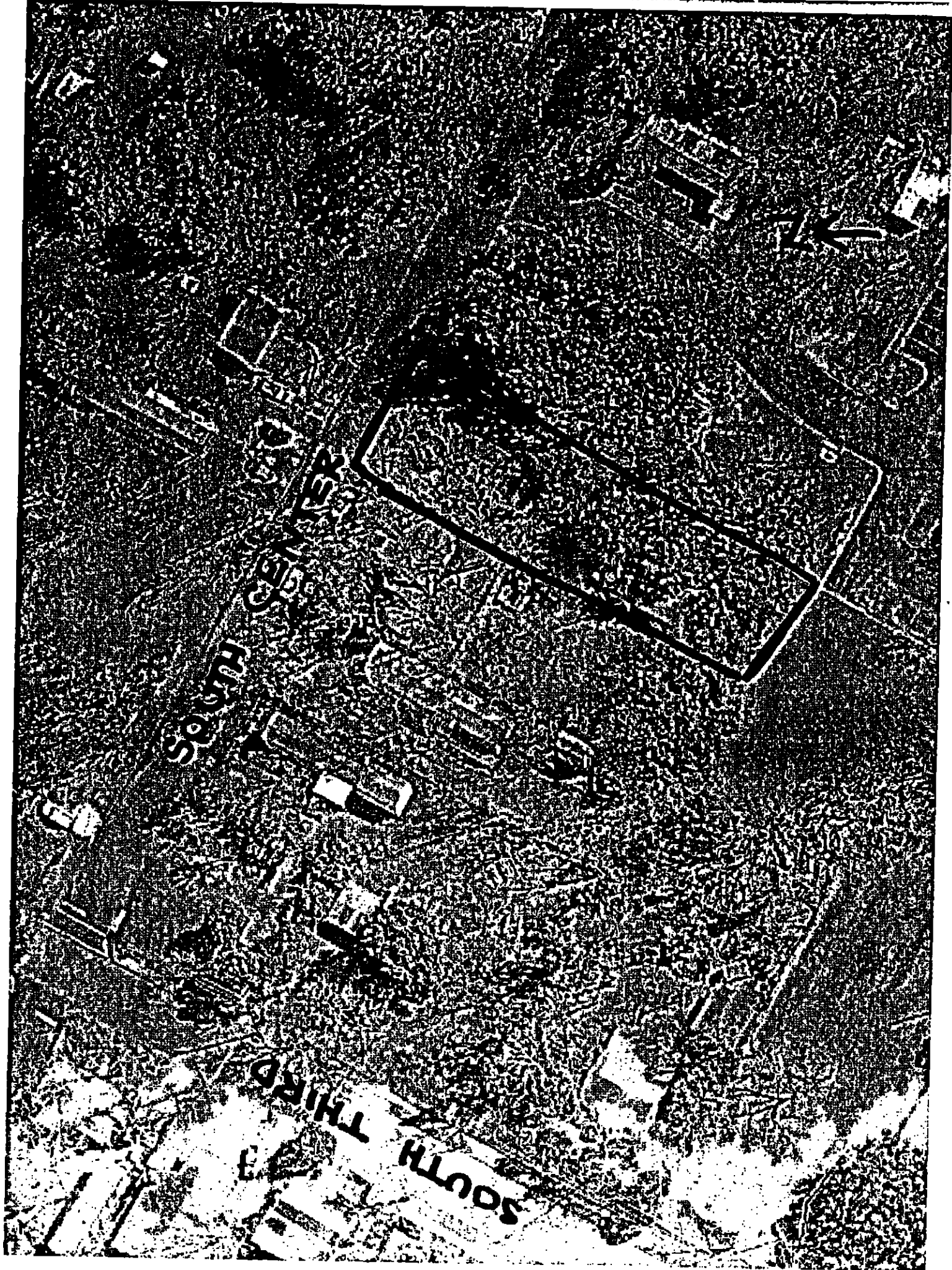
**EXISTING ZONING AND LAND USES:**

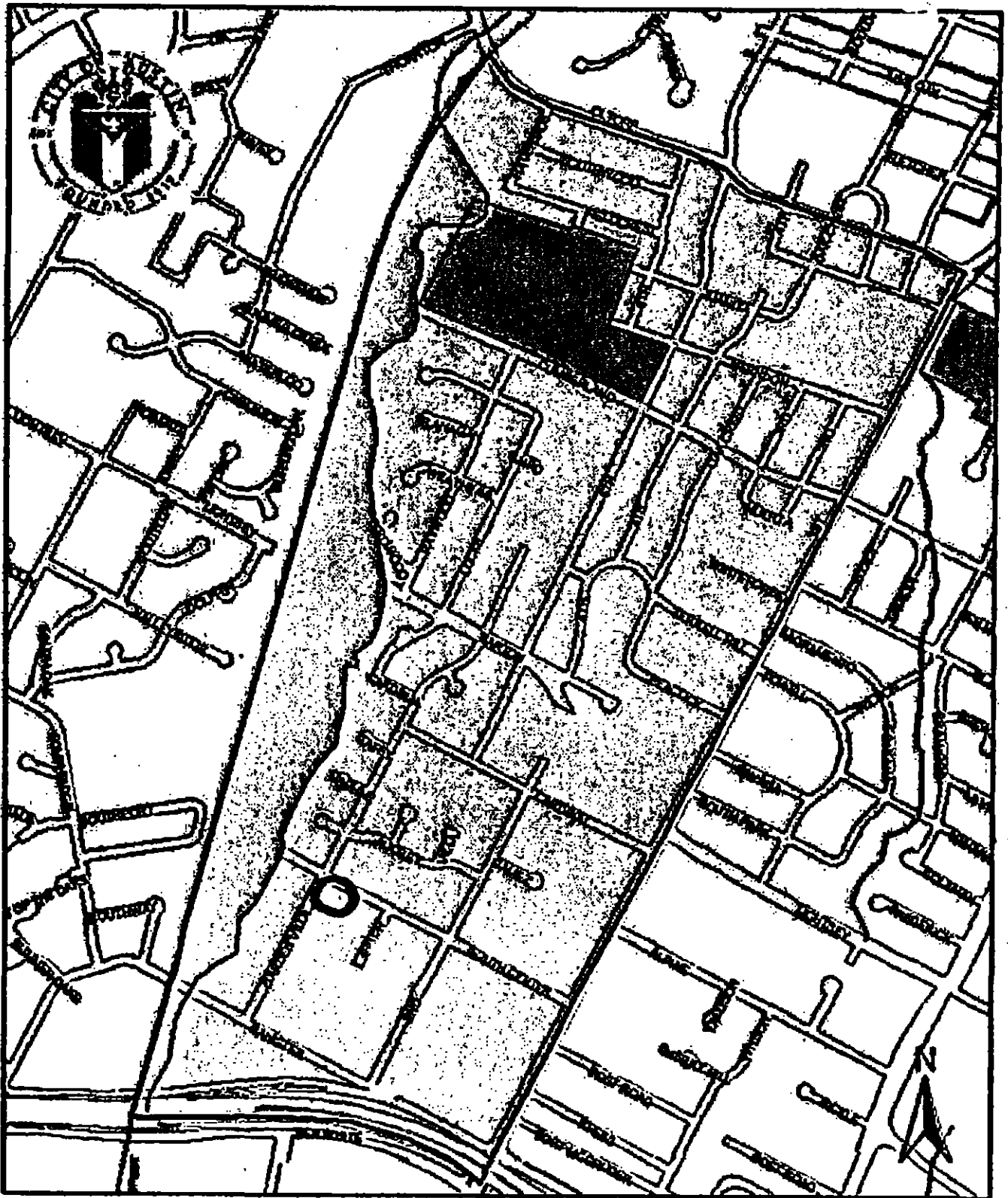
	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MH	Vacant
<i>North</i>	SF-3	Single Family Homes
<i>South</i>	LO	Office and Vacant
<i>East</i>	MH	Vacant
<i>West</i>	MH	Single Family Home

**AREA STUDY:** The property lies within the proposed Galindo Neighborhood Planning Area



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R. HEIL	ZONING CASE #: C14-05-0058 ADDRESS: 803 SOUTH CENTER STREET SUBJECT AREA (acres): 0.320	CITY GRID REFERENCE NUMBER G19
	HOSPITAL MEDICAL OFFICE	DATE: 05-04 INTLS: SM	



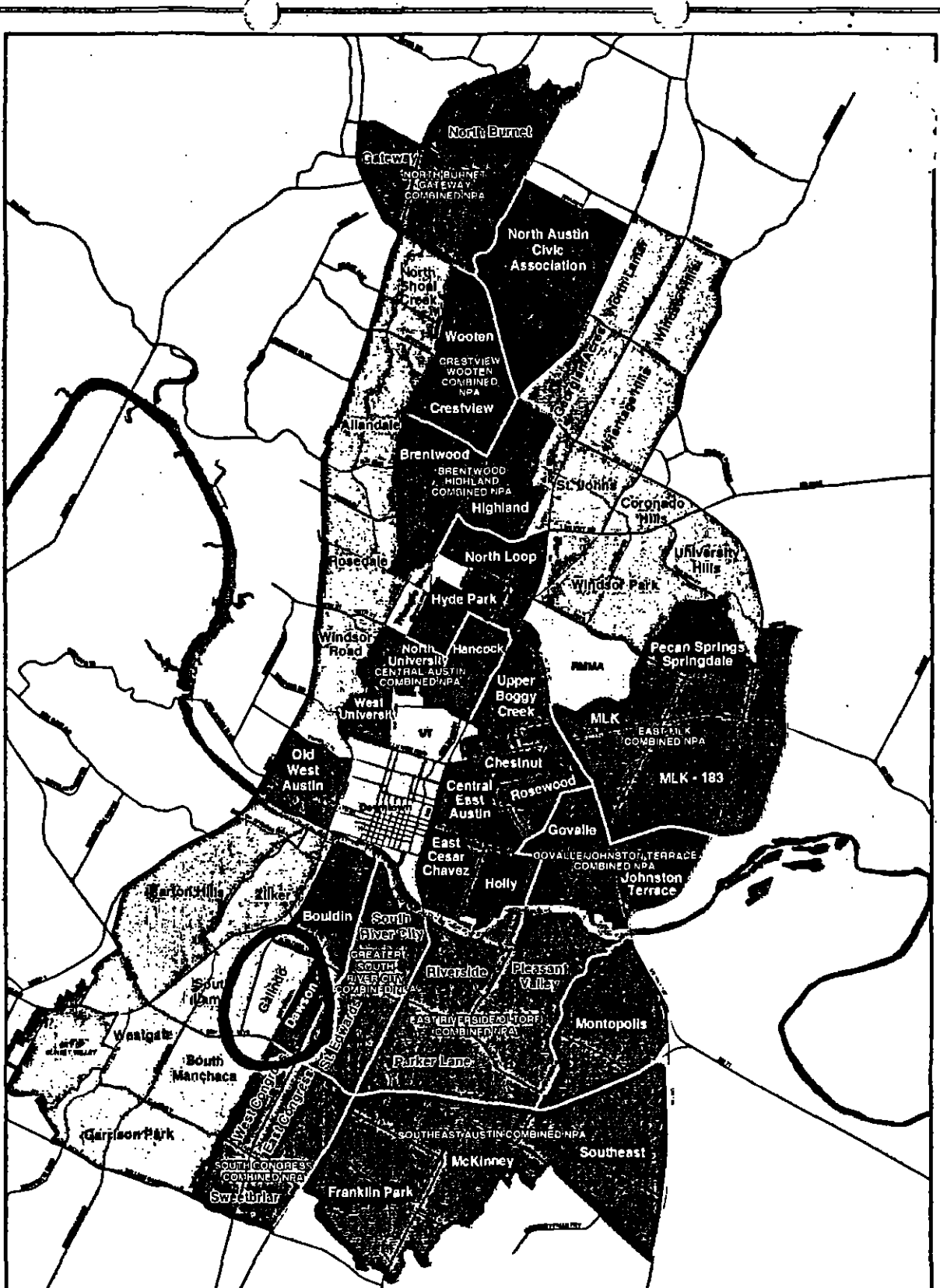


**Galindo Neighborhood Planning Area**

 **Parks**

0.2      0      0.2      0.4 Miles





# City of Austin Neighborhood Planning Areas







Prepared by City of Austin  
Neighborhood Planning & Zoning Department  
August 30, 2004



Combined Neighborhood  
Planning Areas

## Neighborhood Plan Status

-  Adopted Neighborhood Plan & Zoning
-  Neighborhood Plan Underway
-  Future Neighborhood Planning Area
-  Non-Neighborhood Planning Area



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sole purpose of aiding regional planning and is not  
warranted for any other use. No warranty is made regarding  
its accuracy or completeness.

TIA: N/A

WATERSHED: East Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

- Galindo Elementary Neighborhood Association
- Green Trails Area Alliance
- Terrell Lane Interceptor Association
- South Central Coalition
- Austin Neighborhoods Council
- Barton Springs Edwards Aquifer Conservation District
- Austin Independent School District

SCHOOLS: (AISD)

Dawson Elementary School   Fulmore Middle School   Travis High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
South Center Street	50'	30'	Local

Capital Metro bus service is available along Garden Villa Lane.

CITY COUNCIL DATE:

ACTION:

May 12, 2005:

ORDINANCE READINGS:

1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

ORDINANCE NUMBER:

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

PHONE: 974-2330

**SUMMARY STAFF RECOMMENDATION**

C14-05-0058

Staff recommends approval of Family Residential (SF-3) district zoning.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

SF-3 zoning is an appropriate zoning designation for the neighborhood which is dominated by single family zoning. It is not inappropriate next to MH zoning.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

SF-3 zoning would provide additional stable infill development and housing in the urban core.

**EXISTING CONDITIONS**

This lot is one of two which has been requested for rezoning from Mobile-Home (MH) base district zoning to Family Residential (SF-3). The lots previously had mobile homes which have since been removed. The applicant intends to relocate one single family house onto each lot.

Although some MH zoning remains in Galindo, the immediate neighborhood is predominately single family with some limited office and low density multi-family uses.

**Site Plan**

There are no compatibility or other site plan issues for this case.

**Transportation**

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

The trip generation under the requested zoning is estimated to be 19 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 available along Garden Villa Lane.



**Existing Street Characteristics:**

NAME	ROW	PAVEMENT	CLASSIFICATION
South Center Street	50'	30'	Local

**Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements to serve site and land use. 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 design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

**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. Impervious cover is not limited in this watershed class. 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. This project is anticipated to fall well below that threshold.

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.