

ZONING CHANGE REVIEW SHEET

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**CASE:** C14-2011-0094

**P.C. DATE:** September 13, 2011

**ADDRESS:** 1414 West Oltorf Street

**OWNER/APPLICANT:** JSTRAIN, LLC (Scott Trainer)

**AGENT:** LOC Consultants, LLP (Sergio Lozano Sanchez)

**ZONING FROM:** SF-3

**TO:** CS

**AREA:** 0.135 acres (5880 ft<sup>2</sup>)

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of CS (General Commercial Services) district zoning.

**DEPARTMENT COMMENTS:** This 0.135 acre tract is currently zoned SF-3 (family residence) district zoning and developed with a single family house. The applicant seeks to rezone the property to CS (General Commercial Services) district zoning to accommodate required parking for an adjacent commercially zoned property. Staff recommends the rezoning request for CS zoning.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	SF-3	Single Family
North	CS	Retail
South	CS-CO	Outdoor Entertainment
East	CS-MU-V-CO	Retail
West	CS-V, CS	Retail

**TIA:** Waived

**WATERSHED:** West Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- South Central Coalition
- South Lamar Neighborhood Association
- Goodrich Place Neighborhood Association
- Zilker Neighborhood Association
- Austin Neighborhoods Council

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**BASIS FOR RECOMMENDATION**

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

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The requested use will be to meet the parking requirements of an adjacent commercial use.

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

The subject property is adjacent on all sides by commercial uses and will be compatible and consistent with surrounding zoning categories.

**EXISTING CONDITIONS**

**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.

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.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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**Water and Wastewater**

If 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 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.

**Stormwater 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 stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

**Transportation:**

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

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]

West Oltorf Street is classified in the Bicycle Plan as Bike Route No. 72. South Lamar Blvd. is classified in the Bicycle Plan as Bike Route No. 43.

Capital Metro bus service (Route No. 331) is available along West Oltorf Street. Capital Metro bus service (Routes No. 3, 103, 338 and 484) is available along S. Lamar Blvd.

There are existing sidewalks along both sides of W. Oltorf Street and South Lamar Blvd.

Existing Street Characteristics:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>ADT</b>
W. Oltorf Street	Varies	MAU4	Major Arterial	15,255
S. Lamar Blvd.	Varies	MAD4	Major Arterial	36,041

**Site Plan**

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

If the property to the north is still used as single family, the site is subject to compatibility standards and the following standards apply:

- No structure may be built within 25 feet of the property line.

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- 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.

**CITY COUNCIL DATE:** October 20, 2011

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**





**CASE MANAGER:** Stephen Rye

**PHONE:** 974-7604

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**ZONING**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0094  
 LOCATION: 1414 W OLTORF ST  
 SUBJECT AREA: 0.135 ACRES  
 GRID: H20  
 MANAGER: STEPHEN RYE



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.



SF-3

OXFORD AVE

SF-3

VALERIA ST

SF-3

HETHER ST

SF-3

SF-3

SF-3

KINNEY AVE

CS-1

CS

CS

LO

S LAMAR BLVD

CS-V

CS

CS-MU-V-CO

CS-V

CS-V

CS-MU-V-CO

SF-3

CS

CS-V

WOLORF ST

SF-3

CS-CO

SF-3

CS

CS

CS

THORNTON RD

SF-3

CS-NP

SF-4B-CO

SF-3

SF-3

CS

MF-3-NP