ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0040 – Radam .38

Z.A.P. DATE: June 5, 2012

ADDRESS: 605 and 607 Radam Lane

OWNERS: 605 Radam LLC; Cabot Chase, Ltd., AGENT: Jim Bennett Consulting

(Jimmy Nassour)

(Jim Bennett)

ZONING FROM: SF-3

TO: CS

AREA: 0.38 acres

(16,552 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant neighborhood commercial – conditional overlay (LR) district zoning. The Conditional Overlay prohibits service station use.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

June 5, 2012:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area is developed with two single family residences (zoned SF-3) and located one lot west of the corner of Radam Lane and South 1st Street. Radam Lane consists of a few single family residences, a City fire station, undeveloped property and medical offices (LO-V; LR-V-CO; LR-CO; GO-CO). There is a single family residence and retail sales use at the intersection of South 1st Street and Radam Lane (CS-V) and single family residences facing Clifford Street to the south (SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial).

The Applicant would like to develop the property with retail uses and has requested the general commercial services (CS) zoning district. While CS zoning is located along the South 1st Street corridor, it does not extend along the intersecting streets in the vicinity, and therefore would be an introduction of intensive zoning and uses. Staff's alternative recommendation is neighborhood commercial - conditional overlay (LR-CO) district zoning which exists on a similarly situated parcel to the west which was used as a restaurant (limited) and location across from a fire station. The conditional overlay prohibits service station use due to the interior location of this property and adjacency to single family residences to the south.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES	
Site	SF-3	Two single family residences	
North	LO-V; GR-V; GO- CO	Medical offices; Undeveloped; City of Austin fire sta	
South	SF-3	Single family residences	
East	CS-V	One single family residence; General retail sales (convenience)	
West	SF-3; LR-CO; LR-V- CO; LO-V	A few single family residences; Outside storage; Medical offices	

FUTURE NEIGHBORHOOD PLANNING AREA: South Austin Combined (South Manchaca)

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 - Far South Austin Community Association 511 - Austin Neighborhoods Council

627 - Onion Creek Homeowners Association 742 - Austin Independent School District

786 - Home Builders Association of Greater Austin

950 - Southwood Neighborhood Association

1108 – Perry Grid 644

1037 - Homeless Neighborhood Association

1075 - League of Bicycling Voters

1173 - South Congress Combined Neighborhood Plan Contact Team

1200 - Super Duper Neighborhood Objectors and Appealers Organization

1222 - Placidena Heights

1224 - Austin Monorail Project

1228 - Sierra Club, Austin Regional Group 1236 - The Real Estate Council of Austin, Inc.

1276 - South Congress Neighborhood Plan COA Liaison

1340 - Austin Heritage Tree Foundation

SCHOOLS:

St. Elmo Elementary School

Bedichek Middle School

Travis High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0116 608 and 610 Radam Ln.	SF-3 to GO	To Grant	Approved GO-CO with the CO limiting height to 50', and design & construction



			restrictions (11-6-08).
C14-2007-0216 -	To add V zoning	To Grant V zoning to	Approved as
South Manchaca	to 20 tracts	19 tracts, as the	Commission
NPA Vertical	within the South	Neighborhood	recommended (12-13-
Mixed Use	Manchaca NPA,	recommended	07).
Building (V)	as requested by		
Zoning Opt-In/Opt-	the		
Out Process -	Neighborhood's	ł	
Bounded by Ben	application	8	
White Boulevard	1		
on the north; South			
1 st Street on the			1
east; West Stassney			
Lane on the south;			
and Manchaca			
Road on the west			
C14-04-0062 -	SF-3 to LR-CO	To Grant LR-CO with	Approved LR-CO as
Project Sharky -		CO for prohibiting	Commission
615 Radam Lane		drive-in services, and a	recommended (8-26-
		list of conditional and prohibited uses	04).

RELATED CASES:

The rezoning area contains acreage out of a portion of Lot 8, Division D, James E. Bouldin Estate, Cause No. 8930. There are no site plan applications approved or in process on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Radam Lane	50 feet	38 feet	Collector	No	No	Yes (within ¼ mile)

CITY COUNCIL DATE: June 28, 2012

ACTION:

ORDINANCE READINGS: 1st

2nd

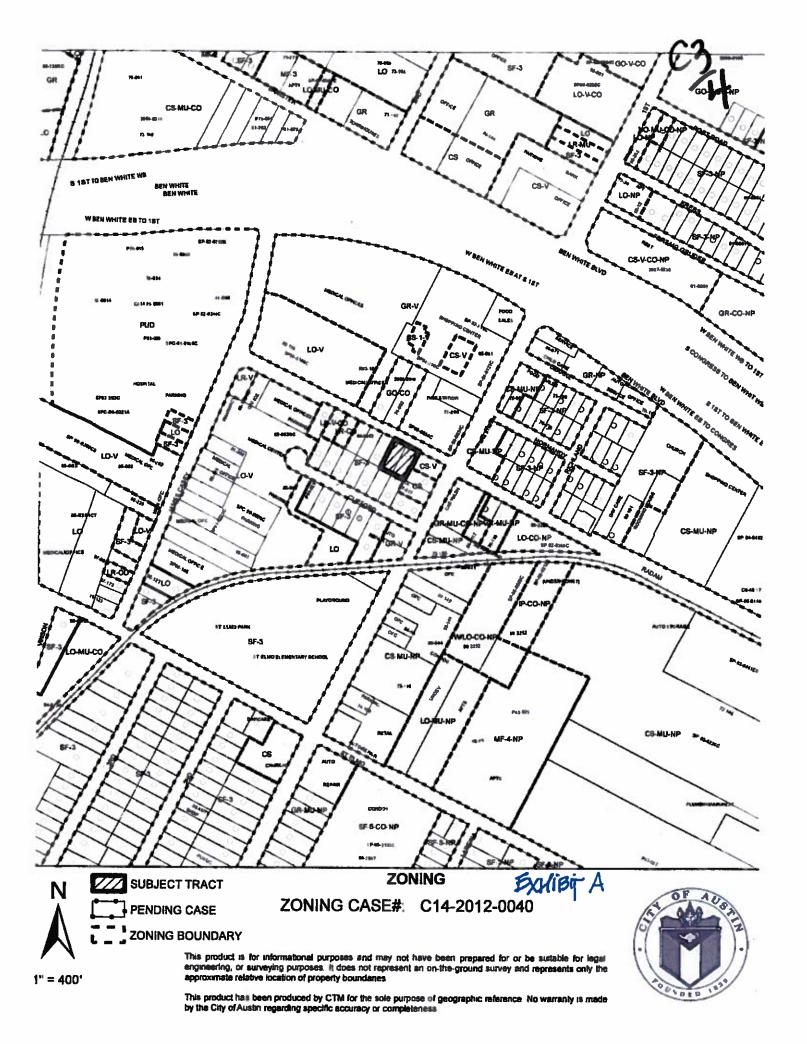
3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades

e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719







SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant neighborhood commercial – conditional overlay (LR) district zoning. The Conditional Overlay prohibits service station use.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Applicant's Request: The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities.

Staff Recommendation: The LR-CO, Neighborhood Commercial district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin Land Development Code states: "The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment."

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff's alternative recommendation is neighborhood commercial – conditional overlay (LR-CO) district zoning which exists on a similarly situated parcel to the west which was used as a restaurant (limited) and location across from a fire station. The conditional overlay prohibits service station use due to the interior location of this property and adjacency to single family residences to the south.

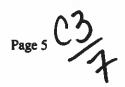
EXISTING CONDITIONS

Site Characteristics

The subject lots are developed with two single family residences. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the LR zoning district would be 80% which is a consistent figure between the watershed and zoning regulations.



Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family	50%	60%
(minimum lot size 5750 sq. ft.)		
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project boundary.

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

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.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

 Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

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

Additional of right-of-way maybe required at the time of sub-division or site plan application for this property.

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 any water and wastewater

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utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

Site Plan and Compatibility Standards

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

The site is subject to compatibility standards. Along the west and south 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.
- · 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.