

C/6

## ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14-2013-0133  
920 E. 53<sup>rd</sup> Street

**P.C. DATE:** 12/10/13

**ADDRESS:** 920 E. 53<sup>rd</sup>. Street

**AREA:** 0.23 acres

**APPLICANT:** Pamela Romero

**NEIGHBORHOOD PLAN AREA:** North Loop

**CAPITOL VIEW:** No

**T.I.A.:** Waived – See Transportation

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**ZONING FROM:** SF-3-NP, Family Residence, Neighborhood Plan

**TO:** SF-4A Single Family Residence Small Lot, Neighborhood Plan.

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends SF-4A, Single Family Residence Small Lot, Neighborhood Plan.

### **PLANNING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The property is currently developed with a single family residence. The applicant is proposing to subdivide the two existing lots into two lots in a different configuration. The minimum lot size requirement for a single family residential lot in an SF-3, Family Residence zoning is five thousand seven hundred fifty square feet (5,750 s.f.). However the two lots combined total square footage is ten thousand eighteen square feet (10,018 s.f.), not enough acreage to meet the minimum requirement for two lots in an SF-3 zoning district. The average lot square footage in this neighborhood is five thousand square feet (5,000). Therefore the applicant could not legally subdivide the two lots to meet the minimum square footage of the SF-3 zoning designation. Allowing the applicant to change the zoning to SF-4A, Single Family Residence Small Lot will be in keeping with the neighborhood plan which calls for this area to be "single family residential". In addition the Imagine Austin Comprehensive Plan supports a variety of housing types throughout Austin, and the staff believes that the proposed residential use is consistent with the Imagine Austin Comprehensive Plan.

### **BASIS FOR RECOMMENDATION:**

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

Granting the proposed zoning would be in keeping with the Neighborhood Plan and the Imagine Austin Comprehensive Plan.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	SF-3	Single family residential
<b>NORTH</b>	SF-3	Single family residential
<b>SOUTH</b>	SF-3	Single family residential
<b>EAST</b>	SF-3	Single family residential
<b>WEST</b>	SF-3	Single family residential

**CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
	No	Recent histories	

**NEIGHBORHOOD ORGANIZATION:**

- Austin Neighborhood Council
- Northwest Austin Civic Association
- North Austin Neigh. Alliance
- Ridgetop\_Neigh Association

**SCHOOLS:**

Lee Elementary School,  
Kealing Middle School,  
McCallum High School

**SITE PLAN:**

1. There are no site plan-related comments at this time.

**ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch 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. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

3. 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.
4. According to flood plain maps there is no flood plain within the project area.
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. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

#### **TRANSPORTATION:**

TR1: No additional right-of-way is needed at this time.

TR2. 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]

TR3. E. 53rd Street is not classified in the Bicycle Plan.

TR4. Capital Metro bus service is not available along E. 53rd Street.

TR5. There are existing sidewalks along E. 53<sup>rd</sup> Street.

TR6. Eric Dusza in the Neighborhood Connectivity Division may provide additional comments regarding mobility enhancement and bicycle/pedestrian facilities.

TR7. Existing Street Characteristics:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>ADT</b>
E. 53rd Street	50'	30'	Local	N/A

**CITY COUNCIL DATE:** January 23rd, 2014

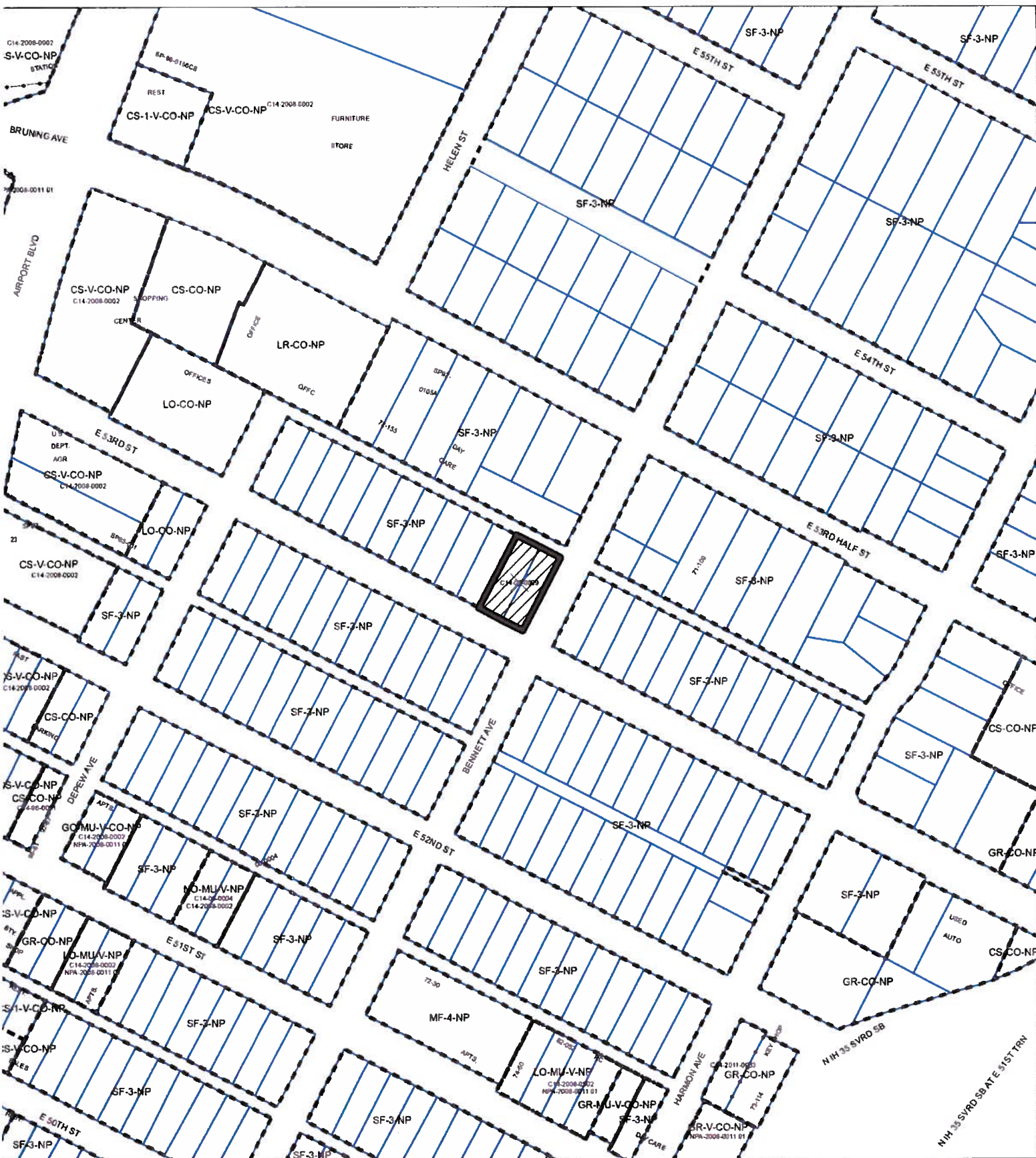
**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691



## ZONING

ZONING CASE#: C14-2013-0133



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

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.

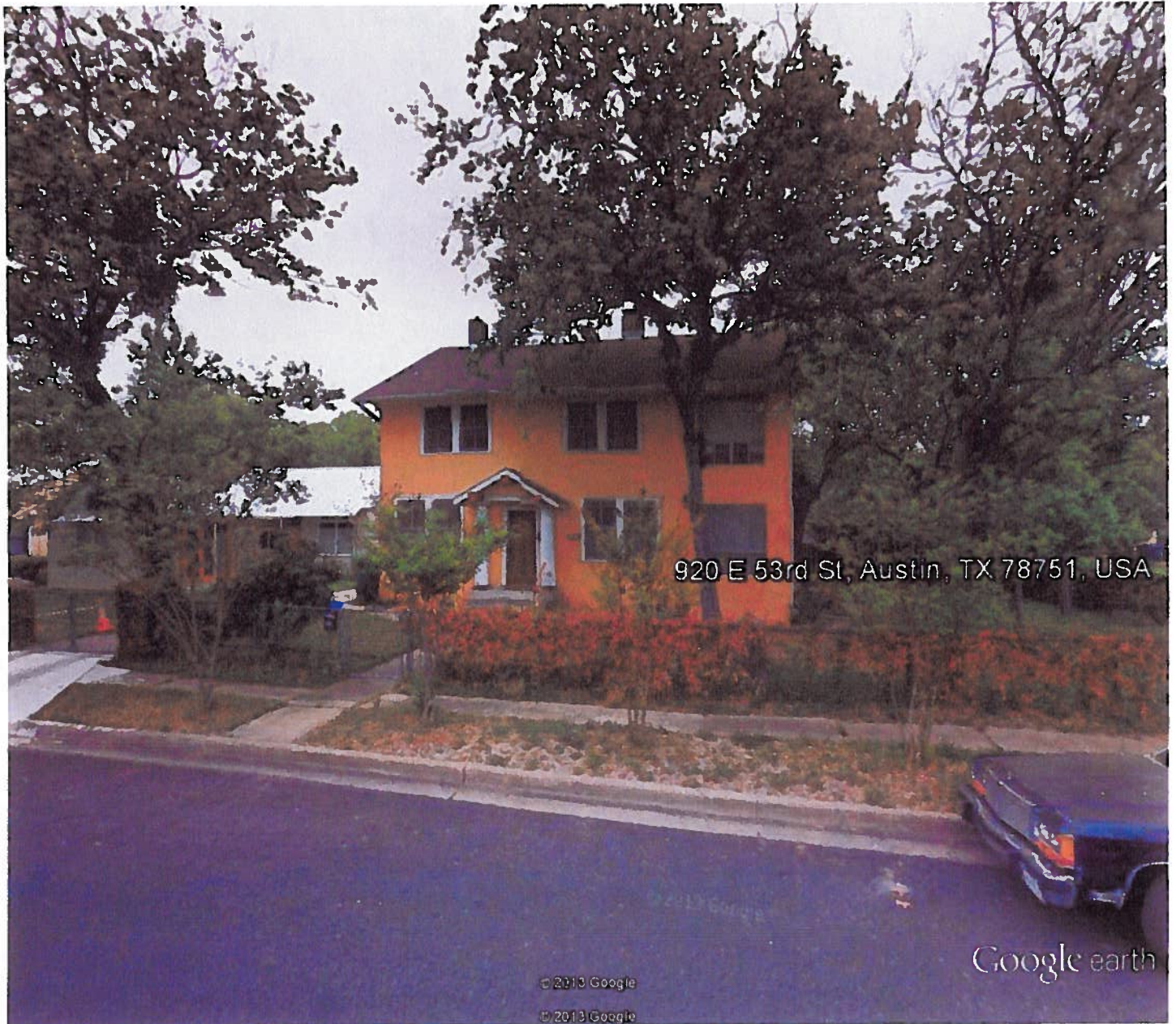
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