C15

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0121 946 E. 51st Street Rezoning

P.C. DATE: 12/10/13

ADDRESS: 946 E. 51st Street

AREA: 0.119 Acres

APPLICANT: Harmony Cottages, LLC
(Ron Ginor)

AGENT: Thrower Design
(Ron Thrower)

NEIGHBORHOOD PLAN AREA: North Loop

CAPITOL VIEW: No

T.I.A. No

HILL COUNTRY ROADWAY: No

WATERSHED: Tannehill Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: SF-3-NP – Family Residence – Neighborhood Plan

ZONING TO: GR-NP – Community Commercial – Neighborhood Plan

SUMMARY STAFF RECOMMENDATION:

Staff recommends GR-CO-NP, Community Commercial - Conditional Overlay – Neighborhood Plan. The Conditional Overlay would prohibit the following uses: Residential treatment, Pawn shop services, Transitional housing and would make the following uses a conditional use: Campground, Commercial blood plasma center, Convenience storage, Equipment sales, Kennels and Vehicle storage and would limit the vehicle trips to 2,000 per day.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

This property is currently developed with a small single family dwelling. This property is located in the North Loop Neighborhood Plan and is listed on the Future Land Use Plan (FLUM) as "Commercial". This property is located adjacent to a block that is comprised of three lots that were left over after the 51st Street interchange was constructed and is very near IH-35. The property also has frontage on 51st Street. The Conditional Overlay that was approved for the property to the east is being carried over to this property as well. Granting the requested zoning would match the zoning that is to the west of the subject tract and would be in conformance with the North Loop Neighborhood Plan Future Land Use Map which calls for this property to be "commercial".

BASIS FOR RECOMMENDATION:

1. *Granting of the request should result in an equal treatment of similarly situated properties.*

Granting the requested zoning would match the zoning that is on the rest of the block and in conformance with the North Loop Neighborhood Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	SF-3-NP	Residential
NORTH	SF-3-NP	Residential
SOUTH	LR-NP	Undeveloped
EAST	GR-CO-NP	Lock smith
WEST	GR-MU-CO-NP	Sign shop

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-73-0114	From SF-3 to GR	Approved GR [Vote: 7-0]	Approved GR [Vote: 7-0]
C14-82-0052	From SF-3 to LO	Approved LO [Vote: 7-0]	Approved LO [Vote: 5-0]
C14-94-0035	From SF-3 to GR	Approved GR [Vote: 7-0]	Approved GR [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Austin Neighborhood Council
- Ridgetop Neigh. Assoc.
- North Austin Neigh. Alliance

SCHOOLS:

Ridgetop Elementary School, Lamar Middle School, McCallum High School

SITE PLAN:

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

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.

Compatibility Standards

The site is subject to compatibility standards. Along the West 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.
- 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.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.

TRANSPORTATION:

TR 1. No additional right-of-way is needed at this time.

TR 2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

TR 3. A Neighborhood Traffic Analysis may be required at the time of site plan submittal and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo [LDC, Sec. 25-6-114]. Please be prepared to provide 24 hour traffic counts for Harmon Avenue.

TR 4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are or recommended along the adjoining streets as follows: Harmon Avenue and 51st Street.

TR 5. Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Harmon Avenue	56	24	Local	No	No	No
51st Street	65	MNR 4	Arterial	No	10, 684, 880	No

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill 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. 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.

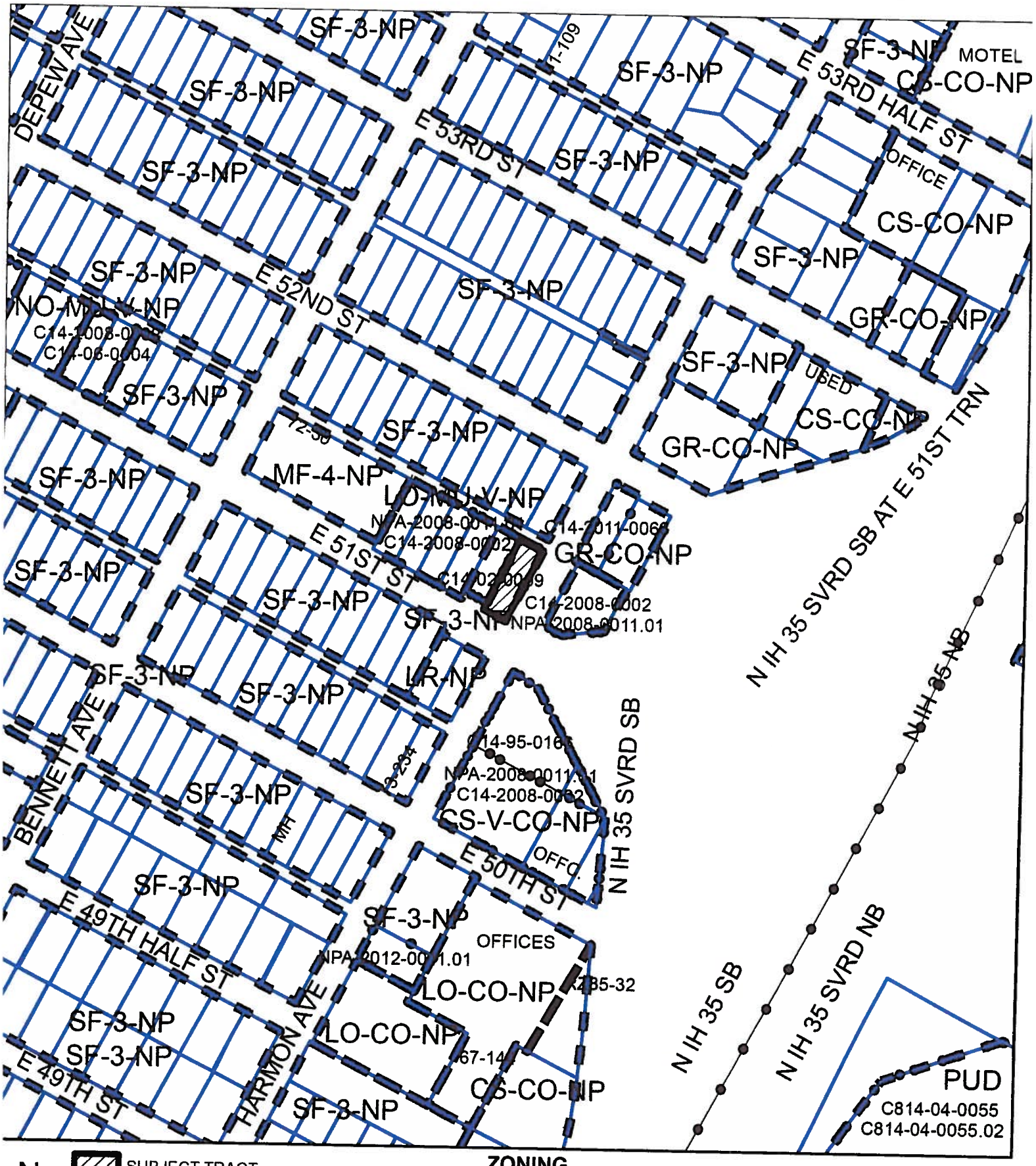
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

CITY COUNCIL DATE: January 23rd, 2013 **ACTION:**

ORDINANCE READINGS: 1ST 2ND 3RD **ORDINANCE NUMBER:**

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



ZONING

ZONING CASE#: C14-2013-0121

N

SUBJECT TRACT

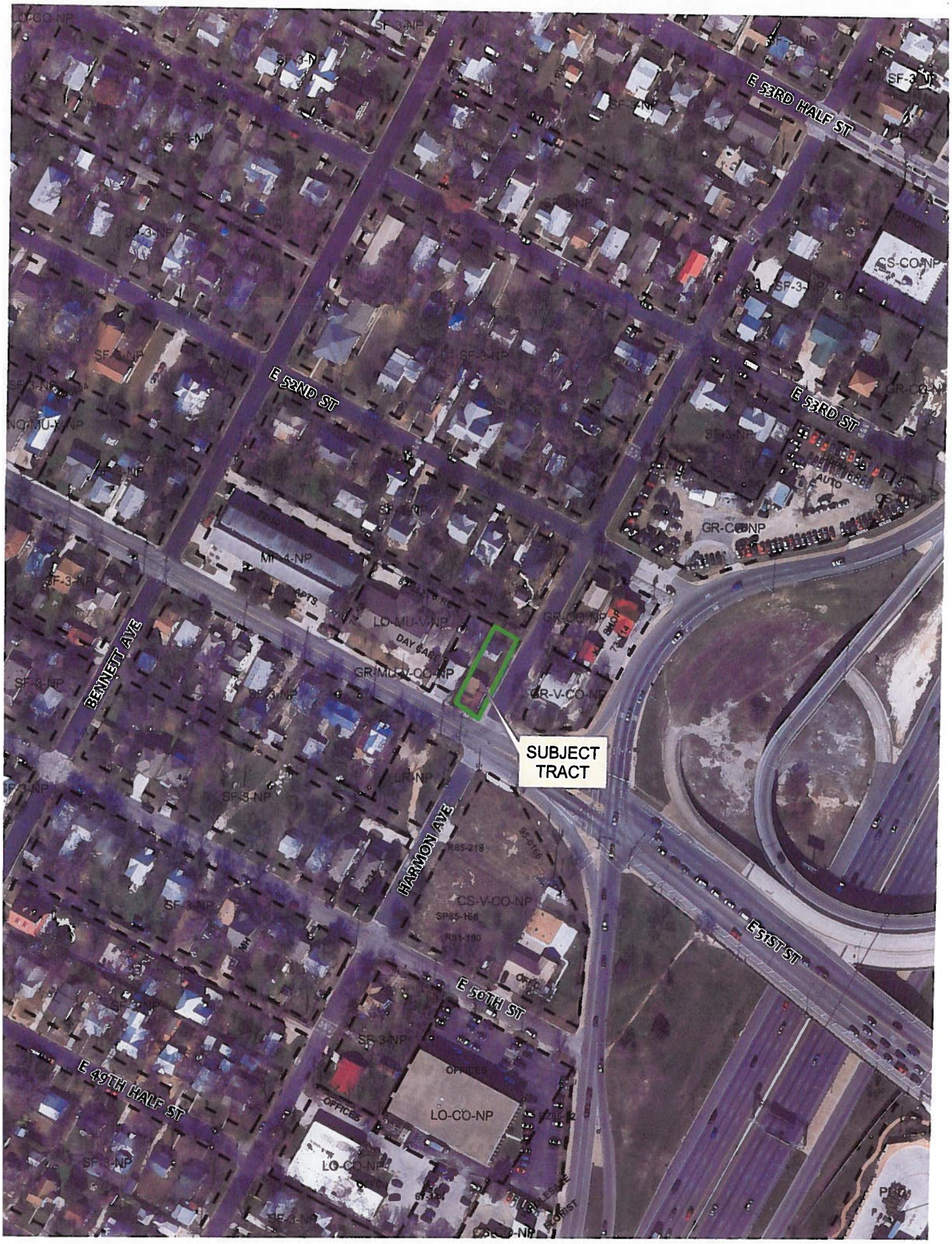
PENDING CASE

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

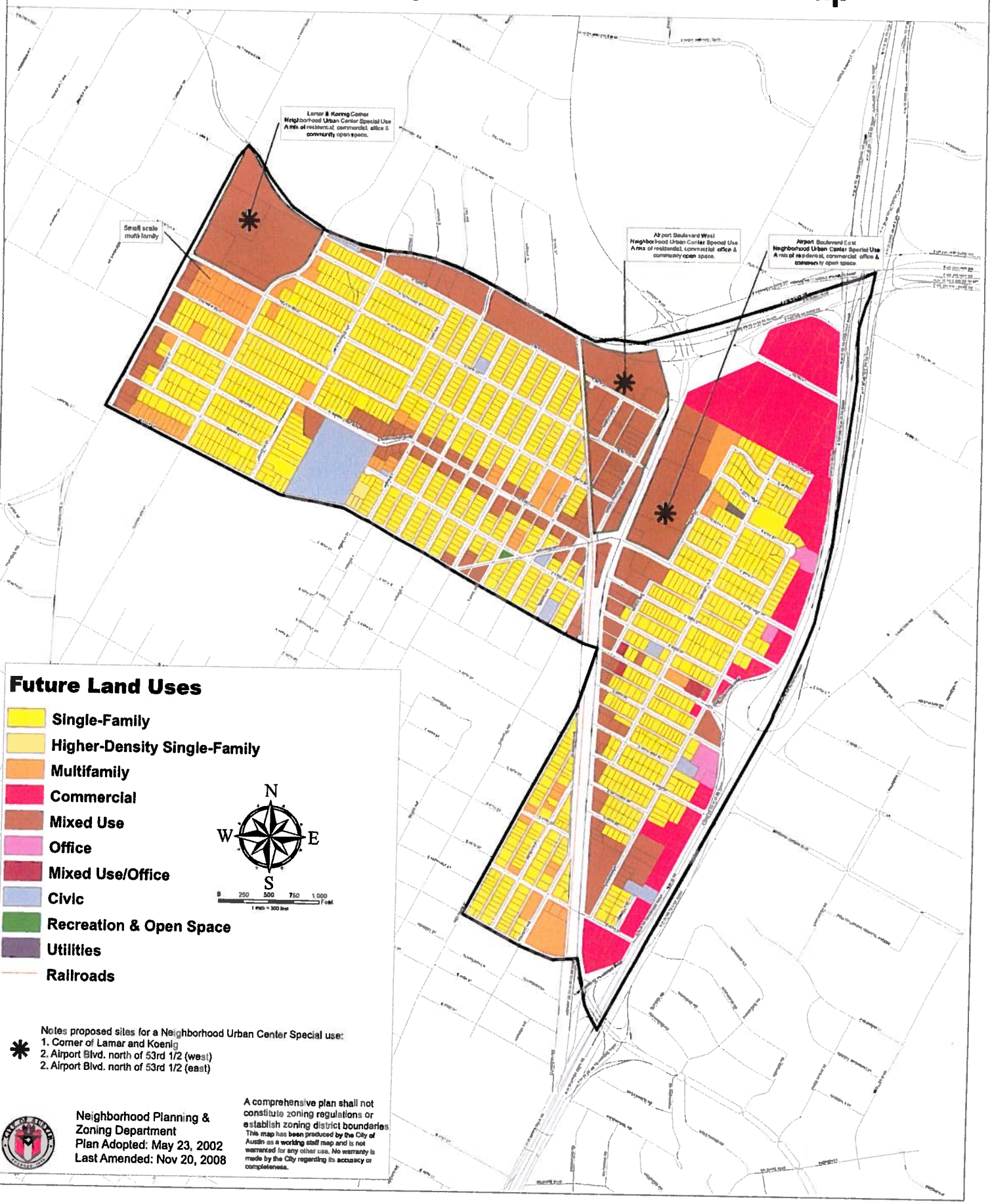

E 53RD HALF ST
E 52ND ST
E 53RD ST
BENNETT AVE
HARMON AVE
E 51ST ST
E 50TH ST
E 49TH HALF ST
SUBJECT TRACT
CS-CO-NP
GR-CO-NP
MF-4-NP
LO-MU-V-NP
GR-MU-V-CO-NP
GR-V-CO-NP
CS-V-CO-NP
LO-CO-NP
SF-3-NP
SF-6-NP
LR-NP
AUTO
APTS
OFFICES



Google earth

feet 9
meters 2

North Loop Adopted Future Land Use Map



Future Land Uses

- Single-Family
- Higher-Density Single-Family
- Multifamily
- Commercial
- Mixed Use
- Office
- Mixed Use/Office
- Civic
- Recreation & Open Space
- Utilities
- Railroads

N
W E
S

0 250 500 750 1,000 Feet
1 inch = 300 feet

* Notes proposed sites for a Neighborhood Urban Center Special use:
1. Corner of Lamar and Koenig
2. Airport Blvd. north of 53rd 1/2 (west)
2. Airport Blvd. north of 53rd 1/2 (east)

Neighborhood Planning & Zoning Department
Plan Adopted: May 23, 2002
Last Amended: Nov 20, 2008

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
This map has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.