

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14-2013-0133
920 E. 53rd Street

P.C. DATE: December 10, 2013

ADDRESS: 920 East 53rd 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-NP Single Family Residence Small Lot, Neighborhood Plan

SUMMARY STAFF RECOMMENDATION:

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

PLANNING COMMISSION RECOMMENDATION:

December 10, 2013: *APPROVED SF-4A-NP DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*

[J. NORTEY; S. OLIVER – 2ND] (5-0) R. HATFIELD; A. HERNANDEZ, B. ROARK; J. STEVENS – ABSENT

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:

	ZONING	LAND USES
SITE	SF-3-NP	Single family residential
NORTH	SF-3-NP	Single family residential
SOUTH	SF-3-NP	Single family residential
EAST	SF-3-NP	Single family residential
WEST	SF-3-NP	Single family residential

CASE HISTORIES:

No recent case 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. 53rd Street.

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

TR7. Existing Street Characteristics:

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

CITY COUNCIL DATE: January 23, 2014

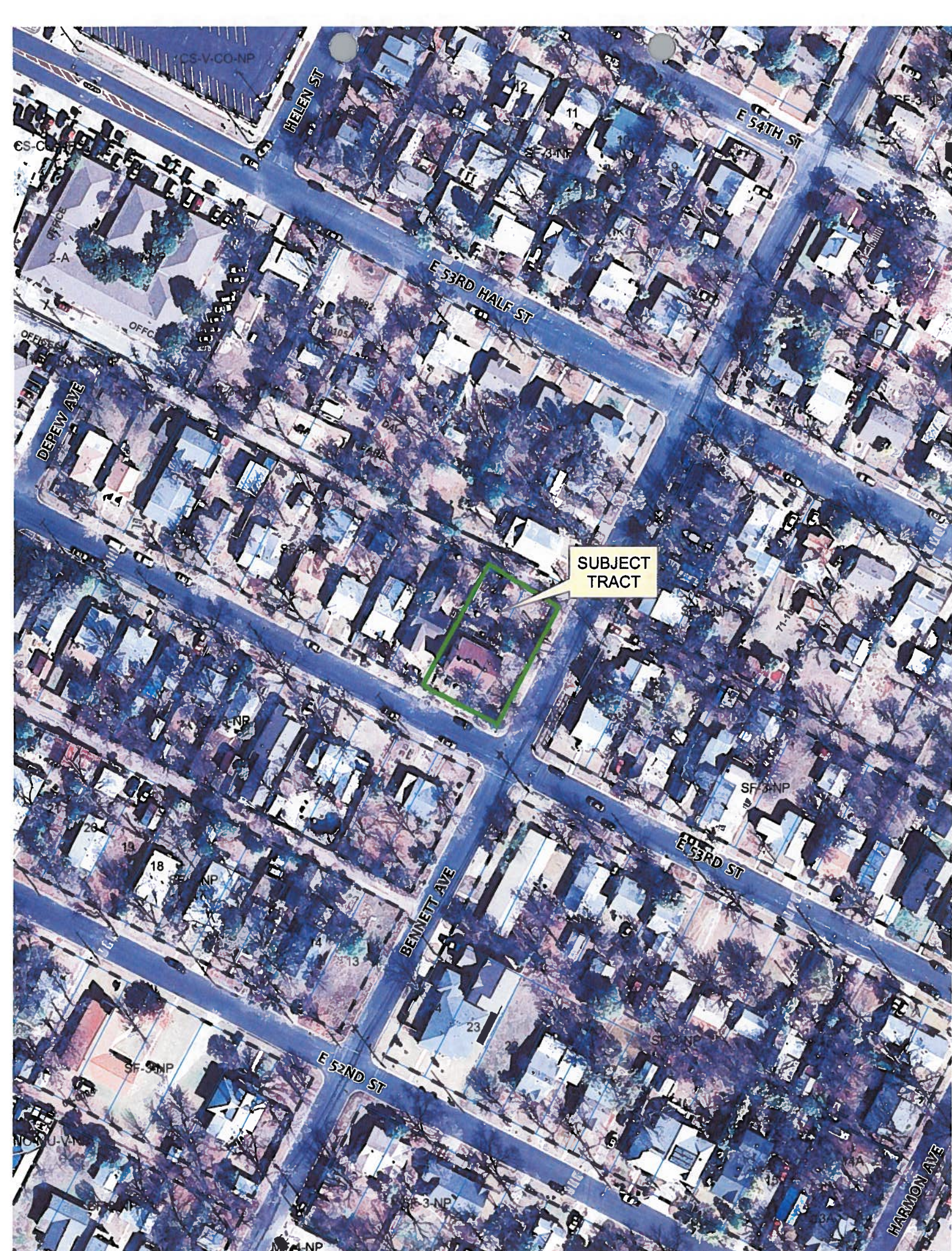
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 512-974-7719
wendy.rhoades@austintexas.gov







920 E 53rd St, Austin, TX 78751, USA

Google earth





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Rhoades, Wendy

From: alumc@texas.net
Sent: Tuesday, December 10, 2013 11:46 AM
To: Rhoades, Wendy; alumc@texas.net
Subject: Case Number C14-2013-0133

To: Wendy Rhoades for the Planning Commission
From: Dana Blanton, owner/resident of 920 E. 52nd St. home
Re: Public Hearing, December 10, 2013, 6:00 p.m. concerning Case Number C14-2013-0133

I am contacting you to register my objection to the application for a zoning change at 920 E. 53rd St. Although the area is changing, the streets between 52nd and 55 1/2 Streets are still almost exclusively single family houses. As the owner and resident of the house at 920 E.

52nd St., I feel that keeping the zoning designation as SF-3 will help to preserve the character of the neighborhood.

Thank you for your attention in this matter.

Yours truly,

Dana Blanton