

ZONING CHANGE REVIEW SHEET**CASE:** C14-2016-0018 – 710 Augusta Rezoning**P.C. DATE:** April 26, 2016**ADDRESS:** 710 Augusta Avenue**DISTRICT AREA:** 10**OWNER/APPLICANT:** Chris Robert**AGENT:** Land Answers (Jim Wittliff)**ZONING FROM:** SF-4A-CO-NP, Single-Family Residence-Small Lot-Neighborhood Plan
Combining District**ZONING TO:** SF-3-NP, Family Residence-Neighborhood Plan Combining District**AREA:** 0.1981 acres (8,629.24 square feet)**SUMMARY STAFF RECOMMENDATION:**

To grant family residence-neighborhood plan (SF-3-NP) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

April 26, 2016;

DEPARTMENT COMMENTS:

The subject tract is located about halfway between West Lynn Street and MoPac Expressway, approximately 600 feet north of West 6th Street, at the end of Augusta Avenue (see Exhibit A). The tract is surrounded by residential on all sides. While property to the north, west, and south is zoned SF-3-NP, and primarily used for single-family residential, adjacent properties to the north and west are used as duplex residential. To the east is an unzoned 26-acre property owned by the State of Texas; formerly the Confederate Home, the site is currently used by the University of Texas student housing. Original buildings on this State-owned property were razed in 1970 and replaced with a series of multistory, multifamily buildings and surface parking.

The subject tract was once developed with a duplex that burned down a few years ago. In 2014 the property was rezoned to allow for a subdivision of the property and new development of two single-family homes. At that time a conditional overlay was applied to the property to restrict building size to no more than 1,980 square feet. More recently in the review of the subdivision case (C8-2015-0138.0A) it was found that certain subdivision requirements cannot be met. Therefore, the Applicant withdrew the subdivision case in January 2016. Subsequently, a rezoning back to SF-3-NP is requested in order to construct a new duplex rather than two single family dwelling units, as originally proposed.

As this property was originally zoned SF-3-NP as recently as 2014 and the surrounding area and neighborhood remains predominantly single-family by zoning and use, Staff recommends the rezoning to SF-3-NP for this tract noting that this tract is located within the Westline National Register Historic District. Therefore, a Certificate of Appropriateness for new construction must be obtained from the City Historic Preservation Office before redevelopment can occur.

ISSUES: None at this time.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-4A-CO-NP	Vacant/ undeveloped
<i>North</i>	SF-3-NP	Duplex Residential
<i>East</i>	Unzoned	Multifamily Residential (UT Student Housing)
<i>South</i>	SF-3-NP	Single-Family Residential
<i>West</i>	SF-3-NP	Duplex and Single-Family Residential

NEIGHBORHOOD PLANNING AREA: Old West Austin Neighborhood

TIA or NTA: Not required.

WATERSHED: Ladybird Lake Watershed (Urban)

DESIRED DEVELOPMENT ZONE: yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

<i>Community Registry Name</i>	<i>ID No.</i>
SEL Texas	1363
Bike Austin	1528
Save Barton Creek Assn.	384
Austin Neighborhoods Council	511
Friends of Austin Neighborhoods	1530
Austin Independent School District	742
Sierra Club, Austin Regional Group	1228
West End Austin Alliance	998
Shoal Creek Conservancy	1497
Old West Austin Neighborhood Assn.	18
Old West Austin Neigh Plan Contact Team	1011
Preservation Austin	1424
Austin Heritage Tree Foundation	1340

SCHOOLS: Austin Independent School District:

Mathews Elementary

O. Henry Middle School

Austin High School

CASE HISTORIES:

The Old West Austin (OWA) Neighborhood Plan encompasses an area from MoPac on the west to N. Lamar on the east, and from Lady Bird Lake on the south and Enfield and W. 15th on the north. At the time the Plan was adopted, several dozen tracts south of W. 6th St were rezoned, as were tracts along Lamar and West Lynn. There were a number of tracts along W. 5th and 6th Streets rezoned as part of the neighborhood planning effort from a base district of CS to CS-MU, yet these were more than 1000 feet away, to the southeast.

Since the OWA neighborhood plan was adopted, there have only been two rezonings in the immediate area (defined herein as within 1000 feet of the subject property). These two cases, the first of which is north of W 6th and the second south, are noted below:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
1706 & 1708 W 6 th St - C14-05-0025	SF-3-NP to LO-MU-CO-NP	Approved w/conditions 05/24/2005	Approved 01/12/2006 (CO limits vtd, access to 6 th St, and building size)
1717 West 6th & 1711 West 5th - C814-82-006.01(83)	Amendment of existing PUD (Hartland Plaza)	Recommended 06/27/2006	Approved 07/27/2006 (changes uses)

RELATED CASES FOR THIS TRACT:

C8-2015-0138.0A – A subdivision case to subdivide the property from one tract into two tracts. This case was formally withdrawn by the Applicant in January of 2016.

C14-2014-0072 – A rezoning case from SF-3-NP to SF-4A-CO-NP. The conditional overlay restricted the size of each structure or building constructed on the property to no more than 1,980 square feet. (Ordinance No. 20141016-054).

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Augusta Avenue	Varies	Varies	Local	N/A
Jennie Avenue	20'	Not Built	Local	N/A

CITY COUNCIL DATE:

ACTION:

May 12, 2016;

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Victoria Haase

PHONE: 512-974-7691

EMAIL: tori.haase@austintexas.gov

BASIS FOR RECOMMENDATION

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

Family Residence District is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing with minimum land requirements. The subject tract meets the minimum land requirement at 8,629 square feet.

Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character; The proposed zoning should promote consistency and orderly planning.

The property is surrounded by single-family zoning and furthermore, is adjacent to two existing duplex structures. Construction of a duplex will be consistent and will promote compatibility with surrounding properties and uses.

EXISTING CONDITIONS***Site Characteristics***

The subject tract contains concrete remnants of a duplex that once occupied the property and then was demolished after the property burned down a few years ago. The tract is located at the end of Augusta Avenue, north of its intersection with Jennie Avenue. The tract is separated from a 26-acre UT student housing campus by an unnamed natural channel. While the tract does not have any known floodplain issues, the easternmost portion of the property may be encumbered by the Critical Water Quality Zone of the unnamed channel (if any of the tract is within 50 feet of the channel's centerline). The tract slopes gently from west to east towards the channel, and is located over the Edwards Aquifer Recharge Zone. There are a couple of trees on site, but it is unknown at this time whether any are protected.

Impervious Cover

Impervious cover limits for this tract are established by the zoning district. The current SF-4A base zoning allows for up to 65% impervious cover. The requested rezoning to SF-3 will reduce the maximum allowed impervious cover to 45%.

Comprehensive Planning – Kathleen Fox, 512-974-7877***Old West Austin Plan***

The Old West Austin Neighborhood Plan (OWANP) does not have a Future Land Use Map. However, an excerpt from the vision of this plan states, “*Maintaining diversity will mean finding ways to promote construction of moderately-priced housing. To this end, the Neighborhood Planning Team recommends allowing compatible infill development within the neighborhood (new garage apartments and second units, and the use of existing small lots)*” (p. 11).

Below are two other policies housing and affordability from the OWANP:

Goal 3 – Maintain Social and Economic Diversity of Residents (p 28)

Obj. 3.1 - Provide Additional Moderately-Priced Housing

Based on the vision, goal and objective above, the OWANP appears to support this residential project.

Imagine Austin

An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Based on the comparative scale of this site relative to other nearby residential uses in this area, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning. However, due to the site's location over the Edwards Aquifer, an environmentally sensitive area, there will be during the site planning stage an environmental review to determine if any critical environmental features are located on the site. If any are located on the site, mitigation and setbacks necessitated by the land development code will be required. It is also hope that the developer is required to install a public sidewalk promote connectivity in the area.

Environmental – Mike McDougal, 512-974-6380

1. The site is located over the Edwards Aquifer Recharge Zone. The site is located in the Lady Bird Lake 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. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
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. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

DSD Transportation – Ivan Naranjo, 512-974-7649

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. Augusta Ave. is not classified in the Bicycle Plan.
- TR4. Capital Metro bus service is not available along Augusta Ave.
- TR5. There are no existing sidewalks along Augusta Ave.
- TR6. Eric Dusza in the Neighborhood Connectivity Division may provide additional comments regarding mobility enhancement and bicycle/pedestrian facilities.

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 utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

Storm Water 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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards – Scott Grantham, 512-974-2942

- SP1 Site plans will be required for any new development other than single-family or duplex residential.
- SP2 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.

ZONING ORDINANCE

- SP3 Zoning ordinance 20141016-054 refers to this specific site and states that, “Development of each building or structure on the Property may not exceed 1,980 square feet of gross floor area.”

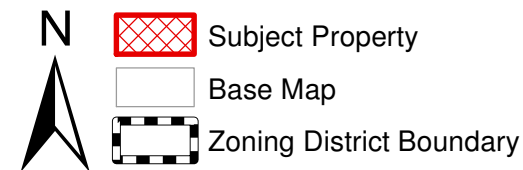
NATIONAL HISTORIC DISTRICT OVERLAY

SP4 FYI – Site is in West Line, a National Register of Historic Districts Overlay. For any future site plan, please notify the City's Historic Preservation Office.



ZONING MAP

ZONING CASE#: C14-2016-0018
 ZONING CHANGE: SF-4A-CO-NP to SF-3-NP
 LOCATION: 710 Augusta Avenue
 SUBJECT AREA: .1981 ACRES



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.





AERIAL MAP

ZONING CASE#: **C14-2016-0018**
 ZONING CHANGE: **SF-4A-CO-NP to SF-3-NP**
 LOCATION: **710 Augusta Avenue**
 SUBJECT AREA: **.1981 ACRES**



Subject Property



Base Map

1' = 400'

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ORDINANCE NO. 20141016-054

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 710 AUGUSTA AVENUE IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-4A-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to single family residence small lot-conditional overlay-neighborhood plan (SF-4A-CO-NP) combining district on the property described in Zoning Case No. C14-2014-0072, on file at the Planning and Development Review Department, as follows:

Lot 1, Block C, Eck's Heights Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 7, Page 78 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 710 Augusta Avenue in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence small lot (SF-4A) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundary of the conditional overlay combining district established by this ordinance is subject to the following:

Development of each building or structure on the Property may not exceed 1,980 square feet of gross floor area.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence small lot (SF-4A) base district and other applicable requirements of the City Code.

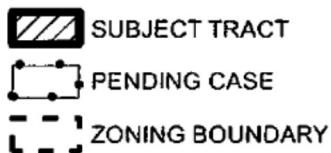
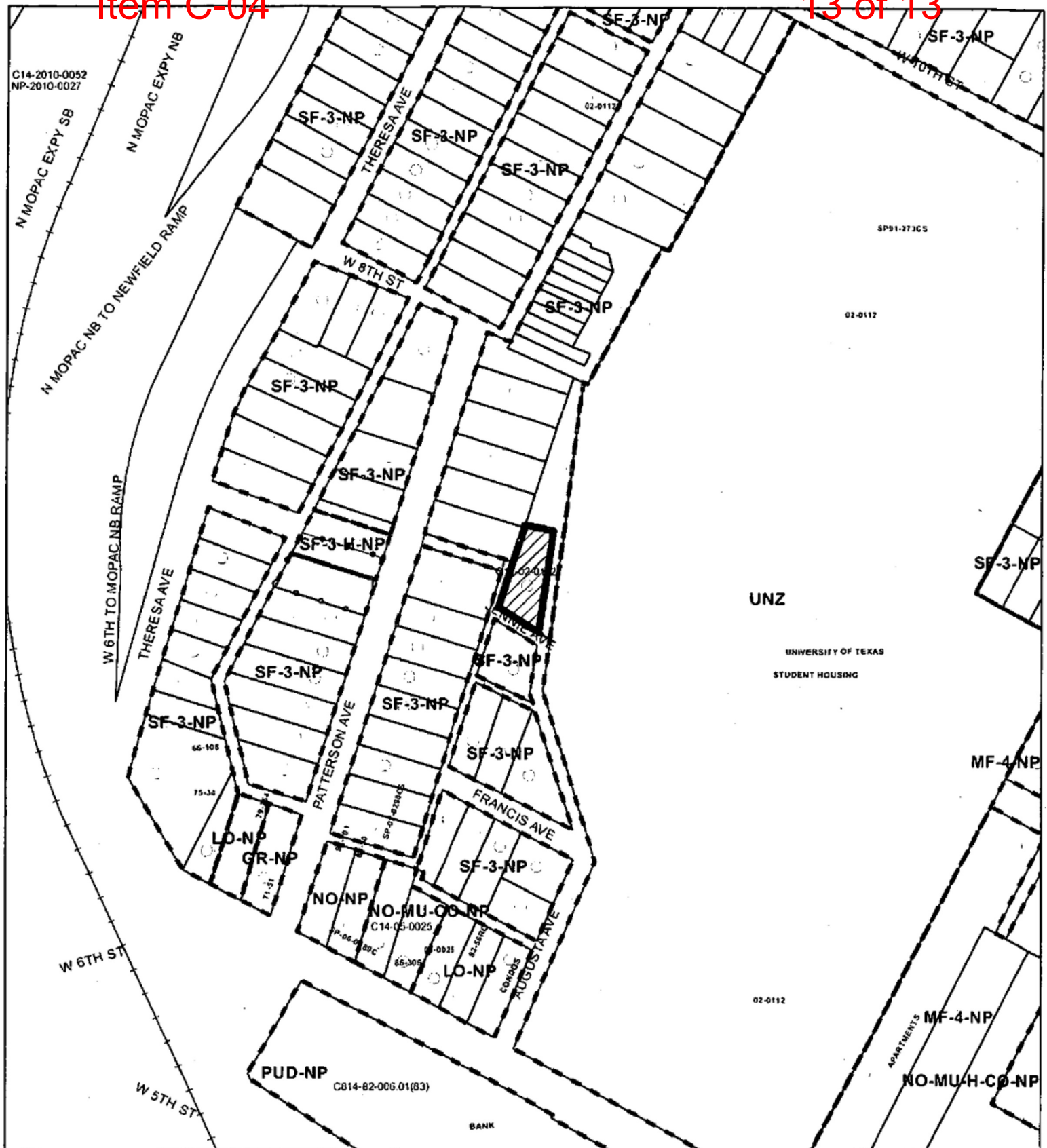
PART 4. The Property is subject to Ordinance No. 20020926-26 that established the Old West Austin neighborhood plan combining district.

PART 5. This ordinance takes effect on October 27, 2014.

PASSED AND APPROVED

_____, October 16, 2014 §
 §
 § _____ Lee Leffingwell
 Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Jannette S. Goodall
 City Attorney City Clerk



CASE#: C14-2014-0072



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Exhibit A - Zoning