

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0104

C.C. DATE: September 12, 2017

ADDRESS: 3812 S. 1st Street

OWNER/APPLICANT: Rahul Singh

AGENT: Rahul Singh

ZONING FROM: SF-3

TO: LR-MU

AREA: 0.33 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends the applicant's request to rezone the subject property to LR-MU (neighborhood commercial – mixed-use) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

*SEPTEMBER 12, 2017: APPROVED LR-MU-CO ON CONSENT, VOTE 13-0 [P. SEEGER 1ST, J. SHIEH 2ND].
THE CONDITIONAL OVERLAY TO PROHIBIT A SINGLE FAMILY RESIDENTIAL USE.*

DEPARTMENT COMMENTS:

The 0.33-acre property is currently zoned SF-3 (single-family residence) district zoning and contains a single family structure and two associated out buildings. It is located within the Galindo Neighborhood which is part of the South Lamar Combined Neighborhood Planning Area (SLNA). The SLNA neighborhood plan is suspended so this property is not part of a Future Land Use Map (FLUM). South First Street is a designated Core Transit Corridor where mixed use development is appropriate.

The applicant intends to rezone the property to LR-MU (neighborhood commercial – mixed-use) combining district zoning which is consistent with the two adjacent properties to the north (LR-MU & LO respectively) which the applicant owns and are used as a day care (Sun, Moon and Stars Learning Center). The existing structure at 3812 S. 1st Street will be remodeled and used as additional day care space.

The subject property fronts South 1st Street, to which both ingress and egress access shall be taken. 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].

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Currently vacant
<i>North</i>	LR-MU	Day Care
<i>South</i>	CS-V	Medical Offices
<i>East</i>	LO-NP	Apartments, Professional Office
<i>West</i>	GR	Professional Office

PLANNING AREA: South Lamar Combined (Suspended)

TIA: Waived

WATERSHED: West and East Bouldin Creek

DESIRED DEVELOPMENT ZONE: YES

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Neighborhoods Council
Austin Independent School District
Bike Austin
Dawson Neighborhood Association
Dawson Neighborhood Organization
Dawson Neighborhood Plan Contact Team
Friends of Austin Neighborhoods
Galindo Area Patriotic Porch Party
Galindo Elementary Neighborhood Association
Go!Austin/Vamos!Austin (GAVA)

Homeless Neighborhood Association
Preservation Austin
Sierra Club, Austin Regional Group
South Austin Commercial Alliance
South Central Coalition
South Congress Combined Neighborhood Plan
Contact Team
South Manchaca Contact Team
South Park Neighbors

SCHOOLS:

Galindo Elementary School
Fulmore Middle School
Travis High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2008-0005 3810 S. 1 st St	SF-3 to LR-MU	Approved LR-MU on consent.	Approved LR-MU (3-20-2008)
C14-04-0029 3700 S. 1 st St	LO-CO to GO-CO	Approved GO-CO (limited to 2000 trips).	Approved GO-CO (4-15-2004)
C14-05-0125 515 Post Rd	SF-3 to LO	Approved NO-MU-CO-NP; (limited to 2,000 trips).	APVD NO-MU-CO-NP; CO 2,000 TRIPS (7-0)
C14-2007-0238 3828, 3816, 3808, 3700 S. 1 st St	Add Vertical Mixed Use	Approved adding V	Approved adding V (1-10-2008)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
S. 1 st St.	80-90'	40-45'	Minor Arterial	Yes	No	10 – S 1 st 110 South Central Flyer 484 Night Owl 328 Ben White

CITY COUNCIL DATE: Scheduled for October 5, 2017

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore

PHONE: 512-974-7604

STAFF RECOMMENDATION

Staff recommends approval of the applicant's request for LR-MU (neighborhood commercial – mixed-use) zoning.

BASIS FOR RECOMMENDATION

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

Neighborhood commercial (LR) 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. [LDC 25-2-97]

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The subject property fronts South 1st Street, which is an arterial, where commercial base district zoning is appropriate. It is also a core transit corridor suitable for mixed use development. Single-family residence (SF-3) district zoning is more appropriate on internal, neighborhood roads.

ADDITIONAL DEPARTMENT COMMENTS

DSD – Transportation Review - Natalia Rodriguez – 512-974-3099

- TR1. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.
- TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR3. Staff recommends obtaining joint use access with the adjacent properties to S 1st Street in order to reduce curb cuts along S 1st Street.
- TR4. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR5. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for S 1st Street.
- TR6. FYI – Driveways, sidewalks, street trees, accessibility requirements, etc. shall comply with current Land Development Code and Criteria at the time of Subdivision and Site Plan Applications.
- TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
S 1 st Street	92 ft.	46 ft.	Arterial	Yes	Yes, Shared Lane	Yes

This zoning case is located on the west side of S. 1st Street, one lot away from SH 71, on a .34 acre property that contains a small single family house. The property is located in the Galindo Neighborhood Planning area, which does not have an adopted neighborhood plan. Surrounding land uses includes a small office building to the north (in a converted house); a two story regional clinic to the south; an apartment complex to the east; and a two story office building to the west. The proposed use is commercial.

Connectivity

The Walkscore for this area is 68/100, 'Somewhat Walkable' meaning some errands can be accomplished on foot. There are public sidewalks located on both sides of S. 1st Street and several Cap Metro Transit stops within a few minutes' walk from this location.

Imagine Austin

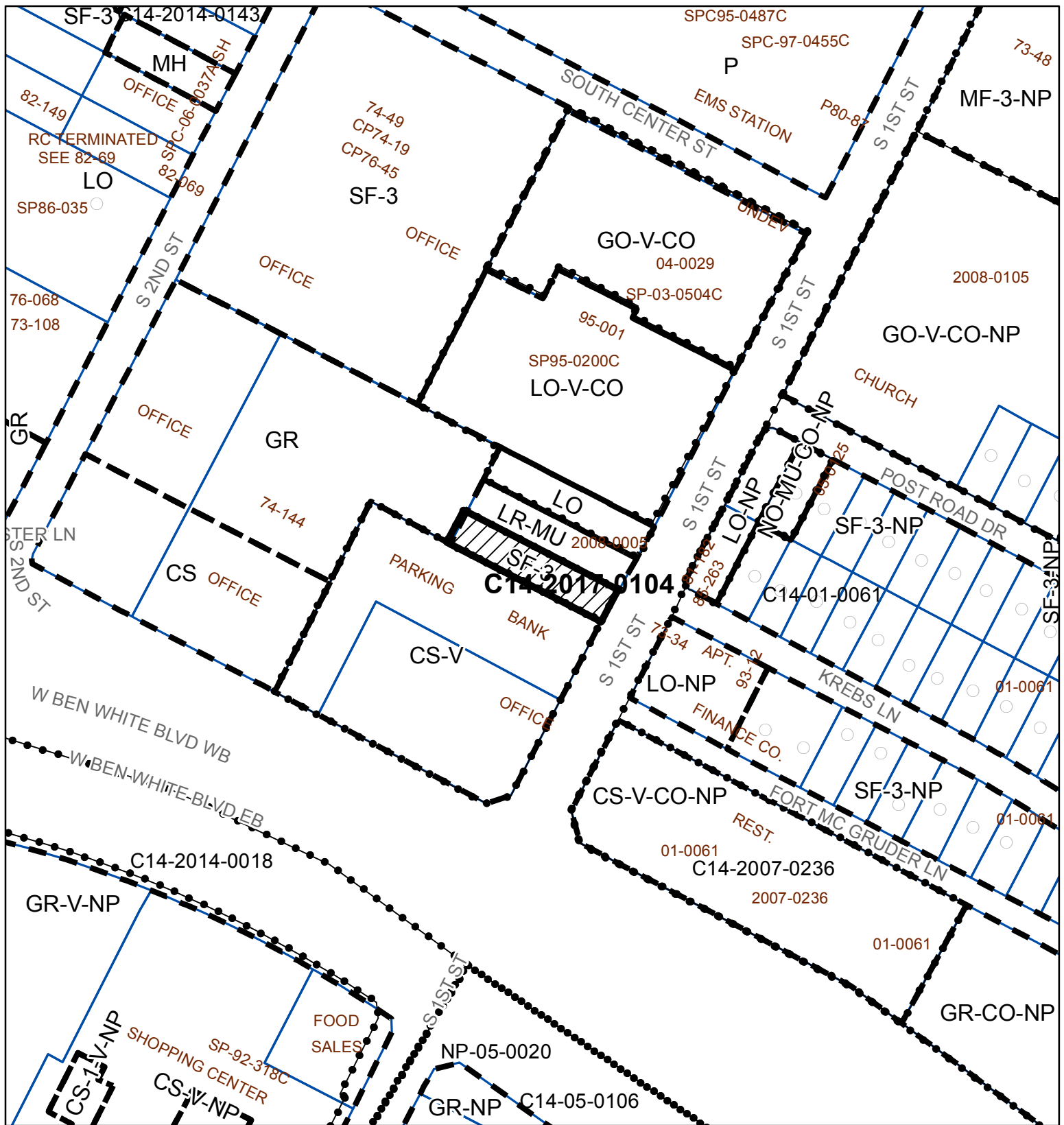
Imagine Austin identifies S. 1st Street as being located along an Activity Corridor. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and are characterized by a variety of activities and types of buildings located along the roadway. Based on the comparative scale of this site relative to other surrounding commercial and office uses along this busy commercial corridor, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

NPZ Environmental Review - Mike McDougal 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed and in the East Bouldin Creek Watershed of the Colorado River Basin, which are classified as Urban Watersheds 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 a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.
7. 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.

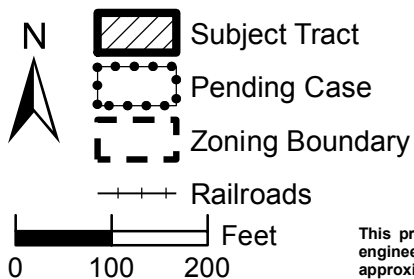
Water and Wastewater

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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.



ZONING

Case#: C14-2017-0104



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Created: 8/10/2017



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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER

3812 SOUTH 1ST ZONING

ZONING CASE#: C14-2017-0104
 LOCATION: 3812 SOUTH 1ST
 SUBJECT AREA: 0.334 ACRES
 GRID: H19
 MANAGER: ANDREW MOORE



1" = 100'

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.