

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0137 – 2610 S. First Street

P.C. DATE: December 12, 2017

ADDRESS: 2610 S 1st Street

OWNER/APPLICANT: Maria Magdalena Meneses

AGENT: BML Consulting (Benigno Meneses)

ZONING FROM: SF-3 **TO:** GR-V

AREA: 0.168 acres (7,335 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

Staff recommends the applicant's request to rezone the subject property to GR-V (community commercial - vertical mixed-use) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

DECEMBER 12, 2017: TO APPROVE COMMUNITY COMMERCIAL - VERTICAL MIXED USE (GR-V) COMBINED DISTRICT ZONING ON CONSENT, VOTE 12-0 [J. SHIEH 1ST, P. SEEGER 2ND, A. DEHOYOS HART ABSENT].

DEPARTMENT COMMENTS:

The 0.168-acre property is currently zoned SF-3 (single-family residence) district zoning and contains a single family structure. 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 vertical mixed use development is appropriate. The applicant intends to rezone the property to GR-V (community commercial – vertical mixed-use) combining district zoning to be consistent with two adjacent properties under the same ownership. There are no specific development plans for the property at this time. South First has a mix of commercial, office and multifamily uses. Many single family structures which have been converted to commercial and office uses over the years.

The subject property is a legal lot fronting South 1st Street, to which both ingress and egress access shall be taken. The surrounding uses include a day care to the north, veterinarian and auto repair across S. First Street to the east, an office to the south and single family residences to the west. Because of the single family residences the property will be subject to compatibility standards. The subject lot is 110 feet deep. Compatibility standards will limit the property to maximum height of three stories and 41 feet at the eastern most property line. Here are the relevant portions of compatibility standards for this property:

- 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, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.

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>	LO-V	Day Care
<i>South</i>	GR	Office
<i>East</i>	CS-V-CO-NP	Veterinarian, Auto Repair
<i>West</i>	SF-3	Single Family residences

PLANNING AREA: South Lamar Combined (Suspended) **TIA:** Waived

WATERSHED: East Bouldin Creek **DESIRED DEVELOPMENT ZONE:** YES

CAPITOL VIEW CORRIDOR: N/A **HILL COUNTRY ROADWAY:** N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council	Galindo Elementary Neighborhood Association
Austin Independent School District	Homeless Neighborhood Association
Bike Austin	Preservation Austin
Dawson Neighborhood Association	Sierra Club, Austin Regional Group
Dawson Neighborhood Organization	South Austin Commercial Alliance
Dawson Neighborhood Plan Contact Team	South Central Coalition
Friends of Austin Neighborhoods	
Galindo Area Patriotic Porch Party	

SCHOOLS:

Galindo Elementary School
Fulmore Middle School
Travis High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-78-025 600 Cumberland and 2612 S. 1 st St	A to GR	Approved GR	Approved GR (7-20-1978) Corrective ordinance approved (7-19-1979)
C14-86-191 2606 S. 1 st St	SF-3 to LO	Approved LO	Approved LO (11-13-1986)
C14-98-0240 2608 S. 1 st St	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 600 Cumberland,	Add Vertical Mixed Use	Approved adding V	Approved adding V (1-10-2008)

ADDITIONAL DEPARTMENT COMMENTS

NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877

This zoning case is located on the west side of S. 1st Street, on a 0.168 acres property that contains a small house. This property is located in the S. Lamar Combined Planning Area, in the Galindo NP, which does not have an adopted neighborhood plan. Surrounding land uses includes a kid's day care center to the north, a small commercial/office building to the south, a vet clinic to the east, and single family houses to the west. South First Street has been transitioning in the last decade from single family houses, to a variety of commercial, office and multifamily uses along this heavily traveled thoroughfare. The proposed use is an unidentified commercial use, and the zoning would allow vertical mixed use.

Connectivity

Public sidewalks are located along South First Street and a CapMetro stop is located within walking distance of the subject property. The Walkscore for this area is 45/100, Car Dependent, meaning most errands require a car.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project 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. However, based on the comparative scale of this site relative to other surrounding commercial and residential 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.

DSD – Transportation Review – Katie Wettick – 512-974-3529

1. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.
2. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane is recommended for South First Street.
3. 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]
4. TR4. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
S 1 st Street	60 ft.	42 ft.	Arterial	Yes	No	Yes

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 East Bouldin 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. 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.
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.

NPZ Site Plan Review – Thomas Sievers 512-974-1237
--

1. Site plans will be required for any new development other than single-family or duplex residential.
2. 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.
3. Any new development is subject to Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

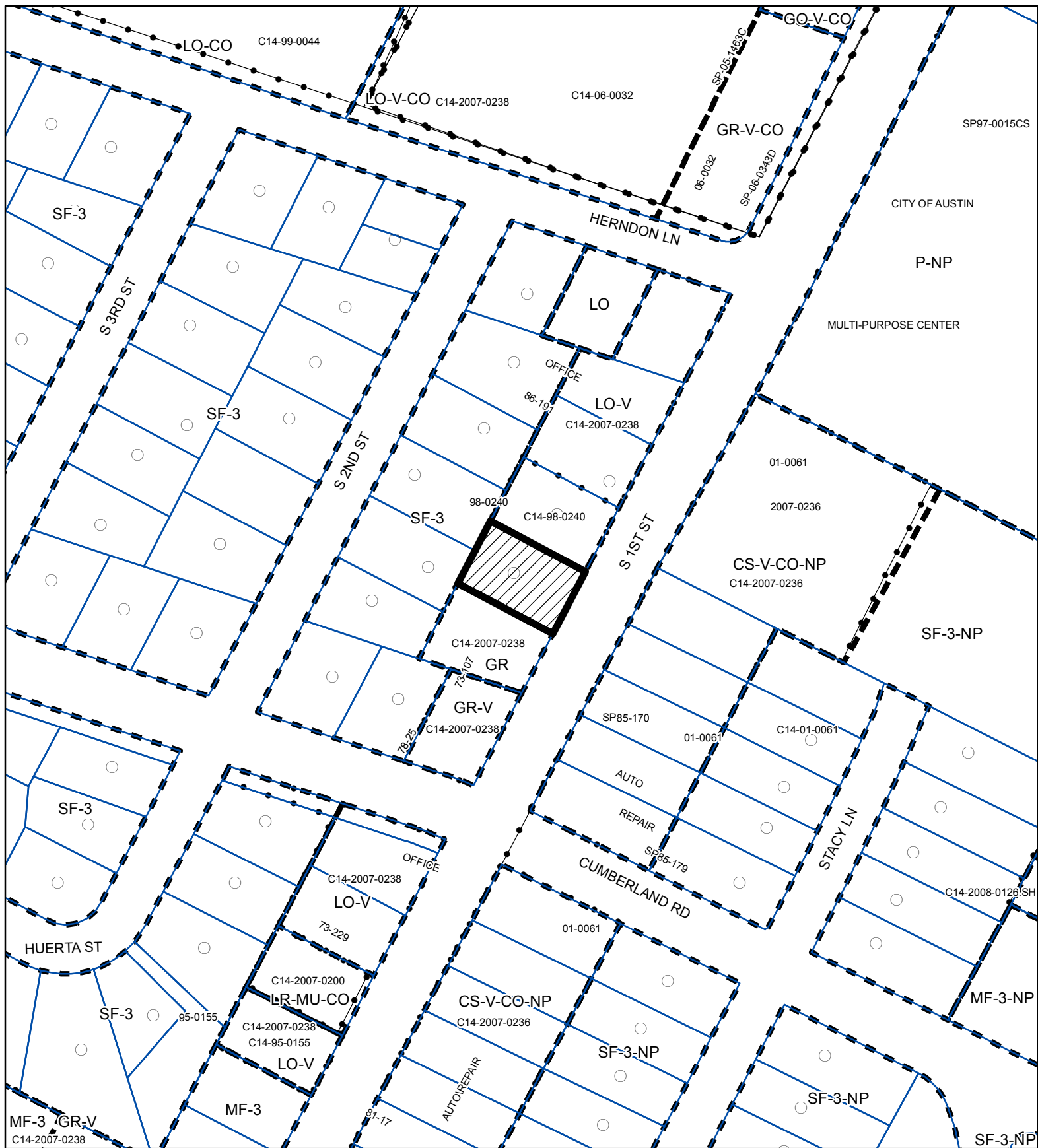
Compatibility Standards




4. The site is subject to compatibility standards. Along the western 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.

NPZ Austin Water Utility Review - Neil Kepple 512-972-0077
--

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.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE: C14-2017-0137



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.

1" = 125'



AERIAL

ZONING CASE#: C14-2017-0137
 LOCATION: 2610 S. 1ST STREET
 SUBJECT AREA: .168 ACRES
 GRID: H20
 MANAGER: ANDREW MOORE



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.