

ZONING CHANGE REVIEW SHEET

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CASE: C14-2015-0008 – 2130 Goodrich

P.C. DATE: April 28, 2015

ADDRESS: 2130 Goodrich Avenue

DISTRICT AREA: 5

OWNER/APPLICANT: Jack Holt

AGENT: Peter Sebesta

ZONING FROM: CS

TO: CS-MU

AREA: 0.424 acres (18,469 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

Staff recommends general commercial services – mixed use (CS-MU) combining district zoning. If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant for the Neighborhood Traffic Analysis memorandum, dated May 20, 2014, as provided in Attachment A.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The subject property is single lot developed with a one-story office building and a surface level, paved parking lot. There is a portion of the lot that is fenced off from the remainder of the lot. This portion of the lot has no development or impervious cover. The property has access to Goodrich Avenue by two 40 foot wide curb-cuts.

The Applicant has requested to add the mixed use (MU) combining district overlay to the current CS zoning of the property in order to build a two-story duplex on the undeveloped portion of the property, located on the west corner. The applicant would like to maintain the CS zoning and continue to use the existing structure as an office.

Staff is recommending CS-MU combining district zoning because the location of the subject property is appropriate for a mixture of uses, including residential uses. The property is one parcel removed from fronting Lamar Boulevard. Lamar Boulevard is a Core Transit Corridor where increased density through mixed use development is desirable in order to encourage and support transit use. CS-MU combining district zoning is consistent with surrounding properties in the area that are in close proximity to Lamar Boulevard and have been granted either mixed use (MU) or vertical mixed use (VMU) overlays.

In consideration of the Applicant’s request to rezone the property to CS-MU, Staff conducted a neighborhood traffic analysis after the Applicant submitted traffic count data for Goodrich Avenue. The results and recommendations are presented in Attachment A. The Staff recommendation includes fiscal posting to widen Goodrich Avenue to 40 feet of pavement along the property’s frontage. Staff is also recommending the removal of one existing driveway and installation of sidewalks along Goodrich Avenue.

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In summary, Staff believes that with the transportation recommendations addressed, the requested zoning is appropriate for the location.

ISSUES: None at this time.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Office
<i>North</i>	MF-3	Multi-Family (duplex and 4-plex units)
<i>South</i>	CS-V	Retail Sales and Services
<i>East</i>	CS	Service Station and Automotive Repair
<i>West</i>	CS	Multi-Family (duplex and 4-plex units)

NEIGHBORHOOD PLANNING AREA: Zilker, a part of the South Lamar Combined Neighborhood Planning Area

NTA: Is required. Please refer to Attachment A

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- 107 Zilker Neighborhood Assn.
- 498 South Central Coalition
- 511 Austin Neighborhoods Council
- 719 Goodrich Place Neighborhood Association
- 742 Austin Independent School District
- 943 Save Our Springs Alliance
- 1107 Perry Grid 614
- 1228 Sierra Club, Austin Regional Group
- 1236 The Real Estate Council of Austin, Inc.
- 1340 Austin Heritage Tree Foundation
- 1363 SEL Texas
- 1424 Preservation Austin
- 1447 Friends of Emma Barrientos MACC
- 926 South Lamar Neighborhood Assn.
- 1324 South Lamar IBIZ District

SCHOOLS: Zilker Elementary School; O Henry Middle School; Austin High School

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CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0079 – Bluebonnet Creek: 2215 Bluebonnet Ln	SF-3 to MF-3	6/16/2006: Apvd. MF-3-CO: 25 ft. front setback; limiting the height to 30 ft. or 2-stories for the first 75-feet back from the property line.	10/19/2006: Apvd MF-3-CO with a 25-foot building setback along Bluebonnet Lane right-of-way; a maximum building or structure height of 35feet, from ground level, within the first 75 feet of the Bluebonnet Lane right-of-way.
C14-2006-0099 – Goodrich; 2105 Goodrich Avenue	SF-3 to SF-5	6/27/2006 – Recommended SF-5-CO; limiting trips to 2,000/day, 40' vegetated buffer, limiting building height to 1 story within 10' of the north property line, limiting building height to 2 stories within 20' of the north property line, all buildings along Goodrich must face Goodrich Avenue, at least 2 parking spaces for each residential unit is required, requires two additional parking spaces in excess of the required 2 spaces per residential unit, located in the 40' buffer along the north property line.	8/10/2006 – Apvd SF-5-CO; limiting trips to 2,000/day, requires a 40-ft wide vegetative buffer along the east property line, a 10-foot building setback shall apply along the north property line, a 70-foot building setback shall apply along the east property line, within which a natural detention pond shall be located. Parking is permitted within the setback area. Building height is limited to one story within the first 10 to 20 feet of the north property line, and limits height to two stories in any area from 20 feet of the north property line to the middle of the property. Buildings directly adjacent to Goodrich Avenue must face Goodrich Avenue, two parking spaces are required for each residential unit. Two additional parking spaces over the number of total parking spaces required must be provided and may be located within the building setback along the east property line. No more than 10 dwelling units shall be permitted.
C14-2008-0019.001 – South Lamar Vertical Mixed Use Building Zoning Opt- In/Opt-Out Process; 2121	CS to CS-V	6/6/2008 – Recommended CS-V.	6/18/2008 – Apvd CS-V .

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South Lamar Boulevard			
C14-2008-0060 – Zilker Vertical Mixed Use Building (V) Rezoning Opt-In/Opt-Out Process; Tract 37	CS to CS-V	8/12/2008 – Apvd CS-V with conditions; exemptions from parking requirements.	10/16/2008 - Apvd CS-V with exemptions from parking requirements.
C14-2008-0070 – South Lamar and Blue Bonnet; 2323 and 2315 South Lamar Boulevard, 2421 Bluebonnet Lane	SF-2 and CS to GR	9/9/2008 – Apvd Staff rec of LO-CO for Tract 1, GR-CO for Tract 2, GR-V-CO for Tract 3; the conditional overlay limits trips to 2,000/day, limits access from the property to Bluebonnet Lane to one driveway cut, prohibits on Tracts 2 and 3 – Automotive Repair Services, Automotive Sales, Exterminating Services, Pawn Shop Services, Automotive Rentals, Automotive Washing (of any type), and Funeral Services.	11/20/2008 - LO-CO for Tract 1, GR-CO for Tract 2, GR-V-CO for Tract 3; the conditional overlay limits trips to 2,000/day, limits access from the property to Bluebonnet Lane to one driveway cut, prohibits on Tracts 2 and 3 – Automotive Repair Services, Automotive Sales, Exterminating Services, Pawn Shop Services, Automotive Rentals, Automotive Washing (of any type), and Funeral Services.
C14-2009-0039 – Danziger 2; 2305 Bluebonnet Lane	LO to MF-3-CO	7/20/2009 – Recommended MF-3-CO; limiting units to 7 and trips to no more than 200/day. Future development will be limited to the lesser site development standards between LO and MF-3 district zoning standards for building coverage (50%) and impervious cover (65%).	7/23/2009 – Apvd MF-3-CO; limiting units to 7 and trips to no more than 200/day. Future development will be limited to the lesser site development standards between LO and MF-3 district zoning standards for building coverage (50%) and impervious cover (65%).
C14-2010-0122 – Cabot-Chase, Ltd.; 2203 S Lamar Boulevard	CS to CS-1	8/10/2010 – Recommend CS-1-CO; prohibiting cocktail lounge use.	9/23/2010 – Apvd CS-1-CO; prohibiting cocktail lounge use.
C14-2013-0056 – 2505 & 2507 Bluebonnet Rezoning; 2505 & 2507 Bluebonnet Lane	SF-3 to MF-2	09/10/2013 – Recommended MF-2-CO; limiting development to 18 units, limiting height and rooftop access in certain areas of the property (see illustrations).	10/17/2013 – Apvd MF-2-CO; limiting development to 18 units, development may not exceed an average of 20 residential units per acre, structure height is limited to 30 feet or 2 stories in area of Exhibit “C”, and rooftop access for any area depicted on Exhibit

C14-61-51

			"D" shall be prohibited except for customary maintenance and repair, and emergency access.
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RELATED CASES:

The subject property was a portion of property subject to zoning case C14-61-51. The request was to rezone the properties from "C" (Commercial) and "A" (Residential) to "C" (Commercial).

The subject property is platted as Lot 1 of the Goodrich Subdivision, a subdivision recorded on January 17, 1972 (C8S-72-002).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within 1/4 mile)
Goodrich Avenue	50'	30'	Collector	No	No	Yes

CITY COUNCIL DATE:

June 11, 2015:

ACTION:

ORDINANCE READINGS: 1st

2nd

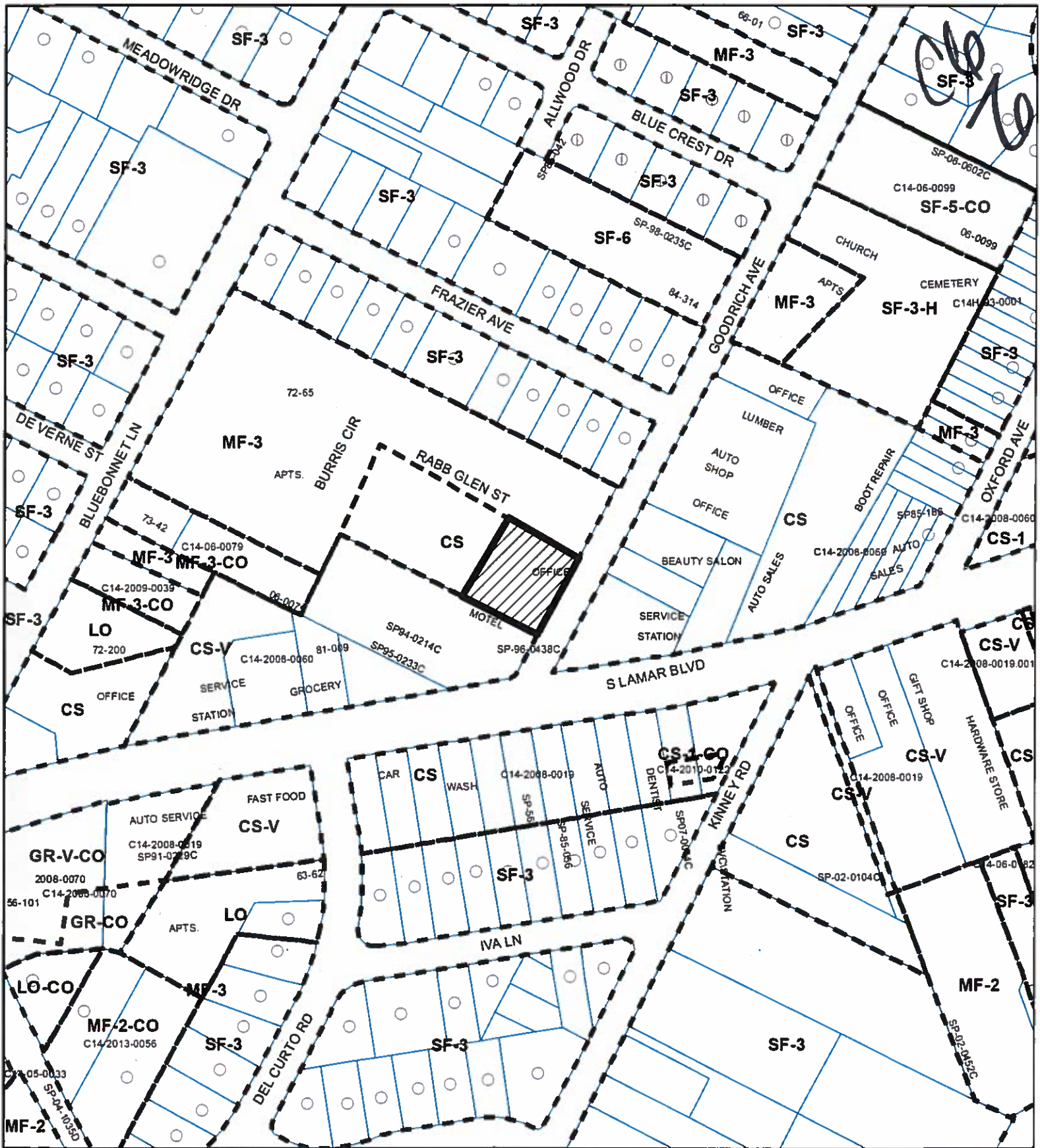
3rd

ORDINANCE NUMBER:

CASE MANAGER: Tori Haase





PHONE: 512-974-7691

EMAIL: tori.haase@austintexas.gov



Handwritten signature/initials

ZONING - Exhibit A
CASE#: C14-2015-0008

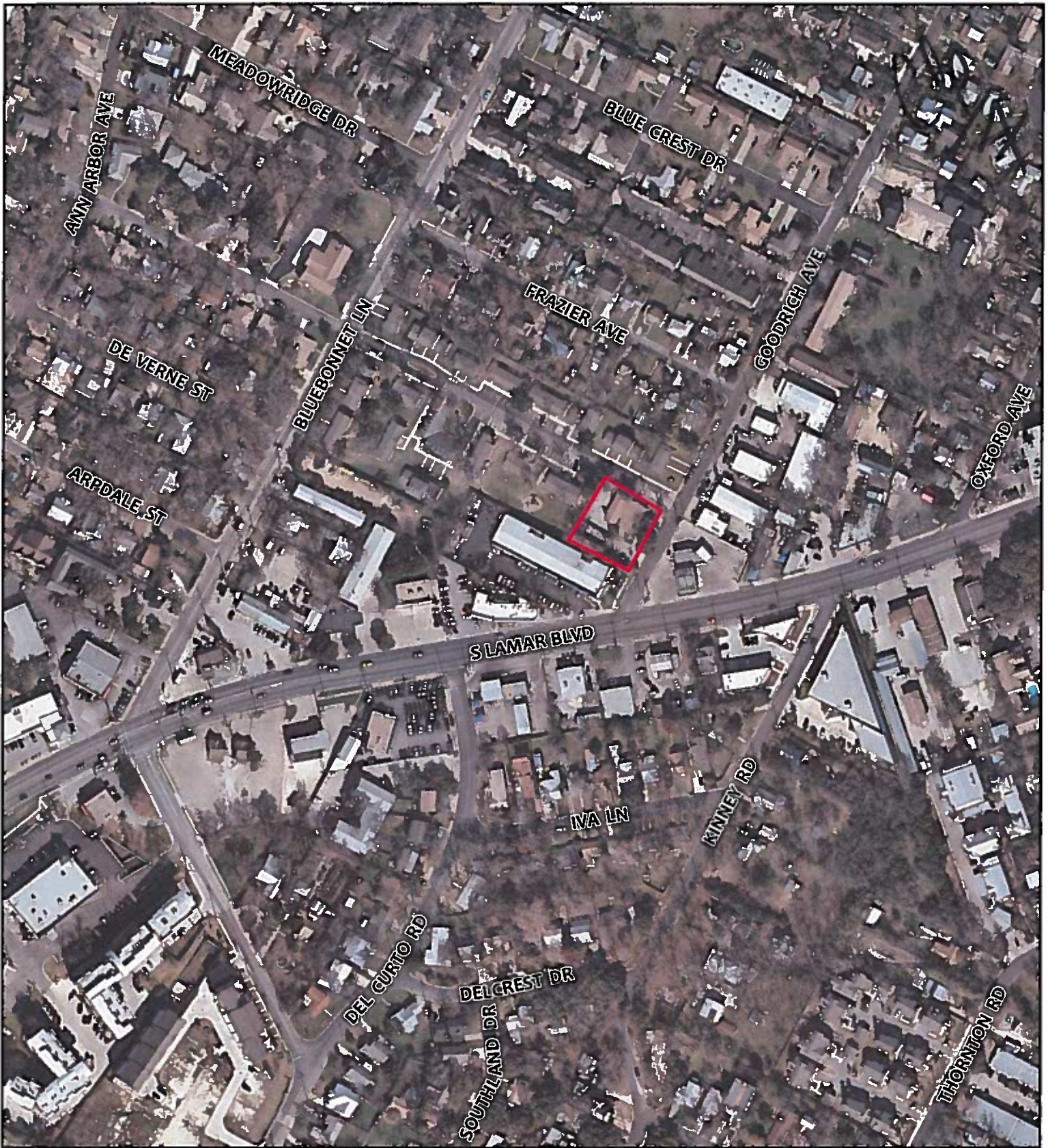
-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.





ZONING - Exhibit B

ZONING CASE#: C14-2015-0008
 ZONING CHANGE: CS to CS-MU
 LOCATION: 2130 Goodrich Ave
 SUBJECT AREA: 0.424 ACRES (18,469 sq ft)
 MANAGER: TORI HAASE



 Subject Property

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.

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STAFF RECOMMENDATION

Staff recommends general commercial services – mixed use (CS-MU) combining district zoning.

BASIS FOR RECOMMENDATION

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

The Mixed Use Combining District (MU) is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. The combining district allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes. The Applicant's request is congruent with the purpose of the mixed use combining district in that it will allow the ability to combine various uses allowed in the CS base district with a residential use for a mixture of uses within a single parcel/development.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or the Planning Commission.*

The Applicant's request is consistent with the principles and goals identified in the Imagine Austin Plan, adopted by Council in June, 2012 (reference the Comprehensive Planning comments below).

3. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The addition of a mixed use combining district to the existing base district zoning will allow residential uses on the subject property which will be compatible to the nearby multifamily and single family uses. In addition, the zoning change will promote walkability in the neighborhood by having residential and non-residential uses in close proximity.

4. *The proposed zoning should promote consistency and orderly planning.*

The proposed mixed use combining district is consistent with nearby properties that have previously been granted a mixed use combining district or a vertical mixed use combining district.

EXISTING CONDITIONS

Site Characteristics

The subject property is developed with a single-story office building and a combination of paved parking lot and gravel parking spaces. The site is relatively flat and there appear to be no topographical constraints on the site. The trees on the lot are mostly located around the perimeter of the property at the property line.

Impervious Cover

The primary use of the property is and will remain the office use. Therefore, the maximum impervious cover allowed is 95% per the CS site development standards.

Comprehensive Planning – Kathleen Fox, 512-974-7877

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This zoning case is located within the boundaries of a Zilker Neighborhood Planning area, which does not have an adopted neighborhood plan.

Imagine Austin

Although this property is not located along an Activity Corridor as identified on the Growth Concept Map, it is very close to an Activity Corridor along S. Lamar Blvd., located 110 ft. away from the subject property. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — **shopping**, restaurants and cafés, parks, schools, single-family houses, **apartments**, public buildings, houses of worship, **mixed-use buildings**, and offices.

The following policies are also applicable to this project:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a **mix of land uses** and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

Based on this property being located less than 110 ft. away from an Activity Corridor on S. Lamar Blvd. which supports mixed use, and the adjoining commercial uses and non-single family housing, this mixed use project appears to be supported by the Imagine Austin Comprehensive Plan.

Environmental – 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 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.

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Transportation – Bryan Golden, 512-974-3124

1. Additional right-of-way may be required at the time of subdivision and/or site plan.
2. A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. The applicant may be required to provide traffic counts. Results will be provided in a separate memo. LDC, Sec. 25-6-114.
3. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Goodrich Avenue.

Water and Wastewater – Bradley Barron, 512-972-0078

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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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 – Elsa Garza, 512-974-2308

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. FYI – This is on the Urban Roadway and it's within the South Lamar Combined (NPA).

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4. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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MEMORANDUM

TO: Tori Haase, Case Manager
CC: Peter Sebesta
FROM: Bryan Golden, Planner III
DATE: April 7, 2015
SUBJECT: Neighborhood Traffic Analysis for 2130 Goodrich Avenue
Zoning Case # C14-2015-0008

The Transportation Review section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The .424-acre tract is located in south Austin at 2130 Goodrich Avenue. The site is currently zoned General Commercial (CS) and contains a small office building. The proposed zoning is General Commercial Mixed Use (CS-MU). Zoning to the immediate north is multi-family and to the west and south is commercially zoned. The zoning request is to allow for a residential duplex component to be added to the existing site.

24 hour traffic counts were taken on Thursday, March 26, 2015. No Conditional Overlays of trip limitations are proposed.

Roadways

Goodrich Avenue is classified as a Collector road and is proposed to provide the sole access to the site.

The roadway currently has curb and gutter with 50' of right-of-way and 30' of pavement width. Limited sidewalk infrastructure exists and no sidewalks are currently provided on site.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the proposed .424 acre development, with the requested zoning of CS-MU, could potentially generate 789 trips at max building out, excluding all setbacks and impervious cover limits

Table 1.		
Zoning	Size	Trip Generation
CS-MU	.424 acres	789
TOTAL		789

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Table 2 represents the expected distribution of the 789 trips:

Table 2.	
Street	Traffic Distribution by Percent
Goodrich Avenue	100%
TOTAL	100%

Table 3 represents a breakdown of existing traffic on the adjacent roadways, proposed site traffic, total traffic after development and percentage increase.

Table 3.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Goodrich Avenue	1,616	789	2,405	48%

According to Section 25-6-116 of the Land Development Code, streets are operating at a desirable level if it does not exceed the following levels:

Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

Recommendations/Conclusions

1. The potential trips generated by this site, in conjunction with the existing traffic of Goodrich Avenue, exceeds the requirements established in LDC 25-6-116. Prior to final reading of this zoning case, the applicant will be required to post fiscal for improving the roadway width up to 40 feet of pavement for the entirety of the street frontage for this site. As part of boundary street fiscal surety requirements, the applicant will be responsible for one-half (50%) of the associated roadway improvements, to be determined during the site plan review process. The applicant must submit a construction cost estimate signed and sealed by an engineer to verify the amount required for posting.
2. In accordance with the Complete Streets Policy and Imagine Austin, staff recommends removing one of the existing driveways and installing sidewalks along Goodrich Avenue.
3. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by the project combined with existing traffic exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.

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If you have any questions or require additional information, please contact me 974-3124.



Bryan Golden
Planner III - Transportation Review
Development Services Department