

ZONING CHANGE REVIEW SHEET**CASE:** C14-2017-0021 –Pathways at Goodrich**P.C. DATE:** May, 2017**ADDRESS:** 1805 & 1807 Rabb Glen**DISTRICT AREA:** 5**OWNER/APPLICANT:** Housing Authority of the City of Austin**AGENT:** Stantec Consulting (Stephen Rye)**ZONING FROM:** CS**TO:** MF-3**AREA:** 0.76 acres (33,105 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

Staff recommends multi-family residence – medium density (MF-3).

DEPARTMENT COMMENTS:

The property is part of the Goodrich Place subdivision which was developed in the early 1970's and is located between Bluebonnet Lane and Goodrich Avenue in the Zilker neighborhood. Rabb Glen is a private road serving the development. The intersection of Rabb Glen and Goodrich Avenue is approximately 225 feet from South Lamar Boulevard. The subject property is part of the larger subdivision and is currently occupied by two single story duplex structures. While this tract is zoned general commercial services (CS) the remainder of the subdivision is zoned multifamily -- medium density (MF-3) and is developed with a mix of single story duplexes and two story fourplexes with a total of 40 units over 5.23 acres (7.6 units/acre). The Housing Authority of the City of Austin intends to redevelop the entire site with 120 multifamily units. The request for MF-3 is compatible with the surrounding MF-3 zoning to the west and north as well as the CS-MU and CS-V to the east and south.

The subject property was zoned commercial in 1961 (C14-61-051) with the adjacent property to the east (currently used as an office).

MF-3 allows a maximum of 36 units/acre. Site development regulations for MF-3:

- 1,200 square feet, for an efficiency dwelling unit;
- 1,500 square feet, for a one bedroom dwelling unit; and
- 1,800 square feet, for a dwelling unit with two or more bedrooms.

65% impervious cover

55% maximum building coverage

.75:1 floor to area ratio.

ISSUES: The Zilker Neighborhood Association has submitted a letter in support of the zoning change (see attached).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Duplexes
<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	Office and Service Station
<i>West</i>	MF-3	Multi-Family (duplex and 4-plex units)

NEIGHBORHOOD PLANNING AREA: Zilker, a part of the South Lamar Combined Neighborhood Planning Area. The neighborhood plan is suspended.

NTA:

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

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-61-051 2130-2132 Goodrich Ave	A & C, 1 st Height and Area to C, 1 st Height and Area	Recommended C, 1 st Height and Area.	Approved C, 1 st Height and Area. 6/8/61
C14-2015-	CS to CS-MU	Recommended CS-MU-CO	Approved CS-MU-CO 6-11-

0008 2130 Goodrich Ave			2015
C14-2006-0099 – Goodrich; 2105 Goodrich Avenue	SF-3 to SF-5	6/27/2006 – Recommended SF-5-CO	8/10/2006 – Approved SF-5- CO
C14-2008-0019.001 – South Lamar Vertical Mixed Use Building Zoning Opt- In/Opt-Out Process; 2121 South Lamar Boulevard	CS to CS-V	Recommended CS-V.	6/18/2008 – Approved CS-V .
C14-2008-0060 – Zilker Vertical Mixed Use Building (V) Rezoning Opt-In/Opt- Out Process; Tract 37	CS to CS-V	Recommended CS-V.	10/16/2008 - Approved 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	Recommended LO-CO for Tract 1, GR-CO for Tract 2, GR-V-CO for Tract 3.	11/20/2008 - LO-CO for Tract 1, GR-CO for Tract 2, GR-V- CO for Tract 3
C14-2009-0039 –2305 Bluebonnet	LO to MF-3- CO	Recommended MF-3-CO coverage (50%) and impervious cover (65%).	7/23/2009 – Approved MF-3- CO.

Lane			
C14-2010-0122 – 2203 S Lamar Boulevard	CS to CS-1	Recommended CS-1-CO.	9/23/2010 – Approved CS-1-CO
C14-2013-0056 – 2505 & 2507 Bluebonnet Rezoning; 2505 & 2507 Bluebonnet Lane	SF-3 to MF-2	Recommended MF-2-CO	10/17/2013 – Approved MF-2-CO

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 a portion of Lot 2 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 ¼ mile)
Rabb Glen (Private Drive)	N/A	Varies	N/A	Yes	No	Yes

CITY COUNCIL DATE: Scheduled for June 15, 2017

ACTION:

ORDINANCE READINGS: 1st, 2nd, 3rd.

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore

PHONE: 512-974-7604

EMAIL: andrew.moore@austintexas.gov

STAFF RECOMMENDATION

Staff recommends multifamily - medium density (MF-3) district zoning.

BASIS FOR RECOMMENDATION

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

An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired. This location is located close to a core transit corridor and in a multifamily residential area.

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

The property is located within 500 feet of an Activity Corridor as identified in the Imagine Austin Plan, adopted by Council in June, 2012.

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

The applicant is requesting the zoning change to be consistent with the adjacent multifamily zoned property in order to redevelop the entire site. This property backs to the commercial corridor along South Lamar Boulevard. 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 multifamily district is consistent with the adjacent multifamily zoning.

ADDITION STAFF REVIEW COMMENTS

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

CS to MF-3

This zoning case is located on the south side of Rabb Glenn Street, on a commercial zoned property that is approximately 0.76 acre in size, and contains a four unit residential property. The property is not located within the boundaries of an area with an adopted neighborhood plan. Surrounding land uses includes multifamily units to the north and west; an office to the east; and a retail shopping center to the south. The proposed and existing use is multifamily.

Connectivity

The Walkscore is 70/100, meaning most errands may be accomplished on foot. Public sidewalks are available intermittently along Rabb Glen Rd. There is a CapMetro transit stop located within walking distance of this property, on S. Lamar Blvd.

Imagine Austin

Although this property is not located along an Activity Corridor as identified on the Growth Concept Map, it is located less than 500 ft. away from an Activity Corridor (S. Lamar Blvd.) 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. They are characterized by a variety of activities including — **shopping**, restaurants and cafés, parks, schools, single-family houses, **apartments**, public buildings, houses of worship, **mixed-use buildings**, and offices.

Based on the comparative scale of this site relative to adjoining apartment buildings, 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 this proposed rezoning.

NPZ Environmental Review - Atha Phillips 512-974-6303

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. This site has existing development.
4. According to floodplain maps there is no floodplain within or adjacent to the project location.
5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
6. 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.
7. 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.
8. 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.

Transportation Planning - 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. A Traffic Impact Analysis or Neighborhood Traffic Analysis shall be required at the time of site plan if triggered per LDC 25-6-113 or LDC 25-6-114. LDC, Sec. 25-6-113, LDC 25-6-114.
- 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. FYI - If the requested zoning is granted, it is recommended, that gates be prohibited in order to allow for connectivity between the proposed property and the adjacent sites.
- TR6. FYI – This site does not have frontage onto a public right-of-way (Rabb Glen is a private Drive). At the time of subdivision and site plan application, legal access is required to be established.
- TR7. There are no existing public streets adjacent to the property.
Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Rabb Glen (Private Drive)	N/A	N/A	N/A	Yes, one side	N/A	Yes

NPZ Austin Water Utility Review - Bradley Barron 512-972-0078

WW1. 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 Austin Water 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.

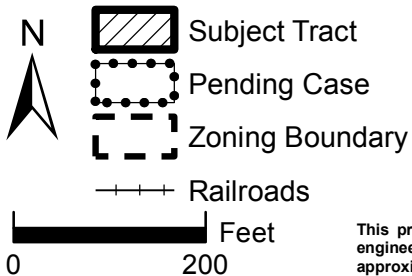
Site Plan and Compatibility Standards – Elsa Garza, 512-974-2308

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

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.

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

Case#: C14-2017-0021



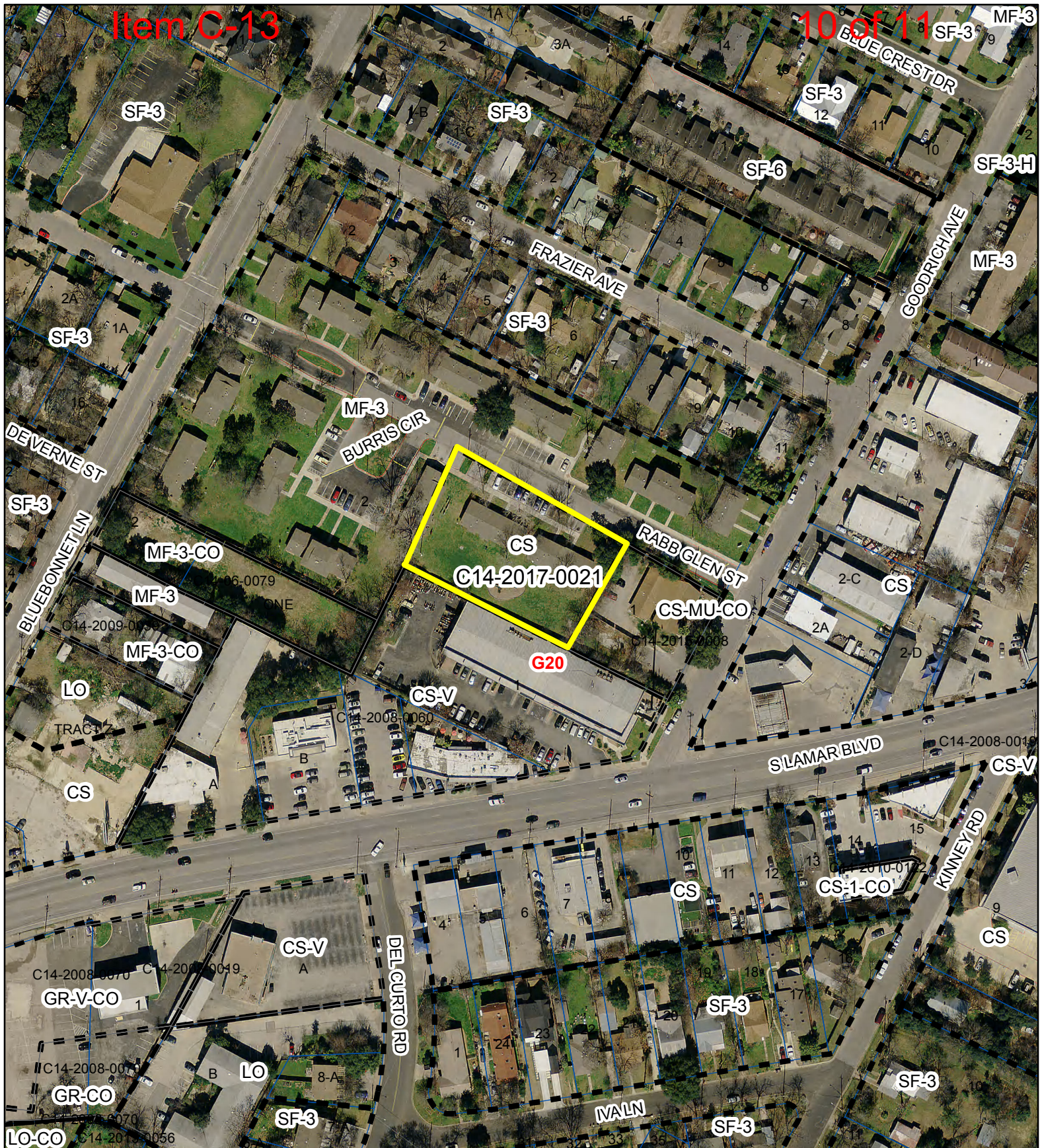
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Created: 3/22/2017

1" = 200'



ZONING

ZONING CASE#: C14-2017-0021
 LOCATION: 1805 RABB GLEN ST
 SUBJECT AREA: .76 ACRES
 GRID: G20
 MANAGER: ANDREW MOORE



N



1' = 400'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CREEK BUFFER

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.

Zilker Neighborhood Association

2009 Arpdale ♦ Austin, TX 78704 ♦ 512-447-7681

May 11, 2017

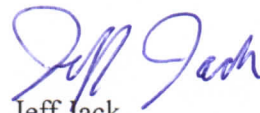
Planning Commission
City of Austin Watershed Protection and
Development Review Dept.
505 Barton Springs Road
Austin, TX 78704

Re: Rezoning request, 2205 Bluebonnet Lane (Goodrich Place)

Dear Planning Commissioners:

The executive committee of the Zilker Neighborhood Association supports the rezoning request for the Housing Authority of the City of Austin (HACA) property at 2205 Bluebonnet known as Goodrich Place. This change of zoning is being requested to resolve the inconsistencies between the Commercial Services (CS) district zoning on a small portion of the Goodrich Place property and the current use as multifamily residences. This zoning change will facilitate the construction of 120 new units of affordable housing, which is consistent with our community's desire to have more affordable housing in this area. We therefore support the rezoning of the CS parcel to Multifamily-3 (MF-3). The executive committee is looking forward to working with HACA and the Goodrich Place residents' council to preserve and upgrade the existing residents' affordable housing while expanding the opportunity for more affordable housing units on this site.

Thank you for your attention.



Jeff Jack
President
Zilker Neighborhood Association