

ZONING CHANGE REVIEW SHEET

<u>CASE:</u> C14-2017-0140 - 4813 Gonzales Street	<u>P.C. DATE:</u> February 27, 2018 March 13, 2018
<u>ADDRESS:</u> 4813 Gonzales Street	
<u>DISTRICT:</u> 3	<u>AREA:</u> 4.086 acres
<u>OWNER:</u> Laura Hensley	
<u>AGENT:</u> McLean & Howard, LLP (Jeff Howard)	
<u>FROM:</u> CS-CO-NP	<u>TO:</u> CS-MU-V-CO-NP

NEIGHBORHOOD PLAN AREA: Govalle/Johnson Terrace

TIA: Not Applicable

WATERSHED: Boggy Creek

SCENIC ROADWAY: No

CAPITOL VIEW CORRIDOR: No

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request of general commercial service-mixed use-vertical mixed use-conditional overlay-neighborhood plan (CS-MU-V-CO-NP). The conditions that will be carried forward from the existing CS-CO-NP zoning include the following:

1. The following land uses shall be prohibited: Adult oriented businesses, Campground, Kennels, Pawn shop services, Residential treatment, and Vehicle storage.
2. The following land uses shall be conditional: Agricultural sales and services, Construction sales and services, Limited warehousing and distribution, Building maintenance services, Laundry services, Equipment sales, and Equipment repair services.

ISSUES:

The Applicant is proposing 285 multifamily units and mixed commercial uses on the subject property. The property is located on a Future Core Transit Corridor, East 7th Street, which allows Vertical Mixed Use (V-).

The existing conditional overlay on the property prohibits access to Gonzales Street. Staff recommends removing this condition. The property is located near the intersection of East 7th and Springdale, and there are several businesses in the area that use and store hazardous materials.

Since this is a proposed residential site, City of Austin Fire Department (AFD) has conducted a preliminary review of site conditions and a technical report provided by the Applicant. Based on the distances between the subject tract and the surrounding uses, AFD does not oppose the proposed rezoning to allow residential uses. Additionally, AFD does not require any additional setbacks other than those specified in the International Fire Code (IFC). AFD will review the property for IFC compliance at time of site plan. *Please refer to Exhibit A – AFD Memorandum*.

PLANNING COMMISSION RECOMMENDATION:

March 13, 2018: *TO GRANT CS-MU-V-NP AS RECOMMENDED BY STAFF, ON CONSENT. (8-0) [T. White-1st, P. Seeger-- 2nd; Commissioners Nuckols, De Hoyos Hart, Shieh, Thompson, and Shaw- Absent]*

February 27, 2018: *TO GRANT POSTPONEMENT REQUEST BY STAFF TO MAY 13, 2018, ON CONSENT. (12-0) [J. Schissler- 1st, J. Shieh- 2nd; J. Thompson- Absent]*

DEPARTMENT COMMENTS: The subject property is located on the north side of East 7th Street, slightly west of Shady Lane. The property also has frontage on Gonzales Street, to the north. The property is zoned CS-CO-NP and is currently developed with Automotive repair and General warehousing and distribution uses. Immediately to the west of the subject property, along East 7th Street, is property that is also zoned CS-CO-NP that is developed with Automotive repair land use. Also to the west are properties zoned SF-3-NP that are developed with single family residences; these properties will trigger compatibility standards. These residences take access to Gonzales Street and Mansell Avenue. Across Gonzales Street, to the north, is Allen Elementary School, which is zoned P-NP. East of the subject property is property zoned CS-CO-NP and LI-CO-NP which is occupied by Administrative/business office, Automotive sales, and Art gallery and workshop uses. Across East 7th Street, to the south, are two properties zoned LI-CO-NP. One site is occupied by a diesel fuel provider and one is occupied by a store that specializes in automotive, janitorial and other supplies, including lubricants, solvents, and other hazardous chemicals. These properties were examined as part of AFD's review. As stated in the Issues section of this report, AFD does not oppose the proposed rezoning to allow residential uses. Additionally, AFD does not require any additional setbacks other than those specified in the International Fire Code (IFC). AFD will review the property for IFC compliance at time of site plan. *(Please refer to Exhibits B and C – Zoning Map and Aerial Exhibit).*

Zoning Background. The subject property currently has a conditional overlay (CO) that was added by the zoning case that was approved in conjunction with the Govalle Neighborhood Plan (City File # C14-02-0183.001). The CO prohibits vehicular access to Gonzales Street. If the requested zoning is granted for this site, staff recommends removal of this restriction. Vehicular access and analysis of access points and traffic shall be provided at time of site plan. The conditions that will be carried forward from the existing CS-CO-NP zoning include the prohibited and conditional land uses identified in the Summary Staff Recommendation on Page 1 of this report.

During the Vertical Mixed Use Overlay (VMU) Opt-in/Opt-out process conducted by the Neighborhood Planning and Zoning Department in 2007-2008, an application to designate certain properties as appropriate to add the V-combining district or exclude other properties from the VMU overlay was filed by the Govalle/Johnston Terrace Combined Planning Contact Team. At that time, the subject property was in an area that was not granted the V-designation. *(Please refer to Exhibits D and E – Zoning Ordinances).*

Vertical Mixed Use. The proposed rezoning includes two additions to the current CS-CO-NP zoning: Mixed use (M-) and Vertical mixed use (V-). The addition of V- provides an additional development option to a property, but allows it to retain the ability to redevelop under the existing CS base district. A V- does not grant: 1) additional height to the base zoning district which is 60 feet in the CS district or 2) additional impervious cover. The addition of V- also does not waive applicable compatibility standards, and although the Applicant requests to remove the 40 foot height limit, compatibility standards still apply along the west side of the property. In that regard, height is limited to 40 feet within 100 feet of residentially zoned or occupied properties in the area, noting that this limitation includes adjacent right-of-ways.

A building built under vertical mixed use building (V-) standards is required to contain a mix of residential and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on the upper levels. On the subject property, there is also the opportunity to waive: 1) the front and interior side setbacks (except where compatibility applies), 2) the 2:1 floor-to-area ratio established by CS zoning, and 3) the minimum site area requirement which is the number of dwelling units on a site by requiring a certain amount of square footage for a specific type of multi-family unit (efficiency, one bedroom, two bedroom). A V- building is also eligible for 60 percent of the minimum requirement for off-street parking. Finally, a V- building has an established affordability level for rental units which is 10 percent of the residential units set aside for households earning no more than 80 percent of the current MFI (\$62,250), for a period of 40 years.

Austin Independent School District (AISD) has prepared an Educational Impact Statement (EIS) for the proposed rezoning. AISD has determined that the affected schools have capacity to accept the number of students projected for the development. *(Please refer to Exhibit F – EIS Memorandum).*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO-NP	Automotive repair, General warehousing and distribution
<i>North</i>	P-NP	Allen Elementary School
<i>South</i>	LI-CO-NP	Limited warehousing and distribution
<i>East</i>	CS-CO-NP, LI-CO-NP	Administrative/business office, Automotive sales, Art gallery and workshop
<i>West</i>	CS-CO-NP, SF-3-NP	Single family residential

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0259 GV/JT VMU Overlay	To create VMU boundaries along E. 7 th (City & Neighborhood initiated)	05/27/2008: To grant VMU overlay; Per Opt-In/Opt-Out, 4813 is part of Tract 8 and is not granted VMU (7-1)	11/20/2008: approved as recommended by PC; Ord No. 20081120-076
C14-2015-0043 Shady Lane Mixed Use 500 Shady Lane	FROM: LI-CO-NP TO: CS-MU-V-NP	August 25, 2015: To grant CS-MU-V- CO-NP w conditions: 1. Max 2,000 vpd; 2. All residential land uses shall be conditional; 3. The following uses shall be prohibited: adult oriented businesses, hotel-motel, campground, kennels, laundry services, pawn shop services, residential treatment, vehicle storage, ag. sales & services, auto rentals, auto repair services, auto sales, auto washing (of any type), building maintenance services, construction sales & services, commercial off-street parking, equipment sales, limited warehousing & distribution, residential treatment, vehicle storage, laundry services, and equipment repair services. (8-3) [J. Shieh- 1st, J. Thompson- 2nd; T. Nuckols, T. White, N. Zaragosa- Nay; J. Stevens- Absent.	Case expired after several postponements
C14-2012-0096 500 Shady Lane	FROM: LI-CO-NP to LI-CO NP to remove Liquor sales, General whse & distribution from prohibited uses.	N/A Withdrawn	N/A Withdrawn

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E 7 th Street	118 ft.	48 ft.	Major Arterial	Yes	Yes, urban trail	Yes
Gonzales Street	50 ft.	32 ft.	Collector	Yes, adjacent to school	Yes, wide curb lane	Yes

SCHOOLS:

Govalle Elementary School Martin Middle School Eastside Memorial High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council	East Austin Conservancy
Friends of Austin Neighborhoods	Homeless Neighborhood Association
Black Improvement Association	Austin Innerscity Alliance
Neighbors United for Progress	Del Valle Community Coalition
El Concilio Mexican-American Neighborhoods	Bike Austin
Greater East Austin Neighborhood Association	Buena Vista Neighborhood Association
AISD	Govalle/Johnston Terrace Neighborhood Plan Team
Preservation Austin	African American Cultural Heritage District
United East Austin Coalition	Tejano Town
Claim Your Destiny Foundation	Guadalupe Neighborhood Development Corporation
Sierra Club, Austin Regional Group	SELTexas

CITY COUNCIL DATE & ACTION: March 22, 2018:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 512-974-2122

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request of general commercial service-mixed use-vertical mixed use-conditional overlay-neighborhood plan (CS-MU-V-CO-NP). The conditions that will be carried forward from the existing CS-CO-NP zoning include the following:

1. The following land uses shall be prohibited: Adult oriented businesses, Campground, Kennels, Pawn shop services, Residential treatment, and Vehicle storage.
2. The following land uses shall be conditional: Agricultural sales and services, Construction sales and services, Limited warehousing and distribution, Building maintenance services, Laundry services, Equipment sales, and Equipment repair services.

The property is located on a Future Core Transit Corridor, East 7th Street, which allows Vertical Mixed Use (V-). According to Imagine Austin, the proposed rezoning is also located in an Activity Corridor. The proposed redevelopment would allow the addition of approximately 285 apartment units, as well as active uses along East 7th Street. This is appropriate in an area identified by City Code and Imagine Austin as areas for dense and active development. AFD has confirmed that the property is located far enough from hazardous materials sites to support the request; AFD has also confirmed that the site plan will include review for fire and safety issues.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

V zoning is intended for areas that have or are anticipated to have a sufficient population density, mix of uses, and transit facilities to encourage and support transit use. V zoning:

- Encourages density on commercial corridors with higher levels of transit service
- Focused on the creation of a high quality pedestrian and transit-supportive environment
- Consistent with Envision Central Texas (ECT) Preferred Scenario
- Provides a more sustainable development pattern

Site Plan:

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 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.

SP 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

SP 4. The site is subject to compatibility standards. Along the west 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.
- ☐ 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.
- ☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- ☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted.

Airport Overlay

SP 5. FYI – This site is located within Govalle Neighborhood Plan, the Govalle/Johnston Terrace Combined Neighborhood Plan Area, and the Austin-Bergstrom Airport Controlled Compatible Land Use Area Overlay. No use will be allowed that can create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance.

Transportation:

TR1. Per LDC 25-6-101 (Ordinance No. 20170302-077), this site is required to provide mitigation for traffic impact with the site development or subdivision application. Please contact Scott James

Scott.James@austintexas.gov) to discuss the required mitigation for this site. A traffic study may be required.

TR2. The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for E 7th Street. At the time of the subdivision and/or site plan application, whichever comes first, 57 feet of right-of-way from the existing centerline should be dedicated for E 7th Street according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55].

TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR4. A Traffic Impact Analysis and/or Neighborhood Traffic Analysis shall be required at the time of site plan if triggered per LDC 25-6-113 and LDC 25-6-114. LDC, Sec. 25-6-113, 25-6-114.

TR5. Janae Spence with Urban Trails, Public Works Department, and Mike Schofield and Nathan Wilkes with the Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR6. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane is recommended for Gonzales Street, and a protected bike lane is recommended for E 7th Street.

TR7. E 7th Street lane width and edge of pavement is proposed to be moved and reconfigured to achieve superior bicycle facilities. Additional comments from the Bicycle program may be provided for construction requirements (pavement width, sidewalk and building location, etc.) associated with the site plan application.

TR8. Per zoning ordinance no. 030327-11a (zoning case # C14-02-0183) Part 6. 2: Vehicular access from Tract 106b to Gonzales Street is prohibited. All vehicular access to the properties shall be from East 71 Street or Shady Lane. If the requested zoning is granted for this site, staff recommends removal of this restriction.

TR9. FYI – at the time of the site plan application, existing non-complying driveways, sidewalks, transportation facilities, etc. shall be removed reconstructed in accordance with current City of Austin code and criteria.

TR10. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E 7 th Street	118 ft.	48 ft.	Major Arterial	Yes	Yes, urban trail	Yes
Gonzales Street	50 ft.	32 ft.	Collector	Yes, adjacent to school	Yes, wide curb lane	Yes

Environmental:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy 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.

Water/Wastewater:

FYI: 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 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. 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.

Chaffin, Heather

EXHIBIT

A

Subject: FW: 4813 Gonzales/ 4819 Gonzales - C14-2017-0140

From: Urgena, Cora
Sent: Wednesday, February 28, 2018 12:32 PM
To: Chaffin, Heather
Cc: Vires, Rob; White, Joe; Espinoza, Yvonne
Subject: RE: 4813 Gonzales/ 4819 Gonzales - C14-2017-0140

Hi Heather,

AFD has completed the inspections of the hazmat permitted sites in close proximity to the proposed property at 4813/4819 Gonzales Street. In addition, we have reviewed the technical report submitted on February 5, 2018 by Fire Protection Consulting Group, LLC (FPCG). The report included an analysis of the hazardous materials at the adjacent sites and a fire hazard analysis of the bulk combustible oil storage located at the property on the south side of 7th Street.

At this time, AFD will not oppose the proposed zoning change of this property to a residential use. In addition, no additional setbacks will be required other than the setbacks specified in the International Fire Code (IFC) and Local amendments. Based on the recent inspections, the adjacent hazmat permitted sites are currently complying with the IFC setback distances for hazardous materials.

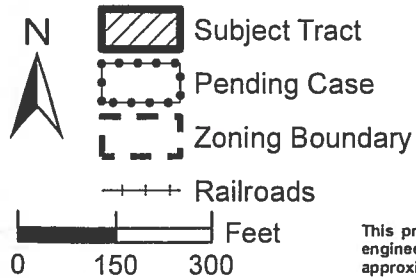
Let me know if you need any additional information.

Cora Urgena, P.E.
Engineering Services Section
Austin Fire Department/Emergency Prevention Division
505 Barton Springs RD, Suite 200
Austin, Texas 78704
Telephone (512) 974-0184
Facsimile (512) 974-0162
cora.urgena@austintexas.gov



ZONING

Case#: C14-2017-0140



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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/14/2017

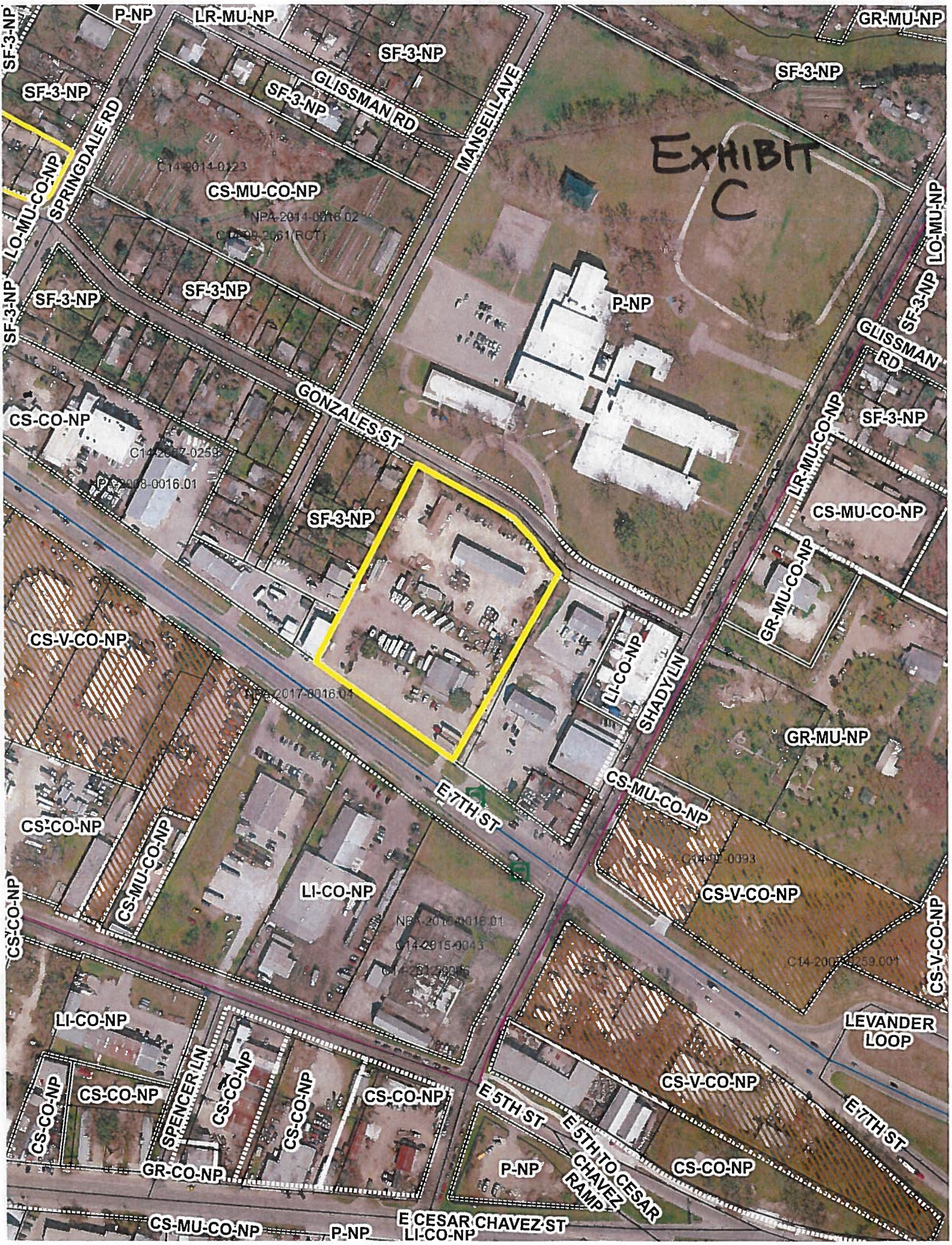


EXHIBIT
C

EXHIBIT D

ORDINANCE NO. 030327-11a

RELEVANT PAGES
ONLY (TRACT 106b)

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 1,086 ACRES OF LAND GENERALLY KNOWN AS THE GOVALLE NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 201 TRACTS OF LAND.

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 add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 201 tracts of land within the property described in File C14-02-0183.001, as follows:

Approximately 1,086 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, Save and Except the following tracts: (the "Property")

2805 and 2811 East 5th Street (Tract 33)
405 Tillery Street (Tract 56)
730 Shady Lane (Tract 106a)
777 Shady Lane (Tracts 111a and 111b)
821 Gunter Street (Tract 169)

generally known as the Govalle neighborhood plan (NP) combining district, locally known as the area bounded by Oak Springs Road on the north, Airport Boulevard on the east, the Colorado River on the south, and Pleasant Valley Road, 7th Street, Northwestern Avenue and Webberville Road on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the 201 tracts of land are changed from family residence (SF-3) district, multifamily residence medium density (MF-3) district, limited office (LO) district, limited office-conditional overlay (LO-CO) combining district, neighborhood commercial (LR) district, general office (GO) district, general office-conditional overlay (GO-CO) combining district, community commercial (GR) district, general commercial services (CS) district, commercial-liquor sales (CS-1) district, and limited industrial services (LI) district, to rural residence-neighborhood plan (RR-NP) combining district, single family residence standard lot-neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district,

TRACT #	ADDRESS	FROM:	TO:
105	4801, 4803 & 4805 GONZALES ST, 643 & 647 MANSELL AV, 0 MANSELL AV (LOT 5 BLK 3 CHUNN SUBD) & 0 MANSELL AV (LOT 7 BLK 3 CHUNN SUBD)	LI	SF-3-NP
106b	702 SHADY LN, 4800, 4812 & 5020 7 ST E, 4819 & 0 GONZALES ST (LOT 1 DICKSON ADDN)	LI	CS-CO-NP
107	902 SHADY LN	SF-3, LI	P-NP
108b	730 & 0 AIRPORT BLVD (LOT A AIRPORT ONE)	LI	CS-CO-NP
109	721 & 0 AIRPORT BLVD (LOT 3 HOWARDS NURSERY ADDN)	LI	GR-MU-NP
110	0 SHADY LN (LOT 1 HOWARDS NURSERY ADDN)	LI	GR-MU-CO-NP
112	5301 GLISSMAN RD, 740, 760, 764, 0 AIRPORT BLVD (ABS 22 SUR 29 TANNEHILL J C ACR .44) & 0 AIRPORT BLVD (ABS 29 SUR 22 TANNEHILL J C ACR .255)	LI	CS-CO-NP
113	814 & 824 AIRPORT BLVD	LO	LO-MU-NP
114	812, 814, 820, 824, 830, 838, 844 AIRPORT BLVD & 917 SHADY LN	LI	CS-CO-NP
115	923 SHADY LN	LI	SF-3-NP
116	920, 928, 0 SHADY LN (LOT 4 SHADY LANE ADDN), 0 SHADY LN (LOT 3 SHADY LANE ADDN) & 0 SHADY LN (LOT 2 SHADY LANE ADDN)	GR	GR-MU-NP
117	912 SHADY LN & 0 AIRPORT BLVD (ABS 22 SUR 29 TANNEHILL J C ACR .4)	LI	GR-NP
118	1005 & 1007 GULLETT St	SF-3, LI	SF-3-NP
119a	0 BOLM RD (ABS 22 SUR 29 TANNEHILL J C ACR .118)	LI	P-NP
119b	4800 & 4906 BOLM RD	LO-CO	P-NP
138	0 OAK SPRINGS DR (7.971 AC OLT 53,54&59 DIVISION A)	SF-3, CS	P-NP
139a	1144 AIRPORT BLVD	GR, CS, CS-1	GR-MU-NP
139b	1148 AIRPORT BLVD	GR, CS, CS-1	CS-MU-CO-NP, CS-1-MU-CO-NP
140	5100, 5126 & 5214 5 ST E, 5221 7 ST E	CS, LI	CS-CO-NP
143a	3212 CESAR CHAVEZ ST E (area beginning 130' from Tillery St. right of way eastward)	LI	LI-CO-NP
143b	3232 CESAR CHAVEZ ST E	LI	GR-CO-NP
143c	3306 CESAR CHAVEZ ST E	LI	CS-CO-NP
143d	3307 4 ST E	LI	LI-CO-NP
143e	3401 4 ST E	LI	LI-CO-NP
143f	3400 CESAR CHAVEZ ST E	LI	CS-CO-NP
143g	3411 4 ST E	LI	CS-CO-NP
143h	3410 CESAR CHAVEZ ST E	LI	LI-CO-NP
143i	3506 CESAR CHAVEZ ST E	LI	CS-CO-NP
143j	102 SPRINGDALE RD	LI	CS-CO-NP
145	811, 815 & 819 GUNTER ST	LI	SF-3-NP
146	410 TILLERY ST	SF-3	P-NP

PART 4. Tracts 47, 139a, and 139b may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 5. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

PART 6. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Vehicular access from Tract 52a to Red Bluff Road is prohibited. All vehicular access to the properties shall be from East Cesar Chavez Street.
2. Vehicular access from Tract 106b to Gonzales Street is prohibited. All vehicular access to the properties shall be from East 7th Street or Shady Lane.

3. The maximum height of a building or structure on Tract 32b is 35 feet from ground level.

4. The following uses of Tract 161 may not exceed 5,000 square feet of gross floor area:

Administrative and business office	Professional offices
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5. The following uses are prohibited uses of Tracts 53, 57, 58a, 58b, 58c, 58d, 58e, 58f, 58g, 58h, 58i, 58j, 59a, 59h, 59k, 59l, 63e, 63f, 63g,, 143a, 143d, 143e, 143h, and 159:

Basic industry	General warehousing and distribution
Liquor sales	Recycling center
Residential treatment	Resource extraction
Scrap and salvage	

6. The following uses are prohibited uses of Tracts 42, 45a, 46, and 47:

Adult oriented businesses	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Campground

24. The following uses are prohibited uses of Tracts 11, 13, 14, 15, 62, 64a, 66a, 66b, 73, 74, 84, 86b, 88, 104, 106b, 157, 158, and 171:

Adult oriented businesses
Kennels
Residential treatment

Campground
Pawn shop services
Vehicle storage

25. The following uses are conditional uses of Tracts 11, 13, 14, 15, 62, 64a, 66a, 66b, 73, 74, 84, 86b, 88, 104, 106b, 147, 148, and 171:

Agricultural sales and services
Limited warehousing and distribution
Laundry services
Equipment repair services

Construction sales and services
Building maintenance services
Equipment sales

26. Vehicle storage use is a prohibited use of Tracts 26, 108b, 112, 114, 139b, 157, 164, 165, and 166.

27. The following uses are conditional uses of Tracts 26, 108b, 112, 114, 139b, 157, 164, 165, and 166:

Agricultural sales and services
Limited warehousing and distribution
Laundry services
Equipment repair services

Construction sales and services
Building maintenance services
Equipment sales

28. Resource extraction use is a prohibited use of Tract 153.

29. The following uses are prohibited uses of Tracts 4, 5, and 18:

Automotive sales
Pawn shop services

Hotel-motel
Residential treatment

30. The following uses are prohibited uses of Tracts 24, 27, 30, 31, and 91:

Automotive rentals
Automotive sales
Equipment sales
Pawn shop services
Vehicle storage

Automotive repair services
Automotive washing (of any type)
Kennels
Residential treatment

PART 8. This ordinance takes effect on April 7, 2003.

PASSED AND APPROVED

March 27, 2003

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§
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Gustavo L. Garcia

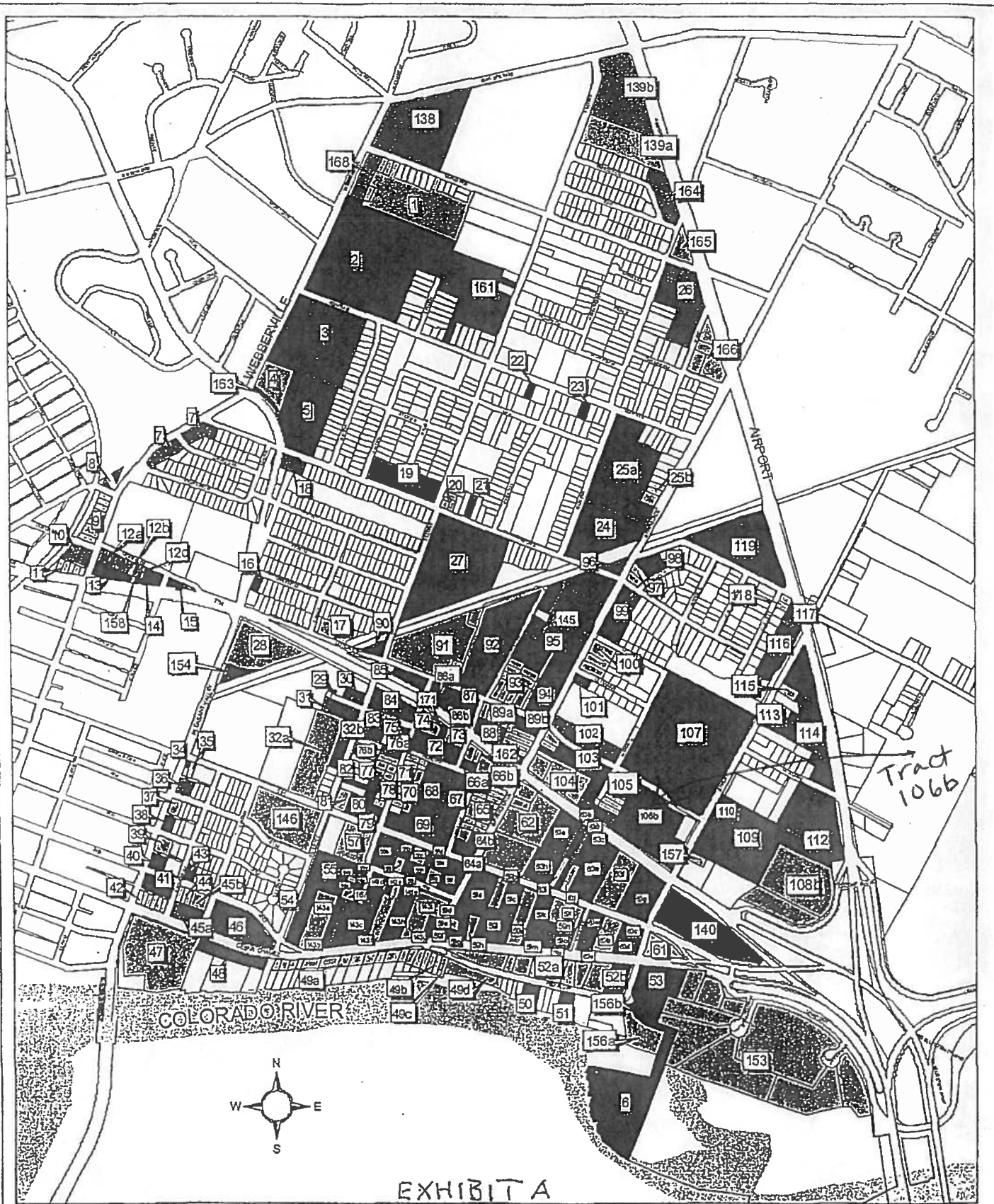
Gustavo L. Garcia
Mayor

APPROVED:

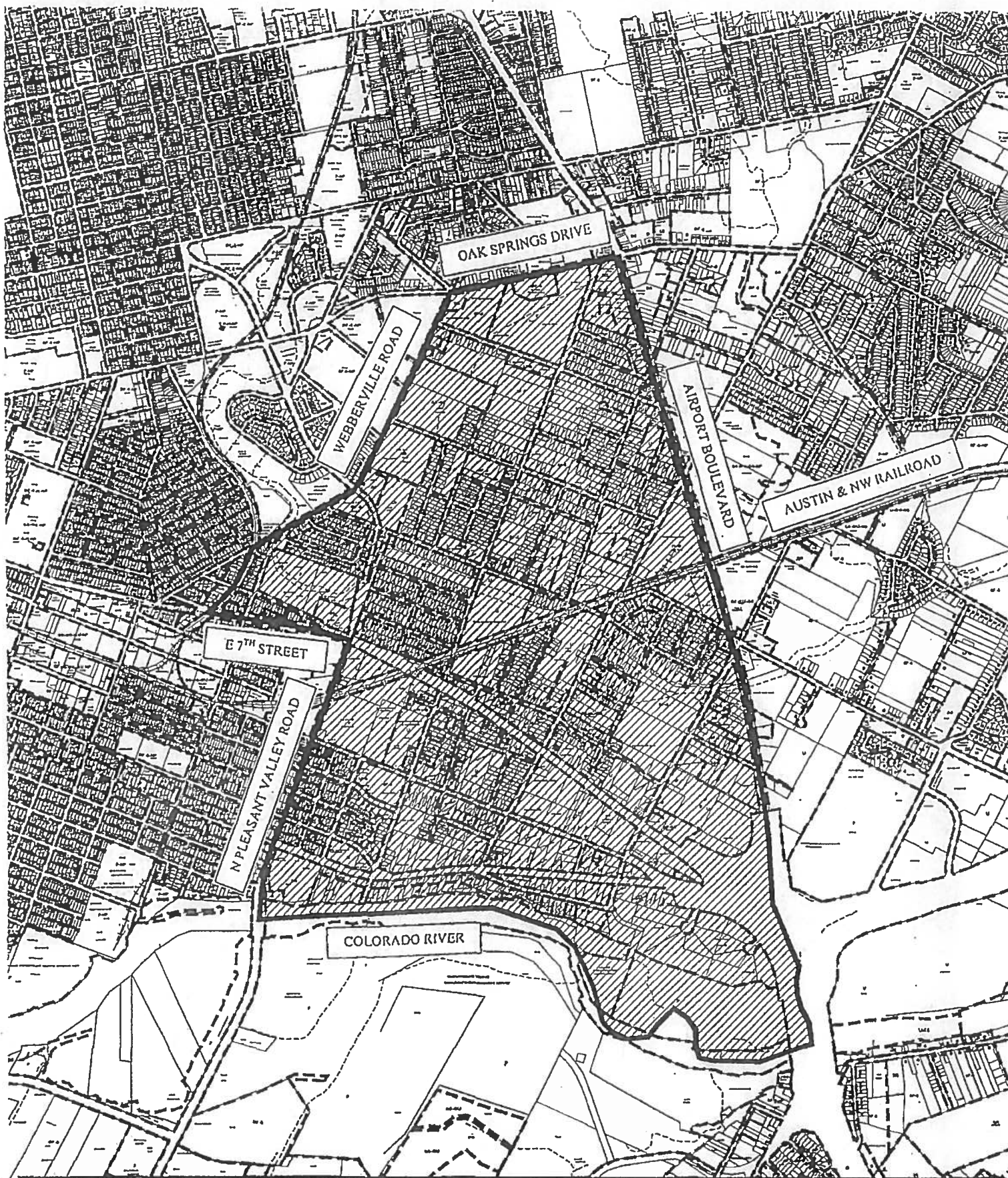
Sedra Jefferson
Sedra Jefferson
City Attorney





ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk



Govalle Neighborhood Plan Combining District
Case # C14-02-0183.001



 1" = 1600'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER L21
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-02-0183.001	DATE: 03-04	
	CASE MGR: A. BEAUDET	ADDRESS: GOVALLE NEIGHBORHOOD PLAN COMBINING DISTRICT	INTLS: SM	
SUBJECT AREA (acres): 1638.380				

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS 1, 2A, 2B, 6A, 7, 8, AND 12, LOCATED IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLANNING AREA.

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 add a vertical mixed use building (V) combining district to certain tracts (the "Property") described in Zoning Case No. C14-2007-0259, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 22.776 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Govalle/Johnston Terrace Combined Neighborhood Planning Area*),

located in the Govalle/Johnston Terrace combined neighborhood planning area, locally known as the area bounded by the Austin Northwestern Railroad on the north, U.S. Highway 183 on the east, Pleasant Valley and Webberville Roads on the west, and the Colorado River on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

PART 2. The zoning districts for the Property are changed from general office-neighborhood plan (GO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, to general office-vertical mixed use building-neighborhood plan (GO-V-NP) combining district, general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district, and general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
3	191213	2700 E 7th ST 2707 1/2 GONZALES ST	CS-CO-NP	CS-V-CO-NP
	191214	.05 AC OLT 21 DIVISION A	CS-CO-NP	CS-V-CO-NP
4	359119	2706 GONZALES ST 2730 E 7th ST	CS-NP	CS-V-NP
5	189903	W 100FT OF N 69.31 FT BLK 1 OLT 18 DIV A EDEN ACRES	GO-NP	GO-V-NP
	189904	3213 GONZALES ST	GO-NP	GO-V-NP
	189905	N 100.39FT OF LOT 7,8 BLK 1 OLT 18 DIV A EDEN ACRES	GO-NP	GO-V-NP
6B	189955	LOT 5 *LESS SW TRI OLT 17 DIV A EDEN ACRES NO 2	CS-CO-NP	CS-V-CO-NP
	189956	3400 1/2 E 7th ST 3414 E 7th ST	CS-CO-NP	CS-V-CO-NP
9A	187743	5100 E 7th ST	CS-CO-NP	CS-V-CO-NP
	187744	5206 E 7th ST	CS-CO-NP	CS-V-CO-NP
10	187748	5117 E 7th ST 5119 E 7th ST 5121 E 7th ST 5123 E 7th ST 5201 E 7th ST	CS-CO-NP	CS-V-CO-NP
11	188546	611 SPRINGDALE RD 617 1/2 SPRINGDALE RD	CS-CO-NP	CS-V-CO-NP
	188545	4711 E 7th ST	CS-CO-NP	CS-V-CO-NP
	188547	4811 E 7th ST	CS-CO-NP	CS-V-CO-NP
	188549	ABS 22 SUR 29 TANNEHILL J C ACR .31	CS-CO-NP	CS-V-CO-NP
	188539	4821 E 7th ST ABS 22 SUR 29 TANNEHILL J C ACR 1.2750	CS-CO-NP	CS-V-CO-NP
13	189986	631 GUNTER ST	CS-CO-NP	CS-V-CO-NP
	189987	.16AC OF OLT 17 DIV A PIPKIN ESTATES	CS-CO-NP	CS-V-CO-NP
14A	189944	CEN 20.53FT OF LOT 3 BLK 3 OLT 18 DIV A EDEN ACRES	CS-CO-NP	CS-V-CO-NP
14B	189946	3407 E 7th ST 3415 E 7th ST	CS-CO-NP	CS-V-CO-NP
15	189901	3223 E 7th ST	CS-CO-NP	CS-V-CO-NP

PART 3. Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

PART 4. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.
- B. The following applies to Tracts 3-5, 6B, 9A, 10, 11, 13, 14A, 14B, and 15:
 - 1. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
 - 2. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

PART 5. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 1, 2A, 2B, 6A, 7, 8, and 12, located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

Tract #	TCAD Property ID	GOA Address
1	192107	N 113FT OF LOT 2 BLK 9 OLT 23&231/2 DIV A LINCOLN PLACE
	192109	2410 E 7th ST
	192106	N 91.89 FT AV OF LOT 4 BLK 9 OLT 23&231/2 DIV A LINCOLN PLACE
	192105	N 81.03FT OF LOT 5 BLK 9 OLT 23&231/2 DIV A LINCOLN PLACE
	192104	2428 E 7th ST
2A	191201	705 PERDERNALES ST 2500 E 7th ST
	191200	2506 E 7th ST

Tract #	TCAD Property ID	COA Address
2B	191198	2514 E 7th ST
	191197	N 89.42FT OF LOT 20 OLT 22 DIV A SIMMS PAUL O
	191196	2522 E 7th ST
	191195	2600 E 7th ST
	191202	2604 E 7th ST
	191193	2614 E 7th ST
	191203	2618 E 7th ST
	191194	2620 E 7th ST
6A	189949	N 155.5FT OF LOT 1 BLK 3 OLT 18 DIV A EDEN ACRES
	189950	N 177.70FT OF LOT 2 BLK 3 OLT 18 DIV A EDEN ACRES
7	189989	3502 E 7th ST
	190002	3508 E 7th ST
	190003	3518 E 7th ST
	190001	3526 E 7th ST 3528 E 7th ST
8	190079	4600 E 7th ST
	190084	4618 E 7th ST
	190085	4708 E 7th St
	190055	4800 E 7th St 4812 E 7th St
	190054	ABS 22 SUR 29 TANNEHILL J C ACR .465
	190083	4820 E 7th ST 4813 GONZALES ST
	190082	5012 E 7th ST
	190053	5020 E 7th ST 5022 E 7th ST
12	189984	3535 E 7th ST
	189988	3525 E 7th ST

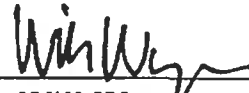


PART 6. This ordinance takes effect on December 1, 2008.

PASSED AND APPROVED

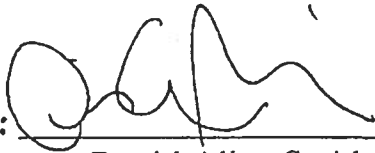
November 20, 2008

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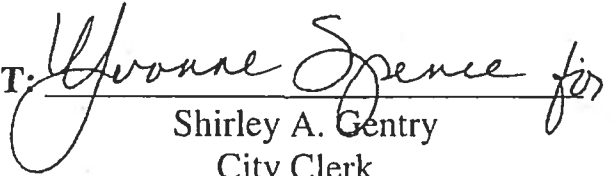
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



Produced by City of Austin
Neighborhood Planning and Zoning Dept.
Revised July 15, 2008

Govalle/Johnston Terrace Combined Neighborhood Planning Area Vertical Mixed Use (VMU) Tract Map Case # C14-2007-0259

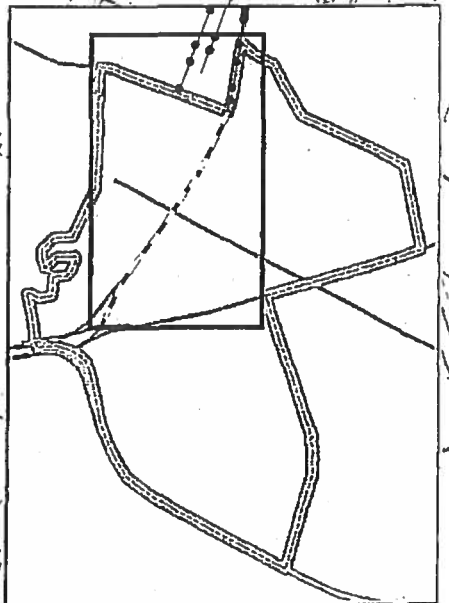
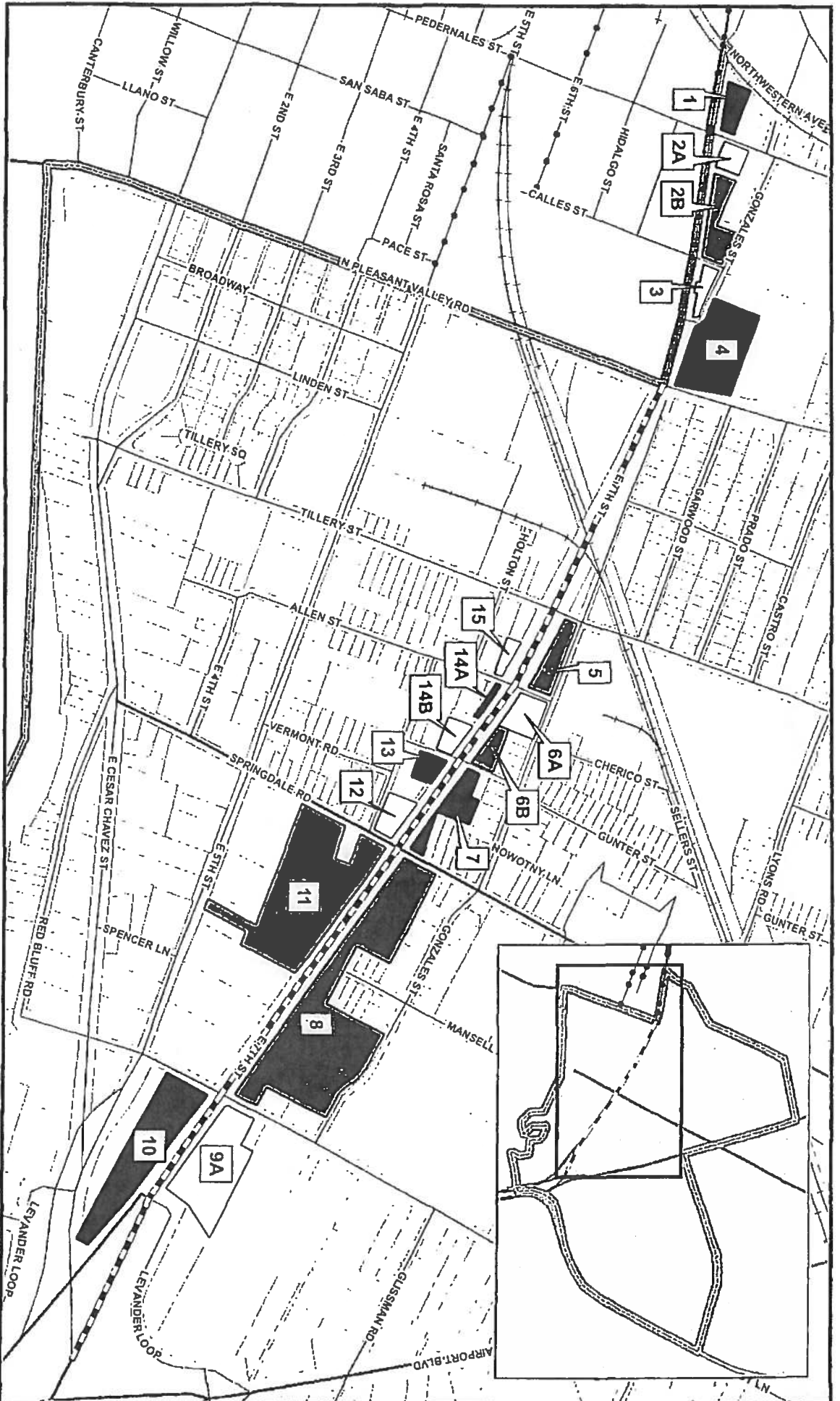
- Core Transit Corridor
- Future Core Transit Corridor
- Boundary
- Parcels

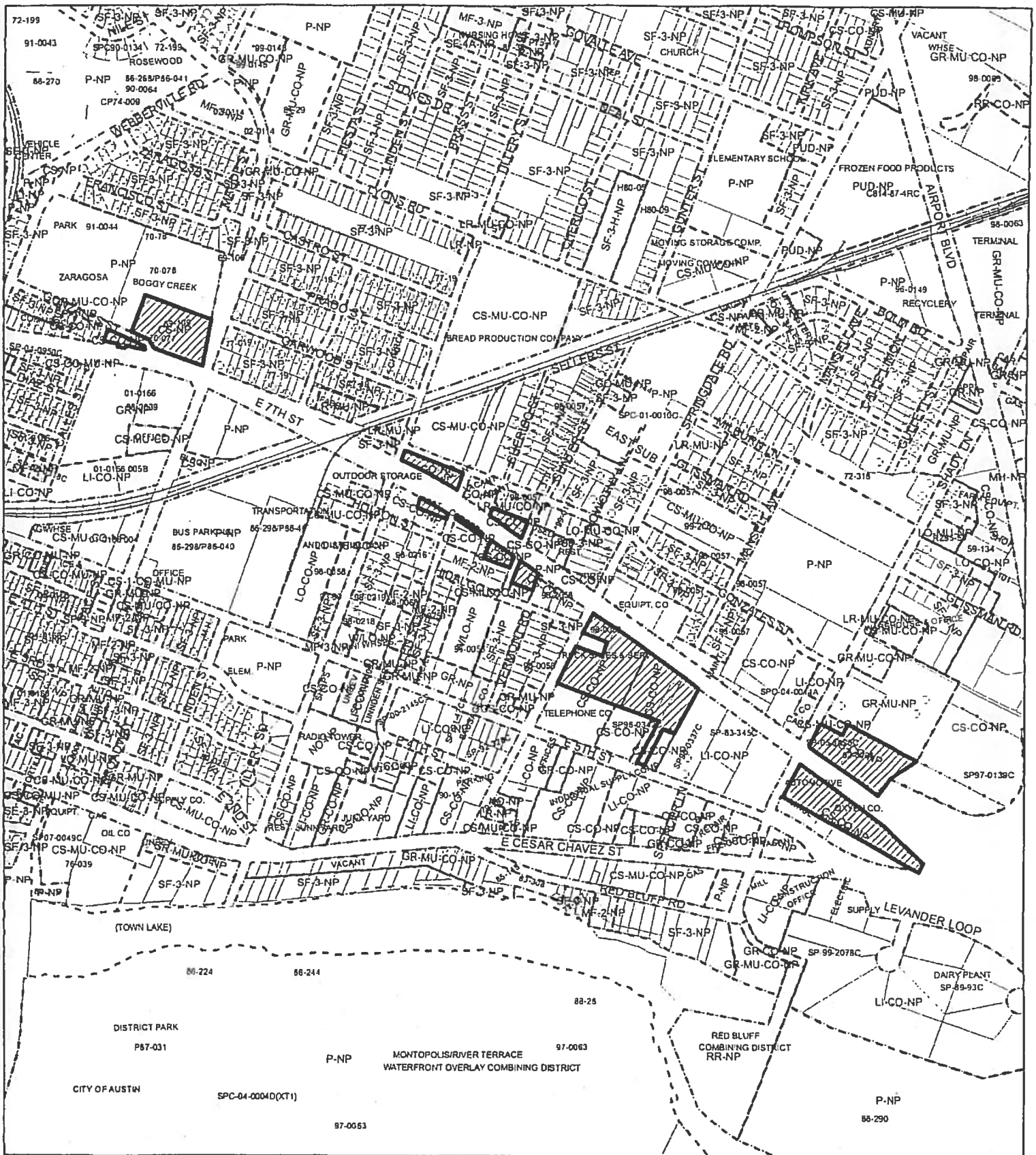
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Feet



This map has been produced by the City of Austin for the sole purpose of testing regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.




EXHIBIT A





ZONING EXHIBIT B

ZONING CASE#: C14-2007-0259
 ADDRESS: WEBBERVILLE RD
 SUBJECT AREA: 22.78 ACRES
 GRID: K21 & L21
 MANAGER: M. LAURSEN

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS



1" = 800'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

EXHIBIT F
Austin
Independent
School District



PROJECT NAME: 4813 Gonzales Rezoning

ADDRESS/LOCATION: 4813 Gonzales Street

CASE #: C14-2017-0140

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

SF UNITS: _____ STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 285 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.126 Middle School: 0.044 High School: 0.049

IMPACT ON SCHOOLS

The student yield factor for the east region of 0.219 (across all grade levels) for apartment homes was used to determine the number of projected students. The 285-unit multifamily development is projected to add approximately 62 students across all grade levels to the projected student population. It is estimated that of the 62 students, 36 will be assigned to Govalle Elementary School, 12 to Martin Middle School, and 14 to Eastside Memorial Early College High School.

The percent of permanent capacity by enrollment for SY 2021-22, including the additional students projected with this development, would be below the target range of 75-115% for Govalle ES (73%), Martin MS (44%) and Eastside Memorial ECHS (46%), assuming the mobility rates remain the same. The projected additional students at these schools would only minimally help to offset the anticipated decline in student enrollment (due to demographic shifts in the area). All of these schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Students within the proposed development attending Martin MS will qualify for transportation due to the distance of the school from the proposed development. Govalle ES and Eastside Memorial ECHS are located within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified.

SAFETY IMPACT

There are no known safety impacts at this time.

Date Prepared: 13 Feb 2018

Director's Signature: _____

Bert Wussaf

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Govalle	RATING: Improvement Required
ADDRESS: 3601 Govalle Avenue	PERMANENT CAPACITY: 598
% QUALIFIED FOR FREE/REDUCED LUNCH: 89.63%	MOBILITY RATE: -5.1%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	493	424	460
% of Permanent Capacity	82%	71%	77%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	468	402	438
% of Permanent Capacity	78%	67%	73%

MIDDLE SCHOOL: Martin	RATING: Met Standard
ADDRESS: 1601 Haskell	PERMANENT CAPACITY: 804
% QUALIFIED FOR FREE/REDUCED LUNCH: 95.25%	MOBILITY RATE: -56.3%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,008	780	792
% of Permanent Capacity	125%	97%	99%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	440	340	352
% of Permanent Capacity	55%	42%	44%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



HIGH SCHOOL: Eastside Memorial	RATING: Met Standard
ADDRESS: 1012 Arthur Stiles	PERMANENT CAPACITY: 1,156
% QUALIFIED FOR FREE/REDUCED LUNCH: 86.86%	MOBILITY RATE: -40.8%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	964	883	897
% of Permanent Capacity	83%	76%	78%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	571	523	537
% of Permanent Capacity	49%	45%	46%

*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.