

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0136 -- 1901 Ed Bluestein

DISTRICT: 3

ZONING FROM: CS-CO

TO: CS-MU-CO

ADDRESS: 1901 Ed Bluestein Boulevard

SITE AREA: 9.2197 Acres

PROPERTY OWNERS:

Sunbelt Cleveland Properties LP
(Dayne Yeager)

AGENT:

Metcalfe, Wolff, Stuart & Williams LLP
(Michele Rogerson Lynch)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request for rezoning from CS-CO to CS-MU-CO, including the proposed prohibited land uses: Drop off recycling collection facility, Kennels, Pawn shop services, Vehicle storage, Exterminating services, Laundry services, Bail bond services, Campground, and Funeral services. For a summary of the basis of staff's recommendation, see case manager comments on page 2.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION: *TO GRANT CS-MU-CO AS RECOMMENDED WITH THE ADDITION OF THE FOLLOWING PROHIBITED LAND USES: ADULT ORIENTED BUSINESSES, ALTERNATIVE FINANCIAL SERVICES, ON CONSENT, (8-0). [N. Barrera-Ramirez- 1st, J. Duncan- 2nd; D. Breithaupt, S. Lavani- Absent]*

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: There are no issues at this time.

CASE MANAGER COMMENTS:

The subject property is located on the east side Ed Bluestein Boulevard/US 183, northeast of the intersection with Smith Road. The property is currently undeveloped and is zoned CS-CO. Immediately north of the rezoning tract is a single family neighborhood, Knollwood on the Colorado. This SF-2 neighborhood also extends to the northeast and east across Alleyton Drive and Hester Road. Across Smith Road to the south is Bolm District Park, which is zoned LI. Across Ed Bluestein Boulevard are a mix of land uses and zoning districts. Land uses include Single family residential, Exterminating services, Automotive repair and Automotive sales. These properties are zoned SF-3-NP, IP-NP, and LI-CO-NP, respectively. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

The western boundary of the subject property is Howard Road, however TxDOT improvements to US Highway 183 will revise this portion of Howard Road to replace it with a service frontage road. Smith Road and Hester Road are substandard public streets that border the subject property and City staff has determined that any Neighborhood Traffic Analysis (NTA) or Traffic Impact Analysis (TIA) required for redevelopment of the site should be deferred to the time of site plan, to allow for the construction project to finish before studies are performed.

The property was zoned from SF-2 to CS-CO in 1999 (City File # C14-98-0132). The conditional overlay attached in 1999 established a 2,000 vehicle per day (v.p.d.) trip limit and prohibited Vehicle storage, Drop-off recycling collection facility, and Exterminating services. The Applicant is requesting to add a mixed use (MU) designation to allow development of the property with approximately 300 multifamily units. The Applicant also proposes retaining the existing prohibited land uses and eliminating the 2,000 v.p.d. trip limit. City staff supports this request, since more detailed analysis will be performed at time of site plan. The Applicant also proposes adding the following prohibited land uses: Kennels, Pawn shop services, Laundry services, Bail bond services, Campground, and Funeral services.

Staff supports the rezoning as requested. Adding the MU designation will allow the development of residential units that reflect the goals of the Strategic Housing Blueprint. The property is located between a highway and single family neighborhood, providing a transition and buffer for the neighborhood. Multifamily units on this site will have easy access to Bolm Park and the Southern Walnut Creek Greenbelt/Trail system. An Educational Impact Statement (EIS) has been prepared by AISD stating that there is school capacity and established bus routes for the area. ***Please see Exhibit C- Educational Impact Statement.***

BASIS OF RECOMMENDATION:

1. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The proposed rezoning will allow high density residential be developed between the residential neighborhood to the east and Ed Bluestein Boulevard to the west.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

Multifamily development on this site will increase housing options in the area, reflecting the values of the Strategic Housing Blueprint.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-CO	Undeveloped
North	SF-2	Single family residential
South	LI	Public park (Bolm Park)
East	SF-2	Single family residential
West	SF-3-NP, IP-NP, LI-CO-NP	Single family residential, Exterminating services, Automotive repair services, Automotive sales

OVERLAY: Airport Overlay

SCHOOLS:

Ortega Elementary School Martin Middle School Eastside Memorial High School

TIA: N/A

WATERSHED: Walnut Creek (Suburban)

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association	Bike Austin
Austin Neighborhoods Council	AISD
Friends of Austin Neighborhoods	Sierra Club
Neighborhood Empowerment Foundation	SELTexas
Claim Your Destiny Foundation	East Austin Conservancy
Knollwood on the Colorado	Black Improvement Association
Johnston Terrace Neighborhood Association	Austin Innercity Alliance
Lower Boggy Creek Neighborhood Association	Neighbors United for Progress
Knollwood on the Colorado Neighborhood Association	Del Valle Community Coalition

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
US 183 / Howard Road	310'	24'	Collector	No	Yes, shared lane	No
Smith Road	45'	13'	Collector	No	No	No
Hester Road	45'	13'	Collector	No	No	No

OTHER STAFF COMMENTS:COMPREHENSIVE PLANNING:

Connectivity- There are no public sidewalks, public transit stops, or bike lanes in the area. The Southern Walnut Creek Trail is north of the property. The Walkscore for this site is 45/100, Car Dependent, meaning some errands may be accomplished on foot.

Imagine Austin- The property is not located along an Activity Corridor or by an Activity Center but the following Imagine Austin policies are applicable to this case:

☐ LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

☐ HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

Analysis and conclusions- Analyzing the land uses within a half a mile radius of this subject property, there are both benefits and challenges to this location. Most importantly, this area of Austin is currently lacking a variety of goods and services for nearby residents, and a variety of mobility options besides a car, including to the public school located to the west of SH-183. Based on the Imagine Austin text and policies above, this proposed multifamily project appears to partially support the policies of Imagine Austin Comprehensive Plan because (1) it does not offer a true mix of land uses (it includes only a residential component) under the requested Mixed Use Zoning District, which would provide needed goods and services in the area; (2) this project will provide much needed housing, which is also located next to a district park and regional trail.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed and the Colorado River Watershed, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Zoning district impervious cover limits apply in the Urban Watershed classification. Under current suburban watershed regulations, development or redevelopment on the portion of the site located in the Suburban Watershed classification will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

2. According to floodplain maps there is no floodplain within or adjacent to the project location.

3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

4. Few 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 512-974-1876. 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.

5. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

SITE PLAN

SP1) Site plans will be required for any new development other than single-family or duplex residential.

SP2) 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.

SP 4) The site is subject to compatibility standards.

☐ 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, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.

☐ 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 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.

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.

SP 5. FYI – This site is located within 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.

Additional comments may be generated during the site plan review process.

TRANSPORTATION

TR1. FYI- A Neighborhood Traffic Analysis may be required for this project and is deferred to time of site plan.

TR2. Additional right-of-way dedication at the time of subdivision and/or site plan.

TR3. Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR4. FYI- According to the Austin 2014 Bicycle Plan, an urban trail is recommended for US 183/Howard Road. Per Mike Schofield, Bicycle Program, Austin Transportation Department, US 183/Howard Road is under construction and TxDOT is constructing the urban trail. If a driveway or right-turn lane is proposed off of US 183 crossing the shared use path, the Bicycle Program and TxDOT shall review and approve the crossing. Additional comments and requirements for right-of-way dedication and bicycle facility construction may be required at the time of the subdivision and site plan application in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

TR5. Per the Urban Trails and Bicycle Program, TxDOT is currently constructing the urban trail along US 183. Please review the Urban Trails Master Plan for more information. Janae Spence and Aleksina Chapman, Urban Trails, Public Works Department may provide additional comments and requirements for right-of-way dedication and trail construction in accordance with LDC 25-6-55 and LDC 25-6-101.

TR6. FYI – Per the Bicycle Program, when the US 183 South project is complete in 2019, this section of Howard Road frontage will no longer exist. The plans show Howard Road to remain north of Alleyton Drive. Access to US 183 requires approval from Texas Department of Transportation at the time of the site plan application.

TR7. FYI – sidewalks shall be construction according to City of Austin standards along Hester Road and Smith Road at the time of the site plan application.

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
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WATER UTILITY

1. 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. 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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit
- C. Educational Impact Statement