

ZONING CHANGE REVIEW SHEETCASE: C14-2019-0114 – 2111 Prather LaneDISTRICT: 5ZONING FROM: SF-3TO: SF-6ADDRESS: 2111 Prather LaneSITE AREA: 0.46 acresPROPERTY OWNER:LZA Real Properties East, LLC
(Lynn Antoniono)AGENT:Greystone Custom Homes, LLC
(Jerry Johnson)CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)STAFF RECOMMENDATION:

Staff recommends Townhouse and Condominium (SF-6) district zoning. *For a summary of the basis of staff's recommendation, see case manager comments on page 2 and 3.*

PLANNING COMMISSION ACTION / RECOMMENDATION:**September 24, 2019****Scheduled for Planning Commission.**

September 10, 2019

Approved postponement request by Planning Commission. Vote 10-0 [J. Thompson – 1st, J. Shieh – 2nd, Commissioner T. Shaw was off the dais, Commissioners R. Schneider and P. Seeger were absent].CITY COUNCIL ACTION:**October 3, 2019****Scheduled for City Council**ORDINANCE NUMBER:

ISSUES

This case was pulled from the consent agenda on September 10, 2019 because there were questions on whether the applicant had communicated with any of the surrounding neighborhood groups or neighbors about their project, and if the applicant had considered applying for the “Affordability Unlocked” program.

In response to this, the applicant forwarded staff an email from Ms. Sprinkle (South Central Coalition, SCC) showing they had reached out to the SCC about their plans and a willingness to discuss their project at the group’s next meeting. Ms. Sprinkle’s reply thanked the applicant for the information but indicated that no further information was needed. Additionally, the applicant told staff they walked around the immediate neighborhood area and tried to speak with adjacent/nearby neighbors. The owner adjacent to the subject project (at 2009 Prather Lane) was in favor of the rezoning and has sent a letter in support of the project. There has been one written in comment for neighborhood opposition to the rezoning. All communication received for this case is included in *Exhibit C: Interested Parties*.

The applicant has read and considered the City’s new Affordability Unlocked program. While they agree that affordability is an issue within the City, due to the size of the property and the number of potential units that could be built on the site, a program like Affordability Unlocked is not financially feasible.

CASE MANAGER COMMENTS:

This is a 0.46-acre site on the southside of the Prather Lane and Keats Drive intersection. Across Prather Lane to the north are properties zoned Family Residence (SF-3) containing the Ann Richards School and single-family residences. Adjacent and to the east of the subject site are SF-3 zoned properties and additional single-family residences. South of the subject site is a large condominium tract (Tramor at the Quest) zoned Multifamily – Low Density (MF-2). West of the subject site is a property zoned Community Commercial (GR) containing a large multifamily complex (Mission James Place). Between this tract and the subject site is a strip of land approximately 10 feet in width zoned SF-3. Both the multifamily and condominium complexes take access from Victory Drive. See *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map* for current conditions.

BASIS OF RECOMMENDATION:

Staff recommends Townhouse and Condominium (SF-6) district zoning.

1. Zoning changes should promote an orderly relationship among land uses.

This property is currently near existing properties zoned GR and MF-2, which contain multifamily and condominium complexes respectively. Rezoning this property to SF-6 would allow for a small condominium project and would help transition the zoning districts from the existing GR and MF-2 zoned properties down to the nearby SF-3 zoned properties.

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

Due to the City's shortage of affordable housing, City Council adopted Resolution No. 20170413-024 and Resolution No. 20170413-025. Out of these resolutions an Interdepartmental Action Team drafted the "Strategic Housing Blueprint Briefing Book" to identify the specific steps and resources necessary to achieve the goals of the Housing Blueprint (Resolution 20170413-024), and strategies for affordable housing preservation to avoid significant loss of existing affordable housing (Resolution 20170413-025) (Austin Strategic Housing Blueprint, City of Austin, <http://www.austintexas.gov/housingblueprint>). Rezoning this property to SF-6 is appropriate in this location and would allow for additional housing in the area.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-3	Single-family residence
North	SF-3	Educational facility and single-family residences.
South	MF-2	Condominium complex (Tramor at the Quest)
East	SF-3	Single-family residences
West	GR and SF-3 (10' strip of land)	Multifamily complex (Mission James Place)

NEIGHBORHOOD PLANNING AREA: South Lamar (Suspended)

TIA: not required at this time.

WATERSHED: West Bouldin Creek (Urban)

OVERLAYS: Residential Design Standards

SCHOOLS: Joslin Elementary, Covington Middle and Crockett High Schools

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School
District
Austin Neighborhoods Council
Bike Austin
Friends of Austin Neighborhoods

Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Perry Grid 614
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 South Central Coalition
 TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2007-0192	SF-3 to LO	Approved staff recommendation	Approved LO-CO; CO was to prohibit the following uses: Communication services, Club or lodge, Convalescent services, Cultural services, Hospital services (limited)
C14-03-0070	SF-3 to LO	Approved LO-CO; CO would prohibit all LO uses except medical offices and permit all NO uses.	Approved LO-CO

RELATED CASES:

The subject site does not have any recently related cases on it.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Prather lane	60'	38'	ASMP Level 1 (local road)	Yes (on north side)	No	Yes

OTHER STAFF COMMENTS:Comprehensive Planning*Connectivity*

The Walkscore is 65/100, Somewhat Walkable, meaning some errands can be accomplished on foot. Four Cap Metro transit stops are located within 700 linear feet from the subject property. Public sidewalks are only located partially along Prather Lane, and mostly on the opposite side of the street from the subject property. The mobility options in this area are good and the connectivity options are excellent. Specifically, a school, park, daycare center, and retail shopping are located within 1,000 linear feet from this location.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this property as within the ‘Lamar and Ben White Activity Center for Redevelopment in Sensitive Environmental Area’, as one of five of these type of centers. Page 106 of the Imagine Austin Comprehensive Plan states, “Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context. One of the Land Use and Transportation policies, LUT P21 (p. 102), clarifies the intent, “Ensure that redevelopment in the Edwards Aquifer’s recharge and contributing zones maintains the quantity and quality of recharge of the aquifer.”

The following Imagine Austin policies are applicable to this case:

- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- 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 schools, retail, employment, community services, and parks and recreation options.

Based upon this property: (1) being located near neighborhood goods and services; (2) providing a variety of mobility options available in the area, and (3) supporting the Imagine Austin policies referenced above, this project appears to support the Imagine Austin Comprehensive Plan.

Environmental

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. Zoning district impervious cover limits apply in the Urban Watershed classification.

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

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

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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 square feet cumulative is exceeded, and on site control for the two-year storm.

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.

Site Plan

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.

Compatibility Standards

The site is subject to compatibility standards. 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.

Transportation

Additional right-of-way maybe required at the time of subdivision and/or site plan. A traffic impact analysis (TIA) was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. A Traffic Impact Analysis and/or Neighborhood Traffic Analysis (NTA) shall be required at the time of site plan if triggered per LDC 25-6-113.

Austin Water Utility

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.

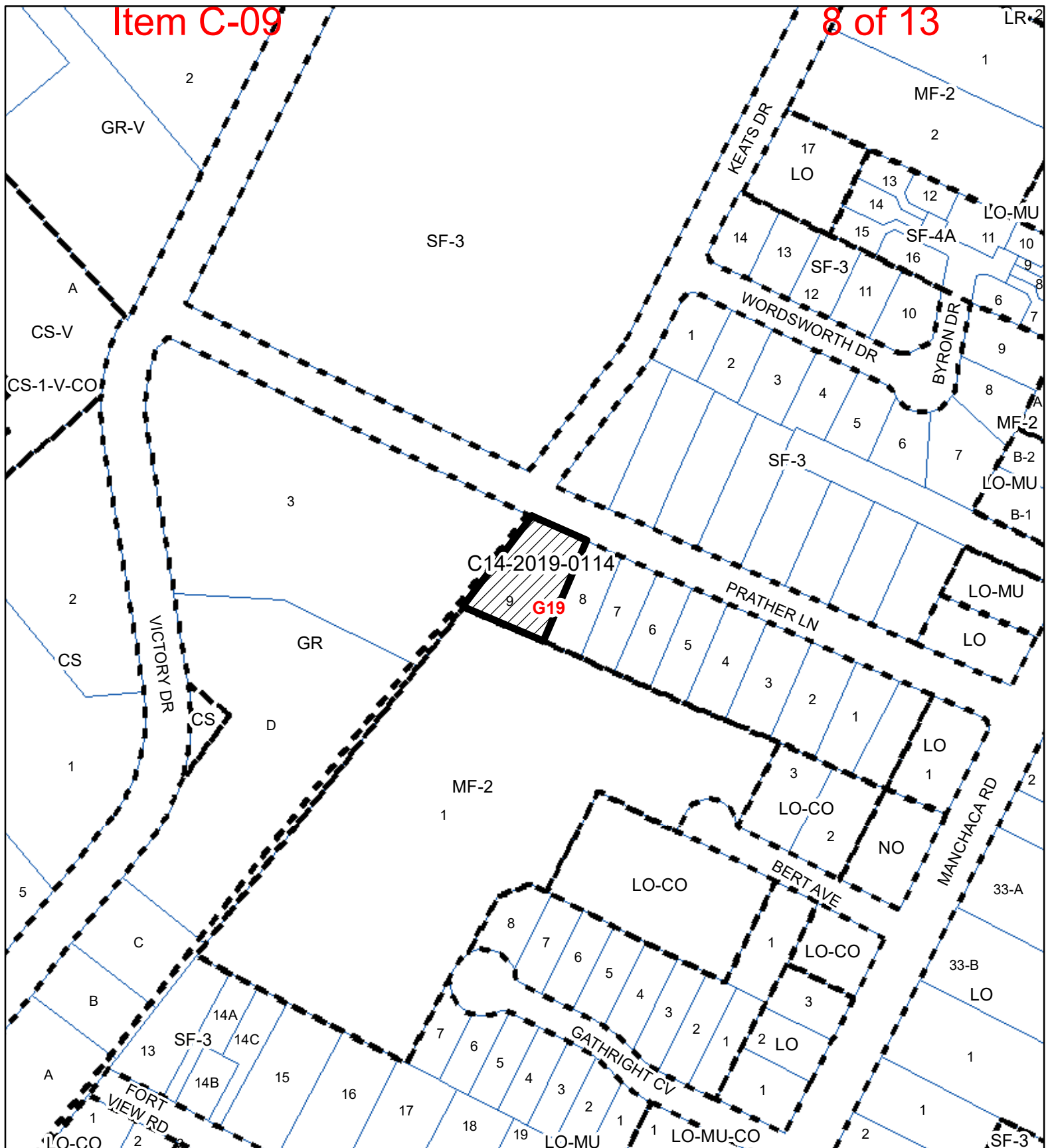
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Interested Parties



2111 PRATHER LANE

Exhibit A

ZONING CASE#: C14-2019-0114
 LOCATION: 2111 PRATHER LANE
 SUBJECT AREA: .46 ACRES
 GRID: G19
 MANAGER: KATE CLARK



N



1" = 200'



SUBJECT TRACT



ZONING BOUNDARY

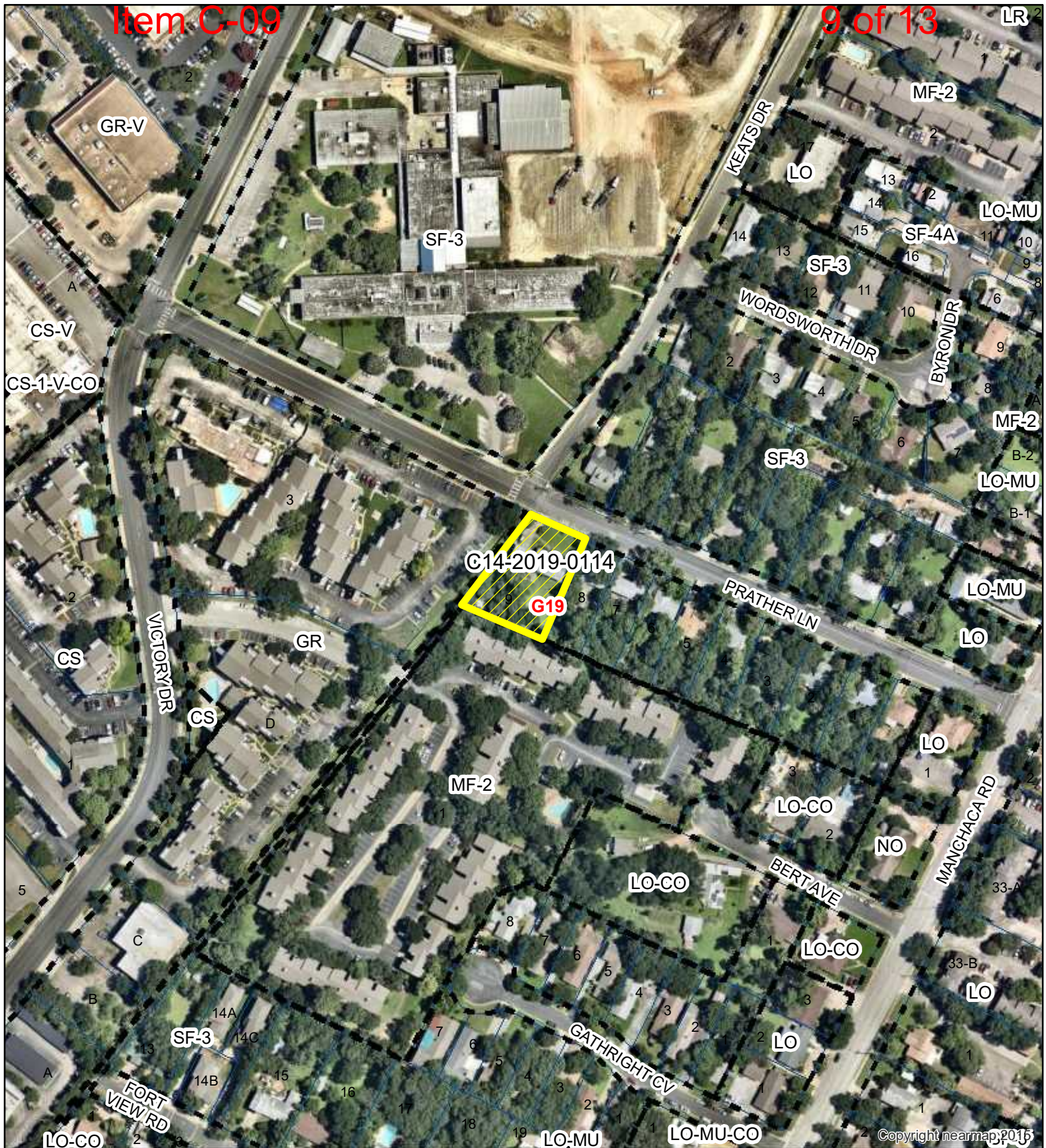


PENDING CASE



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.



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1" = 200'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

2111 PRATHER LANE

Exhibit B

ZONING CASE#: C14-2019-0114
 LOCATION: 2111 PRATHER LANE
 SUBJECT AREA: .46 ACRES
 GRID: G19
 MANAGER: KATE CLARK



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Clark, Kate

From: jerry@greystonecustomhomes.us
Sent: Monday, September 16, 2019 11:12 AM
To: Clark, Kate
Subject: [FWD: Re: South Central Coalition September meeting]
Attachments: Prather Site Plan and Elevs 8.28.19.pdf

*** External Email - Exercise Caution ***

Hi Kate,

Here is the response from Patricia Sprinkle, president of the South Central Coalition from Aug 21st. I had offered to meet at their next scheduled meeting on Sept 7.

I also forwarded the preliminary elevations/site plan to her. I am attaching it here for you.

Thanks again,

Jerry Johnson

Greystone Custom Homes, LLC

LZA Real Properties East, LLC

LZA Real Properties West, LLC

512-910-5704

281-785-7467

281-719-9310 fax

www.greystonecustomhomes.us

----- Original Message -----

Subject: Re: South Central Coalition September meeting

From: Patricia Sprinkle _____

Date: Wed, August 21, 2019 4:28 pm

To: _____

Hi Jerry-

Thanks for reaching out. At this time we are not in need of any further information. As you discovered, the area is without a neighborhood association and primarily multi- family zoning.

If you'd like to send any plans or promo material, I'll pass it out to the group when we meet next.

Thanks again.

Patty

SCC

Sent from mobile device

On Aug 21, 2019, at 12:10 PM, <jerry@greystonecustomhomes.us>

<jerry@greystonecustomhomes.us> wrote:

Hi Ms. Sprinkle,

We have submitted an initial zoning application to rezone a large SF-3 lot to SF-6. The lot that we have purchased is not within any of the specific Neighborhood Association Map areas. The address is 2111 Prather Lane, this is next door to a large Multi Family tract and across the street from the old Porter Middle School, now Ann Richards School. It is located between Manchaca Rd on the east and Victory Lane on the west. I would like to attend your September South Central Coalition September meeting if there would be any interest in speaking with me about what we plan.

As a quick introduction; (and I apologize for this up front if too much info) I am a 3rd generation small Austin builder. We have done several projects in the 78704 zip code over the last several years. My parents both grew up in East Austin and I grew up in Allandale. I love our City and embrace what it has been and ever mindful of what it is becoming. I love telling the story of my Dad sending his paychecks back home during WW II to his family. He was an infantryman in Europe, fresh out of Austin High. My grandfather was renting a home on Haskell in East Austin, my Dad was the oldest of five siblings. After a few months of receiving the checks, my grandfather bought a lot at 1706 Holly St. He and my uncle (at the time 15 years old) built the 600 s.f. house that they lived in until all the kids grew up and moved on, and then lived there until they both passed away in the 80's. I found out that the deed was in my Dad's name all those years. +

He had tried to get them to move up north to Allandale but my Grandmother preferred to be on the bus route (she never did learn to drive). Anyway, too much information I know....

I would be happy to meet with you or send you some preliminary information if that would be helpful.

I am working with the the City Zoning Case manager Kate Clark.

Thank you for your time and your service,

Jerry Johnson

Greystone Custom Homes, LLC

LZA Real Properties East, LLC

LZA Real Properties West, LLC

512-910-5704

281-785-7467

281-719-9310 fax

www.greystonecustomhomes.us

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

Duval Casitas, LLC
701 Josephine Street
Austin, TX 78704

September 19, 2019

Plannning Commisssion
City of Austin
301 W. 2nd St.
Austin, TX 78701

RE: Zoning Case C14-2019-0114; 2111 Prather Ln.

Dear Commissioners:

My wife and I are the owners of the property immediately to the east side of 2111 Prather Ln. We have been in contact with the owners of 2111 Prather Ln. about their plans to rezone their property to SF-6. We are in favor of this case and believe it will fit well with the neighborhood dynamics. We are situated close to several multi family projects and the SF-6 zoning will provide homes on the large lot next door while keeping the integrity of the neighborhood.

Sincerely,

Paul Reidy
Managing Member, Duval Casitas, LLC
512 897 7282
pfreidy@gmail.com

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0114

Contact: Kate Clark, 512-974-1237

Public Hearing: September 10, 2019, Planning Commission
October 03, 2019, City Council

LINDY GREEN
Your Name (please print)

2414 Catwrist Ave

Your address(es) affected by this application

Lindy Green

Signature

Date

Daytime Telephone: 512 326-3771

Comments: There is a shortage of single family residences surrounding the school on Hatcher Dr. My opinion is changed from SF-3 to SF-6 at 2111 Hatcher Dr. I believe it will bring Hatcher Dr. w/ SF residences surrounding the school.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Kate Clark

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object