

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0019 -- Church of Christ East Side

DISTRICT: 1

ZONING FROM: CS-CO-NP

TO: CS-MU-CO-NP

ADDRESS: 5701 East Martin Luther King, Jr. Boulevard

AREA: 12.41 Acres

PROPERTY OWNERS:

Church of Christ East Side
(George Williams)

AGENT:

Metcalfe, Wolff, Stuart & Williams, LLP
(Amanda Couch Brown)

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

STAFF RECOMMENDATION:

Staff supports the Applicant's request of CS-MU-CO-NP.

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 12, 2020:

March 24, 2020: *Meeting cancelled*

CITY COUNCIL ACTION:

May 21, 2020:

ORDINANCE NUMBER:

ISSUES:

There are no issues at this time. The Applicant proposes to add MU- Mixed Use designation to allow development of part of their property with multifamily residential land use. The Applicant does not propose removing or modifying any of the existing conditional overlays (COs) on the property.

CASE MANAGER COMMENTS:

The proposed rezoning is for a portion of a property located at the southwest corner of the intersection of East Martin Luther King, Jr. Boulevard (MLK) and US Highway 183. Closest to the intersection is the Church of Christ at East Side, with religious assembly land use. The southeastern portion of the property is the area to be rezoned, and is separated by a tributary of Walnut Creek. The rezoning tract is mostly undeveloped and has frontage on US Highway 183 and Tannehill Lane. The property is zoned CS-CO-NP, with COs that were added at the time of the East MLK neighborhood planning process in 2002. In addition to designating the parcel as mixed use on the future land use map (FLUM), the plan added the following prohibited land uses: adult oriented businesses, automotive sales, blood plasma collection center, convenience storage, equipment sales, vehicle storage, agricultural sales and services, campgrounds, construction sales and services, equipment repair services, kennels, and limited warehousing and distribution land uses. The Applicant does not propose modifying the existing CO.

Immediately south of the rezoning tract is land zoned CS-CO-NP with the same conditions as the rezoning tract that is developed with a civic use. Further south are properties developed with religious assembly and multifamily land uses that are zoned MF-2-CO-NP. Across Tannehill Lane to the west are an undeveloped tract (GR-CO-NP) and multifamily land use (MF-3-CO-NP). Southwest of the rezoning tract are religious assembly and private education land uses zoned SF-3-NP. Across MLK Boulevard to the north are a single family neighborhood and a public education land use zoned SF-2-NP and CS-CO-NP. Across US Highway 183 to the east are limited restaurant land use and undeveloped properties with a mix of commercial and limited industrial zoning. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

Staff supports the Applicant's request to add the MU designation to the existing zoning on the subject tract. The neighborhood plan supports mixed use at this location, which includes multifamily development. The location is close to community services, including educational and religious assembly. There is an existing bike lane and sidewalks along Tannehill Lane, as well as Capital Metro bus service. Development of this property with residential units will increase available housing options for the area.

BASIS OF RECOMMENDATION:

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

Adding the MU designation will match the neighborhood plan and allow multifamily development.

2. *The proposed zoning should promote compatibility with adjacent and nearby land uses.* Multifamily land use is compatible with the surrounding civic, religious assembly, educational, and residential land uses.

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

Allowing multifamily development of this vacant property will help meet the goals of the Strategic Housing Blueprint.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-CO-NP	Undeveloped
North	CS-CO-NP, SF-2-NP, CS-CO-NP	Religious assembly, Single family residential, public educational facility (K-12)
South	CS-CO-NP, MF-2-CO-NP	Civic, Religious assembly, Multifamily residential
East	CS-NP, LI-CO-NP, CS-CO-NP, CS-MU-CO-NP	Undeveloped, Equipment sales, Restaurant (limited)
West	GR-CO-NP, MF-3-CO-NP, SF-3-NP	Undeveloped, Multifamily residential, Religious assembly, Private educational facility (K-12)

NEIGHBORHOOD PLANNING AREA: MLK-183 Combined

TIA: N/A

WATERSHED: Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin

Homeless Neighborhood Association

AISD

Austin Neighborhoods Council

Del Valle Community Coalition

Neighborhood Empowerment Foundation

East MLK Combined Neighborhood Contact Team

Friends of Northeast Austin

Sierra Club

SELTexas

Neighbors United for Progress

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0017 MLK & 183 Residential	CS-NP and LI-CO-NP to CS-MU-NP	TBD	TBD

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Tannehill Lane	~79'	78'	~45'	2	Yes	Yes	Yes

OTHER STAFF COMMENTS:COMPREHENSIVE PLANNINGEast MLK Neighborhood Plan

The East MLK Plan Future Land Use Map classifies this property, which is located in the Martin Luther King area, as Mixed Use. The Mixed Use Future Land Use Category permits multifamily residential units. The Mixed Use Future Land Use category is an area appropriate for a mix of residential and non-residential uses.

The following East MLK Plan policies and text are applicable to this request, including text and recommendation taken from the East MLK design guidelines:

OBJECTIVE 2: Design multi-family residential projects to be compatible with adjacent single-family areas. (pgs 24 – 25)

Land Use Goal One - Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood. (p. 44)

Objective 1.1: Maintain single-family zoning in established residential areas.

Objective 1.2: Promote new infill housing in appropriate locations.

Goal 4 - Promote the development and enhancement of the neighborhood's major corridors.

Objective 4.1: Allow mixed use development along major corridors and intersections.

Goal Five - Provide housing that helps maintain the social and economic diversity of residents.

Objective 5.1: Allow a mix of residential types on larger tracts having access to major roadways. encroachment into existing or planned residential areas.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

2. Under current watershed regulations, development or redevelopment on this site 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%

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.

SITE PLAN

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

SP 2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

TRANSPORTATION

The TIA Determination has been deferred to time of site plan when development intensities are determined.

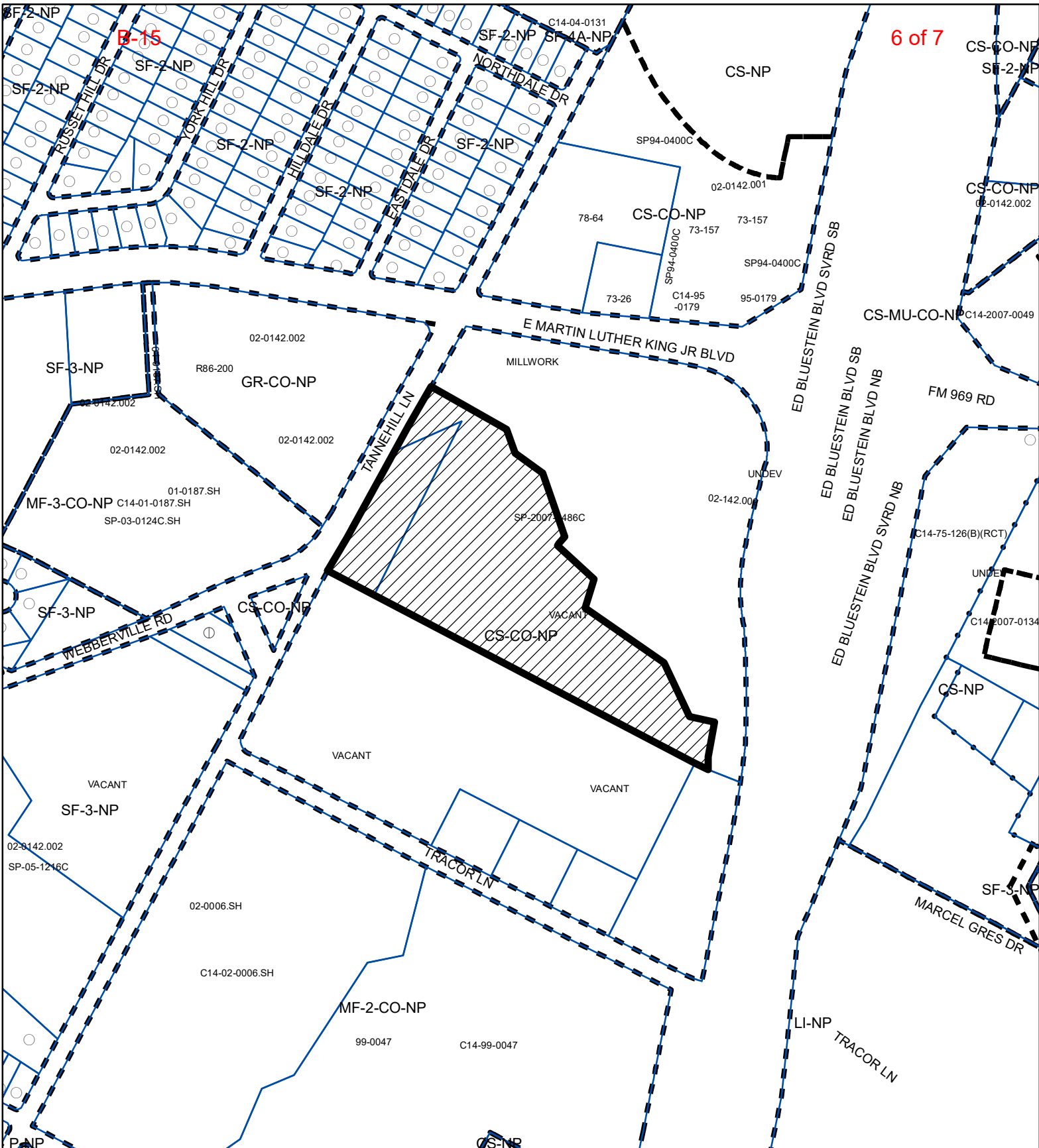
Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Tannehill Lane	~79'	78'	~45'	2	Yes	Yes	Yes




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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0019

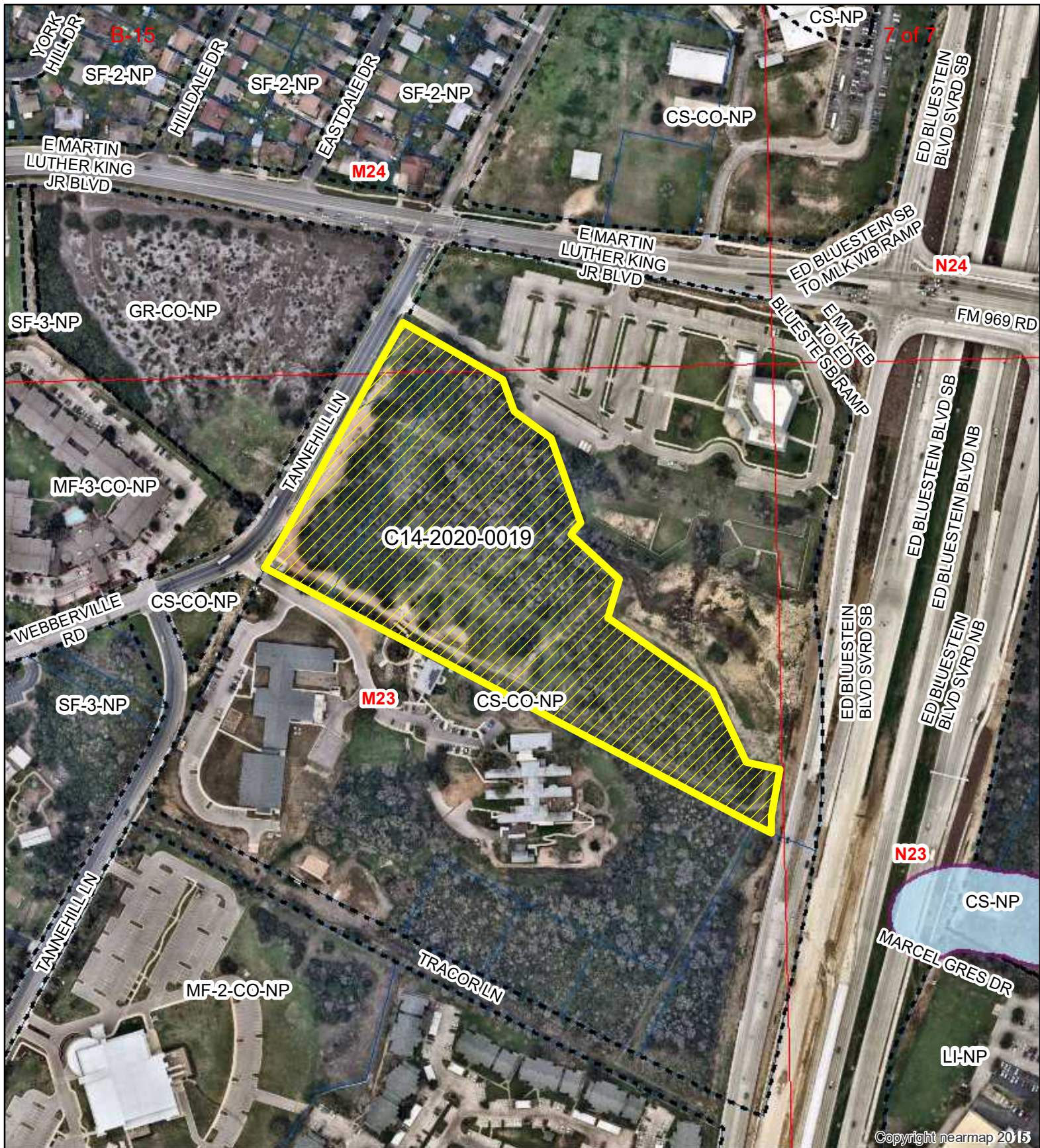
1" = 400'

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

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CHURCH OF CHRIST AT EAST SIDE

-  C14-2020-0019
-  Creek Buffers
-  ZONING BOUNDARY

ZONING CASE#: C14-2020-0019
 LOCATION: 5701 E. MLK
 SUBJECT AREA: 12.41 Acres
 GRID: M23
 MANAGER: Heather Chaffin



1" = 300'

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.