

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0003
Clayton Lane Residences

DISTRICT: 4

ZONING FROM: GR-MU-CO-NP

TO: GR-MU-V-NP

ADDRESS: 1120 and 1124 Clayton Lane

SITE AREA: 1.9635 acres

PROPERTY OWNER:
Hallock Holdings, LLC
(Gary Hallock)

AGENT:
Alice Glasco Consulting
(Alice Glasco)

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

STAFF RECOMMENDATION:

Staff supports the Applicant's request for rezoning to GR-MU-V-NP with the following prohibited and conditional land uses:

- 1. The following land uses shall be prohibited: Automotive repair services, Automotive rentals, Automotive sales, Automotive washing (of any type), Service station, Funeral services, Commercial off-street parking, Bail bond services, Pawn shop services, Drop-off recycling services, and Pedicab storage and dispatch.**
- 2. The following land use shall be conditional: Off-site accessory parking.**

This makes the zoning recommendation GR-MU-V-CO-NP; the Applicant agrees to this recommendation.

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

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 10, 2022: To grant GR-MU-V-CO-NP as recommended by Staff. Cox, Anderson - Staff Rec. Vote: 10-3. Azhar, Praxis and Llanes Pulido nay. Cox, Anderson - Staff Rec. Vote: 10-3. Azhar, Praxis and Llanes Pulido nay.

April 12, 2022: To postpone to May 10, 2022 by Planning Commission. [Schneider- 1st, Praxis- 2nd]

CITY COUNCIL ACTION:
June 9, 2022:

ORDINANCE NUMBER:

ISSUES:

The Applicant has agreed to keep the prohibited and conditional land uses that are currently on the property. The Applicant has also agreed to add other land uses to the list of prohibited uses as requested by the Neighborhood.

The property is currently developed with one single family house and 16 2-bedroom apartments; the Applicant proposes redeveloping the site with 50 2-bedroom apartments and 245 1-bedroom apartments. The Applicant has provided information regarding occupancy and displacement. ***Please see Exhibit C- Displacement Information.***

CASE MANAGER COMMENTS:

The subject property is located one lot northwest of the intersection of Clayton Lane and Cameron Road. The GR-MU-CO-NP zoned property is currently developed with one single family residence and multifamily residences as described in the Issues section above. Immediately east of the property, at the intersection of Clayton Lane and Cameron Road is a property zoned GR-MU-V-CO-NP that is developed with automotive sales land use. To the north and west of the subject property is land zoned GO-MU-CO-NP that is developed with office uses. Further northwest along Clayton Lane is a small single family residential neighborhood zoned SF-3-NP and a multifamily property zoned MF-4-NP. Directly across Clayton Lane to the south is property zoned GR-MU-V-CO-NP that is developed with multifamily residential. Also across Clayton Lane are properties zoned GR-MU-CO-NP, MF-4-NP and CS-MU-CO-NP that are developed with multifamily residential land use. ***Please see Exhibits A and B- Zoning Map and Aerial Exhibit.***

As stated previously, the rezoning tract is one lot west of Cameron Road, which is a Core Transit Corridor. While the east side of Cameron Road is primarily a residential neighborhood zoned SF-3-NP, All of the properties along the west side of Cameron Road include the V/VMU designation. Staff supports adding the V/VMU designation to the subject property because it is contiguous with this VMU corridor. By extending the V/VMU one lot further along Clayton Lane matches the depth of the VMU corridor across Clayton Lane. As stated in the Issues section, the Applicant proposes redeveloping the site to provide approximately 300 multifamily units. If developed under VMU, the property would be required to include affordable units as well. This reflects goals and priorities that have been identified in the Strategic Housing Blueprint.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the goals and objectives of the City Council.*
2. *Granting of the request should result in an equal treatment of similarly situated properties.*
3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

The addition of affordable residential units on this site would be consistent with the goals of the City Council as outlined in the Strategic Housing Blueprint and other Council-approved actions.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR-MU-CO-NP	Single family residential, Multifamily residential
North	GO-MU-NP	Administrative/Business/Professional offices
South	GR-MU-V-CO-NP	Multifamily residential
East	GR-MU-V-CO-NP	Automotive sales
West	GO-MU-NP, SF-3-NP	Administrative/Business/Professional offices, Single family residential

NEIGHBORHOOD PLANNING AREA: University Hills/Windsor Park Combined NPA (Windsor Park)

TIA: Deferred to time of site plan, if triggered.

WATERSHED: Fort Branch

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District	Austin Lost and Found Pets
Austin Neighborhoods Council	Del Valle Community Coalition
Friends of Austin Neighborhoods	Homeless Neighborhood Association
Neighborhood Empowerment Foundation	Neighbors United for Progress
Responsible Growth for Windsor Park	Preservation Austin
SELTexas	Sierra Club, Austin Regional Group
Windsor Park Neighborhood Association	Windsor Park NPCT

AREA CASE HISTORIES: There are no recent rezoning cases in the area.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Clayton Lane	68-72'	46'	Level 2	No	Bike Lane - Buffered	Yes

ADDITIONAL STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Fort Branch Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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. 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.
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

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.

SP3. 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

SP4. The site is subject to compatibility standards due to SF-3-NP lots being roughly 260 feet from the west property line and 300 feet from the east property line.

Overlay Districts

SP5. The site is within the following overlay districts:

- ☐ Windsor Park Neighborhood Planning Overlay. Please reference <https://www.austintexas.gov/page/adopted-neighborhood-planning-areas-0> for additional information.
- ☐ Residential Design Standards Overlay. Please reference <https://www.austintexas.gov/departments/residential-design-compatibility-standards> for additional information.
- ☐ ADU Approximate Area Reduced Parking Overlay. Please reference <https://www.austintexas.gov/page/accessory-dwelling-units> for additional information.
- ☐ Non-conforming Signs Ordinance Area Overlay. Please reference https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-10SIRE_ART7SPSI_S25-10-152NOSI for additional information.

Parks & Recreation

PR1: Parkland dedication will be required for the new residential units proposed by this development, multifamily with GR-MU-V-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. The requirement may be met fees in-lieu, as determined using the criteria in City Code Title 25, Article 14, as amended. Those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of the parkland dedication requirements.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) calls for 70 feet of right-of-way for Clayton Lane. It is recommended that 35 feet of right-of-way from the existing centerline should be dedicated for Clayton Lane according to the Transportation Plan prior to 3rd reading of City Council. [LDC 25-6-51 and 25-6-55].

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

The adjacent street characteristics table is provided below:

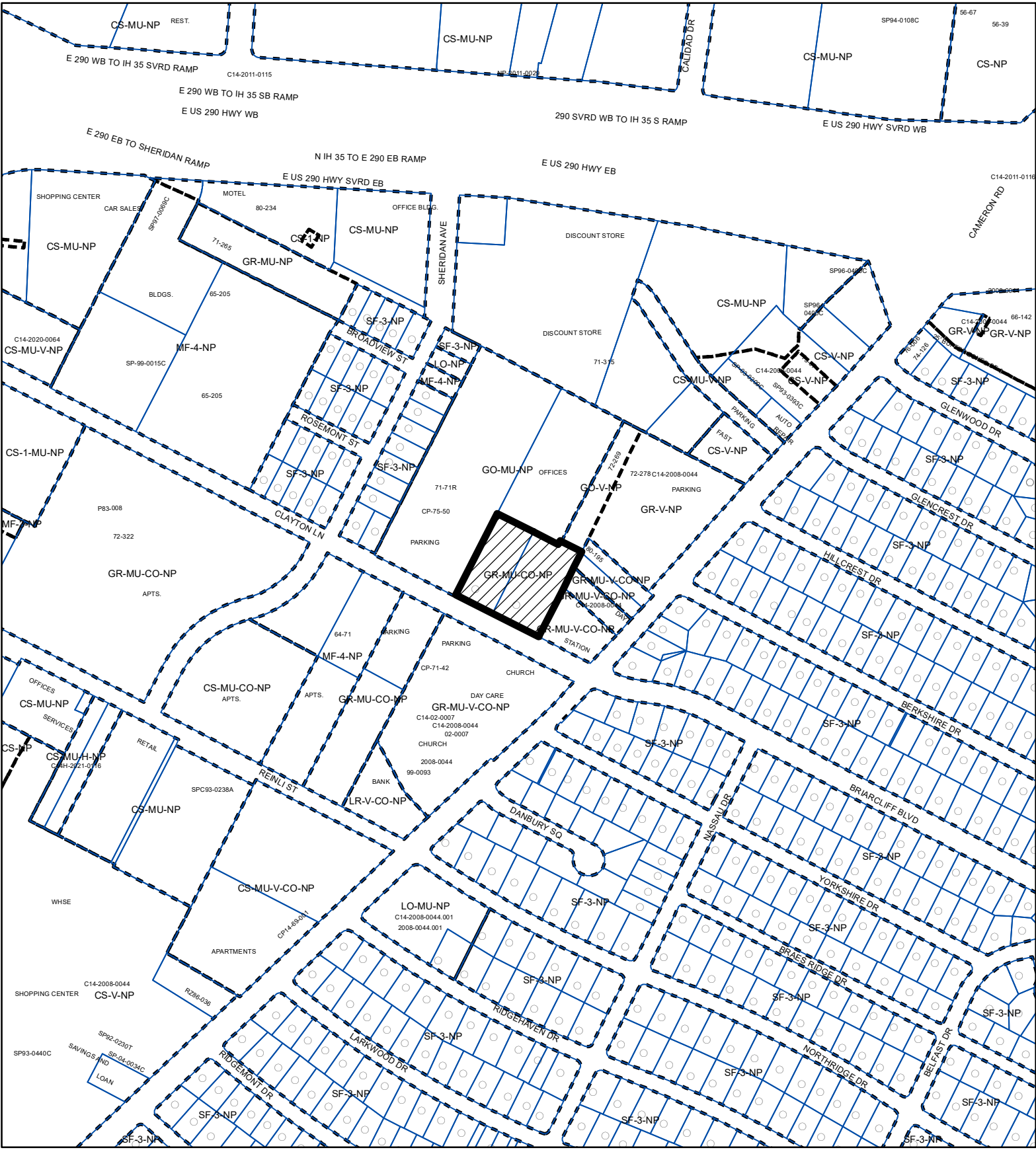
Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Clayton Lane	68-72'	46'	Level 2	No	Bike Lane - Buffered	Yes




Water Utility

AW1. 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. Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov. 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. Displacement Information



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0003

1" = 400'

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.

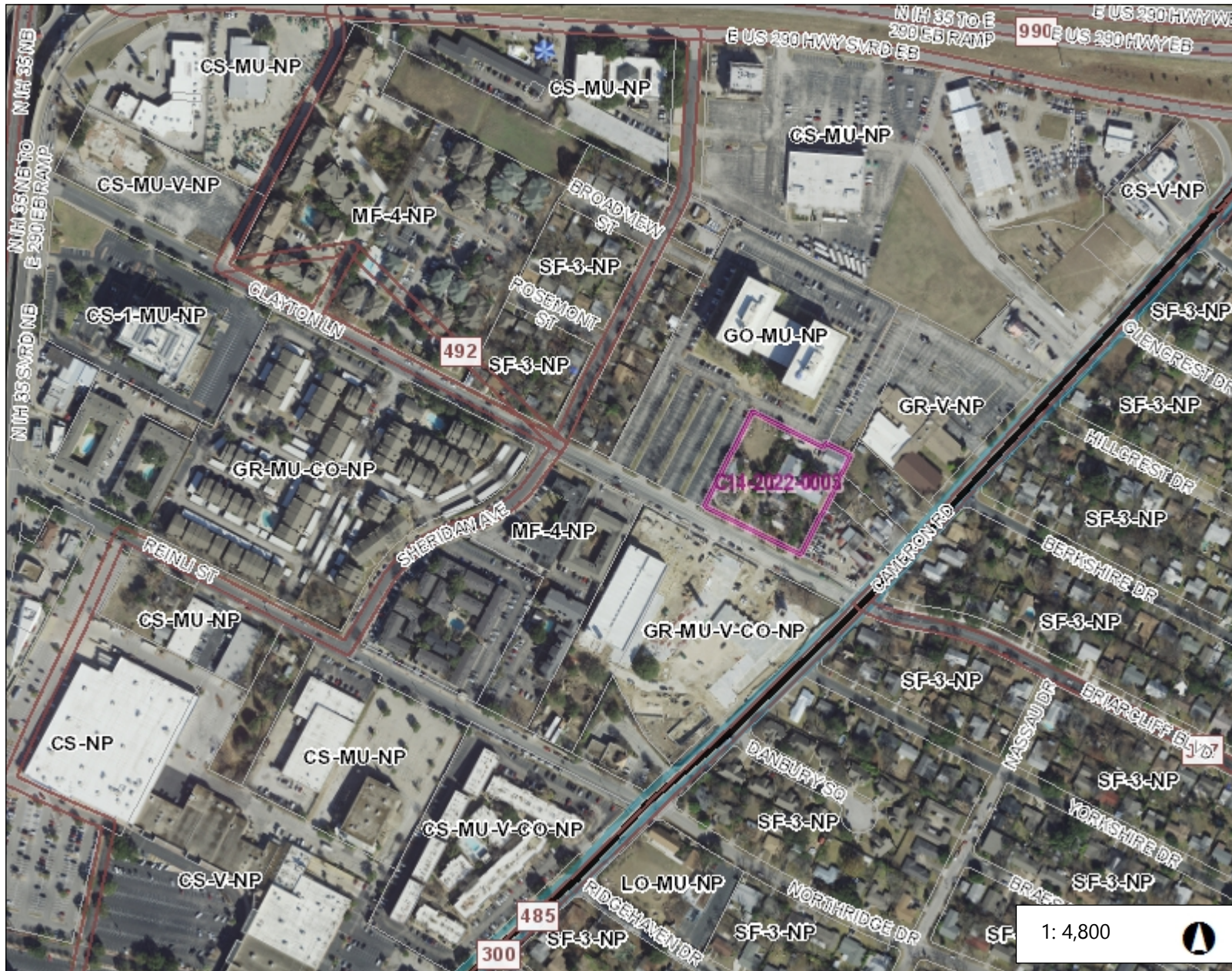
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Created: 1/6/2022



Property Profile



Legend

- Street Labels
- Zoning Review Cases- IN REV
- Capital Metro Bus Routes
- ASMP Transit Priority Network
- Core Transit Corridors
- Zoning Text

Notes

0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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From: Alice Glasco
Sent: Wednesday, March 23, 2022 10:22 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: RE: Clayton Lane Residences - Additional Info

*** External Email - Exercise Caution ***

Heather:

See responses below in red:

- The existing and proposed unit mix
 - o Existing: 16- 2 bedrooms
 - o Proposed: 50- 2 bedrooms, 245- 1 bedrooms
- Existing # of occupied units
 - o 13 occupied, 3 of which are month-to-month, the remainder expire 12/31/2022
- Any established displacement program, for example 1st right of return, relocation assistances, etc.
 - o All residential leases are scheduled to end on or before 12/31/2022 with no option for renewal. The demolition permit application is expected to be submitted for review in May of 2023 and demo to commence in July of 2023.

JCI Residential, LLC (the prospective developer) has a new property being built 3.8 miles away called High Point Preserve (located at 9301 E. US Hwy 290, Austin Tx 78724), which has 454 units including 60%, 80%, 100% MFIs and market rate units available. The property currently has 2 buildings open with residents already living there. Construction is still going and opening more buildings as the project progresses.

- o JCI Residential will advertise to the current residents at 1120 & 1124 Clayton Lane (Clayton Lane Residences) the option to apply at High Point Preserve.

Please let me know if you need anything else, thanks!

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Alice Glasco, President
Alice Glasco Consulting
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512-626-4461 C