

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0018.SH
5111-5115 Lancaster

DISTRICT: 1

ZONING FROM: NO-MU-NP and MF-3-NP

TO: CS-V-NP

ADDRESS: 5107, 5109, 5111, 5113, 5115 Lancaster Court

SITE AREA: 0.7874 acres (34,300 s.f.)

PROPERTY OWNER: Plancaster, LLC, SEMIZI, LLC, Lancaster Office Three, LLC and Fayez Kazi

AGENT: Capital A Housing (Conor Kenny)

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

STAFF RECOMMENDATION:

Staff recommendation pending.

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

PLANNING COMMISSION ACTION / RECOMMENDATION:

July 26, 2022:

July 12, 2022: To postpone to July 26, 2022 as requested by Staff, on consent.

June 28, 2022: To postpone to July 12, 2022 as requested by Staff, on consent.

CITY COUNCIL ACTION:

July 28, 2022:

ORDINANCE NUMBER:

ISSUES:

Staff recommendation is pending information from the applicant regarding the SMART Housing request.

CASE MANAGER COMMENTS:

The subject property is located at the south/southeast corner of the intersection of Lancaster Court and East 52nd Street and includes lots zoned NO-MU-NP and MF-3-NP. Existing land uses include professional office and single family residential land uses. To the east/southeast are properties zoned MF-2-NP and GR-MU-V-CO-NP that are developed with multifamily residential uses. Across the intersection of Lancaster and 52nd to the northwest and northeast are properties zoned LO-NP and MF-2-CO-NP that are developed with multifamily residential. Across Lancaster Court to the west/southwest and northwest are properties zoned NO-MU-NP, MF-2-NP, LO-NP, MF-2-CO-NP and a property along East 51st Street zoned GR-MU-V-CO-NP. These properties contain the following land uses, respectively: single family residential, multifamily residential the MF-2-NP, LO-NP and MF-2-CO-NP properties, and the GR-MU-V-CO-NP is undeveloped. *Please see Exhibits A and B- Zoning Map and Aerial Exhibit.*

Correspondence has been received regarding this rezoning request. *Please see Exhibit C- Correspondence.*

NEIGHBORHOOD PLANNING AREA: University Hills/Windsor Park NP Area (Windsor Park)

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

WATERSHED: Tannehill Branch

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 Preservation Austin
 SELTexas
 Windsor Park Neighborhood Association
 Windsor Park-Pecan Springs Heritage NA

Austin Lost and Found Pets
 Del Valle Community Coalition
 Homeless Neighborhood Association
 Neighbors United for Progress
 Responsible Growth for Windsor Park
 Sierra Club, Austin Regional Group
 Windsor Park Neighborhood Plan Contact Team

AREA CASE HISTORIES:

NUMBER	REQUEST	ZAP/PLANNING COMMISSION	CITY COUNCIL
C14-2011-0103 IBC Mueller View 1206 E. 51 st Street	GR-MU-V-CO-NP to GR-MU-V-CO-NP (to allow drive thru svcs)	10/25/2011: To grant as requested	12/8/2011: To grant as requested

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lancaster Court	68' to 79'	29'	Level 1	Yes	None	Yes
E 52 nd Street	49'	30'	Level 1	No	None	Yes

ADDITIONAL STAFF COMMENTS:

Environmental

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

- SP 1. Site plans will be required for any new development other than single-family, two-family or duplex residential.
- SP 2. The site is subject to compatibility standards. SF-3-NP zoning district is located less than 540 feet from the northern boundary of the site. 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. This tract is already developed, and the proposed zoning change is a footprint within the existing development. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) calls for 50 feet of right-of-way for E 52nd Street. It is recommended that 25 feet of right-of-way from the existing centerline should be dedicated for E 52nd Street according to the Transportation Plan at the time of subdivision and/or site plan application. [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)
Lancaster Court	68' to 79'	29'	Level 1	Yes	None	Yes
E 52 nd Street	49'	30'	Level 1	No	None	Yes

Parks & Recreation

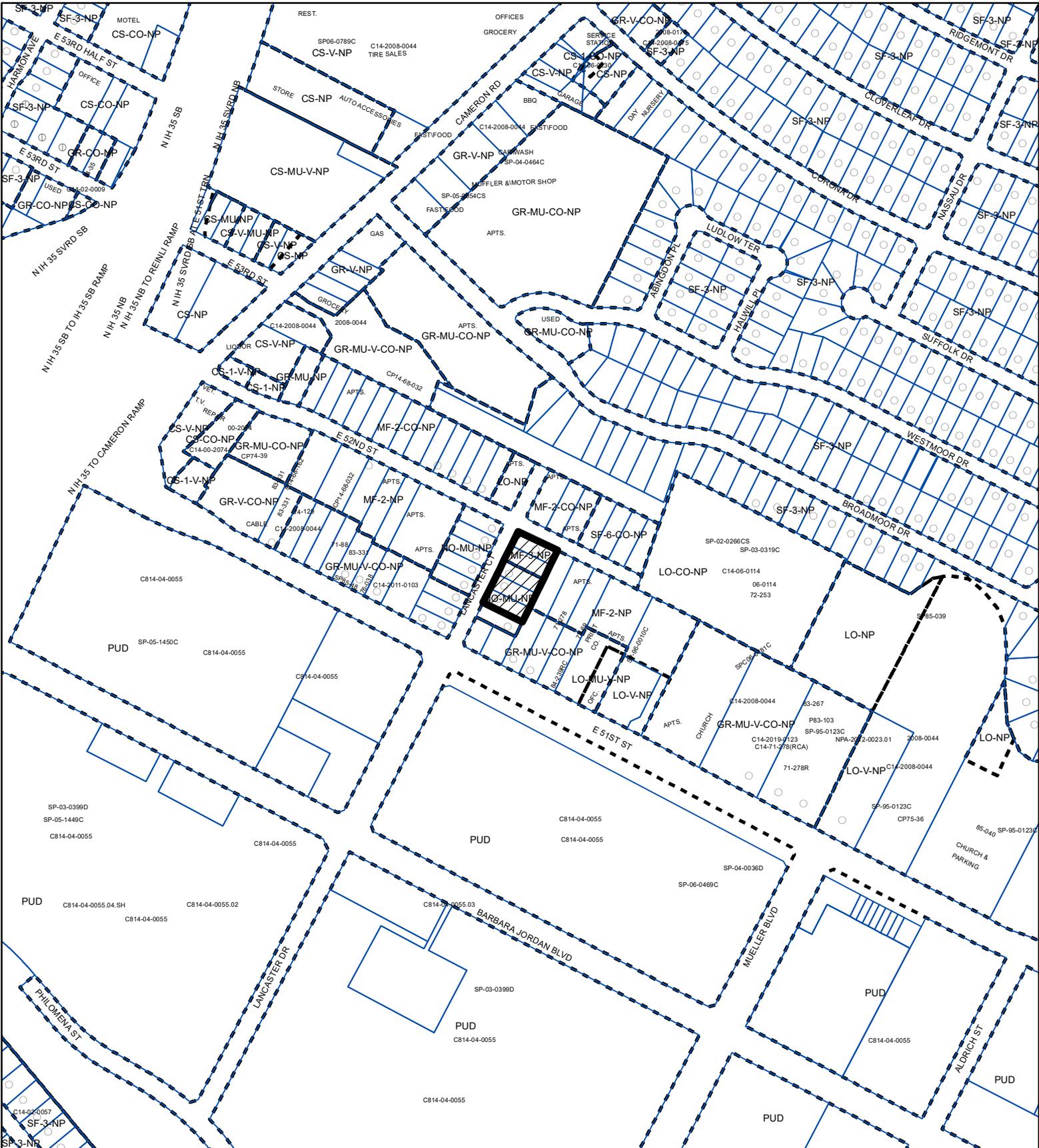
PR1: Residential units that are certified affordable under the SMART Housing Policy are exempt from the parkland dedication requirements per City Code § 25-1-601(C)(3). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, multifamily with CS-V-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. 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 parkland dedication requirements.

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. 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

- A: Zoning Map
- B. Aerial Exhibit



ZONING

ZONING CASE#: C14-2022-0018.SH



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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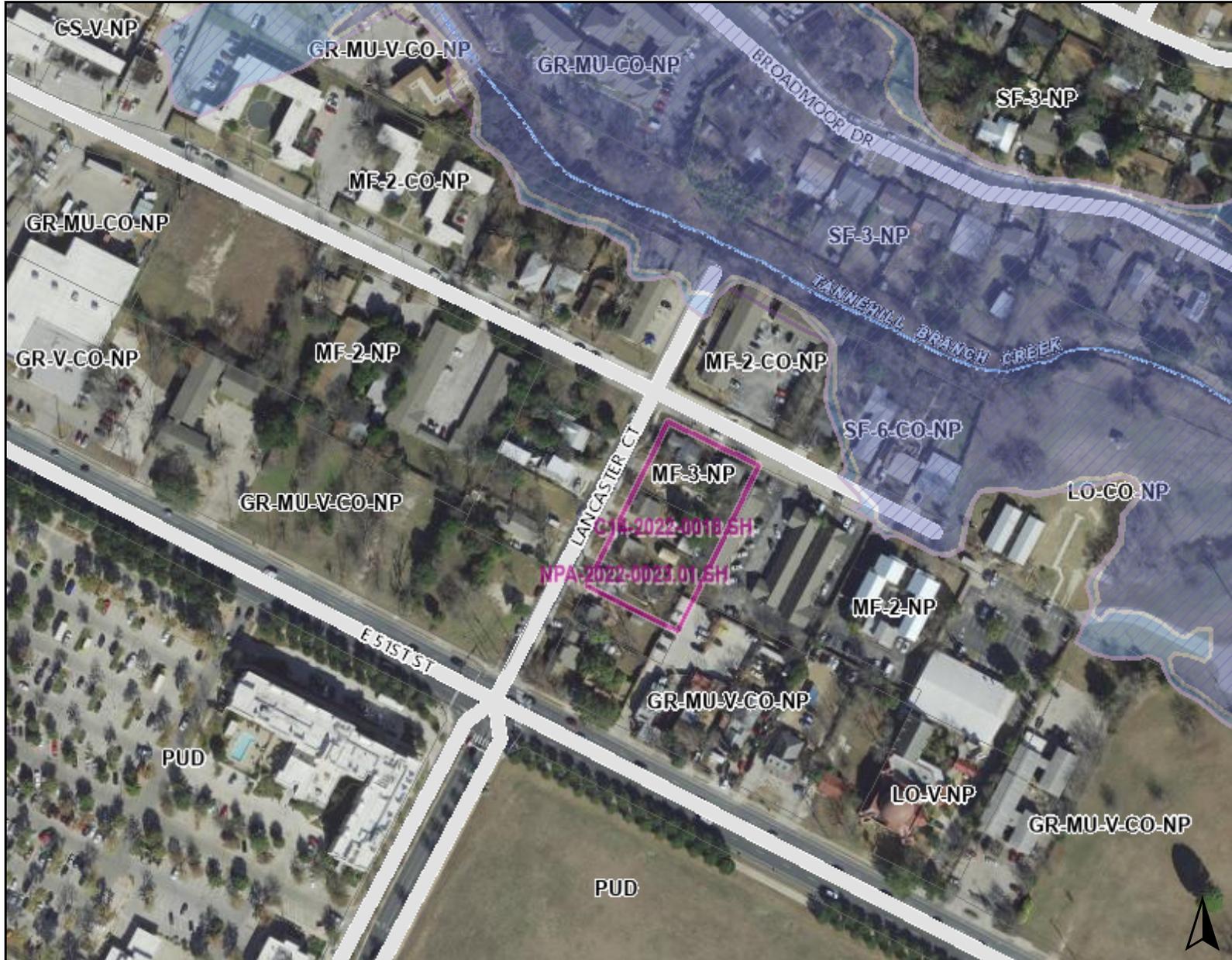
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Created: 6/6/2022



Property Profile



Legend

Review Cases

Zoning Review Cases- IN REVIEW



Environmental 2

Fully Developed Floodplain

COA Fully Developed 25-Year

COA Fully Developed 100-Year

Environmental 3

Creek Buffers (CWQZ/WQTZ)

Critical Water Quality Zone

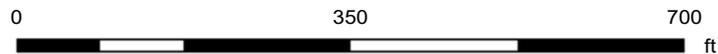
Environmental 1

Creek Centerlines



Zoning 1

Zoning Text



7/13/2022

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Notes

*** External Email - Exercise Caution ***

Dear Ms. Meredith and Ms. Chaffin – On June 21, 2022, I filed the attached letter on behalf of Rock Stop, LLC – Series II (“Rock Stop”) protesting the applications that are Neighborhood Plan Amendment Case NPA-2022-0023.01.SH and Zoning Case C14-2022-0018.SH. Rock Stop is affected by the applications because it owns 5105 Lancaster Court. As set out in the letter, a primary objection is the proposed 60-unit Lancaster SAFE facility will have only 5 parking spaces.

The failure of The Lancaster to have adequate parking is worse than set out in my June 21st letter. All 5 parking spaces for the project are apparently going to be restricted to handicapped parking. Attached are two pages from the developer’s application filed with the Texas Department of Housing and Community Affairs for 9% Tax Credits (application No. 22000 viewable at:

<https://www.tdhca.state.tx.us/multifamily/docs/imaged/2022-9-challenges/22000.pdf>).

The attached pages depict all 5 parking spaces for the 60-unit Lancaster as designated handicapped. I am not advocating for a reduction in the number of handicapped spaces. However, with no general parking spaces for the 60-unit complex, Lancaster Court and 52nd Street can be expected to become nearly impassible under routine traffic volume.

Please include these additional comments and attachments in the staff case report regarding Neighborhood Plan Amendment Case NPA-2022-0023.01.SH and Zoning Case C14-2022-0018.SH.

Thank you
Jamie Nielson
Manager
Rock Stop, LLC – Series II

P.O. Box 30530
Austin, Texas 78755-3530
For Overnight and Hand Deliveries:
5105 Lancaster Court
Austin, Texas 78723-3023

From: Jamie Nielson <Jamie.Nielson@rockstop.com>
Date: Tuesday, June 21, 2022 at 3:23 PM
To: Heather Chaffin <Heather.Chaffin@austintexas.gov>
Cc: "Rhoades, Wendy" <Wendy.Rhoades@austintexas.gov>, Jamie Nielson <Jamie.Nielson@rockstop.com>
Subject: Re: Zoning Case No. C14-2022-0018.SH

Ms. Chaffin – Attached is a letter containing my comments for inclusion in the staff case report regarding C14-2022-0018.SH.

Please confirm receipt.

Thank you.

Jamie

Jamie Nielson
P.O. Box 30530
Austin, Texas 78755-3530

For Overnight and Hand Deliveries:
5105 Lancaster Court
Austin, Texas 78723-3023

From: "Rhoades, Wendy" <Wendy.Rhoades@austintexas.gov>

Date: Tuesday, June 21, 2022 at 8:46 AM

To: Jamie Nielson

Cc: Heather Chaffin <Heather.Chaffin@austintexas.gov>

Subject: RE: Zoning Case No. C14-2022-0018.SH

Good morning Jamie,

Attached is the Notice of Public Hearing which provides information about next week's (June 28th) Planning Commission meeting. The notice also includes comment response forms on pages 3 and 4 and you may send the attached form or alternatively, create your own correspondence addressed to the Planning Commission and send to Heather by tomorrow evening (Wednesday). Heather will add your comments to the Staff report that she's preparing for the June 28th Planning Commission meeting. Comments received after that time may be posted as late backup material.

Sincerely,
Wendy Rhoades

From: Jamie Nielson

Sent: Tuesday, June 21, 2022 8:19 AM

To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>

Subject: Zoning Case No. C14-2022-0018.SH

*** External Email - Exercise Caution ***

Good Morning Ms. Rhoades – I initially sent this email to Heather Chaffin and received a response that she was out of the office and to direct inquiries to you regarding the Zoning Case No. C14-2022-0018.SH (properties on Lancaster Court).

I understand this case will be considered by the Planning Commission on June 28th. I want to file comments in opposition.

- To whom, and by when, must I email the comments to have them timely transmitted to the Planning Commission?
- Is there a comment form that must be used or can I file a letter? If a form is required, would you be so kind as to email me the form or direct me to where I can download it.

Thank you.

Jamie Nielson

Jamie Nielson

P.O. Box 30530

Austin, Texas 78755-3530

For Overnight and Hand Deliveries:

5105 Lancaster Court

Austin, Texas 78723-3023

UNIT MATRIX

UNIT TYPE	# BEDROOMS	# BATHROOMS	AREA EACH	UNIT COUNT	TOTAL TYPE AREA	% OF TOTAL AREA
EFF	0	1	516 SF	11	5676 SF	14.70%
EFF - MOBILITY	0	1	516 SF	1	516 SF	1.34%
1BR	1	1	602 SF	30	18060 SF	46.78%
1BR - MOBILITY	1	1	602 SF	1	602 SF	1.56%
1BR - HVI	1	1	602 SF	1	602 SF	1.56%
2BR	2	1	822 SF	14	11508 SF	29.81%
2BR - MOBILITY	2	1	822 SF	1	822 SF	2.13%
2BR - HVI	2	1	822 SF	1	822 SF	2.13%
				60	38608 SF	

SITE PLAN GENERAL NOTES

- TOTAL SITE AREA IS 0.447 ACRES
- THE PROJECT SITE IS NOT LOCATED IN A FLOODPLAIN.
- STORMWATER DETENTION PROVIDED ON SITE SE OF BUILDING IN SIDE YARD SETBACK.
- NO HAZARDOUS PIPELINE EASEMENTS EXIST ON OR ADJACENT TO DEVELOPMENT SITE.
- PARKING PROVIDED MEETS LOCAL CODE REQUIREMENTS PER COA AFFORDABILITY UNLOCKED.
- IMPERVIOUS COVER IS 80.6%.

TOTAL DEVELOPMENT AREAS

AREA TYPE	TOTAL AREA
DWELLING UNIT NRA	38,608 SF
TDHCA COMMON AREA	7,875 SF
OTHER AREA OUTSIDE NRA	8,930 SF
	55,413 SF

ACCESSIBLE UNITS

UNIT TYPES	NRA	# of UNITS	MOBILITY UNITS	HVI UNITS
EFF	516 SF	12	1	0
1BR	602 SF	32	1	1
2BR	822 SF	16	1	1

AREA OUTSIDE NRA

AREA TYPE	TOTAL NET AREA (SF)	TDHCA COMMON	CNDITND COMMON
Open to Residents			
COMM LAUNDRY	218 SF	218 SF	218 SF
CORRIDOR EXTERIOR	4,234 SF	0 SF	0 SF
CORRIDOR INTERIOR	2,651 SF	2,651 SF	2,651 SF
COURTYARD	1,259 SF	1,259 SF	0 SF
COVERED PATIO	521 SF	521 SF	0 SF
FURN COMM ROOM	734 SF	734 SF	734 SF
LOBBY	867 SF	867 SF	867 SF
MAILBOX AREA	236 SF	236 SF	236 SF
MEETING/CLASSROOM	270 SF	270 SF	270 SF
RESTROOM	129 SF	129 SF	129 SF
TRASH ROOM	357 SF	0 SF	0 SF
VERTICAL CIRCULATION	3,219 SF	0 SF	0 SF
	14,692 SF	6,882 SF	5,103 SF
Restricted to Employees			
FIRE RISER	96 SF	0 SF	0 SF
MAINTENANCE	246 SF	0 SF	0 SF
MECH/ELEC	533 SF	0 SF	0 SF
OFFICE - FLEX	154 SF	154 SF	154 SF
OFFICE - LEASING	156 SF	156 SF	156 SF
OFFICE - PROGRAM DIR	156 SF	156 SF	156 SF
OFFICE - SERVICES	462 SF	462 SF	462 SF
SECURITY DESK	66 SF	66 SF	66 SF
STORAGE	245 SF	0 SF	0 SF
	2,113 SF	993 SF	993 SF
	16,805 SF	7,875 SF	6,096 SF

PARKING PROVIDED

PARKING TYPE	SPACES REQUIRED	SPACES PROVIDED	%
VEHICLE			
ADA SPACES	3	4	80%
ADA VAN SPACES	1	1	20%
	4	5	
BICYCLE			
COVERED BIKE PARKING	15	16	100%
	15	16	

* Parking requirement based on City of Austin Affordability Unlocked Ordinance which waives minimum parking requirements other than to provide the greater of: (a) one accessible parking space; (b) the number of accessible spaces required based on 100% of waived requirement; or (c) the number of accessible spaces required under ADA or FHAA.

Bicycle Parking provided to meet Austin Energy Green Building requirement for covered bike spaces.



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Supportive Housing

5111-5115 LANCASTER CT
AUSTIN, TX 78723
SAFE ALLIANCE / CAPITAL A

h+uo # 22-004
TDHCA # 22000

TDHCA 9% LIHTC Application

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SHEET TITLE

SITE PLAN

SHEET NUMBER

01

01 | SITE PLAN GROUND PLANE
SCALE: 1/32" = 1'-0"

