

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0122.SH

DISTRICT: 1

ADDRESS: 3811 ½ Tannehill Lane

ZONING FROM: P-NP

TO: MF-4-NP

SITE AREA: 8.92 acres

PROPERTY OWNER: Austin Housing Finance Corporation

AGENT: Luis Contreras

CASE MANAGER: Sophia Benner (512-974-2022, sophia.benner@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends MF-4-NP zoning. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION RECOMMENDATION:

February 28, 2023:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

No issues at this time.

CASE MANAGER COMMENTS:

The subject property is located on the northeastern corner of Tannehill Lane and Jackie Robinson Street. The property to the north is the Norman-Sims Elementary School and north of that is the Greater Mt. Zion Church. East of the church is the Fort Branch at Truman's Landing Apartment complex, which is zoned MF-2-CO-NP. To the east of the subject property there are warehouses. South of the subject property lies the Travis County International Cemetery. To the west there is a large single family lot and undeveloped land. The surrounding area, which is a part of the MLK-183 neighborhood, has a wide variation in lot sizes and a mix of residential, civic and light industrial uses. ***Please see Exhibits A and B – Zoning Map and Aerial Exhibit.***

Correspondence has been received in support of the East MLK Combined Neighborhood Plan Amendment (NPA-2022-0015.07.SH). ***Please see Exhibit C – Correspondence.***

Staff supports the rezoning request from P-NP to MF-4-NP. The addition of affordable multi-family housing on the subject property is compatible with the subject property and the surrounding properties. The East MLK Neighborhood Plan Contact Team voted unanimously to support this development on February 20, 2023. The zoning request was filed by the Austin Housing Finance Corporation with a plan for Foundation Communities to develop Norman Crossing, a 156-unit rental development on the subject property. All of the units will meet the S.M.A.R.T. Housing standards with an affordability variability including: 10% (16) of the units will serve households at 30% MFI, 50% (78) of the units will serve households at 50% MFI and 40% (62) of the units will serve households at 60% MFI.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*
2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*
3. *The proposed zoning should be consistent with the goals and objectives of the City Council.*
4. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	P-NP	Undeveloped
North	P-NP	Norman Sims Elem School
South	P-NP; LR-NP; IP-NP	Light industrial; Travis County International Cemetery
East	LI-NP	Light industrial/Office
West	SF-3-NP	Residential; Undeveloped

NEIGHBORHOOD PLANNING AREA: East MLK Combined, MLK-183

TIA: Deferred to the time of Site Plan

WATERSHED: Fort Branch, Walnut Creek

SCHOOLS: Austin I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, East MLK Combined Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Friends of Northeast Austin, Hog Pen, NA, Homeless Neighborhood Association, Lincoln Garden Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, Reissig Group, SELTexas, Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0107.SH Jackie Robinson "Diamond Forty-Two"	SF-3-NP to SF-6-NP, as Amended	06-23-2020 To grant SF-6-NP as recommended by Staff, on consent	07-30-2020 Grant SF-6-NP Ord. No. 20200730-037
C14-2017-0097 Jackie Robinson Residential	SF-3-NP to SF-6-NP	01-23-2018 Apvd SF-6-CO-NP with max 62 du, NTA RC	02-15-2018 Grant SF-6-CO-NP as rec by PC
C14-2015-0019 5306 Samuel Huston	SF-3-NP to SF-6-NP	06-23-15 Denied Applicant's request	09-10-15 Withdrawn by Applicant
NPA-2014-0015.01 City School (6005 Wilcab Road) 2608 Bluestein Drive	Amend East MLK Combined Neighborhood Plan	Withdrawn by the Applicant on 3-6-2015	Withdrawn by the Applicant on 3-6-2015

RELATED CASES:

NPA-2022-0015.07.SH - the applicant is proposing to amend the East MLK Combined Neighborhood Area Plan in conjunction with seeking a zoning change from P-NP to MF-4-NP.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
TANNEHILL LN	Local Mobility - Level 2	84 feet	49 feet	41 feet	Existing 4 feet sidewalks	No	Yes
JACKIE ROBINSON ST	Local Mobility - Level 2	84 feet	45 feet	40 feet	No	No	Yes
AXEL LN-BLUESTEIN DR CONNECTOR (new roadway)	Local Mobility - Level 2	84 feet	0 feet	0 feet	No	No	Yes

OTHER STAFF COMMENTS:

COMPREHENSIVE PLANNING:

n/a

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Fort Branch Creek and Walnut 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. It is in the Desired Development Zone.
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.
7. 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.

FIRE:

n/a

PARKS AND RECREATION:

PR1: Residential units that are certified affordable 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 MF-4-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.

SITE PLAN:

General

- SP1. A site plan will be required for any new development other than single-family, two-family or duplex residential.
- SP2. Any new development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted.
- SP3. This site will be subject to the multifamily density provisions in 25-2-563.
- SP4. 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.

Compatibility Standards

- SP5. The site is subject to compatibility standards due to the presence of SF-3-NP zoned property to the west. Along the western property line, the following standards apply:
- No structure in excess of two stories and 30 feet in height may be constructed within 50 feet of the property line of the compatibility-triggering property.
 - No structure in excess of three stories and 40 feet in height may be constructed within 100 feet of the property line of the compatibility-triggering property.
 - For a structure more than 100 feet but not more than 300 feet from property zoned SF-3-NP, the height is limited to 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the SF-3-NP property.
 - For a structure more than 300 feet but not more than 540 feet from property zoned SF-3-NP, the height is limited to 60 feet plus one foot for each four feet of distance in excess of 300 feet from the SF-3-NP property.
 - Additional design regulations will be enforced at the time a site plan is submitted.

Demolition

- SP6. In the event that demolition of existing buildings is proposed, the applicant is responsible for requesting demolition permits once the site plan is approved. The City Historic Preservation Office will review all proposed building demolitions. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Airport Overlay

- SP7. The site is located within the Austin-Bergstrom Airport Controlled Compatible Land Use Overlay. No use will be allowed that creates electrical interference with navigational signals or radio communications between airport and aircraft, makes it difficult for pilots to distinguish between the airport lights and others, results in glare in the eyes of pilots using the airport, impairs visibility in the vicinity of the airport, creates bird strike hazards or otherwise in any way endangers or interferes 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. Airport Hazard Zoning Committee review may be required prior to Land Use Commission Hearing.

Neighborhood Planning Area

- SP8. This site is located in the East MLK Combined Neighborhood Plan. Please see the City's [Neighborhood Plans and Resources webpage](#) for a copy of the recommended design guidelines.

TRANSPORTATION:

- ATD 1. 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. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].
- ATD 2. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for TANNEHILL LN. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for TANNEHILL LN according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].
- ATD 3. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for JACKIE ROBINSON ST. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for JACKIE ROBINSON ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].
- ATD 4. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for AXEL LN-BLUESTEIN DR CONNECTOR. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for AXEL LN-BLUESTEIN DR CONNECTOR according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].
- ATD 5. The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
TANNEHILL LN	Local Mobility - Level 2	84 feet	49 feet	41 feet	Existing 4 feet sidewalks	No	Yes
JACKIE ROBINSON ST	Local Mobility - Level 2	84 feet	45 feet	40 feet	No	No	Yes
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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.

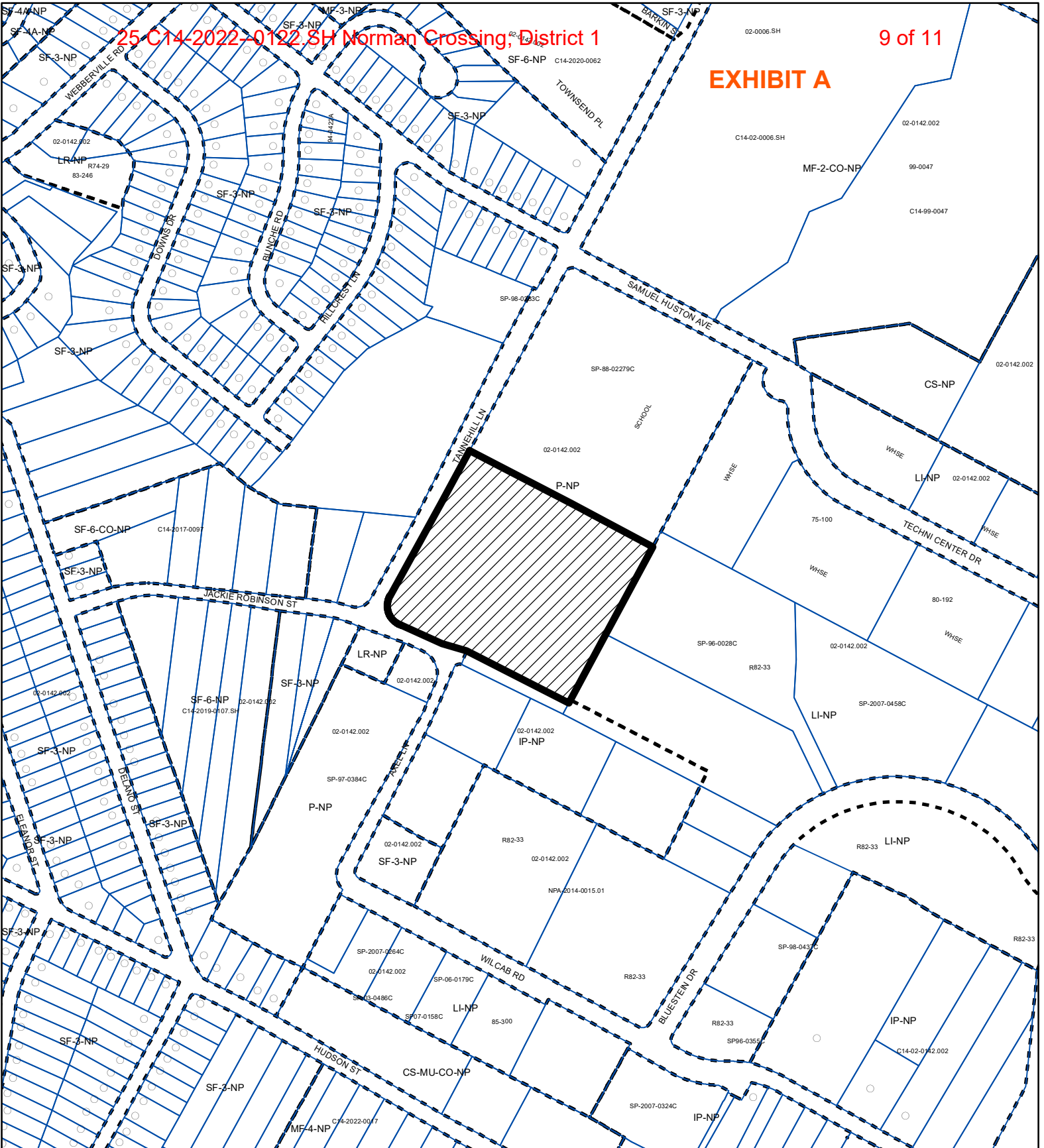
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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 Map
- C. Applicant's Request Letter
- D. Correspondence from Interested Parties

EXHIBIT A



ZONING

ZONING CASE#: C14-2022-0122.SH



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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: 9/8/2022

EXHIBIT B



Norman Crossing



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2022-0122.SH
 LOCATION: 3811 1/2 Tannehill Lane
 SUBJECT AREA: 8.92 Acres
 GRID: M23
 MANAGER: Sophia Benner



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Created: 2/21/2023

From: EMLK Neighborhood Plan Contact Team
Re: NPA-2022-0015.07.SH
Feb 21, 2023

EXHIBIT D

Planning Commission and City of Austin staff,

At our meeting on Feb 20, 2023, the EMLK Contact Team voted unanimously to support the cases noted above, part of the new Norman Commons.

Our neighborhoods are delighted to be a home to additional affordable housing options for residents of East Austin, and to be engaging with longtime organizations dedicated to affordability in Austin, Foundation Communities and Guadalupe Neighborhood Development Corporation (GNDC). Many of our neighbors participated in the voting during the RFP process over a year ago, and we are encouraged that the City of Austin has prioritized use of this land for an all-affordable housing development. Last night during the EMLK Contact Team February meeting, we had a lot of questions for both Foundation Communities and GNDC and were pleased with the plans as they are progressing, for the affordable rental options, the affordable homeownership opportunities, the learning development center, and the efforts being made to incorporate this new development into the existing community.

Our members continue to be concerned about the rapid increase in Austin's MFI and the resulting impact to our residents. For example, residents who may have qualified for certain affordability just a few years ago, are at much deeper affordability bands now, which complicates their qualification. We encourage all stakeholders to keep these issues top of mind and to bring creative solutions to this and other projects so that we can have truly affordable housing available.

Thank you, we look forward to working with the groups above as the project progresses.

EMLK Contact Team Co Chairs

Angela B Garza, Melonie House-Dixon, Dianna Dean,
Nadia Barbot, Alexandria Anderson