

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0205
Denny's Condos

DISTRICT: 1

ZONING FROM: CH-CO-NP

TO: LI-PDA-NP, as amended 01/05/2023

ADDRESS: 1601 North IH 35 Service Road Northbound

SITE AREA: 1.28 Acres

PROPERTY OWNER:
McGrane Living Trust

AGENT:
Alice Glasco Consulting
(Alice Glasco)

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

STAFF RECOMMENDATION:

Staff does not support the applicant's request of LI-PDA-NP; staff supports an alternate recommendation of CH-V-NP. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:
February 28, 2023:

CITY COUNCIL ACTION:
TBD

ORDINANCE NUMBER:

ISSUES:

The rezoning case initially requested CH-V-PDA-NP. Further research noted that PDA cannot be added to the CH base zoning district if the property is less than 10 acres in size, per City Code section 25-2-582. The applicant revised the request January 5, 2023, to the current request of request LI-PDA-NP *Please see Exhibit C- Applicant Letter.*

CASE MANAGER COMMENTS:

The subject property is located on the northbound frontage road of IH 35, zoned CH-CO-NP and developed with restaurant land use. The property has frontage on the IH 35 service road on the west and East 16th Street to the south. Immediately to the east is a property zoned CH-V-CO-NP that is developed with hotel/motel land use. The next property to the east is Oakwood Cemetery, zoned P-H-NP. Across East 16th to the south is the Swede Hill neighborhood. The neighborhood is primarily zoned SF-3-NP and developed with single family residential uses, but other zoning designations and land uses. Other nearby zoning designations include MF-3-NP, MF-2-NP and LR-MU-NP. Most of these properties are also developed with single family residential land uses. To the north, across East Martin Luther King Boulevard are unzoned properties owned by The University of Texas (UT) and developed with offsite accessory parking and outdoor sports and recreation facilities. Across IH 35 to the west are CS and MF-4 properties that are developed with UT uses, including the Frank Erwin Center. *Please see Exhibits A and B—Zoning Map and Aerial Exhibit.*

The rezoning request of LI-PDA-NP would remove conditions established by the current zoning under Ordinance # 951214-F and establish new land uses and site development regulations. Conditions of the current zoning that are proposed to be changed:

1. General retail sales (convenience) is prohibited—would become permitted use
2. Cocktail lounge is prohibited—would become conditional use
3. Residential development is limited to 170 units per acre – remove limit

The LI-PDA-NP rezoning request would add condominium/townhouse, multifamily and group residential as permitted land uses and prohibit 40 land uses that are permitted in LI zoning. Site development standards that are proposed are:

1. The maximum floor-to-area ratio (FAR) is 8 to 1
2. The maximum height is 200 feet
3. The minimum front yard setback is 0-50 feet
4. The minimum street side yard setback is 0-50 feet
5. The minimum interior side yard setback is 0 feet
6. The minimum rear yard setback is 0 feet
7. The maximum building coverage is 95%
8. The maximum impervious cover is 95%

Staff does not support the rezoning request of LI-PDA-NP and supports CH-V-NP instead. CH-V-NP would eliminate the conditional overlays of the existing zoning regarding General retail sales (convenience), Cocktail lounge, and residential units. All other land uses currently allowed on the site would remain, as would the site development standards. CH zoning allows increased height in relation to reduced impervious cover up to 120 feet. Beyond that, additional building height and FAR can be achieved if VMU-2 is utilized. Utilizing VMU-2 to increase height would require affordable housing units.

Staff does not support the addition of LI- Limited Industrial to this site. Per City Code, “Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.” Also per Code, “Commercial highway services (CH) district is the designation for a use that has operating and traffic generation characteristics that require that the use be located at the intersection of state maintained highways other than scenic arterial roadways. A CH district designation may be applied to a single major mixed use development of a service nature that includes any combination of office, retail, commercial, and residential uses. A CH district may include a high density residential use. Site development regulations and performance standards applicable to a CH district are designed to ensure adequate access to and from all uses.” The addition of LI is not appropriate at this location in close proximity to single family residential and civic land uses. The request of LI-PDA-NP is not consistent with the intent of the base district and is proposed in order to request increased height, FAR, impervious cover and more.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*
3. *Zoning should allow for reasonable use of the property.*
4. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CH-CO-NP	Restaurant
North	CH-CO-NP, Unzoned, P-NP	Hotel-motel, Parking garage, Outdoor sports and recreation
South	SF-3-NP, MF-3-NP, MF-2-NP, LR-MU-NP	Single family residential
East	P-H-NP	Oakwood Cemetery
West	MF-4, Unzoned	Indoor entertainment, University facilities

NEIGHBORHOOD PLANNING AREA: Organization of Central East Austin Neighborhoods (OCEAN)

OVERLAYS: Capital View Corridor

TIA: Deferred to time of site plan, if triggered

WATERSHED: Waller Creek

NEIGHBORHOOD ORGANIZATIONS:

Del Valle Community Coalition	East Austin Conservancy
Swede Hill Neighborhood Association	Waller Creek Conservancy
Austin Heritage Tree Foundation	Downtown Austin Alliance
Downtown Austin Neighborhood Association	Lower Waller Creek
Austin Neighborhoods Council	The Real Estate Council of Austin
Friends of the Emma Barrientos MACC	Oakwood Neighborhood Association
United East Austin Coalition	Swede Hill Lofts HOA
Sierra Club, Austin Regional Group	SELTexas
Central Austin Community Development Corporation Preservation	
Organization of Central East Austin Neighborhoods (OCEAN)	

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
N IH 35 SCRD NB	4	Defer to TxDOT	~385'-416'	46'	Yes	Yes	Yes
E. 16 th Street	1	58'	60'	34'	Yes	No	No

OTHER STAFF COMMENTS:COMPREHENSIVE PLANNING

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: Next to Downtown Regional Center and 0.11 miles from the E MLK Activity Corridor
Y	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.

Y	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed use: Provides a mix of residential and non-industrial uses.
Y	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
9	Total Number of "Yes's"

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Waller 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. Currently, 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. 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. The site is subject to compatibility standards due to the proximity of the SF-3-NP districts to the south.
- 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.

SP 5. A portion of the site is within the Oakwood Cemetery Capitol View Corridor. An application for a Capitol View Corridor Height Determination would be required.

TRANSPORTATION

ATD 1. 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)
N IH 35 SCRD NB	4	Defer to TxDOT	~385'-416'	46'	Yes	Yes	Yes
E. 16 th Street	1	58'	60'	34'	Yes	No	No

ATD 2. ATD has no objections to the proposed PDA amendment of site development standards or uses.

ATD 3. A transportation assessment/traffic Impact analysis shall be required at the time of site plan if triggered, when land uses and intensities will be known per LDC 25-6-113 and TCM 10.2.1.

PARKS AND RECREATION

PR1: Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with CH-V-PDA-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, 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 whether fees in-lieu of land will be allowed.

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.

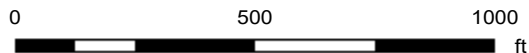
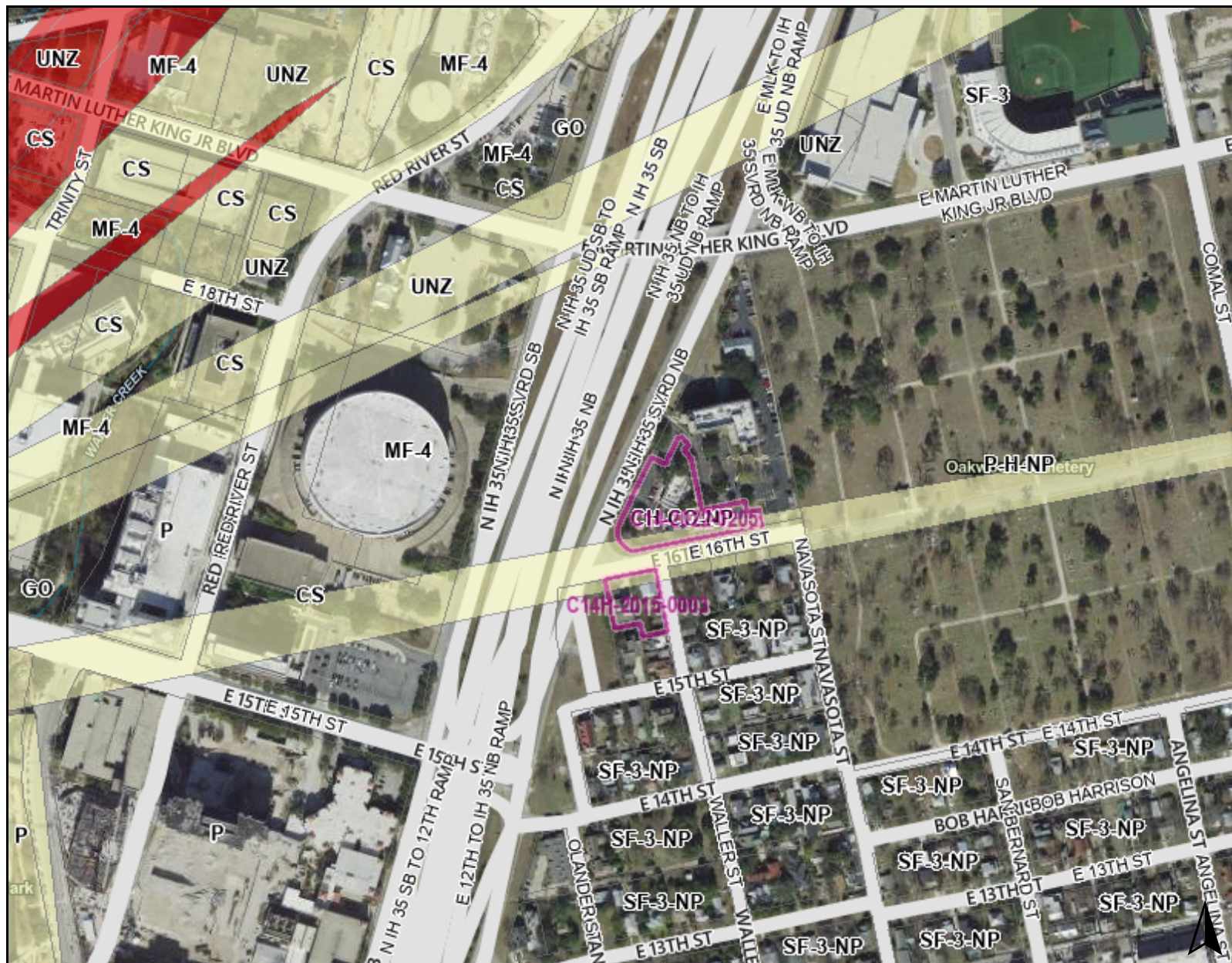
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit
- C. Applicant Letter



Property Profile



2/24/2023

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Legend

Property

Street Labels

Review Cases

Zoning Review Cases- IN REVIEW



Zoning 1

Zoning Text



Zoning 2

Capitol View Corridors

City of Austin

State of Texas Corridors

Notes