

## ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0009

DISTRICT: 5

ZONING FROM: CS-MU-CO

TO: CS-MU

ADDRESS: 2130 Goodrich Avenue

SITE AREA: 0.424 acres (18,469.44 square feet)

PROPERTY OWNERS: 2130 GOODRICH AVE PARTNERS LP (Christopher Affinito)

CASE MANAGER: Michael Watson (michael.watson@austintexas.gov)

### STAFF RECOMMENDATION:

**The Staff recommendation is to grant General Commercial Services – Mixed Use (CS-MU) combining district zoning.** *For a summary of the basis of Staff's recommendation, see case manager comments.*

Removal of the Conditional Overlay will allow Restaurant (general & limited) uses and amend the vehicle trip limit of 340 per day.

### PLANNING COMMISSION ACTION / RECOMMENDATION:

**March 28, 2023:**

### CITY COUNCIL ACTION:

**May 4, 2023:**

### ORDINANCE NUMBER:

### ISSUES:

None at this time.

### CASE MANAGER COMMENTS:

The subject lot is within the Goodrich subdivision. The property is currently zoned Commercial Services-Mixed Use-Conditional Overlay (CS-MU-CO). Blockbuster and Luedecke, the adjacent subdivisions, are General Commercial subdivisions and were zoned (CS-V) in 2008 per Ordinance 20081016-049.

The applicant has requested a rezoning from CS-MU-CO to CS-MU. The Conditional Overlay requires that any site plan or building permit for the property may not be approved, released, or issued, if the completed development or uses, considered cumulatively with all existing or previously authorized

development, and uses, generates traffic exceeding 340 trips/day. Additionally, the conditional overlay prohibits restaurant uses (both general and limited), which is proposed to be removed as well.

The property is currently an office building, and the proposed rezoning will allow redevelopment with a mix of uses including office and ground floor commercial space on a high-frequency transit route and Core Transit Corridor.

The property is in the Zilker Planning Area, part of the South Lamar Combined Planning Area (SLCPA). SLCPA is a suspended planning area, therefore no neighborhood plan amendment application is required. The TIA has been waived until site plan, per the attached TIA waiver dated December 20, 2022. The site will comply with the results of the NTA approved with zoning case C14-2015-0008.

#### BASIS FOR RECOMMENDATION:

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

The general commercial services (CS) district predominately allows for commercial and industrial activities that are generally not appropriate for residential neighborhoods due to their operating characteristics or traffic service requirements. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The request is consistent with existing uses in the area.

#### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO	Undeveloped
<i>North</i>	MF-3	Muti-Family (duplex and 4-plex units)
<i>South</i>	CS-V	Retail Sales and Services
<i>East</i>	CS	Service Station and Automotive Repair
<i>West</i>	CS	Multi-Family (duplex and 4-plex units)

NEIGHBORHOOD PLANNING AREA: Zilker, a part of the South Lamar Combined Neighborhood Planning Area

TIA: Is not required

WATERSHED: West Bouldin Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Zilker Elementary School O. Henry Middle School Austin High School

#### NEIGHBORHOOD ORGANIZATIONS:

498 South Central Coalition  
 511 Austin Neighborhoods Council  
 719 Goodrich Place Neighborhood Association  
 742 Austin Independent School District  
 943 Save Our Springs Alliance  
 1107 Perry Grid 614  
 1228 Sierra Club, Austin Regional Group  
 1236 The Real Estate Council of Austin, Inc.  
 1340 Austin Heritage Tree Foundation  
 1363 SEL Texas  
 1424 Preservation Austin  
 1447 Friends of Emma Barrientos MACC  
 926 South Lamar Neighborhood Assn.  
 1324 South Lamar IBIZ District

**AREA CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-06-0079 – Bluebonnet Creek: 2215 Bluebonnet Ln	SF-3 to MF-3	6/16/2006: Rcmd MF-3-CO: 25 ft. front setback; limiting the height to 30 ft. or 2-stories for the first 75-feet back from the property line.	10/19/2006: Apvd MF-3-CO with a 25-foot building setback along Bluebonnet Lane right-of-way; a maximum building or structure height of 35feet, from ground level, within the first 75 feet of the Bluebonnet Lane right-of-way.

C14-2006-0099 – Goodrich; 2105 Goodrich Avenue	SF-3 to SF-5	6/27/2006 – Rcmd SF-5-CO; limiting trips to 2,000/day, 40' vegetated buffer, limiting building height to 1 story within 10' of the north property line, limiting building height to 2 stories within 20' of the north property line, all buildings along Goodrich must face Goodrich Avenue, at least 2 parking spaces for each residential unit is required, requires two additional parking spaces in excess of the required 2 spaces per residential unit, located in the 40' buffer along the north property line.	8/10/2006 – Apvd SF-5-CO; limiting trips to 2,000/day, requires a 40-ft wide vegetative buffer along the east property line, a 10-foot building setback shall apply along the north property line, a 70-foot building setback shall apply along the east property line, within which a natural detention pond shall be located. Parking is permitted within the setback area. Building height is limited to one story within the first 10 to 20 feet of the north property line, and limits height to two stories in any area from 20 feet of the north property line to the middle of the property. Buildings directly adjacent to Goodrich Avenue must face Goodrich Avenue, two parking spaces are required for each residential unit. Two additional parking spaces over the number of total parking spaces required must be provided and may be located within the building setback along the east property line. No more than 10 dwelling units shall be permitted.
C14-2008-0019.001 – South Lamar Vertical Mixed Use Building Zoning Opt-In/Opt-Out Process; 2121	CS to CS-V	6/6/2008 – Rcmd CS-V.	6/18/2008 – Apvd CS-V .

South Lamar Boulevard			
C14-2008-0060 – Zilker Vertical Mixed Use Building (V) Rezoning Opt-In/Opt-Out Process; Tract 37	CS to CS-V	8/12/2008 – Rcmd CS-V with conditions; exemptions from parking requirements.	10/16/2008 - Apvd CS-V with exemptions from parking requirements.
C14-2008-0070 – South Lamar and Blue Bonnet; 2323 and 2315 South Lamar Boulevard, 2421 Bluebonnet Lane	SF-2 and CS to GR	9/9/2008 – Rcmd Staff rec of LO-CO for Tract 1, GR-CO for Tract 2, GR-V-CO for Tract 3; the conditional overlay limits trips to 2,000/day, limits access from the property to Bluebonnet Lane to one driveway cut, prohibits on Tracts 2 and 3 – Automotive Repair Services, Automotive Sales, Exterminating Services, Pawn Shop Services, Automotive Rentals, Automotive Washing (of any type), and Funeral Services.	11/20/2008 - LO-CO for Tract 1, GR-CO for Tract 2, GR-V-CO for Tract 3; the conditional overlay limits trips to 2,000/day, limits access from the property to Bluebonnet Lane to one driveway cut, prohibits on Tracts 2 and 3 – Automotive Repair Services, Automotive Sales, Exterminating Services, Pawn Shop Services, Automotive Rentals, Automotive Washing (of any type), and Funeral Services.
C14-2009-0039 – Danziger 2; 2305 Bluebonnet Lane	LO to MF-3-CO	7/20/2009 – Rcmd MF-3-CO; limiting units to 7 and trips to no more than 200/day. Future development will be limited to the lesser site development standards between LO and MF-3 district zoning standards for building coverage (50%) and impervious cover (65%).	7/23/2009 – Apvd MF-3-CO; limiting units to 7 and trips to no more than 200/day. Future development will be limited to the lesser site development standards between LO and MF-3 district zoning standards for building coverage (50%) and impervious cover (65%).
C14-2010-0122 – Cabot-Chase, Ltd.; 2203 S Lamar Boulevard	CS to CS-1	8/10/2010 – Rcmd CS-1-CO; prohibiting cocktail lounge use.	9/23/2010 – Apvd CS-1-CO; prohibiting cocktail lounge use.
C14-2013-0056 – 2505 & 2507 Bluebonnet Rezoning; 2505 & 2507 Bluebonnet Lane	SF-3 to MF-2	09/10/2013 – Rcmd MF-2-CO; limiting development to 18 units, limiting height and rooftop access in certain areas of the property (see illustrations).	10/17/2013 – Apvd MF-2-CO; limiting development to 18 units, development may not exceed an average of 20 residential units per acre, structure height is limited to 30 feet or 2 stories in area of Exhibit “C”, and rooftop access for any area depicted on Exhibit “D” shall be prohibited except for
			customary maintenance and repair, and emergency access.

RELATED CASES:

The subject property was a portion of property subject to zoning case C14-61-51. The request was to rezone the properties from “C” (Commercial) and “A” (Residential) to “C” (Commercial).

The subject property is platted as Lot 1 of the Goodrich Subdivision, a subdivision recorded on January 17, 1972 (C8S-72-002).

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Rabb Glen Street	Level 1	58'	N/A	N/A	No	No	Yes
Goodrich Avenue	Level 1	58'	50'	28'	Yes	No	Yes

ADDITIONAL STAFF COMMENTS:

### Inclusive Planning

**Project Name and Proposed Use:** 2130 GOODRICH AVE. C14-2023-0009. 0.424 acres from CS-MU-CO to CS-MU. Office (3,100 sq. ft) to Office, Commercial and Private Event Space (app. 32,000 sq. ft) and removal of existing CO which limits the number of trips per day and restaurant uses.

Yes	Imagine Austin Decision Guidelines
	<b>Complete Community Measures</b>
Y	<b>Imagine Austin Growth Concept Map:</b> 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. <b>Name(s) of Activity Center/Activity Corridor/Job Center: Located less than 100 ft. from the South Lamar Activity Corridor</b>
Y	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health:</b> 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.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Housing Choice:</b> 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.
	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	<b>Workforce Development, the Economy and Education:</b> 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.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
5	<b>Total Number of "Yes's"</b>

### Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin 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.

Parks & Recreation Department (PARC) – Planning & Design Review

Parkland dedication requirements may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2023, new commercial uses, such as office, are subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan and Compatibility Standards

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.
- SP 2. This site is located in the ADU Approximate Area Reduced Parking.
- SP 3. 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 4. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Austin Transportation Department – Engineering Review

This site must demonstrate compliance with the NTA approved with zoning case C14-2015-0008; please provide a compliance letter.

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Rabb Glenn Street. It is recommended that 29 feet of right-of-way from the future centerline should be dedicated for Rabb Glenn Street according to the Transportation Plan with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].



The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Goodrich Avenue. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Goodrich Avenue according to the Transportation Plan with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

Austin Water Utility

No comments on zoning change.

FYI: 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](mailto: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 Map







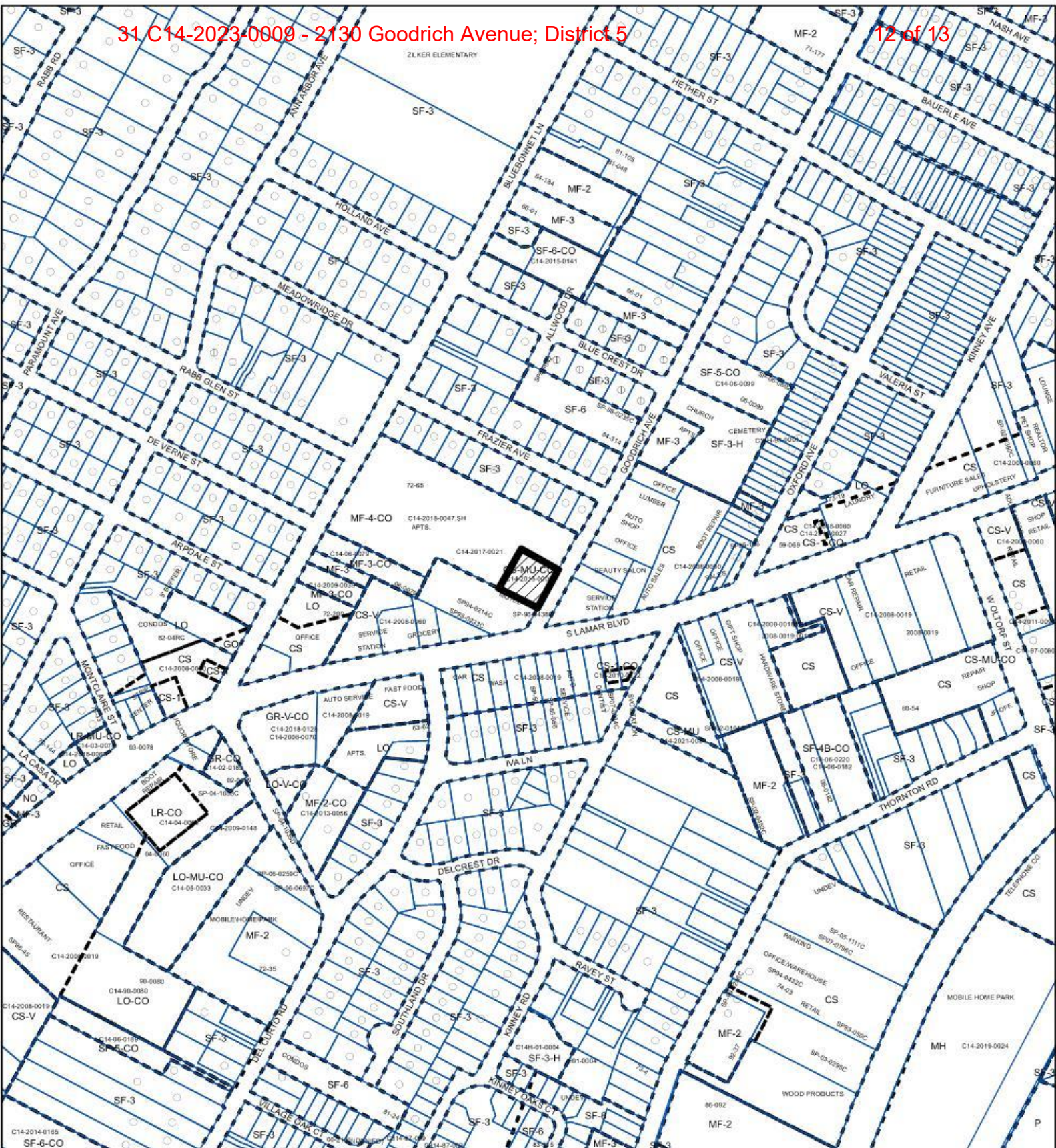
## 2130 Goodrich Avenue




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

ZONING CASE#: C14-2023-0009  
 LOCATION: 2130 Goodrich Avenue  
 SUBJECT AREA: 0.424 Acres  
 GRID: G20  
 MANAGER: Michael Watson







-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2023-0009

1" = 400'

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