

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

PLANNING COMMISSION ACTION / RECOMMENDATION:

April 11, 2023: *Approved Staff Recommendation on consent. 11-0. Haynes off the dais. Flores absent.*

March 28, 2023: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO APRIL 11, 2023.*

[J. THOMPSON; C. HEMPEL – 2ND] (13-0)

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 General 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 existing 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>	SF-3	Single-Family (moderate density)
<i>South</i>	CS-V	Retail Sales and Services
<i>East</i>	CS	Service Station and Automotive Repair
<i>West</i>	MF-4-CO, MF-3-CO	Multi-Family (HACA Development)

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

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:

- 107 Zilker Neighborhood Assn.
- 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:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
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.

<p>C14-2006-0099 – Goodrich; 2105 Goodrich Avenue</p>	<p>SF-3 to SF-5</p>	<p>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.</p>	<p>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.</p>
<p>C14-2008-0019.001 – South Lamar Vertical Mixed Use Building Zoning Opt-In/Opt-Out Process; 2121</p>	<p>CS to CS-V</p>	<p>6/6/2008 – Rcmd CS-V.</p>	<p>6/18/2008 – Apvd CS-V .</p>

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.
			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
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: Located less than 100 ft. from the South Lamar Activity Corridor
Y	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. 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. 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. 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. 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.
	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.)
Y	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.
5	Total Number of “Yes’s”

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.

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



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Created: 3/8/2023

From: Lorraine Atherton <

Sent: Monday, April 10, 2023 3:49 PM

To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Watson, Michael <Michael.Watson@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Mendoza, Richard [PWD] <RichardV.Mendoza@austintexas.gov>; Garza, Jesus <Jesus.Garza@austintexas.gov>

Cc: Ann Gass <anng@hacanet.org>; Leffler, Ben <Ben.Leffler@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; Mushtaler, Jennifer - BC <BC-Jennifer.Mushtaler@austintexas.gov>; Maxwell, Felicity - BC <BC-Felicity.Maxwell@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Howard, Patrick - BC <BC-Patrick.Howard@austintexas.gov>; Woods, Alice - BC <BC-Alice.Woods@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Azhar, Awais - BC <BC-Awais.Azhar@austintexas.gov>; Connolly, Joao - BC <BC-Joao.Connolly@austintexas.gov>; Cox, Grayson - BC <BC-Grayson.Cox@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Haynes, Adam - BC <BC-Adam.Haynes@austintexas.gov>; Anderson, Greg - BC <bc-Greg.Anderson@austintexas.gov>

Subject: PC April 11 Agenda item 12, C14-2023-0009 - 2310 [2130] Goodrich

*** External Email - Exercise Caution ***

Dear Mr. Rivera--

Please add the two attached letters to the Planning Commission backup for tomorrow's meeting, regarding Agenda item 12, C14-2023-0009 - 2310 [2130] Goodrich. One is from Michael Gerber of the Housing Authority of the City of Austin, opposing the rezoning of 2130 Goodrich. The other is my letter as a member of the Zilker Neighborhood Association zoning committee, reinforcing Mr. Gerber's opposition to the rezoning of 2130 Goodrich and protesting the presentation of a grossly inaccurate zoning report to the Planning Commission.

Thank you,

L. Atherton, 2009 Arpdale, Austin, TX 78704

District 5

ZNA zoning committee member

Re: Agenda item 12, April 11, 2023. Rezoning: C14-2023-0009 - 2310 [2130] Goodrich

Dear Chairman Shaw and Commissioners,

As of 2:30 p.m. on April 10, 2023, Zoning Director Joi Harden has continued to allow an inaccurate zoning report to be presented in the case at 2130 Goodrich. Director Harden has knowingly and willfully refused to include in the staff report any information regarding the massive redevelopment of the Housing Authority property adjacent to 2130 Goodrich. The 2018 rezoning and site plan files for 2126 Goodrich (C14-2018-0047.SH) contain traffic information that is directly related to the trip limit at 2130 Goodrich--information that would contradict the staff recommendation to remove the CO at 2130 Goodrich.

The staff report also neglects to mention that a site plan application was filed for 2130 Goodrich last fall (SP-2022-0448C), and traffic estimates are available in that application. Those estimates and the 2018 NTA for Pathways should be available to the Planning Commission. According to my calculations, the site plan proposed for 2130 Goodrich significantly exceeds the operating level of the street and cannot possibly comply with Section 25-6-141(B) unless the entire street is widened from 28 feet to more than 40 feet.

In the 30 years that the Zilker Neighborhood Association has been negotiating increased residential density in this area (there are now 220 residences with direct access to this part of Goodrich), and in the 10 years that ZNA has been advocating for the South Lamar Corridor Plan, I have never heard any suggestion that Goodrich Avenue, or any other residential street, would be widened in this way. Yet, that is the staff assumption in this case.

Attached is a letter of opposition from Michael Gerber, the CEO of the Housing Authority of the City of Austin (HACA), dated April 4, 2023, which should have been included in your backup. Mr. Gerber felt compelled to correct the staff report and assert that Pathways at Goodrich Place, a new three-story, 120-unit apartment building owned by HACA and built in 2019, does indeed exist, entirely occupying the private drive at Rabb Glen. Yet, the staff recommendation continues to suggest that Rabb Glen will be rebuilt through the middle of the Pathways building and on top of the detention pond, allowing access to 2130 Goodrich.

Following this letter is a sampling of staff comments and ZNA correspondence regarding traffic issues surrounding the Pathways project, 2130 Goodrich, and other properties affected by South Lamar Corridor improvements. After some pandemic delays, progress on Corridor projects is accelerating, yet the staff report on 2130 Goodrich continues to ignore them.

Please deny the request to remove the CO at 2130 Goodrich, and please take some action to correct the zoning report before it goes to Council.

Thank you for your attention.

Sincerely yours,
Lorraine Atherton, member, ZNA zoning committee
2009 Arpdale, Austin TX 78704
District 5

From 2018 re-zoning of 2126 Goodrich (Pathways at Goodrich Place), mentioning NTA

“A Neighborhood Traffic Analysis (NTA) is required for this zoning case and the accompanying site plan (SP-2017-0503C.SH). Trip counts to begin the NTA have been provided. No mitigation will be required, and staff is in the process of writing the final memo to document their analysis.

“CASE MANAGER COMMENTS: The property is part of the Goodrich Place subdivision which was developed in the early 1970s and is located between Bluebonnet Lane and Goodrich Avenue in the Zilker neighborhood. . . . Rabb Glen is a private road serving the development. The intersection of Rabb Glen and Goodrich Avenue is approximately 225 feet from South Lamar.”

From 2018 site plan review for 2126 Goodrich, confirms NTA and low traffic at 2130 Goodrich

“Per email from Scott James (DSD) dated 5/23/18 confirmed by Upal Barua (ATD), applicant has provided traffic count data and an estimate of the additional traffic load on the surrounding street network in consequence of the proposed conversion of Rabb Glenn to surface parking. ATD has reviewed and accepted the applicant’s submittal and determined that no mitigation is necessary.

TR2. –TR8 Comments cleared. On-street parking no longer proposed.

TR9. Comment cleared. Waiver approved as adjacent driveway is expected to serve only relatively small volumes of traffic, minimizing potential conflict.

TR10. –TR13 Comments cleared.

TR14. Comment cleared. Car-share agreement provided and added to case file.

TR15. A sidewalk easement is required as the public sidewalk enters onto private property. Provide an additional two feet within the easement for maintenance purposes. TCM, 4.2.1, 4.2.2. U2: Comment not cleared. Please provide any updates requested by City Legal, directly to City Legal, or if Legal has requested the easement to be re-routed through this reviewer, please provide this reviewer with complete updated easement.”

June 2018 ATD report to ZNA on Goodrich traffic issues

Email from L. Atherton to interested neighbors:

Traffic changes surrounding Goodrich Place

Here’s a list of transportation projects scheduled for a small part of ZNA. Anna Martin sent it in response to our June 11 meeting on the Goodrich Place site plan and traffic issues.

But #1 on the list is good news--a sidewalk is scheduled for Goodrich this year.

I was less pleased about #2--the Transportation Dept seems to be planning on spending more money on the Bluebonnet bike lane, instead of completing the ADA upgrades of the Bluebonnet sidewalks. We’ll have to pay attention to announcements about the public process.

At yesterday’s meeting I didn’t get any details about #3a—the changes at S. Lamar and Bluebonnet--but the Transportation staff sounded like the traffic signal at Del Curto was a high priority.

Note that 3d—the pedestrian beacon at Oxford--was installed in the spring of 2015. According to Martin, the “corridor plan shows the existing beacon moving to the south to allow for the implementation of a transit queue jump at Oltorf. The final location will be determined in the design phase,” which is just starting.

From: Martin, Anna [mailto:Anna.Martin@austintexas.gov]

Sent: Monday, June 11, 2018 2:47 PM

To: Lorraine Atherton, **Cc:** Wettick, Katie; 'Ann Gass'; Tiemann, Donna; Davis, Clarissa; 'Gheno, Nicola'; Martin, Anna; Barua, Upal; Bollich, Eric; dpiper8866@att.net; 'William Neale'; James, Scott; Wettick, Katie; Craig, Ken; 'Meade, Nikelle'; Grantham, Scott

Subject: Goodrich - follow up

Hi Lorraine –

Nice to see you today. I wanted to pass along the information on the S. Lamar Corridor Plan, as promised, as well as other planned projects in the area. The great news is that I just confirmed there is a near-term sidewalk project planned for the east side of Goodrich from approx.. 2123 Goodrich to Blue Crest. Please see summary below:

1. Construction of sidewalk on east side of Goodrich – next 180 days
2. Upgrade of Bluebonnet protected bike lane from S. Lamar to Ashby – Project expected to be active in 2018. Implementation contingent upon successful feasibility analysis, coordination, and public process.
3. Improvements prioritized for construction from the S. Lamar Corridor Plan – We are just entering the design phase so I don't have a construction timeline right now. Per the 'Contract with the Voters', all improvements are to be complete by 2024.
 - a. Intersection improvements at S. Lamar and Bluebonnet
 - b. Installation of traffic signal at S. Lamar and Del Curto
 - c. Completion of ADA-compliant sidewalks and continuous bike lane along S. Lamar from Ben White to Riverside Dr.
 - d. Installation of pedestrian hybrid beacon in the vicinity of S. Lamar and Oxford/Kinney
 - e. There will be some opportunities for off-corridor connectivity (including sidewalk and bike lanes) to promote access to transit. I will flag the section of Goodrich from S. Lamar to the site for review.

You can find additional information on-line: <http://austin.maps.arcgis.com/apps/MapSeries/index.html?appid=9c30bb75b3d64d88a21899c09beee01c>

Please let me know if there are any follow up questions.

-Anna

Anna Martin, P.E., PTOE
Austin Transportation Department
3701 Lake Austin Blvd.
Austin, TX 78703
Phone: 512-974-7105

ZNA’s background discussion of traffic issues surrounding Goodrich Place, 2018

Transportation Issues, Site Plan for 2126 Goodrich, C14-2018-0047.SH (Pathways at Goodrich Place, a 120-unit apartment complex for Housing Authority of City of Austin)
[Site plan approval early August? Groundbreaking Sept. 19, 10 am.]
prepared by Lorraine Atherton for Zilker Neighborhood Association, June 5, 2018
[Updates by LA, July 30, 2018.]

Issue 1. Traffic volume and pavement width

Applicable code: According to Section 25-6-116 of the Land Development Code, a street is operating at a desirable level if it does not exceed the following levels:

Pavement Width	Vehicles Per Day
Less than 30’	1,200
30’ to less than 40’	1,800
40’ or wider	4,000

Denial of Site Plan: According to Section 25-6-141(B) of the Land Development Code (LDC), the Department Director or City Council [changed to “may” in March 2017] deny an application if the neighborhood traffic analysis (NTA) demonstrates that the traffic generated by a project, combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the study area.

§ 25-6-142 - An applicant may modify an application to minimize the traffic-related effects identified in a traffic impact analysis or neighborhood traffic analysis. Modifications may include:

- (1) a reduction in the projected vehicle trips per day;
- (2) the dedication of additional right-of-way;
- (3) the rerouting of traffic and a proposed access and egress point;
- (4) participation in the funding of a traffic signal or intersection improvement; and
- (5) other modification determined to be necessary.

Subject Case, 2126 Goodrich, C14-2018-0047.SH

Goodrich is classified as a residential collector, ROW is 50 feet
Pavement width is 30 feet, and there are no sidewalks

“A Neighborhood Traffic Analysis is required for this project. (Trip counts to begin the NTA have been provided. No mitigation will be required, and staff is in the process of writing the final memo containing their analysis. --SG) FYI. If the requested zoning is granted, it is recommended that gates be prohibited on all driveways to this site in order to allow for connectivity between the proposed property and the existing neighborhood.”

Comparison A, 2130 Goodrich, C14-2015-0008 (CO limits trips to 340)

24-hour traffic counts on Thursday, March 26, 2015 = 1,616 vpd

Neighborhood Traffic Analysis submitted by City Planner Bryan Golden required applicant to “post fiscal for improving the roadway width up to 40 feet of pavement” and recommended that one of the existing driveways be removed and sidewalks be installed.

Issue not addressed. Owner (Jack Holt) has not applied for building permits that would require a site plan on the rezoned property [because he would have to post fiscal to widen the street]. The convenience store across the street was granted a site plan exemption that allowed it to rebuild and expand without a site plan.

Comparison B, 2010 South Lamar, SP-2016-0196C

“The neighborhood traffic analysis concluded that the potential trips generated by this proposed site plan, in combination with the existing traffic of Hether Street and Kinney Avenue, exceed the thresholds set forth in LDC 25-6-116. Therefore staff has denied the site plan application.”

This project had to go to the Planning Commission for a variance and in the end had to redesign the parking garage and contribute to changes that may or may not be implemented at the intersection of Mary and South Lamar. [“upgrade” traffic signal at Mary-Lamar and add protected bike lane on Lamar] But there is no plan to improve traffic, parking, and pedestrian access on Hether.

ZNA’s concern and request

ZNA does not wish to delay the HACA project for another site plan variance like the one at 2010 South Lamar, which simply went through the motions of code compliance without actually addressing the traffic problem. Instead, we would like to provide the old and new neighbors who are complaining about traffic on Goodrich with a plan for improvement.

If the pavement width turns out to be 30 feet, raising the traffic limit to 1,800 vpd, the additional traffic from the Pathways project will still put the street over the limit. The Code appears to offer a solution in 25-6-142 (3) “the rerouting of traffic and a proposed access and egress point,” which in this case would mean restricting vehicle traffic on the Goodrich driveway and rerouting it to the Bluebonnet driveways. The connectivity recommendation to prohibit gates on all driveways, however, conflicts with the obvious solution.

Can we come up with a plan that reroutes car traffic to Bluebonnet while providing real pedestrian, bicycle, and ADA connectivity to the major bus stops at Oxford and South Lamar, making it safe and convenient for all residents on Goodrich to use public transit and drive less?

Issue 2. Driveway spacing, on-street parking, and sidewalks on Goodrich

In 2015 City Planner Bryan Golden recommended that one of the existing driveways be removed at 2130 Goodrich and sidewalks be installed. Circular driveway could be maintained by connecting to Goodrich Place driveway.

Consolidate driveways and parking at businesses on east side of Goodrich?

Restrict driveway at gas station?

[Sidewalk on east side of Goodrich is scheduled to begin by the end of the year.]

Issue 3. Traffic calming and residential permit parking on Frazier and Goodrich

Restore traffic calming device north of Frazier? Status of RPP application by Frazier residents?

Install stop signs or improve visibility at Frazier and Goodrich?

[Notices are up for RPP on Frazier.]

Issue 4. South Lamar left turns, unsafe driveways and parking spaces, obstacles on sidewalks, and traffic light at Del Curto

Status of traffic light planned at Del Curto? [priority] Prohibit left turns at Goodrich?

Reduce speed limit on South Lamar.

Restrict South Lamar driveways between Kinney and Bluebonnet.

Eliminate parking spaces that back into South Lamar or otherwise encroach on sidewalk.

[Should be included in bike lane and intersection improvements at Bluebonnet and at Del Curto.]

Issue 5. Wheelchair ramps on Bluebonnet and ADA access to South Lamar bus stops

Install wheelchair ramps at corners on west side of Bluebonnet to complete ADA path to bus stops and Walgreens on South Lamar. Do not allow cut-through traffic at 2330 S. Lamar. Revisit pedestrian access at 2330 S. Lamar. [Parking lot at 2340 S. Lamar has been red-tagged.]



Housing Authority of the City of Austin

Established in 1937

April 4, 2023

Board of Commissioners

Carl S. Richie Jr., Chairman
Charles Bailey
Tyra Duncan-Hall
Edwina Carrington
Mary Apostolou

President & CEO

Michael Gerber

Michael Watson, Plans Examiner
City of Austin Development Service Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

Re: Rezoning of 2130 Goodrich Place – Case #C14-2023-009

Dear Mr. Watson,

I am writing to oppose the rezoning of 2130 Goodrich and express our concerns about the negative impact these changes would have on the adjoining property, Pathways at Goodrich Place, and the vulnerable families who live there. We are very concerned that a private event venue and the resulting increased traffic would negatively impact the quality of life for our Goodrich families and the surrounding communities.

I also want to correct the record on the current status of Pathways at Goodrich Place. It is our understanding that the rezoning application submitted to the City did not accurately represent current conditions at Goodrich. Goodrich Place was redeveloped in 2019 from a 40-unit public housing property to a 120-unit, mixed-income, affordable housing property. Rabb Glen, the private drive that ran through Goodrich Place prior to redevelopment, was closed to make room for the new multifamily building. Prior to redevelopment, Rabb Glen was frequently used as a cut-through between Bluebonnet and Goodrich, causing increased traffic and hazards for the families who lived there. While that activity has decreased since redevelopment, our residents still see cars traveling at unsafe speeds through the parking lot to travel between Bluebonnet and Goodrich. Increasing traffic counts and an event venue at the adjoining property would only worsen these conditions.

Thank you for your time and consideration. Please contact Ann Gass, HACA's Director of Strategic Housing Initiatives with any questions.

Sincerely,

Michael Gerber
President and CEO

Bringing Opportunity Home

1124 S. IH 35, Austin, TX. 78704 • (512) 477-4488 • Fax (512) 477-0953