

ZONING CHANGE REVIEW SHEETCASE: C14-2023-0029 – 7009 Guadalupe Street RezoningDISTRICT: 4ZONING FROM: SF-6-NPTO: MF-2-NPADDRESS: 7009 Guadalupe StreetSITE AREA: 0.345 acres (15,028 square feet)PROPERTY OWNER: JULIAN PARTRIDGEAGENT: Crystal Lemus

Permit Coordinator

Permit Solutions

(Victoria Haase)

CASE MANAGER: Ricky Barba (512-974-7740, Ricky.Barba@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence-low density – neighborhood plan (MF-2-NP) combining district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:**July 11, 2023:**CITY COUNCIL ACTION:

Not yet scheduled

ORDINANCE NUMBER:ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is developed with one duplex on a 75-foot wide lot, is located on the east side of Guadalupe Street at its intersection with Kawnee Drive, and zoned townhouse and condominium residence – neighborhood plan (SF-6-NP) district. There is an apartment to the north and a triplex to the south (MF-2-NP) and a park with softball field to the east (P-NP). Properties to the west across Guadalupe Street are located along the eastern boundary of the Lamar / Justin Ln TOD and contain a range of residential uses, including single family residences, duplexes, and apartments (TOD-NP). Three contiguous lots at the southwest corner of Guadalupe and Kawnee are proposed to change the subdistrict to one that allows for a wider range of uses (C14-2023-0017, see Area Case Histories). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant has requested multifamily residence-low density – neighborhood plan (MF-2-NP) combining district zoning in order to build additional residential units on the property.

BASIS OF RECOMMENDATION:

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

The multi-family residence – low density (MF-2) district is intended to accommodate multifamily use with a maximum density of 23 units per acre, depending on unit size and has a maximum height of 40 feet. This district is appropriate for multifamily residential areas located near single family neighborhoods or in an area for which low density multifamily use is desired. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends MF-2-NP zoning for the property based on the following considerations: 1) location on Guadalupe Street, a collector street at this location; 2) it is suitable for additional residential development, 3) it would be consistent with the development to the north and south, and compatible with the residential uses permitted within the TOD to the west, and 4) it is a reasonable option for parcels developed or redeveloped as residential infill.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-6-NP	One duplex
<i>North</i>	MF-2-NP	Apartment
<i>South</i>	MF-2-NP	Triplex
<i>East</i>	P-NP	Highland Neighborhood Park and softball field
<i>West</i>	TOD-NP	Multifamily; Single family residence; Duplex

NEIGHBORHOOD PLANNING AREA: Brentwood / Highland (Highland)

TIA: Is not required

WATERSHED: Waller Creek – Urban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Reilly Elementary School

Webb Middle School McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council
Friends of Austin Neighborhoods
Highland Neighborhood Association
Highland/Skyview Neigh. Plan Contact Team
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
North Austin Neighborhood Alliance
SELTexas

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0017 – 7002. 7004, 7006 Guadalupe Street	Rezone approximately 1.493 acres of TOD-NP from Medium Density Residential Subdistrict to Mixed Use Subdistrict). This proposed change to the Station Area Plan, via the related NPA case, will also increase the Base Maximum Building Heights Map from 35’ to 40’ and allow the parcels to participate in the Development Bonus program to provide 10% of units at 60% of the Median Family Income.	Not yet scheduled	Not yet scheduled

RELATED CASES:

The property is platted as Lot 8, Block 5, Silverton Heights subdivision, recorded in August 1939 (C8-1939-1585 - Volume 4, Page 77). There is a related neighborhood plan

amendment case from Higher-Density Single Family to Multifamily land use on this lot (NPA-2023-0018.04).

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Cap Metro (within ¼ mile)
Guadalupe Street	Level 2	84 feet	~62 feet	~40 feet	Yes, both sides of road	Yes, both sides of road	Yes
Kawnee Drive	Level 1	58 feet	~53 feet	~29 feet	On one-side of road	None	Yes
Swanee Drive	Level 1	58 feet	~61 feet	~41 feet	None	None	Yes
W. St. John's Avenue	Level 2	72 feet	~51 feet	~40 feet	Yes, both sides of road	Yes, both sides of road	Yes

ADDITIONAL STAFF COMMENTS:

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located 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. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

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.

Impervious Cover

Within the Waller Creek watershed, the maximum impervious cover allowed by the *MF-2-NP zoning district* would be 60%, which is based on the zoning regulations.

PARD – Planning & Design Review

Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

The surrounding neighborhood area to the south and west is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that will also serve the neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider a connection to Highland Neighborhood Park toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would improve neighborhood connectivity, one of the criteria for onsite parkland dedication.

Should there be any remaining fees in-lieu, 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).

Should the applicant wish 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 letter of the requirements as stated in this review.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family, two-family or duplex residential.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

This site would be subject to the multifamily density provisions in 25-2-561 which establishes a minimum site area for each dwelling unit.

For an efficiency unit, 1,200 sf is required;

For a one-bedroom unit, 1,500 sf is required;

For two bedrooms or more, 1,800 sf is required

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.

TPW Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Guadalupe Street. It is recommended that 42 feet of right-of-way from the centerline should be dedicated 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 existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS, ATTACHMENT AND CORRESPONDENCE TO FOLLOW:

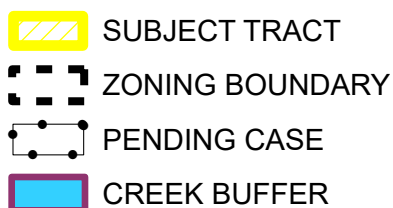
Exhibit A: Zoning Map

Exhibit A-1: Aerial Map



Created: 3/13/2023

$$1'' = 400'$$



ZONING CASE#: C14-2023-0029
LOCATION: 7009 Guadalupe St
SUBJECT AREA: 0.3448 Acres
GRID: K28
MANAGER: Ricky Barba



Created: 3/29/2023