

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0065

DISTRICT: 7

ADDRESS: 5506 and 5514 Grover Avenue & 5515 Roosevelt Avenue

ZONING FROM: MF-4-NP and SF-3-NP

TO: MF-6-NP

SITE AREA: 2.33 acres

PROPERTY OWNER: Brentwood Townhomes, L.P. (Laura A. and Steve D. Beuerlein)

AGENT: DuBois, Bryant & Campbell, L.L.P. (David Hartman)

CASE MANAGER: Dana Moses (512-974-8008), dana.moses@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant multifamily residence highest density – conditional overlay – neighborhood plan (MF-6-CO-NP) combining district zoning. The conditional overlay will restrict the maximum height of the building or structure to 45 feet and 4 stories.

PLANNING COMMISSION ACTION / RECOMMENDATION:

September 12, 2023:

CITY COUNCIL ACTION:

ORDINANCE NUMBER

ISSUES:

There are not any issues currently.

CASE MANAGER COMMENTS:

The subject rezoning area is located at 5506 and 5514 Grover Avenue and 5515 Roosevelt Avenue on three tracts that is zoned MF-4-NP and SF-3-NP. 5506 Grover Avenue is developed with 89 townhomes and is 2.002 acres. 5514 Grover Avenue and 5515 Roosevelt Avenue is developed with two single-family homes and is 0.3293 acres. To the north is a commercial building (SF-3-NP). To the west is single family homes (SF-3-NP) and apartments (MF-3-NP). The south is single family homes SF-3-NP. To the east is a baseball field.

The applicant is requesting rezoning from multifamily residence moderate – high density (MF-4-NP) and family residence (SF-3-NP) to multifamily residence highest density (MF-6-NP) to allow for a future multifamily development project. One tract of the site is zoned (SF-3-NP) which prohibits multifamily residential development.

The staff is recommending MF-6-CO-NP district due to MF-6 being the designation for multifamily and diverse residential uses. An MF-6 district designation use could be located in a central area near supporting transportation and commercial facilities, adjacent to the central business district, or a major institutional or employment center, or an area for which the high density multifamily use is desired.

BASIS OF RECOMMENDATION:

The staff recommendation is to grant multifamily residence highest density (MF-6-CO-NP).

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

Multifamily residence moderate highest density (MF-6) is the designation for multifamily and group residential use. An MF-6 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which the high density multifamily use is desired.

The purpose of the conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site.

The purpose of a neighborhood plan (NP) combining district is to allow infill development by implementing a neighborhood plan that has been adopted by the council as an amendment to the comprehensive plan.

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

The proposed zoning of MF-6-CO-NP allows for residential and commercial land uses. This will allow to support existing residential housing within the area.

There are single family homes and an apartment complex directly west of the subject property. The baseball field to the east will allow for essential civic services to the residents.

To the north is apartment complex that is two stories and contains approximately 28 units. To the south is single family homes that are on small and dense residential lots.

Further to the north on Grover Avenue there is a vacant commercial building that has an active rezoning case (C14-2021-0019). This case is to be redeveloped with 300 or more multifamily units. The conditional are to limit 300 dwelling units, and cap the maximum building height of 45 feet and four stories.

Also, to the north was a previous zoning case (C14-2016-0071) that approved multifamily units. For this property, the maximum height for the building or structure is limited to 45 feet and 4 stories. The maximum building coverage is limited to 60 percent. The maximum impervious cover is limited to 70 percent.

3. Zoning should allow for reasonable use of the property.

The proposed use of multifamily units promotes a reasonable use of the property. This is due to the request of multifamily units will be below the maximum height of MF-6 which is 90 feet. The multifamily units will be capped at 45 feet and 4 stories. Diverse multifamily housing types will generate addition housing options for the community.

The site is also nearby the capital metro bus stop 1604 at 5413 Woodrow/Houston. Lastly, pedestrian and bicycle routes allow for multimodal transportation options to service residents that reside in the diverse residential housing units.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Sites</i>	MF-4-NP; SF-3-NP	Townhomes; Single family residences;
<i>North</i>	SF-3-NP	Apartments
<i>South</i>	SF-3-NP	Single family residences
<i>East</i>	SF-3-NP	High School; Baseball Field
<i>West</i>	CS-1; LR	Single family residences; Apartments

NEIGHBORHOOD PLANNING AREA: Brentwood / Highland (Highland)

WATERSHED: Shoal Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin ISD

Casey Elementary School Paredes Middle School Akins High School

COMMUNITY REGISTRY LIST:

Austin Independent School District	Slaughter Lane Neighborhood Assn=
Austin Lost and Found Pets,	Texas Oaks South Neighborhood Assn.
Onion Creek Homeowners Assoc.	South Austin Neighborhood Alliance (SANA),
Preservation Austin	Neighborhood Empowerment Foundation
SELTexas	Sierra Club
Austin Regional Group	Friends of Austin Neighborhoods
	Homeless Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0018	Rezone from SF-3-NP to MF-3-NP of 0.32 acres.	To Grant MF-3-NP zoning per staff recommendation.	Apvd. MF-3-NP zoning (08-22-2023).

RELATED CASES:

NPA-2023-0018.03

The Neighborhood Plan Area of Brentwood / Highland was adopted and passed by Ordinances 040513-33A & 040513-33B.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Houston Street	Level 1 Residential Street	58	50	26	Yes	No	Yes
Grover Avenue	Level 1 Residential Street	58	57	40	Yes	No	Yes
Roosevelt Avenue	Level 1 Residential Street	58	51	30	No	No	Yes

OTHER STAFF COMMENTS:Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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.

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.

PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with MF-6-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.

Site Plan

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet from property in an SF-5 or more restrictive zoning district will be subject To residential compatibility development regulations.

The site is subject to residential compatibility standards along the north, south, east and west property lines:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the western property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

A site plan is required for any new development other than single-family or duplex residential.

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

Tenant Notification

- Proposed demolition of a multi-family residential structure is subject to Tenant Notification regulations. Please contact Housing Department staff at TenantRelocation@austintexas.gov for compliance verification before submitting demolition permit application to Development Services Dept. [25-1-712].

Austin Transportation Department – Engineering Review

A Neighborhood Traffic Analysis is required. LDC 25-6-114. NTA requires three (3) consecutive 24-hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. Please contact Maria Cardenas at Maria.Cardenas@austintexas.gov for the location of the tube counts. LDC 25-6-114. NTA fees will be added in AMANDA. This comment will be cleared once the Memo is approved and the fees are paid.

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Houston St. Please dedicate 29 feet of right-of-way from the existing centerline 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 Grover Ave. Please dedicate 29 feet of right-of-way from the existing centerline 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 Roosevelt Ave. Please dedicate 29 feet of right-of-way from the existing centerline with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

A Traffic Impact Analysis is not required.

Austin Water Utility

No comments on zoning change.

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.

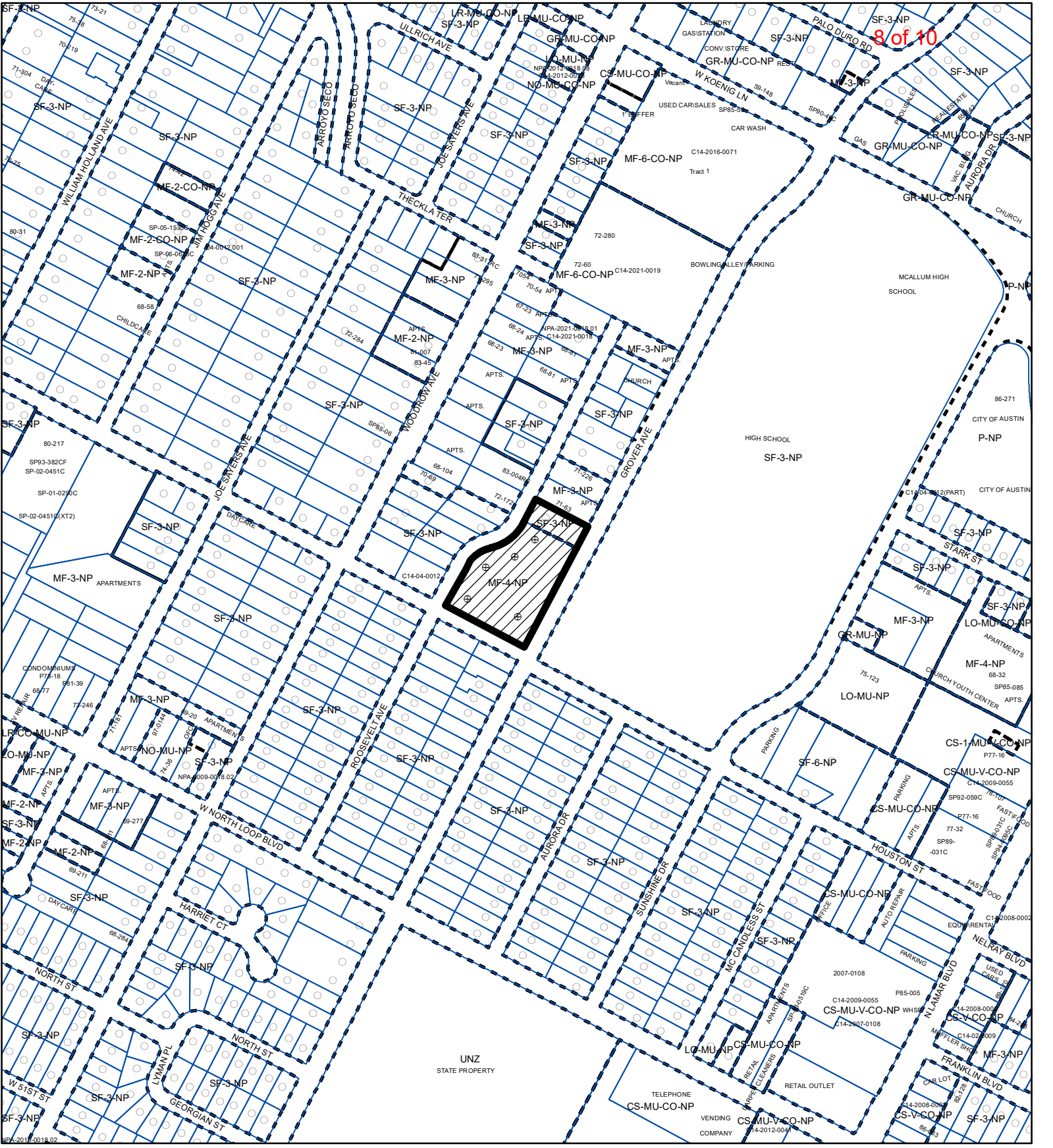
Depending on the development plans submitted, water and or wastewater service extension requests may be required. Based on current public infrastructure configurations, it appears that service extension requests (SER) for wastewater service will be required to provide service to this lot as the site is within an area of capacity concern. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

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.

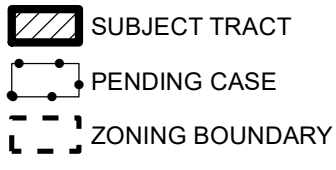

INDEX OF EXHIBITS TO FOLLOW




- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter



ZONING

ZONING CASE#: C14-2023-0065



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

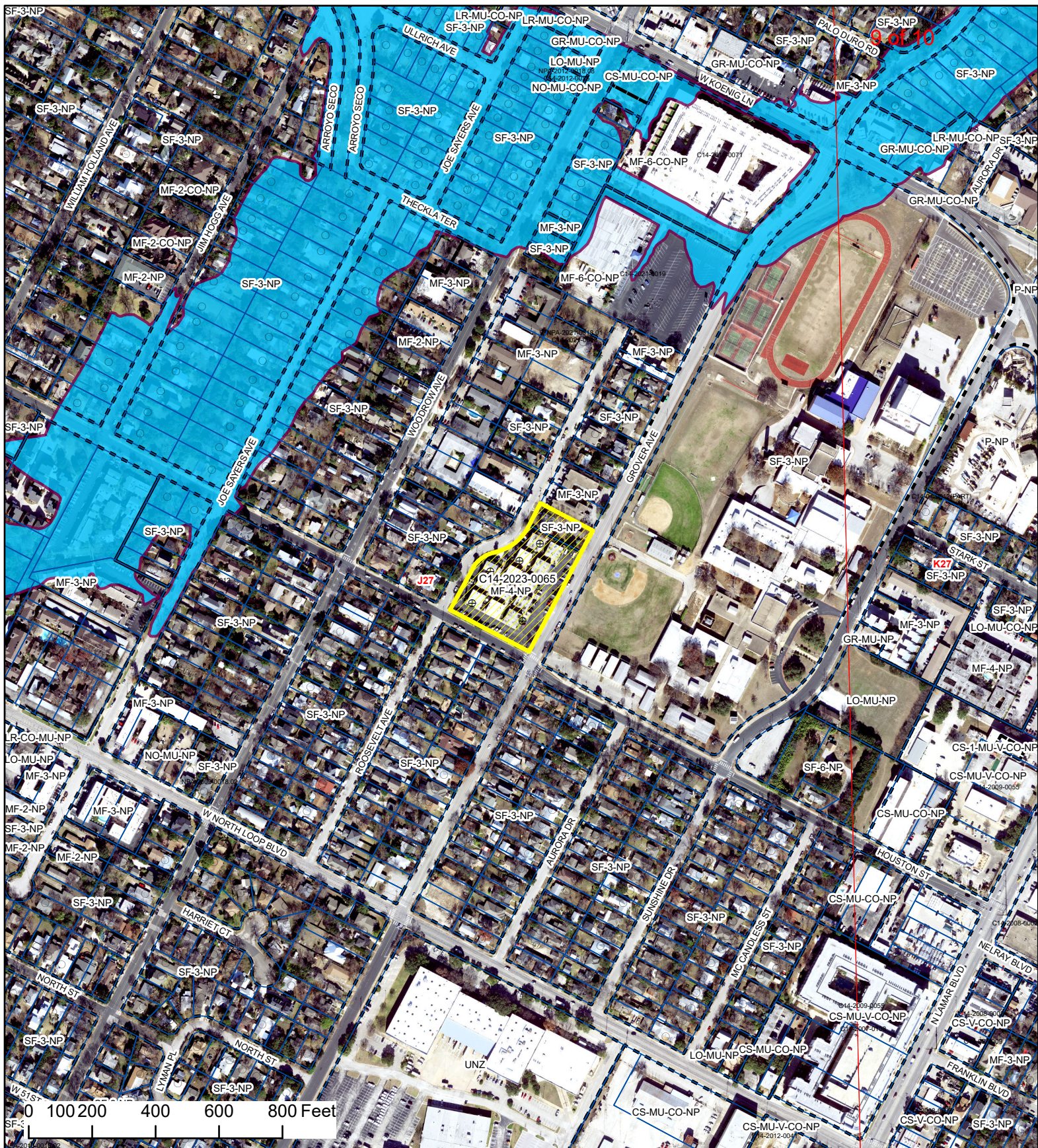
1" = 400'

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Created: 5/23/2023



5506 Grover Avenue, 5514 Grover Avenue, and 5515 Roosevelt Avenue Multifamily

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

ZONING CASE#: C14-2023-0065
 LOCATION: 5506, 5514 Grover Ave,
 5515 Roosevelt Ave
 SUBJECT AREA: 2.3313 Acres
 GRID: J27
 MANAGER: Dana Moses



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Created: 7/11/2023



August 22, 2023

Joi Harden, Zoning Director
Planning Department
City of Austin
1000 E. 11th St., Suite 200
Austin, TX 78702

Re: Request to Amend Rezoning Application for 5506 Grover Avenue, 5514 Grover Avenue,
and 5515 Roosevelt Avenue – Case C14-2023-0065

Dear Ms. Harden:

As the applicant's agent in the above-referenced zoning application, I filed the initial zoning application (case #C14-2023-0065) on May 12, 2023 for 5506 Grover Avenue, 5514 Grover Avenue, and 5515 Roosevelt Avenue (the "Property"). The initial zoning application requested rezoning the Property from SF-3-NP and MF-4-NP, to MF-6-NP.

I'm writing to formally request some amendments to the initial zoning application for the Property. The requested amendments to the zoning application are to rezone the property to MF-6-CO-NP, with the following Conditional Overlays:

- 1) The maximum height of a building or structure on the Property shall not exceed forty-five feet (45').
- 2) The maximum height of a building or structure on the Property shall not exceed four (4) stories.

Let me know if you have any questions or if anything further is needed to make the above-requested amendments to the zoning application. Thank you for your time and attention to this project.

Very truly yours,

David Hartman

cc: Dana Moses, Planning Department (via electronic delivery)