

**ZONING CHANGE REVIEW SHEET**CASE: C14-2023-0081DISTRICT: 3ZONING FROM: GO-MU-NPZONING TO: GO-MU-V-NPADDRESS: 406 & 428 E. Alpine RoadSITE AREA: 1.98 acres  
(86,248 sq. ft.)PROPERTY OWNER: Austin Memorial HomesAGENT: HD Brown Consulting, LLC (Amanda Brown) 214-695-9212CASE MANAGER: Cynthia Hadri 512-974-7620, [Cynthia.hadri@austintexas.gov](mailto:Cynthia.hadri@austintexas.gov)STAFF RECOMMEDATION:

**The staff recommendation is to grant general office-mixed use-vertical mixed use building-neighborhood plan (GO-MU-V-NP) combining district zoning.**

PLANNING COMMISSION ACTION / RECOMMENDATION:**October 10, 2023:**CITY COUNCIL ACTION:ORDINANCE NUMBER:ISSUES:CASE MANAGER COMMENTS:

The property in question is on East Alpine Road, 1.98 acres, platted, and partially developed with a Veterans of Foreign War (VFW) building on the east side of the property. The site has apartments, duplexes, single family and some sport facilities to the north (MF-2-NP, SF-3-NP, LO-NP), park land and warehouses (P-NP & LI-CO-NP) to the south, senior housing, park land, and commercial/retail stores (P-NP, LO-CO-NP, CS-CO-NP) to the east and west.

There is a capital metro bus stop within .25 miles from the site which would promote the use of public transportation. The Austin Strategic Mobility Plan (ASMP) shows a future extension for East Alpine Road that will connect to Pavload Pass, no longer making the street a dead end. The street connection will allow access to commercial services along East Ben White Boulevard.

**BASIS OF RECOMMENDATION:**

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

General Office (GO) district is intended for offices and selected commercial uses predominately serving community and city-wide needs. Mixed Use (MU) combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. Neighborhood Plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should allow for a reasonable use of the Property.*

Staff recommends the Applicant's request because the GO-MU-V-NP zoning district would allow for a fair and reasonable use of the site. The proposed Vertical mixed use building (V) subdistrict will allow for high-density residential uses, which will provide desirable housing opportunities for the people that work in the surrounding retail, commercial, and industrial areas. This site is located near South Congress, has a capital metro bus stop within .25 miles, and has a future extension plan to major commercial uses like Walmart and The Home Depot.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	GO-MU-NP	Veterans of Foreign Wars (VFW)
<i>North</i>	MF-2-NP SF-3-NP LO-NP	Apartments, Duplexes Single Family Residences Austin Sports Center
<i>South</i>	P-NP LI-CO-NP	Park Warehouses
<i>East</i>	P-NP LO-CO-NP CS-CO-NP	Park Senior Housing Commercial Services
<i>West</i>	LI-CO-NP CS-MU-V-CO-NP	Warehouses Commercial, Office, Retail

**NEIGHBORHOOD PLANNING AREA:** Greater South River City (St. Edwards)

**WATERSHED:** Blunn Creek - Urban

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

SCHOOLS: Austin Independent School District

Galindo Elementary School

Lively Middle School

Travis High School

COMMUNITY REGISTRY LIST:

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Memorial Homes  
 Austin Neighborhoods Council  
 Friends of Austin Neighborhoods  
 Greater South River City Combined  
 Neighborhood Plan Contact Team  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation

Preservation Austin  
 SELTexas  
 Sierra Club  
 Austin Regional Group  
 South Austin Commercial Alliance  
 South Central Coalition  
 South River City Citizens Assn.  
 Zoning Committee of South River City  
 Citizens

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0155	LI-CO-NP to CS-MU-V-NP	To Grant CS-MU-V-NP (06/13/2023).	Approved CS-MU-V-NP as Planning Commission Recommended (6/13/2023).
C14-2008-0167	RR-NP to P-NP	To Grant P-NP (10/14/2008).	Approved P-NP as Planning Commission Recommended (10/14/2023).
C14-2008-0169	LI-CO-NP to P-NP	To Grant P-NP (10/14/2008).	Approved P-NP as Planning Commission Recommended (10/14/2023).

RELATED CASES:

C14-2022-0101: The applicant requested to rezone from GO-CO-NP to GO-MU-CO-NP. Staff recommended GO-MU-CO-NP. The applicant also had an NPA associated with the case which was approved (Ordinance No. 20230720-183).

NPA-2022-0022.01: This is the NPA case that was approved with the C14-2022-0101 rezoning application, from GO-CO-NP to GO-MU-CO-NP.

ADDITIONAL STAFF COMMENTS:Comprehensive Planning:

**Project Name and Proposed Use:** 406 and 428 E. Alpine Road. C14-2023-0081. 1.98 acres from GO-MU-NP to GO-MU-V-NP. FLUM: Mixed Use in Greater South River City NP. Office and undeveloped land to 180 to 190 multifamily apartments with associated 10 percent affordable units. June 20, 2023.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures

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. Name(s) of Activity Center/Activity Corridor/Job Center: <b>Within St. Edwards Neighborhood Center</b>
	<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.
	<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.)
Y	<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.
Y	<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.
Y	<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.)
	<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	Total Number of "Yes's"

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Blunn 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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Fire: No comments.

#### 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 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 serve the South River neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider a connection along Blunn Creek toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would improve neighborhood connectivity, and satisfy an acquisition need for Blunn Creek, a recommendation identified in the Parks and Recreation Department's Long Range Plan.

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](mailto: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:

A site plan will be required for any new development other than single-family, two-family or duplex residential.

Any new development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the northern property line, the following standards apply:

- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, the height is limited to 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- Additional design regulations will be enforced at the time a site plan is submitted.

In the event that demolition or relocation of existing buildings is proposed, the applicant is responsible for requesting demolition or relocation permits at the appropriate stage of the development process. The City Historic Preservation Office will review all proposed building demolitions and relocations. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

FYI: Project is required to comply with Scenic Roadway sign regulations in 25-10-124.

#### Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for East Alpine Road. It is recommended that 42 feet of right-of-way from the future centerline should be dedicated for East Alpine Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Additional right-of-way maybe required at the time of subdivision and/or site plan.

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
East Alpine Road	Level 2	84'	0'	N/A	No	No	Yes

TIA: It 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.

Based on current public infrastructure configurations, 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).

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 AND ATTACHMENTS TO FOLLOW:

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





ZONING BOUNDARY

ZONING CASE#: C14-2023-0081

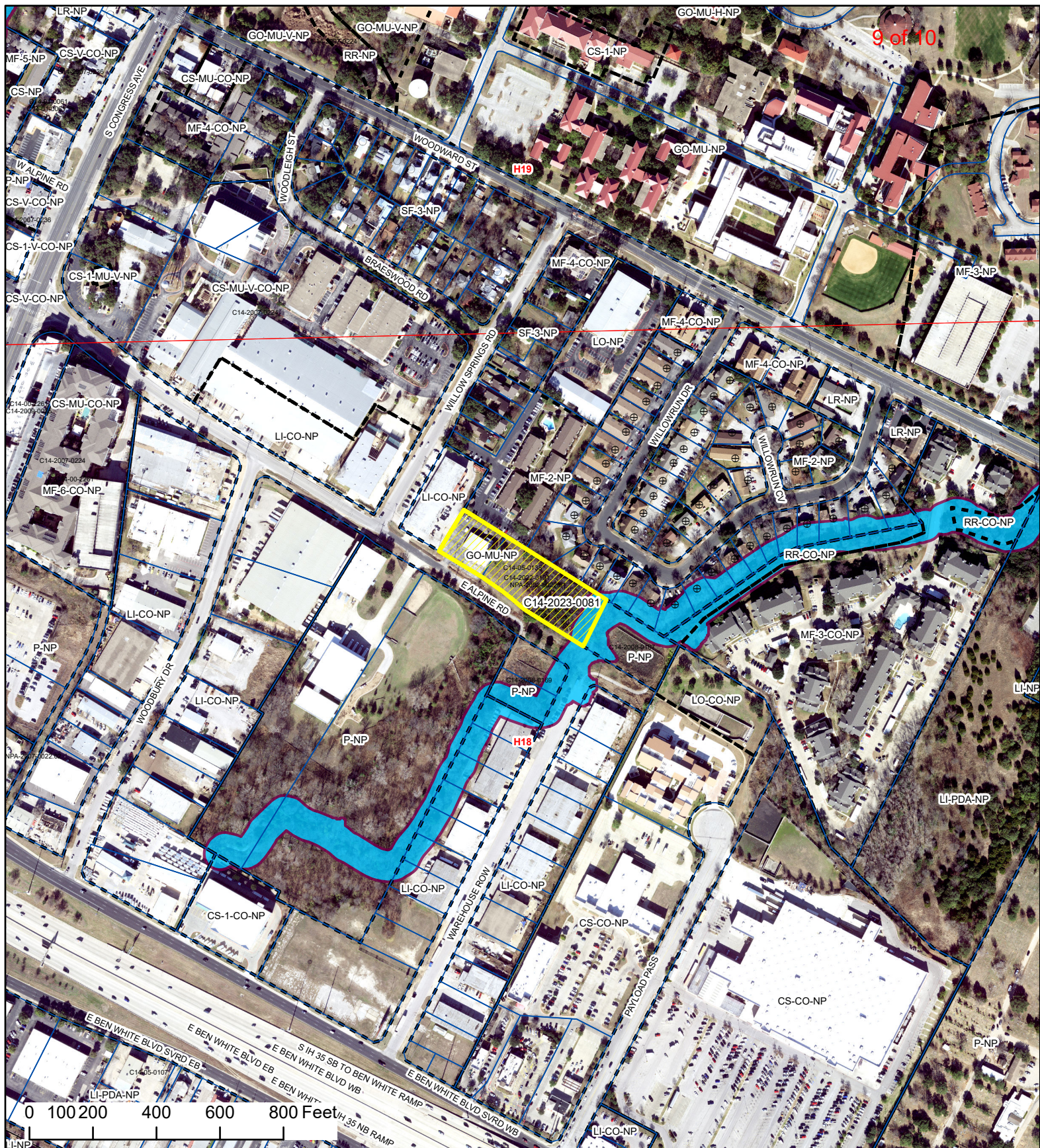
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**Created: 6/20/2023**

$$1'' = 400'$$





## 406 & 428 E Alpine Road

ZONING CASE#: C14-2023-0081  
 LOCATION: 406 and 428 East Alpine Rd  
 SUBJECT AREA: 1.982 Acres  
 GRID: H18  
 MANAGER: Nancy Estrada



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Created: 7/25/2023



## H D | B R O W N

Rosie Truelove  
City of Austin  
Planning and Housing Department  
1000 E 11th St.  
Austin, TX 78702

*Via Electronic Submittal*

Re: Rezoning request for 406 & 428 E Alpine Road; TCAD Parcel 429867 & 313581(the "Property")

Dear Mrs. Truelove:

As representatives of the owner of the above stated Property, we respectfully submit an application for rezoning. The Property is located at 406 & 428 Alpine Road and is currently developed with an office on 406 E Alpine Rd. and is undeveloped on 428 E Alpine Rd. We are requesting to rezone the Property from General Office-Mixed Use-Neighborhood Plan (GO-MU-NP) to General Office- Mixed Use-Vertical-Neighborhood Plan (GP-MU-V-NP). The purpose of the rezoning is to allow for a vertical mixed use building with associated affordable housing.

The Property is within the Greater South River City Neighborhood Plan and designates this site as "Mixed Use". As the proposed use is mixed-use a Future Land Use Map amendment is not required.

The surrounding zoning is P-NP to the east and south, GO-MU-NP to the west, and MF-2 to the north. The surrounding uses are warehouse to the west and south, undeveloped to the east and multifamily to the north.

If you have any questions regarding this request or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,



Amanda Couch Brown