

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0130.SH / SOL

P.C. DATE: August 12, 2008
July 8, 2008

ADDRESS: 1129 and 1133 Altum Street

OWNER/APPLICANT: Perry Equity Partners (Chris Krager)

AGENT: Perry Equity Partners (Brad Deal)

ZONING FROM: SF-4A-NP

TO: SF-3-NP

AREA: 0.378 acres (16,491 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-3-NP (Family Residence – Neighborhood Plan) zoning district.

PLANNING COMMISSION RECOMMENDATION:

August 12, 2008: Planning Commission approved staff's recommendation of SF-3-NP district zoning; by consent.

[M. Dealey, C. Ewen 2ND] (6-0) - J. Reddy and C. Small absent and T. Atkins not yet arrived.

This case was presented to the Planning Commission meeting of July 8, 2008 and the commission approved staff's recommendation of SF-3-NP, by consent (8-0). Because of a notification error, (an incorrect address) this case must be re-noticed and presented.

ISSUES:

This rezoning case has been approved to participate in the City's S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing expedited review program. Please refer to the attached S.M.A.R.T Housing Letter.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped but has been platted as part of a small lot subdivision. The applicant is proposing a S.M.A.R.T. Housing development that includes the subject tract. Initially, the entire development included 38 small lot single-family units at 1411 Perry Road in the Johnston Terrace Neighborhood Planning Area. Now the applicant wishes to rezone the larger lots in order to continue his planned development. The land area of the two lots comprising the subject tract is much greater than the typical small lot of (3,600 – 5,749 square feet). The applicant is requesting a zoning change to SF-3-NP in order to construct two additional affordable units. A zoning category of SF-3 with a lot size of 7,000 square feet or greater allows for a secondary dwelling unit. These two large lots could be developed with two dwelling units, therefore four units can be built on these two lots under SF-3 zoning. Guadalupe Neighborhood Development Corporation plans to purchase these lots and manage them as affordable housing.

The staff is recommending SF-3-NP zoning for this site because the proposed zoning is compatible and consistent with the surrounding zoning and will maintain single family neighborhood characteristics.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-4A	Undeveloped
<i>North</i>	SF-3-NP	Undeveloped
<i>South</i>	SF-4A	Undeveloped
<i>East</i>	SF-3-NP	Single Family Residence
<i>West</i>	SF-4A-NP	Undeveloped

AREA STUDY: Johnson Terrace

TIA: Waived

WATERSHED: Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

- 51 - Northeast Walnut Creek Neighborhood Association
- 64 - River Oaks Lakes Estates Neighborhood
- 114 - North Growth Corridor Alliance
- 511 - Austin Neighborhoods Council
- 643 - North East Action Group
- 671 - Collinwood Homeowners Association
- 937 - Taking Action Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0226 (1141 1/2 - 1127 PERRY RD.)	From SF-3- NP to SF-4A- NP	On 2/13/2007 Planning Commission APVD STAFF REC OF SF-4A BY CONSENT (9-0)	On 4/9/2007 Council Apvd Ord. 20070405-046 for SF-4A- NP (7-0); all 3 rdgs

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Perry Road	50 feet	27 feet	Local	329 (8/18/04)

- There are no existing sidewalks along the east side of Perry Road. There are some sidewalks along the west side of Perry Road.
- Perry Road is not classified in the Bicycle Plan as a Priority 1 or 2 bike route.
- Capital Metro bus service is available within ¼ mile of this property on Bolm Road and Gardner Road with the #17 Johnston local service.

CITY COUNCIL DATE: August 21, 2008

ACTION:

ORDINANCE READINGS: 1st

2nd

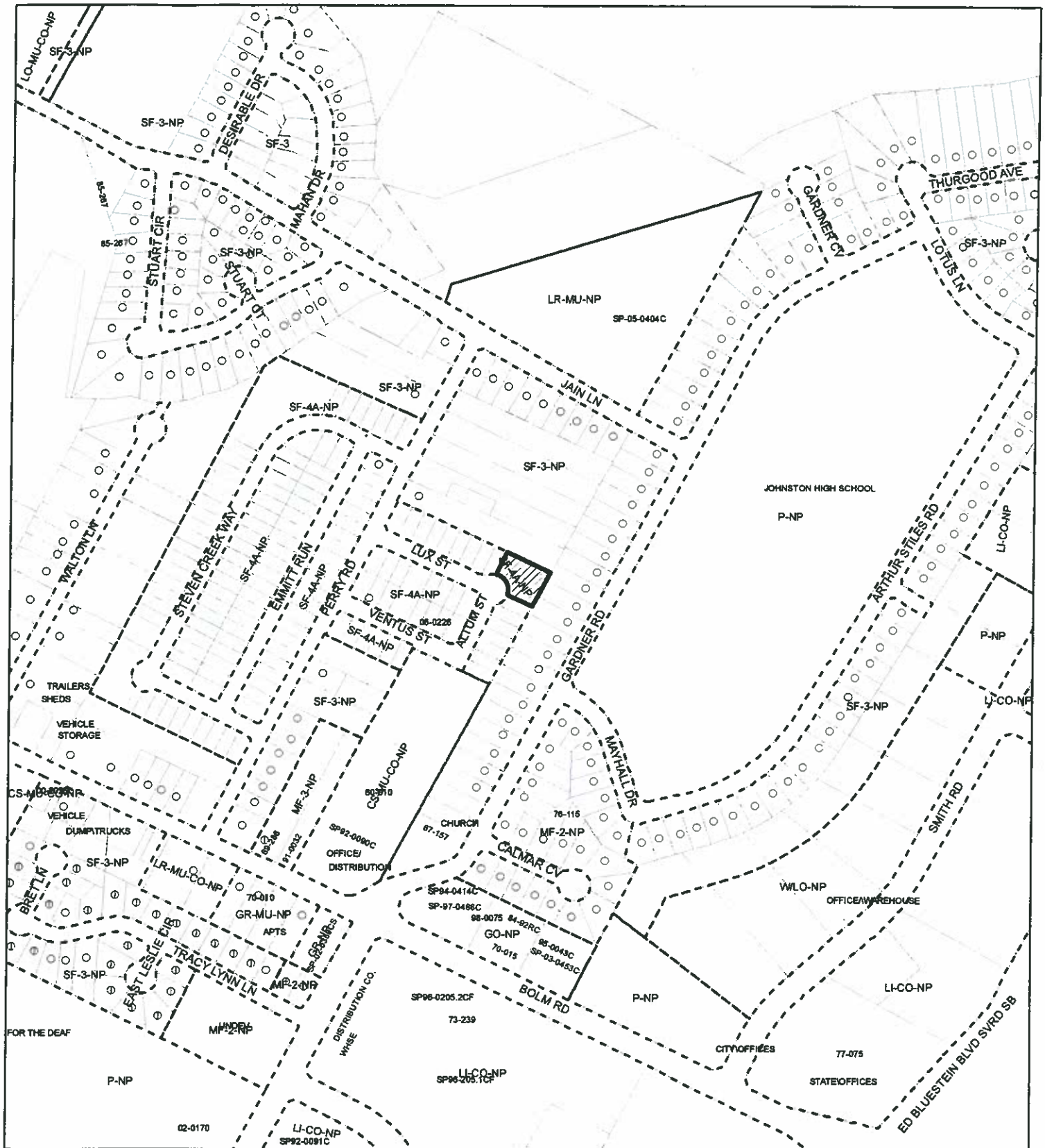
3rd

ORDINANCE NUMBER:

CASE MANAGER: Joi Harden




PHONE: 974-2122

EMAIL: joi.harden@ci.austin.tx.us



ZONING

ZONING CASE#: C14-2008-0130.SH
 ADDRESS: 1141 PERRY RD
 SUBJECT AREA: 0.378 ACRES
 GRID: M21
 MANAGER: J. HARDEN


-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



An aerial photograph of a residential area. A green line outlines a large, irregularly shaped lot. Within this lot, a smaller, more complexly shaped area is outlined in blue. The lot is labeled with the name 'ALTUM' in the center. To the left of the lot, the name 'VENTUS' is visible. To the right, 'LUX' is visible. At the bottom of the image, a street labeled 'GARDNER' runs horizontally. In the bottom left corner, a yellow callout box contains text. The text in the box is as follows:

C14-2008-0130.SH
1129 & 1133 Altum Street
From: SF-4A-NP
To: SF-3-NP

STAFF RECOMMENDATION

The staff's recommendation is to grant SF-3-NP (Family Residence – Neighborhood Plan) zoning district.

BACKGROUND

The property in question is currently undeveloped but has been platted as part of a small lot subdivision. The applicant is proposing a S.M.A.R.T. Housing development including the subject tract.

BASIS FOR RECOMMENDATION

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

The SF-3 zoning district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

The applicant proposes to construct two dwelling units on each of the larger lots to develop two additional affordable structures.

2. *The proposed zoning should promote consistency and orderly planning.*

The SF-3 zoning district compatible and consistent with the surrounding zoning and will maintain single family neighborhood characteristics.

EXISTING CONDITIONS

Site Characteristics

The property in question is currently undeveloped but has been platted as part of a small lot subdivision. The site is mainly flat and is moderately vegetated.

Impervious Cover

The maximum impervious cover allowed by the SF-3 zoning district would be 45 %.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy 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. Impervious cover is not limited in this watershed class.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

According to flood plain maps, there is no flood plain within the project area.

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, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

Transportation

1. No additional right-of-way is needed at this time.
2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]
3. For information only: The trip generation under the requested zoning is estimated to be 33 trips per day**, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

**The proposed zoning SF-3 is a more restrictive zoning district and results in a decrease from the trip generation under the existing zoning SF-4A, which is estimated to be 44 trips per day.
4. There are no existing sidewalks along the east side of Perry Road. There are some sidewalks along the west side of Perry Road.
5. Perry Road is not classified in the Bicycle Plan as a Priority 1 or 2 bike route.
6. Capital Metro bus service is available within ¼ mile of this property on Bolm Road and Gardner Road with the #17 Johnston local service.

Water and Wastewater

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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

Compatibility Standards/ Site Plan Standards

The proposed zoning change does not trigger the application of compatibility standards.



RIVER BLUFF NEIGHBORHOOD ASSOCIATION
4907 Red Bluff Road, Austin, Texas 78702-5121

To whom it May Concern,

At our October 2007 meeting, the Govalle/Johnston Terrace
Neighborhood Planning Team reviewed

A proposal presented by

Chris Krager of Perry Equity Partners LLC and KRDB presented to us

To rezone

Lots 10 & 11 of Block C of the SOL subdivision, located at 1141 Perry Rd.

From SF-4A

To SF-3 residential use.

We hereby **Support** this application for rezoning because this project

Creates a partnership between a for profit and a non profit developer, that will
provide much needed, real, affordable rental and ownership housing for our
neighborhood.

These lots are being purchased by the Guadalupe Neighborhood
Development Corporation (GNDC) for the purpose of providing long term
affordable rental housing for families earning 30-60% MFI, and the rezoning
will allow for an additional affordable secondary unit on each lot.

The efforts of these two organizations is providing the kind of affordable
housing that is consistent with needs and values of the Govalle/Johnston
Terrace neighborhoods.

Thank you,

Daniel Llanes, coordinator
Govalle/Johnston Terrace Neighborhood Planning Team



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

Gina Copic, S.M.A.R.T. Housing Program Manager
(512) 974-3180, Fax (512) 974-3112, regina.copic@ci.austin.tx.us

November 13, 2007 (revised from January 4, 2007)

S.M.A.R.T. Housing Certification

KRDB / Perry Equity Partners - Perry Road Sustainable Housing El Sol Subdivision, 1141 Perry Road

TO WHOM IT MAY CONCERN:

KRDB / Perry Equity Partners (Chris Krager, 374-0946 (o), 423-7072 (m); krdb@lividpencil.com) are planning to develop 38 single-family units at 1141 Perry Road in the Johnston Terrace Neighborhood Planning area.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 40% of the units will serve households at or below 80% Median Family Income (MFI) including 6 units at or below 65% MFI and 10 units at or below 50% MFI, the development will be eligible for 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Site Plan Fee
Construction Inspection
Subdivision Plan Review

Concrete Permit
Electrical Permit
Zoning Verification
Land Status Determination
Building Plan Review

Mechanical Permit
Plumbing Permit
Regular Zoning Fee
Demolition Permit
Parkland Dedication Fee

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Dick Peterson, single family, 482-5372).

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that accessibility and transit-oriented standards have been met.

The applicant must demonstrate compliance with the reasonably priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3126 if you need additional information.


Steve Barney

Neighborhood Housing and Community Development

Cc: Annette Polk, Capital Metro
Gina Copic, NHCD
Stuart Hersh, NHCD
Robby McArthur, AWU
Lisa Nickle, WPDR
John Umphress, AE

Manecsh Chaku, NHCD
Javier Delgado, WPDR
Nannett Holweger, PW
Danny McNabb, WPDR
Yolanda Parada, WPDR

Virginia Collier, NPZD
James Grabbs, AWU
Jessica King, WPDR
Maureen Meredith, NPZD
Dick Peterson, AE

SP
ENV 75D
T JA
154