

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0074 – 2202 Webberville Road DISTRICT: 1

ZONING FROM: CS-MU-CO-NP

TO: CS-MU-V-CO-NP

ADDRESS: 2202, 2210, 2214 and 2220 Webberville Road and 2206 East 7<sup>th</sup> Street

SITE AREA: 0.7267

PROPERTY OWNERS:  
2202 Webberville Road, LLC  
(Bill Knauss)

AGENT:  
Drenner Group  
(Leah Bojo)

CASE MANAGER: Heather Chaffin (512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov))

STAFF RECOMMENDATION:

**Staff supports the Applicant’s request to rezone the property the property from CS-CO-MU-NP to CS-MU-V-CO-NP. The conditions from the current zoning will be carried forward as follows:**

- 1. The following land uses shall be prohibited on the property: Automotive sales, Automotive rentals, Commercial off-street parking, Convenience storage, Drop-off recycling collection facility, Equipment repair services, Vehicle storage, Pawn shop services, Equipment sales, Campground, Laundry service.**
- 2. The following land uses shall be conditional on the property: Communication service facilities, Kennels, Limited warehousing and distribution, Building maintenance services, Construction sales and services.**

*For a summary of the basis of staff’s recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 11, 2019:

CITY COUNCIL ACTION:

June 20, 2019:

ORDINANCE NUMBER:

ISSUES:

A site plan is currently under City review (City File # SP-2018-0243C) for development of the site with a mixed use building that complies with vertical mixed use (VMU) development standards. The building includes streetscape improvements, ground floor office use, and 60 residential units for purchase. Of the 60 units, 3 will be made available at 80% MFI and 3 will be available at 100% MFI for a term of 99 years. The property is adjacent to East 7<sup>th</sup> Street, a Core Transit Corridor. The V- designation is the only proposed change to the existing zoning; all existing conditions shall remain.

CASE MANAGER COMMENTS:

The subject tract comprised of five lots located at the intersection of East 7<sup>th</sup> Street, Prospect Avenue and Webberville Road. This portion of East 7<sup>th</sup> Street is designated as a Core Transit Corridor. The lots are zoned CS-MU-CO-NP and are vacant. Immediately north of the site are SF-3-NP zoned lots developed with single family residences. Across Prospect Avenue to the west is property zoned CS-MU-CO-NP developed with retail and restaurant uses. Across East 7<sup>th</sup> Street to the south are is property zoned CS-MU-CO-NP developed with a small commercial center with professional offices, personal services, and retail. Across Webberville Road to the east is property zoned CS-MU-CO-NP developed with a small commercial center with alternative financial services, personal improvement services, personal services, and retail. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.*** Staff supports the rezoning as requested. East 7<sup>th</sup> Street is a Core Transit Corridor and is an appropriate location for VMU zoning. A site plan is currently under City review that meets the requirements of VMU development including affordable units. This meets the city-wide goal of providing more affordable housing options. The Applicant has also agreed to keep the list of conditional and prohibited land uses that currently exist on the site.

BASIS OF RECOMMENDATION:

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

VMU encourages mixed use buildings with affordable residential units. The rezoning request and associated site plan meet these requirements.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

The proposed rezoning promotes the goal of increased affordable housing supply.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

The proposed rezoning promotes the goal of increased affordable housing supply.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-MU-CO-NP	Vacant
North	SF-3-NP	Single family residential

	ZONING	LAND USES
South	CS-MU-CO-NP	Professional offices, Personal services, and Limited retail
East	CS-MU-CO-NP	Alternative financial services, Personal improvement services, Personal services, Limited retail
West	CS-MU-CO-NP	Limited retail, Limited restaurant

NEIGHBORHOOD PLANNING AREA: Holly

TIA: N/A

WATERSHED: Lady Bird Lake

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association  
 SELTexas  
 Del Valle Community Coalition  
 Sierra Club  
 Austin Neighborhoods Council

AISD  
 Preservation Austin  
 Friends of Austin Neighborhoods  
 Bike Austin

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
E. 7 <sup>th</sup> St	78'	51'	Major Arterial	Both sides	Yes	Yes
Prospect Av	56'	25'	Residential collector	One side	No	Yes
Webberville Rd	60'	40'	Local collector	Both sides	No	Yes

OTHER STAFF COMMENTS:

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Lady Bird Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.

SITE PLAN

- SP1. Site plans will be required for any new development other than single-family or duplex residential.
- SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP3. FYI: Additional design regulations will be enforced at the time a site plan is submitted.
- SP4. FYI: The subject property is included in an approved site plan SP-2018-0243C.

SP5. FYI: The subject property is in the Central East Austin Neighborhood Plan District.

#### COMPATIBILITY STANDARDS

SP6. The site is subject to compatibility standards due to proximity of SF-3 lots to the north.

The following standards apply:

No structure may be built within 25 feet of a triggering property.

No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of a triggering property.

No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of a triggering property.

No parking or driveways are allowed within 25 feet of a triggering property.

An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

SP7. FYI: In an MU combining district that is combined with a general office (GO), community commercial (GR), general commercial services (CS), or commercial services - liquor sales (CS-1) base district, the minimum site area for each dwelling unit is:

800 square feet, for an efficiency dwelling unit;

1,000 square feet, for a one bedroom dwelling unit; and

1,200 square feet, for a dwelling unit with two or more bedrooms.

SP8. If the project decides to develop as a VMU project, Subchapter E, Section 4.3 will apply.

#### TRANSPORTATION

TR1. FYI: Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

TR2. FYI: A TIA may be required at time of site plan if triggered per LDC 25-6-113

TR3. FYI: Waivers were approved for right of way dedication for 7th and Prospect by the Austin Transportation Department for site plan SPC-2018-0243C. However, the need for right of way dedication may be revisited for future site plans for this site.

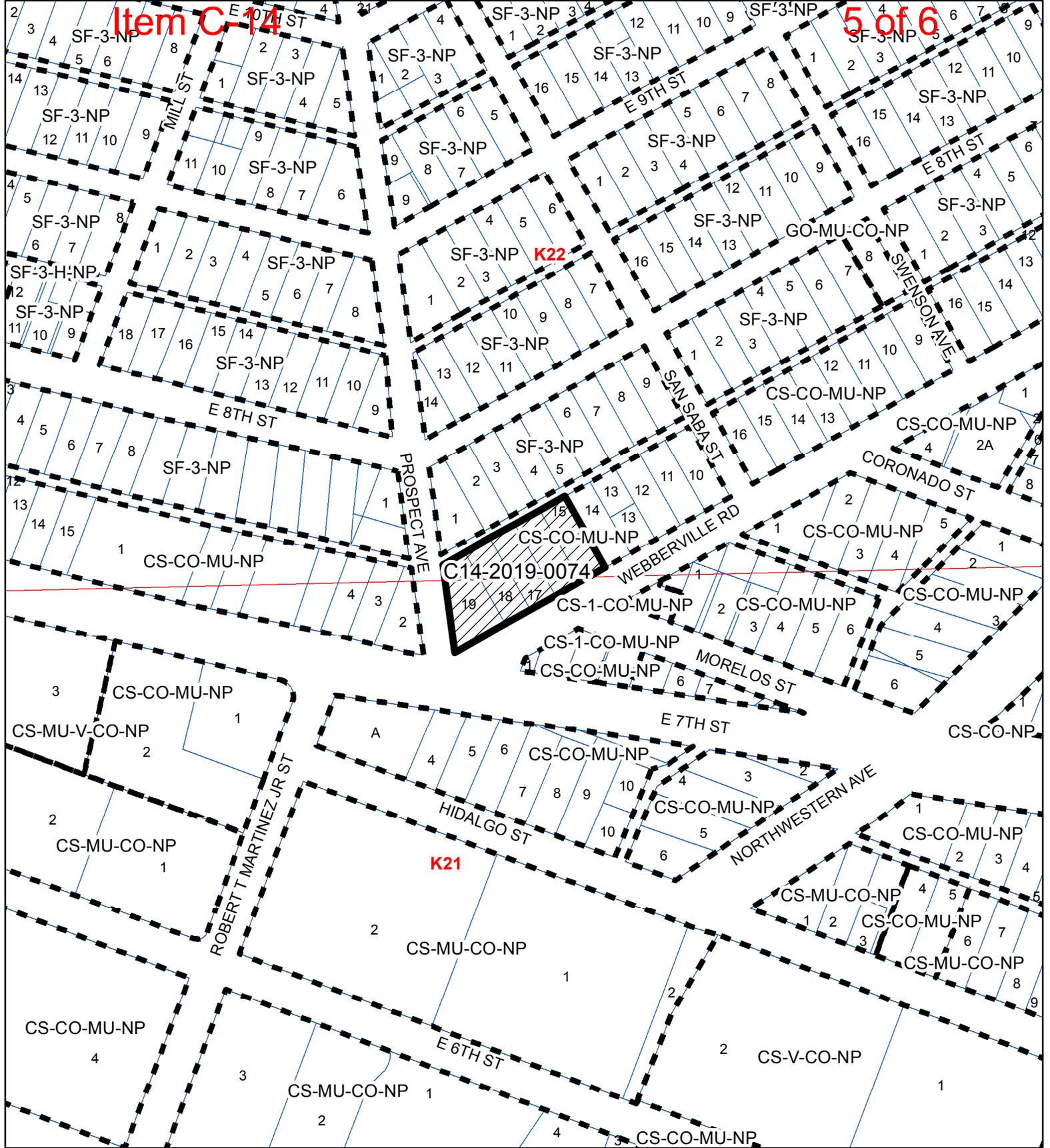
#### WATER UTILITY

1. 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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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 Exhibit



C14-2019-0074

**2202 WEBBERVILLE ROAD**

ZONING CASE#: C14-2019-0074  
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 SUBJECT AREA: .7267 Acres  
 GRID: K21 & K22  
 MANAGER: Heather Chaffin

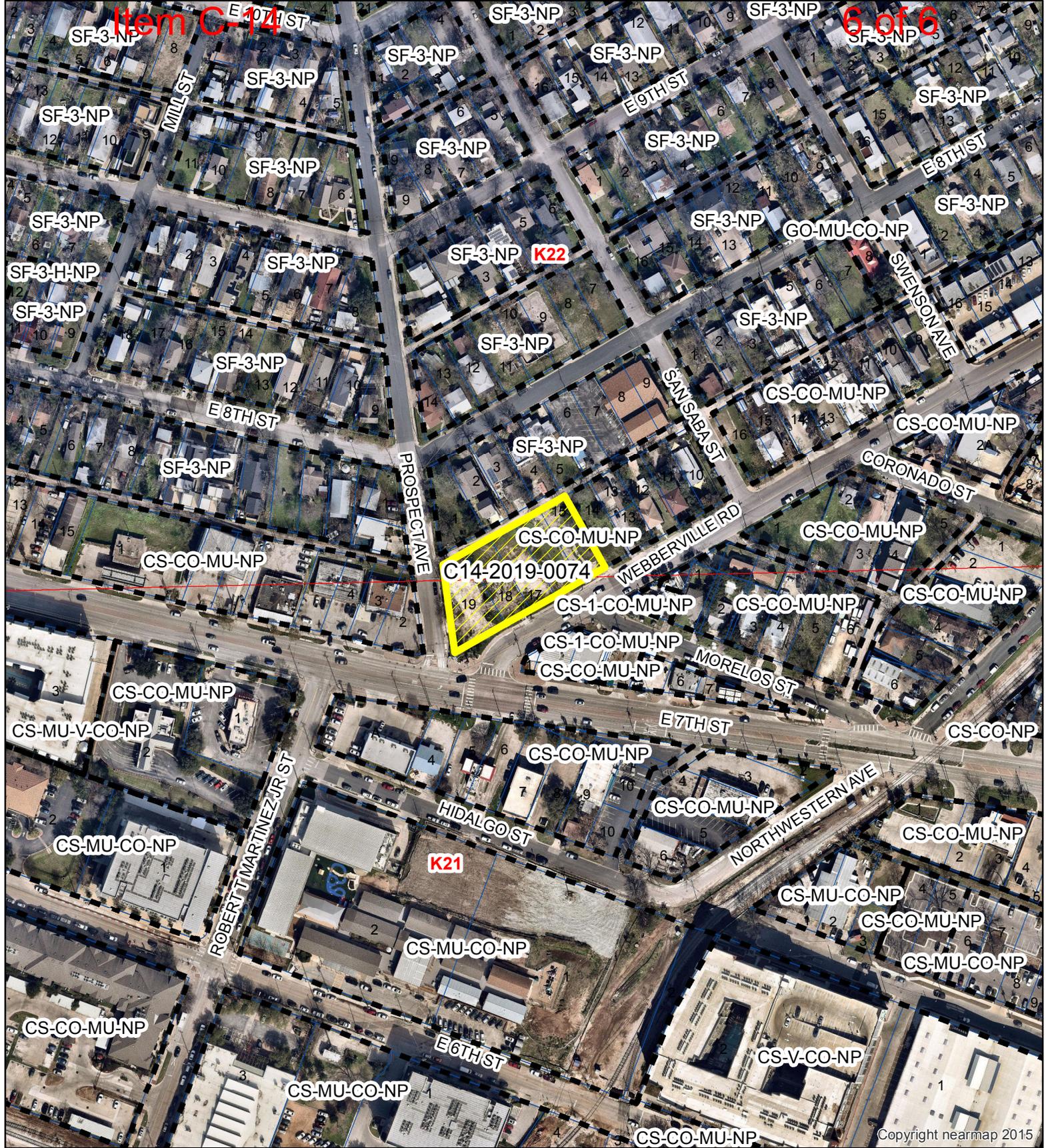
-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER



1" = 200'



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