

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0107.SH – Jackie Robinson Rezoning DISTRICT: 1
(previously “Diamond Forty-Two”)

ZONING FROM: SF-3-NP

TO: SF-6-NP, as Amended

ADDRESSES: 5511, 5515, 5517, and 5519 Jackie Robinson Street

SITE AREA: 6.149 Acres

PROPERTY OWNER/APPLICANT: William Mosley

AGENT: Citrine Development, LLC (Teresa Bowyer)

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

STAFF RECOMMENDATION:

Staff supports the Applicant’s request to rezone the property to SF-6-NP. *For a summary of the basis of staff’s recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 23, 2020:

May 12, 2020: Postponement to June 23, 2020 as requested by Staff, on consent

April 28, 2020: Postponement to May 12, 2020 as requested by Staff, on consent

April 14, 2020: Postponement to April 28, 2020 as requested by Staff, on consent

March 10, 2020: Postponement to April 14, 2020 as requested by Staff, on consent

January 28, 2020: Postponement to March 10, 2020 as requested by Staff, on consent

December 17, 2019: Postponement to January 23, 2020 as requested by Staff, on consent

November 12, 2019: Postponement to December 17, 2019 as requested by Applicant, on consent

October 8, 2019: Postponement to November 12, 2019 as requested by Applicant, on consent

September 24, 2019: Postponement to October 8, 2019 as requested by Applicant, on consent

CITY COUNCIL ACTION / RECOMMENDATION:

July 30, 2020:

May 21, 2020: Meeting cancelled

December 17, 2019: Postponement to January 28, 2020 as requested by Staff, on consent

April 23, 2020: Postponement to May 21, 2020 as requested by Staff, on consent

March 12, 2020: Postponement to April 23, 2020 as requested by Staff, on consent

January 23, 2020: Postponement to March 12, 2020 as requested by Staff, on consent

December 17, 2019: Postponement to January 23, 2020 as requested by Staff, on consent

December 17, 2019: Postponement to January 28, 2020 as requested by Staff, on consent

December 5, 2019: Postponement to January 28, 2020 as requested by Staff, on consent

November 14, 2019: Postponement to December 5, 2020 as requested by Staff, on consent

October 17, 2019: Postponement to November 14, 2019 as requested by Staff, on consent

ISSUES:

The rezoning request is for a SMART Housing project that proposes 62 private-ownership units (not rentals). 51 of the proposed units would be available at 80% or below Median Family Income (MFI) for a 99-year term. *Please see Exhibit C – SMART Housing Letter.*

The proposed rezoning was previously filed by a different developer with a different SMART Housing request for MF-2-NP rental units. That developer dropped the request and the property owner is proceeding with the current developer and the SF-6-NP SMART Housing requested described in this report.

CASE MANAGER COMMENTS:

The proposed rezoning is for 6.149-acre property located on the south side of Jackie Robinson Street between Delano Street and Tannehill Lane. The property is currently zoned SF-3-NP and developed with a single family residence. Immediately to the west are lots zoned SF-3-NP and developed with single family residences. The single family neighborhood continues further to the north, west and south. North of the subject property, across Jackie Robinson Street, is property that was rezoned from SF-3-NP to SF-6-CO-NP in 2018. Also across the street is property zoned SF-3-NP that is developed with a single family residence. Immediately to the east of the property are lots zoned SF-3-NP that are developed with single family residences. Further east are lots zoned LR-NP and P-NP that contain the Travis County International Cemetery. East of the cemetery, across Axel Lane, are a mix of commercial, industrial and undeveloped parcels that transition toward Ed Bluestein Boulevard. The cemetery and single family neighborhood continue south of the subject tract. *Please see Exhibits A and B—Zoning Map and Aerial Exhibit.*

Staff supports the proposed rezoning from SF-3-NP to SF-6-NP. The property is located in an area that transitions from the single family neighborhood to the north, south and west to the mixed commercial/industrial area to the east along Ed Bluestein Boulevard. The property across the street was granted SF-6-CO-NP zoning in 2018, with a cap of 62 dwelling units. The property is located in the MLK -183 Planning Area, which is covered by the East MLK Combined Neighborhood Plan. The future land use map (FLUM) for this area designates the property as mixed residential. The proposed high-density residential land use is permitted for this FLUM designation and is an appropriate transition between the single family and commercial areas surrounding the property. The addition of 51 affordable private-ownership residential units provide an opportunity for diverse housing types and levels of affordability in the area.

BASIS OF RECOMMENDATION:

- 1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*
- 2. Zoning changes should promote an orderly relationship among land uses.*

The proposed rezoning is compatible with the single family and townhouse/condominium zoned areas to the west and north of the property, and to the larger single family lots to the south. It will result in a gradual transition from the rezoned property to these adjacent areas.

- 3. The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The proposed rezoning is consistent with the East MLK Combined Neighborhood Plan, which calls for mixed residential housing on large vacant parcels on Jackie Robinson, and a diversity of housing types

located on infill sites. The addition of 51 affordable dwelling units meets City goals of increasing housing opportunities.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Single family residential
North	SF-6-CO-NP, SF-3-NP	Undeveloped, Single family residential
South	SF-3-NP, P-NP	Single family residential, Cemetery
East	LR-NP, P-NP	Single family residential, Cemetery
West	SF-3-NP	Single family residential

NEIGHBORHOOD PLANNING AREA: East MLK Combined NP Area

SCHOOLS:

- Norman Elementary School
- Sadler Means Young Women’s Leadership Academy
- Garcia Young Men’s Leadership Academy
- LBJ High School

TIA: N/A

WATERSHED: Fort Branch

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Inncercity Alliance
- Bike Austin
- Claim Your Destiny Foundation
- East Austin Conservancy
- Friends of Austin Neighborhoods
- FRS Property Owners Association
- Homeless Neighborhood Association
- Lincoln Garden Association
- Neighbors United for Progress
- Reissig Group
- Sierra Club Austin Regional Group
- East MLK Combined Neighborhood Association
- Austin Independent School District
- Austin Neighborhoods Council
- Black Improvement Association
- Del Valle Community Coalition
- East MLK Contact Team
- Friends of Northeast Austin
- Hog Pen NA
- Jackie Robinson Acres
- M.E.T.S.A. Neighborhood Assn
- Preservation Austin
- Seltexas
- Truman Heights Neighborhood Assn

AREA CASE HISTORIES:

CITY FILE # / NAME	ZONING FROM & TO	PLANNING COMMISSION	CITY COUNCIL
C14-2017-0097 Jackie Robinson Residential 1321 Delano St, 5600 Jackie Robinson Ln	SF-3-NP to SF-6-NP	01-23-2018 Apvd SF-6-CO-NP with max 62 du, NTA RC	02-15-2018 Grant SF-6-CO-NP as rec by PC

C14-2015-0019 5306 Samuel Huston 5306 Samuel Huston Ave.	SF-3-NP to SF-6-NP	06-23-15- Denied Applicant's request	09-10-15- Withdrawn by Applicant
NPA-2014-0015.01 City School (6005 Wilcab Road) 3608 Bluestein Dr	Amend East MLK Combined Neighborhood Plan	Withdrawn by the Applicant on 3-6-2015	Withdrawn by Applicant on 03-06-2015

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Jackie Robinson St.	36'	27'	ASMP level 2	On south side	No	Yes

OTHER STAFF COMMENTS:

COMPREHNSIVE PLANNING

The property is located within the boundaries of the East MLK Combined Neighborhood Planning Area (Fort Branch section), in the MLK-183 Neighborhood Planning Area.

Connectivity- The Walkscore for this area is 22/100, Car Dependent, meaning almost all errands require a car. Public sidewalks are located along both sides of Jackie Robinson Street. Cap Metro transit stops are located directly in front of the subject property and across the street. There are no bike lanes or urban trails located within a quarter of a mile of this site. The mobility options in this area are good, while local neighborhood goods and services in the area are lacking.

East MLK Combined Neighborhood Plan (EMLKCNP)- The EMLKCNP Future Land Use Map (FLUM) designates this portion of the planning area as ‘Mixed Residential.’ Zone MF-2 is permitted under the Mixed Residential FLUM category. This category supports a variety of different housing types in one area, including single-family residential, townhouses, duplexes, and apartments. Single-family residential should comprise approximately half of a mixed residential area. The following East MLK Plan policies and text are applicable to this request, including text and recommendation taken from the East MLK voluntary design guidelines:

-Ensure compatibility and encourage adjacent land uses to complement each other. The Guidelines may indicate a neighborhood’s preference for increasing or decreasing the occurrence of certain types of land uses. Creating easily accessible areas of mixed-use and neighborhood-oriented services can also minimize the need for residents to travel by car to get goods and services needed on a day-today basis.
OBJECTIVE 2: Design multi-family residential projects to be compatible with adjacent single-family areas.

- Guideline 2.1: Multi-family buildings less than 100 feet in width on any street-facing side are more in keeping with the scale of the neighborhood. Building facades that express the interior organization of suites or structural bays relate better to the scale of single-family houses.
- Guideline 2.2: Multi-family buildings should have the same relationship to the street as single family houses. Landscaped front yards with porches or balconies and a walkway connecting the building to the street sidewalk.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Fort Branch 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. 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.

SITE PLAN

- SP1. Site plans will be required for any new development other than single-family or duplex residential.
- SP2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- SP3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP4. FYI: Additional design regulations will be enforced at the time a site plan is submitted.
- SP5. The site is subject to compatibility standards due to adjacency of SF-3-NP zoning to the east and west and proximity of SF-3-NP zoning to the north and south. The following standards apply:
- No structure may be built within 25 feet of the property line to the east or west.
 - 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 allowed within 25 feet of the east or west property line.
 - Landscaping or screening is required along the east and west property lines in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
 - For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 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.
 - 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.

TRANSPORTATION

TR1. 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. A Traffic Impact Analysis

shall be required at the time of site plan if triggered per LDC 25-6-113. The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 70 feet of right-of-way for Jackie Robinson Street. Additional right-of-way shall be required at the time of subdivision and/or site plan. The adjacent street characteristics table is provided below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Jackie Robinson St.	36'	27'	ASMP level 2	On south side	No	Yes

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
- C. SMART Housing Letter

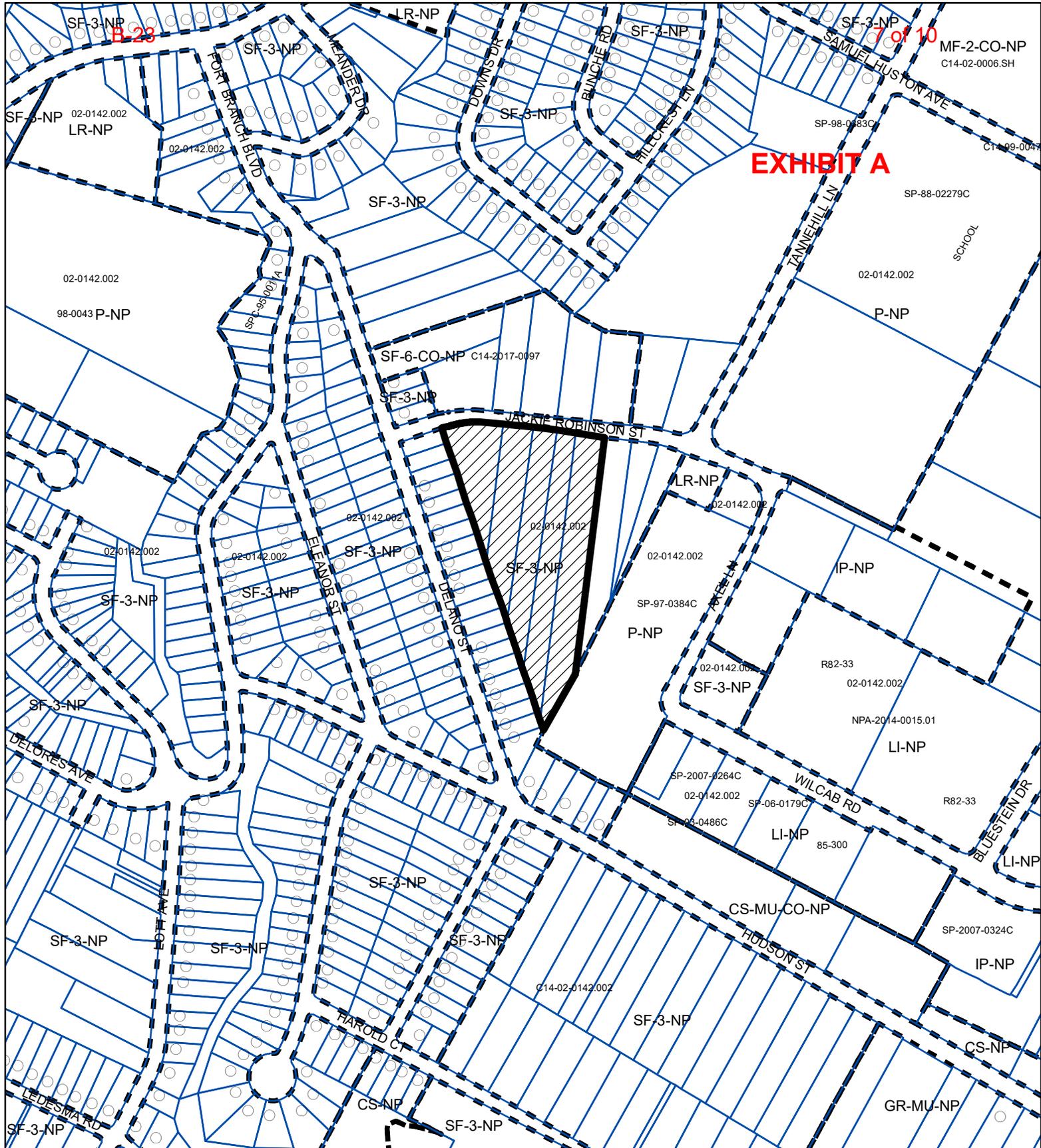


EXHIBIT A

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ZONING

ZONING CASE#: C14-2019-0107.SH

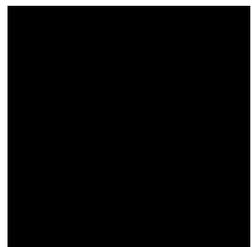


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

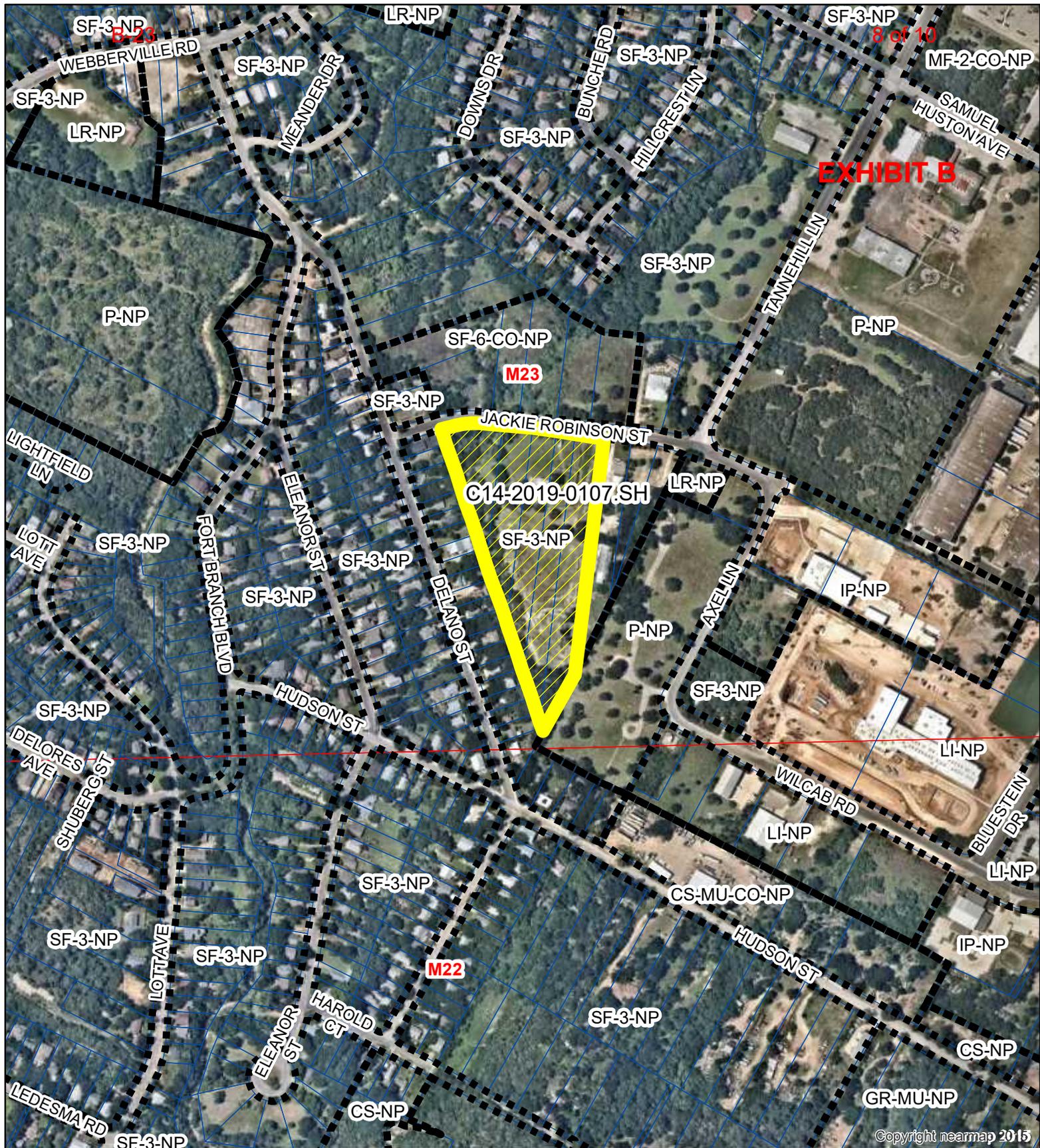
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Created: 8/7/2019



1" = 400'

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

DIAMOND FORTY-TWO

ZONING CASE#: C14-2019-0107.SH
 LOCATION: 5511-5519 JACKIE ROBINSON ST.
 SUBJECT AREA: 6.149 Acres
 GRID: M23
 MANAGER: Heather Chaffin



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin

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

EXHIBIT C

Neighborhood Housing and Community Development Department S.M.A.R.T. Housing Program

June 10, 2020

S.M.A.R.T. Housing Certification Summertree Developer, LLC – 5511-5519 Jackie Robinson – (ID 723)

TO WHOM IT MAY CONCERN:

Summertree Developer, LLC (contact Sarah Andre; ph: 512.698.3369; email sarah@structuretexas.com) is planning to develop a **62-unit, single-family ownership** development at 5511-5519 Jackie Robinson Street, Austin, Texas. Seven of these units will be sold to households at or below 80% Median Family Income (MFI) and will be subject to a minimum 99-year affordability period. The units will comply with ownership prices established annually by Neighborhood Housing and Community Development (NHCD).

This development is seeking a zoning change from SF-3 to SF-6. The applicant has submitted evidence of contacting the East MLK Combined Neighborhood Association advising them of their project. The applicant has indicated they will address any legitimate concerns of the neighborhood residents.

NHCD certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **10% (7)** of the units will serve households at or below 80% MFI with long-term affordability the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning 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. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

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 the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.2108 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,



Alex Radtke, Senior Planner
Neighborhood Housing and Community Development

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS