

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0082 Springdale Road Residences

DISTRICT: 1

ZONING FROM: GR-NP

TO: GR-MU-V-NP
(as amended 07/29/2021)

ADDRESS: 5800, 5900, 5920, 6000 Springdale Road

SITE AREA: 4.70 Acres

PROPERTY OWNER:
Willie C. Lewis

AGENT:
Alice Glasco Consulting
(Alice Glasco)

APPLICANT:
Urban ATX Development LLC
(Christopher Affinito)

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

STAFF RECOMMENDATION:

Staff supports the Applicant's request for rezoning to GR-MU-V-NP.

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

PLANNING COMMISSION ACTION / RECOMMENDATION:

September 14, 2021:

CITY COUNCIL ACTION:
TBD

ORDINANCE NUMBER:

ISSUES:

The rezoning request was initially filed for GR-MU-NP and was amended to GR-MU-V-NP on July 29, 2021.

The rezoning tract is not located on an existing or future core transit corridor. Springdale Road is designated as an Activity Corridor in the Imagine Austin Comprehensive Plan. A petition request was filed on this rezoning request has been filed, but is pending authorization of signatures to determine whether or not it meet the minimum threshold of a Valid Petition.

CASE MANAGER COMMENTS:

The rezoning request is comprised of 5 lots located on the west side of Springdale Road between Rogge Road and Manor Road. The undeveloped lots are zoned GR-NP and are designated for mixed use on the future land use map. (FLUM). Immediately south of the rezoning area is a lot that is zoned GR-NP that is currently under review to change the zoning to GR-MU-NP. The property to the south was recommended by Planning Commission in August 2021 and is scheduled for public hearing at City Council on September 30, 2021. The applicant on that request has stated that they intend to build approximately 23 townhouse/condominium land uses. Further south, at the intersection with Rogge Road, is an indoor and outdoor entertainment land use zoned GR-MU-CO-NP. The CO on that property prohibits drive-in services, Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type), Service station, and Pawn shop services. Immediately to the north of the rezoning tract is a townhouse-condominium development zoned GR-MU-NP. Further north toward Manor Road are undeveloped SF-6-NP and LR-NP lots. A SF-3-NP zoned residential neighborhood is also located north and northwest of the rezoning tract. Immediately west of the rezoning tract is property zoned SF-6-NP that is sparsely developed with what appears to be single family residential and related outbuildings. Further west is property zoned P-NP that is developed with Pecan Springs Elementary and park, and SF-3-NP property developed with religious assembly land use. Across Springdale Road to the east is Little Walnut Creek Greenbelt, zoned P-NP. Also across Springdale Road, to the northeast and southeast, are properties zoned MF-3-CO-NP, GR-CO-NP, and GR-MU-CO-NP. These properties are developed with multifamily, administrative offices, and multifamily, respectively. ***Please see Exhibits A and B- Zoning Map and Aerial Exhibit.***

Staff has received correspondence regarding the rezoning request. ***Please see Exhibit C- Correspondence.***

Staff supports the proposed rezoning to add Vertical Mixed Use Building (VMU or V) to the subject property. If the density bonus of the VMU overlay is utilized, the site would be required to provide that 10% of the units be affordable at 80% MFI. The site would also require that at least 75% of the building frontage along the principal street be designed for commercial uses on the ground floor level. The proposed rezoning would add market rate and affordable multifamily housing options in an area that currently has single family and townhouse condominium residences. As a VMU building the property would be required to have ground floor commercial uses; without the designation, the site would not be required to have a mix of residential and commercial or office uses. This mix of uses reflects goals and priorities outlined in the neighborhood plan.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the goals and objectives of the City Council.*
2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*
3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

The rezoning would allow development of the property with both market rate and affordable multifamily residential units. The Strategic Housing Blueprint, as adopted by Council, promotes additional affordable housing across the city. A VMU building would add multifamily units in an area with limited multifamily options. A mix of housing types in an area has been promoted by Commission and Council, to allow a range of individuals and families to find suitable options. The mix of commercial and residential reflects the goals and priorities identified in the Pecan Springs-Springdale Neighborhood Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR-NP	Undeveloped
North	GR-MU-NP, SF-6-NP, LR-NP, SF-3-NP	Townhouse/condominium residential, Undeveloped, Single family residential
South	GR-NP, GR-MU-CO-NP	Single family residential, Indoor/outdoor entertainment
East	MF-3-CO-NP, P-NP, GR-CO-NP, GR-MU-CO-NP	Multifamily residential, Little Walnut Creek Greenbelt, Administrative offices, Multifamily residential
West	SF-3-NP	Undeveloped, Single family residential, Public elementary school, Park

NEIGHBORHOOD PLANNING AREA: East MLK Combined (Pecan Springs-Springdale)

TIA/NTA: Deferred to time of site plan, if triggered

WATERSHED: Little Walnut Creek-Urban

SCHOOLS: Pecan Springs Elementary. Middle School: Girls may attend Sadler Means Young Women's Leadership Academy; Boys may attend Garcia Young Men's Leadership Academy. Northeast High.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Del Valle Community Coalition
 East Austin Conservancy
 East MLK Combined Neighborhood Plan
 Contact Team

Homeless Neighborhood Association,
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Pecan Springs/Springdale Hills
 Neighborhood Assoc.
 Preservation Austin
 SELTexas
 Senate Hills Homeowners' Association

Friends of Austin Neighborhoods
Friends of Northeast Austin

Sierra Club, Austin Regional Group
Sweeney Farms Neighborhood Association
Windsor Park-Pecan Springs Heritage NA

AREA CASE HISTORIES:

City File # / Name	Zoning From and To	Planning Commission	City Council
C14-2021-0017 5708 Springdale Rd.	GR-NP to GR-MU-NP	08/24/2021: To grant, on consent	09/30/2021: TBD
C14-2017-0088 Little Walnut Greenbelt Rezoning 5100 E 51 st St.	MF-3-CO-NP, GR-NP, SF-6-NP and CS-MU-CO-NP to P-NP	To grant, on consent	Apvd. 12/07/2017 Ord.#20171207-082
C14-2018-0131 The Ridge at Walnut Creek 6020 Springdale Rd.	GR-NP to GR-MU-NP	To grant, on consent	Apvd. 11/29/2018 Ord.# 20181129-055

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Springdale Rd	93'	92'	43'	3	Yes	Yes	No

OTHER STAFF COMMENTS:

Comprehensive Planning

Connectivity- Public sidewalks are located partially along and only one side of this section of Springdale Road. Bike lanes are located along both sides of the street. There are no public transit stops within a half of a mile radius of the subject property. The area is lacking goods and services, such as grocery store within walking distance to the property. Mobility options are fair while connectivity options are below average.

The East MLK Neighborhood Plan (EMNP)- The EMNP Future Land Use Map (FLUM) designates this portion of the planning area along the east side of Springdale Road as 'Mixed Use.' Mixed Use is defined as an area that is intended for a mix of residential and non-residential uses, including office, retail and commercial services. Zone GR-MU-V is permitted under the Mixed Use FLUM category.

The following EMNP policies are applicable to this request:

Multifamily and General Voluntary Design Guidelines Goal One - Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

Objective 1.2: Promote new infill housing in appropriate locations.

Goal Two - Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

Objective 2.1: Where appropriate, address mis-matches between desired land use and zoning.
Goal Four - Promote the development and enhancement of the neighborhood's major corridors.

Objective 4.1: Allow mixed use development along major corridors and intersections.

Pecan Springs Recommendations: The planning priority for Pecan Springs is to preserve the existing residential neighborhood. The neighborhood would also like more pedestrian-oriented commercial development and fewer auto-related businesses that are perceived to contribute to crime problems. The major intersections are best suited for mixed use or neighborhood urban center development, with more limited neighborhood-oriented mixed use along the Manor Road corridor. Larger tracts in the residential areas could be developed with a mix of residential uses.

Action 25- Allow mixed-use/commercial at the intersection of 51st and Springdale and along Manor and Springdale north of Rogge Lane. The policies and text taken from the EMNP and the FLUM support Mixed Use along this portion of the planning area and also supports owner occupied infill housing.

Imagine Austin- The property is located along an 'Activity Corridor', as identified on the Imagine Austin's Growth Concept Map. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following Imagine Austin policies are applicable to this case:

☐ LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing, and transportation costs.

☐ LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

☐ HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on this property being:

☐ Designated as Mixed Use on the East MLC Combined Plan future land use map, which supports GR-MU-V zoning.

☐ Situated along an 'Activity Corridor', which supports multifamily, mixed use and a mix of housing types.

☐ Some mobility options located in the area including bike lanes and a public sidewalk on one side of the street but the area lacking connectivity options beyond a public school within a half a mile radius.

☐ The Imagine Austin policies referenced above that supports a variety of land uses and housing types that offer a variety of mobility options.

☐ Since GR-MU-V would allow a true mixed-use project under the East MLK Combined NP Future Land Use Map or under the requested Mixed Use zoning category, this proposal appears to partially support the policies of the Imagine Austin Comprehensive Plan.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut 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.

Parks and Recreation Department

PR1: Parkland dedication will be required for the new residential units proposed by this development with GR-MU-V-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: 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 new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies sufficient right-of-way for Springdale Road. A traffic impact analysis is waived, the determination is deferred to site plan application, when land use and intensity will be finalized.

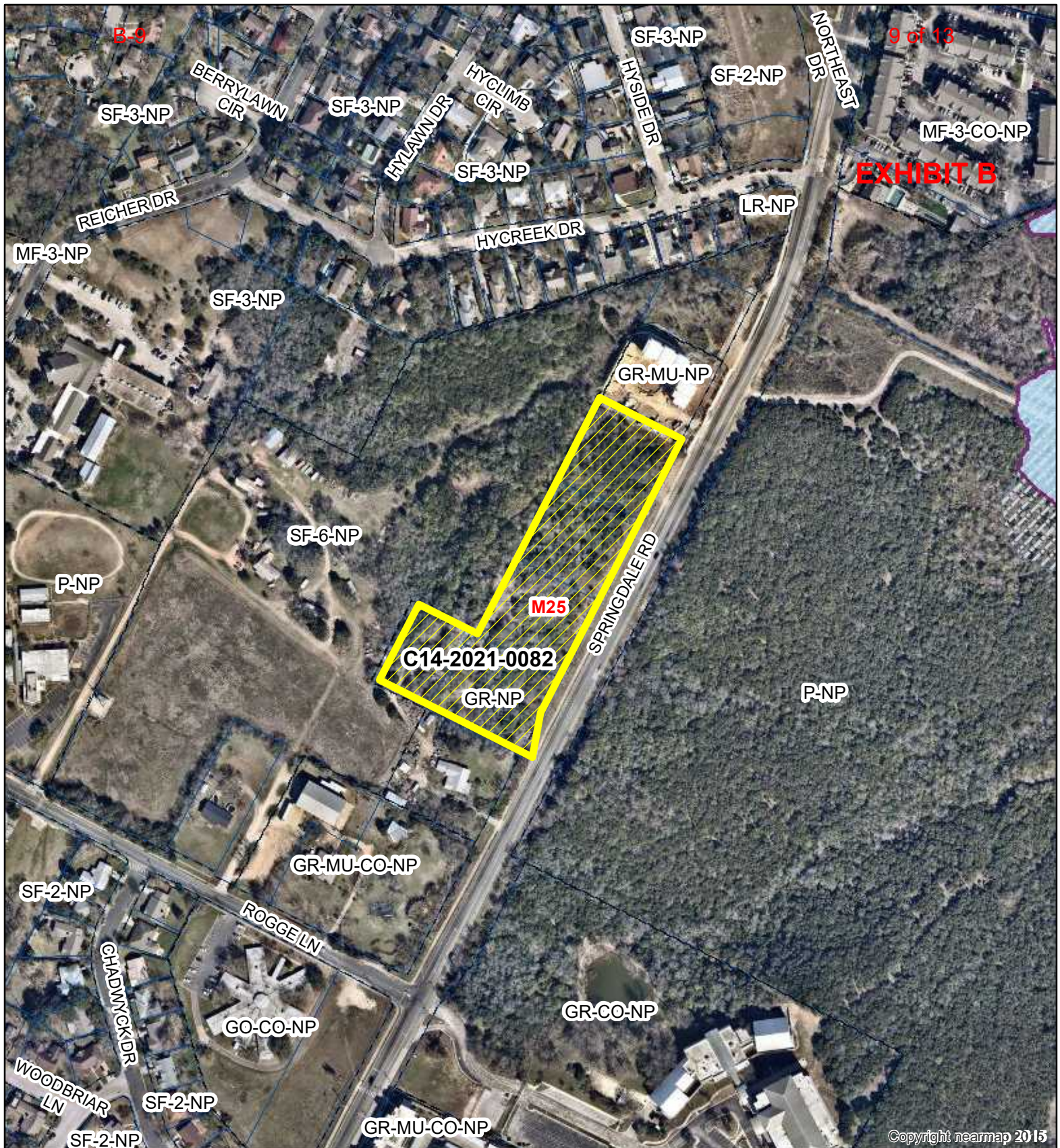
Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Springdale Rd	93'	92'	43'	3	Yes	Yes	No

Austin Water Utility

AW1. 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. Previous Service Extension Requests 4294 (W) and 4295(WW) may need to be revised based on development plans submitted. 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. Correspondence



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C14-2021-0082

Creek Buffers

ZONING BOUNDARY

FULLY DEVELOPED FLOODPLAIN

Springdale Road Residences

ZONING CASE#: C14-2021-0082

LOCATION: 5800, 5900, 5920, 6000 Springdale Rd

SUBJECT AREA: 4.7 Acres

GRID: M25

MANAGER: Heather Chaffin



1" = 300'

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.

EXHIBIT C

From: Chaffin, Heather
Sent: Thursday, September 9, 2021 10:21 AM
To: Etienne Zuniga
Cc: Marcie Poss
Subject: RE: Knights of Columbus
Importance: High

I wanted to circle back on this. Have you obtained a resolution from the board or resolved your concerns with the applicant? As we discussed, the Board authorization documents that were submitted previously specifically mentioned the case number of the adjacent rezoning case.

This item is scheduled for the September 14th Planning Commission meeting, which will be held in person at City Hall at 6:00 PM. Notices were sent out last week. I will make a note in my staff report that a draft Valid Petition has been submitted but has not yet been validated. This does not affect the number of votes needed at Planning Commission; a Valid Petition only affects the number of votes required for final approval at City Council. The City Council meeting hasn't been scheduled yet, but will probably be mid/late October.

I will send additional information regarding the Planning Commission meeting to you tomorrow when it becomes available to me, including the agenda, staff report and information on how to participate. Please let me know if you wish to continue to pursue the Valid Petition request or if you want to withdraw it.

Heather

From: Chaffin, Heather
Sent: Friday, June 25, 2021 11:00 AM
To: Etienne Zuniga
Cc: Marcie Poss
Subject: FW: Knights of Columbus

Etienne and Marcie,

I'm working on the Valid Petition request this morning. Like the previous case that you coordinated with Mark Graham, I will need a resolution authorizing you to sign on behalf of your organization. I can't use the one you provided to Mark because it referenced the specific zoning case number. I don't need an original, a scan will be fine. In the meantime, I will send you a draft of the petition today.

Heather

From: Chaffin, Heather
Sent: Thursday, June 17, 2021 3:22 PM
To: Marcie Poss <>; James Boyer <>; Paul E White <>; Etienne Zuniga <>; Chris Ring <>; Sonia Seeman <>; Nadia Barbot <>; Jacqueline Williams <>; PSS NA <>; Tommy Ward <>; Kate Taylor <>
Subject: RE: Knights of Columbus Petition for case C14-2021-0082

A Planning Commission date has not been scheduled yet; the very earliest possible date is July 13th at 6:00 PM. I won't know for sure if staff will request that date until June 25th.

Let me know when you have signatures to drop off.

From: Marcie Poss <>

Sent: Thursday, June 17, 2021 3:15 PM

To: James Boyer <>; Paul E White <>; Etienne Zuniga <>; Chris Ring <>; Sonia Seeman <>; Nadia Barbot <>; Jacqueline Williams <>; PSS NA <>; Tommy Ward <>; Kate Taylor <>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: Knights of Columbus Petition for case C14-2021-0082

*** External Email - Exercise Caution ***

Hello all, i've attached the petition for the Knights. Since Etienne has already been verified by Mark Graham on our other petition, let's have him sign it.

Etienne,

Let me know when you get it printed and signed and i'll drive over and pick it up/coordinate with Heather to drop at the City offices.

Heather is the zoning change manager for the case, 512-974-2122, heather.chaffin@austintexas.gov

I've also attached the notice I got in the mail in May, for your records.

Heather, do you know if the case will have a public hearing and when? The neighborhood and i want to make sure the Knights of Columbus have a chance to speak on the case.

I've also attached

Marcie Bruscato Poss

Rogge Ranch House LLC

EYE Productions INC, Walker Season One

From: Alice Glasco
Sent: Thursday, June 3, 2021 12:52 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: RE: 5800 Springdale road - C14-2021-0082 - Question

Understood. See attached email(one of three) I received from the Pecan Springs Springdale Neigh. Association – they watched Wendy’s Moore’s two Crossing industrial cases that we discussed at PC recently. The attached email is why I am inquiring about adding V to 5800 Springdale Road – just FYI.

Note: Urban ATX Development, the applicant/owner of 12th & Springdale is the applicant/prospective buyer of 5800-6000 Springdale Road.

=====

Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C
Email:

From: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Sent: Thursday, June 3, 2021 12:43 PM
To: Alice Glasco
Cc: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: RE: 5800 Springdale road - C14-2021-0082 - Question

We will have to discuss it as a group at our team meeting next week.

From: Alice Glasco
Sent: Thursday, June 3, 2021 12:42 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: 5800 Springdale road - C14-2021-0082 - Question

*** External Email - Exercise Caution ***

Heather,

Just out of curiosity – would staff support GR-MU-V-NP for 5800 Springdale Road – see attached map. The VMU would mandate commercial/retail that the residents in the area seem to want?

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Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C

From: PSS NA

Sent: Tuesday, June 1, 2021 10:14 PM

To: Alice Glasco

Cc: Sonia Seeman

Subject: Request for support, from Pecan Springs-Springdale Hills Neighborhood Association

Hello Ms Glasco,

We heard you presenting at a recent Austin Planning Commission meeting about a proposed industrial / commercial development and wanted to connect.

Our neighborhood, [Pecan Springs-Springdale Hills](#), is seeking more retail developments, hopefully those that are gathering spaces for the residents, such as coffeeshop, restaurant, etc, and we are open to other ideas as well. In general, we have found that developers who approach any land in our area analyze and determine that our area cannot support retail or commercial, despite the influx of new housing that has been happening for the last 5-10 years. Our neighborhood is bordered on the south by MLK, the north by Loyola Ln, the east by 183, and the west by Manor Rd; Springdale Rd runs directly through, and along with Manor Rd, these are major corridors in the planned transit options in coming years.

We have a specific rezoning case that is working its way through the system, 5708 Springdale, which is requested to change from GR to GR-MU, and the developers have been upfront with their site plan to add ~20 units of housing to the property (currently there is 1 home). You can see the [case details here](#). Our neighborhood is in close communication with our neighbor and the owner of the property, Mr Willie Lewis, and we are hoping to connect with a developer that is interested in retail or commercial development that the neighborhood would benefit from.

Are there any developers you think may be interested in this? In the short term, we are working on the 5708 Springdale property, but we have 3+ FLUM or zoning cases/year in our neighborhood boundaries and are eager for some of them to become beneficial to the existing residents.

Thank you,
Nadia Barbot

Secretary, PSSNA

CC'd: Sonia Seeman, PSSNA Development Response Committee Chair