Revised

Item # 62

PAZ

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0149 – 5521 Springdale Road Rezoning **P.C. DATE:** February 27, 2018

ADDRESS: 5521 Springdale Road **TOTAL AREA:** 6.0 Acres

DISTRICT: 1

OWNER: Kingdom of God Christian Center, Inc. (Fredrick Moore)

AGENT: Armbrust & Brown (Amanda Morrow)

ZONING FROM: GR-NP **TO:** GR-MU- NP

NEIGHBORHOOD PLAN AREA: East MLK Jr Combined Neighborhood Plan

WATERSHEDS: Little Walnut Creek, Fort Branch Creek **TIA:** N/A

CAPITOL VIEW CORRIDOR: No **DESIRED DEVELOPMENT ZONE:** Yes

SUMMARY STAFF RECOMMENDATION:
Staff supports the Applicant's request for Community commercial-mixed use-neighborhood plan combining district zoning (GR-MU-NP).

ISSUES:
The Applicant is proposing a 215-230 unit multifamily development on the property.

PLANNING COMMISSION RECOMMENDATION:
February 27, 2018: *TO GRANT GR-MU AS REQUESTED BY APPLICANT, ON CONSENT. (12-0) [J. Schissler- 1st, J. Shieh- 2nd; J. Thompson- Absent]*

DEPARTMENT COMMENTS:
The subject property is located on the east side of Springdale Road approximately 1/3-mile north of East 51st Street. The property is currently zoned GR-NP and is undeveloped. The property is designated as Mixed Use on the Future Land Use Map (FLUM), so a neighborhood plan amendment (NPA) is not required. North of the property is a small GR-NP lot used by Southwestern Bell as a warehouse. Also immediately north of the subject property is property zoned GR-MU-CO-NP that is developed with multifamily land use. Further north is a Texas Education Agency regional facility zoned GR-CO-NP, and Little Walnut Creek Greenbelt Park, zoned P-NP. Little Walnut Creek Greenbelt Park also surrounds the subject property to the east and south. Across Springdale Road to the west is a single family residential neighborhood zoned SF-2-NP. ***Please refer to Exhibits A and B (Zoning Map and Aerial View).***
An Educational Impact Statement (EIS) has been prepared by AISD, and states that the affected schools will be able to accommodate the additional students from this development. ***Please refer to Exhibit C (EIS Memorandum.)***

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR-NP	Undeveloped
North	GR-NP, GR-MU-CO-NP, GR-CO-NP, P-NP	Limited warehousing/distribution, Multifamily residential, Administrative/business office, Park
South	P-NP	Park
East	P-NP	Park
West	SF-2-NP	Single family residential

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0221 The Reserve at Springdale Apartments	P-NP to GR-MU-CO-NP	01/30/2007: To grant GR-MU-CO-NP with COs: Multifamily residential, Automotive repair services, Automotive washing (of any type), Automotive sales, and Pawn shop services are prohibited uses.	02/01/2007: Approved 1st reading only 06/21/2007- 2nd & 3rd readings to approved Ord # 20070621-122 – GR-MU-CO-NP: Multifamily residential use is a conditional use; Automotive repair services, Automotive washing (of any type), Automotive sales, and Pawn shop services are prohibited uses.
C14-2017-0088 Little Walnut Creek Greenbelt	GR-NP, SF-6-NP, and MF-3-CO-NP to P-NP	10/24/2017: To grant P-NP as recommended by Staff	12/07/2017: Approved P-NP as recommended; Ord # 2017-1207-082

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Springdale Road	90'	42'	Major Arterial Undivided	No	Yes, Bike Lane	Yes

SCHOOLS:

Pecan Springs Elementary
Sadler Means Young Women's Leadership Academy / Garcia Young Men's Leadership Academy
Reagan High School

NEIGHBORHOOD ORGANIZATIONS:

Windsor Hills-Pecan Springs Heritage NA
Del Valle Community Coalition
Black Improvement Association
Pecan Springs/Springdale Hills Neighborhood Assoc.
East MLK Combined NP Contact Team
Neighbors United for Progress
Sierra Club, Austin Regional Group
AISD
Anberly Airport Association
Senate Hills Homeowners' Association
East Austin Conservancy
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Claim Your Destiny Foundation
Austin Neighborhoods Council
SELTexas
Austin Innercity Alliance

CITY COUNCIL DATE & ACTION:

April 26, 2018:

March 22, 2018: *TO POSTPONE TO APRIL 26 AS REQUESTED BY COUNCIL, ON CONSENT (8-0). [S. Renteria- 1st, D. Garza- 2nd; L. Pool, G. Casar, and E. Troxclair- Off the dais.]*

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin **PHONE:** 512-974-2122
e-mail: heather.chaffin@austintexas.gov

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request for Community commercial-mixed use-neighborhood plan combining district zoning (GR-MU-NP). The proposed rezoning is located on a major arterial and is immediately adjacent to another multifamily property. The subject property will also allow residents of the proposed apartments to have direct access to Walnut Creek Greenbelt Park, a significant recreational and environmental benefit for the residents.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should promote consistency and orderly planning

Granting of the request should result in an equal treatment of similarly situated properties.

The subject property is located immediately adjacent to a GR-MU-CO-NP property that is developed with multifamily. The proposed rezoning and development of this property will mirror the property to the North.

Site Plan:

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. 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.

SP 3. 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:

TR1. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Springdale Rd.

TR2. Janae Spence, Urban Trails, Public Works Department, Mike Schofield, and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR3. 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]

TR4. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Springdale Road	90'	42'	Major Arterial Undivided	No	Yes, Bike Lane	Yes

Environmental:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed with a small portion of the lot within the Fort Branch Creek Watershed of the Colorado River Basin; both are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

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. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876.

6. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

7. 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.

Comprehensive Planning

Connectivity- There are public sidewalks located partially along this section of Springdale Rd. A CapMetro transit stop is located within walking distance to this property. The Walkscore for this site is 31/100, Car Dependent, meaning most errands require a car.

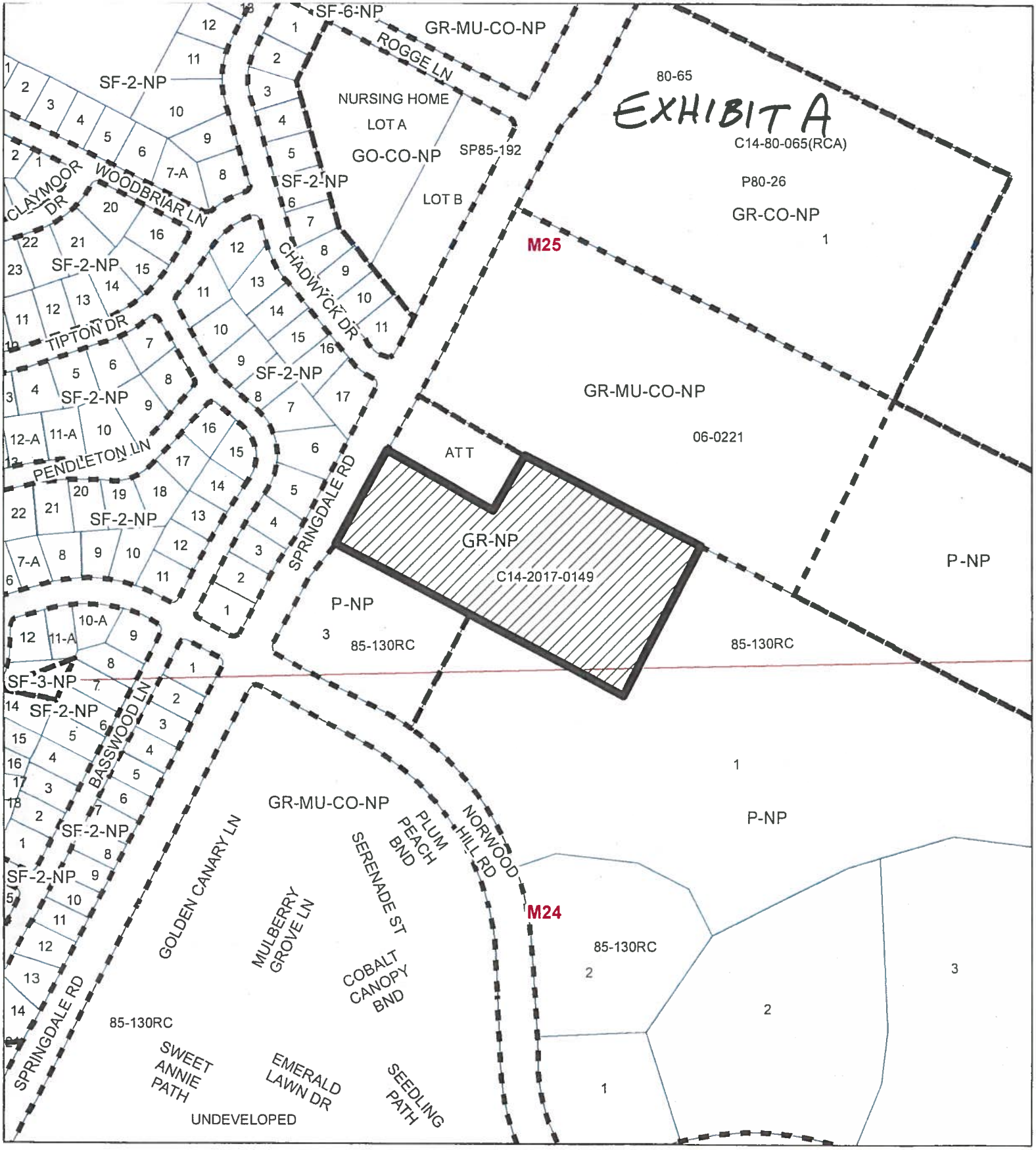
East MLK Neighborhood Plan (EMNP)- The EMNP Future Land Use Map (FLUM) designates this portion of the planning area along the east side of Springdale Road as 'Mixed Use.' Zone GR-MU is permitted under the Mixed Use FLUM category. The following EMNP policies are applicable to this request:

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

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 IACP policies are also relevant to this case:
Based on this property being: (1) within an area designated as Mixed Use on the EMNP, which allows apartment buildings; (2) situated along an 'Activity Corridor', which supports multifamily and mixed use projects; and (3) the Imagine Austin policies referenced above that supports the a variety of land uses including multifamily.

Water/Wastewater:

FYI: 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 proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CREEK BUFFER

1" = 300'

5521 SPRINGDALE ROAD REZONING

ZONING CASE#: C14-2017-0149
LOCATION: 5521 SPRINGDALE ROAD
SUBJECT AREA: 6.0 ACRES
GRID: M25
MANAGER: HEATHER CHAFFIN

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CITY OF AUSTIN FOUNDED 1839

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