

ZONING CHANGE REVIEW SHEETCASE: C14-2021-0014 – 2200 E. RiversideDISTRICT: 3ZONING FROM:

East Riverside Corridor (ERC) district - Neighborhood Mixed Use (NMU) subdistrict

ZONING TO:

East Riverside Corridor (ERC) district - Corridor Mixed Use (CMU) subdistrict

ADDRESS: 2200 E. Riverside DriveSITE AREA: 1.99 acresPROPERTY OWNER:

FBZ Town Lake Circle III, LLC (Diana Zuniga)

AGENT:

Drenner Group (Leah Bojo)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)STAFF RECOMMENDATION:

Staff recommends East Riverside Corridor (ERC) district zoning, to change the subdistrict to corridor mixed use (CMU), and to amend Figure 1-8 (East Riverside Corridor Development Bonus Height Map) to allow for a maximum height of 120 feet through the density bonus program. For a summary of the basis of staff's recommendation, see page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:**April 13, 2021****Approved staff's recommendation on the consent agenda.****Vote: 12-0. [Commissioner Azhar – 1st, Commissioner Schneider – 2nd; Commissioner Shieh was absent].**CITY COUNCIL ACTION:**May 6, 2021****Scheduled for City Council**ORDINANCE NUMBER:ISSUES

Currently there are no known issues. Staff has received comments in favor of this rezoning request. For all written or emailed comments, please see *Exhibit E: Correspondence Received*.

CASE MANAGER COMMENTS:

This site is currently undeveloped and is zoned ERC with a subdistrict designation of NMU and a density bonus height of 65'. It is approximately 1.9 acres and is located on the northeast side of E. Riverside Drive. It is adjacent to existing ERC zoned properties on all sides. The properties to the north, east and across E. Riverside Drive are designated with a subdistrict of CMU with a density bonus height of 120'; to the south is a property with a subdistrict designation of NMU with a density bonus height of 65'. Please see *Exhibit A: Zoning Map*, *Exhibit B: Aerial Map* and *Exhibit C: ERC Maps*.

The applicant is requesting to rezone their property to change the subdistrict from NMU to CMU to allow for general retail use and to modify Figure 1-8 to increase the allowable height through the development bonus program of the ERC Regulating Plan. Per their application, they are proposing a mixed use development with up to 250 units. Due to the number of proposed residential units, staff sent AISD the Educational Impact Statement (EIS) forms provided in the rezoning application. Their response is included in *Exhibit D: EIS from AISD*.

BASIS OF RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The subject property is accessed from E. Riverside Drive and is adjacent on two sides and across the street from existing properties designated with a subdistrict of CMU, all of which are eligible for 120' through the development bonus program. Rezoning this property to match the adjacent subdistricts and modifying Figure 1-8 (East Riverside Corridor Development Bonus Height Map) would be consistent with the existing zoning pattern.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	ERC (NMU subdistrict)	Undeveloped
North	ERC (CMU subdistrict)	Shopping Center with mix of uses (general retail sales, restaurant (general), cocktail lounge, personal services, etc.)
South	ERC (NMU subdistrict)	Convenience storage and restaurant (limited)
East	ERC (CMU subdistrict)	Multifamily
West	ERC (CMU subdistrict)	Restaurant (limited)

NEIGHBORHOOD PLANNING AREA: East Riverside Corridor (Riverside NP Area).

TIA: deferred until site plan submittal.

WATERSHED: Ladybird Lake Watershed

OVERLAYS: ADU Approximate Area Reduced Parking, Residential Design Standards (LDC/25-2-Subchapter F), Scenic Roadways Overlay (Riverside Drive) and Selected Sign Ordinances

SCHOOLS: Sanchez Elementary, Martin Middle and Austin High Schools

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Friends of Riverside ATX Neighborhood
Austin Lost and Found Pets	Homeless Neighborhood Association
Austin Neighborhoods Council	Neighborhood Empowerment Foundation
Bike Austin	Pleasant Valley
Crossing Gardenhome Owners Assn. (The)	Preservation Austin
Del Valle Community Coalition	SELTexas
East Austin Conservancy	Sierra Club, Austin Regional Group
East Riverside Corridor Staff Liaison	Southeast Austin Neighborhood Alliance
East Riverside/Oltorf Neighborhood Plan	Waterfront Condominium Homeowners
Friends of Austin Neighborhoods	

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2018-0065 Town Lake Circle I 2215 and 2315 Town Lake Circle	From ERC-NMU to ERC-CMU, inclusion of the entire property in a hub and eligibility for a development bonus up to 120' in height	Approved ERC-CMU, inclusion of the entire property in a hub and eligibility for a development bonus up to 120' in height as staff recommended.	Approved Commission recommendation (4/11/19)

RELATED CASES:

C14-2012-0111 (East Riverside Corridor Regulating Plan-East Riverside Oltorf Combined Neighborhood): this case rezoned approximately 700 acres from various to ERC. ERC base district zoning was granted by City Council on May 9, 2013 (Ordinance No. 20130509-039).

C14-2011-0129 (East Riverside Corridor Regulating Plan): this case attempted to rezone approximately 1,000 acres from various to ERC. Rezoning case expired, Planning Commission and City Council did not take action on this case.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E Riverside Drive	173'	81' (including a raised median)	Level 3	Yes	Shared Lane	Yes

OTHER STAFF COMMENTS:East Riverside Corridor Regulating Plan (ERC) Review

The 1.99-acre property is located within the ERC planning boundary and currently zoned as Neighborhood Mixed Use (NMU). The applicant is requesting to rezone this property from NMU to Corridor Mixed Use (CMU), and for the height bonus to be increased from 65' to 120'. The purpose of this rezoning is to allow general retail use and increased height and density.

- Properties to both the West and North of the address are zoned CMU and allow for a height bonus of 120'. The allowance to participate in the density bonus program to obtain the requested height of 120' will allow for more affordable housing and promotes higher density, which supports transit development along this Future Rail Line corridor.
- The property is located along the ERC Core Transit Corridor and within one of the ERC Hubs, which per the regulating plan where the most intensive development within the corridor is encouraged.

Based on the information above, staff believes that the proposed rezoning change request is supported by the East Riverside Corridor Regulating Plan

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird 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.
3. According to floodplain maps there is no floodplain within or adjacent to the project location. COA GIS indicates a Critical Water Quality Zone is located within the property. Development is limited within the Critical Water Quality Zone per LDC 25-8 Article 7, Division 1.
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 square feet cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

PARD Review

PR1: Parkland dedication will be required for the new residential units proposed by this development, multifamily with ERC-CMU 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.

The East Riverside Corridor Regulating Plan has specific requirements regarding the eligibility for the development bonus: to be eligible for the bonus, there must be some parkland dedicated as part of the development (cannot be satisfied only through fee in-lieu). See Article 6.4.2 of the Regulating Plan. PARD approval is required to authorize the development bonus.

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 this reviewer: 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

- SP1. Site plans will be required for any new development other than single-family or duplex residential.
- SP2. Any new development is subject to the requirements of the East Riverside Corridor Regulating Plan. Additional comments will be made when the site plan is submitted.

Scenic Roadways

- SP3. This site is within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations. Contact Viktor Auzenne at (512) 974-2941 for more information.

Demolition and Historic Resources

SP4. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation*ASMP Assessment*

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 140 feet of right-of-way for E Riverside Drive; there is sufficient right of way at this time.

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

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. 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

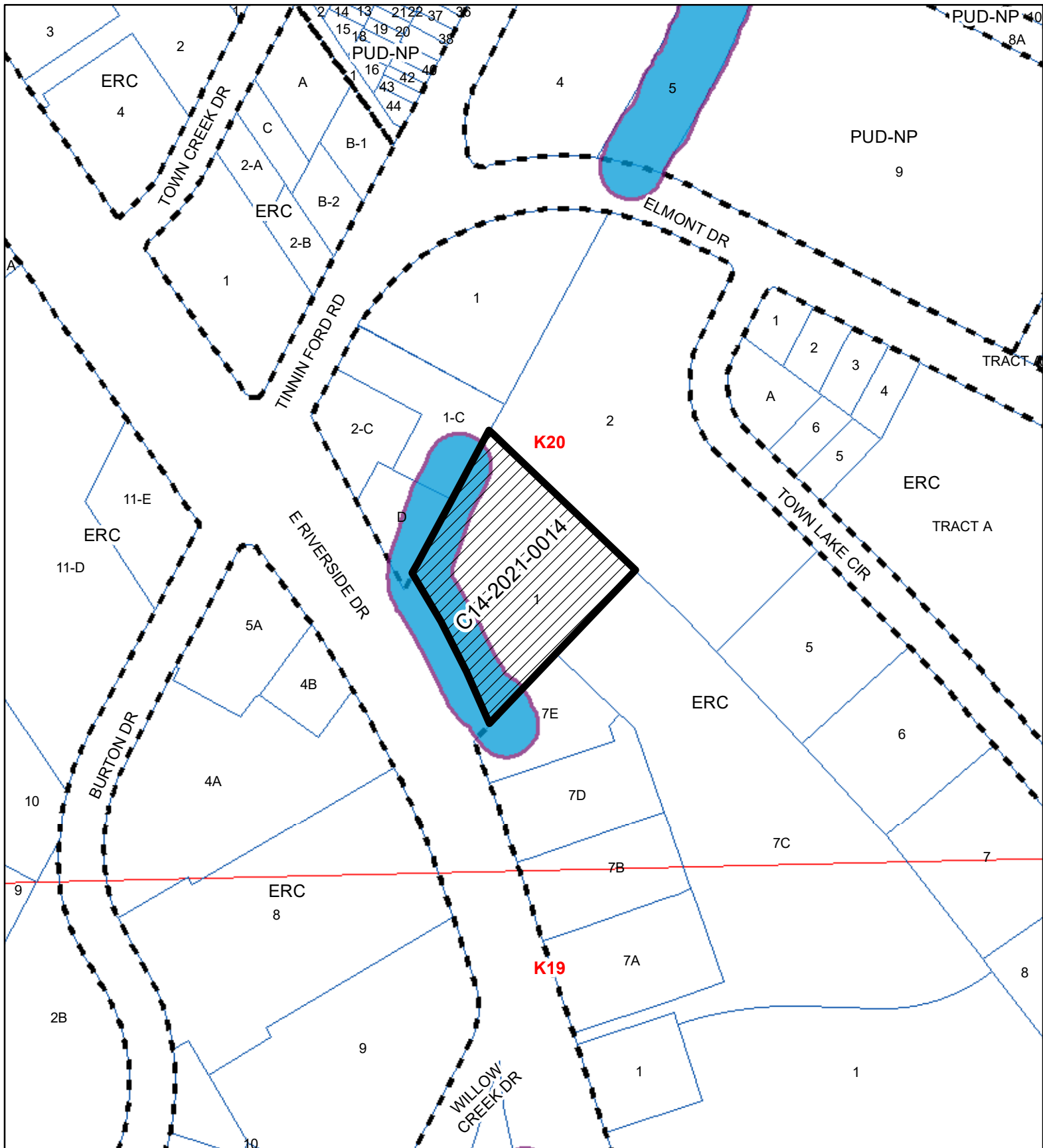
Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: ERC Maps

Exhibit D: EIS from AISD

Exhibit E: Correspondence Received



2200 E. Riverside

Exhibit A



ZONING CASE#: C14-2021-0014
 LOCATION: 2200 E. Riverside Dr.
 SUBJECT AREA: 1.99 ACRES
 GRID: K20
 MANAGER: KATE CLARK

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.



1" = 200'

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



2200 E. Riverside

Exhibit B

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

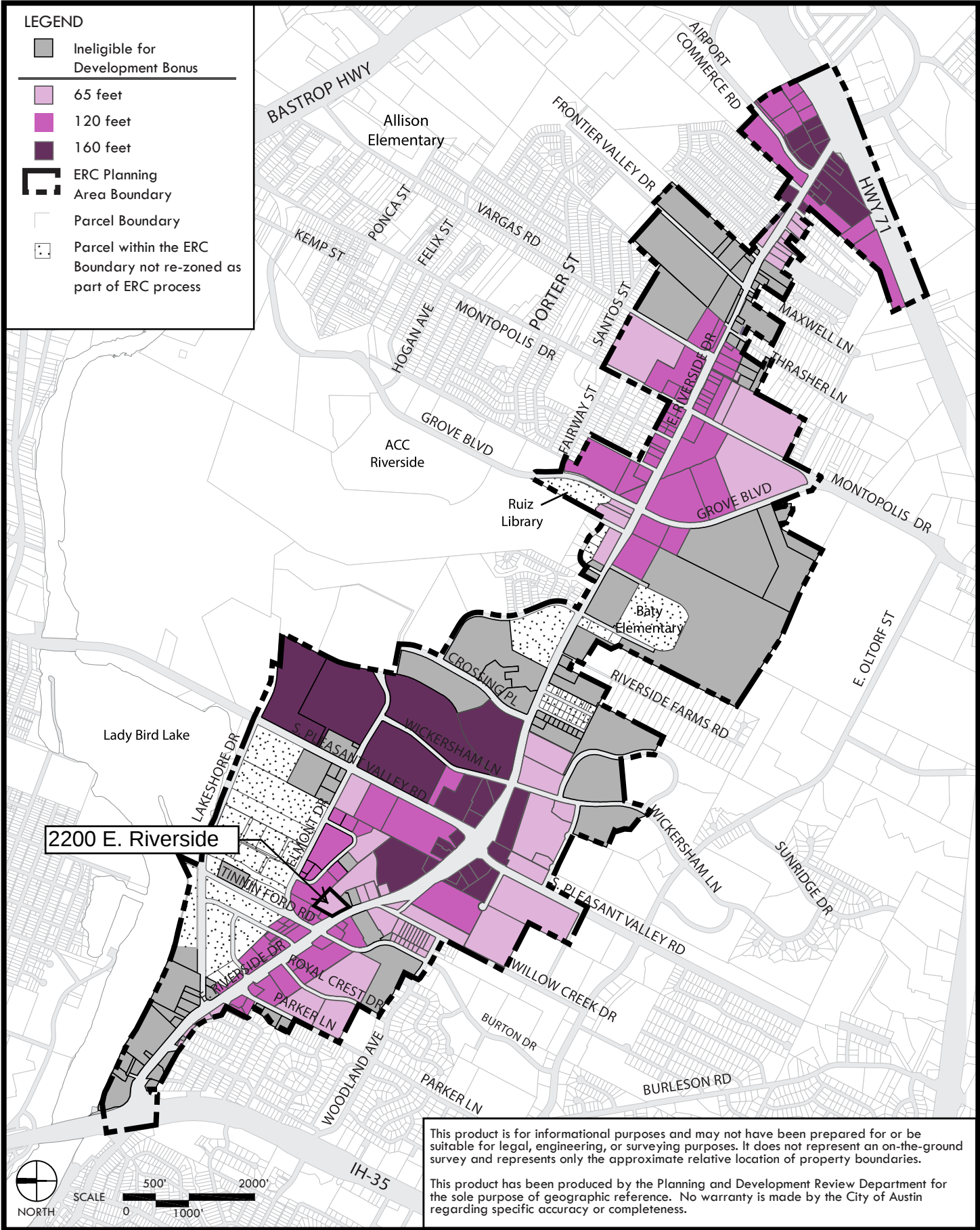
ZONING CASE#: C14-2021-0014
 LOCATION: 2200 E. Riverside Dr.
 SUBJECT AREA: 1.99 ACRES
 GRID: K20
 MANAGER: KATE CLARK

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.

1" = 200'

FIGURE 1-8: East Riverside Corridor Development Bonus Height Map

This map shows eligible properties and maximum heights allowed with a development bonus.



EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



PROJECT NAME: 2200 E. Riverside Dr.

ADDRESS/LOCATION: 2200 E. Riverside Dr.

CASE #: C14-2021-0014

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

SF UNITS: _____ STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 250 STUDENTS PER UNIT ASSUMPTION
Elementary School: .004 Middle School: .004 High School: .005

IMPACT ON SCHOOLS

The student yield factor of 0.013 (across all grade levels) for apartment homes was used to determine the number of projected students. The application did not include proposed rental rates, therefore, the student yield factor, provided by the district's demographer is based on other market rate multifamily complexes built within the area.

The proposed 250-unit multifamily development is projected to add approximately 3 students across all grade levels to the projected student population. It is estimated that of the 3 students, 1 will be assigned to Metz Elementary School (to be combined with Sanchez at a new campus in SY 2021-22), 1 to Martin Middle School, and 1 to Eastside Memorial Early College High School.

Please note, the data provided shows the merging of the Sanchez and Metz campuses at the new Sanchez campus, scheduled to open in SY 2021-22.

The percent of permanent capacity by enrollment for School Year 2025-26, including the additional students projected with this development, would be within the optimal utilization target range of 85-110% at the new Eastside ECHS (87%), and below the target range at Metz ES (80%) and Martin (27%). The projected additional students at Metz and Martin would not offset the anticipated decline in student enrollment. All of these schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Students within the proposed development attending Metz ES, Martin MS, or Eastside Memorial ECHS will qualify for transportation.

SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared: 03/31/2021

Executive Director:

DocuSigned by:
Beth Wilson
38E999C305B4F8...

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Metz (with Sanchez)

ADDRESS:

PERMANENT CAPACITY: 594*

MOBILITY RATE: +14.4%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	341	421	422
% of Permanent Capacity	57%	71%	71%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	390	475	476
% of Permanent Capacity	66%	80%	80%

*594 is the preliminary capacity for the new Sanchez campus – which Metz will merge with in SY 2021-22

MIDDLE SCHOOL: Martin

ADDRESS: 1601 Haskell St.

PERMANENT CAPACITY: 804

MOBILITY RATE: -43.0%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	882	604	605
% of Permanent Capacity	110%	75%	75%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	503	218	219
% of Permanent Capacity	63%	27%	27%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



HIGH SCHOOL: Eastside Memorial

ADDRESS: 900 Thompson Street (new campus site)

PERMANENT CAPACITY: 500*

MOBILITY RATE: -36.0%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	761	626	627
% of Permanent Capacity	152%	125%	125%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	487	436	437
% of Permanent Capacity	97%	87%	87%

*preliminary capacity for the new Eastside campus scheduled to open in SY 2021-22

Clark, Kate

From: Naren Makkapati
Sent: Friday, April 2, 2021 10:08 PM
To: Clark, Kate
Subject: Participation in Case C14-2021-0014

*** External Email - Exercise Caution ***

Hello,

I received the notice of public hearing for the rezoning of the 2200 E. Riverside Drive lot, and I would like to speak FOR the proposed rezoning on the April 13th Planning Commission meeting.

Thank you,

--

Naren Makkapati


CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Clark, Kate

From: Lawrence Sunderland
Sent: Sunday, April 11, 2021 4:15 PM
To: Clark, Kate
Subject: C14-2021-0014 – 2200 E. Riverside

*** External Email - Exercise Caution ***

I wish to register my support for the zoning changes proposed for the property designated as C14-2021-0014 – 2200 E. Riverside. I do not need to speak.

I was a part of the group that worked on the Riverside TOD plan and stayed with it to the end to get it through the city. This change is appropriate for this property.

Larry Sunderland
Member of EROC and Friends of Riverside.

Sent from my iPhone

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.