

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0064

DISTRICT: 4

ADDRESS: 602 GAYLOR ST

ZONING FROM: SF-6-NP

TO: SF-3-NP

SITE AREA: 0.29 acres

PROPERTY OWNER: Certiestates LLC

AGENT: Austin Civil Engineering, inc. (Calvin Weiman)

CASE MANAGER: Tiffany Magnavice (512-978-0722, tiffany.magnavice@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence – neighborhood plan (SF-3-NP) combined district zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

July 9, 2024: *APPROVED APPLICANT'S REQUEST TO GRANT FAMILY RESIDENCE – NEIGHBORHOOD PLAN (SF-3-NP) COMBINED DISTRICT ZONING.*

[A. AZHAR; F. MAXWELL-2ND] (7-3) C. HEMPLE, P. HOWARD, A. PHILLIPS – ABSENT

CITY COUNCIL ACTION:

September 12, 2024:

ORDINANCE NUMBER:

ISSUES:

No issues at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is undeveloped and approximately 0.29 acres. It is situated at the northwest corner of Gaylor Street (Level 1/Local) and Guadalupe Street (Level 2/Local). To the north are two core transit corridors; North Lamar Boulevard and Airport Boulevard. Development on Gaylor Street and Guadalupe Street is generally characterized by low

density multifamily residences, single family, townhouse and condominium residences, mixed use neighborhood offices (MF-2-NP; SF-3-NP; SF-6-NP; NO-MU-NP). There is also transit oriented development along the Capital Metro Rail Redline with uses such as auto services, retail, and commercial services (TOD-NP). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

The applicant is proposing to rezone the property to the family residence – neighborhood plan (SF-3-NP) combined district zoning for a residential development that will include three (3) dwelling units equaling approximately 3,903 square feet in total.

Staff is recommending the family residence-neighborhood plan (SF-3-NP) combined district zoning. This property meets the intent of the district and would increase overall housing in this area of the City, as well as support the addition of missing-middle housing units. The required lot size is 14,000 square feet per 25-2-776 B to build three residences. Since this lot is 12,632 square feet, additional property would be needed to meet this requirement. Subsection D 2 also prohibits condos on local streets and Gaylor is designated as a Level 1 street. The new H.O.M.E amendments allow three unit residential on SF1, SF-2 and SF-3 zonings. Three-unit residential use is not a permitted use in the existing zoning, townhome and condominium residence-neighborhood plan (SF-6-NP).

BASIS OF RECOMMENDATION:

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

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. Up to three units are permitted under single-family residential development standards.

The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning changes should promote an orderly relationship among land uses.*

The proposal is in alignment to the SF-3-NP zoning entitlements on the north, south, east and west side of the property, and is similar to what is permitted on the north side of Gaylor Street.

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

It is located within a designated residential neighborhood. The proposed re-zoning will allow for the availability of additional housing to be developed in this area of the City.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-6-NP	Undeveloped
<i>North</i>	TOD-NP	Auto Services; Commercial Services; General Retail; Cocktail Lounge; Food Sales; Indoor Entertainment; Personal Services; Restaurants
<i>South</i>	SF-3-NP	Single-family Residential
<i>East</i>	NO-MU-NP; MF-2-NP; SF-3-NP	Single-family Residential; Multi-family Residential
<i>West</i>	SF-6-NP; TOD-NP	Single-family Residential; Duplex Residential; Auto Services; Commercial Services; Multi-family Residential

NEIGHBORHOOD PLANNING AREA: Highland (South Highland)

WATERSHED: Waller Creek (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Reilly Elementary School

Lamar Middle School

McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Highland Neighborhood Association
 Highland/Skyview Neigh. Plan Contact Team
 Homeless Neighborhood Association

Lamar Blvd./Justin Ln. Tod Staff Liaison
 Neighborhood Empowerment Foundation
 North Austin Neighborhood Alliance
 Red Line Parkway Initiative
 SELTexas
 Sierra Club
 Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0012 Brentwood / Highland Neighborhood Plan (City Initiated Case)	Rezoning in association with creation of two Neighborhood Plans	To Grant (2/24/04) rezoning in association with creation of two Neighborhood Plans with exceptions	Approved two -NP combining districts on third reading as Commission recommended (5/13/04)
C14-2008-0030 Lamar/Justin Lane TOD Station Area Plan	Rezone property to TOD (Transit-Oriented Development)	To Grant (4/8/08) the Station Area Plan and Transit Oriented	Approved Station Area Plan and transit oriented development

		Development district zoning with amendments	district zoning on second reading as Commission recommended (12/11/08)
C14-2009-0012 - Highland NPA VMU Overlay Opt-In/Opt-Out Process	Add Vertical Mixed Use (V) Combining District to existing designations with change in VMU overlay boundary	To Grant (4/14/09) the vertical mixed use overlay district zoning with amendments	Approved vertical mixed use building district zoning on first reading as Commission recommended (5/14/09)
C14-2023-0122 Kenniston Residential	SF-6 to MF-6	To Grant applicant's request of MF-6, staff recommendation was MF-3 (1/23/24)	Approved MF-6 zoning as Planning Commission recommended (2/29/24)

RELATED CASES:

The subject property is within the boundaries of the Highland (South Highland) Neighborhood Planning Area. The –NP combining district was added to the existing SF-6 base district on May 13, 2004 (C14-04-0012).

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 602 GAYLOR STREET. C14-2024-0064. Project: 602 Gaylor St Rezoning. Brentwood/Highland NP. FLUM: Higher Density Single Family. 0.29 acres from SF-6-NP to SF-3-NP. Existing: residential. Proposed: residential single-family with no demolition, and number of proposed units indicated as 3 (triplex).

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • 0.02 miles from Crestview Station Town Center; 0.09 miles from Airport Blvd Activity Corridor; 0.19 miles from Lamar Boulevard Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.08 miles from Bus Stop off Guadalupe St
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Bike lane present along Guadalupe St
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.

	<ul style="list-style-type: none"> • 0.4 miles to 99 Ranch Market at The Crescent shopping mall
Y	Connectivity and Education * : Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.4 miles to Reilly Elementary School
Y	Connectivity and Healthy Living * : Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.5 miles to Reilly School Park
	Connectivity and Health * : Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
Y	Housing Choice * : Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability * : Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use * : Provides a mix of residential and non-industrial uses.
Y	Culture and Creative Economy * : Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> • 0.4 miles to the Austin Museum of Popular Culture
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
10	Number of “Yes’s”

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller 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. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

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.

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.

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, single family with SF-3 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 § 25-1-609, as amended.

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

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

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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the North, South, West, and East property line, the following standards apply:

- No structure may be built within 15 feet of the property line.
- 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 are allowed within 15 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided 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, 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.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

FYI This site is in the Highland Neighborhood Plan

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Gaylor St. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Gaylor St according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Canon St. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Canon St according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for Guadalupe St. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for Guadalupe St according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Gaylor St	Level 1	58 feet	Approx 46 feet	Approx 29 feet	No	Yes	Yes

Canon St	Level 1	58 feet	Approx 65 feet	Approx 29 feet	No	No	Yes
Guadalupe St	Level 2	72 Feet	62	40'	No	Yes	Yes

Traffic Impact Analysis (TIA)

N/A

Austin Water Utility

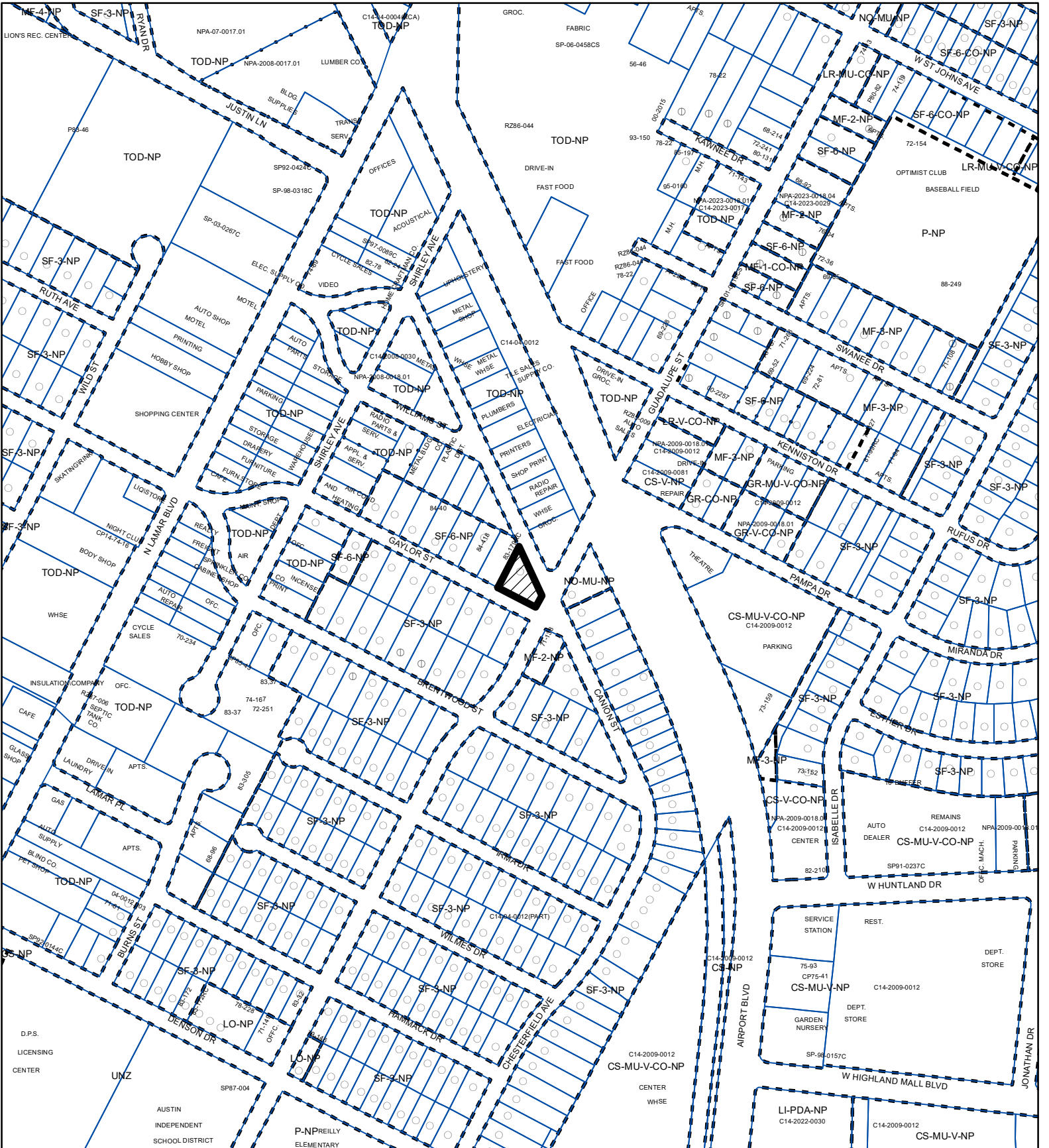
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- Exhibit A: Zoning Map
- Exhibit A-1: Aerial Map
- Exhibit B: Applicant’s Summary Letter






ZONING

ZONING CASE#: C14-2024-0064

EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

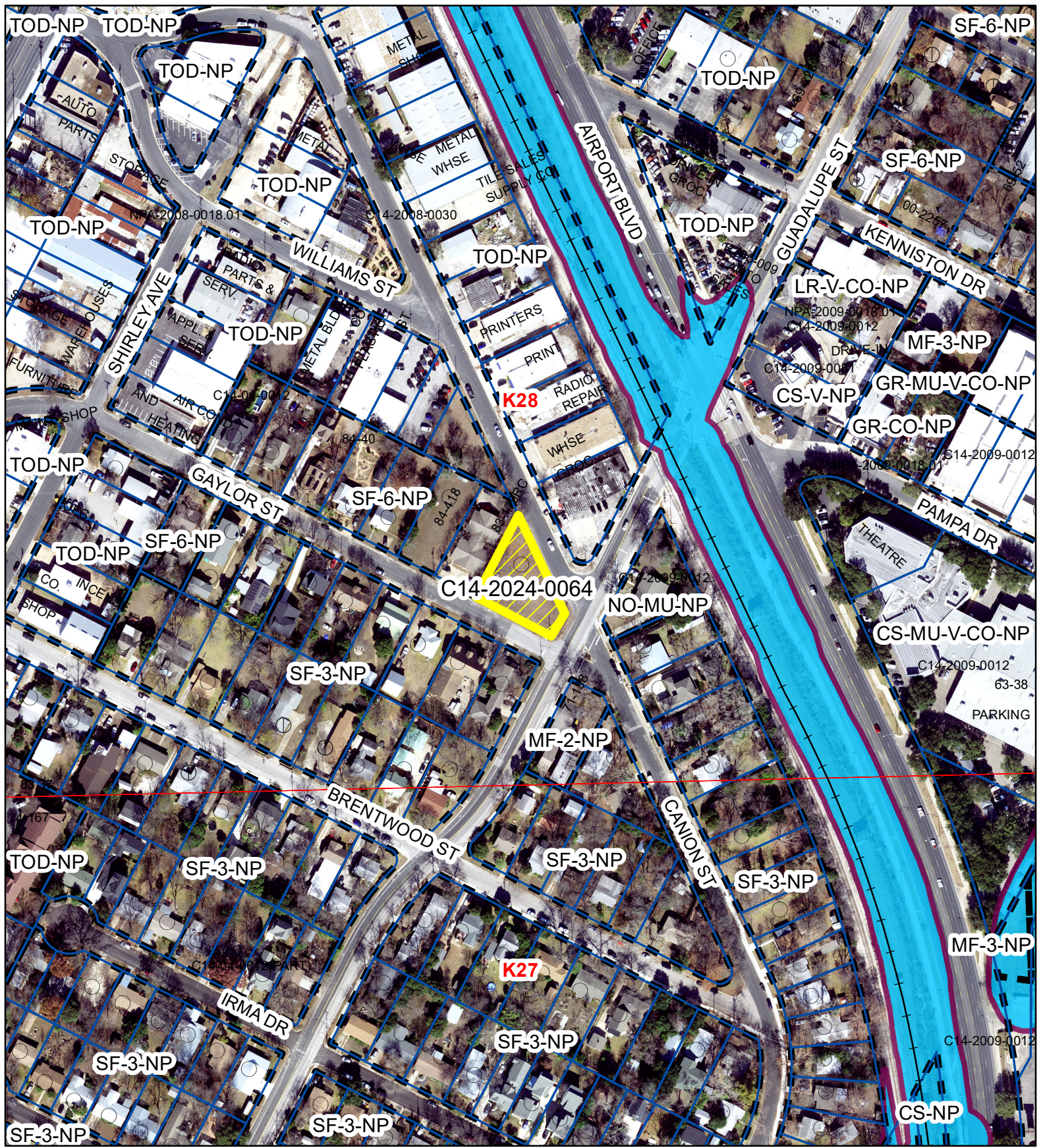


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This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


1" = 400'


Created: 4/17/2024





602 Gaylor St Rezoning



 SUBJECT TRACT

 ZONING BOUNDARY

 PENDING CASE

 CREEK BUFFER

ZONING CASE#: C14-2024-0064
 LOCATION: 602 Gaylor St
 SUBJECT AREA: 0.2908
 GRID: K28
 MANAGER: Cynthia Hadri



1" = 200'
Exhibit A-1

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 6/26/2024
by: meekss



June 25, 2024

City of Austin
Development Services Department
6310 Wilhelmina Delco Dr
Austin, Texas 78752

ENGINEER'S SUMMARY LETTER
602 GAYLOR ST
AUSTIN, TEXAS 78752

On Behalf of our client, Austin Civil has prepared a Rezoning request for a project referred to as "602 Gaylor St Rezoning"

The 0.2908 -acre site is located at Gaylor St, within the City of Austin Full Purpose, Travis County, Texas 78752, it is zoned single family, SF-6-NP, we are requesting to rezone the property from Townhouse & Condominium Residence (SF-6) to Family Residence (SF-3). The purpose of the rezoning is to allow for the construction of 3 single family homes. The site is known as Lot 11 BLK H PLAZA PLACE according to the Travis County Appraisal District. Currently the site is undeveloped. The proposed development consists of three buildings of single family of 1,571 sf, 897 sf and 927 sf respectively, with separate driveways, and improvements.

- Impervious coverage: will not exceed the 55% IC by Zoning Limits.
- Height and stories: TBD. Two stories.
- Drainage: Regional Stormwater Management Program (RSMP) is proposed to comply with the City of Austin's detention requirements.
- Water Quality: This property is outside Edwards Aquifer Contributing Zone, Recharge or Transition Zone.
- Watershed: The property is located within the Waller Creek East Watershed in an urban area watershed classified by the City of Austin.
- Floodplain: According to the FEMA Map 48453C0455 J, dated January 6, 2016, there are no FEMA-designated special flood hazard areas on any portion of the site.
- Water: Will be serviced by Austin Water.
- Wastewater: Will be serviced by Austin Water.
- Electricity: Will be serviced by Austin Energy.

If you have any questions regarding this summary, please do not hesitate to contact me

Respectfully,

Calvin J. Weiman, P.E.
Project Manager
Austin Civil Engineering, Inc.

