



Report Date: June 11, 2021
Case No: 2021-8-REZ
Project Planner: Ethan Harwell, Senior Planner

Item Details

Project Name:	San Gabriel Flats
Project Location:	806 E. Spring St, generally located between N. Austin Ave. and E. Spring Street, within City Council district No. 6.
Total Acreage:	0.6612 acres
Legal Description:	A 0.6612-acre tract of land described as Lots 1-2, 7-8, Block 12 of the Georgetown North Addition.
Applicant:	Wolf Investment Group, c/o James Tyler Wolf
Property Owner:	806 E 13th St, Georgetown Apartments LLC
Request:	Zoning Map Amendment to rezone the subject property from Residential Single-Family District (RS) to Low Density Multi-Family District (MF-1) .
Case History:	This is the first public hearing of this request.



Planning Department Staff Report

Overview of Applicant's Request

The applicant has requested to rezone the subject property to facilitate development of a community of compact cottage style residential homes. The applicant's initial proposal has identified the potential for six (6) buildings and a total of 13 units.

Location:

The subject property is generally located between N. Austin Ave. and E. Spring Street and remains vacant without any existing structures on site.

Physical and Natural Features:

The subject property is vacant and generally devoid of any topographical features or heavy vegetation. Based on initial review, there are no natural or unique features on the site that would impact a proposed development.

Future Land Use and Zoning Designations:

The subject property is designated as High Density Mixed Housing in the Williams Drive Gateway Plan adopted in 2020 as part of the 2030 Comprehensive Plan Update and is currently zoned Residential Single Family District (RS) and is located within the Gateway Overlay District, specifically the Highway Gateway.

Surrounding Properties:

The general area around the subject property consists of commercial uses along N. Austin Avenue and single-family homes to the east of the property surrounding the intersection of E. Spring St and N. Church St.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	General Commercial (C-3)	Special Area - Urban Mixed Use	Single Family Residence/ Retail Uses
South	Residential Single Family (RS)	Special Area – High Density Mixed Housing	Single Family Residences
East	Residential Single Family (RS)	Special Area – High Density Mixed Housing	Single Family Residences
West	General Commercial (C-3)	Special Area – Urban Mixed Use	Retail Center

<p>The subject property is located in the Williams Drive Gateway Plan and designated as High Density Mixed Housing. This designation encourages a variety of higher-intensity residential housing in a walkable environment. The designation provides no fewer than 16 dwelling units per acre. Acceptable uses include townhomes, apartments, and assisted living facilities. Careful transitions between existing similar single-family residences and higher density residential uses are accommodated.</p>	<p>DUA: 16 or more</p> <p>Target Ratio: 80% Residential, 20% Nonresidential</p> <p>Primary Use: Medium density residential</p> <p>Secondary Uses: High density residential, neighborhood serving retail, office institutional, and civic uses.</p>
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The subject property falls within the Williams Drive Gateway Plan. The plan focuses on a 558-acre area consisting of established neighborhoods and commercial development along Williams Drive between San Gabriel Park and Lakeway Drive, along with the adjacent developments and neighborhoods. The vision of the plan is a vibrant mixed-use center and gateway and establishes policies for future development of the area. This plan designates future land uses, desired street networks, and public and private improvements. This Plan provides City-adopted policy direction to guide decision-making and prioritization of development opportunities, transportation improvements, and partnerships.

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Utilities

The subject property is located within the City's service area for water, wastewater, and electric. Additionally, it is located within the Georgetown and ONCOR dual certified service area for electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Subdivision Plat to determine capacity and any necessary utility improvements.

Transportation

The subject property is located at the corner of E. Spring Street and N. Church Street, which are both classified as Residential Local roadways. Residential Lanes and Residential Local are intended to provide access to adjoining properties by collecting the traffic from surrounding areas and distributing it to adjoining collectors or arterial streets. Local streets can access both collector level streets and arterial level streets. Near the subject property is an existing major arterial roadway, N. Austin Avenue. Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Major Arterials connect major traffic generators and land use concentrations and serve much larger traffic volumes over greater distances.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning District

The property is proposed to be rezoned to Low Density Multi-Family (MF-1). The Low Density Multi-Family District (MF-1) is intended for attached and detached multifamily residential development, such as apartments, condominiums, triplexes, and fourplexes, at a density not to exceed 14 dwelling units per acre. The MF-1 District is appropriate in areas designated on the Future Land Use Plan as high density residential or one of the mixed-use categories and may be appropriate in the moderate density residential area based on location, surrounding uses, and infrastructure impacts. Properties zoned MF-1 should have convenient access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. The MF-1 District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense multifamily or commercial districts.

Permitted uses in this district include, but are not limited to, Multi-family, detached dwelling units, multi-family attached dwelling units, group home (7-15 residents), and rooming or boarding house. Exhibit 4 contains a comprehensive list of MF-1 District permitted uses and development standards.

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

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Approval Criteria

Staff has reviewed the proposed rezoning request and has found that the proposed request meets 4 of 5 and partially meets 1 of 5, with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies
An application must provide the necessary information to review and make a knowledgeable decision for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	Partially Complies
A goal of the 2030 Plan is to ensure access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels. The subject property is located in the Williams Drive Gateway Plan which designates this property as High Density Mixed Housing. The High Density Mixed Housing designation encourages walkability and higher-intensity residential housing. The target ratio for the designation is 80% residential and 20% nonresidential. Currently, the area is 75% residential and 25% nonresidential. The proposed request would not change the current ratio as it is a request from one residential district to another. The designation provides no fewer than 16 dwelling units per acre and can include townhomes, apartments and assisted living facilities. The proposed density may not exceed 14 dwelling units per acre per the Low Density Multi-Family (MF-1) Zoning District that is requested, which is lower than the 16 units/acre guidance in the Williams Drive Gateway Plan. However, this is the first zoning request in this area implementing the plan. Due to the size and shape of the parcel, rezoning to Low-Density Multifamily (MF-1) district would be the most appropriate designation to transition between the existing Residential Single-Family (RS) district to the south and east and the General Commercial (C-3) district to the north and west. Additionally, the zoning district purpose statement in the Unified Development Code states the Low Density Multi-Family (MF-1) district is appropriate in areas designated on the Future Land Use Plan as high density residential or one of the mixed-use categories, and may be appropriate in the moderate density residential area based on location, surrounding uses, and infrastructure impacts.	
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Complies
The proposed Low Density Multi-family (MF-1) area is located between commercial and single-family residential uses. The property, once rezoned, will be developed as multi-family units serving as an appropriate transition between the existing adjacent uses. The Unified Development Code, Section 4.04 states that properties zoned MF-1 should have convenient access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. This property has frontage on local streets but has access to major thoroughfares and arterial streets without having to route traffic through lower density residential areas.	

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ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Complies
The proposed zoning change to the proposed location of the Low Density Multi-family (MF-1) zoning is consistent with a transition from General Commercial to the north and west and Residential Single Family to the south and east. Other properties zoned multi-family are found throughout the city with similar access to major thoroughfares and arterial streets, while also serving as a transition between commercial and residential districts. The MF-1 District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense multi-family or commercial districts. Within the immediate area, there are not any existing properties that are currently zoned as MF-1.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies
There are no natural features on the site that would inhibit development for multi-family use as allowed for by the zoning district.	

Based on the findings listed above, staff finds that the request complies with 4 of 5 and partially complies with 1 of 5 of the approval criteria for a Zoning Map Amendment. The maximum density of the MF-1 is lower than the density recommended for the High Density Mixed Housing Comprehensive Plan guided designation in the Williams drive Gateway Plan. Due to the size and shape of the parcel, rezoning to Low-Density Multi-family (MF-1) district would be the most appropriate designation to transition between the Residential Single-Family (RS) district to the south and east and the General Commercial (C-3) district to the north and west. The requested zoning change is compatible with the adjacent land uses and would be an appropriate transition. In addition, the Low Density Multi-family (MF-1) district will be in line with the type of development envisioned in the Future Land Use designation of the 2030 Comprehensive Plan.

Meetings Schedule

June 15, 2021 – Planning and Zoning Commission
July 13, 2021 – City Council First Reading of the Ordinance
July 27, 2021 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners within a 200-foot radius of the subject property and within the subdivision were notified of the Zoning Map Amendment request (25 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper May 30, 2021, and signs were posted on-site. To date, staff has received 0 written comments in favor, and 2 in opposition to the request (Exhibit 6).

Attachments

Exhibit 1 – Location Map

Planning Department Staff Report

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 – Design and development standards of the Low Density Multi-family (MF-1)

Exhibit 5 – Letter of Intent

Exhibit 6 – Public Comments