

Zoning Request

ZC-21-09

420 North Street



Summary

Request:	Zoning change from MF-24 to CD-5D		
Applicant:	Michele Rogers Lynch 221 W 6 th St, Ste 1300 Austin, TX 78701	Property Owner:	Hutchison Family Trust 1857 N 10 th St Washougal, WA 98671

Notification

Application:	May 20, 2021	Neighborhood Meeting:	N/A
Published:	May 23, 2021	# of Participants	N/A
Posted:	May 20, 2021	Personal:	May 20, 2021
Response:	Opposed: 0 Support: 1 General Inquiry: 1		

Property Description

Legal Description:	Lot 17, Block 18 of the D.P. Hopkins Subdivision		
Location:	North Street at Lindsey Street		
Acreage:	0.328 acres	PDD/DA/Other:	N/A
Existing Zoning:	MF-24	Proposed Zoning:	CD-5D
Existing Use:	Multifamily	Proposed Use:	Purpose-Built Student Housing
Existing Occupancy:	Do Not Apply	Occupancy:	Do Not Apply
Preferred Scenario:	Downtown High Intensity	Proposed Designation:	Downtown High Intensity
CONA Neighborhood:	Downtown	Sector:	8
Utility Capacity:	Adequate	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	P / MF-24	Texas State University	Texas State
South of Property:	CD-5D	Multifamily	Downtown High Intensity
East of Property:	CD-5D	Multifamily	Downtown High Intensity
West of Property:	MF-18	Multifamily	Existing Neighborhood

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Staff Recommendation

X	Approval as Submitted	Alternate Approval	Denial
Staff: Tory Carpenter, AICP, CNU-A		Title : Tory Carpenter	Date: June 2, 2021

History

This zoning change request is being heard concurrently with a conditional use permit request for purpose-built student housing (CUP-21-15) which consists of this property and the property to the south. This zoning change request is needed to have a single zoning district for the proposed purpose-built student housing development.

Additional Analysis

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map <i>The comprehensive plan calls for high-density development in the downtown area to support walkability.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area <i>Studies were not complete at time of request.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <i>There are no development agreements for this site.</i>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified <i>All allowed uses within CD-5D are appropriate for the Downtown area.</i></p>
<u>X</u>			<p>Whether the proposed zoning will reinforce the existing or planned character of the area <i>CD-5D is the preferred zoning district for the downtown area per the Comprehensive Plan and the surrounding area consists of multifamily and purpose built student housing.</i></p>
<u>X</u>			<p>Whether the site is appropriate for the development allowed in the proposed district <i>The site is appropriate for development allowed in CD-5D.</i></p>
	<u>X</u>		<p>Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>The property could be used as it is currently developed or redeveloped following MF-24 standards.</i></p>
		<u>X</u>	<p>Whether there is a need for the proposed use at the proposed location <i>The property is currently a multifamily use.</i></p>
<u>X</u>			<p>Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development <i>The site is located adjacent to existing utilities.</i></p>
		<u>X</u>	<p>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>The majority of the surrounding properties are developed as multifamily and purpose built student housing.</i></p>
		<u>X</u>	<p>For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5</p>
<u>X</u>			<p>The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management <i>The property is not located within a constrained area</i></p>
		<u>X</u>	<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</p>