

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0230 Nomad Wine and Cheese Bar

PC Date: January 30, 2007

ADDRESS: 1213-1215 Corona Drive

OWNER/APPLICANT: Sam Calliham

AGENT: Permit Me (Maureen Morphew)

ZONING FROM: CS

TO: CS-1

AREA: 0.059 acres

STAFF RECOMMENDATION:

Staff recommends approval of commercial-liquor sales conditional overlay (CS-1-CO) combining district zoning. The conditional overlay would prohibit the liquor sales use (liquor stores), and limit total daily vehicle trips to no more than 300.

PLANNING COMMISSION RECOMMENDATION:

January 30, 2007: Approved staff's recommendation of CS-1-CO on consent.

DEPARTMENT COMMENTS:

The property is part of a small commercial development near the intersection of Cameron Road and Corona Drive. It is currently zoned general commercial services (CS) and is occupied by a temporary employment service. The applicant is requesting CS-1 zoning to allow for a small neighborhood bar. This use is described as a cocktail lounge in the Land Development Code and would require a conditional use permit.

There are locations in Capital Plaza shopping center on the other side of Cameron Road zoned CS-1 which are not being utilized for either cocktail lounges or liquor sales.

The trip generation under the requested zoning is estimated to be 986 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The proposed lounge will generate approximately 290 trips per day.

Because this site is located on a residential roadway, if the zoning is granted, development should be limited through a conditional overlay to less than 300 vehicle trips per day.

Minimum lot size for CS-1 is 5,750 square feet, the proposed lot is only 2,570 square feet. Granting of CS-1-CO zoning would create a legal, non-complying structure. The building could be renovated to allow the proposed bar to open and operate, but the site could not be redeveloped with a larger CS-1 structure.

The property lies within the Windsor Park Neighborhood Plan, currently underway. A draft of the plan has been completed and is being reviewed. The plan is supportive of commercial uses on the site, but does not specifically speak to the provision of alcohol sales on the property. The neighborhood planning team is supportive of the rezoning request. Minutes of the December 15 meeting supporting the request are included as are excerpts from the draft neighborhood plan.

The site is located in the middle of small commercial node, but it is in close proximity to a single family neighborhood. While the provision of neighborhood serving businesses is called for in the draft Windsor Park neighborhood Plan, and the neighborhood planning team supports the request, some neighbors have expressed concerns about allowing alcohol sales in close proximity to single family homes.

Staff recommends approval of commercial-liquor sales conditional overlay (CS-1-CO) combining district zoning. The conditional overlay would prohibit the liquor sales use (liquor stores), and limit total daily vehicle trips to no more than 300.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Office and Commercial Uses
<i>North</i>	CS	Service Station
<i>South</i>	CS and GR	Mixed Commercial uses and Apartments
<i>East</i>	SF-3	Single family homes
<i>West</i>	CS and CS-1	Capital Plaza

AREA STUDY: The property lies within the Windsor Park Neighborhood Plan, currently underway. A draft of the plan has been completed and is being reviewed. The plan is supportive of commercial uses on the site, but does not specifically speak to the provision of alcohol sales on the property. The neighborhood planning team is supportive of the rezoning request.

TIA: N/A

WATERSHED: Tannehill Branch **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Windsor Park Neighborhood Association
- Taking Action Inc
- Mueller Neighborhood Coalition
- Anberly Airport Association

- Austin Neighborhoods Council
- Keep the Land
- PODER (People Organized to Defend Earth and her Resources)
- Homebuilders Association of Greater Austin
- AISD (Austin Independent School District)

SCHOOLS: (AISD)

Harris Elementary School

Pierce Middle School

Reagan High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
Corona Drive	50'	30'	Local	No	No	Yes

CITY COUNCIL DATE:

ACTION:

March 1, 2007

Approved CS-1-CO on first reading by consent.

April 5, 2007

ORDINANCE READINGS:

1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

PHONE: 974-2330

e-mail address: robert.heil@ci.austin.tx.us



C14-06-0230
Nomad Wine and Cheese Bar
From CS to CS-1-CO

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of commercial-liquor sales conditional overlay (CS-1-CO) combining district zoning. The conditional overlay would prohibit the liquor sales use (liquor stores), and limit total daily vehicle trips to no more than 300.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Intense commercial zoning is already established on the site. The property is already zoned CS zoning and is most immediately surrounded by other CS zoned tracts.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

Although the Windsor Park Neighborhood Plan has not yet been adopted, the rezoning request is not in conflict with the draft plan, and supports some elements of the plan.

Transportation

Additional right-of-way will be required at the time of redevelopment.

The trip generation under the requested zoning is estimated to be 986 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The proposed lounge will generate approximately 290 trips per day.

Because this site is located on a residential roadway, if the zoning is granted, development should be limited through a conditional overlay to less than 300 vehicle trips per day.

Capital Metro bus service is available along Cameron.

Additional right-of-way will be required at the time of redevelopment.

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Capital Metro bus service is available along Cameron.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
Corona Drive	50'	30'	Local	No	No	Yes

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch 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.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is flood plain adjacent to the project area.

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

Site Plan

This tract is already developed and the proposed zoning change is a footprint within the existing development.

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.

Minimum lot size for CS-1 is 5,750 square feet, the proposed lot is only 2,570 square feet.

Cocktail lounge is a Conditional Use under CS-1 Zoning.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

- **Specific Property Discussions**

- 1. AISD Lot on Loyola Drive

- a. AISD's Assistant Director for Planning Services, Joe Silva, attended to provide information on AISD's plans for the site (AISD owns the lot)
 - i. Site was purchased through 1966 bond for a middle school site
 - ii. AISD has since determined that due to its proximity to Hwy 183 and other reasons, it is not an appropriate location for a school site
 - iii. AISD received a letter of interest from a developer regarding this site.
 - iv. School Board voted to sell the property
 - 1. currently in the process of compiling an "information packet" for prospective buyers before accepting bids from buyers
 - 2. Neighborhoods can discuss the site and express preferences for desired uses, development patterns, etc. on the site and AISD may be able to include such information in the information packet.
 - v. Questions from Z.C regarding AISD's decision to sell the property
 - 1. Did AISD demographers look at the capacity of surrounding schools and the need for additional schools
 - a. Yes. Several schools in the area are being constructed to meet future projected needs (Overton Elementary, Garcia Middle School)

- b. Decisions

- i. University Hills N.A. to discuss sale of this site at a future neighborhood association meeting; will continue to work with Joe Silva. Staff advises that neighborhood consider potential desired options for the site if it is sold that can be expressed to potential buyers in the information packet.
 - ii. Staff, in coordination w/ UH representatives, will make a zoning recommendation for this site. Potential options:
 - 1. maintain SF-3 zoning

2. maintain SF-3 zoning & add Residential Infill infill option
 3. Change zoning to SF-6
 4. Change zoning to SF-6 & add Residential Infill infill option
2. Nomad Wine & Cheese Bar, 1215 Corona Drive
 - a. Applicants for new project at this site spoke to the committee to describe their project
 - b. Applying for CS-1 zoning (more than 51% alcohol sales).
 - c. WPNA supports the project. Zoning Committee was also generally supportive
 - d. Applicant will be submitting rezoning application (C14-06-0230).
 3. Homestead Apartment Complex on Clayton
 - a. Owners attended to describe potential options for the property
 - i. Are considering adding a smaller retail store on the site, also adding additional units on the adjacent vacant site. Currently no specific plans for the site.
 - ii. Would like zoning committee to consider a commercial/mixed use zoning category, e.g., GR-MU or LR-MU for the site (original recommendation was to maintain the multi-family zoning category)
 - iii. Staff needs feedback from zoning committee members on this issue

Core Transit Corridors

- Discussion of recommending that 51st Street & Cameron Road be Core Transit Corridors (in reference to design standards). Currently they are designated as Urban Roadways.
 - a. CTCs require a wider sidewalk, more building frontage against the street, etc.
 - b. Committee seemed generally favorable to changing the recommendation to CTCs for these streets

Infill Options

- Reviewed infill options/drainage capacity & flooding discussion from last meeting
 - c. Presented WPDR's impervious cover calculations
 - d. Please contact staff if you would like to discuss this further, or if you have additional thoughts as to if Windsor Park should adopt the cottage lot and urban home infill options

Next Meeting Dates

- Scheduled final meetings for January 5 & February 9 from 2-4pm.

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Case Number: C14-06-0230

Contact: Robert Heil, (512) 974-2330

Public Hearing:

January 30, 2007 Planning Commission

Adam K. Abner
Your Name (please print)

5511 Cameron Rd
Your address(es) affected by this application

Jan 20 - 02
Date

Signature

Comments:

We have too many kids
and this location will have
bad impact on our neighborhood

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Contact: Robert Heil, (512) 974-2330

Public Hearing:

January 30, 2007 Planning Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Your Name (please print)

Robert Heil

Your address(es) affected by this application

5517 Cameron Rd

Signature

[Signature]

Date

Feb 18-07

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

Heil, Robert

From: David Haney [dhaney@austincc.edu]
Sent: Saturday, January 27, 2007 9:00 PM
To: Heil, Robert
Subject: Cameron Road zoning issue

Dear Mr. Heil,

I have been informed that a prospective proprietor would like to open a wine and cheese bar at the intersection of Corona and Cameron Road. I would very much like to see such a business open to serve the Windsor Park neighborhood, which is seriously lacking in such resources and can use new businesses of this sort. I therefore support a decision by the Planning Commission to establish zoning for alcohol sales at the location in question.

If there is anyone else I should contact to express my opinion on this issue, please let me know.

Sincerely,

David Haney
5514 Delwood Dr.
Austin, TX 78723

Heil, Robert

From: mdahl@grandecom.net
ent: Saturday, January 27, 2007 4:58 PM
o: Heil, Robert
Subject: Neighborhood zoning at Corona and Cameron Rd.

Hi, Robert Heil,

Would like you to know that I am in favor of the wine and cheese shop proposed for this location. It seems in keeping with the kind of businesses we want to see in this neighborhood.

Let me know if there is more I need to do to support this.

Thanks,

Margaret Dahlo.

Heil, Robert

From: Larry Wynns [lwynnssr@Austin.rr.com]

Sent: Friday, January 26, 2007 11:19 PM

To: Heil, Robert

Subject: Nomad Wine & Cheese Rezoning

As a member of the Windsor Park Zoning Committee, I wish to let you know that I am very much in favor of the rezoning to support Nomad Wine & Cheese.

1/30/2007

Heil, Robert

From: Paul J. Havens [pjhavens@yahoo.com]
nt: Friday, January 26, 2007 8:39 PM
o: Heil, Robert
Subject: Nomad Wine & Cheese Rezoning

Hello Robert Heil,

As a member of the Winsor Park Zoning Committee that has been working with Margaret Valenti, I want to inform you of my support for the zoning change request for the Nomad Wine & Cheese Bar that proposed near Cameron & Corona.

I am in agreement with other Zoning Committee Members that this rezoning for Nomad Wine & Cheese Bar will help revitalize the area by adding a walkable, locally owned entertainment venues to the planning area. The precedent for a business in the area to serve alcohol has already been established with Carousel Lounge which is nearby off Cameron Road.

Please include my support in discussing this rezoning with the Planning Commission.

Thank you,

Paul Havens

Name: JOEL CRUZ

Address: 1414 CORONA

AUSTIN TX 78723

Marital status: S

Age: 32 Age of spouse: _____

Years in the Neighborhood: 2

Reasons for support: COMMUNITY IMPROVEMENT AND SOCIAL
SETTING FOR RESIDENTS

Name: JIMMY WILLIAMS

Address: 6408 Kenilworth

Marital status: S

Age: _____ Age of spouse: _____

Years in the Neighborhood: 2 1/2

Reasons for support: Community gathering
and improved
socializing

Name: Meg Brooks

Address: 6207 Pegg St
Austin TX 78723

Marital status: _____

Age: _____ Age of spouse: _____

Years in the Neighborhood: 1

Reasons for support: need a nice neighborhood bar

Name: _____

Address: SARA JANE LEE
6305 HANEY Dr. 78723

Marital status: _____

Age: _____ Age of spouse: _____

Years in the Neighborhood: 16

Reasons for support: need a good neighborhood
meeting place.

Name: Barb Selgestad

Address: 5401 Waterbrook

Austin (23)

Marital status: M

Age: old Age of spouse: older

Years in the Neighborhood: 17

Reasons for support: Like the idea
bsejy@grandecom.net

Name: LOTTA SMAGULA

Address: 6203 LINDA LN

AUSTIN

Marital status: _____

Age: 42 Age of spouse: 41

Years in the Neighborhood: 6

Reasons for support: GOOD IDEA, LONG OVERDUE
FOR A PLACE IN THE NEIGHBORHOOD LIKE THIS

Smagoo22@hotmail.com

Name: Wendy Galloway

Address: 1222 Corona Drive

Marital status: married

Age: 35 Age of spouse: 34

Years in the Neighborhood: 2

Reasons for support: neighborhood improvements

Name:

Address: MARCIA CRIBS

1421 CORONA

Marital status: single

Age: _____ Age of spouse: _____

Years in the Neighborhood: 3

Reasons for support: neighborhood important!

Name: Angela Rodriguez-Mayers

Address: 9226 Corona Drive

Marital status: Married

Age: 38 Age of spouse: 45

Years in the Neighborhood: 10

Reasons for support: convenient local restaurant.

Name:

Address: 1301 CORONA DR.

Marital status: SINGLE

Age: 25 Age of spouse: —

Years in the Neighborhood: 2 1/2

Reasons for support: WHY NOT?

Name: LISA Sanchez

Address: 1303 CORONA DR.

AUSTIN TX 78723

Marital status: M

Age: 46 Age of spouse: 42

Years in the Neighborhood: 5

Reasons for support: needed nearby

Name: BEN NACK

Address: 1205 CLOVERLEAF DR

Marital status: M

Age: 32 Age of spouse: 30

Years in the Neighborhood: 3

Reasons for support: WANT TO GO

Name: CARLOS MATA

Address: 13 06 CORONA

Marital status: S

Age: _____ Age of spouse: _____

Years in the Neighborhood: 1

Reasons for support: _____

Name: Terry Reilly

Address: 1309 CORONA PR

Marital status: S

Age: 47 Age of spouse: _____

Years in the Neighborhood: 20

Reasons for support: FUN

Name: Jessica Son

Address: 1311 Corona Dr.

Marital status: M

Age: 36 Age of spouse: 55

Years in the Neighborhood: 1 1/2

Reasons for support: will improve neighborhood
jessica@crabbymoon.com

Name: JOHN ANDERSON

Address: 1319 CORONA

JOHNNYFSTOP@YAHOO.COM

Marital status: M

Age: 56 Age of spouse:

Years in the Neighborhood: 22

Reasons for support: GOOD FOR NEIGHBORHOOD

Name: Kristi Summers

Address: 1408 Corona

Marital status: Single

email: Klynnsummers@
austin.tx.com

Age: 28 Age of spouse: —

Years in the Neighborhood: 28

Reasons for support: improvement to
neighborhood

Name: CHRIS CANUL

Address: 6300 KENILWORTH DR

Marital status: —

Age: 28 Age of spouse: —

Years in the Neighborhood: 20+

Reasons for support: # GOOD TIMES

Name: Carol / Garza

Address: 11402 COLONA

Marital status: _____

Age: _____ Age of spouse: _____

Years in the Neighborhood: 15

Reasons for support: OUR NEIGHBORHOOD NEEDS RESTAURANTS
& PLACES TO HANG OUT

Name: _____

Address: ED REINHARDT

1314 CLOVERLEAF

Marital status: M

Age: 67 Age of spouse: _____

Years in the Neighborhood: 38

Reasons for support: _____

Name: Stafford Gunning

Address: 1313 Cloverleaf
Austin, TX

Marital status: Married

Age: 27 Age of spouse: 28

Years in the Neighborhood: 3

Reasons for support: neighborhood
msgunning@yahoo.com

Name: SANDY Davis

Address: 1316 CLOVERleaf
AUSTIN, TX. 78723

Marital status: 3

Age: 46 Age of spouse:

Years in the Neighborhood: 10

Reasons for support: WE NEED it!

Name: PATRICIA CHAPA

Address: 1316 cloverleaf

Marital status: S

Age: 38 Age of spouse:

Years in the Neighborhood: 10

Reasons for support: GOOD FOOD / GOOD DRINKS /
GOOD company!

Name: PAUL MANNERS

Address: 1307 CLOVERLEAF DR.
AUSTIN TX 78723

Marital status: M

Age: 37 Age of spouse: 32

Years in the Neighborhood: 2

Reasons for support: GOOD FOOD / GOOD DRINKS

Name: Jennifer Holloway
Address: 1300 Cloverleaf Dr.
Austin TX 78756

Marital status: married

Age: 45 Age of spouse: 49

Years in the Neighborhood: 8

Reasons for support: ~~help~~ rejuvenation

Name: _____

Address: _____

Marital status: _____

Age: _____ Age of spouse: _____

Years in the Neighborhood: _____

Reasons for support: _____

KScheib@austin.rr.com

Name: Tiffany Pincus

Address: 1210 Cloverleaf

Marital status: S

Age: 30 Age of spouse: N/A

Years in the Neighborhood: 3 months

Reasons for support: no driving & driving - walking distance

Name:

Address: 1713 Cloverleaf Dr.

78723

Marital status: Single

Age: 21 Age of spouse:

Years in the Neighborhood: 21

Reasons for support: Relax & eat

Name: Cynthia Ayala

Address: 1211 Cloverleaf Atx
78723

Marital status: 8

Age: 32 Age of spouse: _____

Years in the Neighborhood: 12 yrs

Reasons for support: local business

Name: Brook Son

Address: 1207 Cloverleaf Dr

Marital status: Married

Age: 31 Age of spouse: _____

Years in the Neighborhood: 10

Reasons for support: need local
restaurant - not more chains

Name: Kenneth Green

Address: 1207 Cloverleaf

Austin TX 78723

Marital status: married

Age: 37 Age of spouse: 31

Years in the Neighborhood: 10

Reasons for support: local restaurant

Name:

Address: _____

Marital status: _____

Age: _____ Age of spouse: _____

Years in the Neighborhood: _____

Reasons for support: _____

Name: Donya Garcia

Address: 1400 Corona Dr.

Marital status: Married

Age: 48 Age of spouse: 45

Years in the Neighborhood: 6

Reasons for support: Neighborhood needs meeting place
and I'll enjoy this new business.

Name: ~~D~~ Gaum Garcia

Address: 1400 Corona Drive

Marital status: Married

Age: 45 Age of spouse: 48

Years in the Neighborhood: 6

Reasons for support: good idea

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Case Number: C14-06-0230

Contact: Robert Heil, (512) 974-2330

Public Hearing:

January 30, 2007 Planning Commission

Maria Rivera

Your Name (please print)

☐ I am in favor
☒ I object

1215-B-Corona Dr.

Your address(es) affected by this application

Maria R.J.

1-23-07

Signature

Date

Comments:

If you use this form to comment, it may be returned to:

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Neighborhood Planning and Zoning Department

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P. O. Box 1088

Austin, TX 78767-8810

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Alexander Benitez
Your Name (please print)

☐ I am in favor
☒ I object

1306 Corona Dr.
Your address(es) affected by this application

Alexander B 12/23/07
Signature Date

Comments: Dr. Heil had people
we don't want that store

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Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-06-0230

Contact: Robert Heil, (512) 974-2330

Public Hearing:

January 30, 2007 Planning Commission

Your Name (Please Print)

Shirley Davis Bell

☐ I am in favor
☒ I object

Your address(es) affected by this application

2217 Cornsack Austin Tex

Signature

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-06-0230

Contact: Robert Heil, (512) 974-2330

Public Hearing:

January 30, 2007 Planning Commission

☐ I am in favor
☒ I object

Your Name (please print)

Anita Flynn
1215 Corona Dr

Your address(es) affected by this application

Signature: [Signature] Date: 1-23-07

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Robert Heil
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-06-0230

Contact: Robert Heil, (512) 974-2330

Public Hearing:

January 30, 2007 Planning Commission

Your Name (please print)

Kelly Guthrie

☐ I am in favor
☒ I object

Your address(es) affected by this application

5505 Cameron Rd

Kelly Guthrie

Signature

Date

1-23-07

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-06-0230

Contact: Robert Heil, (512) 974-2330

Public Hearing:

January 30, 2007 Planning Commission

☐ I am in favor
☒ I object

Your Name (please print)

Seamus Galeza

Your address(es) affected by this application

1305 Corona Dr Austin TX 78723

Signature

Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Robert Heil
P. O. Box 1088
Austin, TX 78767-8810

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UNIVERSITY HILLS WINDSOR PARK NEIGHBORHOOD PLAN

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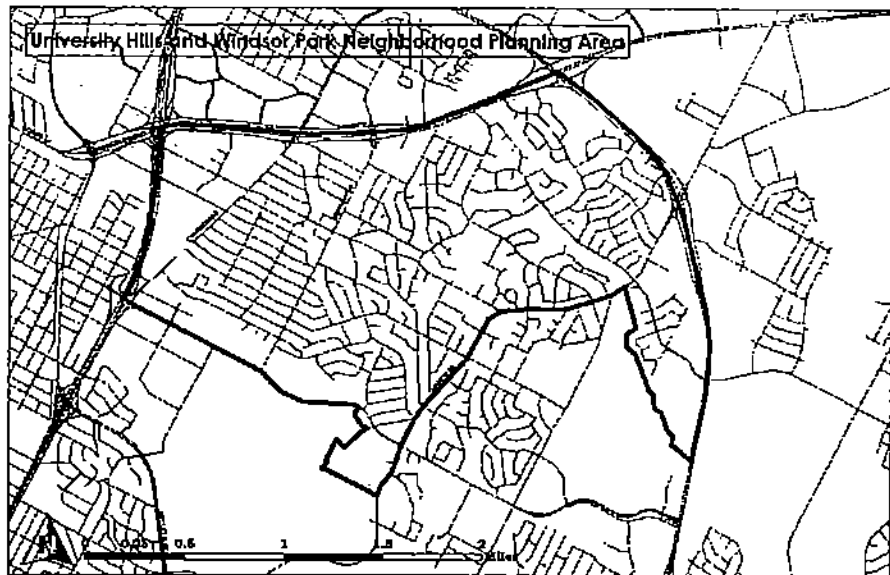
APPENDIX

PLAN SUMMARY

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INTRODUCTION

This Plan Summary gives readers background information on neighborhood planning in the City of Austin and in University Hills/ Windsor Park. Main goals and priorities of the University Hills/ Windsor Park Neighborhood Plan are listed in this chapter. Readers will find a 'locator map' on page XXX that identifies this planning area with respect to other areas in the City of Austin. Additional information on neighborhood planning in the city can be found in this plan's Context chapter and on the internet, www.ci.austin.tx.us/zoning.



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NEIGHBORHOOD PLANNING IN THE CITY OF AUSTIN

The City of Austin's Neighborhood Planning program follows from decades of citizen initiatives to plan development in the City so that it is accountable to Austin's residents and environment. These initiatives were intended to establish planning that guides the form, location and attributes of development in the city in order to preserve the quality of life and character of existing neighborhoods.

The City Council adopted a complete comprehensive plan, the Austin Tomorrow Plan (ATP), in 1979; that plan's goals and objectives were based on public input (Austin Tomorrow Plan, p. 3-5). A policy objective in the ATP states: "Develop and implement specific, detailed plans tailored to the needs of each neighborhood." In 1995/96, Austin's Citizen's Planning Committee issued reports that recommended neighborhood planning to identify community needs and guide future development in specific areas of the city. (insert reference, From Chaos to Common Ground, p.12 and Citizens' Planning Committee Report) In 1996, Austin's City Council created the Neighborhood Planning program to broadly achieve citizen goals outlined in the aforementioned reports and initiatives.

NEIGHBORHOOD PLANNING IN UNIVERSITY HILLS AND WINDSOR PARK

In 2005, Austin's City Council designated the University Hills and Windsor Park neighborhoods as a neighborhood planning area for several reasons. These neighborhoods are part of the urban core, the dense central area of the City, which the City Council has previously designated as priority planning areas. Second, the Neighborhood Planning & Zoning staff determined it to be a priority area after researching several factors they use in choosing which urban core neighborhood to plan next: the amount of vacant and developable land, commercial zoning, arterial roadways, and development pressures in a particular area. Planning staff also consider whether area stakeholders, particularly neighborhood associations, are interested in participating in the neighborhood planning process. Finally, the University Hills and Windsor Park neighborhoods were the only remaining areas surrounding the 700 acre Robert Mueller Municipal Airport redevelopment site that did not have a completed a neighborhood plan. In anticipation of the impact of this redevelopment project on surrounding neighborhoods, both residents, City staff and City Council found UHWP to be an appropriate candidate for planning in 2005.

Priority goals and recommendations in this plan were developed through a public planning process that included meetings, workshops, field work, and surveys. This process is described in more detail in the following chapter. People who participated in the plan are commonly referred to in this document as 'stakeholders'. Stakeholders include community business owners, renters, residents, property owners, and various

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organizations and institutions.

Many of the planning priorities recorded in this plan mirror goals and concerns of Austin citizens in other planning areas and priorities of the Citizens' Planning Committee that created the Neighborhood Planning program. In addition, many goals in the City's 1979 comprehensive plan are shared by current UHWP residents and are re-stated in this planning document. UHWP plan goals are also in accordance with Austin's preferred growth scenario determined through the Envision Central Texas regional planning effort. (insert reference of their website) In the Land Use & Development Chapter of this plan readers will find that both commercial and residential growth has been encouraged in areas along larger corridors in the UHWP planning area.

Goals in the UHWP plan also reflect efforts to coordinate with strategic planning occurring in related City departments and other regional planning bodies. UHWP planners and stakeholders have coordinated with the following City departments and programs:

- Watershed Protection and Development Review Department
- Parks and Recreation Department
- Public Works Department
- Economic Growth and Redevelopment Services Office/ Small Business Development Program
- Health and Human Services Department
- Solid Waste Service Code Enforcement program
- Austin Police Department

When writing transportation recommendations, staff considered City of Austin and regional transportation plans, in addition to state transportation planning efforts. The UHWP plan also incorporates planning efforts of the Capital Metropolitan Transportation Authority, the Austin Independent School District, and the University of Texas Medical Branch at Mueller.

Each chapter in this plan represents a major issue area: Land Use & Development, Housing, Parks, Open Space and the Environment, Transportation Networks and Infrastructure, Mueller Connectivity, and Community Life. Recommendations in each chapter describe how the UHWP Plan vision and goals, listed below, can be achieved.

VISION STATEMENT / NEIGHBORHOOD PLAN GOALS

A neighborhood plan vision statement reflects the shared interests or wishes of neighborhood planning stakeholders, as defined on the previous page. The following vision statement was developed from comments collected from stakeholders at initial community-wide outreach meetings, the initial workshop for the plan, and neighbor-

hood survey results from Fall 2005. The vision statement has been reviewed and revised through feedback collected at subsequent public planning meetings. The goals described in this vision statement served as starting points for the development of more specific goals and recommendations in the University Hills/Windsor Park Neighborhood Plan. **The vision statement and plan goals read as follows:**

The objectives and recommendations in the University Hills/Windsor Park Neighborhood Plan will contribute to improving the quality of life of area residents, creating a positive reputation for the UHWP neighborhood, and supporting area schools and youth by accomplishing the following goals:

- Attract needed vendors and service providers into the planning area through support for local businesses and revitalization/redevelopment of neighborhood shopping areas.
- Encourage a diversity of housing options at various levels of affordability dispersed throughout the neighborhood.
- Improve the existing transportation system and support expanded public transportation services.
- Increase opportunities for physical recreation through parkland, an improved pedestrian and bicycle environment, and built environment planning.
- Acknowledge the ethnic diversity and language differences of area residents and foster greater communication among area residents.

PRIORITY ACTION ITEMS

During the neighborhood planning process, City of Austin planners work with stakeholders to identify those projects or initiatives most needed or desired in the neighborhood. Stakeholders anticipate that the completion of these projects would positively impact the neighborhood by noticeably improving the quality of life of area residents and enhancing the resources that exist within University Hills and Windsor Park. These priority items are listed because they were stated as desired objectives many times during the planning process, and they will positively affect the broadest number of people in the planning area.

- Increase the accessibility of Bartholomew Park through sidewalk and trail construc-



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ECONOMIC DEVELOPMENT

Objectives and recommendations in this section expand upon the University Hills/ Windsor Park Neighborhood Plan goal: "Attract needed vendors and service providers into the planning area through support for local businesses, and encourage revitalization/redevelopment of neighborhood shopping areas." At most of the neighborhood planning meetings, stakeholders expressed their concerns about the lack of some services in the area (e.g., local restaurants, shops, entertainment, etc.). Additionally, they stated that they wanted to be able to walk or ride a bike to these types of services.



Windsor Village storefronts

* Commercial services in the planning area are located along the major corridors (i.e., 51st Street, Cameron Road, Manor Road & Berkman Drive) and also within shopping centers (i.e., Windsor Village, Capital Plaza, and Springdale).

These shopping centers have the potential to become vibrant community meeting places that serve their surrounding neighborhoods. However, they currently have some vacant spaces, do not offer a wide range of services, and in some cases are not designed to facilitate pedestrian access. The commercial areas along the neighborhood's corridor streets include a mixture of local restaurants and services but in many cases are not utilized to their full potential. Similar to area shopping centers, these perimeter areas also have vacant storefronts and a limited range of retail and other commercial services.

Recommendations in this chapter are directed primarily at planning area residents, neighborhood associations, and the UHWP Neighborhood Plan Contact Team. Neighborhood planning staff may be able to assist with coordination efforts with property owners and city agencies.

Additional information about the design of new commercial developments is included in the Urban Design subchapter.

Objective: Improve the retail and business environment in the UHWP Planning Area by identifying challenges to existing businesses and methods to overcome those challenges.

- Complete a market study to analyze why certain business types/products are not currently offered in the UHWP area.

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- Collaborate with APD and business owners to reduce crime and create a safe-feeling environment for patrons near businesses, especially gas stations and convenience stores.
- Patronize businesses located within the planning area to ensure their success.

Objective: Attract desired businesses and service providers into the planning area.

- Create an inventory and directory of all existing area businesses located in the area.
- Define desirable uses for specific areas within UHWP: quality retail, coffee shops, cafes, more restaurants, a movie theater and businesses that cater to daily needs.
- Support future land use changes and rezonings that will facilitate the location of desirable service providers and retail at targeted locations (e.g., shopping centers) and along designated corridors. Incentivize mixed use buildings. (see Land Use section of this chapter for information about mixed use).
- Invite private lenders, the Austin Board of Realtors, the City of Austin Small Business Development Program, and relevant Community Development Corporations to hold educational workshops about support development opportunities in the area.
- Explore funding sources for commercial redevelopment projects to attract private investment.

IMPLEMENTATION IDEA

Neighborhood planners met with Economic Growth and Redevelopment Services Office (EGRSO) staff members on October 29, 2006, to discuss strategies to achieve the objectives described in this chapter. EGRSO staff recommended the coordination of a "round-table" discussion where developers, retailers, and real estate professionals can provide insight regarding effective strategies for attracting desired retail and service providers into the planning area. They could also discuss strategies to initiate the redevelopment and revitalization of area shopping centers. Round table participants could create a plan for advancing the recommendations described in this section.



Springdale Shopping Center

Objective: Revitalize, redevelop, and/or improve area shopping centers.

- Support the designation of the Windsor Village, Springdale, and Capital



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Plaza shopping centers as mixed use Neighborhood Urban Centers that offer a range of services and also include second story residential units. (See Infill Options discussion)

- Encourage aesthetic improvements to area shopping centers (e.g., additional trash cans, pedestrian improvements, etc.). (See Design subchapter)
- Improve communication between area residents and shopping center property managers.
- Consider public shopping cart options for residents without auto access (retrieve carts at bus stops, sell carts at stores, or loan carts).
- Improve lighting of parking lots and hire additional security personnel to reduce vandalism and crime at area shopping centers.

OPPORTUNITIES FOR WATER FEATURE DESTINATIONS: REDEVELOPMENT OF AREA SHOPPING CENTERS

City of Austin Watershed Protection and Development Review (WPDR) staff have identified opportunities for water detention and water quality associated with the potential future redevelopment of the Capitol Plaza and Windsor Village Shopping Centers. A portion of these large stretches of impervious cover (paved areas) could be used for the construction of a 'destination' water feature similar to the Central Park project at the Central Market shopping center. These tracts could also host retro-fit projects that would improve regional water quality and help minimize drainage and erosion problems in adjacent areas through water detention. WPDR staff seeks opportunities to partner with developers and can share costs of projects which provide regional water quality and stormwater detention benefits.

URBAN DESIGN

This section includes objectives and recommendations regarding the design of residential and commercial structures in the planning area. UWHP stakeholders have often expressed support for improving the quality of residential development in the planning area and to create a unique sense of place to both Windsor Park and University Hills. The design of both residential and commercial development contributes to each of these goals. Additionally, as stated in previous sections, they also want their commercial areas to be more pedestrian-oriented with improved design elements, such as additional landscaping to enhance the pedestrian environment.

RESIDENTIAL DESIGN

This section discusses the character and architectural style of the neighborhoods within the UWHP planning area and offers a recommendation for preserving and enhancing that character as the planning area changes over time. It also describes the residential Design Tools that neighborhoods can adopt during the planning process.

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