

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: North Loop Neighborhood Plan

CASE#: NPA-07-0011.01

PC PUBLIC HEARING DATE: April 24, 2007

ADDRESS: 502 W. 55th Street

AREA: 0.28 acres

APPLICANT: Jules Caplan

OWNER: Jules Caplan

AGENT: Mark Kaderli

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single-Family Residential

To: Multi-Family Residential

Related Zoning Case: C14-07-0026

Base District Zoning Change

From: SF-3-NP – Single Family Residence District -Neighborhood Plan Combining District

To: MF-3-NP, Multi-Family Residence Medium Density District – Neighborhood Plan Combining District

PLAN ADOPTION DATE: May 23, 2002

NPCD ADOPTION DATE: May 23, 2002

STAFF RECOMMENDATION: The staff recommendation is to **Approve** the requested change on the Future Land Use Map (FLUM) to Multi-Family Residential.

BASIS FOR RECOMMENDATION: The requested amendment is consistent with the Land Use recommendations in the North Loop Combined Neighborhood Plan. See *Analysis* for more details.

PLANNING COMMISSION RECOMMENDATION: Approve

BACKGROUND: The North Loop Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on May 23, 2002. The boundaries of the planning area are: Koenig Lane to the north, 45th Street, Red River Street, and 51st Street to the south, IH-35 to the east, and Lamar Boulevard to the west..

The subject tract is vacant. As part of the North Loop neighborhood planning process, the subject tract was zoned SF-3. The subject parcel is a corner lot located at the intersection of W. 55th Street and Guadalupe Street.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---|---|
| <i>Site</i> | SF-3-NP | Vacant |
| <i>North</i> | MF-3-NP | Apartment Complex |
| <i>South</i> | SF-3-NP, MF-3-NP | Single-family and multi-family residences |
| <i>East</i> | SF-3-NP | Single-family residences |
| <i>West</i> | CS-CO-NP (includes Neighborhood Urban Center Infill Option) | Office and Retail |

The purpose of this amendment is to provide for a five unit condominium building.

ANALYSIS: The North Loop Neighborhood Plan Land Use Chapter contains the following relevant objective and vision statement:

Land Use Objective 2.1: Provide additional opportunities for housing choice through secondary apartments, mixed use, and small scale multi-family.

The vision for residential areas of the planning area recognizes the mix of single-family and multi-family residential within the residential areas. The future North Loop Neighborhood Planning Area will be mixed use and mixed income. Additional opportunities for housing choice, such as through small-scale multi-family housing, will be added. Housing choice and diversity are important themes for the planning area vision.

The proposed plan amendment is consistent with this Objective and Vision.

PUBLIC MEETINGS: On April 11, 2007, the North Loop Planning Contact Team met to discuss the proposed amendment. During the meeting, they had questions related to site plan issues. The contact team did not vote that night. However, subsequent to the meeting, the contact team voted in support of the proposed amendment. As stated in the attached letter, the contact team agreed that careful design of the property is consistent with the vision of the Neighborhood Plan.

CITY COUNCIL DATE: To be determined

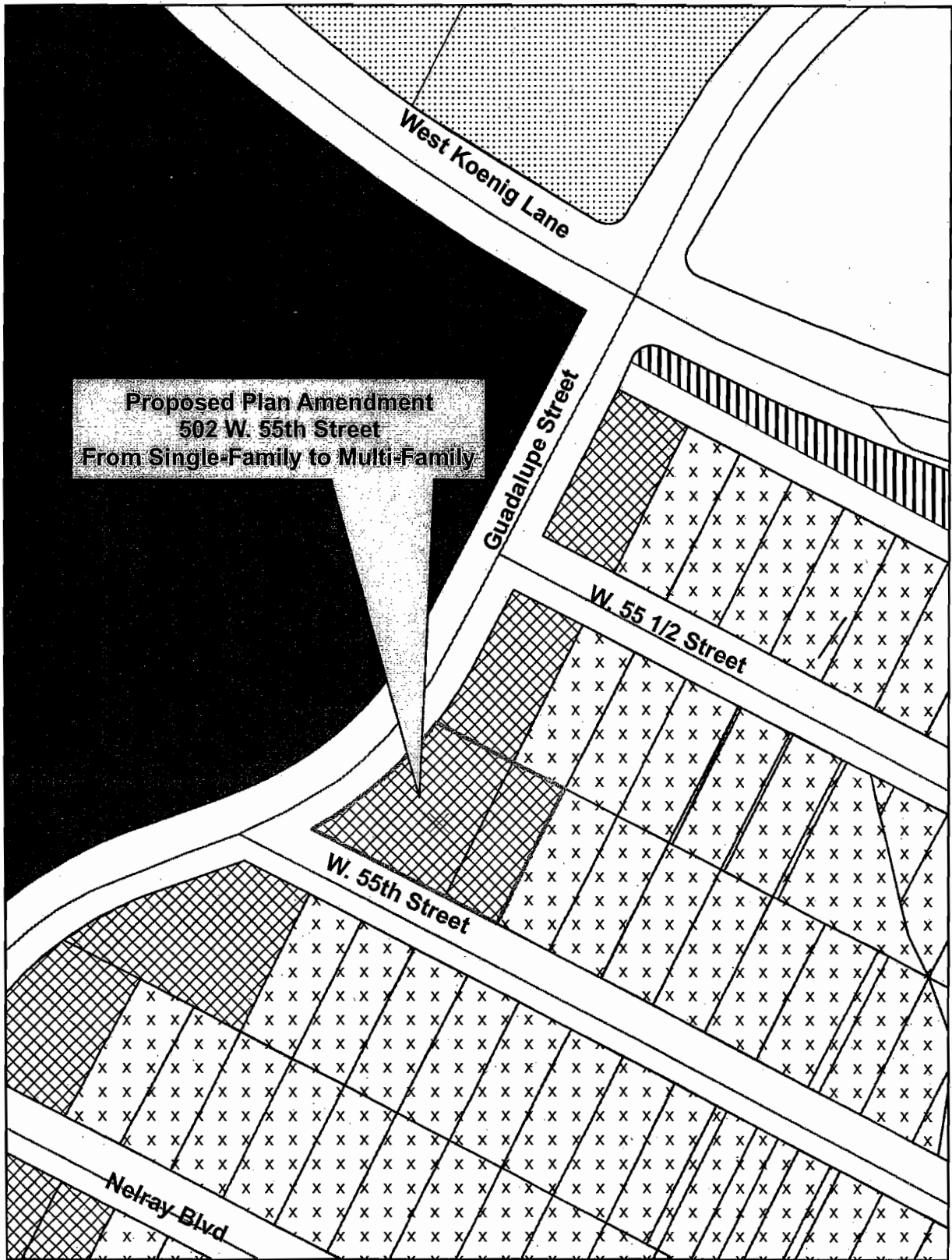
ACTION:

CASE MANAGERS: Paul DiGiuseppe (Plan Amendment)
Jorge Rousselin (Zoning Case)

PHONE: 974-2865
974-2975

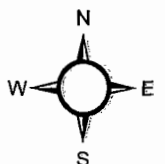
EMAIL: paul.digiuseppe@ci.austin.tx.us
jorge.rousselin@ci.austin.tx.us

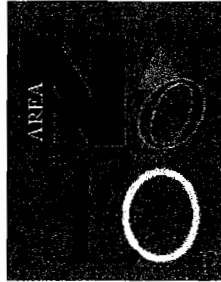
**North Loop Neighborhood Plan Amendment
Case Number: NPA-07-0011.01**



Future Land Use

| | | | | | |
|--|----------------------------|--|--------------------------|--|----------------------------|
| | Single-Family Residential | | Mixed Use | | Civic |
| | High-Density Single-Family | | Warehouse/Limited Office | | Open Space |
| | Mobile Home | | High-Density Mixed-Use | | Environmental Conservation |
| | Mixed Residential | | Office | | Utilities |
| | Multi-Family Residential | | Mixed Use/Office | | Water |
| | Commercial | | Industrial | | |





April 17, 2007

David Sullivan, Chair
Planning Commission
City of Austin
One Texas Center
721 Barton Springs Road
Austin, TX 78704

Dear Mr. Sullivan and Members of the Planning Commission:

At our North Loop Neighborhood Planning Team (NLNPT) meeting on April 16th, 2007, the 11 team members voting via e-mail¹ endorsed the request from Mark Kaderli to change the zoning from SF-3-NP to MF-3-NP for 502 W. 55th Street. This endorsement also supports a future land use map plan amendment in the North Loop Neighborhood Plan for these affected properties for the same zoning change.

This decision followed an initial presentation by Mr. Kaderli's agent, Brad Mellema and Michael Hsu at our March 14th, 2007 NLNPT meeting. The project was also presented before the NLNPT and the residents within 300 feet at a separate meeting on April 11th, 2007 with no objections from those present. This system—presentation at one meeting, discussion between and among members, and consideration for approval at the subsequent meeting with residents within 300 feet—helps enable our group to comment on proposed changes to our Neighborhood Plan.

The Planning Team supported the proposed zoning change for the following reasons:

- The proposed project provides an appropriate transition from the commercial uses to the west and the single family uses to the east. Currently, the lots to the north and south are zoned MF-3.
- The developers are willing to work with the NLNPT and neighbors on fencing, screening, and lighting the property within the 25 foot compatibility setback. We have urged the developers to work with the adjacent property owners and residents during and after the public meeting to receive feedback from affected parties.

¹ NLNPT Member Jack Howison was in attendance but abstained from voting.

- The developers are willing to plant street trees along Guadalupe Street (the site has no notable, long-lived trees currently. This will encourage lower traffic speeds, add beauty, and provide shade.

Mr. Kaderli told the NLNPT that two variances would be requested as part of this development. He is requesting that he be allowed a driveway within the 25 foot compatibility setback, and a curb cut adjacent the property line. The driveway would be consistent with the vision of the neighborhood plan.

In sum, the North Loop Neighborhood Planning Team agreed that the careful design of this MF-3 property is consistent with the vision of our Neighborhood Plan. It offers an attractive, compact design at a transition to our neighborhood. We endorse the approval of the zoning change.

Sincerely,



Patricia Borowicz
Chair, North Loop Planning Team
905 E. 55th Street
Austin, TX 78751

http://www.ci.austin.tx.us/zoning/north_loop.htm

cc:

Sebastian Wren; President, Northfield Neighborhood Association; Chesterfield;
Austin, TX 78751

Paul DiGiuseppe; City of Austin Neighborhood Planning and Zoning Department
505 Barton Springs Rd., 5th floor; Austin, TX 78704

Mark Kaderli; Developer; 2605 Top Cove, Austin, TX 78704

Written comments may be submitted to:

City of Austin

Neighborhood Planning and Zoning Department

Attn: Paul DiGiuseppe

P. O. Box 1088

Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-07-0011.01 (Neighborhood Plan Amendment)

Contact: Paul DiGiuseppe, 512-974-2865

Public Hearing:

April 24, 2007, Planning Commission

Daniel Beehl

Your Name (please print)

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

506 Melray Blvd.

Your address(es) affected by this application

D. Beehl

Signature

4/14/07

Date

Comments: Not only is Jules Caplan a notorious slum landlord, mismanaging properties and ignoring the standards of decency for the living conditions of his tenets, he has also been selling off his properties to companies which are changing the Northfield neighborhood into student housing. Northfield is a neighborhood that has the potential to become the next Hyde Park, but not if single family residences are flipped into student housing. I find it irresponsible and immoral to so drastically change the neighborhood demographics as to allow this community to become nothing more than apartments. ~~For~~ The Austin lifestyle is built on a solid foundation of family values and family homes. It would be a tragedy for our family oriented neighborhood to become anything other than a family community. Please uphold the sanctity of our small and prospering area. Please deny this zoning proposal. If you do not deny this proposal, I fear this neighborhood will squander its potential. ~~becoming~~