NEIGHBORHOOD PLAN AMENDMENT & ZONING CHANGE
REVIEW SHEET

CASE: NPA-2007-0009.04 and C14-2007-0135 **PC. DATE:** October 23, 2007

ADDRESS: 1319 Rosewood Avenue **AREA:** .2152 Acres

OWNER: Ken Blair

AGENT: Nicole Blair

LAND USE FROM: Single Familly **TO:** Mixed Use

ZONING FROM: SF-3-NP **TO:** CS-MU-CO-NP

STAFF RECOMMENDATION:

1) The staff recommendation is to APPROVE the requested change from Single Family to Mixed-use land use designation on the Future Land Use Map (FLUM).
2) The staff recommends approval of general commercial services – mixed use – conditional overlay – neighborhood plan (CS-MU-CO-NP) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

October 23, 2007: Approved on consent

1) Mixed-use land use designation on the Future Land Use Map (FLUM).
2) General commercial services – mixed use – conditional overlay – neighborhood plan (CS-MU-CO-NP) combining district zoning.

BACKGROUND:
The subject tract is a .2152 acre lot currently occupied by a vacant single-family house. The applicant is proposing to renovate the single-family house (for office and living space) and construct two rental apartments.

PUBLIC MEETINGS: Pursuant to neighborhood plan amendment policies, NPZD staff held a public stakeholder meeting on September 26, 2007. Stakeholders within 300 feet of the subject tract, neighborhood association in the area, and the neighborhood plan contact team (OCEAN) were notified of this community meeting. The meeting notes from the community meeting are attached to the staff report. No vote was taken at this meeting.

The applicant also attended the neighborhood plan contact team (OCEAN) meeting on September 11, 2007. A vote was taken at the OCEAN meeting to support the applicant's proposed plan amendment and zoning change with additional recommendations. The applicant agreed to make an attempt to include some degree of affordability within the proposed project. They also asked the applicant to include some type of historic marker to recognize Miss Connelly (previous owner of the subject tract).

AREA STUDY: The site falls within the Central East Austin Neighborhood Plan, adopted in December 2001.

TIA: Not Required **WATERSHED:** Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

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

CITY COUNCIL DATE: **ACTION:**.

November 29: 2007:

ORDINANCE READINGS: 1st: 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGERS:

Minal Bhakta (Plan Amendment)	Email: Minal.bhakta@ci.austin.tx.us	Phone: 974-6453
Robert Heil (Zoning Case)	Email: Robert.heil@ci.austin.tx.us	Phone: 974-2330

SUMMARY STAFF RECOMMENDATION

1) The staff recommendation is to APPROVE the requested change from Single Family to Mixed-use land use designation on the Future Land Use Map (FLUM).
2) The staff recommends approval of general commercial services – mixed use – conditional overlay – neighborhood plan (CS-MU-CO-NP) combining district zoning.

BASIS FOR RECOMMENDATION: The requested amendment is consistent with the objectives and recommendations in the Central East Austin Neighborhood Plan. See *Analysis* for more details.

ANALYSIS: The following excerpts are from the Central East Austin neighborhood plan that relates to this particular proposal:

- For office or commercial properties along Rosewood Avenue between Angelina and Northwestern add Mixed-Use Overlay and Smart Growth Mixed-Use Building "Special Use". *Page 17*
- Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin. *Page 10*
- Recognize that this is an urban area and identify areas for increased residential density. *Page 10*
- Increase mixed-use opportunities where appropriate on commercial corridors. *Page 13*

From these statements, it seems clear that the desire of the neighborhood is to increase mixed-use opportunities on commercial corridors. Currently, properties adjacent to the subject tract have mixed-use land use designation and commercial zoning designation. The proposed plan amendment and zoning change is consistent with the objectives in the neighborhood plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy 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 within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the development will generate less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

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



Central East Austin
Proposed Neighborhood Plan Amendment
Case# NPA-2007-0009.04

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

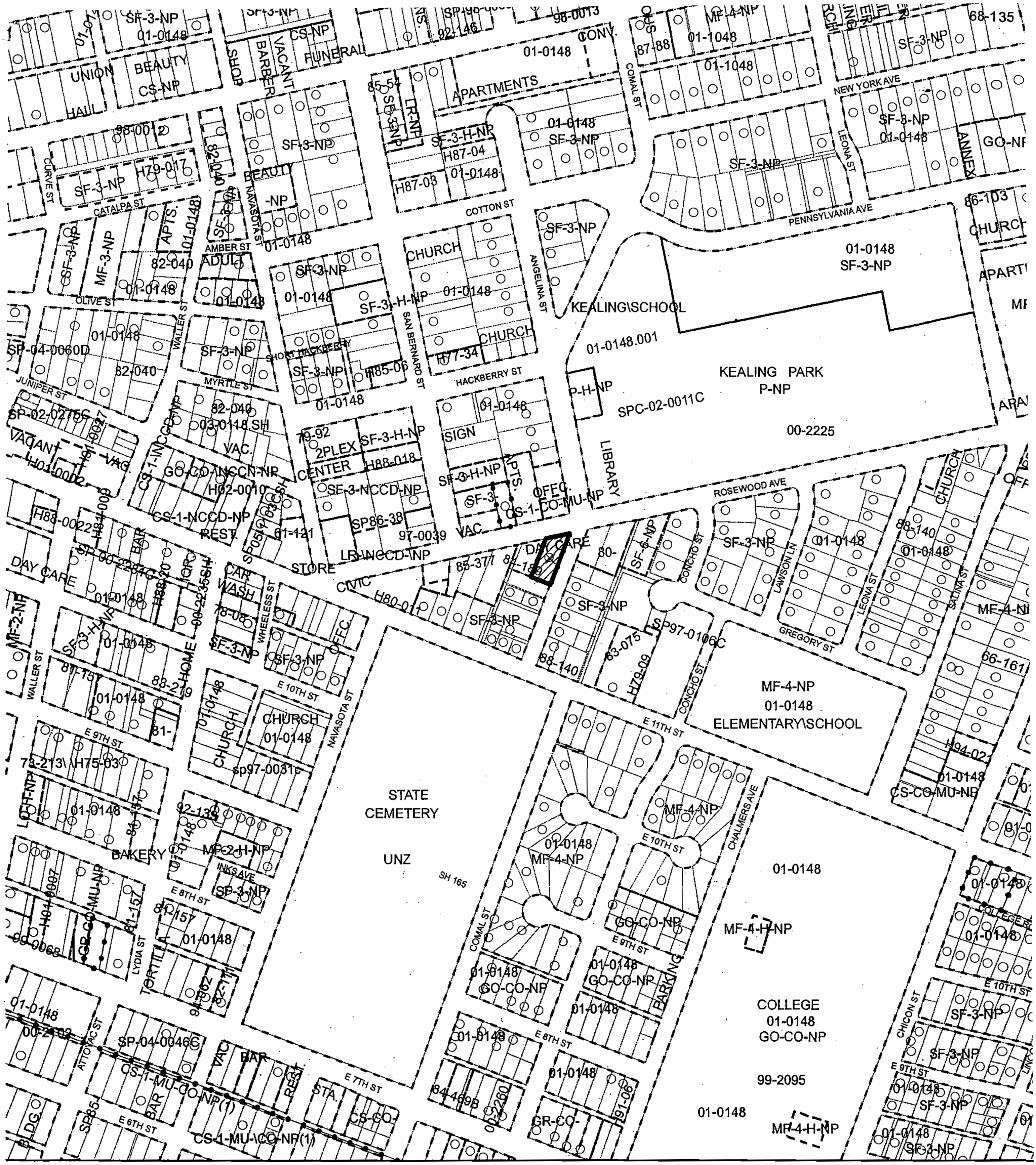
Created on 08/15/2007

N

200 100 0 200 Feet

Future Land Use

- Single-Family
- Higher-Density Single-Family
- Multi-Family
- Mixed Use
- Civic
- Recreation & Open Space



NEIGHBORHOOD PLAN AMENDMENT

N

Subject Tract

Zoning Boundary

Pending Cases

ZONING CASE#: NPA-2007-0009.04
ADDRESS: 1319 ROSEWOOD AVE
SUBJECT AREA: 0.2152 ACRES
GRID: K22
MANAGER: K. HALLORAN

1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Proposed Plan Amendment Community Meeting
Community Meeting, September 26, 2007
1319 Rosewood Avenue
Central East Austin Neighborhood Plan
NPA-2007-0009.04

Applicant's Proposal

- Requesting plan amendment to change the future land use map (FLUM) from single-family to mixed use.
- Office and home under one existing structure with an addition of rental units
- The subject tract is on a corridor surrounding commercial properties.
- 2-3 parking spaces dependent upon the rental units.
- Total square footage around 4,500.
- Consistent site design and materials.

Neighborhood Comments

- CS is too intense across from single-family residences.
- Concerned about commercial uses where it is single-family currently.
- Concerned about what might happen in the future if the property gets sold.
- Giving too much flexibility by approving the proposal.
- Height concerns about the back rental properties.

OCEAN (Neighborhood Planning Contact Team),
September 11, 2007

Vote: To support the applicant's proposal for plan amendment and zoning change.

- Applicant should attempt to include some type of affordability within the proposed project.

- Applicant should include some type of marker to recognize the previous owner Miss Connelly.