

NEIGHBORHOOD PLAN AMENDMENT AND ZONING CHANGE REVIEW SHEET

CASE: NPA-2007-0005.02 and C14-2007-0242 – Frontier at Montana Neighborhood Plan Amendment and Rezoning

P.C. DATE: January 29, 2008

ADDRESS: 6900-6922 Villita Avenida (even numbered side of the street)

OWNER: Austin Housing Finance Corporation, (Kelly Weiss) 512-974-3182 and American Youthworks, Inc. (Richard Halpin) 512-236-6100

AGENT: City of Austin Neighborhood Housing and Community Development, (Gina Copic) 512-974-3180

SITE AREA: 1.42 acres

SUMMARY PLANNING COMMISSION RECOMMENDATION: January 29, 2008: Approved staff's recommendation of SF-3-NP district zoning and the Neighborhood Plan Amendment; by Consent.
[J. REDDY, M. DEALEY 2ND] (8-0)

CASE NUMBER: NPA-2007-0005.02

TYPE OF AMENDMENT: Change in Future Land Use Designation
From: SINGLE FAMILY AND CIVIC To: SINGLE FAMILY

BACKGROUND: The Montopolis 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 September 27, 2001. The requested plan amendment is located in the Montopolis Neighborhood Planning Area. The boundaries of the planning area are: Bastrop Highway (Hwy 183) on the north/east, Ben White Boulevard on the south/east, Grove Boulevard on the north/west and north/south.

This case was initiated by the City after it was recently discovered that not all the property located within the Frontier at Montana Subdivision was zoned Single Family (SF-3) until after several houses had already been partially or fully constructed. Specifically, portions of the subject property are partially zoned Public (P-NP). The Neighborhood Plan Amendment and associated rezoning case is a *corrective measure* to ensure that all the property in this single family subdivision is zoned for single family construction (SF-3). The subject property consists of 1.42 acres which has been subdivided into 12 single family lots, and is part of the 81 lot Frontier at Montana subdivision. The Austin Housing Finance Corporations is the developer of this project. One hundred percent of the units in this subdivision are targeted to be sold to households at or below 80% to 50% of the median family income with prices ranging from \$102,000 to \$125,000 per unit. This subdivision is also S.M.A.R.T Housing certified.

ANALYSIS: The subject property is partially classified as Single Family and Civic under the Montopolis Future Land Use Map. The following excerpts are from the Montopolis Neighborhood Plan that relates to this particular proposal:

Objective 2: Continue to promote the existing neighborhood pattern of development with new and Smart Growth Infill development (pg. 13 Montopolis NP)

- *Action 4: The properties north of Riverside and east of Lawrence should be built out with commercial uses along the corridors of Riverside and 183. Residential uses are recommended on the remaining undeveloped land where permissible. Residential uses may include Smart Growth infill options and zoning designations that would allow the development of affordable housing.*

Goal 2: Create Homes for all Stages of Life within Montopolis (pg. 14, Montopolis NP)

Objective 4: Enhance and protect existing single family housing.

- *Action 12: Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis.*
- *Action 13: Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built.*

The goals and recommendations of the Montopolis Neighborhood Plan (MNP) appear to fully support the construction of additional single family housing in the subject area, particularly in terms of building new affordable housing for all stages of life. Staff's interpretation of the MNP goals and recommendations above is that the Plan supports changing of the future land use category to Single Family within the subject area.

ADDITIONAL BACKGROUND: Members of the Montopolis Contact Team and adjoining property owners attended a neighborhood meeting on this case on January 7, 2008. The Contact Teams recommendation is attached.

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

STAFF RECOMMENDATION: The staff recommendation is to APPROVE the requested change from Single Family and Civic to Single Family on the Future Land Use Map (FLUM).

BASIS FOR RECOMMENDATION: The requested amendment is consistent with the Land Use recommendations in the Montopolis Neighborhood Plan (MNP) and would promote the construction of more affordable housing in the City. See *Analysis* for more details.

REZONING CASE: C14-2007-0242

ZONING FROM: P-NP; SF-3-NP

TO: SF-3-NP

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change from SF-3-NP, Family Residence district and P-NP, Public district, to SF-3-NP, Family Residence Neighborhood Plan zoning.

DEPARTMENT COMMENTS: The subject rezoning area consists of a 1.42 acre site of platted lots that are developed for single family residence. There are several houses that have been partially or fully constructed with access to Montana Street, Vasquez Street, and Suena Drive. Single family residences within the Frontier at Montana subdivision are located on the surrounding lots to the west, east and south (SF-3-NP), and there is parkland to the north (P). There are mobile homes within the Frontier at Montana subdivision to the far south (MH). The lots do fall within the Citgo Pipeline restricted area so development may require additional requirements during the permit phase.

This is a City of Austin initiated zoning application to rezone the property to the single family residence standard lot (SF-3-NP) district. Staff recommends SF-3-NP zoning based on its compatibility with the residential character of the surrounding area and access to three local streets.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP; P-NP	Under Development
<i>North/ East</i>	P-NP	Park
<i>South/ West</i>	SF-3-NP	Single family residences

NEIGHBORHOOD PLAN AREA: Montopolis

TIA: Is not required

WATERSHED: Carson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

NEIGHBORHOOD ASSOCIATION:

189--Southeast Austin Neighborhood Alliance
299--Crossing Gardenhome Owners Assn. (The)
511--Austin Neighborhoods Council
428--Barton Springs/ Edwards Aquifer Conservation Dist.
477--El Concilio, Coalition of Mexican American Neigh. Assn.
634--Montopolis Area Neighborhood Alliance
972--PODER People Organized in Defense of Earth & Her R
743--Southeast Austin Trails & Greenbelt Alliance
763--East Riverside/Oltorf Neighborhood Planning Team

774--Del Valle Independent School District
 786--Home Builders Association of Greater Austin
 1037--Homeless Neighborhood Organization

SCHOOLS: Allison Elementary School Martin Middle School Johnston High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0060 – Montopolis Neighborhood Plan	VARIOUS – CITY INITIATED	(PART-MONTOPOLIS NEIGH PLAN): APVD STAFF REC OF SF-3-NP, MF-2-NP, LR-NP, LR-MU-NP, GR-NP, GR-MU-NP, GR-CO-NP, CS-NP, CS-MU-NP, CS-CO-NP, W/LO-NP, LI-NP, P-NP W/CONDS (7-2, SL/JM-NAY)	[NEIGH PLAN] APVD 2ND/3RD RDGS FOR SF-3-NP, MF-2-NP, MF-3-NP, GO-NP, LR-MU-NP, GR-NP, GR-CO-NP, GR-MU-NP, GR-MU-CO-NP, W/LO-NP, CS-NP, CS-MU-NP, CS-MU-CO-NP & LI-NP (6-1, RA-NO)
C14-03-0154 SH –	SF-6-CO-NP, MF-3-CO-NP, CS-CO TO SF-4A	APVD STAFF REC FOR TR 1, 2, 4 & 5; PP TR 3 TO 3-23-04 UNTIL AP/NEIGH MEET (6-0)	APVD SF-4A (TR 1, 2, 4); DENIED SF-4A (TR 5); (6-0), ALL 3 RDGS

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Villita Avenida	57 feet	Not built	Local	No	No	No

CITY COUNCIL DATE: February 28, 2008

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

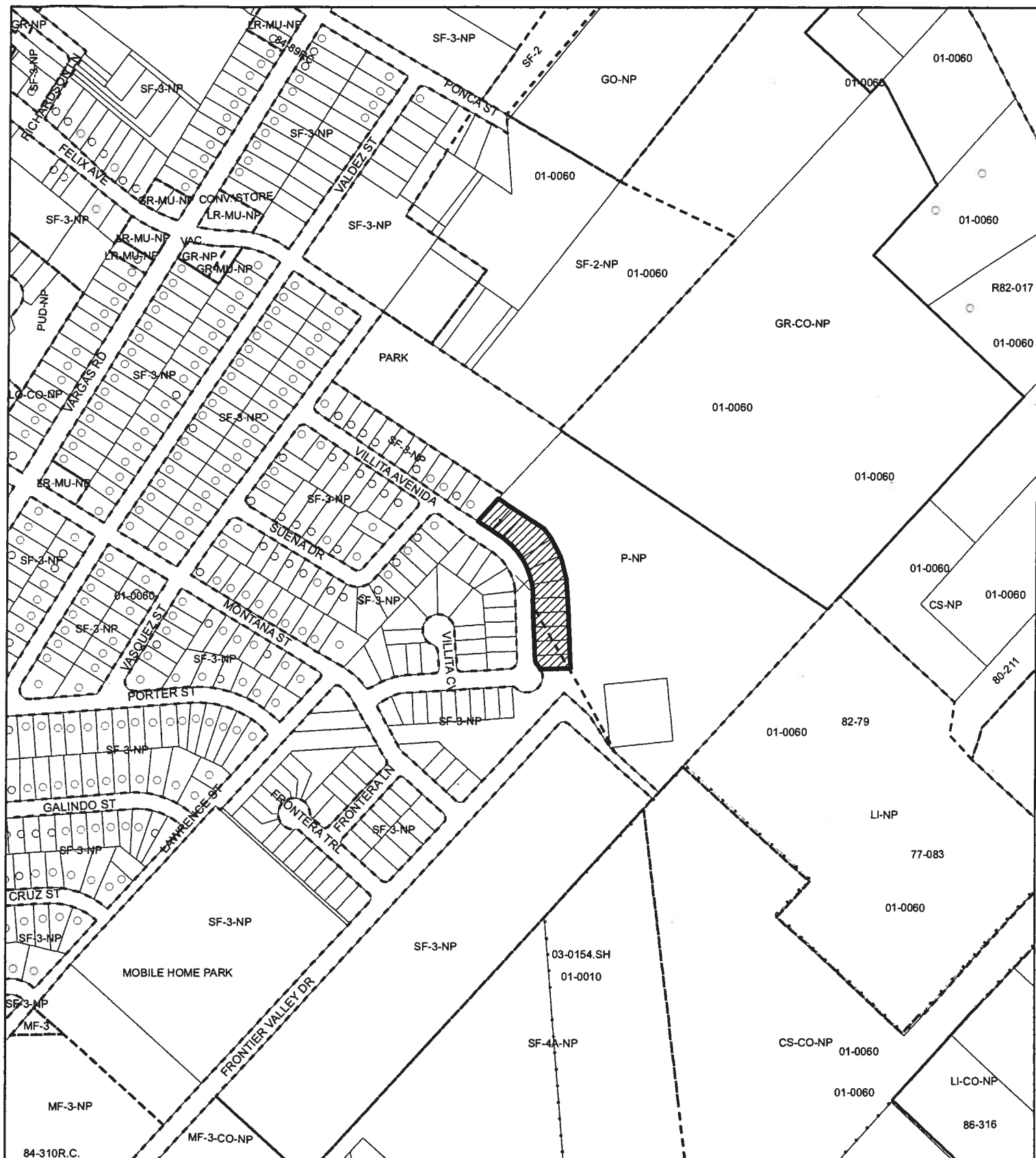
CASE MANAGER: Joi Harden

PHONE: 974-2212

CASE MANAGER: Kathleen Fox

PHONE: 974-7877

E-MAIL: joi.harden@ci.austin.tx.us; kathleen.fox@ci.austin.tx.us



ZONING



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

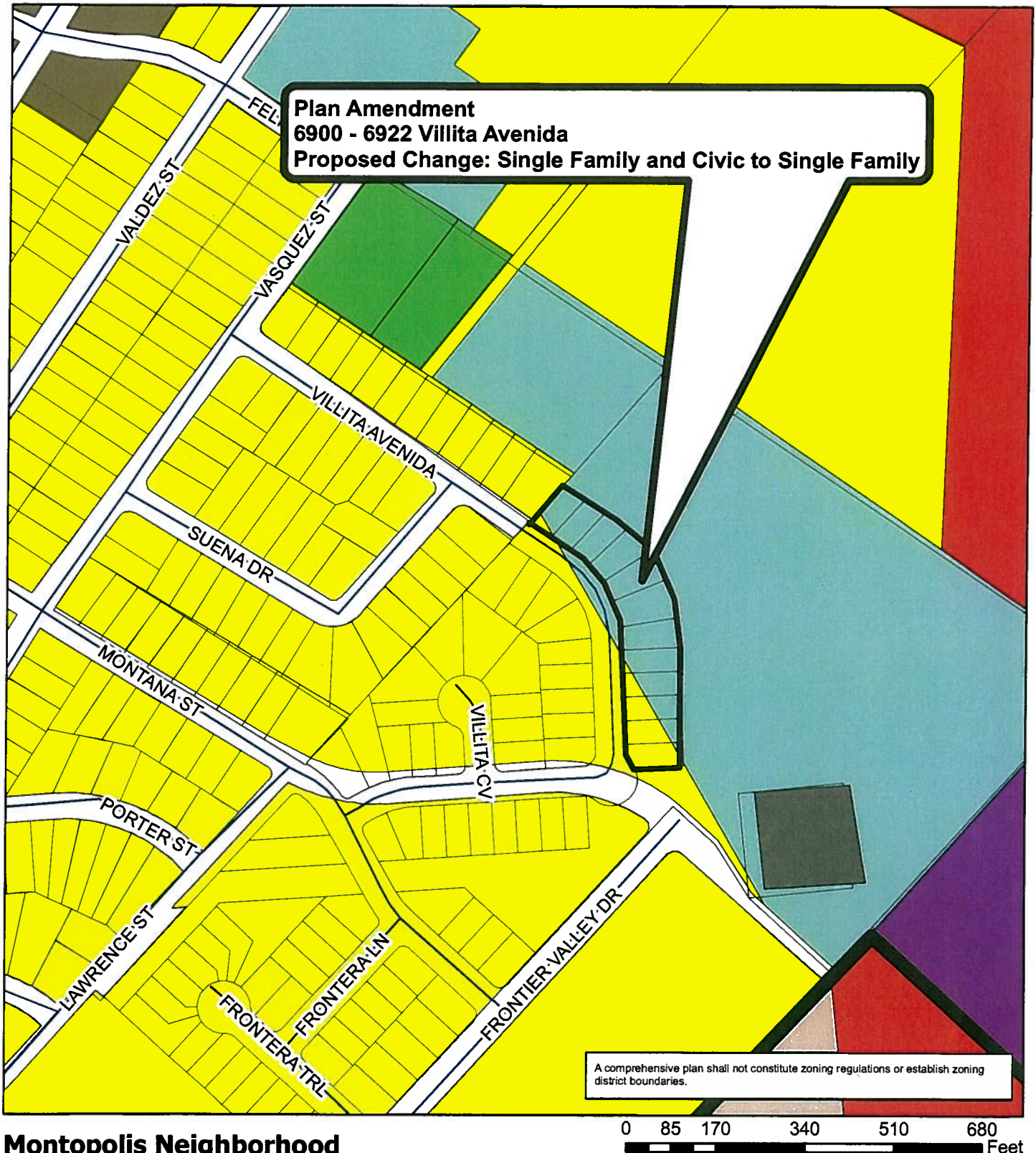
ZONING CASE#: **C14-2007-0242**
 ADDRESS: **6900-6922 VILLITA AVENIDA**
 SUBJECT AREA: **1.42 ACRES**
 GRID: **L19**
 MANAGER: **J. HARDEN**

OPERATOR: S. MEEKS



1" = 400'

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.



Montopolis Neighborhood Plan Amendment NPA-2007-0005.02

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Future Land Use

FLU

- Single-Family
- Mixed Residential
- Multifamily
- Commercial

- Mixed Use
- Office
- Industry
- Civic
- Recreation & Open Space
- Utilities



Created on 12/05/2007

SUMMARY STAFF RECOMMENDATION

NPA-2007-0005.02: The staff recommendation is to APPROVE the requested change from Single Family and Civic to Single Family on the Future Land Use Map (FLUM).

REZONING CASE C14-2007-0201: The staff recommendation is to grant the change from SF-3-NP, Family Residence district and P-NP, Public district, to SF-3-NP, Family Residence Neighborhood Plan zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The family residence district (SF-3) is intended as an area for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends SF-3-NP zoning based on its compatibility with the residential character of the surrounding area and access local streets. Due to the desire of the neighborhood to have affordable home ownership at this location, the AHFC designed an Urban Home subdivision with lots with a minimum size of 3,500 square feet. In this Montopolis Neighborhood Plan, urban homes are a permitted use in SF-3 zoning.

EXISTING CONDITIONS

Site Characteristics

The subject property consists of 1.42 acres which has been subdivided into 12 single family lots, and is part of the 81 lot Frontier at Montana subdivision. The Austin Housing Finance Corporation is the developer of this project.

Impervious Cover

The maximum impervious cover allowed by the SF-3-NP zoning district would be 45%.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Carson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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.

Transportation

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

This is a City of Austin initiated zoning application.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Villita Avenida	57 feet	Not built	Local	No	No	No

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Compatibility Standards

A zoning change to SF-3-NP does not trigger the application of compatibility standards.

Montopolis Residents Neighborhood Planning Team
1406 Vargas Road
Austin, Texas 78741
512/386-8858

January 15, 2008

Mr. Robert Heil
Neighborhood Planning & Zoning Department
P O Box 1088
Austin, TX 78767

RE: Case #NPA-2007-0005.2, (6900 to 6922 Villita Avenida

Dear Mr. Heil:

The Montopolis Residents Neighborhood Planning Team held it's meeting on January 7, 2008 at the Dan Ruiz Library, 1600 Grove Boulevard, to review Case #NPA-2007-0005.2, (6900 to 6922 Villita Avenida). The proposed plan amendment would change the Montopolis Future Land Use Map (FLUM) designation for 6900 to 6922 Villita Avenida from Civic and Single Family to Single Family.

At this meeting, the Planning Team members heard and reviewed Marni Pengelly, Project Coordinator, Austin Housing Finance Corporation's request to amend the Montopolis Future Land Use Map. Planning Team members all agreed that amending the Montopolis Future Land Use Map for Single Family zoning was a goal that was incorporated in the Montopolis Neighborhood Plan.

It was unanimously agreed by all attendees to accept the amendment.

Sincerely,

Susana Almanza
Susana Almanza,
Chair

Harden, Joi

From: Fox, Kathleen
Sent: Wednesday, January 30, 2008 11:01 AM
To: Arzola, Sylvia
Cc: Harden, Joi
Subject: Feb 28, 2008 Council agenda request

Hi Sylvia,

I have an NPA that needs to be placed on the February 28, 2008 Council agenda.

Below is my posting language

NPA-2007-0005.02 – Frontier at Montana. 6900 to 6922 Villita Avenida (even numbers)
- Conduct a public hearing and approve an ordinance amending Ordinance No. 010927-05, the Montopolis Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, to change the land use designation on the future land use map (FLUM) from Civic and Single Family to Single Family for the properties located at 6900 to 6922 Villita Avenida (the even numbered side of the street). (Carson Creek Watershed). Staff Recommendation: To approve the Single Family land use designation. Planning Commission Recommendation: Consent agenda approval. Applicant: Austin Housing Finance Corp. Agent: Marni Pengelly. City Staff: Kathleen Fox, 974-7877

2/4/2008