ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0259 –Govalle/Johnston Terrace Vertical Mixed Use Building (V) Rezonings **P.C. DATE:** February 12, 2008

AREA: 17 tracts on 36.645 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD), Melissa Laursen

NEIGHBORHOOD ORGANIZATIONS:

Barrio Unidos
East Town Lake Citizens Neighborhood Organizations
Glen Oaks, Rosewood Village, Neighborhood Organization
Johnston Terrace Neighborhood Association
Terrell Lane Interceptor Association
Central East Austin Business Owners Association
The Garden's Neighborhood Association
M.E.T.S.A. Neighborhood Association
Austin Neighborhoods Council
East MLK Neighborhood Plan Contact Team
El Concilio, Coalition of Mexican American Neighborhood Association
Holly Street Association
Brooke Neighborhood Association
Saucedo Street Neighborhood Association
River Bluff Neighborhood Association
Tillery Square Neighborhood Association
Govalle/Johnston Terrace Planning Team of Neighborhood Organizations
Eastville - Central
East Riverside/Oltorf & Montopolis Neighborhood Planning Team-COA Staff Liaison
Organization of Central East Austin Neighborhoods (OCEAN)
PODER - People Organized in Defense of Earth & Her Resources
Austin Independent School District
Southeast Austin Trails & Greenbelt Alliance
Sentral Plus East Austin Koalition (SPEAK)
Del Valle Neighborhood Association
Pandora-Oakgrove
Rosewood Neighborhood Planning Team
East Riverside/Oltorf Neighborhood Planning Team
Lower Boggy Creek Neighborhood Association
Homewood Heights Neighborhood Association
Home Builders Association of Greater Austin
Blackshear Prospects Hills

METSA-NIC
Brooke Elementary Neighborhood
Save Town Lake Organization
East River City Citizens
Buena Vista Neighborhood Association
Homeless Neighborhood Organization
Govalle Park Neighborhood Association

AREA OF PROPOSED ZONING CHANGES: The Govalle/Johnston Terrace Combined Neighborhood Planning Area is bounded by Pleasant Valley and Webberville Roads to the west; Oak Springs, Airport Boulevard, and the Austin Northwestern Railroad to the north; US 183 to the east; and the Colorado River to the south. Please refer to Attachments.

WATERSHEDS: Boggy Creek– Urban; Colorado River- Urban; Fort Branch- Urban; Tannehill Branch- Urban; Town Lake- Urban

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Oak Springs-Rice Elementary School; Govalle Elementary School; Brooke Elementary School; Allan Elementary School; Johnston High School

APPLICABLE CORE TRANSIT CORRIDORS: East 7th Street (Core Transit Corridor from Northwestern Avenue to Pleasant Valley Road; Future Core Transit Corridor from Pleasant Valley Road to Airport Boulevard)

STAFF COMMENTS:

The VMU Overlay District includes approximately 36.645 acres. The Govalle/Johnston Terrace Neighborhood Planning Team recommended amending the boundaries of the VMU Overlay district to exclude all 36.645 acres from the district. The recommendation is consistent with the Future Land Use Map adopted in March 2003 which designates these areas as commercial and office. If the Planning Commission recommends applying the vertical mixed use building (V) zoning to any of these properties, a plan amendment would be required.

LIST OF ATTACHMENTS:

Attachment 1: Vertical Mixed Use (VMU) Opt-In / Opt-Out Application
Attachment 2: List of Govalle/Johnston Terrace VMU Overlay Properties by Tract #, TCAD Property ID and City of Austin Address
Attachment 3: Govalle/Johnston Terrace VMU Neighborhood Recommendations
Attachment 4: Govalle/Johnston Terrace VMU Tract Map
Attachment 5: Zoning Map
Attachment 6: Overview of Vertical Mixed Use (VMU) and the Opt-In/Opt-Out Process

PLANNING COMMISSION RECOMMENDATION:

January 15, 2008: Postponed to February 12, 2008

February 12, 2008: Postponed to April 22, 2008

ISSUES: None

CITY COUNCIL DATE:	**ACTION:**
January 31, 2008	Postponed to February 28, 2008
February 28, 2008	

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Melissa Laursen **PHONE:** 974-7226
E-mail: melissa.laursen@ci.austin.tx.us

NEIGHBORHOOD RECOMMENDATION

The Govalle/Johnston Terrace Neighborhood Planning Team Review Committee met on two occasions, May 7, 2007 and May 29, 2007 to make recommendations on the vertical mixed use opt-in/opt-out process. On both occasions, a consensus was reached to amend the boundaries of the VMU Overlay district to exclude all properties from the district. The Review Committee will request that property owners meet an affordability level of 60% of the median family income and/or lower at the time of an individual rezoning request.

BACKGROUND

On August 31, 2006, the City Council adopted the "Design Standards & Mixed Use" ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless "opted-out". Properties not fronting on the Core Transit Corridors are not eligible for VMU unless "opted-in".

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2007-0259 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Govalle/Johnston Terrace application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A

MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the Land Development Code)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is served 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 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 utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

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/use will be subject to compatibility development regulations.