

## SECOND / THIRD READINGS SUMMARY SHEET

NEIGHBORHOOD PLANNING AMENDMENT CASE NUMBER: NPA-08-0001.01

REQUEST:

Conduct a public hearing and approve second/third readings of a neighborhood plan amendment to change the Future Land Use Map Designation of 3715 S First St, from CIVIC to **MIXED USE for the front 150 feet from S. First Street and MULTIFAMILY for the remainder of the property**. The subject property is located within the Dawson Neighborhood Planning Area.

DEPARTMENT COMMENTS:

When the Dawson Neighborhood Plan Future Land Use Map was created, this property was used as a church and therefore designated as Civic on the Future Land Use Map. The applicant, First Baptist Church, is planning to sell this property for development as a vertical mixed use development, with first-floor retail along S. 1<sup>st</sup> Street and multifamily residential units both above and behind the retail along 1<sup>st</sup> Street.

ISSUES:

This NPA is in conjunction with rezoning case number **C14-2008-0105**.

OWNER/APPLICANT: South First Baptist Church

AGENTS: Michelle Rogerson, Drenner & Golden Stuart Wolff, LLP

DATE OF FIRST READING: July 24, 2008

CITY COUNCIL HEARING DATE: August 21, 2008

CITY COUNCIL ACTION: The public hearing was closed and the first reading of the ordinance was approved for Mixed Use for the first 150-feet from South First Street and Multi-family for the remainder of the site on Council Member Cole's motion, Council Member Morrison's second on a 7-0 vote.

ASSIGNED STAFF:

**CASE MANAGER:** Dee Dee Quinnelly

**EMAIL:** [kathryn.quinnelly@ci.austin.tx.us](mailto:kathryn.quinnelly@ci.austin.tx.us)

## **NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Dawson Neighborhood Plan

**CASE#:** NPA-08-0001.01

**CITY COUNCIL 2<sup>nd</sup> & 3<sup>rd</sup> Readings:** August 21, 2008

**CITY COUNCIL 1<sup>st</sup> Reading:** July 24, 2008

**PC DATE:** July 22, 2008

**ADDRESS:** 3715 S. 1<sup>st</sup> Street

**APPLICANT:** Michelle Rogerson, Drenner & Golden Stuart Wolff, LLP

**OWNERS:** South First Baptist Church

### **TYPE OF AMENDMENT:**

#### **Change in Future Land Use Designation**

The proposed amendment would change the land use designation on the Dawson Neighborhood Plan Future Land Use Map for a property located at 3715 S. 1<sup>st</sup> Street, from Civic to **Mixed-Use**. The change in designation will allow for the redevelopment of the subject properties into mixed-use development.

**PLAN ADOPTION DATE:** August 27, 1998

**NPCD ADOPTION DATE:** December 6, 2001    **FLUM ADOPTION DATE:** June 22, 2006

### **ISSUES:**

When the Dawson Neighborhood Plan Future Land Use Map was created, this property was used as a church and therefore designated as Civic on the Future Land Use Map. The applicant, First Baptist Church, is planning to sell this property for development as a vertical mixed use development, with first-floor retail along S. 1<sup>st</sup> Street and multifamily residential units both above and behind the retail along 1<sup>st</sup> Street.

### **STAFF RECOMMENDATION:**

This parcel was designated Civic on the Dawson Neighborhood Plan Future Land Use Map due to its use as a religious institution. Because plans for this property no longer include a Civic use, staff supports changing the land use for this property. However, staff believes that the new future land use designation for this parcel should follow the same land use pattern established by the neighborhood's Future Land Use Map for other properties along the South 1<sup>st</sup> Street corridor.

Staff therefore recommends the Mixed Use land use designation on the front 200 feet only of this parcel, which is consistent with the depth of the Mixed Use land use designation on other portions of South 1<sup>st</sup> Street in the Dawson neighborhood. For the remaining back portion of the parcel, staff recommends the Multifamily land use designation, which is consistent with the depth and size of two multifamily properties just north of the subject property. This multifamily designation will act as a buffer between the Mixed Use land use along South 1<sup>st</sup> Street and the Single Family land use in interior of the neighborhood.

**Comments from the Dawson Neighborhood Plan**

One objective of the Dawson Neighborhood Plan is to “Preserve the residential character of the interior of the neighborhood and the commercial character of South First Street and South Congress Avenue.” Staff’s recommendation is consistent with this objective as it allows for commercial and/or mixed uses along South 1<sup>st</sup> Street, but limits the more interior portions of this very deep property to residential land use.

**PLANNING COMMISSION RECOMMENDATION**

The motion to approve Mixed Use for the first 150-feet from South First Street and Multi-family for the remainder of the site; was approved by Commissioner Mandy Dealey’s motion, Commissioner Paula Hui second the motion on a vote of 9-0.

**CITY COUNCIL DATE:** July 24, 2008

**ACTION:** The public hearing was closed and the first reading of the ordinance was approved for Mixed Use for the first 150-feet from South First Street and Multi-family for the remainder of the site on Council Member Cole’s motion, Council Member Morrison’s second on a 7-0 vote.

**CASE MANAGER:** Dee Dee Quinnelly

**EMAIL:** [kathryn.quinnelly@ci.austin.tx.us](mailto:kathryn.quinnelly@ci.austin.tx.us)

14 July 2008

Mr. Jerry Rusthoven, Case Manager  
City of Austin  
Neighborhood Planning & Zoning Department  
505 Barton Springs Road  
Austin, TX 78704

RE: Oak Meadows Project located at 3715 S 1<sup>st</sup> Street  
Case No. C14-2008-0105, Rezoning from SF-3 to GO-V and  
Case No. NPA-2008-0001.01 Future Land Use Map  
Amendment from Civic to Mixed Use

Dear Mr. Rusthoven,

I am writing on behalf of the Dawson Neighborhood Planning Team (DNPT) regarding the rezoning and FLUM amendment for the Oak Meadows project noted above.

We met with Cypress Real Estate Advisors on several occasions and on April 28, 2008, the DNPT voted to approve the rezoning and FLUM amendment requests based upon several conditions. Cypress Real Estate Advisors presented us with a restrictive covenant, which outlines the conditions and a unanimous vote to recommend the language in the covenant was held on July 7, 2008.

The rezoning allows for the Vertical Mixed Use (VMU) exemption of dimensional standards that are inline with the other VMU zoned properties in the Neighborhood, with several exceptions. The Oak Meadows site will not be allowed to use the VMU parking reductions and will be subject to an affordability level of ten percent (10%) of residential units for households earning no more than eighty percent (80%) Median Family Income (MFI).

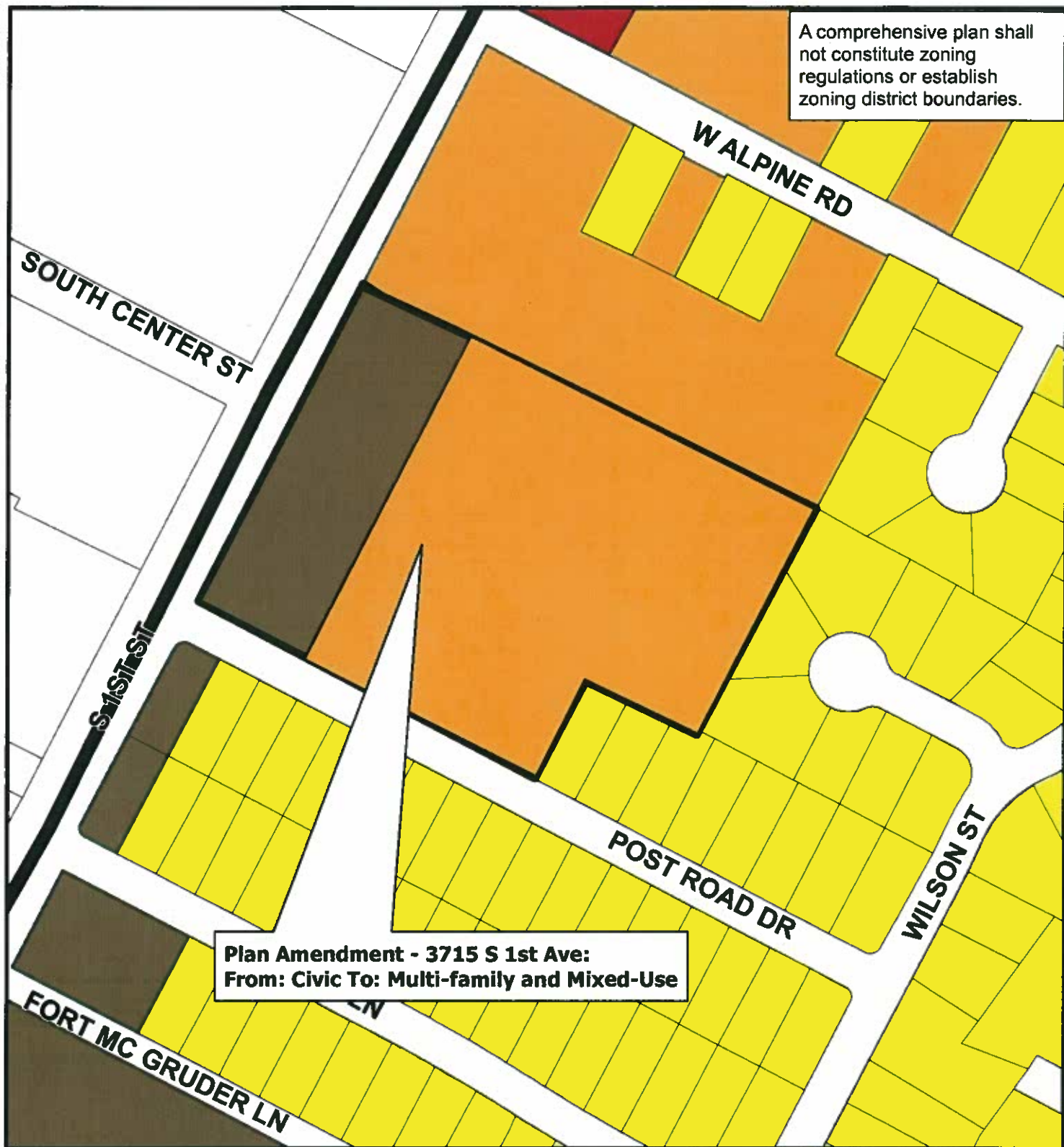
We support the rezoning and FLUM amendment requests based on the restrictive covenant and agreement by Cypress Real Estate Advisors to not utilize the parking reductions allowed under VMU.

Thank you for your assistance in accommodating the DNPT. If you have any questions please feel free to contact me.

Sincerely,



Kate Meehan  
President  
Dawson Neighborhood Planning Team



## Dawson Neighborhood Plan Amendment: NPA-08-0001.01

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



Created by NPZD August 5, 2008

180 90 0 180 Feet



### Future Land Use Map

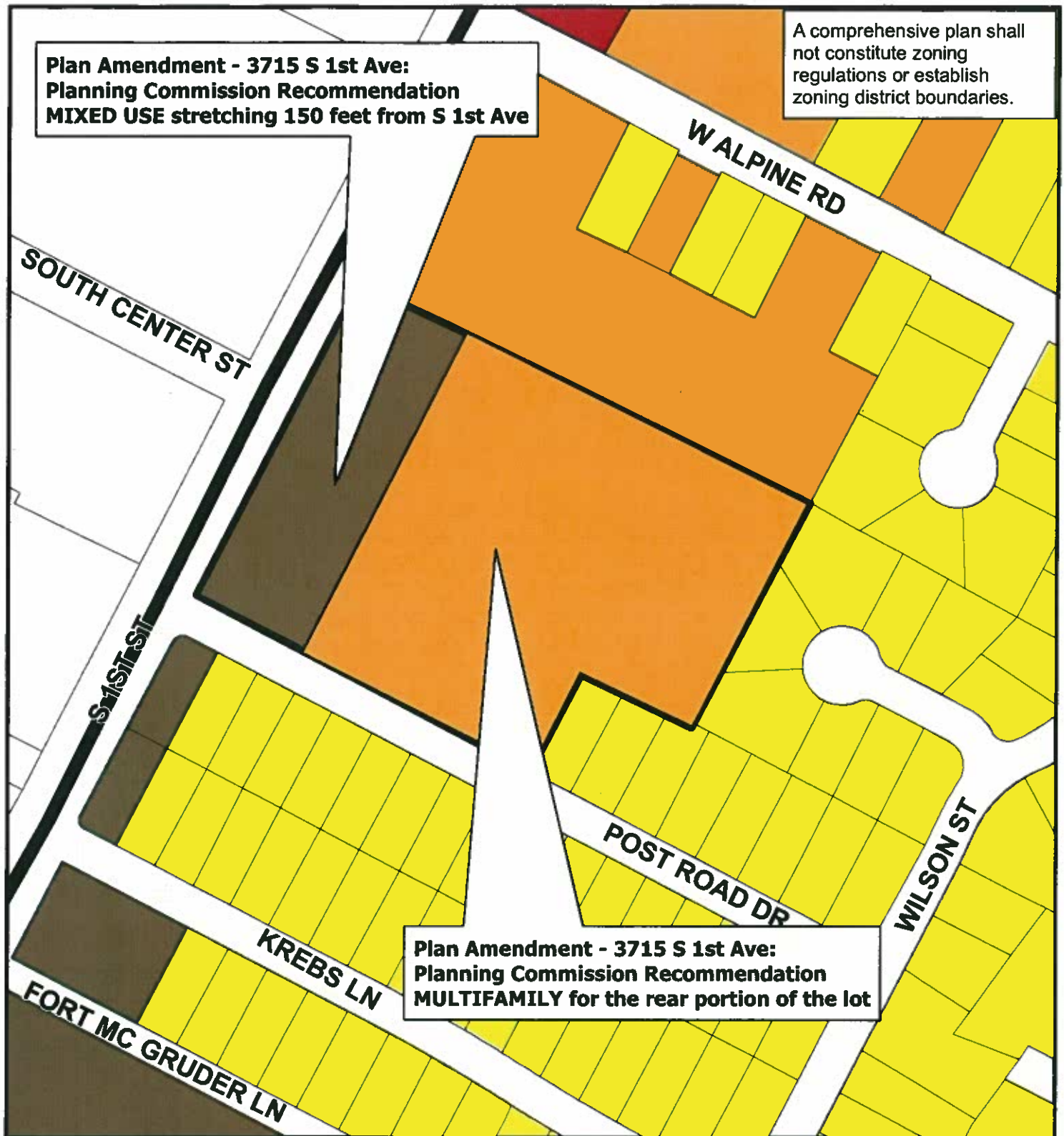
#### FLU

- Single-Family
- Higher-Density Single-Family
- Multifamily
- Commercial
- Mixed Use
- Warehouse/Limited Office

- Office
- Mixed Use/Office
- Major Planned Development
- Industry
- Civic
- Recreation & Open Space
- Utilities

**Plan Amendment - 3715 S 1st Ave:  
Planning Commission Recommendation  
MIXED USE stretching 150 feet from S 1st Ave**

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



## Dawson Neighborhood Plan Amendment: NPA-08-0001.01 Planning Commission Recommendation

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

180 90 0 180 Feet



Future Land Use Map	
FLU	
Single-Family	Office
Higher-Density Single-Family	Mixed Use/Office
Multifamily	Major Planned Development
Commercial	Industry
Mixed Use	Civic
Warehouse/Limited Office	Recreation & Open Space
	Utilities



Created by NPZD August 5, 2008