

SECOND / THIRD READINGS SUMMARY SHEET

NEIGHBORHOOD PLAN AMENDMENT CASE NUMBER: NPA-2008-0016.01;
Govalle/Johnston Terrace Vertical Mixed Use—Opt-In/Opt/Out Application

REQUEST:

Conduct a public hearing and approve second/third readings of an ordinance amending Ordinance No. 030327-12, Govalle/Johnston Terrace Combined Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan. The amendment will change land use designations for certain properties on the Future Land Use Map from Commercial and Office to Mixed Use and Mixed Use/Office.

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. (Boggy Creek; Colorado River; Fort Branch; Tannehill Branch; Town Lake watersheds)

DEPARTMENT COMMENTS:

The VMU Overlay District includes approximately 36.645 acres (including tract 9B—which is a separate case). The Planning Commission and City Council recommended applying the vertical mixed use building (V) designation to certain tracts with the associated zoning case C14-2007-0259; therefore a plan amendment is required.

The Govalle/Johnston Terrace Neighborhood Planning Team did not recommend applying the vertical mixed use building (V) designation; the recommendation is consistent with the Future Land Use Map adopted in March 2003 which designates these areas as commercial and office.

ISSUES:

On first reading of the ordinance, City Council members approved a vertical mixed use building (V) designation on tract 6B. This tract is currently designated as Commercial on the Future Land Use Map; therefore, a concurrent plan amendment is required. This tract was inadvertently left out of the motion to change the future land use designation to Mixed Use and should be included in the motion for 2nd and 3rd Readings of the ordinance.

APPLICANT: City of Austin, Neighborhood Planning & Zoning Department

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

DATE OF FIRST READING: August 21, 2008.

DATE OF 2nd/3rd READINGS: October 2, 2008

CITY COUNCIL ACTION:

August 21, 2008 (1st Reading): The public hearing was closed and the first reading of the ordinance to change the land use designation to mixed use and mixed use/office was approved on

Council Member Martinez' motion, Mayor Pro Tem McCracken's second on a 6-1 vote.
Council Member Morrison voted nay.

- Approve mixed use on tracts 3, 4, 9A, 10, 11, 13, 14A, 14B, and 15
- Approve mixed use/office on tract 5

ASSIGNED STAFF: Melissa Laursen, e-mail: melissa.laursen@ci.austin.tx.us

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Combined Neighborhood Plan

CASE#: NPA-2008-0016.01

PC DATE: May 27, 2008

ADDRESS/ES: Selected tracts along E 7th Street within the VMU Overlay District (see attached table for specific addresses)

SITE AREA: 18 tracts on 36.645 acres

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

AGENT: City of Austin, Neighborhood Planning & Zoning Department (NPZD),
Melissa Laursen, Senior Planner

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial and Office **To:** Mixed Use and Mixed Use/Office

Base District Zoning Change

Related Zoning Case: C14-2007-0259

From: GO-NP, CS-NP, and CS-CO-NP

To: GO-V-NP, CS-V-NP, and CS-V-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: March 27, 2003

STAFF RECOMMENDATION : N/A

BASIS FOR RECOMMENDATION: N/A

PLANNING COMMISSION RECOMMENDATION:

May 27, 2008:

- Change land use designation on tracts 3, 4, 9, 10, 11, 13, 14A, 14B, and 15 from Commercial to Mixed Use
- Change land use designation on tract 5 from Office to Mixed Use/Office

[C. Ewen, P. Hui 2nd] (7-1, C. Small nay) S. Kirk – Absent

Note: Subsequent to the May 27th Planning Commission Hearing, tract 9 was split into 9A and 9B. Tract 9B will be re-noticed and sent back to Planning Commission for a recommendation.

ISSUES:

On first reading of the ordinance, City Council members approved a vertical mixed use building (V) designation on tract 6B. This tract is currently designated as Commercial on the Future Land Use Map; therefore, a concurrent plan amendment is required. This tract was inadvertently left out of the motion to change the future land use designation to Mixed Use and should be included in the motion for 2nd and 3rd Readings of the ordinance.

BACKGROUND:

The proposed plan amendment was initiated by the City of Austin, Neighborhood Planning & Zoning Department in conjunction with the Vertical Mixed Use (VMU) Opt-In/Opt-Out application process. The Govalle/Johnston Terrace Future Land Use Map designates the properties within the VMU Overlay District as Commercial and Office. A change in the future land use designation to Mixed Use and Mixed Use/Office is required to allow for the application of Vertical Mixed Uses Building (V) zoning.

The Govalle/Johnston Terrace Combined 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 March 27, 2003. The boundaries of the planning area are: 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.

CITY COUNCIL DATE & ACTION:

August 21, 2008 (1st Reading): The public hearing was closed and the first reading of the ordinance to change the land use designation to mixed use and mixed use/office was approved on Council Member Martinez' motion, Mayor Pro Tem McCracken's second on a 6-1 vote. Council Member Morrison voted nay.

- Approve mixed use on tracts 3, 4, 6B, 9A, 10, 11, 13, 14A, 14B, and 15
- Approve mixed use/office on tract 5

October 2, 2008:

CASE MANAGER: Melissa Laursen, NPZD

PHONE: (512) 974-7226

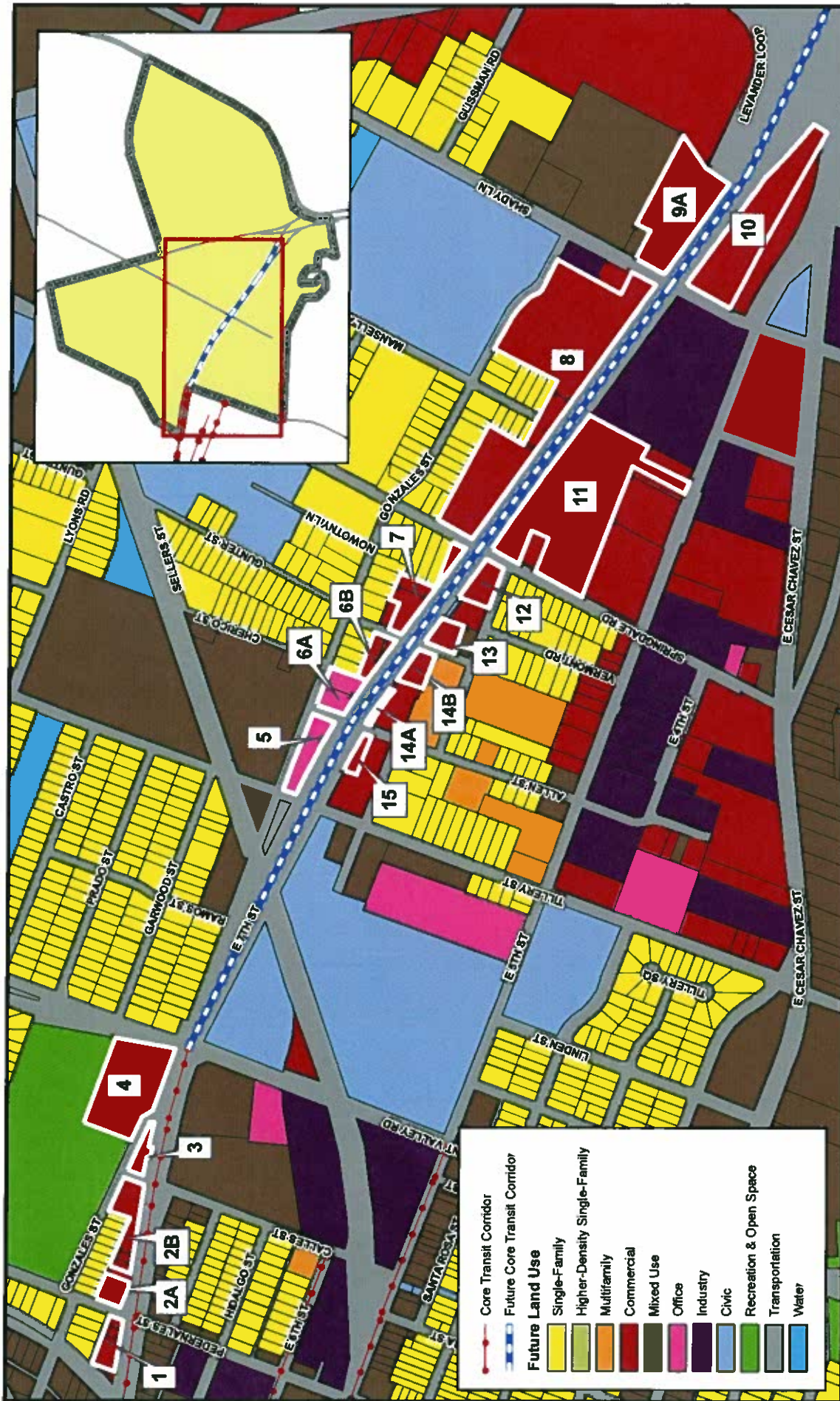
EMAIL: melissa.laursen@ci.austin.tx.us

**Govalle/Johnston Terrace
Neighborhood Plan Amendment
NPA-2008-0016.01**

Tract #	TCAD Property ID	COA Address	Existing FLUM Designation
1	192107	N 113FT OF LOT 2 BLK 9 OLT 23&231/2 DIV A LINCOLN PLACE	Commercial
	192109	2410 E 7th ST	Commercial
	192106	N 91.89 FT AV OF LOT 4 BLK 9 OLT 23&231/2 DIV A LINCOLN PLACE	Commercial
	192105	N 81.03FT OF LOT 5 BLK 9 OLT 23&231/2 DIV A LINCOLN PLACE	Commercial
	192104	2428 E 7th ST	Commercial
2A	191201	705 PERDERNALES ST 2500 E 7th ST	Commercial
	191200	2506 E 7th ST	Commercial
2B	191198	2514 E 7th ST	Commercial
	191197	N 89.42FT OF LOT 20 OLT 22 DIV A SIMMS PAUL O	Commercial
	191196	2522 E 7th ST	Commercial
	191195	2600 E 7th ST	Commercial
	191202	2604 E 7th ST	Commercial
	191193	2614 E 7th ST	Commercial
	191203	2618 E 7th ST	Commercial
	191194	2620 E 7th ST	Commercial
3	191213	2700 E 7th ST 2707 1/2 GONZALES ST	Commercial
	191214	.05 AC OLT 21 DIVISION A	Commercial
4	359119	2706 GONZALES ST 2730 E 7th ST	Commercial
5	189903	W 100FT OF N 69.31 FT BLK 1 OLT 18 DIV A EDEN ACRES	Office
	189904	3213 GONZALES ST	Office
	189905	N 100.39FT OF LOT 7,8 BLK 1 OLT 18 DIV A EDEN ACRES	Office
6A	189949	N 155.5FT OF LOT 1 BLK 3 OLT 18 DIV A EDEN ACRES	Office
	189950	N 177.70FT OF LOT 2 BLK 3 OLT 18 DIV A EDEN ACRES	Office
6B	189955	LOT 5 *LESS SW TRI OLT 17 DIV A EDEN ACRES NO 2	Commercial
	189956	3400 1/2 E 7th ST 3414 E 7th ST	Commercial
7	189989	3502 E 7th ST	Commercial
	190002	3508 E 7th ST	Commercial
	190003	3518 E 7th ST	Commercial
	190001	3526 E 7th ST 3528 E 7th ST	Commercial

**Govalle/Johnston Terrace
Neighborhood Plan Amendment
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Tract #	TCAD Property ID	COA Address	Existing FLUM Designation
8	190079	4600 E 7th ST	Commercial
	190084	4618 E 7th ST	Commercial
	190085	4708 E 7th St	Commercial
	190055	4800 E 7th St 4812 E 7th St	Commercial
	190054	ABS 22 SUR 29 TANNEHILL J C ACR .465	Commercial
	190083	4820 E 7th ST 4813 GONZALES ST	Commercial
	190082	5012 E 7th ST	Commercial
	190053	5020 E 7th ST 5022 E 7th ST	Commercial
9A	187743	5100 E 7th ST	Commercial
	187744	5206 E 7th ST	Commercial
10	187748	5117 E 7th ST 5119 E 7th ST 5121 E 7th ST 5123 E 7th ST 5201 E 7th ST	Commercial
11	188546	611 SPRINGDALE RD 617 1/2 SPRINGDALE RD	Commercial
	188545	4711 E 7th ST	Commercial
	188547	4811 E 7th ST	Commercial
	188549	ABS 22 SUR 29 TANNEHILL J C ACR .31	Commercial
	188539	4821 E 7th ST ABS 22 SUR 29 TANNEHILL J C ACR 1.2750	Commercial
12	189984	3535 E 7th ST	Commercial
	189988	3525 E 7th ST	Commercial
13	189986	631 GUNTER ST	Commercial
	189987	.16AC OF OLT 17 DIV A PIPKIN ESTATES	Commercial
14A	189944	CEN 20.53FT OF LOT 3 BLK 3 OLT 18 DIV A EDEN ACRES	Commercial
14B	189946	3407 E 7th ST 3415 E 7th ST	Commercial
15	189901	3223 E 7th ST	Commercial



Govalle/Johnston Terrace Combined Neighborhood Planning Area Plan Amendment Map Case # NPA-2008-0016.01

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its won recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning & Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website: www.ci.austin.tx.us/zoning/

**If you use this form to comment, it may be submitted to:
City of Austin**

Neighborhood Planning and Zoning Department
Melissa Laursen
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-2008-0016, 01
Contact: Melissa Laursen, NPZD
Public Hearings:
Planning Commission 5/27/2008
City Council 6/19/2008

☒ I am in favor
☐ I object

Your Name (please print)

Your address(es) affected by this application

Signature

Date _____

Comments:

PUBLIC HEARING INFORMATION

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PUBLIC HEARING COMMENT FORM

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Case Number: NPA-2008-0016.01

Contact: Melissa Laursen, NPZD

Public Hearings:

City Council 8/21/2008

<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
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Mike Schultz

Your Name (please print)

3500 East 5th St

Your address(es) affected by this application

Mike Schultz

Signature

08/05/08

Date

Comments:
