

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0259.001

P.C. DATE: October 28, 2008

Tract 9B--Govalle/Johnston Terrace

Vertical Mixed Use Building (V) Rezoning

AREA: 8.38 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:

Complete list of organizations for the entire neighborhood planning area

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: 720 Airport Blvd (Lot 2 of Midtown Industrial Subdivision No.1 and Lot A of Airport One). The property referred to as Tract 9B is within the Vertical Mixed Use Overlay District adjacent to E 7th Street in the Govalle/Johnston Terrace Combined Neighborhood Planning Area. The Planning Area is bounded by Pleasant Valley and Webberville Roads to the west; Oak Springs, Airport Blvd., and the Austin Northwestern Railroad to the north; US 183 to the east; and the Colorado River to the south. See the attached "Govalle/Johnston Terrace (VMU) Tract Map" for specific location.

WATERSHEDS: Colorado River- 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:

Tract 9B was split from the main Govalle/Johnston Terrace VMU application (C14-2007-0259) for re-noticing purposes.

The VMU Overlay District for the Govalle/Johnston Terrace Neighborhood Planning Area includes approximately 36.645 acres (including tract 9B—which is approximately 8.38 acres). Although 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 in their original application, they now support vertical mixed use on the property as requested by the owner.

The property owner supports the vertical mixed use building designation and requests the application of the Dimensional Standards and Parking Reduction. The property is currently zoned CS-CO-NP.

If the Planning Commission or City Council recommends applying the vertical mixed use building (V) designation to Tract 9B, a plan amendment would be required to change the land use from commercial to mixed use.

LIST OF ATTACHMENTS:

Attachment 1: Recommendation Letters from Neighborhood Contact Team Member

Attachment 2: Govalle/Johnston Terrace VMU Neighborhood Recommendations

Attachment 3: Govalle/Johnston Terrace VMU Tract Map

Attachment 4: Zoning Map

Attachment 5: Correspondence from property owner

PLANNING COMMISSION RECOMMENDATION:

September 23, 2008: The motion to postpone to October 28, 2008, by the request of the Planning Commission; was approved by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0. Commissioner Paula Hui was absent. Note: The public hearing was re-opened.

October 28, 2008: Approved on consent 9-0 as follows:

- Apply vertical mixed use building (V) designation with Dimensional Standards and Parking Reduction
- Apply an affordability level of 60% of the median family income for 10% of the rental units in a vertical mixed use building.

ISSUES: Subsequent to the September 23rd Planning Commission hearing, the Neighborhood Planning Contact Team submitted a letter stating they support the property owners request of vertical mixed use for Tract 9B. The property owner requested both the dimensional standards and the parking reduction.

CITY COUNCIL DATE:

ACTION:

October 16, 2008

Postponed to November 6, 2008

November 6, 2008

Postponed to November 20, 2008

November 20, 2008

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 974-7226

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.

Subsequent to the September 23rd Planning Commission hearing, the Neighborhood Planning Contact Team submitted a letter stating they support vertical mixed use for Tract 9B; although it is unclear if the support includes the bonuses.

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 C14-2007-0259.001 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Govalle/Johnston Terrace application area.

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 <u>Land Development Code</u>)

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.

From: daniel llanes
Sent: Thursday, October 09, 2008 8:19 AM
To: Laursen, Melissa
Cc: Doug Hodge; Susana Almanza; Johnny Limon; Marie Rocha; Morrison, Laura; randy.shade@ci.austin.tx.us; Saundra Kirk; jay_reddy@dell.com
Subject: Fwd: Midtown RV Park

Attachments: Danile LLanes.pdf; ATT1322276.txt; ATT1322277.txt
Hi Melissa,

— tract 9B C14-2007-0259.001 and NPA-2008-0016.02
FYI, as you can see, Mr. Hodge has requested that his property be included (remain) as an "opt in" to the staff recommendation for VMU. He is one of only two property owners in Govalle/Johnston Terrace who to date who has requested to "opt in". The other is Saldana Homes (Marie Rocha-Saldana). I spoke with her and she said she has already made the request to you in another letter.

The Review Committee for the Govalle/Johnston Terrace Neighborhood Plan maintains our position to "opt out" of the plan, with the exception of these two requests. There have been no other requests by any other property owners for VMU.

Therefore we request that staff make **only these two properties** part of your VMU recommendation for our planning area.

thanks,

Daniel Llanes
Coordinator, Review Committee
Govalle/Johnston Terrace Neighborhood Planning Team

Begin forwarded message:

From: Doug Hodge
Date: Wed Oct 8, 2008 10:43:29 AM US/Central
To: daniel llanes
<Melissa.Laursen@ci.austin.tx.us>
Subject: Midtown RV Park

Dear Daniel:

Here is a correction to the zoning as supplied by Miss Laursen. I have also corrected the letter accordingly. Sorry for the mistake. I appreciate your help and cooperation on this matter.

Douglas Hodge, CCIM
Republic Commercial Properties
1300 West Lynn Street Suite 100
Austin Tx 78703
Ph: 512-322-9000
RepublicCommercial.Com

Govalle/Johnston Terrace Neighborhood Planning Team

January 31, 2008

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

RE: Verticle Mixed Use Opt-in/Opt-Out Process

Dear Mr. Heil:

The Govalle/Johnston Terrace Neighborhood Planning Team met on January 30th, 2008 at the Oak Springs Library to review our neighborhoods decision on the Verticle Mixed Use Opt-in/Opt-Out Process. The Govalle/Johnston Terrace Neighborhood Planning Team reaffirmed its decision to Opt-out of VMU process and to take each case on a case-by-case basis.

The Govalle/Johnston Team request that the overlay boundaries be amended to exclude the VMU properties located in the Govalle/Johnston Planning Team area.

When the Planning Team begins to work with property owners within the VMU area, we will be requesting the properties meet a 60% and/or lower MFI affordability.

Sincerely,

Daniel Llanes
Daniel Llanes,
Coordinator
4907 Red Bluff
Austin, TX 78702
512/389-1512

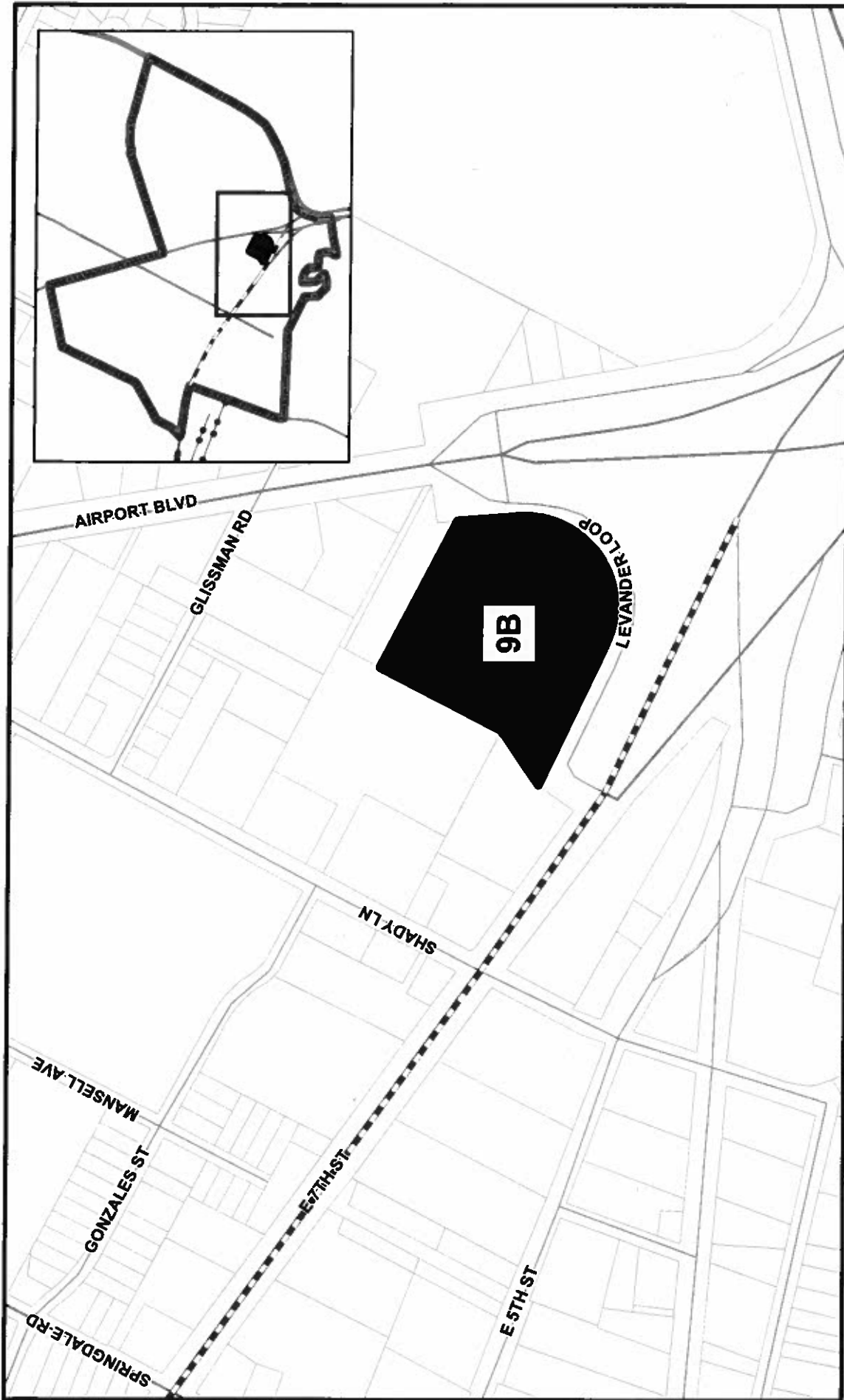
Xc: Govalle/Johnston Terrace Neighborhood
Planning Team

Govalle/Johnston Terrace Neighborhood Recommendations
C14-2007-0259.001
Updated October 9, 2008

VMU Overlay District

Tract #	All VMU-Related Standards Apply	OPT OUT			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
9B				X	

RECOMMENDED AFFORDABILITY LEVEL OF 60% FOR 10% OF RESIDENTIAL UNITS FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING



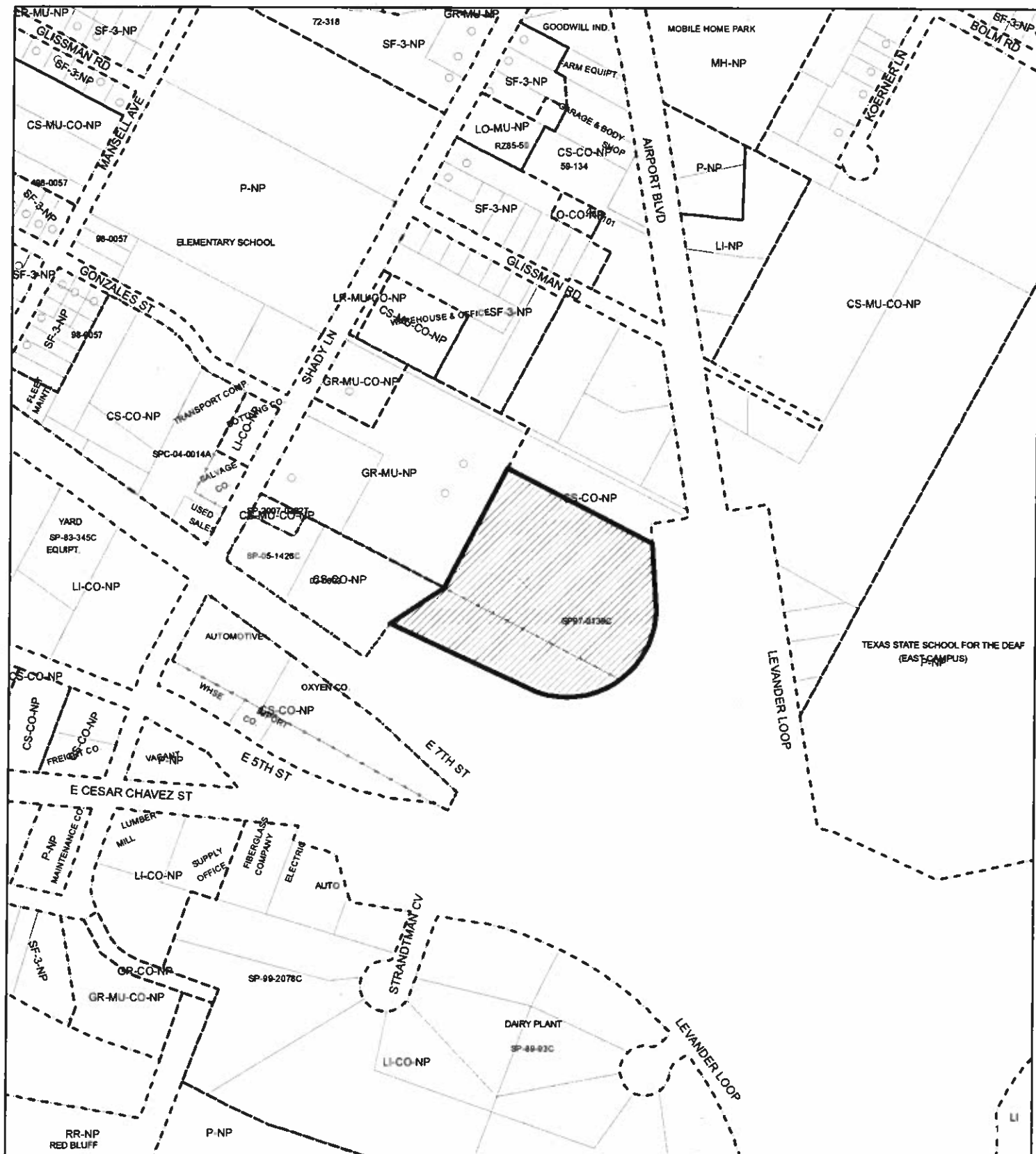
**Govalle/Johnston Terrace
Combined Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
Case # C14-2007-0259.001**

Produced by City of Austin
Neighborhood Planning and Zoning Dept.
Revised July 15, 2008



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

- Core Transit Corridor
- - - Future Core Transit Corridor
- Boundary
- Parcels



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2007-0259.001
ADDRESS: 720 AIRPORT BLVD
SUBJECT AREA: 8.379 ACRES
GRID: L21
MANAGER: M. LAURSEN



1" = 400'

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REPUBLIC COMMERCIAL PROPERTIES

Monday, October 6, 2008

Mr. Daniel Llanes

Re: Govalle Neighborhood Plan for Midtown RV Park, 7th & Airport

Dear Mr. Llanes:

This letter serve to notify you of my decision to **remain** in the vertical mixed use overlay district. The current zoning is CS-CO-NP and the proposed zoning is CS-V-CO-NO.

If you should have any questions regarding this issue please contact me at the earliest possible time. I do appreciate your help and support on this issue. Please let me know if there is anything else you need.

Sincerely,

Douglas Hodge

Douglas Hodge