

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** Upper Boggy Creek Neighborhood Plan

**CASE#:** NPA-2009-0012.01

**ZONING CASE#:** C14-2009-0104.SH

**PC DATE:** November 10, 2009

**ADDRESS/ES:** 1900, 1902, & 1904 E. 22<sup>nd</sup> Street

**SITE AREA:** Approx. 28,967 sq. ft.

**APPLICANT/OWNER:** Bo McCarver, Pres., Blackland C.D.C.

**AGENT:** Joel Martinez

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family & Civic

**To:** Multifamily

**Base District Zoning Change**

**Related Zoning Case:** C14-2009-0104.SH

**From:** SF-3-NP

**To:** MF-2-NP

*(Amended on 10/20/09 by agent)*

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 1, 2002

**STAFF RECOMMENDATION:** The staff recommendation is to **APPROVE** the requested change from SINGLE FAMILY and CIVIC on the Future Land Use Map (FLUM) to MULTIFAMILY land use designation.

**PLANNING COMMISSION RECOMMENDATION:** On November 10, 2009, the motion to approve staff's recommendation for Multifamily; was approved on the Consent Agenda by Commissioner Jay Reddy's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; 1 vacancy on the Commission.

**BASIS FOR STAFF'S RECOMMENDATION:** The applicant's request meets the following goals and objectives of the Upper Boggy Creek Neighborhood Plan.

- Goal 1 – Preserve Community Character
  - Preserve the character of each neighborhood in the Upper Boggy Creek Neighborhood Planning Area

- Objective 1.3: The residential neighborhoods in the Upper Boggy Creek Neighborhood Planning Area should retain and enhance their character.
  - Objective 1.4: The existing, single family character of the Blackland Neighborhood should be preserved to the greatest extent possible.
- Goal 2 – Land Use
  - Ensure that the new businesses and commercial development within the Upper Boggy Creek Neighborhood Planning Area is neighborhood-appropriate, neighborhood-scaled, neighborhood-friendly, and serves the nearby neighborhoods.
- Goal 3 – Housing
  - Promote the rehabilitation of existing housing and construction of new housing to be compatible with the surrounding neighborhood and architecture for a variety of income levels.
    - Action Item 21: The Blackland Community Development Corporation and other providers of affordable housing should continue to develop affordable housing for low-income families in the area defined by Leona Street, Manor Road, Chestnut Avenue and MLK Blvd.
- Goal 5 – Parks, Open Space, and the Environment
  - Achieve and maintain a healthy, sustainable, robust, functional, and aesthetically beautiful parks and greenspace system within the planning area. the park system should provide active and passive recreational opportunities for all residents.
    - Objective 5.5: Community gardens will continue to be neighborhood treasures while becoming safer places for residents to grow local organic produce.

***Analysis: The proposed plan amendment meets the above Goals and Objectives because the development will provide affordable housing that is compatible with the surrounding land uses. The Multifamily land use designation will serve as a transition from the Mixed Use land uses along Manor Road to the north and the single family land uses to the south. The development will have a community garden which meets Objective 5.5 in Goal 5 - Parks, Open Space, and the Environment.***

**BACKGROUND:** The Upper Boggy Creek Neighborhood Plan was created through the City of Austin's neighborhood planning process and was adopted by the City Council on August 1, 2002. The boundaries of the planning area are IH-35 on the west, RMMA redevelopment site on the north, Airport Boulevard on the east, and MLK Jr. Boulevard on the south.

The applicant requests a change in the future land use map from Civic and Single Family to Multifamily. The proposed zoning change is from SF-3-NP to MF-2-NP to build ten multifamily units for low-income families.

The land uses on the future land use map surrounding the site is mixed use to the north along Manor Road, and single family land uses to the east, west, and south.

The application was filed on July 29, 2009 which was during the open month for plan amendments located within neighborhood plans that were approved east side of IH-35.

**PUBLIC MEETINGS:** One hundred and ninety-six notices were mailed to property owners, utility account holders and other interested parties located within 500 feet for the neighborhood plan amendment meeting held on October 15 2009. Approximately 11 people attended the meeting, including city staff.

Bo McCarver, President, Blackland, C.D.C., gave a brief history of the organization. The Corporation began in 1984 and has since created 38 low-income rental houses in the Blackland area. Eight of the ten housing units in the proposed development will be affordable to tenants at or below 50 percent median family income. There will be a community garden, a cultural center, in addition to a wind generator to create an alternate energy source. The development will reuse a 9,000 gallon water cistern, built by the Swedes in 1890, to harvest rain water for the community garden.

One attendee asked whether the Corporation has the funding to build the units. Mr. McCarver responded that they are working on HOME funds, GO Bonds, and has been approved as a S.M.A.R.T. ® housing development. If they do not get all the money to build the entire development, they may have to build the development one house at a time.

The Upper Boggy Creek Planning Contact Team and the Blackland Neighborhood Association supports the zoning change and plan amendment. Supports letters are provided in this report.

**CITY COUNCIL DATE:** Dec. 10, 2009      **ACTION:** (pending)

**CASE MANAGER:** Maureen Meredith, Senior Planner **PHONE:** 974-2695

**EMAIL:**      maureen.meredith@ci.austin.tx.us

An updated letter will be provided at the public hearing reflecting the revised application to MF-2-NP



## **Blackland Neighborhood Association**

*The Dream starts here...*

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2106 East 21<sup>st</sup> Street  
Austin, TX 78722

August 18, 2009

Mr. Greg Guemsey  
Neighborhood Planning and Zoning Dept.  
City of Austin  
P.O. Box 1088  
Austin, TX 78767

RE: Blackland CDC Request for Rezoning 1900 – 1904 East 22<sup>nd</sup> Street

Dear Mr. Guemsey:

This letter is sent to inform you that the Blackland Neighborhood Association, having served due notice to its residents and with a full quorum present, has voted to support the request by the Blackland Community Development Corporation to amend the Upper Boggy Creek Neighborhood Plan and rezone 1900 – 1904 East 22<sup>nd</sup> Street from SF-3 NP to MF-1 NP.

We also support their request to allow "cultural center" as a conditional use for the house located at 1902 East 22<sup>nd</sup> Street.

Sincerely yours,

Alan Hampton, President  
Blackland Neighborhood Association

Cc: Bo McCarver, Blackland Community Development Corporation



**UPPER BOGGY CREEK  
NEIGHBORHOOD PLANNING  
CONTACT TEAM**

Kathleen Houlihan, Chair  
1716 East 34th Street  
Austin, Texas 78722

T (512) 600-4811  
Email: kkhoulhan@gmail.com

<http://groups.yahoo.com/group/ubc-npt/>

27 August 2009  
Mr. Greg Guernsey  
City of Austin  
Neighborhood Planning and Zoning Department  
P.O. Box 1088  
Austin, Texas

RE: Blackland CDC Request for Rezoning: 1900-1904 East 22nd Street

Dear Mr. Guernsey,

This letter is sent to inform you that the Upper Boggy Creek Planning Team, having served due notice to its members and with a full quorum present, has voted to support the request by the Blackland Community Development Corporation to amend the Upper Boggy Creek Neighborhood Plan and rezone 1900 – 1904 East 22nd Street from SF-3 NP to MF-1 NP.

We also support their request to allow "cultural center" as a conditional use for the house located at 1902 East 22nd Street.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathleen Houlihan".

Kathleen Houlihan  
UBC-PT Chair, 2009-2011

CC: Bo McCarver  
Blackland Community Development Corporation  
Upper Boggy Creek Neighborhood Planning Team Members  
via team listserv

An updated letter will be provided at the public hearing reflecting the revised application to MF-2-



## Upper Boggy Creek Neighborhood Plan NPA-2009-0012.01

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

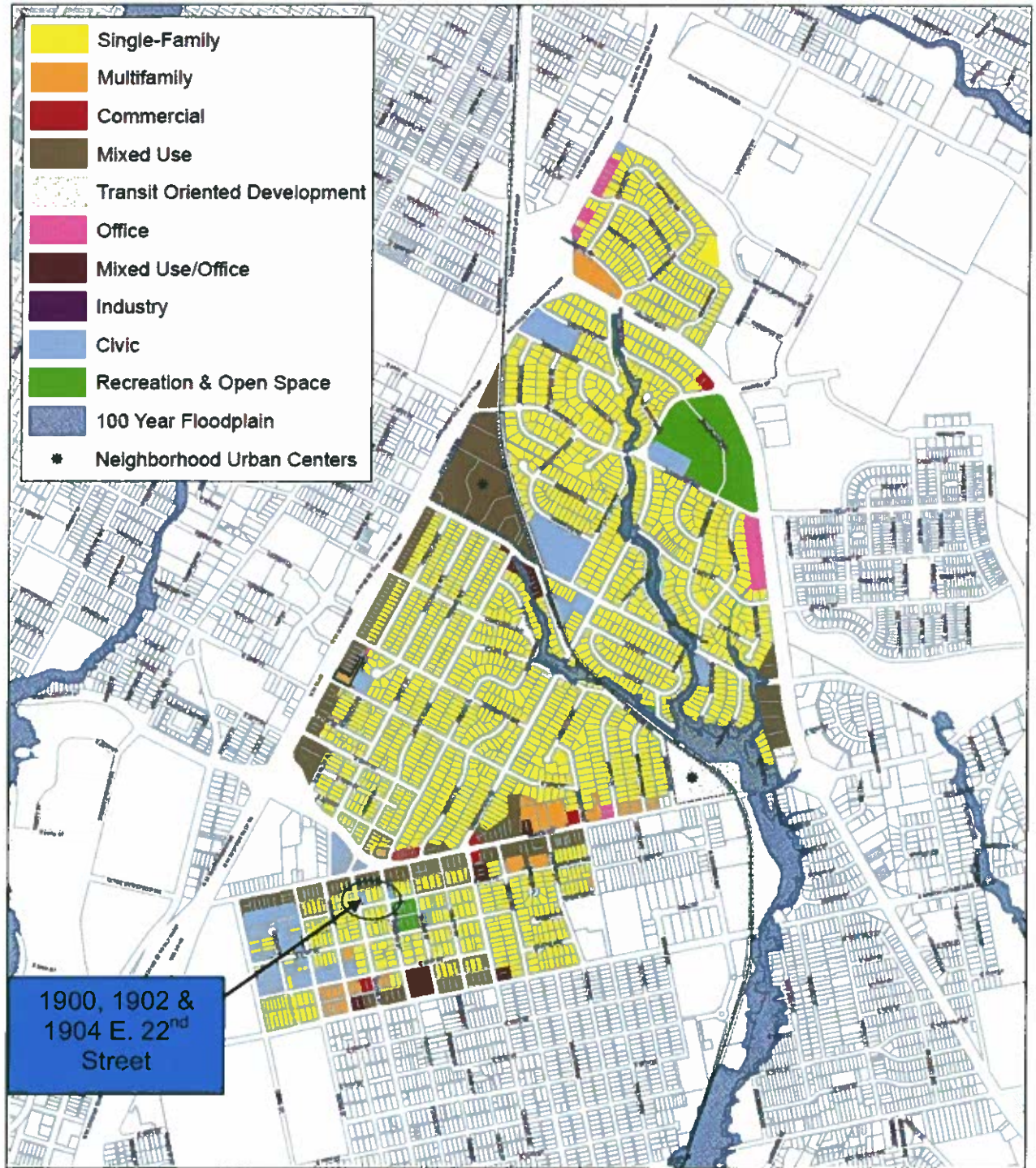


Created on Sept. 17, 2009\_MM

### Future Land Use

	Civic		Industry
	Recreation & Open Space		Mixed Residential
	Mixed Use/Office		Mixed Use
	Office		Multi-Family
	Commercial		Single-Family





Upper Boggy Creek Neighborhood  
Planning Area: Future Land Use Map



NPZD  
City of Austin

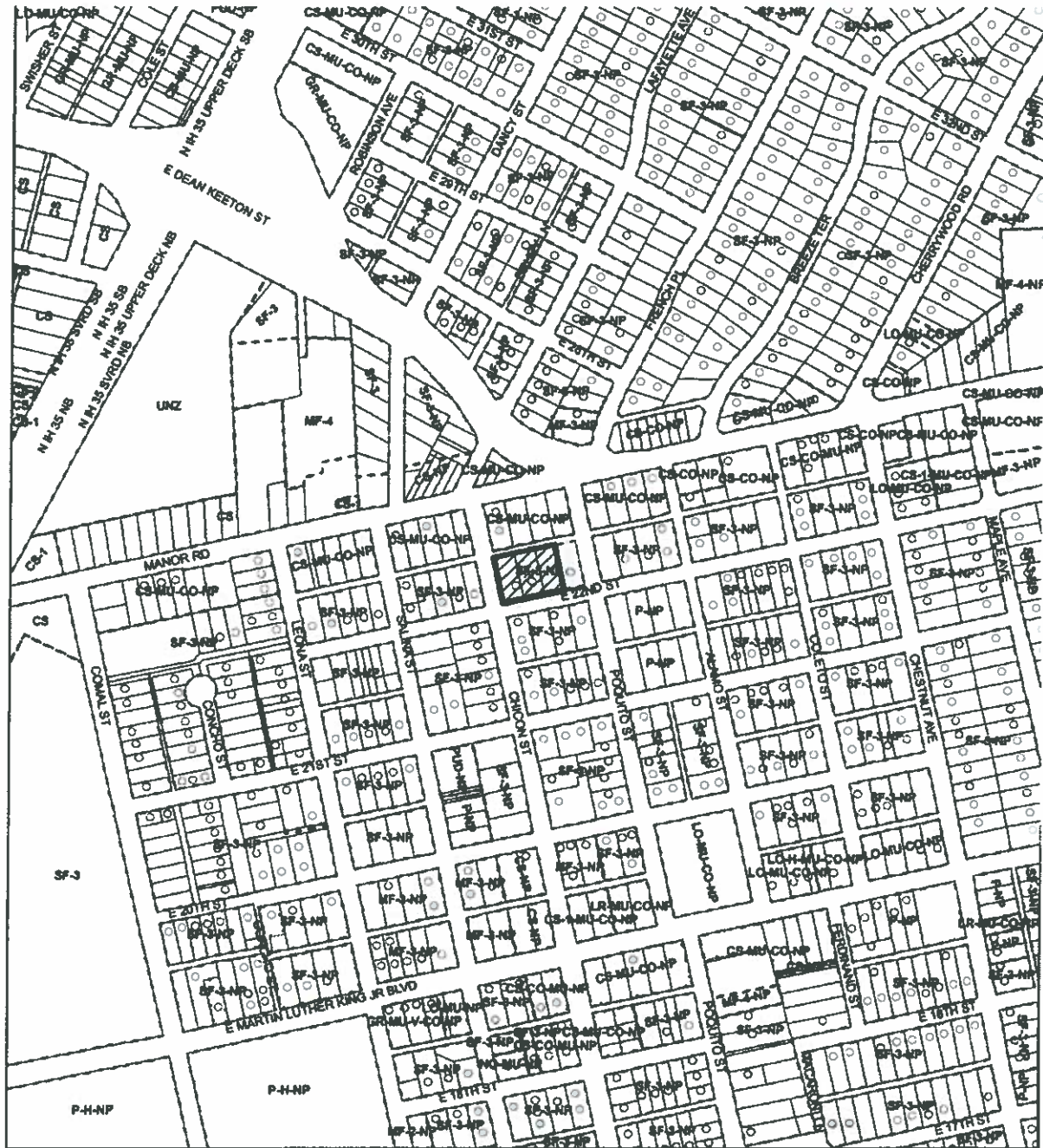
A comprehensive plan shall not  
constitute zoning regulations or  
establish district boundaries.


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establish zoning district boundaries. This map is for informational  
purposes only. No guarantee can be made as to its accuracy.













  
**1" = 200'**

 **SUBJECT TRACT**
  
 **ZONING BOUNDARY**
  
 **PENDING CASE**

**OPERATOR: S. MEEKS**

**ZONING**

**ZONING CASE#: NPA-2009-0012.01**  
**ADDRESS: 1900, 1902 & 1904 E 22ND ST**  
**SUBJECT AREA: 0.665 ACRES**  
**GRID: K23**  
**MANAGER: M. MEREDITH**



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Lot 1 – Community garden



Lot 2 – Single Family Home





View east on E. 22<sup>nd</sup> Street



View north along Manor Road



View east by Lot 3





South side of E. 22<sup>nd</sup> Street from Lot 1

South side of E. 22<sup>nd</sup> Street from Lot 2 & 3



View west