

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHBORHOOD PLAN:** Govalle/Johnston Terrace Neighborhood Plan

**CASE#:** NPA-2010-0016.01

**PC DATE:** October 12, 2010

**ADDRESS/ES:** 5912 & 5916 Bolm Road

**SITE AREA:** 1.554 acres

**APPLICANT/AGENT:** Vince Huebinger (Vincent Gerard & Associates, Inc.)

**OWNER:** Unifirst Corporation

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** MULTIFAMILY

**To:** OFFICE

**Base District Zoning Change**

**Related Zoning Case:** C14-2010-0117

**From:** MF-3-NP

**To:** GO-CO-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** March 27, 2003

**PLANNING COMMISSION RECOMMENDATION:** The motion to approve staff's recommendation for Office with the addition of Mixed Use zoning; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Dave Anderson and Mandy Dealey were absent, Commissioner Jay Reddy was off the dais. *(Note: Staff confirmed with Planning Commission Chair, Dave Sullivan, that the FLUM change approved was Mixed Use/Office.)*

**STAFF RECOMMENDATION:** Recommended – Office.

**BASIS FOR RECOMMENDATION:** The plan amendment request supports the following goals, objectives, and recommendations:

### Land Use Goals

**Goal 3:**                    **Develop a balanced and varied pattern of land use. (Sector Plan)**

**Key Principles:**        Provide a balance of land use and zoning for people to both live and work in the area. (Gov/JT)

Encourage mixed use so that residential uses are allowed on some commercial properties. (Gov/JT)

Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop) in a convenient and walkable environment. (Gov/JT)

**Goal 4:**                    **Create and preserve a sense of “human scale” to the built environment of the neighborhood. (Gov/JT)**

**Key Principles:**        Ensure that new development and redevelopment respects the existing scale and character of the planning area. (Gov/JT)

**BACKGROUND:** The application was filed on July 13, 2010, which is within the open period for plan amendment applications for City Council-approved plans located on the east side of I.H.-25.

The Govalle/Johnson Terrace 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: Oak Springs on the north, Airport Boulevard on the east, Town Lake on the south, Pleasant Valley to 7th Street to the Northwestern, and Webberville on the west.

The property owner proposes to amend the future land use map from Multifamily to Office. Unifirst Corporation, a uniform cleaning company, owns and operates a uniform cleaning company out of an existing building located to the east of the property proposed for the FLUM change. Unifirst Corporation proposes to use the vacant property for vehicular access, detention pond, and a pavilion with picnic benches in association with the existing building. Schematics of the proposal are in the back of this report.

**PUBLIC MEETINGS:** On Wednesday, September 8, 2010, six people attended the neighborhood plan amendment meeting, including the property owner's agent.

Vince Huebinger, the agent, said the business is a uniform cleaning business that has been in the existing building for 70 years. The property proposed for rezoning and plan amendment so that it can be used for vehicular access, detention pond, and a pavilion with picnic benches for the employees to use on their breaks. He said that the GO-General Office zoning is needed for off-site accessory parking.

The attendees had general questions regarding the business, but had no objections to the proposed development.

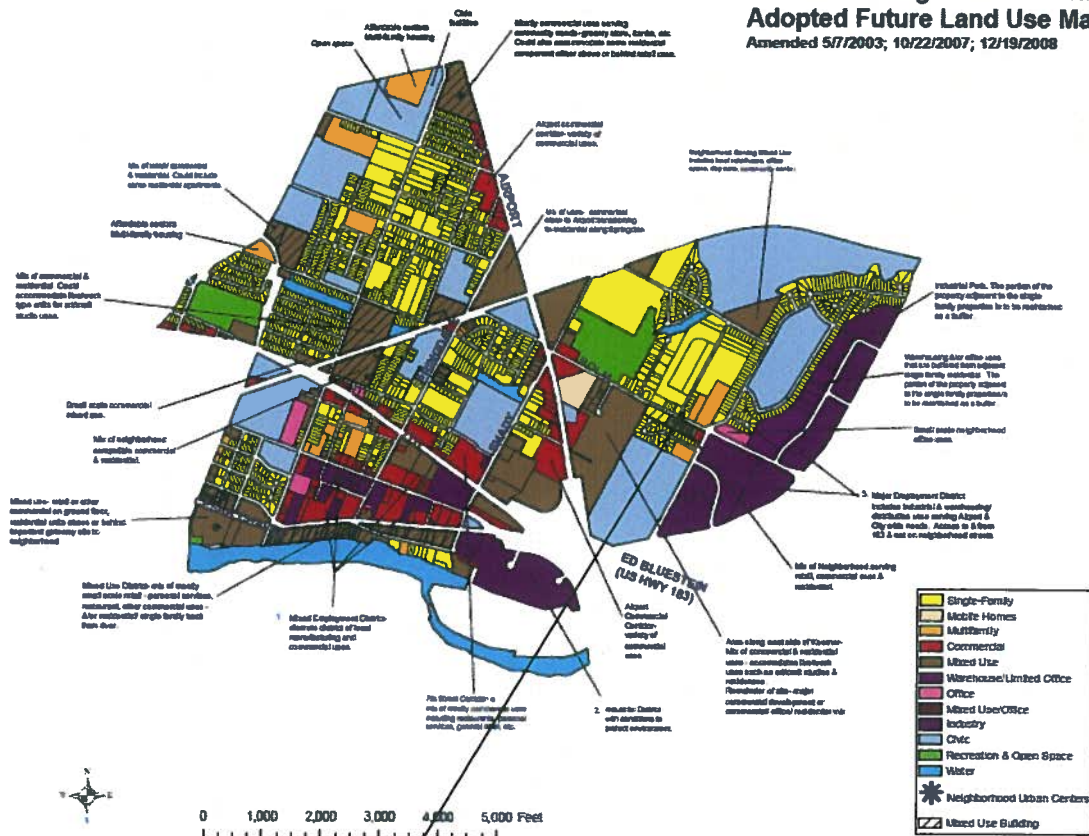
The Govalle/Johnston Terrace Planning Contact team supports the applications and has provided a letter.

**CITY COUNCIL DATE:** November 4, 2010      **ACTION:** (pending)

**CASE MANAGER:** Maureen Meredith      **PHONE:** 974-2695

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

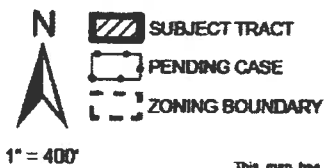
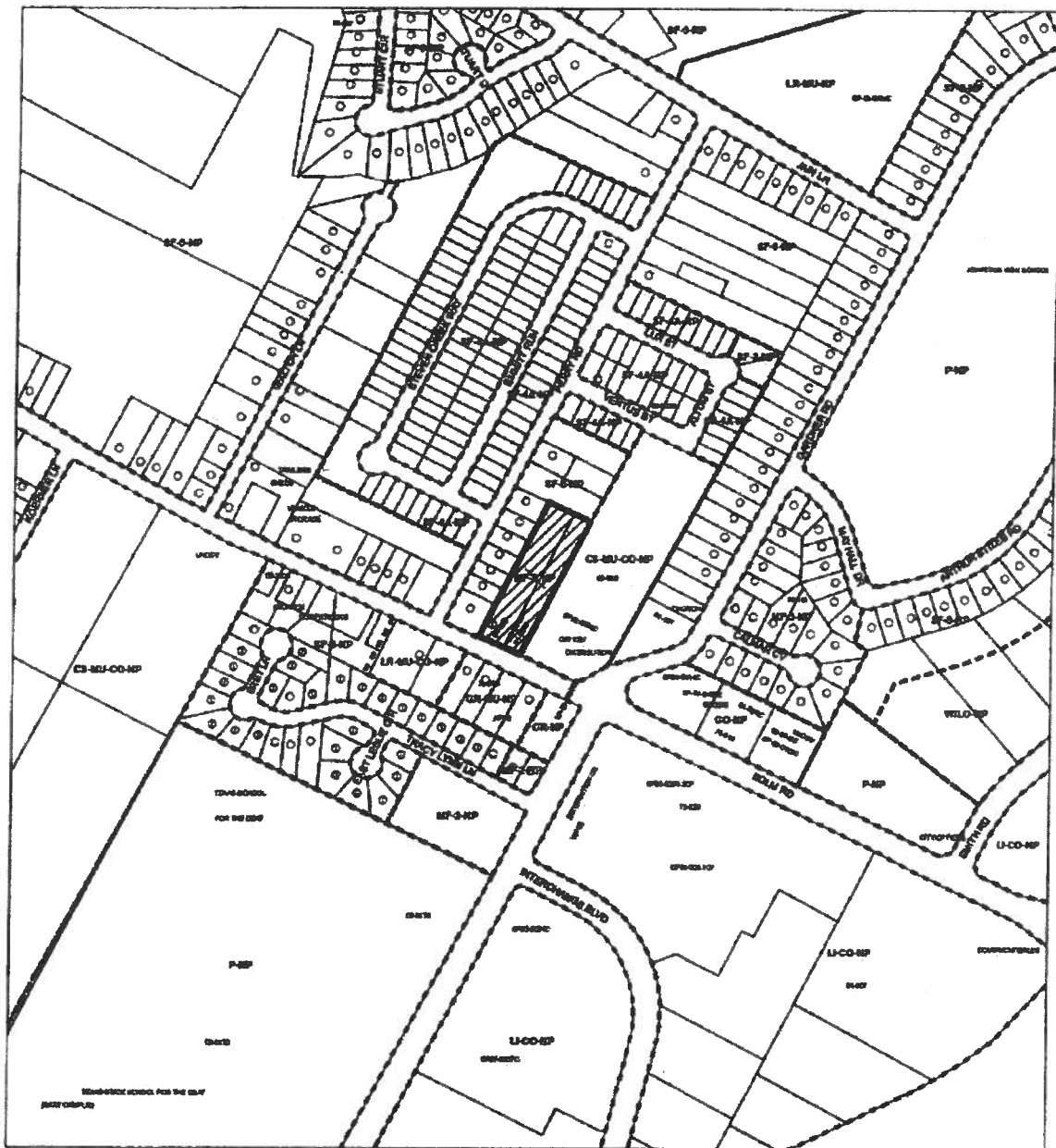
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. This map has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**5912 & 5916 Bolm Rd.**



5912 & 5916 Bolm Road



### ZONING

ZONING CASE#: NPA-2010-0016.01  
 LOCATION: 5912 & 5916 BOLM RD  
 SUBJECT AREA: 1.554 ACRES  
 GRID: M21  
 MANAGER: MAUREEN MEREDITH



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**Letter of support from the Govalle/Johnston Terrace Planning Contact Team**

June 28, 2010

Ms .Joi Harden  
Neighborhood Planning & Zoning Department  
P O Box 1088  
Austin, TX 78767

Dear Ms. Joi Harden,

The Govalle/Johnston Terrace Planning Team Review Committee (Review Committee) held it's meeting on June 7<sup>th</sup>, 2010 at 2604 E. Cesar Chavez Street to review several land use issues in the Govalle/Johnston Terrace Planning area. One of the cases we reviewed and discussed was the zoning change for

UniFirst Corp. located at 6000 Bolm Road, requesting zoning change from MF to GO.

At this meeting, the Review Committee members and other neighborhood members heard and reviewed UniFirst Corporations presentation regarding the expansion of their facility and a need for zoning change for part of their property.

After an extensive discussion, members of the Review Committee and other residents present came to a consensus decision to

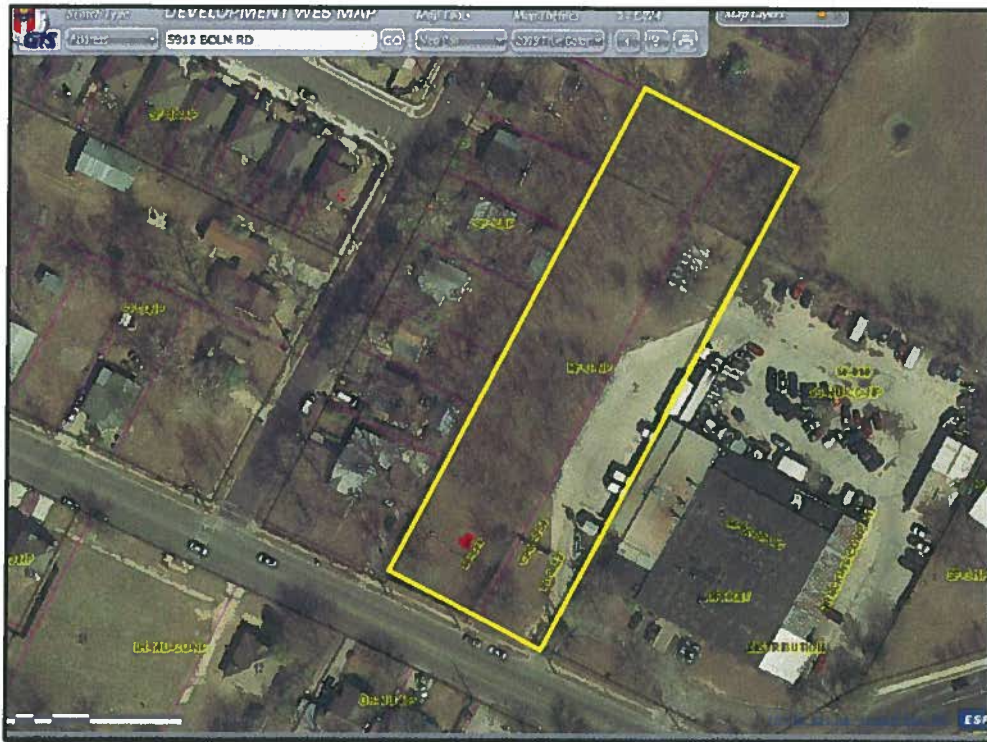
SUPPORT UniFirst Corporation to rezone the portion of their property that is zoned MF (Multi Family) to GO (General Office),

with the understanding that the rezoned property will be used for parking and a possible detention pond.

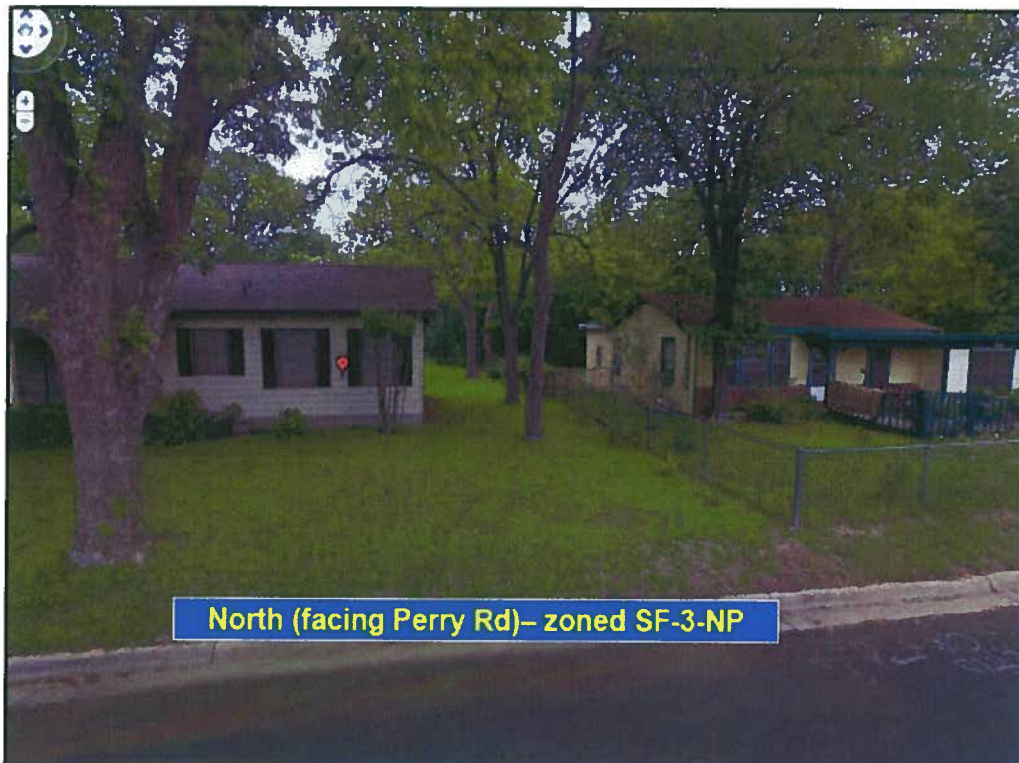
Sincerely,

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







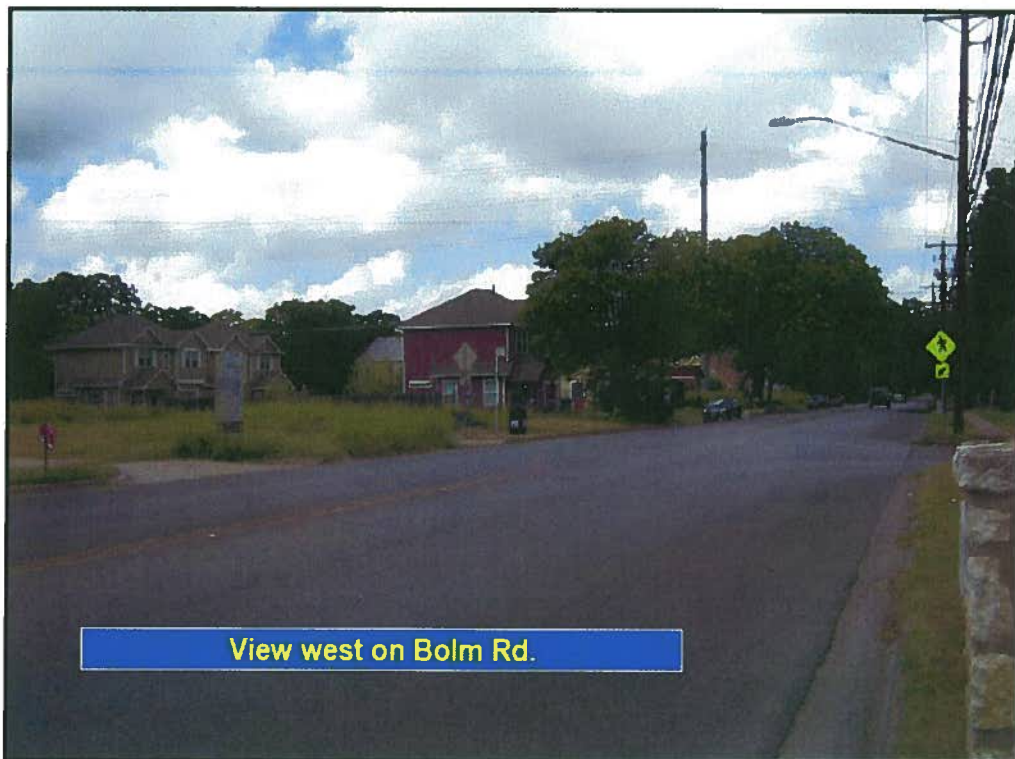
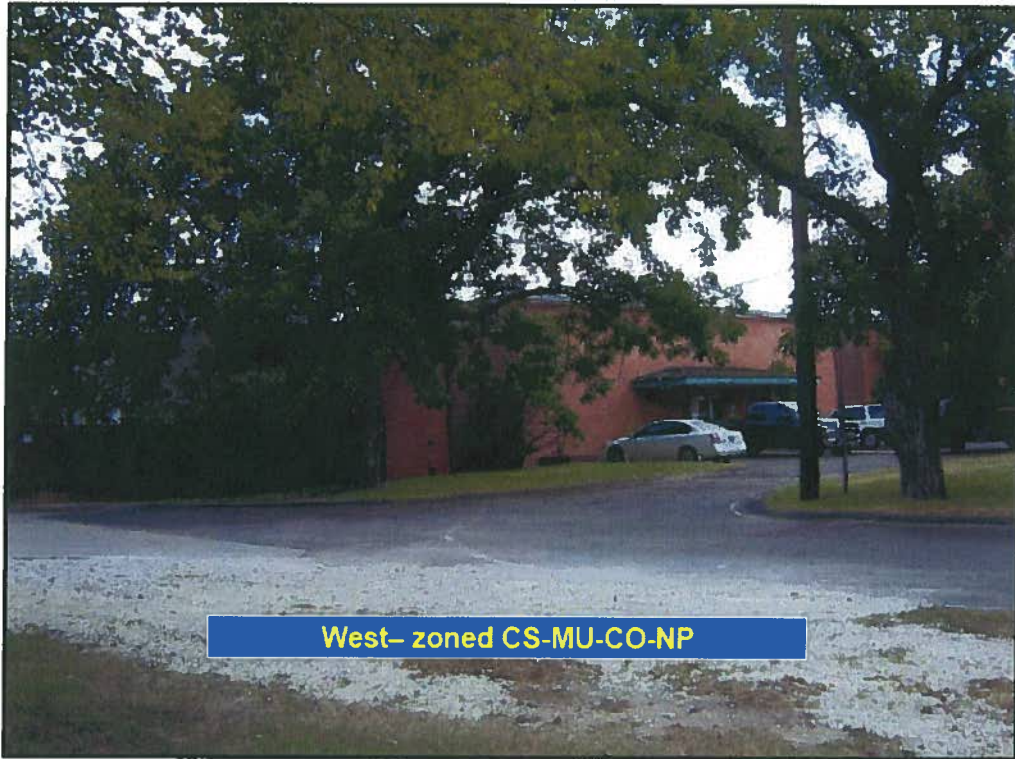




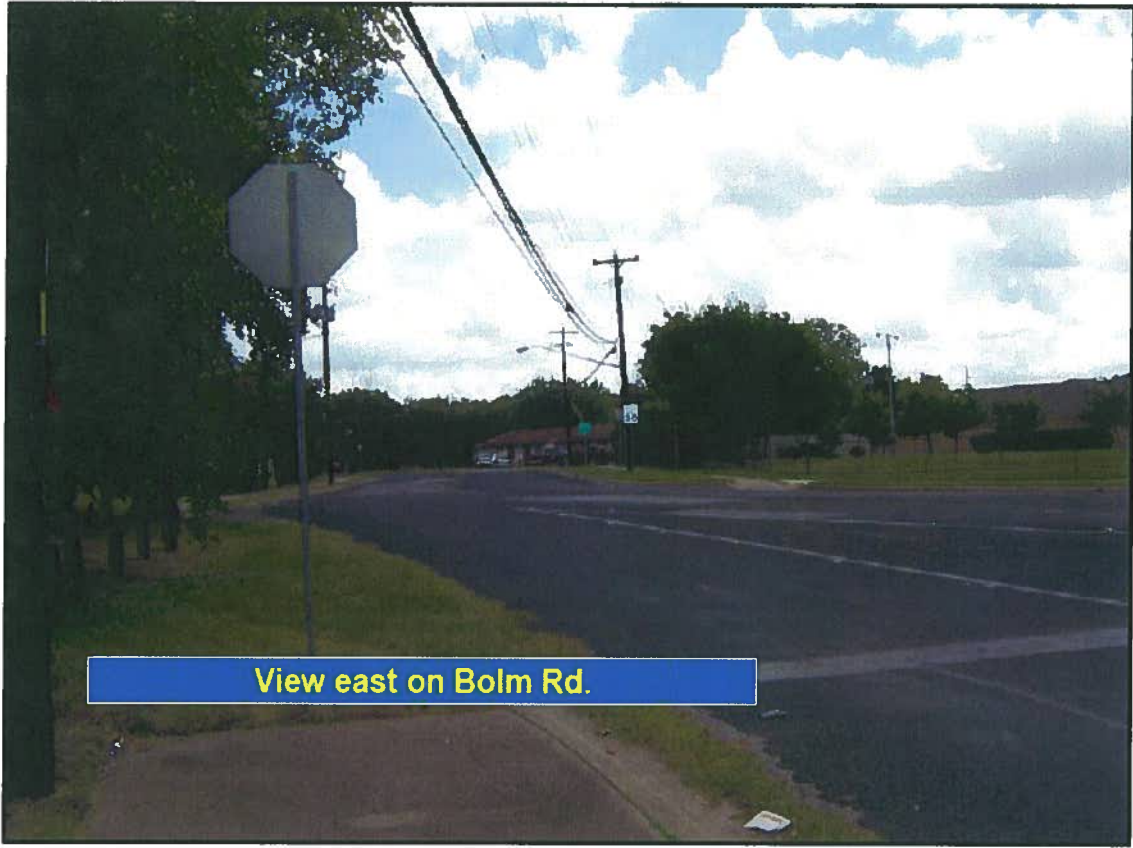














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UniFirst **U1st**



# UNIFIRST CORPORATION

## • DEVELOPMENT GROWTH STATS

- 15 New jobs in 2 years
- 50 New jobs in 5 years
- New state of the art facility
- Better working conditions
- More efficient plant equipment
- Water treatment facilities