

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Oak Hill Combined Neighborhood Plan

CASE#: NPA-2012-0025.03 **DATE FILED:** Feb. 29, 2012 (in-cycle)

PC PUBLIC HEARING DATE: May 22, 2012

ADDRESS: 6000 Mountain Shadows Drive

SITE AREA: Approx. 0.420 acres

APPLICANT/AGENT: Kenneth Winters, Coastal Science Leasing

OWNER: Kenneth Winters, Coastal Science Leasing

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family **To:** Neighborhood Mixed Use

Base District Zoning Change:

Related Zoning Case: C14-2012-0024

From: RR-NP **To:** LO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 11, 2008

PLANNING COMMISSION RECOMMENDATION: The motion to approve staff's recommendation for Neighborhood Mixed Use was approved on the consent agenda on a vote of 8-0, with Commissioner Anderson off the dais.

STAFF RECOMMENDATION: Neighborhood Mixed Use Recommended

BASIS FOR RECOMMENDATION: The request to change the Future Land Use Map from Single Family to Neighborhood Mixed Use meets the following plan Goals, Objectives, and Recommendations:

OAK HILL VISION STATEMENT

As a unique yet integral part of Austin and Travis County, the Oak Hill Area will support measured, sustainable growth in residential and commercial development while maintaining

the existence and integrity of its environmental resources, and that of the community and its neighborhoods.

GOALS, OBJECTIVES, AND RECOMMENDATIONS

CHAPTER 6: LAND USE AND DEVELOPMENT

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.1. Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a. Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b. Cluster higher density development in appropriate areas, striving to balance the interests of stakeholders while taking into consideration environmental concerns.

6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial “nodes” (concentrated activity areas) at strategic locations.

6.E. Encourage locally-owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

6.E.1. Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments.

6.E.1d. Find ways to attract businesses that will enhance services available to the community.

Staff analysis: The subject property is 0.420 acres and is located at the intersection of Mountain Shadows Drive and Old Bee Caves Road. The property is currently being used as a laboratory and is zoned RR-NP. The surrounding uses for this area include a similar single family structure zoned RR-NP, a warehouse limited office use located across Mountain Shadows Drive from the property zoned W/LO-CO-NP, and a multi-family complex across Old Bee Caves Road from the property zoned MF-1-NP.

The applicant’s request to change the future land use map from Single Family to Neighborhood Mixed Use is consistent with the goals and text of the neighborhood plan. On page 87, the text of the neighborhood plan recommends primarily mixed residential and neighborhood mixed use for the Old Bee Caves Road area. This amendment request does not conflict with the text of the Oak Hill Neighborhood Plan which recommends against further intensifying land uses along the Old Bee Caves Corridor because the property is currently being used as a laboratory. The request is also compatible with the adjacent Single Family and Neighborhood Mixed Use Future Land Use designations.

Description of Single Family land use category:

Single Family

Single family detached or two family residential uses at typical urban and/or suburban densities.

Purpose

- Preserve the land use pattern and future viability of existing neighborhoods;
- Encourage new infill development that continues existing neighborhood patterns of development; and
- Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

- Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
- May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

Description of Neighborhood Mixed Use land use category:

Neighborhood Mixed Use

An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.

Purpose

- Accommodate mixed use development in areas appropriate for a mix of residential uses and neighborhood commercial uses that serve surrounding neighborhoods; and
- Provide transition from residential use to high intensity commercial or mixed use.

Application

- Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single-family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and
- May be used as a transition from high intensity commercial and residential uses to single-family residential uses.

LAND USE PLANNING PRINCIPLES

The change in future land use from single family to neighborhood mixed use is supported by the following land use planning principles.

- ***The request meets the following land use principles by continuing an established mix of land uses and by potentially providing additional commercial or housing options for the Oak Hill Planning Area. The request does not intensify the land use and is compatible with the infrastructure along Old Bee Caves Road.***
 - Ensure that the decision will not create an arbitrary development pattern;
 - Ensure an adequate and diverse supply of housing for all income levels;
 - Minimize negative effects between incompatible land uses;
 - Discourage intense uses within or adjacent to residential areas;
 - Ensure similar treatment of land use decisions on similar properties;
 - Promote expansion of the economic base and create job opportunities;
 - Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;
 - Balance individual property rights with community interests and goals;
 - Consider infrastructure when making land use decisions;
 - Promote development that serves the needs of a diverse population.
- ***The request will be required to meet all Development Code and S.O.S. Ordinance regulations that are designed to preserve water quality and protect environmentally sensitive areas.***
 - Minimize development in floodplains and environmentally sensitive areas;
 - Promote goals that provide additional environmental protection;
 - Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);
 - Ensure adequate transition between adjacent land uses and development intensities;
 - Recognize current City Council priorities;
 - Avoid creating undesirable precedents;
- ***These principles are not directly applicable to this request.***
 - Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;
 - Protect and promote historically and culturally significant areas;

PUBLIC MEETINGS: The ordinance required plan amendment meeting was held on April 25, 2012. Fifty notices were mailed to property owners and utility account holders within 500 feet of the property, in addition to neighborhood organizations and environmental groups registered in this area with the City. Approximately 20 people attended the meeting.

After Justin Golbabai, Planning and Development Review Department staff member described the request and the plan amendment process, Kenneth Winters, the owner and applicant of the property briefly spoke about the request and answered questions from attendants of the meeting. The applicant stated that he did not feel that the location of the property was a suitable location for a single family land use because of the large trucks that

frequently pass on Old Bee Caves Road and that he would have difficulty selling the property with that land use. The applicant also stated that the property has been used as a laboratory for many years. The owner of the property across the street from the applicant attended the meeting and spoke in favor of the applicant's request. Overall, there were no major concerns brought up at the meeting and there seemed to be general support for the applicant's neighborhood plan amendment application.

After the Neighborhood Plan Amendment meeting, the Oak Hill Neighborhood Plan Contact Team meeting was called to order. At that meeting, the Oak Hill Planning Contact Team discussed the text of the Oak Hill Neighborhood Plan which states on page 87, "Further intensifying the land uses along this corridor is not recommended." Overall, there was an agreement that the applicant's request from single family to neighborhood mixed use does not further intensify the land use on Old Bee Caves Road because of its existing use as a laboratory. They voted 9 to 0 to support the applicant's request for a neighborhood plan amendment. On May 4, 2012, a letter supporting this neighborhood plan amendment was submitted by the Oak Hill Planning Contact Team and is included in this case report.

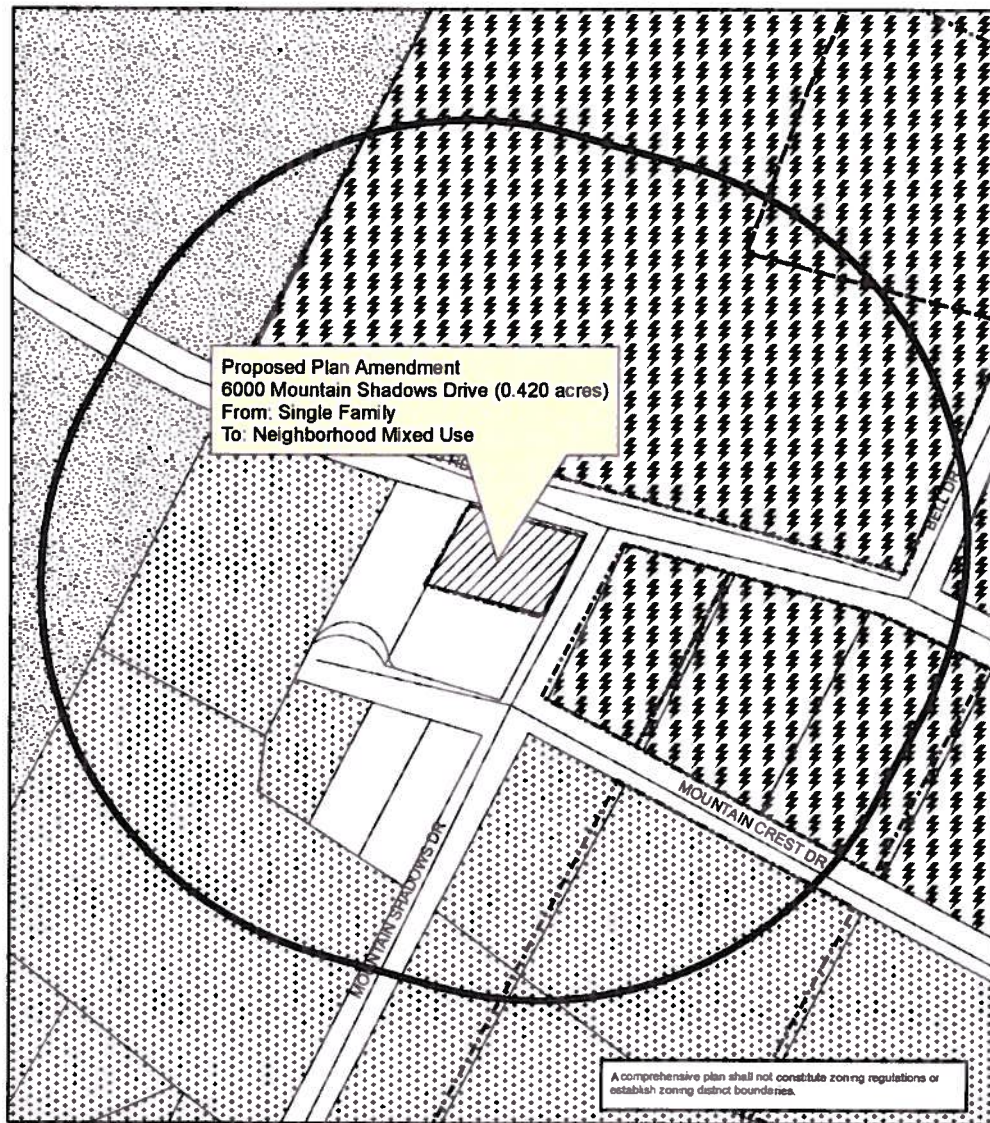
CITY COUNCIL DATE: June 28, 2012

ACTION: Pending

CASE MANAGER: Justin Golbabai

PHONE: (512) 974-6439

EMAIL: Justin.Golbabai@austintexas.gov



Oak Hill Combined Neighborhood Plan NPA-2012-0025.03

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

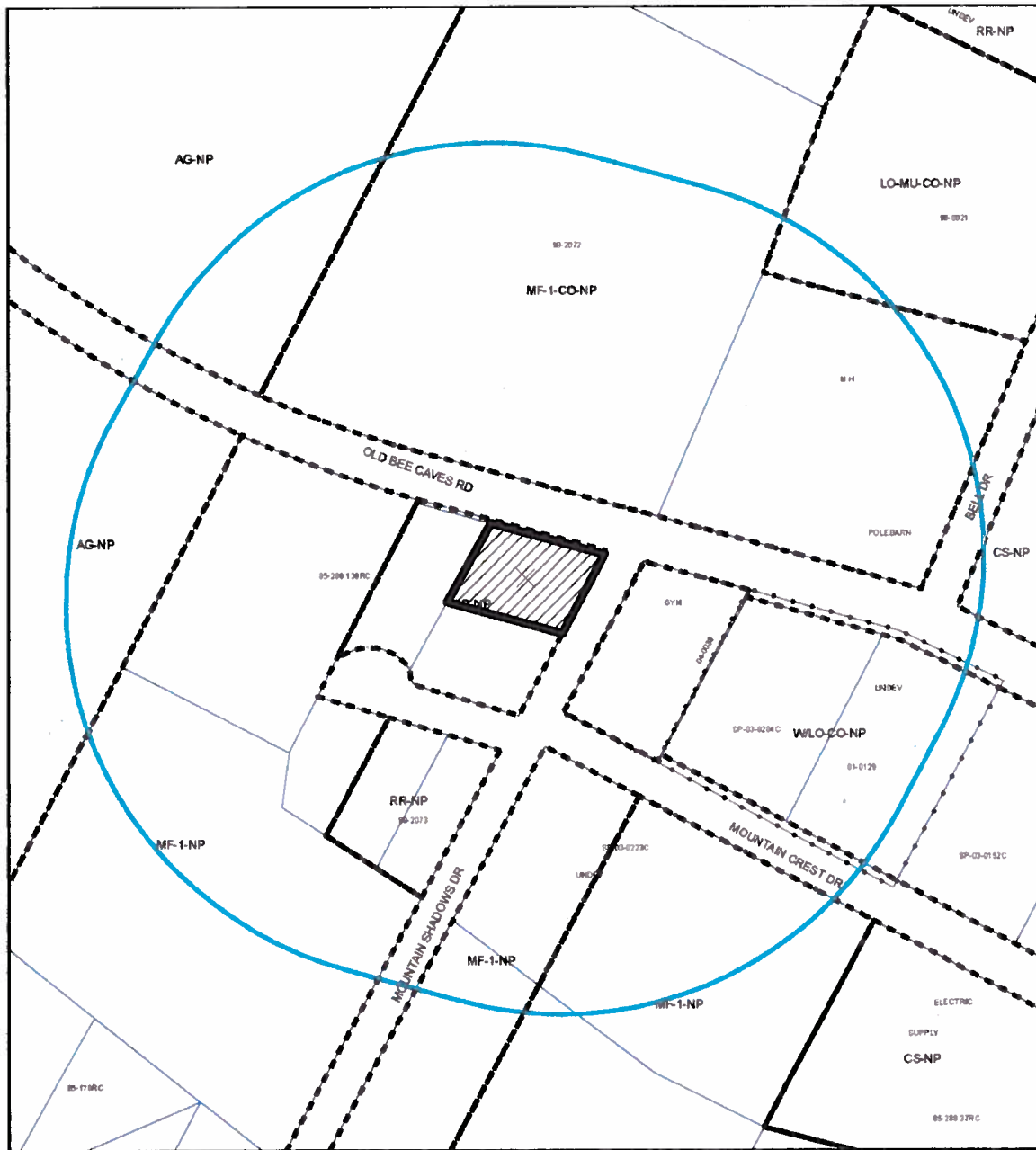





City of Austin
Planning and Development Review Department
Created on 04/09/2012 J. Golbabai



Legend

- 500ft notification boundary
- SDE.flum_combined**
- Rural Residential
- Single-Family
- Mixed Residential
- Neighborhood Mixed Use



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NEIGHBORHOOD PLAN AMENDMENT

NPA CASE #: NPA-2012-0025.03

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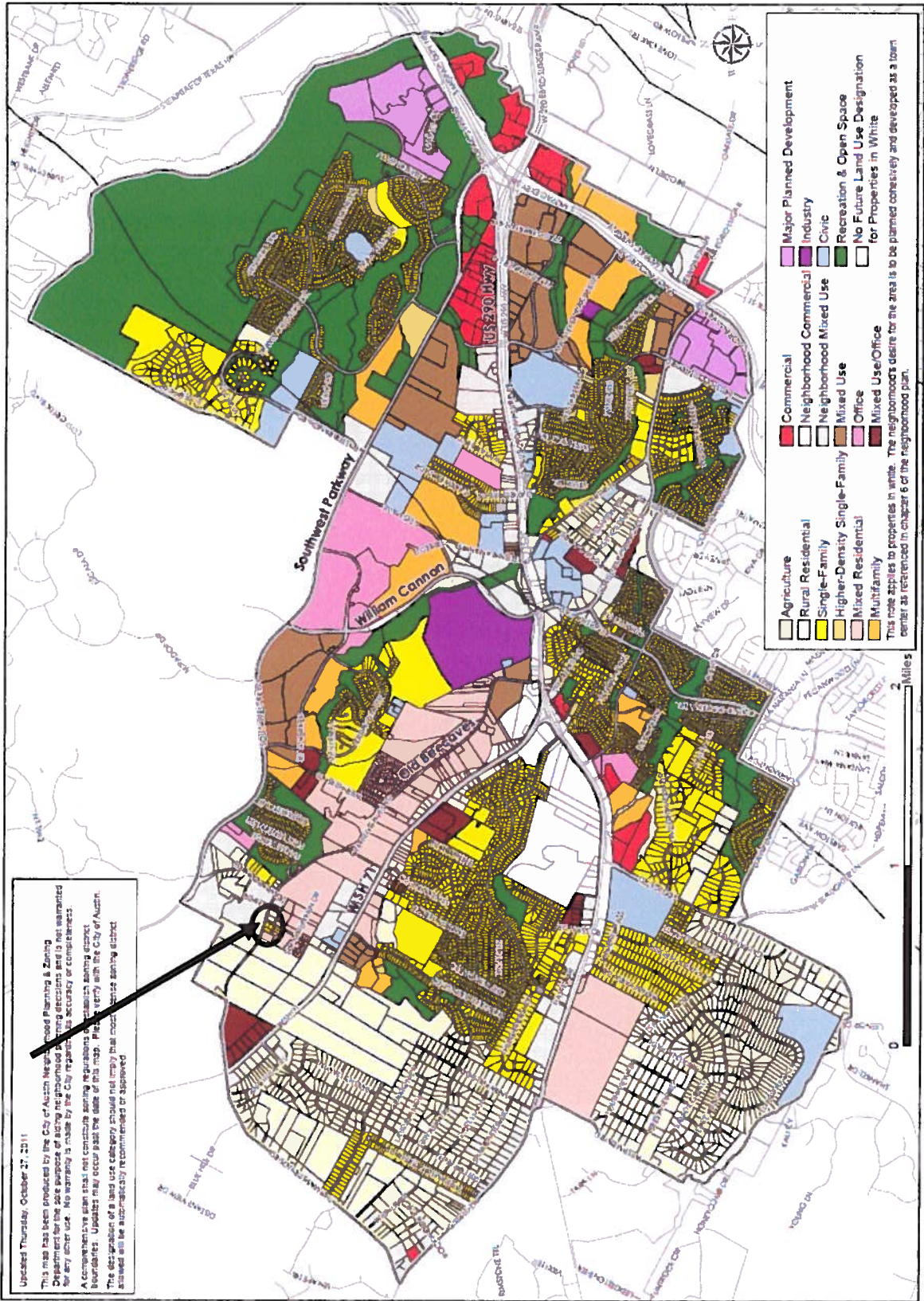
Oak Hill Combined Neighborhood Plan Future Land Use Map

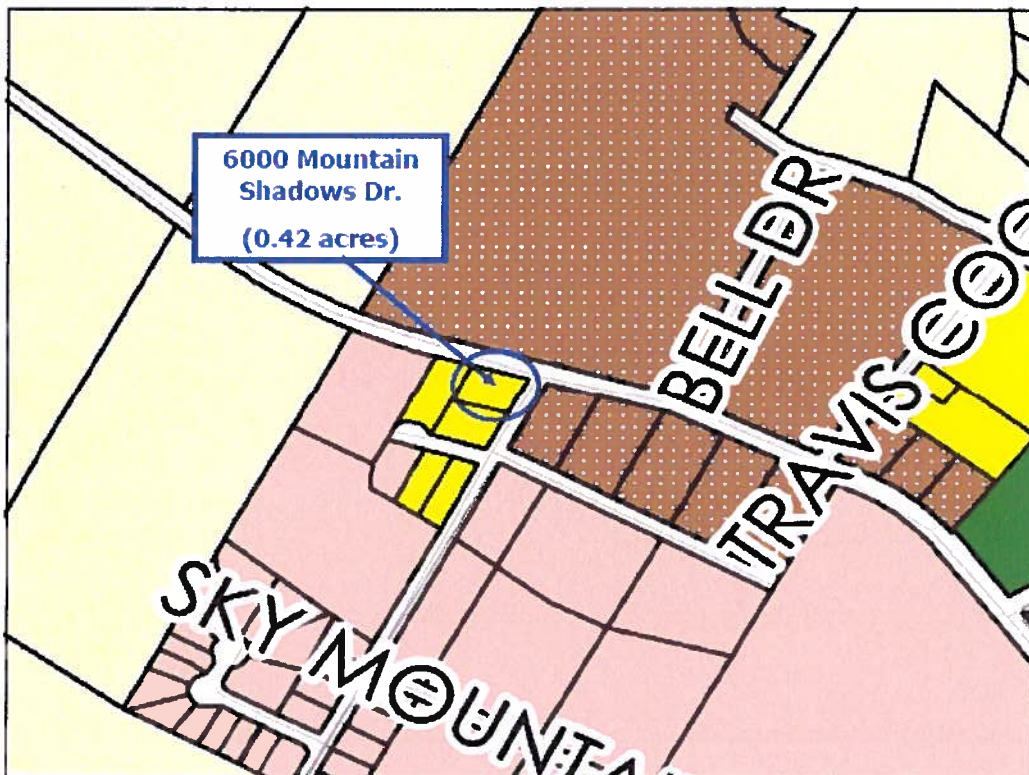
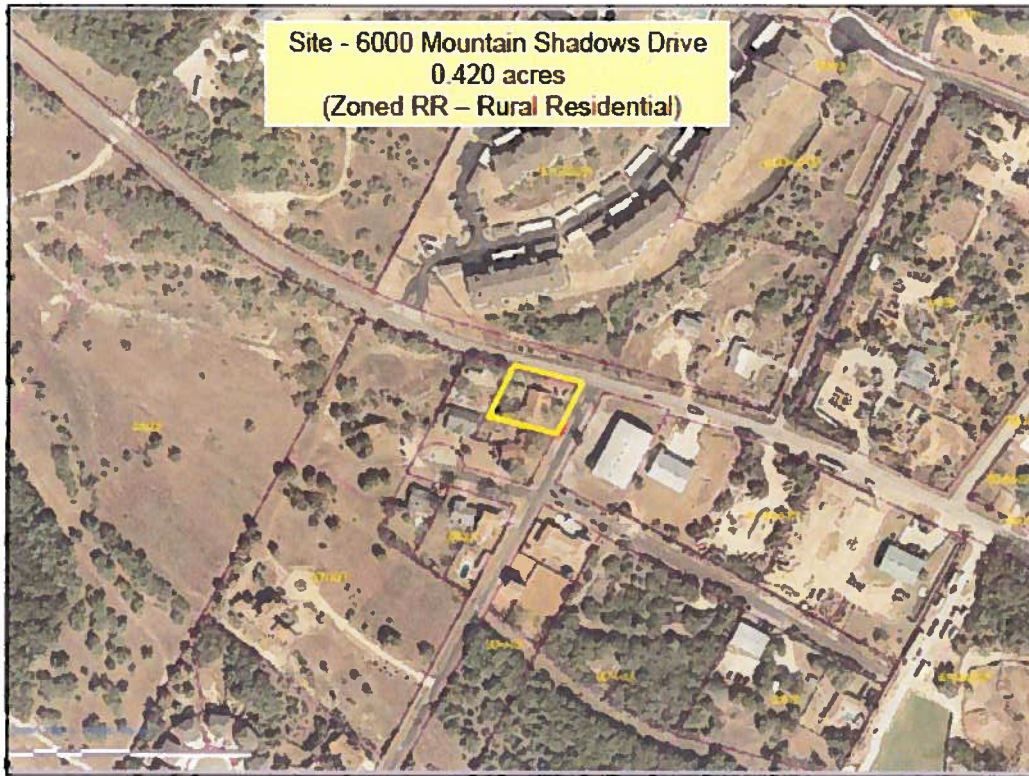


Updated Thursday, October 27, 2011

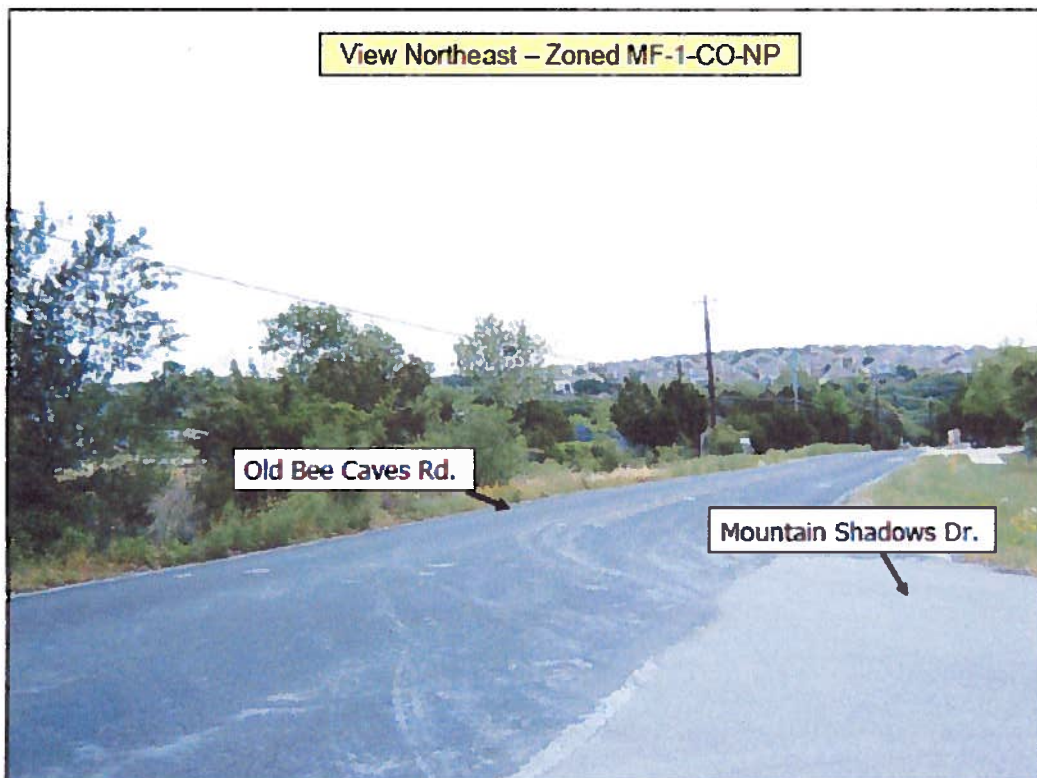
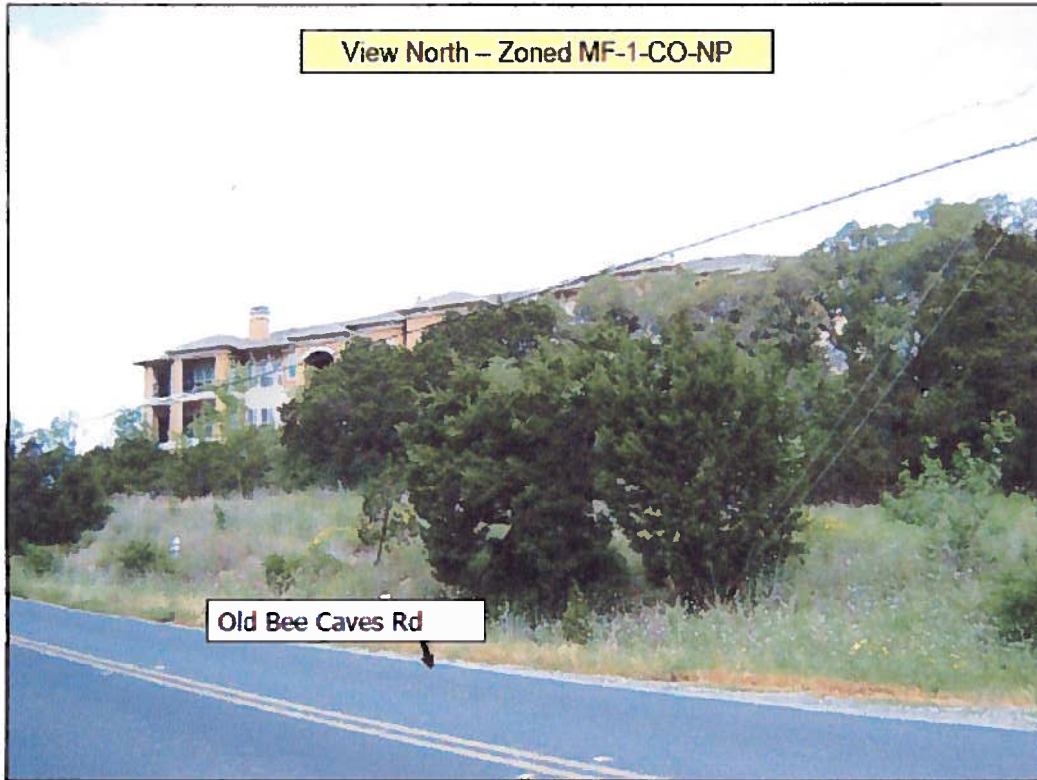
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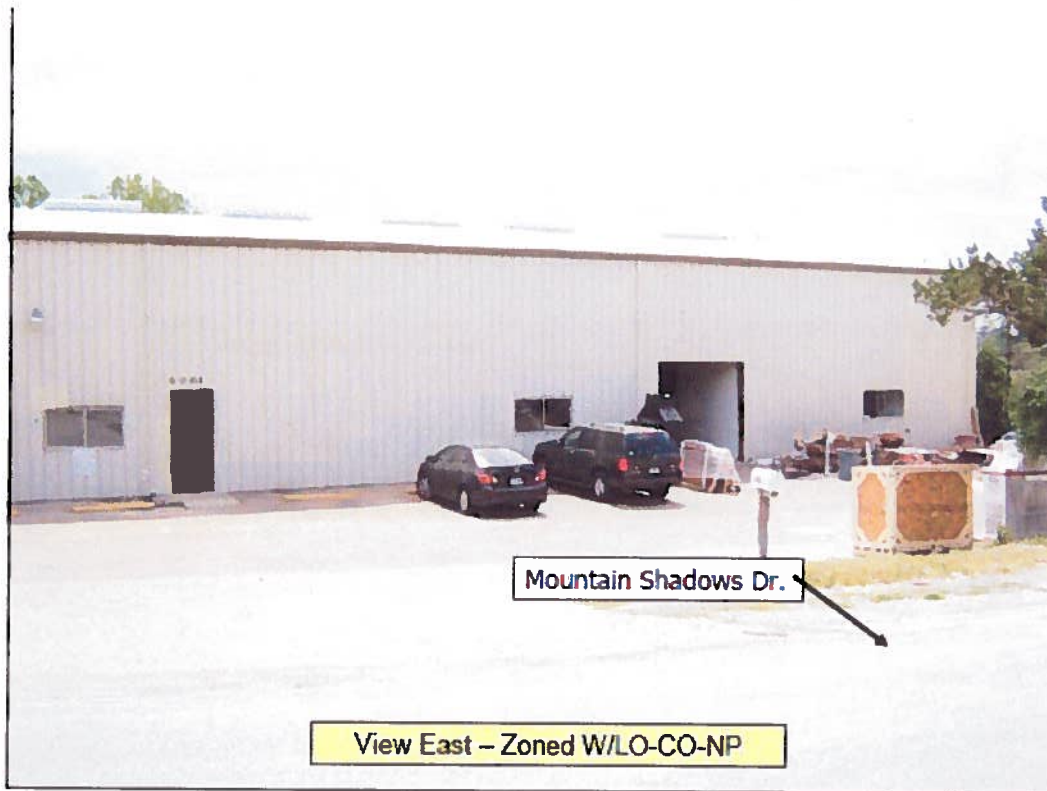
A comprehensive plan that not only contains zoning regulations but also contains other information. Updates may occur from time to time. Please verify with the City of Austin. The designation of a land use category should not imply that most future zoning district changes will be automatically recommended or approved.













Brian Reis, Chair
Stacie Engeling, Vice-Chair
Danielle Lepper, Secretary



Date: May 2, 2012

To: Maurcen Meredith, Senior Planner
City of Austin, Planning & Development Review Department,
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Re: Case # NPA 2012-0025.03
6000 Mountain Shadows Drive
Owner's Representative: Coastal Science Leasing/Kenneth Winters

On April 25, 2012, the Oak Hill Neighborhood Contact Team held a meeting in accordance with our bylaws to discuss the applicant's proposed future land use amendment and zoning change for the property located at 6000 Mountain Shadows Drive. The applicant has requested a change in land use from Single Family to Neighborhood Mixed Use, and zoning change from RR-NP to LO-MU-NP. Several members of the contact team attended the community meeting held early that evening and heard the request.

The OHNPCT voted to support the application.

Please let me know if you have any questions.

Sincerely,

Brian Reis
Chair, OHNPCT


Cc: Stacie Engeling – Vice Chair
Danielle Lepper – Secretary


From: Howard Kells
Sent: Monday, May 21, 2012 9:58 AM
To: Golbabai, Justin
Subject: Fwd: NPA-2012-0025.02 Covered Bridge Assisted Living

Hello Justin,

I own two properties and live in the neighborhood. I'm unable to attend the PC and council meetings , but I would like you to voice my support of this project.

Best Regards,
Howard Kells

PUBLIC HEARING COMMENT FORM	
If you use this form to comment, it may be submitted to: City of Austin Planning and Development Review Department 974-2695 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-2012-0025.02 Contact: Justin Golbabai Public Hearing: May 22, 2012, Planning Commission Jun 28, 2012, City Council	
<div><input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object</div>	
Your Name (please print) Howard Kells	
Your address(es) affected by this application 8740 Mountain Crest	
Date 5/21/12	
Signature 	
Comments:	

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Case Number: NPA-2012-0025.02 Contact: Justin Golbabai Public Hearing: May 22, 2012, Planning Commission Jun 28, 2012, City Council	
<div><input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object</div>	
Your Name (please print) Howard Kells	
Your address(es) affected by this application 6200 Mountain Shadows Dr.	
Date 5/21/12	
Signature 	
Comments: Assisted Living is needed our neighborhood	