NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Brentwood Neighborhood Plan

CASE#: NPA-2012-0018.08 **DATE FILED:** February 29, 2012 (In-cycle)

PC DATE: June 12, 2012

ADDRESS/ES: 5806 Woodrow Avenue

SITE AREA: Approx. 0.1453

APPLICANT/OWNER: TAJ 5806 Woodrow, L.L.C. (Tatiana Jitkoff)

AGENT: Permit Partners (David Cancialosi)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family **To:** Mixed Use/Office

Base District Zoning Change

Related Zoning Case: C14-2012-0025 (CP)
From: SF-3-NP **To:** NO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 2004

PLANNING COMMISSION RECOMMENDATION: On June 12, 2012, the motion to approve the change in the future land use map to Mixed Use/Office the consent agenda on a vote of 6 to 0 with Commissioners Anderson, Sullivan, and Chimenti absent.

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The future land use map request meets the following plan Goals, Objectives, and Recommendations:

VISION AND GOALS

Vision

The Brentwood/Highland neighborhoods will be clean, safe, attractive, well maintained communities that will preserve and enhance their existing diverse characters of affordable, single-family, owner-occupied homes and unique businesses that are built to scale. The neighborhoods will encourage limited mixed-use development, create parks and green spaces, build a strong sense of community, and provide accessibility for all means of transportation.

Goals

Land Use Goals

1. Preserve and enhance the single-family residential areas and housing opportunities for persons with disabilities.

2. Maintain existing civic and community institutions.

3. Encourage a mixture of compatible and appropriately scaled business and residential land uses in the neighborhood and mixed-use development on major corridors to enhance this diversity.

4. Preserve locally owned small businesses in the neighborhood and encourage new ones that are walkable and serve the needs of the neighborhood.

5. Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment.

6. Improve affordability of home-ownership and rental properties.

Urban Design and Historic Preservation Goals

1. Preserve the diversity, character and scale of homes in the neighborhood by encouraging renovations and new development to be compatible with existing homes.

Land Use Objective B3: Ensure that there is a mix of residential and commercial zoning to accommodate both housing and the services resident's need in the neighborhood, and that commercial zoning in each area is appropriate for its location.

Recommendations:

1. Maintain residential zoning in the interior of the neighborhood.
2. Maintain commercial zoning on the corridors and in transitional areas between the corridors and residential areas.
3. Allow mixed use on commercial corridors.

Recommendations:

1. Add the Mixed-Use (MU) Combining District on Koenig and interior properties with commercial or office zoning.
2. Allow neighborhood serving commercial uses at intersections on Koenig west of Woodrow.
3. Allow neighborhood and community serving office uses on interior properties on Koenig west of Woodrow.

Land Use Objective B5: Focus higher density uses on major corridors and add special use options to enhance the corridors

Recommendations:

1. Add the Mixed-Use (MU) Combining District on Burnet, Lamar, and Koenig Lane east of Woodrow.

TRANSPORTATION

Transportation Goals

1. Maintain a traffic pattern that provides easy access to destinations, while keeping thru-traffic off of interior streets by creating safe and efficient corridors and arterials.

URBAN DESIGN AND HISTORIC PRESERVATION

Urban Design and Historic Preservation Goals

1. Preserve the diversity, character and scale of homes in the neighborhood by encouraging renovations and new development to be compatible with existing homes.

Urban Design Objective B1: Preserve the character of the neighborhood

Recommendations:

1. Encourage property owners to follow the design guidelines when renovating or constructing new homes

Staff Analysis: The proposed change in the future land use map to Mixed Use/Office is compatible because it is the last lot on the southwest side of Woodrow Avenue from Koenig Lane that is directly across the street from the car dealership. Mixed Use/Office land use is compatible adjacent to residential uses.

Existing Land Use:

Single Family

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

Purpose

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

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. 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.

Proposed Land Use:

Mixed Use/Office

An area that is appropriate for a mix of residential and office uses.

Purpose
1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

Application
1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

BACKGROUND: The plan amendment application was filed on February 29, 2012, which is in-cycle for City Council-approved neighborhood planning areas located on the west side of I.H.-35.

The applicant requests to change the future land use map from Single Family to Mixed Use/Office.

The applicant proposes to change the zoning on the property from SF-3-NP to NO-MU-CO-NP.

The applicant is renovating the property with the intent to use the front part of the building as an office use and the rear building as either a residential dwelling unit or as an office.

Although the property is not zoned for commercial or office uses now, the applicant believes the property has been used as a commercial use due to the large amount of impervious cover on the property used as parking.

PUBLIC MEETINGS: The plan amendment case was filed on February 29, 2012, which is in-cycle for City Council-approved neighborhood planning areas located on the west side of I.H.35.

The plan amendment community meeting was held on Tuesday, April 24, 2012. Two hundred and ten meeting notices were mailed to property and utility account holders who live within 500 feet of the property. Approximately 30 people attended the meeting including the property owner, her agent and one city staff member.

After City staff made a brief presentation, the applicant's agent, David Cancialosi, explained that the property was under disrepair before the new owner purchased it. Since the new

purchased the property, she has made major improvements. Since the property is currently zoned SF-3, she moved forward with building improvements as if it would be two dwelling units; however, if the zoning is approved, the front building will be converted to an office and the rear unit could either be residential or an office. He said the proposed zoning change meets the land use goal in the plan document that supports low-impact uses.

After his presentation, the following questions were asked:

Q. Where will the garage be located?
A. The detached garage will be at the rear, right corner of the lot.

Q. If you received your zoning, could you make the whole property office?
A. Yes.

Q. You could develop the rear building as residential then do change of use for office, but the 2-story building will not meet ADA standards.
A. The main structure will be ADA compliant. The rear residential could be ADA compliant according to our architect, but it wouldn't be easy and I don't recall all the details that would be necessary to make it so.

Q. Does the impervious cover (IC) meet SF zoning standards even with parking spaces?
A. Yes.

Q. The plan says no commercial creep – are we creating an incentive for the house door to convert to commercial and then all of Woodrow would convert to commercial?
A. I can't answer that because I'm not able to predict what others will apply for. But this lot is two lots away from a busy intersection to the north. This lot would be a good terminus for the commercial uses.

Q. Would you be willing to have a conditional overlay that requires one dwelling unit?
A. It would be hard to commit to that restriction not knowing what will happen in the future. For example, if Kirby Vacuum Cleaner business changef to a more intense commercial use, then the residential unit could be affected.

Q. How much IC do you have now?
A. It was at 96%, but we removed some pavement, so now it is below 45%. The Neighborhood Office zoning has a maximum of 60%.

Q. What kind of businesses could locate there?
A. Real estate office, insurance office, those types of the office-related uses.

Q. What benefits could this bring to the neighborhood?
A. These business could serve neighborhood because people who live nearby could walk to them.

Q. Would you put a privacy fence in the back?

A. The rear of the property already has a buffer because of the creek. If this is the only lot with a privacy fence, it could draw attention to the fact that this is a commercial property.

Some other general comments were from the owner of Thunderbird Coffee Shop who said the building on the subject tract was previous used by drug users and now the building is improved. Rich Brock, Chairman of the Brentwood Planning Contact Team pointed out that it is assumed that people will be good property owners, so this wouldn't necessarily help the applicant's case.

At the end of the City-sponsored meeting, members of the Brentwood Planning Contact team voted to support the plan amendment change to Mixed Use/Office and the zoning change to LO-MU-CO-NP with the condition that the maximum impervious cover be 45%, the same as for SF-3 zoning district.

The letter from the Brentwood Planning Contact Team is on page eight of this report.

CITY COUNCIL DATE: June 28, 2012 **ACTION:** Pending.

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

EMAIL: Maureen.meredith@austintexas.gov

Brentwood Neighborhood Planning Contact Team
Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road

To: Maureen Meredith, Neighborhood Planner
Subject: Proposed Brentwood Neighborhood Plan Amendment
Plan Amendment Case Number: NPA-2012-0018.08
Zoning Case Number: C14-2012-0025
April 22, 2012

On April 24, 2012 the Brentwood Neighborhood Planning Contact Team (BNPCT) held a public meeting in accordance with our bylaws to consider a proposed plan amendment and rezoning for an individual property located at 5806 Woodrow. In attendance were members of the BNPCT, Brentwood residents who live near the subject property, the applicant, and City of Austin Neighborhood Planner Maureen Meredith. The applicant's agent, David Cancialosi, introduced himself to those in attendance and made a case for his client's proposal. After which, he fielded questions about the proposal from the audience. The applicant's presentation, resident input, and the goals of the Brentwood Neighborhood Plan were all carefully considered before making the following recommendation:

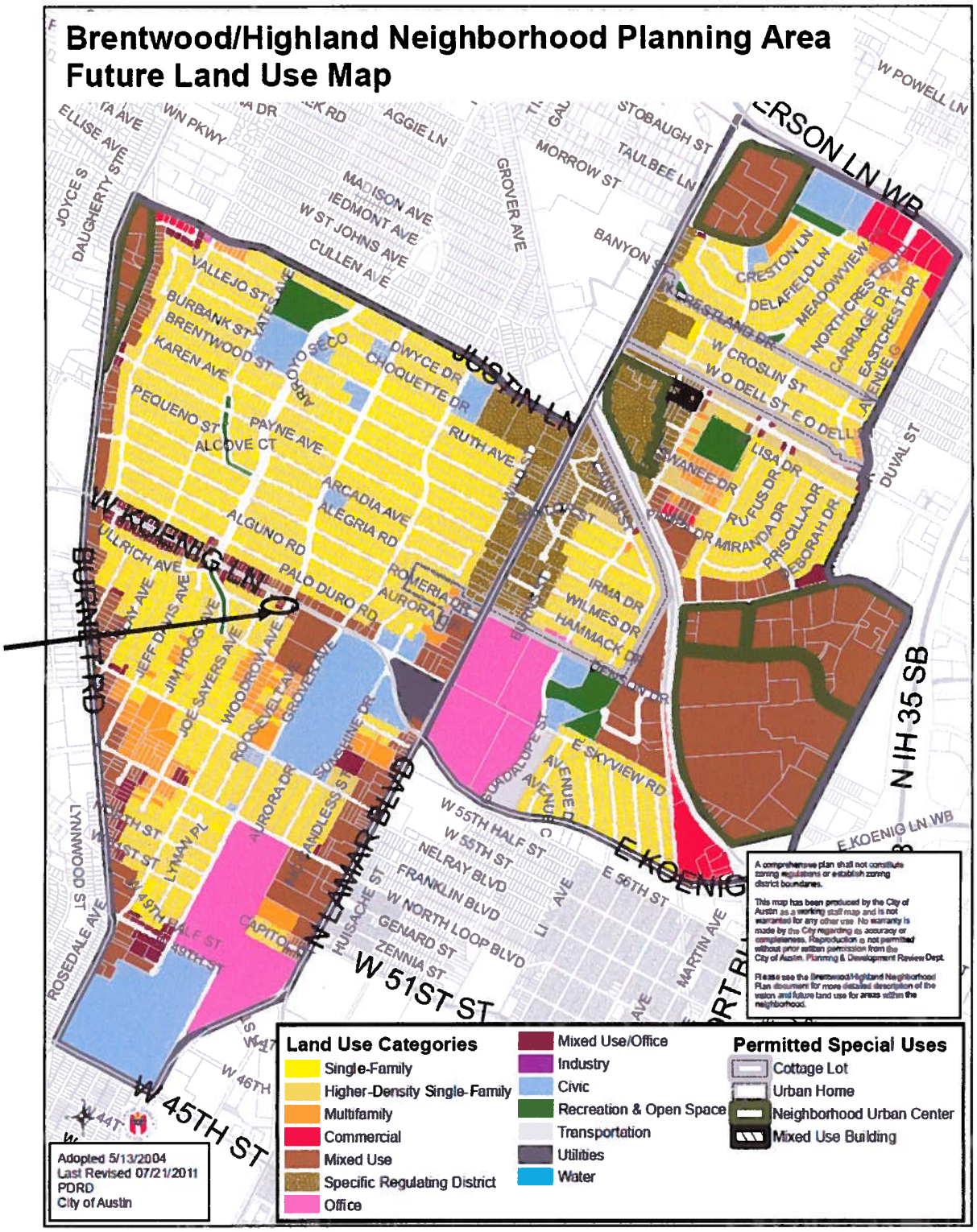
The Brentwood Neighborhood Planning Contact Team **voted** to **support** the applicant's plan amendment (from SINGLE FAMILY to MIXED USE) and rezoning (from SF-3-NP to NO-MU-CO-NP) for the following reasons:

1) The applicant is willing to mitigate the apparent conflict with Land Use Objective B1 by agreeing to a conditional overlay limiting impervious cover to 50%.
2) The applicant was able to show his proposal benefited the neighborhood generally with an actual reduction to the existing impervious cover.
3) The applicant was able to mitigate the apparent conflict with Land Use Objective B3 (Encouraging commercial zoning that is appropriate for its location) by keeping a residential component, preserving mature trees, and by keeping the appearance and scale of the project buildings compatible with area residences.

The BNPCT respectfully requests that City Planners, Planning Commission and City Council take this recommendation into consideration throughout the remainder of the redevelopment process.

Sincerely,

Richard Brock
BNPCT Chair
(512) 458-3677
richbrock@grandecom.net


Brentwood/Highland Neighborhood Planning Area
Future Land Use Map
Land Use Categories
Single-Family
Higher-Density Single-Family
Multifamily
Commercial
Mixed Use
Specific Regulating District
Office
Mixed Use/Office
Industry
Civic
Recreation & Open Space
Transportation
Utilities
Water
Permitted Special Uses
Cottage Lot
Urban Home
Neighborhood Urban Center
Mixed Use Building
Adopted 5/13/2004
Last Revised 07/21/2011
PDRD
City of Austin
W KOENIG LN
BURNET RD
JUSTIN LN
E KOENIG
N LAMAR BLVD
W 51ST ST
W 45TH ST
N IH 35 SB
E KOENIG LN WB
W POWELL LN
STOBAUGH ST
TAULBEE LN
MORROW ST
BANYON ST
GROVER AVE
AGGIE LN
MADISON AVE
IEDMONT AVE
W ST JOHNS AVE
CULLEN AVE
VALLEJO ST
BURBANK ST
BRENTWOOD ST
KAREN AVE
PEQUENO ST
ALCOVE CT
PAYNE AVE
DWYCE DR
CHOQUETTE DR
RUTH AVE
ARCADIA AVE
ALEGRIA RD
ALGUNO RD
PALO DURO RD
ROMERIA DR
AURORA DR
IRMA DR
WILMES DR
HAMMACK DR
DENSON DR
E SKYVIEW RD
W 55TH HALF ST
W 55TH ST
NELRAY BLVD
FRANKLIN BLVD
W NORTH LOOP BLVD
GENARD ST
ZENNIA ST
E 56TH ST
MARTIN AVE
CRESTON LN
DELAFIELD LN
MEADOWVIEW
NORTHCREST DR
CARRIAGE DR
EASTCREST DR
W CROSLIN ST
W O DELL ST
E O DELL ST
LISA DR
RUFUS DR
MIRANDA DR
PRISCILLA DR
DEBORAH DR
DUVAL ST
JOYCE S
DAUGHERTY ST
ELLISE AVE
WN PKWY
ROSEDALE AVE
LYNNWOOD ST
LYMAN PL
W 49TH HALF ST
W 49TH ST
CAPITOL
AURORA DR
SUNSHINE DR
GROVER AVE
ROOSEVELT AVE
WOODROW AVE
JOE SAYERS AVE
JIM HOGG AVE
JEFF DAVIS AVE
ULLRICH AVE
W 46TH
W 44T
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
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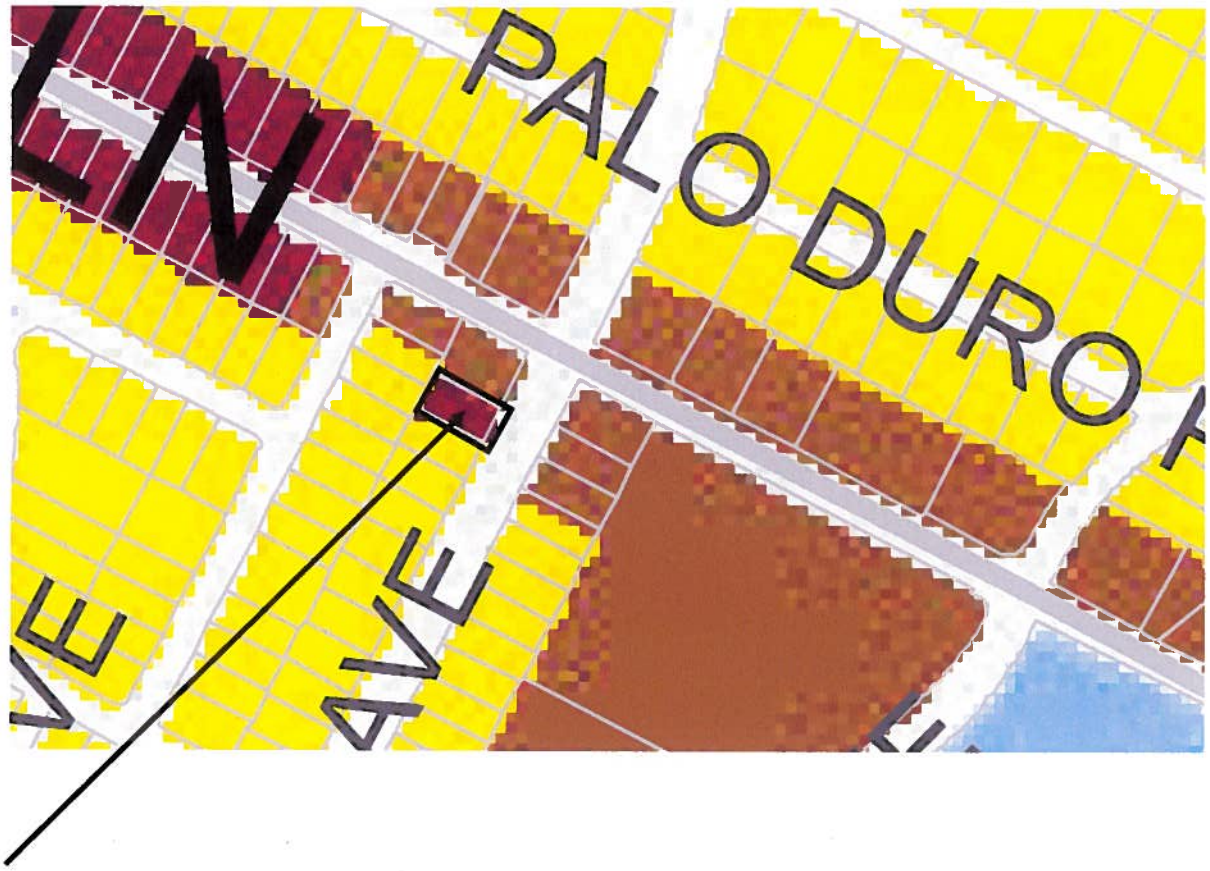
Please see the Brentwood/Highland Neighborhood Plan document for more detailed description of the vision and future land use for areas within the neighborhood.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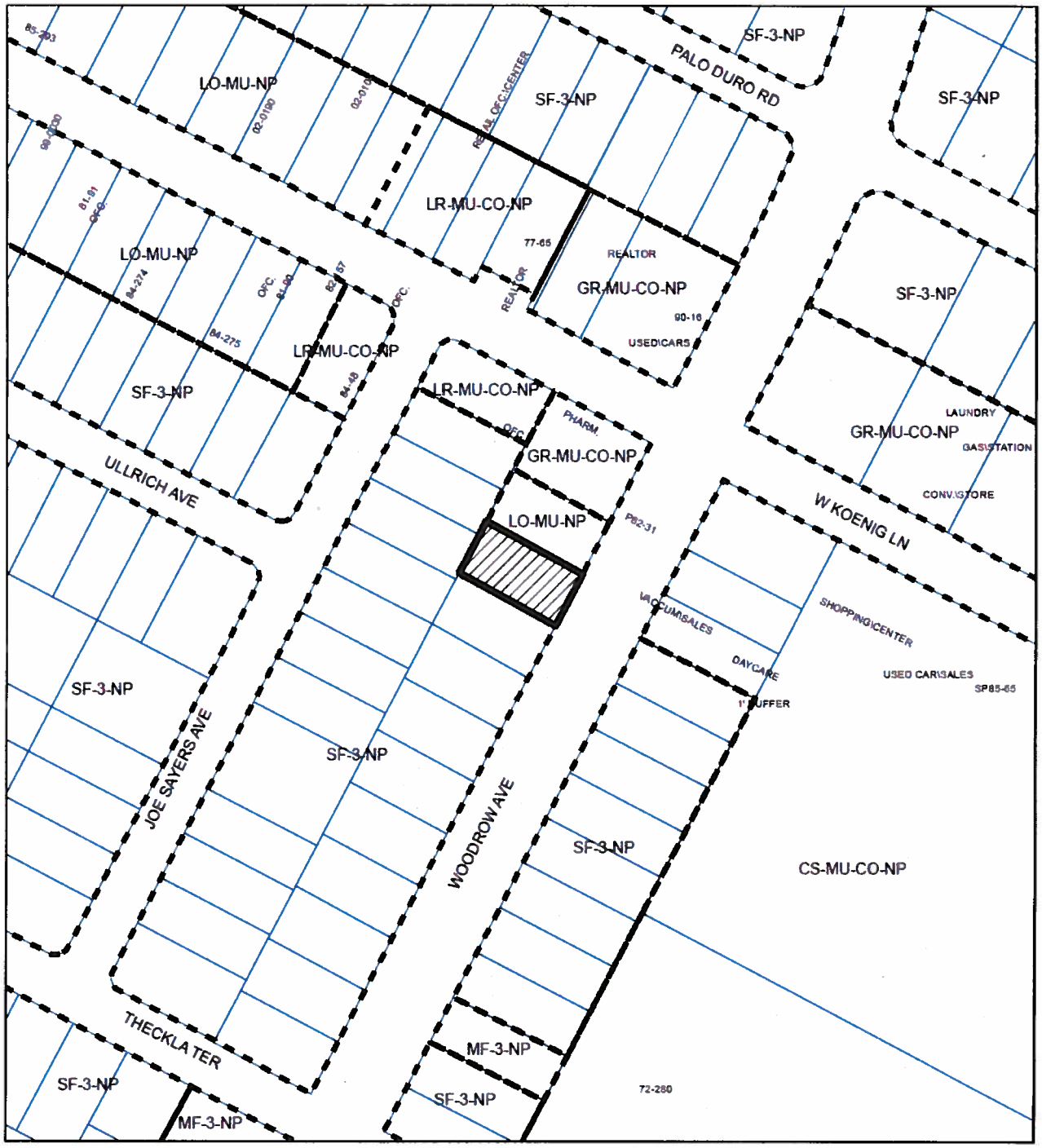

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NEIGHBORHOOD PLAN AMENDMENT

NPA CASE#: NPA-2012-0018.08

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Brentwood Neighborhood Plan
NPA-2012-0018.08

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Legend

- 500ft notification boundary
- **SDE.flum_combined**
- Single-Family
- Multi-Family
- Mixed Use
- Mixed Use/Office
- Civic

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City of Austin
Planning and Development Review Department
Created on 06/04/2012_ M Meredith

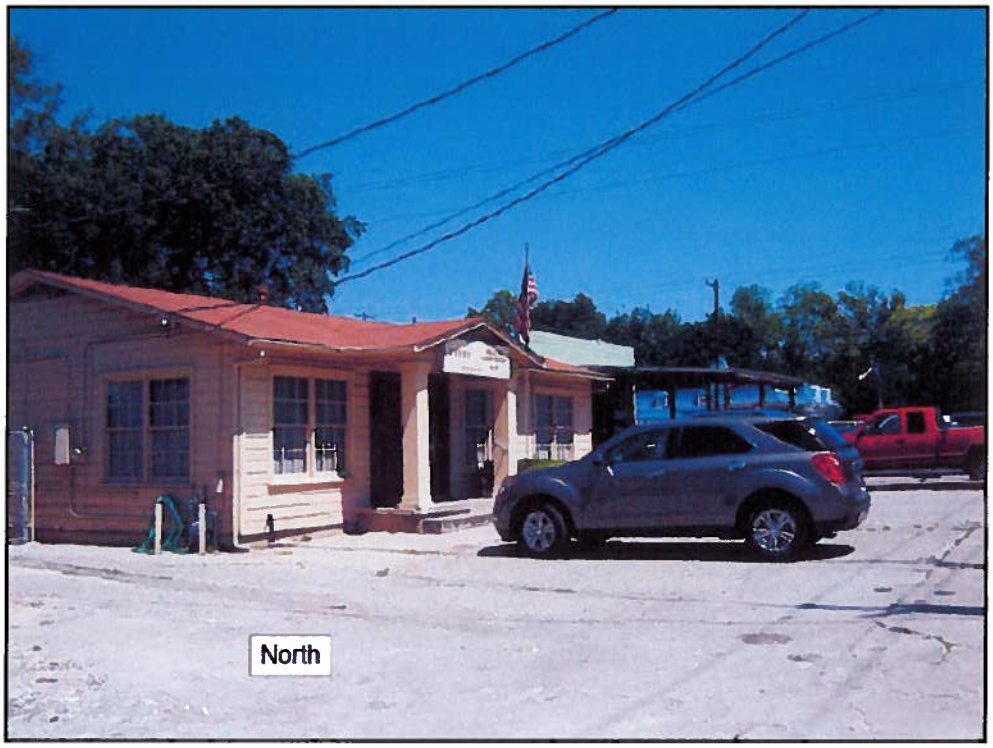
5806 Woodrow Ave.

Site – 5806 Woodrow Ave

Site – 5806 Woodrow Ave

Rear of Site – 5806 Woodrow Ave

Site – 5806 Woodrow Ave


North

East

South

West