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Planning Commission hearing: January 27, 2015

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Govalle/Johnston Terrace Combined Neighborhood Plan

CASE#: NPA-2014-0016.01 **DATE FILED:** July 10, 2014 (In-cycle)

PROJECT NAME: 2nd and Broadway **COUNCIL DISTRICT**: 3

PC DATE: January 27, 2015
January 13, 2015

ADDRESSES: 203 Broadway & 2901 E. 3rd Street

SITE AREA: Approx. 0.612 acres

OWNER/APPLICANT: McAdam's Enterprises, L.L.C.

AGENT: Husch Blackwall, L.L.P. (Nikelle Meade)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

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

Base District Zoning Change

Related Zoning Case:
From: SF-3-NP **To:** GR-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: March 27, 2003

PLANNING COMMISSION RECOMMENDATION:

January 13, 2015 – Motion to approve the consent agenda to postpone the case to the January 27, 2015 hearing as recommended by staff. [J. Stevens; R. Hatfield – 2nd] Vote: 8-0-1 [S. Oliver absent]

STAFF RECOMMENDATION: Staff recommends Higher Density Single Family land use.

BASIS FOR STAFF'S RECOMMENDATION: The applicant is requesting a change in the future land use map from single family to mixed use; however, since the applicant is proposing a residential development with no commercial uses included, staff believes the Higher Density Single Family land use is a more appropriate land use given its location directly abutting single family to the east of the property. To the west is also single family land uses, however, the

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property located on the northwest corner of E. Cesar Chavez and Broadway is a church and directly to the south and southwest is mixed use land uses. The Higher Density Single Family land use recommended by staff would serve as a buffer from those uses to the single family uses to the east.

The property is located within walking distance of two activity corridors as identified in the Imagine Austin Comprehensive Plan, those streets being N. Pleasant Valley Road and E. Cesar Chavez Street, in addition, the property is located less than one mile from an Imagine Austin Neighborhood Center. Given this, staff believes the applicant's request to build a multifamily development on the property is an appropriate infill development that will provide housing options for the area and the City.

The Govalle/Johnston Terrace Combined Neighborhood plan supports a diverse range of housing options and the creation of multifamily developments near N. Pleasant Valley Road, which is where this property is located. Even though the plan also states the desire to preserve single family residential, staff believes the City's current need for housing options and the location of the property is appropriate for higher density residential uses.

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Land Use Goals

Goal 1: **Adjacent land uses should be compatible.** (Sector Plan)[2]

Key Principles: Address the "over-zoning" of properties in the Govalle/Johnston Terrace Neighborhood Planning Area. (Sector Plan and modified by Gov/JT)

Non-residential development should not adversely affect existing businesses or neighborhoods, either by increases in traffic, noise, pollutants, or other safety hazards. (Sector Plan)

Goal 2: **Preserve and protect current and future single-family neighborhoods.** (Gov/JT)

Key Principles: Initiate appropriate rezoning to preserve and protect established and planned single-family neighborhoods. (Gov/JT)

Encourage higher density residential developments to locate near major intersections, and in locations that minimize conflicts with lower density single-family neighborhoods. (Sector Plan)

Encourage higher density non-residential land uses to locate near major intersections and in industrial districts/business parks. (Sector Plan)

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)

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Multi-Family Developments: Multi-Family land uses are recommended mostly in two different kinds of locations in this planning area. Firstly multi-family is recommended on tracts located closer to the periphery of the neighborhood such as on Pleasant Valley and Oak Springs roads. Another significant use of multi-family recommended on this FLUM are on larger tracts that are adjacent to single family uses, but are currently used for more intensive land uses such as industrial or commercial. This plan recommends multi-family uses on these tracts to promote compatibility, as well as greater housing opportunities.

The encouragement of multi-family development in select locations is reflective of the plan's key planning principles to:

- Encourage higher density residential developments to locate near major intersections, and in locations that minimize conflicts with lower density single-family neighborhoods
- Provide a diverse range of housing opportunities for all stages of life and income levels, and
- Encourage the development of affordable single-family and multi-family units on vacant tracts in established neighborhoods.

Single Family Neighborhoods: The preservation of single family neighborhoods is an important priority in this Neighborhood Plan. This FLUM endorses the neighborhoods' desires that established single family neighborhoods in the interior of the planning area be protected from encroachment of incompatible non-residential uses.

Planning principles that support the importance of single family neighborhoods include:

- Preserve and protect current and future single-family neighborhoods
- Initiate appropriate rezonings to preserve and protect established and planned single-family neighborhoods
- Provide a diverse range of housing opportunities for all stages of life and income levels, and
- Encourage the development of affordable single-family and multi-family units on vacant tracts in established neighborhoods.

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Housing

Goal 5:	**Maintain an affordable and stable housing stock.** (Sector Plan)
Key Principles:	Provide a diverse range of housing opportunities for all stages of life and income levels. (Sector Plan and modified by Gov/JT)
	Increase home ownership opportunities. (Sector Plan)
	Encourage the development of affordable single-family and multi-family units on vacant tracts in established neighborhoods. (Sector Plan)

LAND USE DESCRIPTIONS

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 - An area that is appropriate for a mix of residential and non-residential uses

Purpose

1. Encourage more retail and commercial services within walking distance of residents;

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2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

STAFF'S RECOMMENDED LAND USE:

Higher Density Single Family - Single-family housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.

Purpose

1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

Application

1. Appropriate to manage development on major corridors that are primarily residential in

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nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.
3. Applied to existing or proposed mobile home parks.

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
    - ***The proposal to build 16 residential units will provide housing choices for the area and the city. The property is within walking distance to six Capital Metro bus routes, and various businesses. The property is located adjacent to a Seton Healthcare Clinic and is within walking distance to Brooke Elementary School.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
    - ***The property is within walking distance to six Capital Metro bus routes, various businesses and two activity corridors (N. Pleasant Valley Road and E. Cesar Chavez Street) as designated on the Imagine Austin Growth Concept Map.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
    - ***The proposed development is near two activity corridors, N. Pleasant Valley Road and E. Cesar Chavez Street.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
    - ***The proposed development of 16 single family homes will expand the housing choices for Austin and the area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
    - ***Staff's recommendation for higher density single family land use, as opposed to the applicant's request for mixed use, will serve as a transition between the commercial and civic uses on the west side of Broadway.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
    - ***The property is no located in an environmentally sensitive area.***

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7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
    - ***Not applicable.***
8. Protect, preserve and promote historically and culturally significant areas.
    - ***Not applicable.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
    - ***The property is located near a health clinic, a public school, and commercial businesses.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
    - ***Not applicable.***
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
    - ***Not applicable.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
    - ***Not applicable.***

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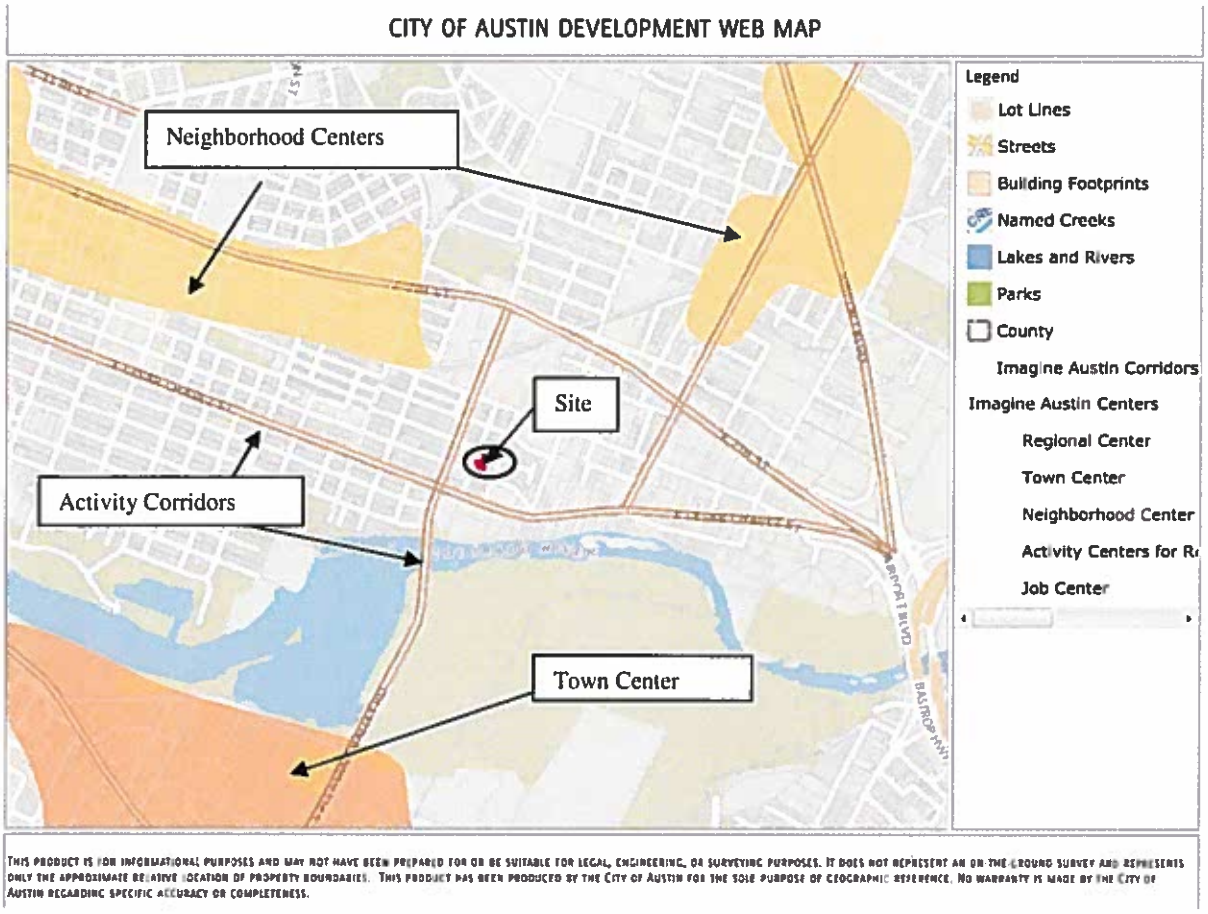
Imagine Austin Activity Corridors and Centers



Neighborhood Centers

The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

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Town Centers

Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. these employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

The Mueller redevelopment in Central Austin is an example of an emerging town center. Presently at Mueller, there are local and regional-serving retail establishments, the Dell Children's medical Center of Central Texas, and Seton Healthcare Family offices. Upon build-out, Mueller expects to include 4.2 million square feet of retail, offices, medical space, and film production, as well as
10,000 residents.

Corridors

Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on July 10, 2014, which is in-cycle for plan amendment applications for property located within neighborhood planning areas on the east side of I.H.-35

The applicant is requesting to change the future land use map from single family to mixed use. The applicant is requesting to change the zoning on the property from SF-3-NP to GR-MU-NP to build approximately 16 condominium units. For more information on the zoning

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change request, please see the staff case report for the associated zoning case number C14-2014-0115.

PUBLIC MEETINGS: The ordinance-required plan amendment meeting was held on December 3, 2014. Approximately 200 community meeting notices were mailed to property owners, utility account holders and interested parties located within 500 feet of the property. Three people attended the meeting, including the applicant and city staff. Due to the low turn-out of participants, few questions were asked.

After city staff gave a brief presentation outlining the planning process, Nikelle Meade, the applicant's agent, made the following presentation

Nikelle Meade said the owner has no intentions to have commercial uses on the property, he only plans to build residential uses. We are proposing 16 dwelling units, 2-stories. Each unit will have parking spaces. Owners plan to live in one unit. When we met with the Govalle/Johnson Terrace Planning Contact Team they were concerned about commercial uses on the property. We could prohibit all commercial uses.. We could also use MF-1 or MF-2. We will work on actual site plan.

After the agent's presentation, the following questions were asked:

Q. Do you know the square feet of the proposed units?
A. Two bedrooms would be 1,600 or 1,800 square foot units.

Q. Is the property owner also the developer?
A. Yes, the owner will develop the property, but he's a musician, not a developer. The owner wants to live in one of the units.

Q. Why are you requesting mixed use?
A. Because we need the GR-MU zoning district to get 16 dwelling units. If we were to keep the SF-3 zoning, we could only get 7 units. MF zoning would get us around 10 units.

Q. We have issues with people parking on our residential streets. If you got the GR-MU zoning, could you assure people in the condos wouldn't park on the street?
A. Commercially-zoned property can't apply for the Residential Parking Permit program, but your neighborhood could consider it.

CITY COUNCIL DATE: January 29, 2015 **ACTION:** (Pending)

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

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Letter from the Govalle/Johnston Terrace PCT

(No letter received at this time)

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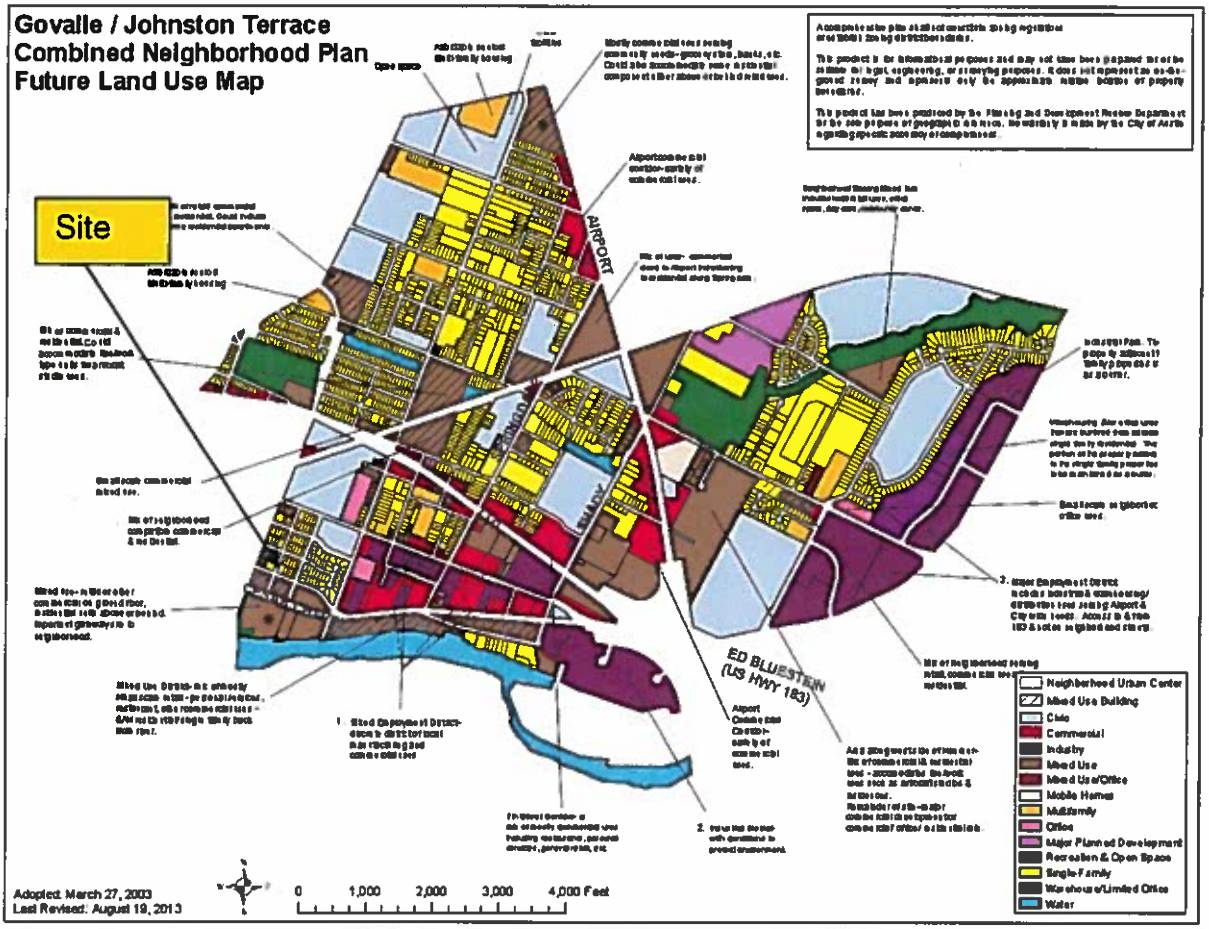
Govalle / Johnston Terrace
Combined Neighborhood Plan
Future Land Use Map
Site
AIRPORT
ED BLUESTEIN
(US HWY 183)
Neighborhood Urban Center
Mixed Use Building
Civic
Commercial
Industry
Mixed Use
Mixed Use/Office
Mobile Homes
Multifamily
Office
Major Planned Development
Recreation & Open Space
Single-Family
Warehouse/Limited Office
Water
0 1,000 2,000 3,000 4,000 Feet
Adopted: March 27, 2003
Last Revised: August 19, 2013

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Govalle/Johnson Terrace Combined Neighborhood Plan
NPA-2014-0016.01

City of Austin
Planning and Development Review Department
Created on July 15, 2014_M Meredith

0 75 150 300 Feet

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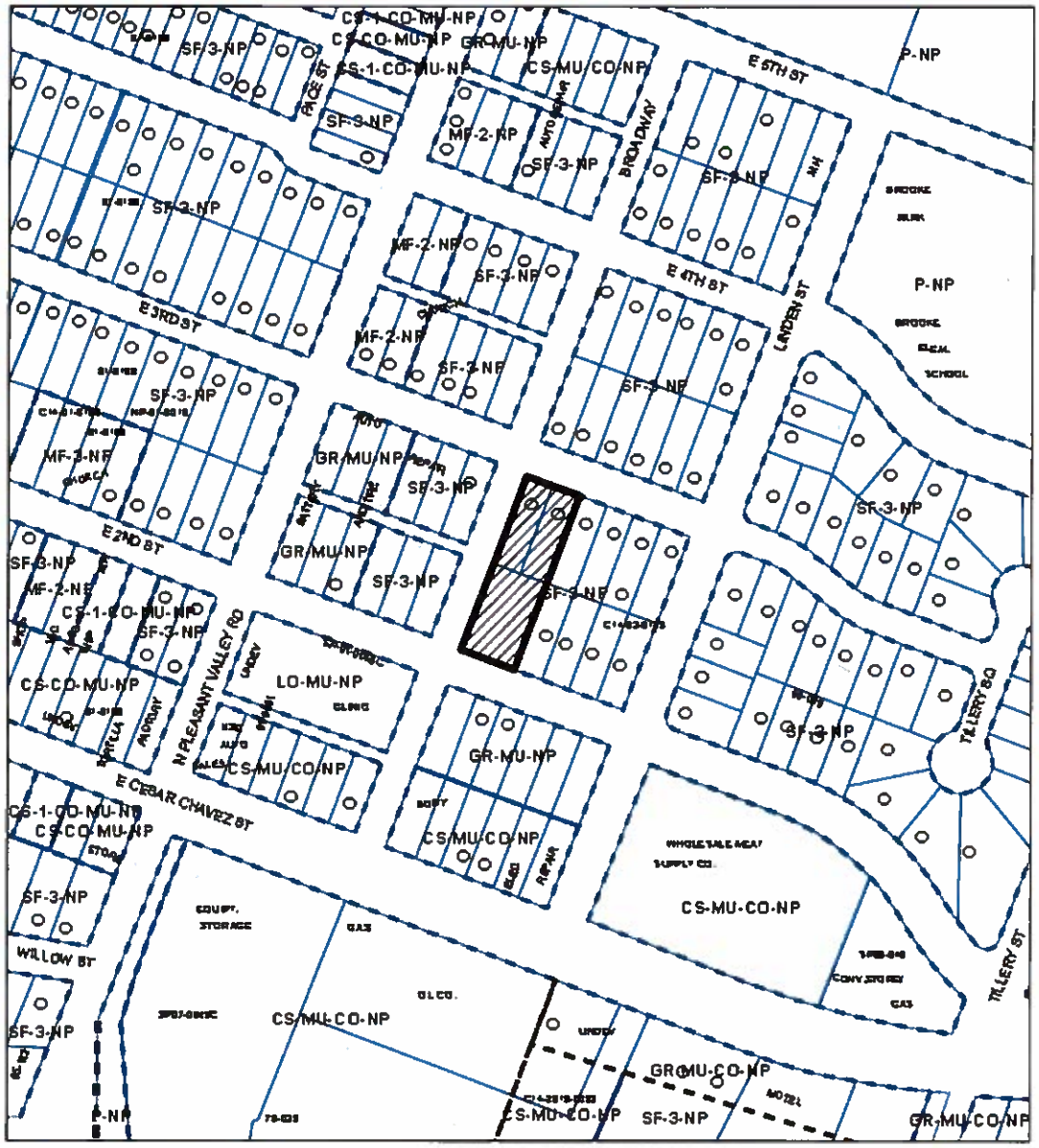

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

NEIGHBORHOOD PLAN AMENDMENT

CASE#: NPA-2014-0016.01

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.

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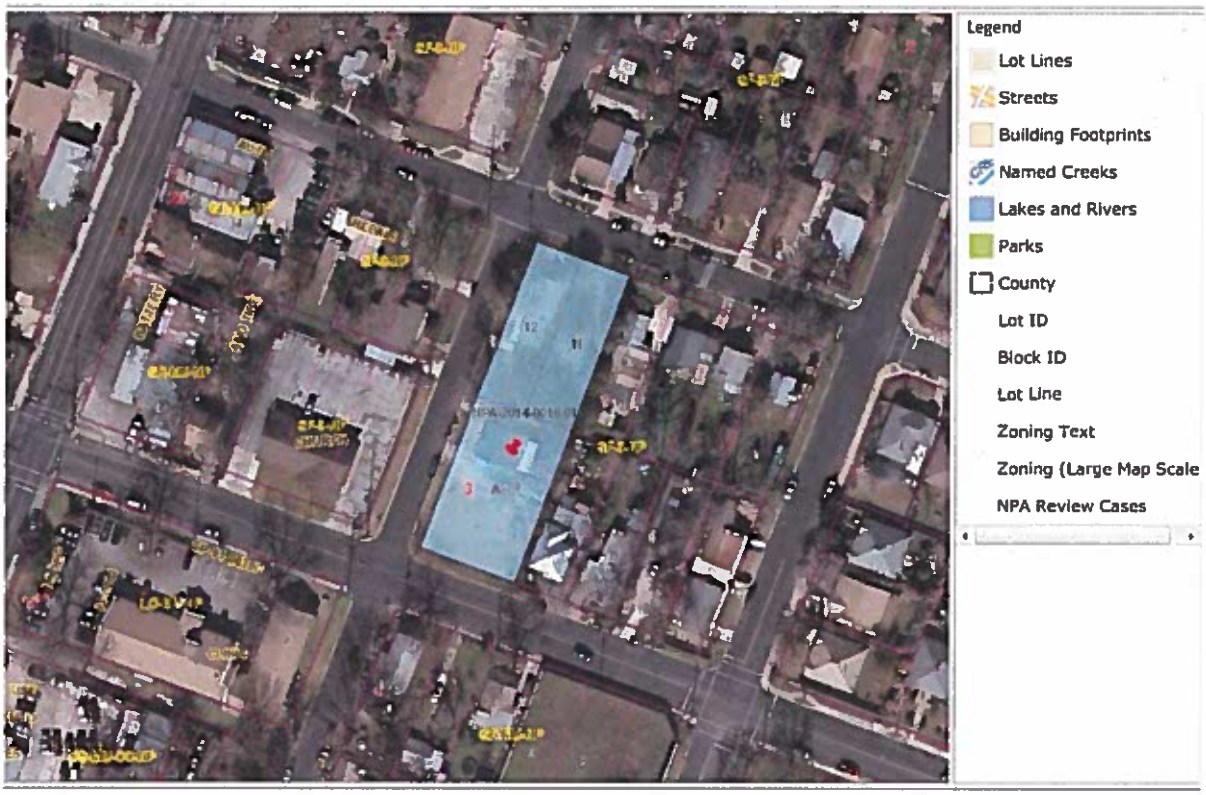
CITY OF AUSTIN DEVELOPMENT WEB MAP



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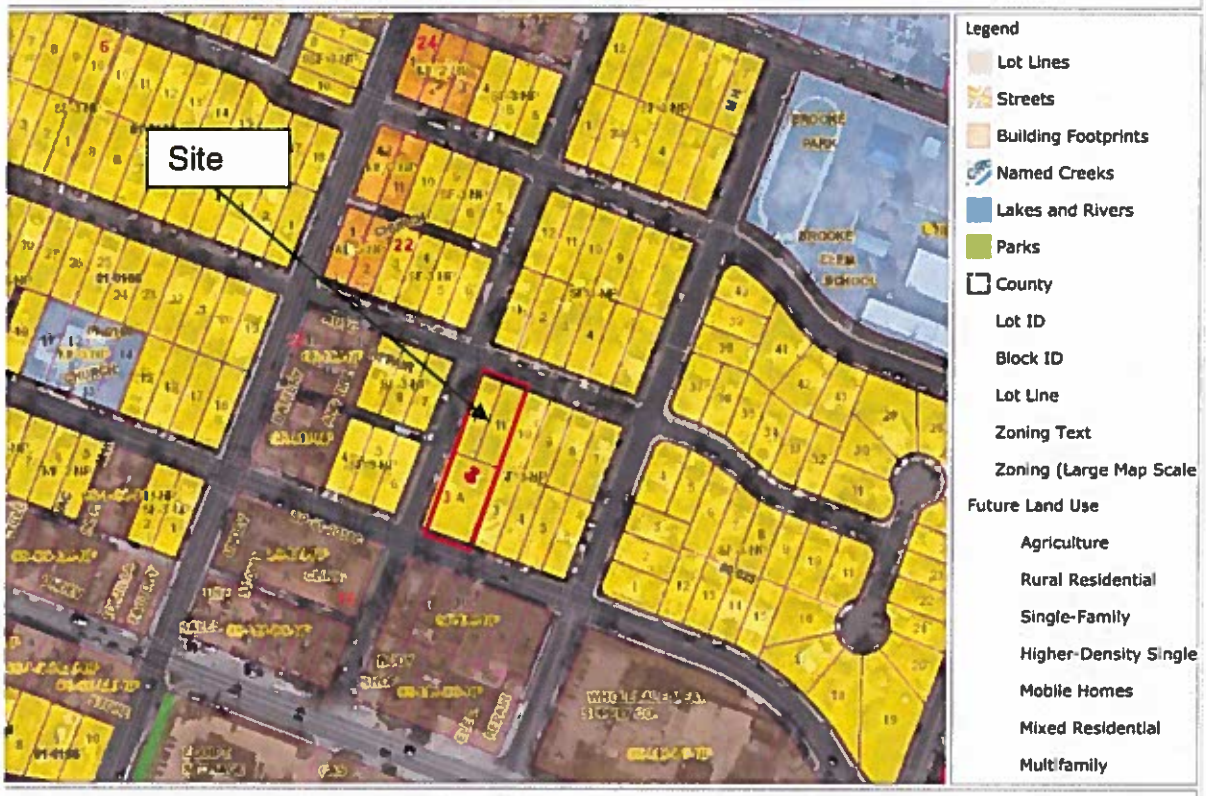
CITY OF AUSTIN DEVELOPMENT WEB MAP



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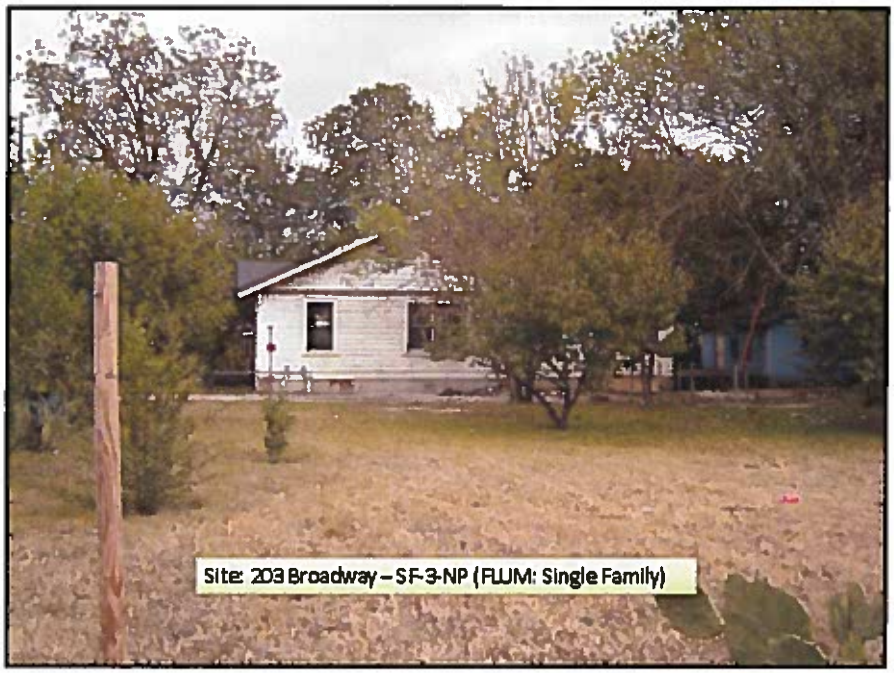
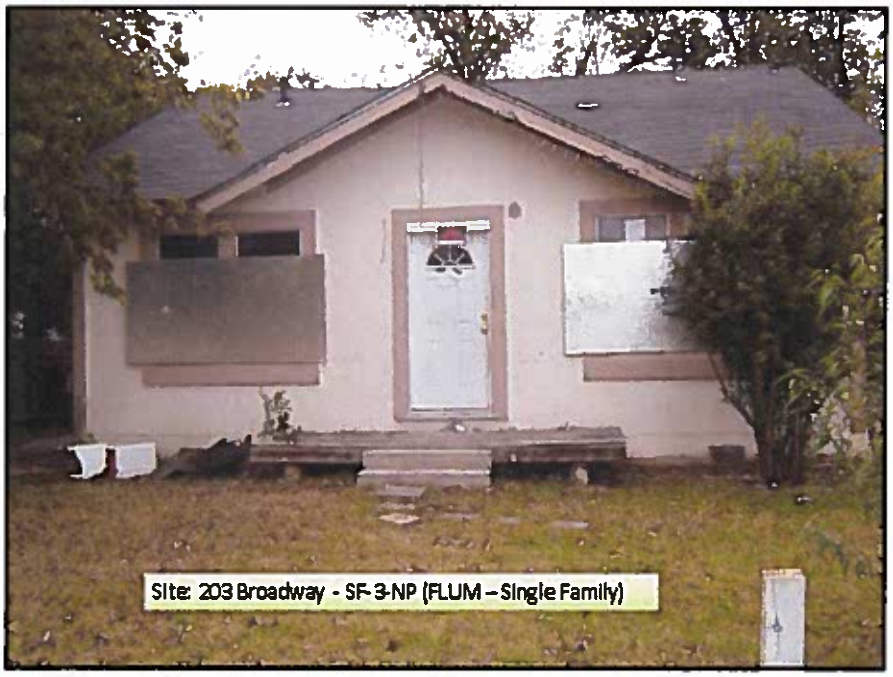

Site: 203 Broadway – SF-3-NP (FLUM: Single Family)


Site: 203 Broadway - SF-3-NP (FLUM – Single Family)

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Site: 2901 E. 3rd St. – SF-3-NP (FLUM: Single Family)

Site: 2901 E. 3rd St. – SF-3-NP (FLUM: Single Family)

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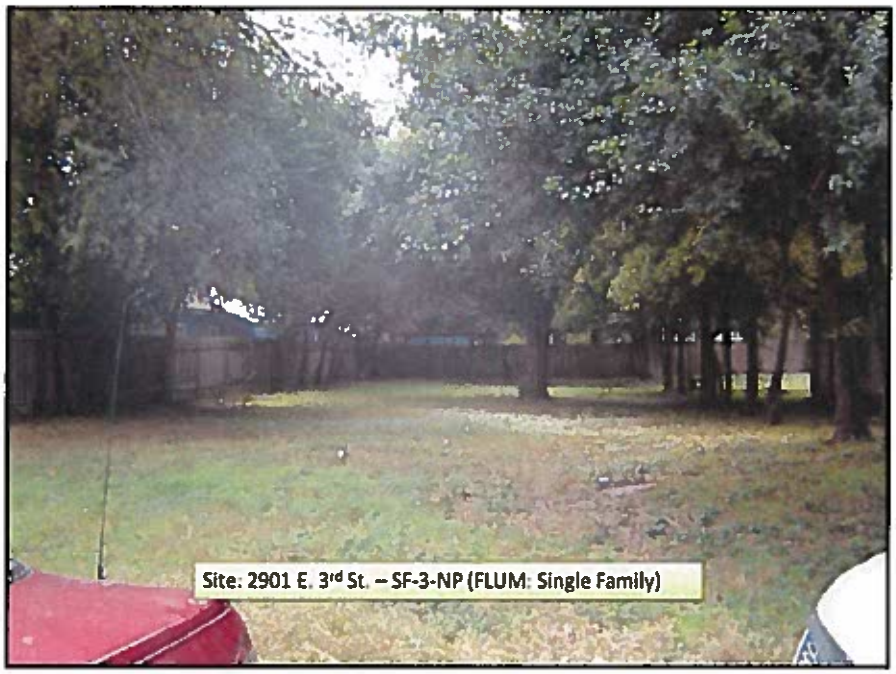

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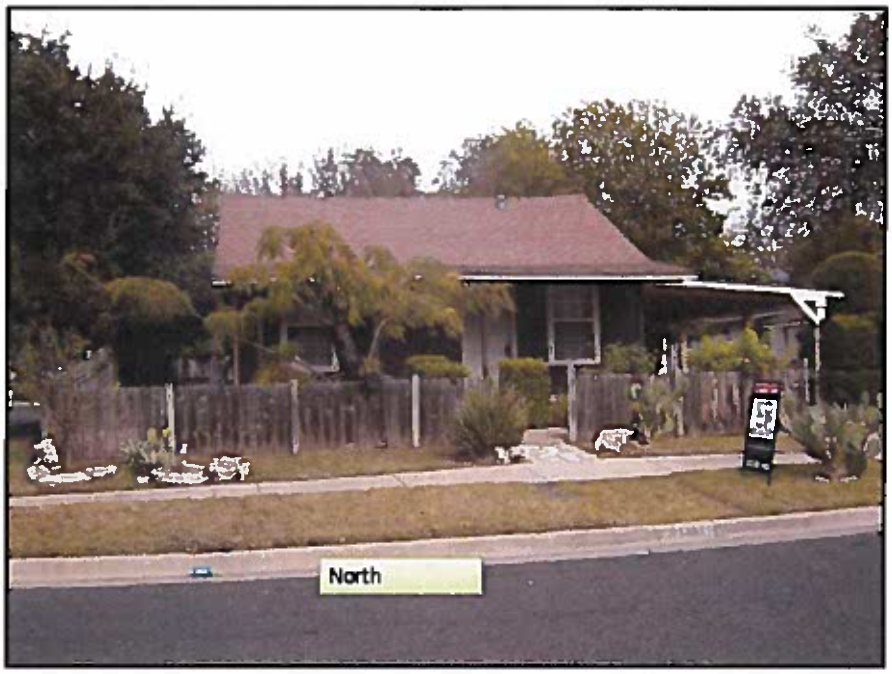

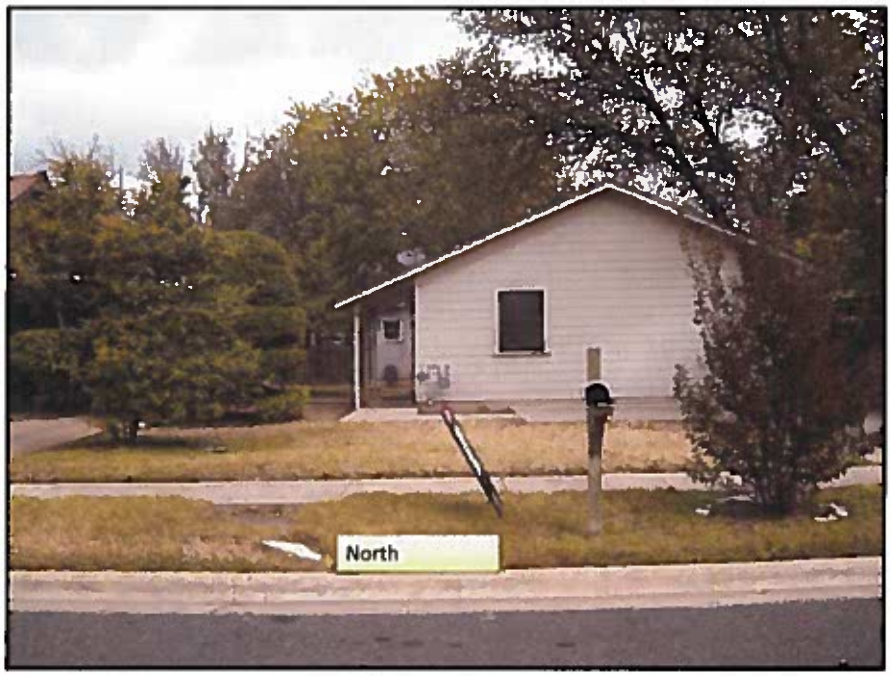

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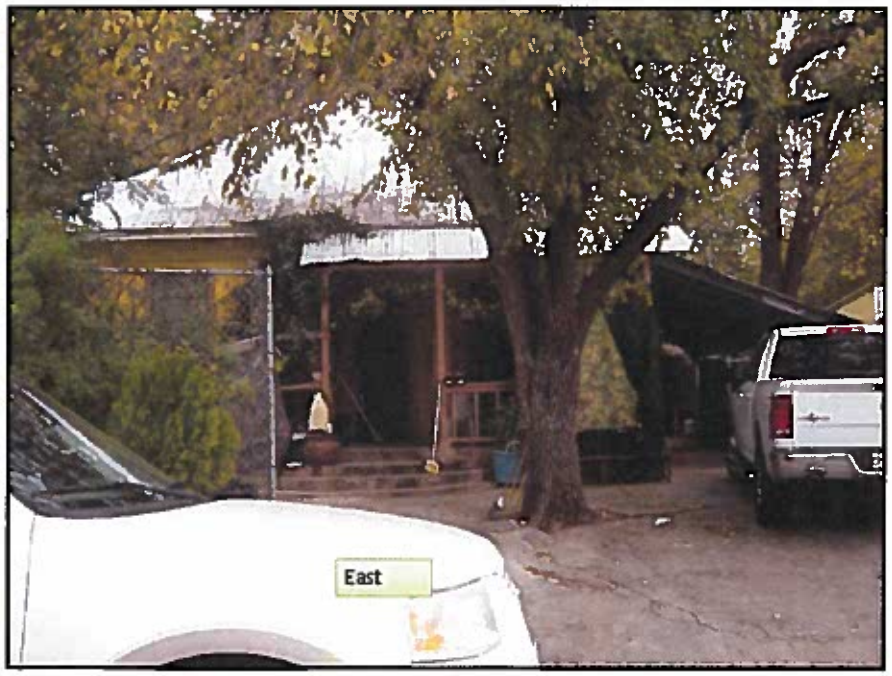

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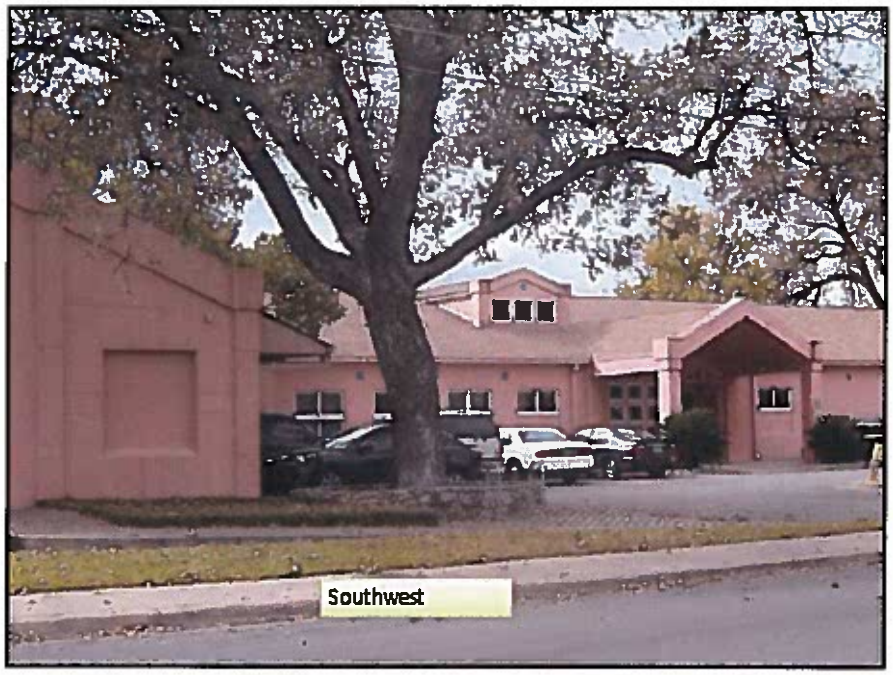

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