NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: St. John/Coronado Hills Combined Neighborhood Plan

CASE#: NPA-2014-0029.01 **DATE FILED**: July 29, 2014 (In-cycle)

PROJECT NAME: Little Walnut Creek

PC DATE: November 12, 2014
October 28, 2014
October 14, 2014

ADDRESSES: 7400, 7424, and 7450 East U.S. Hwy 290 and 2509 East Anderson Lane

DISTRICT AREA: 1

SITE AREA: Approx. 22.49 acres

OWNERS/APPLICANTS: Cozy Living, L.L.C., AAA Fire & Safety, Inc. and Seyed Miri

AGENT: Mike Dallas Properties (Mike Dallas, CCIM)
Agent from January 6, 2015 to present.

Previous Agent: Coats Rose (Pamela Madere)
Agent from July 29, 2014 to January 6, 2015

TYPE OF AMENDMENT:

Change in Future Land Use Designation

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

Base District Zoning Change

Related Zoning Case: C14-2014-0135
From: GO-NP **To:** GO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: April 26, 2012

PLANNING COMMISSION RECOMMENDATION:

November 12, 2014 – Recommended denial of staff recommendation. [S. Oliver; A. Hernandez – 2nd] Vote: 6-2-1 [L. Varghese absent]

October 28, 2014 – Postponed on the consent agenda to November 12, 2014 at the request of the neighborhood. [J. Stevens; A. Hernandez – 2nd] Vote: 8-0-1 [B. Roark absent]

October 14, 2014 – Pulled – No action taken; Renotified for October 28, 2014.

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The applicant proposes to change the land use on the future land use map from Office to Mixed Use/Office to build a single family development. The St. John/Coronado Hill Neighborhood Plan supports the development of more single family homes.

The request meets the following Goals and Vision Points of the Plan:

LAND USE GOAL
• Promote a land use pattern that benefits everybody in the SJCHCNPA by enhancing neighborhood character, sense of community, pedestrian-friendliness and connectivity to neighborhood-serving amenities.

Summary of prominent land use desires in SJCHCNPA:

• Preserving Single Family residential housing stock.
• Promoting pedestrian friendly development.
• Increasing neighborhood connectivity and accessibility to neighborhood serving goods and services.
• Providing the space and environment for community gatherings and civic functions.
• Balancing the abundant Multi Family rental housing opportunities with Single Family housing opportunities.
• Providing additional open space and recreation opportunities, primarily in the Coronado Hills neighborhood.
• Balancing existing impacts of major highways on community life.

Key Vision Points
• Maintain and support historic qualities of the St. John neighborhood.
• In regards to future Multi Family housing, development types like the Domain are preferred to the downtown condominium typologies found in the 2nd street district.
• Introduce more Single Family residential in the St. John neighborhood.
• Housing typologies such as cottages and starter homes are preferred.
• Including front porches on new Single Family residential development is desired.
• A variety of housing typologies, i.e. a non-cookie-cutter typology, is preferred.

Objective L.1: Preserve existing use, character and integrity of residential neighborhoods.

Recommendation 178: Preserve the single-family land use in the established core Single Family neighborhoods in the Planning Area.

Recommendation 179: Preserve the Multi Family land use and PUD land use in

the established owner occupied, townhome and condominium neighborhoods in the Planning Area.

Recommendation 180: Consider the use of vegetated buffers and landscaping to provide a buffer between existing residential neighborhoods and the more intense, non-residential land uses.

Recommendation 181: Non-residential uses should not encroach into established neighborhoods in the SJCHCNPA.

Objective L.4: Provide adequate transitions and buffers between the intensity of US HWY 183, US HWY 290 and IH 35 and community life in SJCHCNPA.

Recommendation 191: Use Mixed Use land use and Commercial land use to soften the transition between US HWY 183, US HWY 290 and IH 35 and residential uses.

Recommendation 192: Consider the use of vegetated buffers and landscaping to provide a buffer between existing residential neighborhoods and the more intense, commercial uses.

Key Vision Points:

- Introduce more Single Family residential housing opportunities in the planning area.
- Housing typologies such as cottages and starter homes are preferred in St. John NPA.
- Correct the existing imbalance in housing types (Multi Family versus Single Family) in the planning area.

LAND USE DESCRIPTIONS

EXISTING LAND USE

Office - An area that provides for office uses as a transition from residential to commercial uses, or for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals and non-profit organizations.

Purpose

1. Encourage office-related services in areas that cannot support the traffic generation of commercial uses;

2. Provide for small lot office conversions as a transition from commercial to residential uses; and

3. Preserve sites for employment and office related services.

Application

1. Appropriate for low volume streets such as collectors and minor arterials; and

2. Can be used to provide a transition between residential uses and more intense commercial and industrial uses.

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

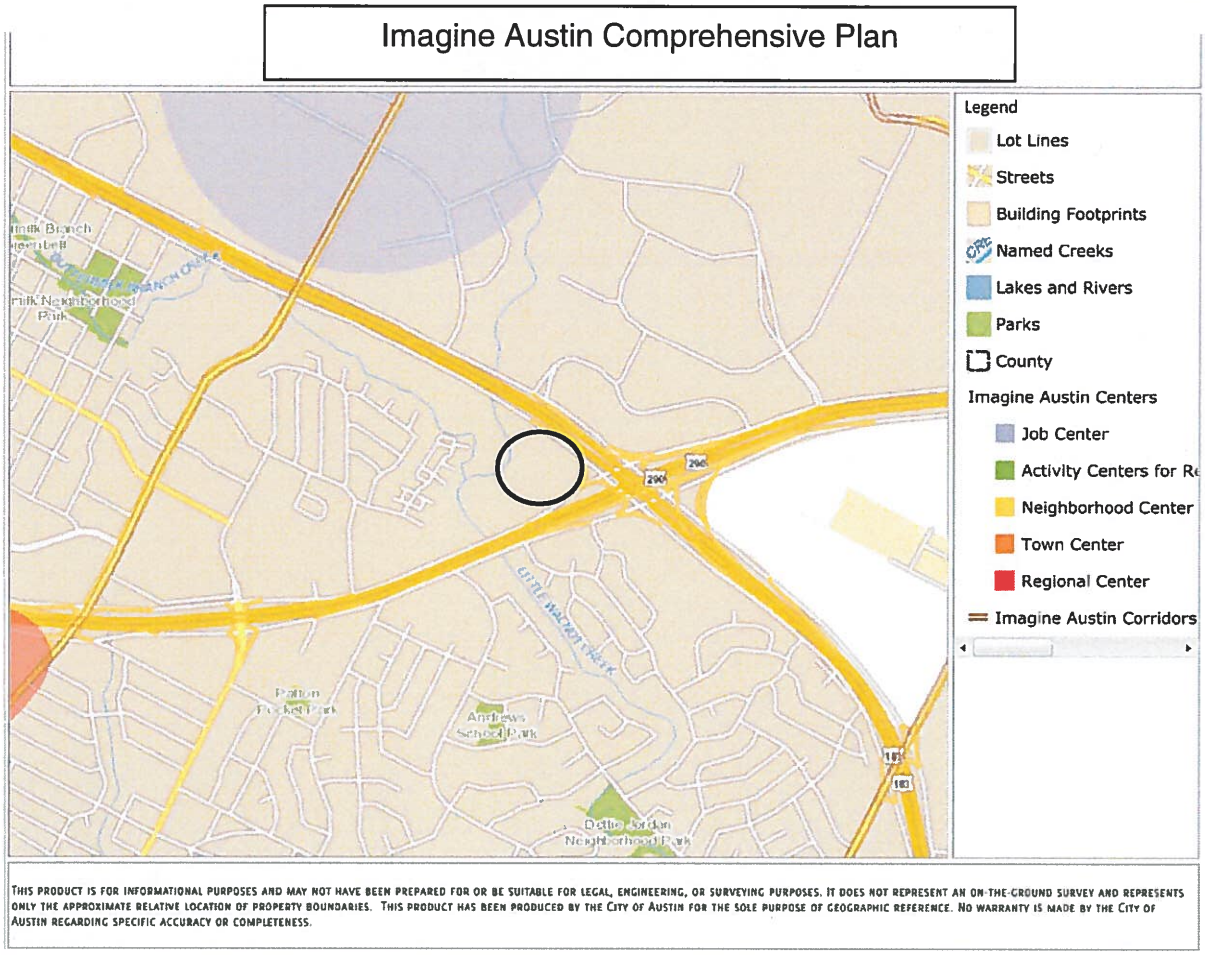
1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

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 proposed single family/condo development will provide housing options for the Austin and the Coronado Hills Planning area.***
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 not located on an activity corridor or within a center; however, it's location at the intersection of two highways makes is compatible.***
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 low-intensity residential development is compatible adjacent to a residential development and a creek.***

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 could bring a variety of housing choices to Austin and the St. John/Coronado Hills planning area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
    - ***The Mixed Use/Office land use is compatible with the residential uses to the north and west.***
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 not located within the Drinking Water Protection Zone, but is located adjacent to a creek, which the applicant's agent indicated with will protected as per the City's Land Development Code regulations.***
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.
    - ***Not applicable.***
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.***



The property is located within a mile of a Job Center and a Town Center as indicated on the Imagine Austin Comprehensive Plan's Growth Concept Map. Definitions of these areas are provided below, as taken from the Comprehensive Plan document.

Job Centers

Job centers accommodate those businesses not well-suited for residential or environmentally-sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bi- cycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

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.

BACKGROUND: The plan amendment application was filed on July 29, 2014, which is in-cycle for plan areas located on the east side of I.H.-35.

The applicant proposes to change the land use on the future land use map from Office to Mixed Use/Office.

The applicant proposes to change the zoning from GO-NP (General Office –Neighborhood Plan) to GO-MU-NP (General Office – Mixed Use-Neighborhood Plan) to build a single family/condo development. For information on the zoning request, please see the case report for C14-2014-0135.

PUBLIC MEETINGS: The ordinance-required community meeting was held on September 15, 2015. Approximately five hundred and thirty meeting notices were mailed to property owners and utility account holders located within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area.

After city staff gave a brief presentation, Pamela Madere, the applicant's agent, provided answers to the following questions:

Q. Will there be Micro Units?
A. Micro units are not allowed right now. Council is still working on the ordinance.

Q. Will there be an HOA?
A. I don't know, but I will find out.

Q. Will the homes be owner occupied and for how long?
A. We haven't worked out the details, but there will be a number of years placed in the deed before owner can rent the units out.

Q. How many dwelling units?
A. The most we could get is 99 units, but could be reduce because of streets.

Q. So there's only one entrance into development?
A. Yes.

Q. How much percent will be office and how much will be residential?
A. It will be 100% residential.

Q. Why ask for GO-MU-NP and not SF zoning if you're proposing 100% residential?

A. City staff recommended GO-MU because it would allow for development flexibility.

Q. Will there be affordable housing?
A. We haven't gotten that far, there might be affordable housing component, but not all units will be affordable. People buying homes right now want upgrades so it's difficult to meet lower price points.

Q. U.S. Hwy 183 is very noisy. Will there be greenery or fences to help block the noise?
A. Yes, I'm aware of the noise. We will work with the providing some buffer.

Q. Have you done a study to determine the feasibility of the soils to be built upon?
A. Yes, before we spent money on the applications, we hired an engineer to do a preliminary study to determine if building was possible. If we get the zoning, a more detailed study will be done.

Q. What is the width of the green space?
A. I don't know. I'll have to get back to you.

Q. Have you done a traffic study?
A. The proposed development doesn't trigger a TIA because it's so small. We are aware of the traffic off the frontage road.

Q. If you don't build single family homes, could you build office?
A. Yes, but the applicant is not interested in building anything but residential.

Q. If someone buys a home and lives it in for one year, can they rent the home out?
A. We will have something in the private deed restrictions to prevent people from renting out homes immediately upon buying a home, but we don't know the details yet.

Q. Is there anything that would prevent the applicant from moving forward on the zoning request?
A. If the neighborhood does not support it, then the owners would not proceed to public hearings.

Q. Later down the line, could the homes be rented out as Section 8 homes?
A. I don't have the price points, but will probably be too expensive for Section 8 Housing. However 30 years from now, I don't know what will happen.

Q. If neighborhood and applicant wants single family zoning, I want to lobby for single family zoning instead of GO-MU.
A. I agree, but we would have to meet with you and city staff to get that.

Q. Do you have a model of what the homes might look like?
A. No, because we're not that far along.

Q. Did you know the property history that the owners have tried to get it rezoned but it failed?
A. I know that, but I don't know why the zoning wasn't supported. I feel the proposed use of single family homes would be an enhancement for the area. I believe planning commission and city council would support us.

Q. Will you add green space for a community use?
A. I don't know if adding a community green space would be possible if the development is gated because it would prohibit public access.

Q. Will the development add a greenway to help protect the creek?
A. There will be native plants landscaping, but I don't know the details.

Q. Will you build a detention pond?
A. Yes, it would be required by the City of Austin.

Q. What will be the price of the condos?
A. I don't know. I'll have to get back to you.

Q. Will they be one story, two-stories?
A. It will be a mix of one- and two-stores.

Q. Is the property a former land fill?
A. No.

Q. The land is very beautiful around the creek. I'm concerned about the homes being built too close to the creek. It should be preserved.
A. No homes will be built in the critical water quality zone, so it will be preserved. Also, the owner will be responsible for all the drainage on the property, so it cannot negatively affect any surrounding property. If the application is approved, we will have to submit a site plan and engineering studies that show the details of the development, drainage, etc.

Q. What is the timeline for development?
A. If approved by city council, the site plan could be submitted in couple months and it typically takes about six months for site plans to be reviewed and approved.

Q. How will the single member districts affect your development?
A. If the zoning is approved before the new council, maybe it won't affect it, but it might affect it during the site plan stage.

Q. Which of the zoning districts would best fit what you propose to build?
A. SF-4A or SF-4B.

Q. Would you limit the development's access to Old Town?
A. I can't imagine the City would allow vehicle access to Old Town, but maybe they would allow pedestrian access or bicycle access.

Q. Do the three owners own the property together?
A. There are three different properties and three different owners.

Q. What about parking?
A. Every home will have a driveway to park their cars.

CITY COUNCIL DATE:

November 6, 2014	**ACTION:** Postponed on the consent agenda to November 20, 2014 at staff's request. [L. Morrison; M. Martinez – 2nd] Vote: 6-0-1 [B. Spelman absent]
November 20, 2014	**ACTION:** Postponed on the consent agenda to February 12, 2015 at the applicant's request. [B. Spelman; Mayor Pro Tem Cole – 2nd] Vote: 7-0.
February 12, 2015	**ACTION:** Postponed on the consent agenda to April 2, 2015 at the applicant's request. [A. Kitchen – 1st; S. Gallo- 2nd] Vote: 11-0

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

EMAIL: Maureen.meredith@austintexas.gov

Recommendation from the Coronado Hills Planning Contact Team

(No letter has been received)

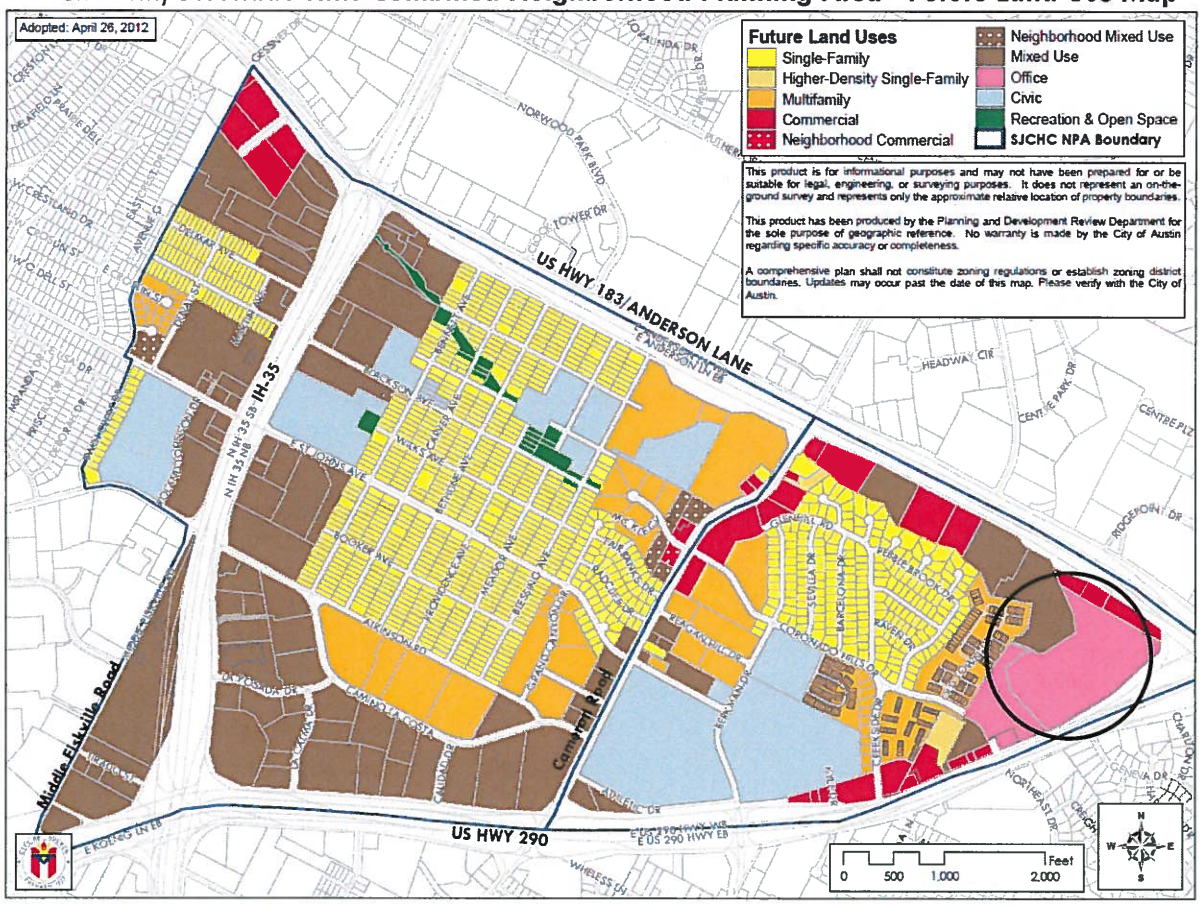
Recommendation from the Coronado Hills/Creekside Neighborhood Assoc.

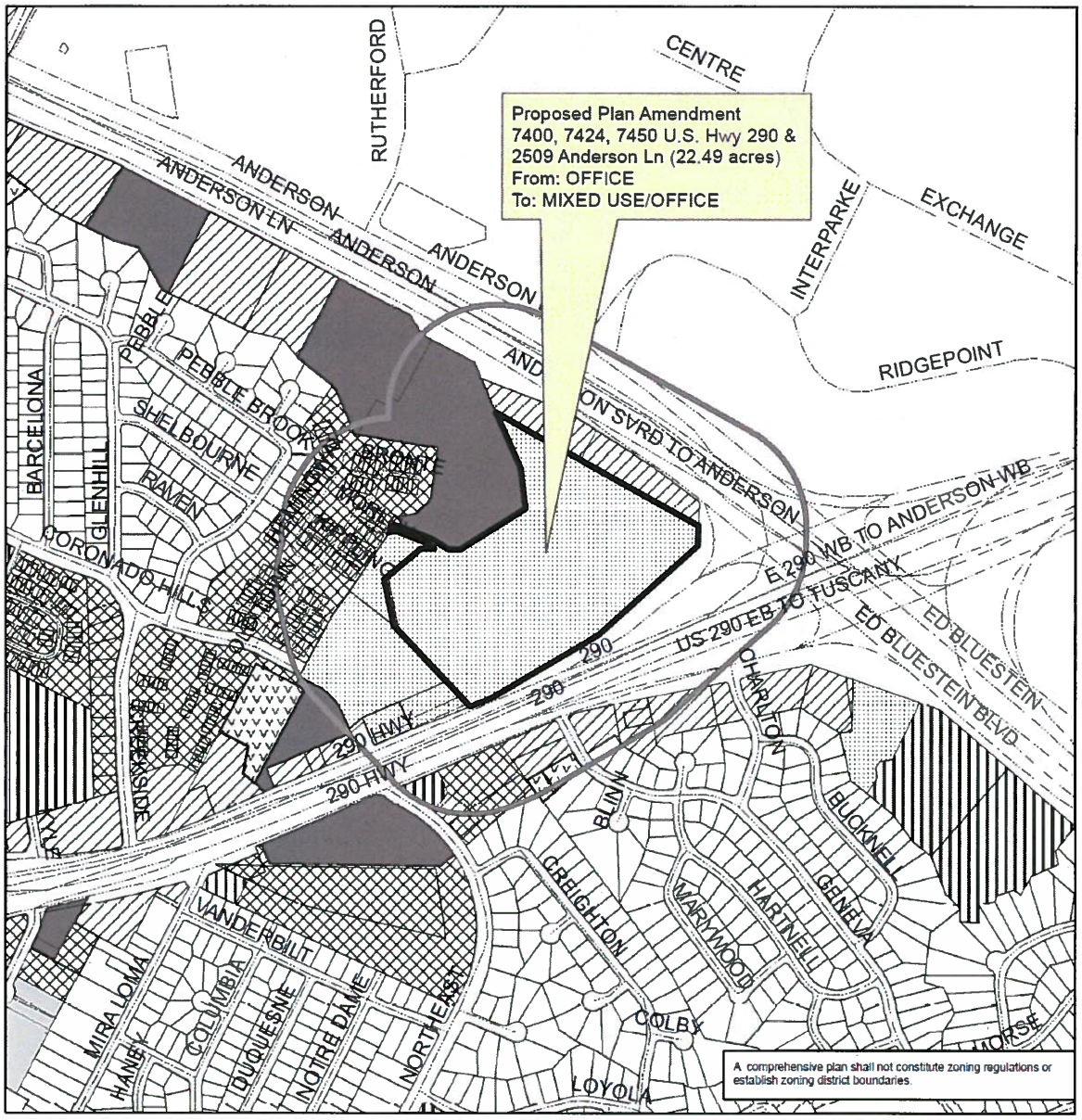
From: Sammy Easterday
Sent: Tuesday, November 11, 2014 6:53 AM
To: Anguiano, Dora
Cc: ebunny1@sbcgloal.net
Subject: meeting 12 november 2014

This message is from Sammy Easterday.

Please send to ALL commissioners only and a copy to me to let me know it was sent. Please know Coronado Hills/Creekside NA opposes plan to rezone C14-2014-0135, items 5 and 6 on your agenda 12 November. Planning department recommendations erroneously show documentation that does not apply to this area. Unfortunately I was on a medical trip when we were supposed to provide you printed copy prior to your meeting.

St. John/Coronado Hills Combined Neighborhood Planning Area - Future Land Use Map





St. John/Coronado Hills Combined Neighborhood Plan
NPA-2014-0029.01

N

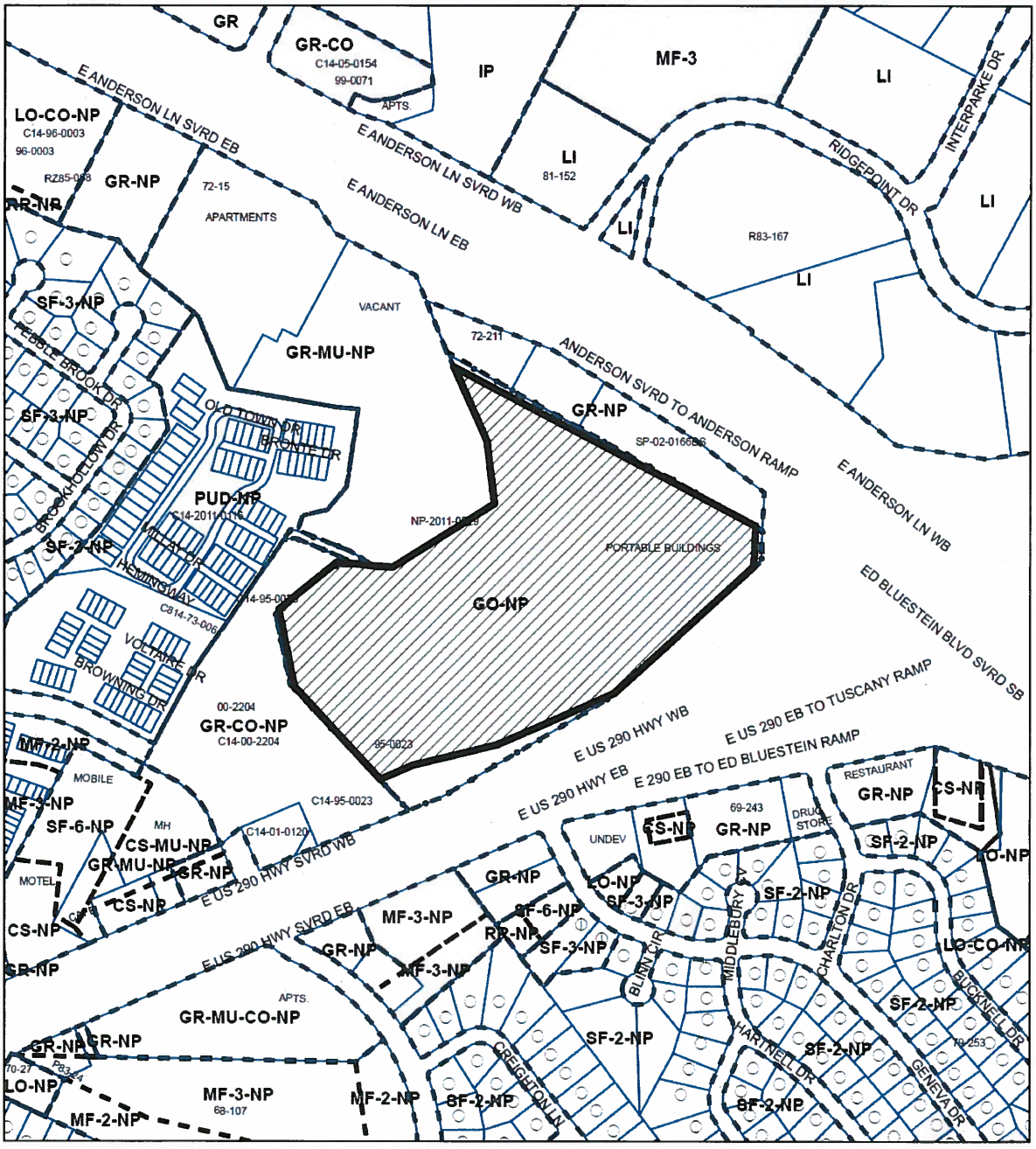
Legend
- 500ft notification boundary
- NPA CASES
- Civic
- Commercial
- Higher-Density Single-Family
- Mixed Use
- Multi-Family
- Office
- Single-Family
- Transportation

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City of Austin
Planning and Development Review Department
Created on August 5, 2014_M Meredith

0 250 500 1,000 Feet



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

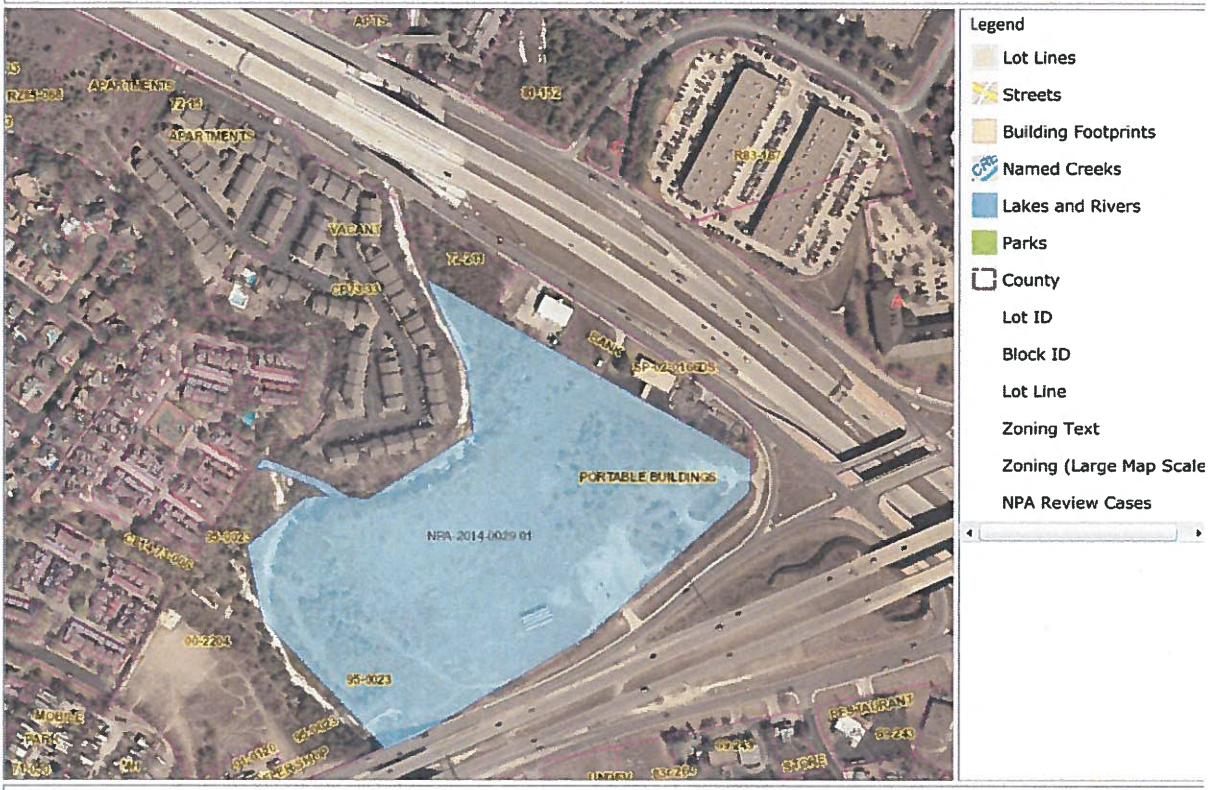
ZONING

CASE#: C14-2014-0135

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CITY OF AUSTIN DEVELOPMENT WEB MAP



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PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Development Review Department
Maureen Meredith, 512-974-2695
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED 10/15/14

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-2014-0029.01
Contact: Maureen Meredith, 512-974-2695
Public Hearing: Oct 14, 2014, Planning Commission
Oct 23, 2014, City Council

NATALIA QUINTANILLA

Your Name *(please print)*

☐ I am in favor
☑ I object

2004 VOLTAIRE DR. 78752

Your address(es) affected by this application

N. Q & C.

Signature

10/7/14

Date

Comments: I OBJECT – I DO NOT WANT MY NEIGHBORHOOD STREET AFFECTED.

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Case Number: NPA-2014-0029.01
Contact: Maureen Meredith, 512-974-2695
Public Hearing: Oct 14, 2014, Planning Commission
Oct 23, 2014, City Council

SRISAK LUANGVIPHAT

Your Name *(please print)*

☐ I am in favor
☒ I object

1901 BROWNING DR.

Your address(es) affected by this application

Signature

10/8/14

Date

Comments:

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Development Review Department
512-974-2695
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2014-0029.01
Contact: Maureen Meredith
Public Hearing: Oct 28, 2014, Planning Commission
Nov 6, 2014, City Council

☐ I am in favor
☒ I object

SRISAK LUANGVIPHAT
Your Name *(please print)*

1901 Browning Dr. Austin, TX
Your address(es) affected ~~by~~ this application

Signature

10/20/14
Date

Comments: