Planning Commission Hearing: May 10, 2016

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Holly

CASE#: NPA-2016-0010.01 **DATE FILED**: January 11, 2016 (Out-of-cycle) City Council Initiated

PROJECT NAME: 2406 Hidalgo Street Plan Amendment

PC DATE: May 10, 2016

ADDRESS: 2406 & 2406 ½ Hidalgo Street

DISTRICT AREA: 3

SITE AREA: Approx. 0.56 acres

OWNER: 2406 Hidalgo LP (David Kahn)

APPLICANT: City of Austin, Planning & Zoning Department, Maureen Meredith

AGENT: Thrower Design (A. Ron Thrower)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Industry **To:** Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2016-0003
From: LI-CO-NP **To:** CS-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 13, 2001

PLANNING COMMISSION RECOMMENDATION:

May 10, 2016 -

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request to change the future land use map from Industry to Mixed Use. The request is compatible with

the surrounding land uses. The property is located on Hidalgo Street with mixed use land uses to the north, east, south and west (of the railroad tracks).
Below are sections of the neighborhood plan that supports the plan amendment request:

Land Use

Goal 1: Promote a variety of housing options for a mixture of different incomes.

Goal 2: Encourage opportunities to address compatibility between different residential, commercial and industrial uses.

> **Objective 2.1:** Retain adjacent commercial and industrial uses within the Commercial Mixed Use District.
>
> **Objective 2.2:** Restrict intensive commercial/industrial uses from residential area of neighborhood.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Industry - Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, manufacturing, research and development, and storage of hazardous materials

Purpose

1. To confine potentially hazardous or nuisance-creating activities to defined districts;

2. To preserve areas within the city to increase employment opportunities and increased tax base;

3. To protect the City's strategic advantage as a high tech job center; and

4. To promote manufacturing and distribution activities in areas with access to major transportation systems.

Application

1. Make non-industrial properties in areas with a dominant industrial character compatible with the prevailing land use scheme;

2. Where needed, require a buffer area for industrial property that abuts residentially used land;

3. Industry should be applied to areas that are not appropriate for residential or mixed use development, such as land within the Airport Overlay; 4. In general, mixed use and permanent residential activities are not appropriate in industrial areas. An exception may be the edge of an industrial area along the interface with an area in which residential activities are appropriate. Such exceptions should be considered case by case, with careful attention to both land use compatibility and design;

5. Industry should not be either adjacent to or across the road from single family residential or schools;

6. Use roadways and/or commercial or office uses as a buffer between residential and industry; and

7. Smaller scale "local manufacturing" districts may be appropriate in some locations to preserve employment opportunities and cottage industries of local artisans. In these areas, hazardous industrial uses (i.e. basic industry, recycling centers, and scrap yards) should be prohibited.

PROPOSED LAND USE ON THE PROPERTY

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;
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);

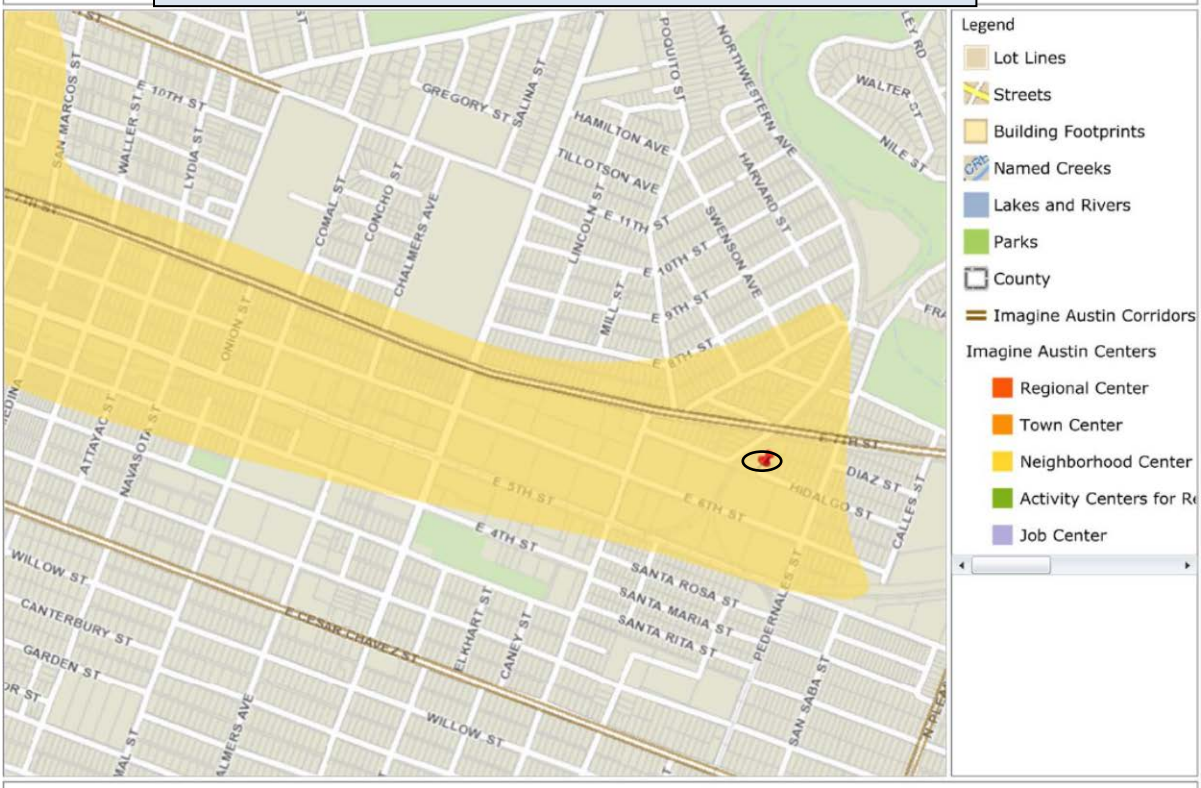
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating 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.

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 property is located within a Neighborhood Center Activity Corridor as identified in the Imagine Austin Comprehensive Plan. The property is near retail, employment, parks and other services. The proposed zoning of CS-MU-NP would allow residential uses, in addition to office and retail uses.***
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 located within a Neighborhood Center Activity Corridor as identified in the Imagine Austin Comprehensive Plan and islocated near Capital Metro Bus Routes and access to bike lanes.***
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 considered an infill development that is located within an activity corridor.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
    - ***The proposed zoning change could allow residential development, in addition to commercial and office uses.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
    - ***The proposed land use change is compatible with the existing land uses.***

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 in an environmentally sensitive area.***
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 directly applicable.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
    - ***Not directly 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 directly applicable.***

Approximate Location of Imagine Austin Activity Corridors and Activity Centers



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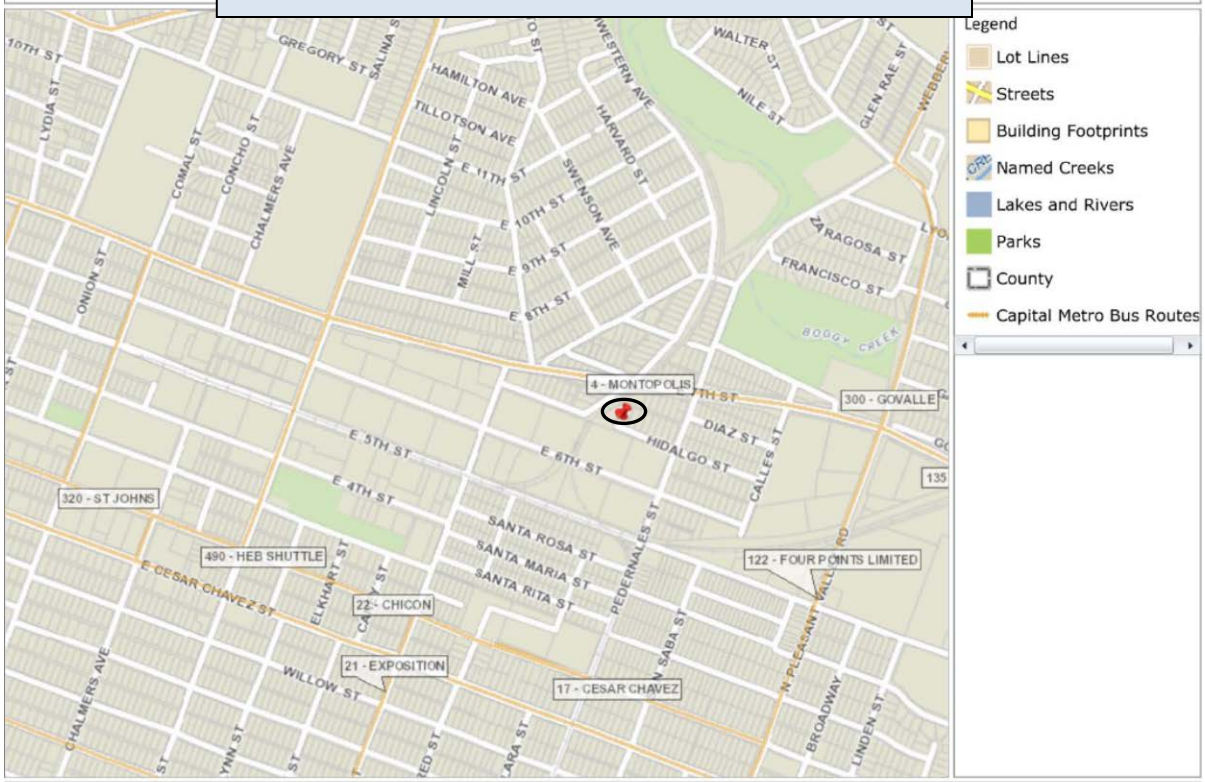
Location of Capital Metro Bus stops near property



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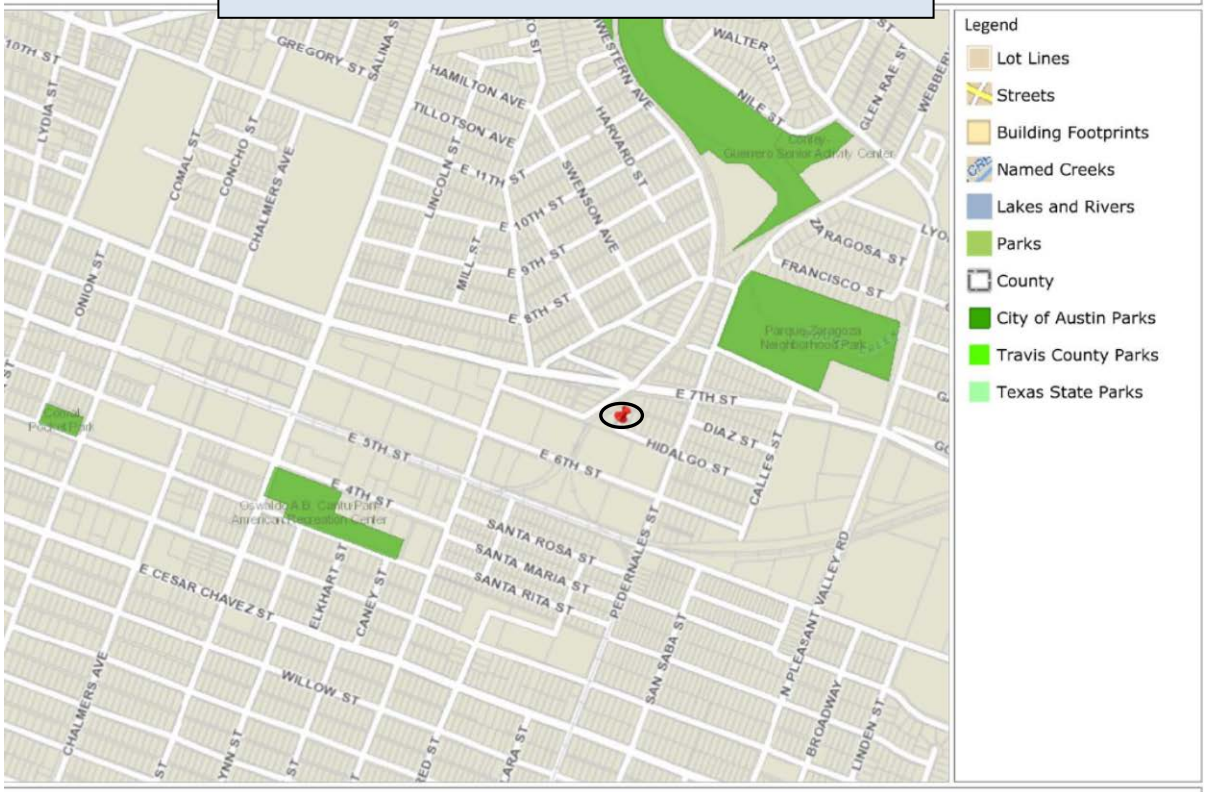
Location of Parks in Vicinity of the Property



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IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

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.

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.

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 bicycle 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.

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 plan amendment application was filed on January 11, 2016, which is out-of-cycle for neighborhood planning areas located on the east side of I.H.-35. The application was initiated by the City Council (see the Resolution on pages 12 and 13), because there is no Holly Neighborhood Planning Contact Team for the applicant to ask permission to file an out-of-cycle application and the applicant choose not to wait until the July open filing period to submit the applicant.

The applicant has requested a change in the future land use map from Industry to Mixed Use. The associated zoning case is C14-2015-0003. The request is to rezone the property from LI-CO-NO (Limited Industrial District-Conditional Overlay-Neighborhood Plan) to CS-MU-NP (Commercial Service District – Mixed Use-Neighborhood Plan) for a mixed use project.

PUBLIC MEETINGS: The ordinance required community meeting was held on February 22, 2016. Three hundred and sixty-two meeting notices were mailed to property owners and utility account holders who live or own property within 500 feet of the property, in addition to neighborhood organizations and environmental groups who requested notification for the area. Seven people attended the meeting, in addition to one city staff; the property owner, David Kahn; and the property owner's agent, A. Ron Thrower.

After staff gave a brief presentation regarding the applicant's request and the planning process in general, David Kahn, the owner of the property, told the attendees that the proposed zoning of CS-MU-NP would allow for a residential component in addition to commercial uses, although he did not have any specific information on what would be developed at this time.

After his presentation, the following questions were asked:

Q. The project to the south is being developed; will it have access to Hidalgo Street? Would it be a private street?
A. I'm not sure, but the plan shows access from Hidalgo to 6th Street; however, it's not my property, so I can't speculate.

Q. Will the parking garage have access from Hidalgo?
A. It appears to have access on the site plan I saw.

Q. Will you decide the building placement before the zoning?
A. No, the zoning comes first. We will have no pawn shops and no Sexually Oriented Businesses. Limited Industrial is the existing zoning which allows for intense industrial uses. Our proposed rezoning would allow residential component. The CS-MU zoning would allow the residential on top and retail uses on the bottom.

Q. Where will parking be?
A. The parking will be on-site, we can't count parking on the street.

Q. What would be the maximum height?
A. CS allows a maximum of 60 feet, the same as the existing zoning of LI.

Q. Have you done other mixed use developments?
A. Yes, I've done developments on South First Street where the Dutchman Plumbing Supplies once operated. Now it's a mixed use development.

Q. Do you aware that this is a high crime area?

A. We're hoping that with time things will change for the better. I'd like to build a nice building.

Q. Do you think you could get a stop for the train by your project?
A. The nearest train stops are Saltillo Plaza and E. MLK. It would be nice to have a stop by our project, but that's up to Capital Metro.

Q. The apartments being built on E. 6th Street are they complete?
A. Not yet.

Comments:

- We need to improve traffic around there. We'd like for you talk to the City Council about this.
- We need more affordable housing. People are moving out. We have Short Term Rentals, but we need homes long-term for families.
- East Austin is where we live; these people don't live here, they just come and go. They built Saltillo Plaza for us, but they lied to us. The City doesn't listen to Mexican-Americans, but the City listens to white people. The people who live on Mesa Drive said they wanted bike lanes and they got it.
- Pedernales Street is already congested, if you build this and the apartments are built on 6th Street it will cause more traffic problems, the schools cause traffic, too.

There is no Holly Neighborhood Plan Contact Team for the planning area. No letters were received in opposition or in favor of the proposed plan amendment request.

CITY COUNCIL DATE:

June 16, 2016 **ACTION:**

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

EMAIL: maureen.meredith@austintexas.gov

Out-of-Cycle Resolution from City Council

RESOLUTION NO. 20151210-018

WHEREAS, the Holly Neighborhood Plan was adopted in 2001, but an official Contact Team is not in place; and

WHEREAS, only a Neighborhood Contact Team, the Planning Commission, or the City Council can initiate a neighborhood plan amendment out of cycle, which is July for this site; and

WHEREAS, the property located at 2406 Hidalgo Street is currently designated as Industrial on the future land use map, zoned LI-CO-NP, and is developed with a currently unoccupied automotive repair facility; and

WHEREAS, the property owner of 2406 Hidalgo Street would like to change the zoning on the property from LI-CO-NP to CS-MU-NP, and would also need a neighborhood plan amendment to change the future land use map; and

WHEREAS, once initiated, a neighborhood plan amendment would follow the standard process of proper notification, neighborhood meeting requirements, Planning Commission review, and City Council review; and

WHEREAS, the action in this resolution would initiate the neighborhood plan amendment process, but approval of the amendment or any associated zoning changes would be a separate action; **NOW, THEREFORE,**

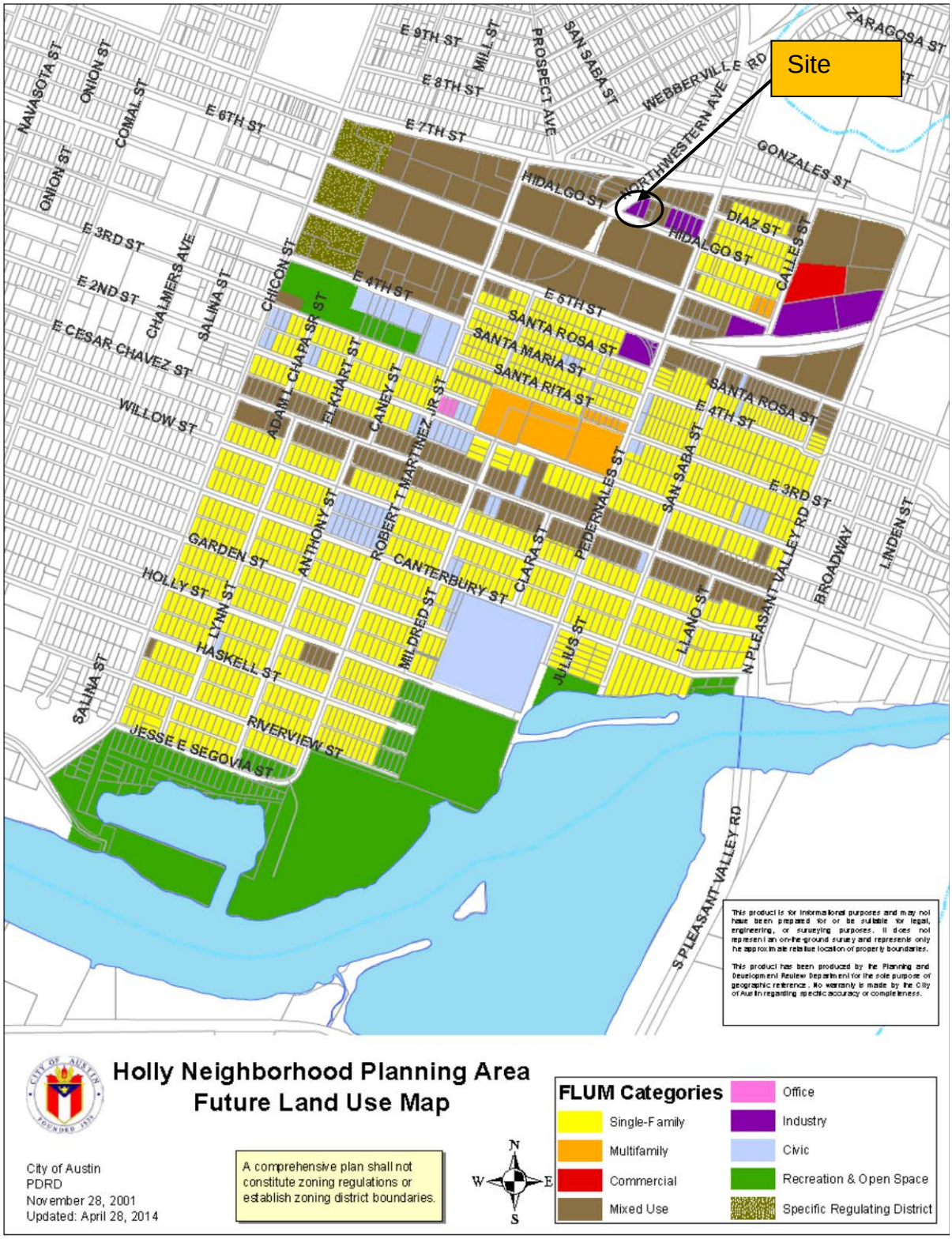
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates a neighborhood plan amendment to the Holly Neighborhood Plan to consider a change to the land use designation on the future

land use map from Industrial to Commercial-Mixed Use for the property located at 2406 Hidalgo Street.

ADOPTED: December 10, 2015 **ATTEST:** Jannette S. Goodall

Jannette S. Goodall
City Clerk


Site
NAVASOTA ST
ONION ST
COMAL ST
E 6TH ST
E 9TH ST
E 8TH ST
E 7TH ST
MILL ST
PROSPECT AVE
SAN SABA ST
WEBBERVILLE RD
ZARAGOSA ST
NORTHWESTERN AVE
GONZALES ST
HIDALGO ST
DIAZ ST
CALLES ST
E 3RD ST
E 2ND ST
CHALMERS AVE
SALINA ST
CHICON ST
E 4TH ST
E 5TH ST
E CESAR CHAVEZ ST
WILLOW ST
ADAM L CHAPA SR ST
ELKHART ST
CANEY ST
ROBERT T MARTINEZ JR ST
SANTA ROSA ST
SANTA MARIA ST
SANTA RITA ST
SAN SABA ST
PEDERNALES ST
GARDEN ST
ANTHONY ST
CANTERBURY ST
CLARA ST
HOLLY ST
LYNN ST
MILDRED ST
JULIUS ST
LLANO ST
N PLEASANT VALLEY RD
BROADWAY
LINDEN ST
HASKELL ST
RIVERVIEW ST
JESSE E SEGOVIA ST
S PLEASANT VALLEY RD
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Holly Neighborhood Planning Area
Future Land Use Map
City of Austin
PDRD
November 28, 2001
Updated: April 28, 2014
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
N
W
E
S
FLUM Categories
Single-Family
Multifamily
Commercial
Mixed Use
Office
Industry
Civic
Recreation & Open Space
Specific Regulating District

Holly Neighborhood Planning Area
NPA-2016-0010.01

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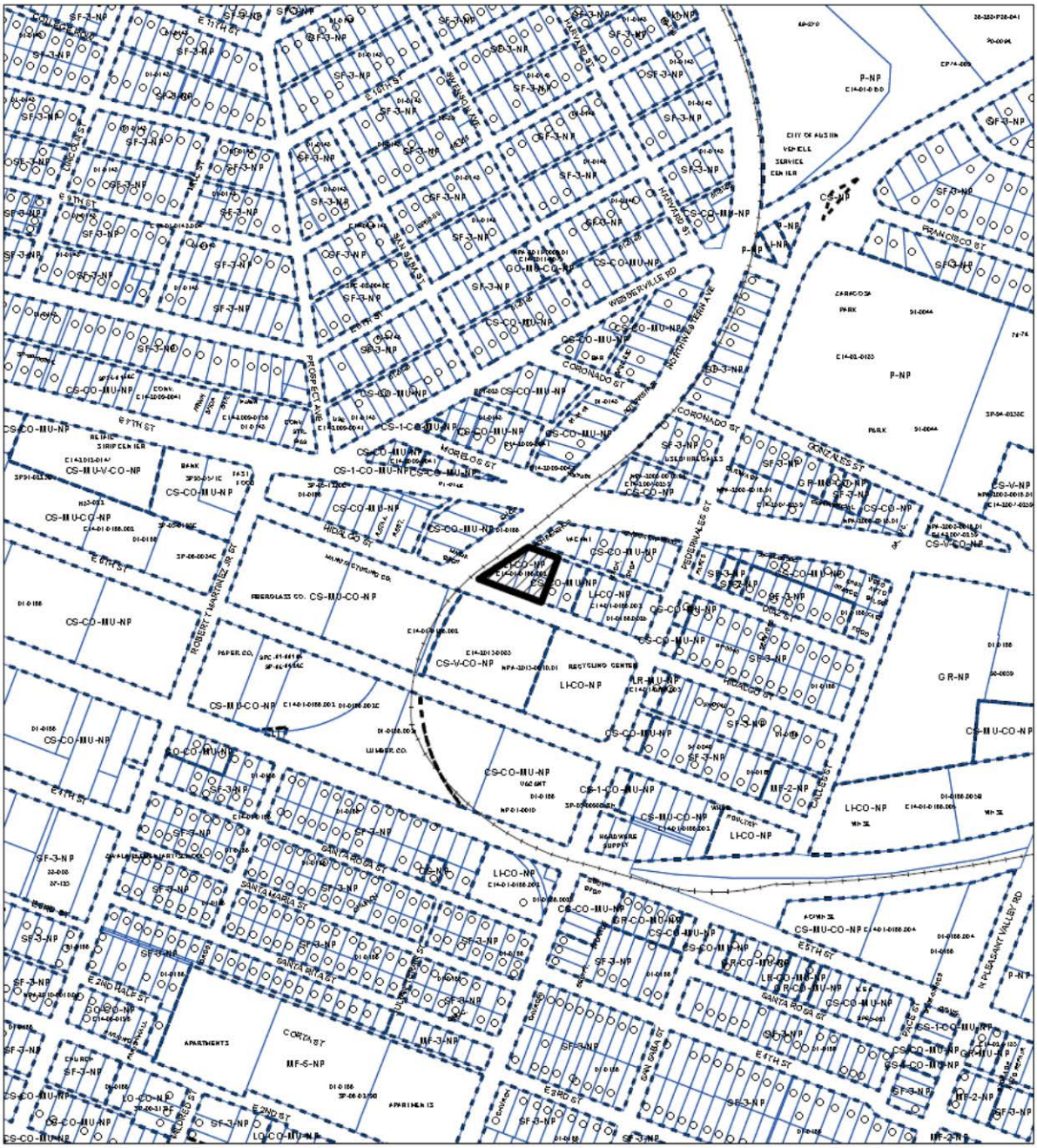
City of Austin
Planning and Development Review Department
Created on 1/19/2016, by: meredithm

Future Land Use

- 500 ft notif boundary
- Subject Property
- Single-Family
- Multi-Family
- Commercial
- Mixed Use
- Specific Regulating District
- Office
- Industry
- Civic
- Recreation & Open Space
- Transportation



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2016-0003

1 " = 400 '

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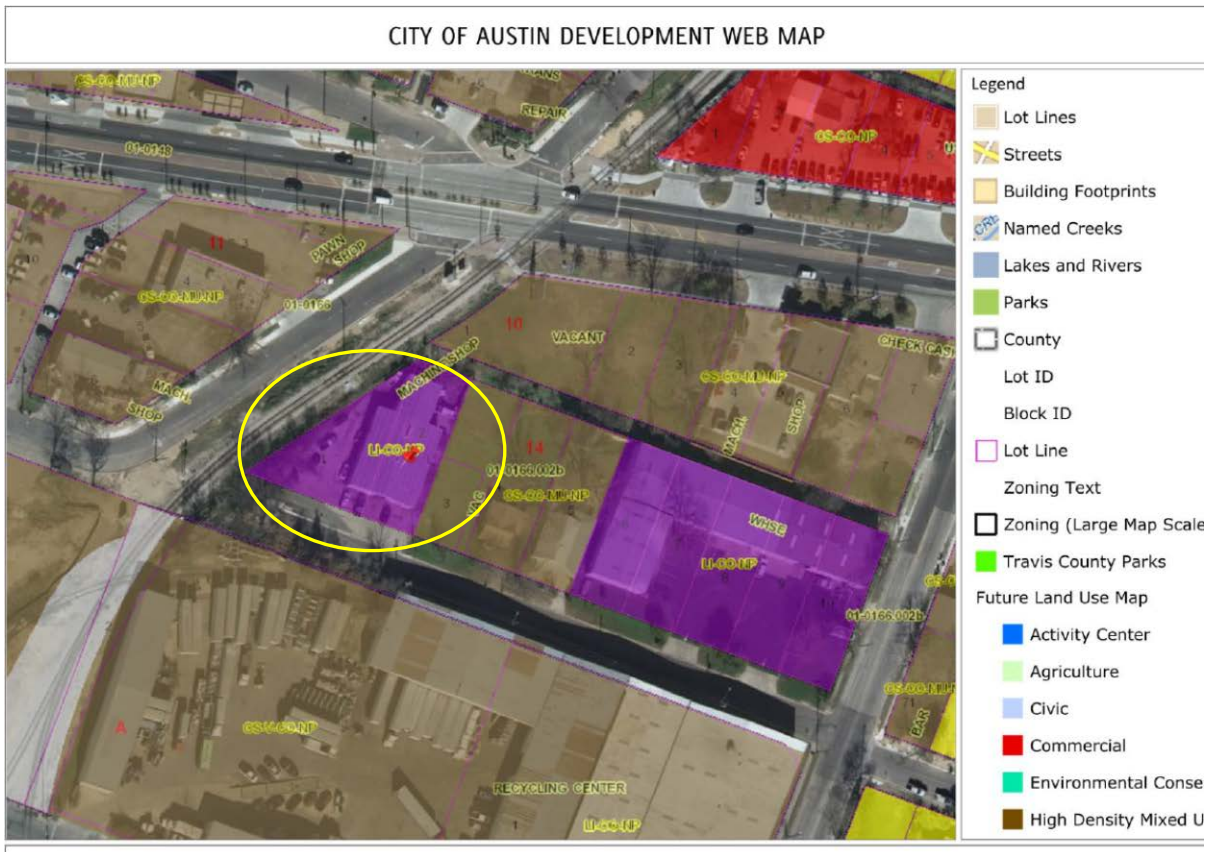

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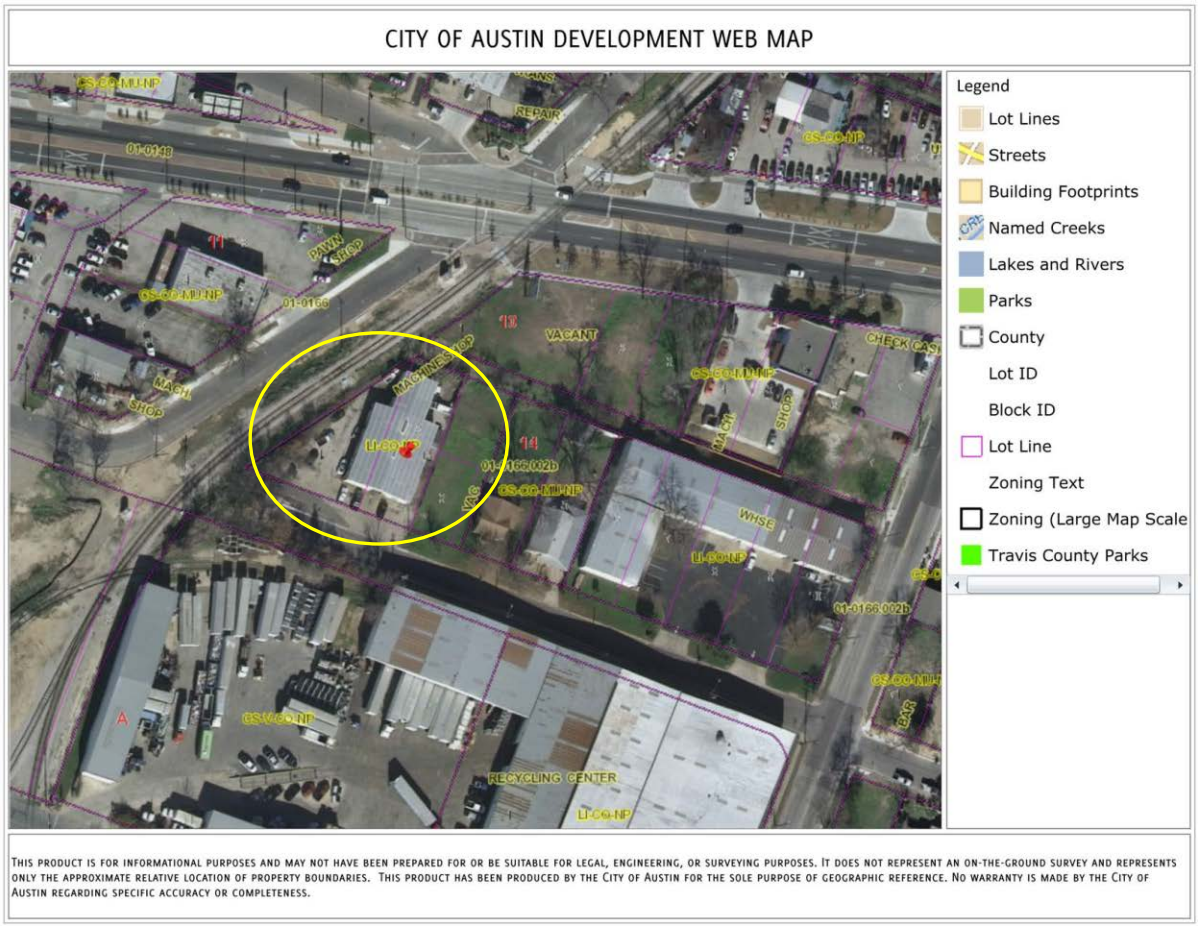
CITY OF AUSTIN DEVELOPMENT WEB MAP
Legend
Lot Lines
Streets
Building Footprints
Named Creeks
Lakes and Rivers
Parks
County
Lot ID
Block ID
Lot Line
Zoning Text
Zoning (Large Map Scale
Travis County Parks
VACANT
RECYCLING CENTER
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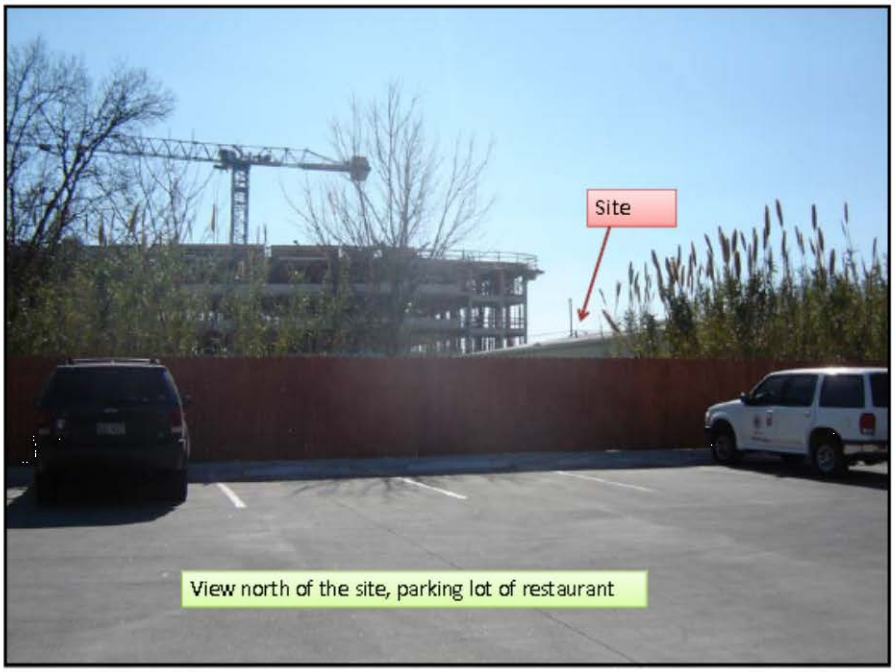
2406
TRAVIS
ENGINE
CENTER, INC.
Site: 2406 Hidalgo Street

Site: 2406 Hidalgo Street

Property north of the site facing 7th Street



View north of the site, parking lot of restaurant

WARNING
View east of property

View south of the property

View west of the property

View east of Hidalgo Street

View west of Hidalgo Street