

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Govalle/Johnston Terrace Combined

**CASE#:** NPA-2017-0016.01

**DATE FILED:** July 31, 2017 (In-cycle)

**PROJECT NAME:** Springdale Arts

**PC DATE:** December 12, 2017

**ADDRESSES:** 3524, 3528, and 3532 Gonzales Street

**DISTRICT AREA:** 3

**SITE AREA:** 0.656 acres

**OWNER/APPLICANT:** Anmol Mehra

**AGENT:** Glen Coleman

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2017-0090

**From:** SF-3-NP

**To:** GR-MU-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** March 27, 2003

**PLANNING COMMISSION RECOMMENDATION:**

*December 12, 2017 -*

**STAFF RECOMMENDATION:** Staff recommends Higher Density Single Family instead of applicant’s request for Mixed Use.

**BASIS FOR STAFF’S RECOMMENDATION:** The property is comprised of three tracts located at the northwest corner of Springdale Road and Gonzales Street. The north side of Gonzales Street has single family residential land use and zoning. Staff does not support the applicant’s request for Mixed Use land use in this location, but supports an alternate land use of Higher Density Single Family because it maintains the residential land use for the area, but

and has flexibility to accommodate a higher number of residential units to support the construction of additional housing units in the area and for the city.

The Govalle/Johnston Terrace neighborhood plan document speaks to the importance of land use compatibility to protected residential areas, which staff believes the applicant’s request for Mixed Use land use and GR-MU-NP zoning and is not appropriate for this area.

### Land Use Goals

- Goal 1:**                    **Adjacent land uses should be compatible.** (Sector Plan)<sup>2</sup>  
 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 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)

### LAND USE DESCRIPTIONS

#### *EXISTING LAND USE ON THE PROPERTY*

**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.

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***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.

### ***STAFF'S RECOMMENDED LAND USE ON THE PROPERTY***

**Higher Density Single-family land use** - is 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.

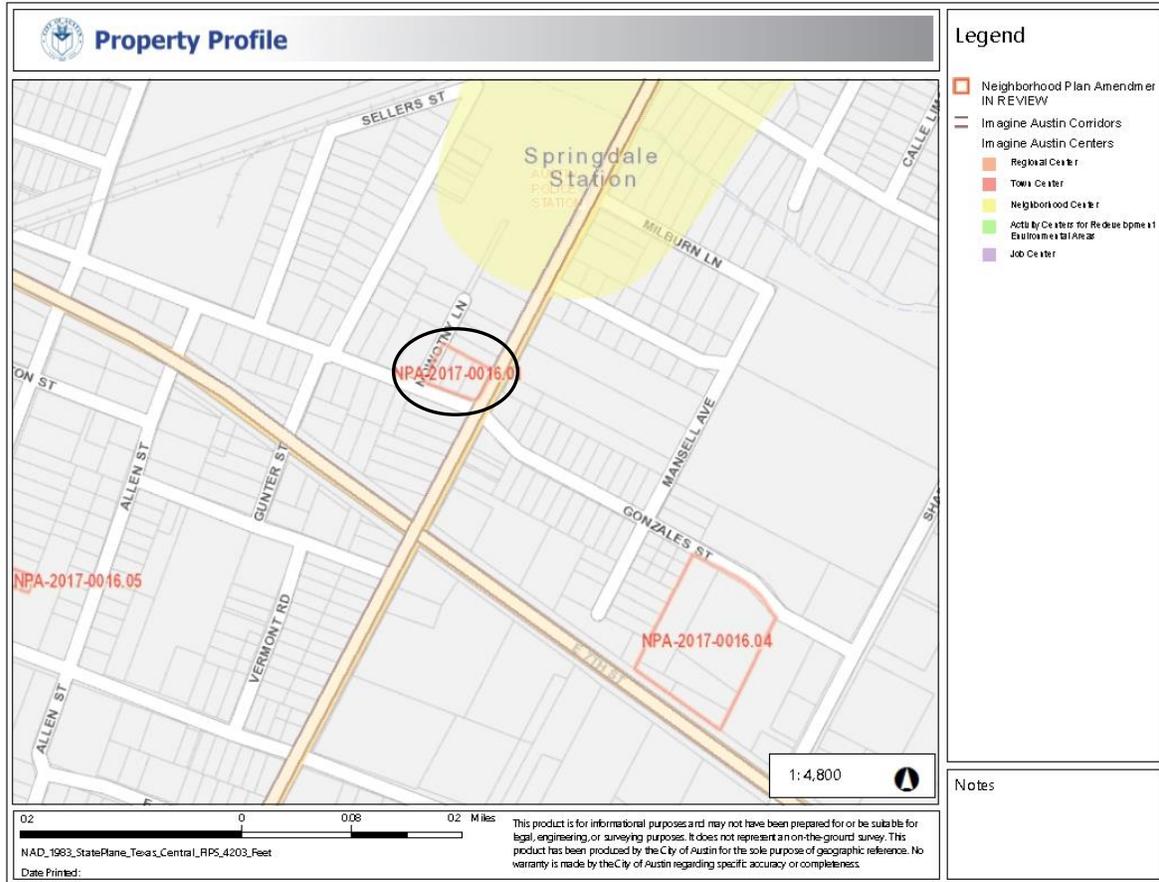
**Application**

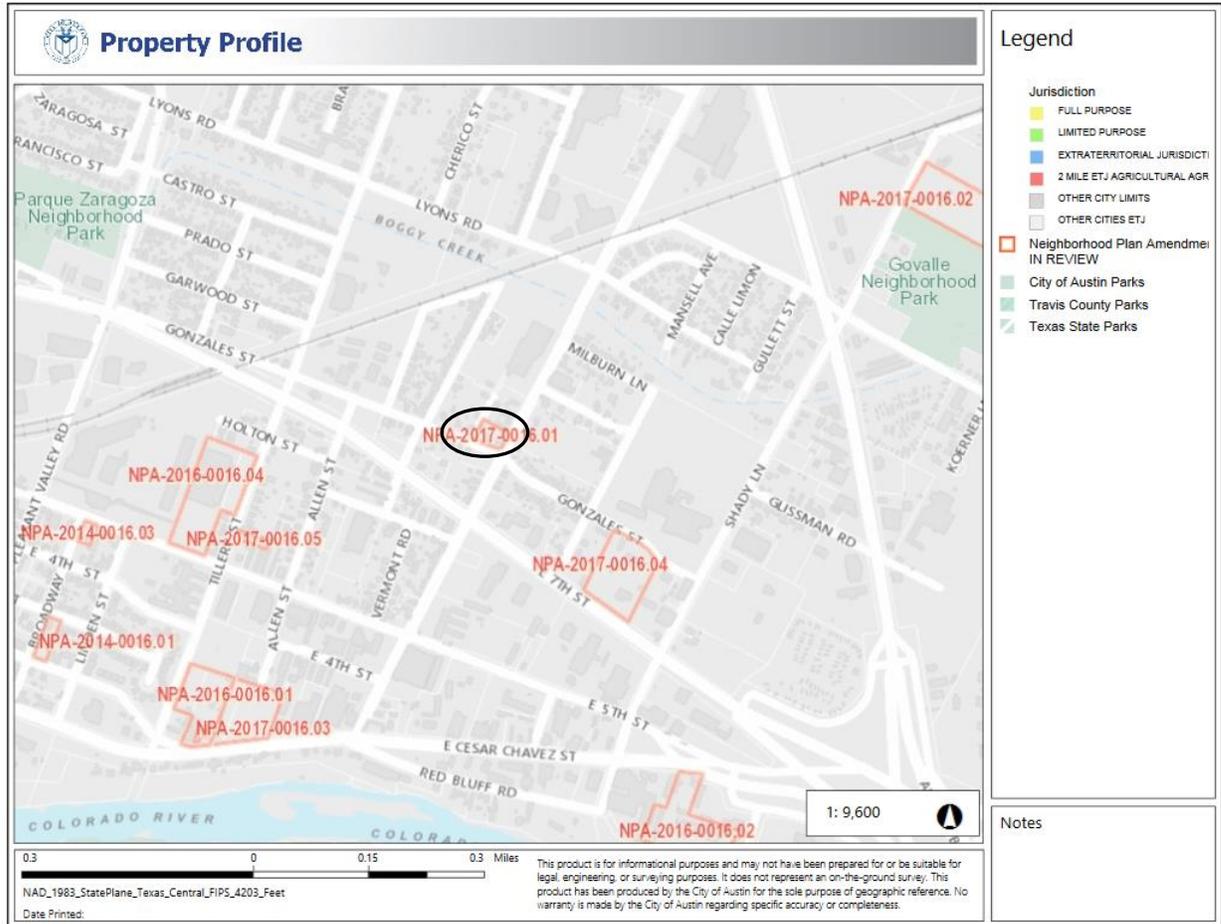
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.
3. Applied to existing or proposed mobile home parks.

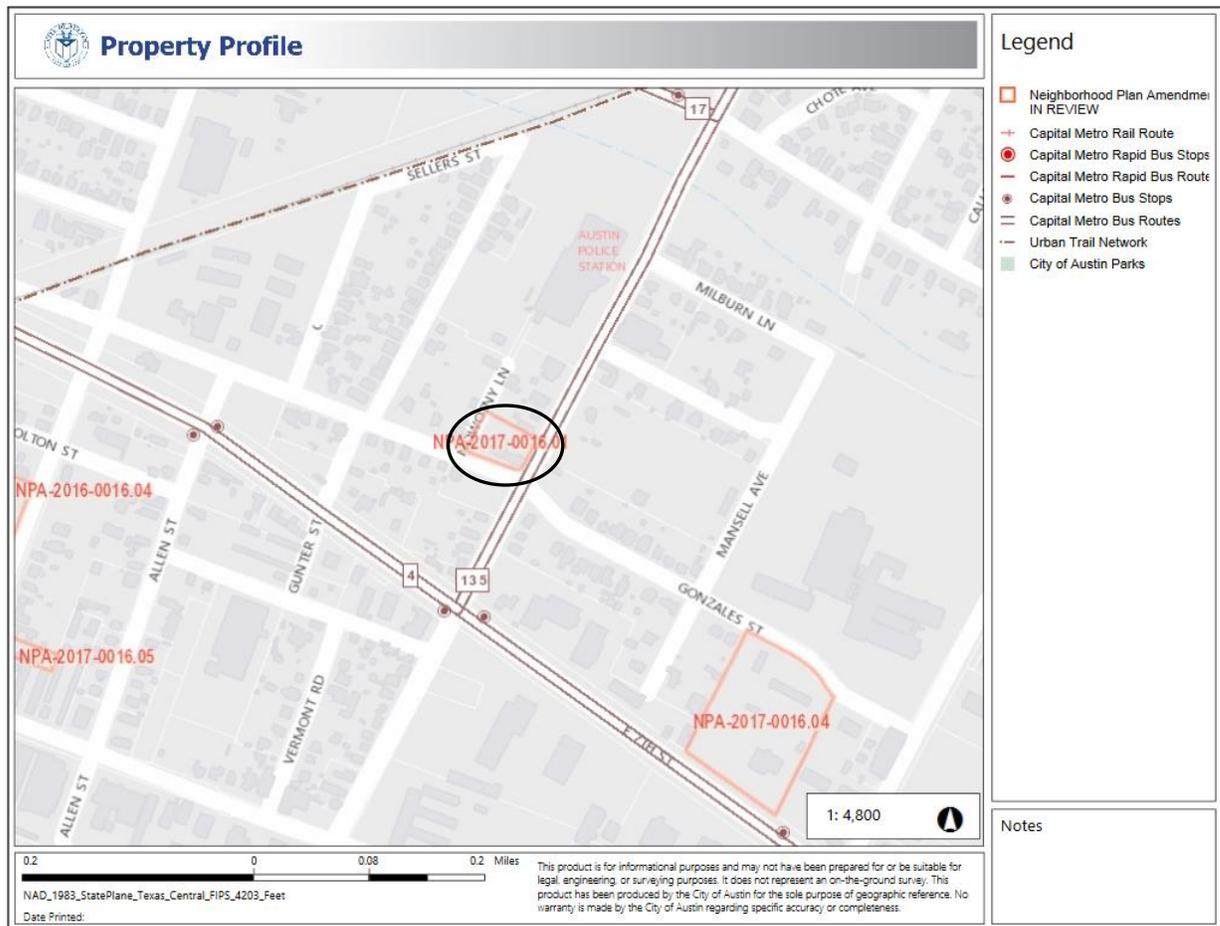
***AUSTIN PLANNING PRINCIPLES***

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.
  - ***Staff's recommendation of Higher Density Single family and the associated zoning recommendation, would allow for additional housing units for the area and the city, but does not allow for commercial uses and building construction that could adversely affect the existing residential 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 south of a neighborhood center and the eastern boundary of the property is located along the Springdale Road Activity Corridor.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
  - ***Although the eastern property boundary is located along the Springdale Road Activity Corridor, staff believes the applicant's request for GR-MU and Mixed Use land use is not appropriate for this location near low-density residential uses.***

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
  - ***Staff's recommendation of Higher Density Single Family land use and zoning would provide housing choices, but will not have commercial uses.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
  - ***Placing mixed use land use and GR-MU zoning in this location would not be harmonious land use and zoning.***
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.***
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 applicable.***







**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 application was filed on July 20, 2017, which is in-cycle for neighborhood planning areas located 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 and to change the zoning from SF-3-NP to GR-MU-NP to build a mixed use project with approximately 15 dwelling units with some commercial uses.

**PUBLIC MEETINGS:** The ordinance required community meeting was held on September 7, 2017. Approximately 184 meeting notices were mailed to people who live or own property within 500 feet of the subject property, in addition to neighborhood groups and environmental organizations who requested notification for the area. Twenty-three people attended the meeting.

Glen Coleman, the applicant's agent, said it's a small mixed use project proposed. They intend to stay fluid with their plans and it's not a done deal. They want to get info from people. They propose mixed use in the back with residential units. They want people living and working on the site, maybe artists, CPA's, a small communal workshop.

No TIA is needed. Parking will be in the middle of the development.

Because of the economics of scale, they will need GR-MU zoning with a conditional overlay to prohibit uses near the residential. He said they need density to make the project work.

After his presentation, the following questions were asked:

Q. Will there be affordable units?

A. We submitted a SMART Housing letter today. We propose 20% of units (3 units) be at 65% MFI for 10 years.

Q. How many residential units are proposed?

A. In the proposed 4-story building, we propose 10-23 dwelling units. In the 3-story building, we propose 2-4 dwelling units and in the 2-story building, we propose 7-8 studios.

Q. For 15 dwelling units, what is the proposed parking?

A. That's a good question. There's a transit stop near the property. Parking will be a problem.

Q. What is the Land Development Code requirement for parking?

A. We will be allowed a 20% reduction in parking for the Urban Core.

Q. We need a light at the corner of Springdale and Gonzales Street. There's a blink corner.

A. I agree.

Q. Will he cut down the Heritage Tree?

A. We will need to preserve the tree.

Comments:

- We think this is a nice development. It's better for the neighborhood.
- We need more 4-bedroom apartments for families.

**CITY COUNCIL DATE:**

February 1, 2018

**ACTION:**

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

**EMAIL:** [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)

Summary Letter submitted by the Applicant

South Llano Strategies

PO Box 49444  
Austin, TX 78751  
www.southllano.com

July 20, 2017

Mr. Greg Guernsey, Director  
Planning Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, TX 78704

Re: Neighborhood Plan Amendment and Zoning Change at 3524, 3528, and 3532 Gonzales

Dear Mr. Guernsey,

On behalf of our client Anmol Mehra, we are respectfully submitting this application for a neighborhood plan amendment and zoning change. We are seeking a change of zoning from SF-3-NP to GR-MU-NP and a change in designation on the neighborhood plan's Future Land Use Map from Single Family to Mixed Use.

The site is currently zoned, and two of the lots are permitted for, duplexes of the type least desired by the neighbors in the area.

We are instead proposing a mixed-use facility, with predominantly four bedroom units on top, and a mix of studio workshops on bottom, and, a community flex space / art gallery or community co-op space facing Springdale Road.

This should yield over thirty bedrooms. We intend to participate in the City's SMART Housing Program and other programs to produce some much needed affordable units for the area.

We are presenting a rough draft to the Govalle-Johnston Terrace Planning Team Saturday and our preliminary conversations with area residents have been positive to date.

Tree protection is a priority for this client and compatibility set backs will apply. Although we must file quickly in July for the GR-MU-NP, we are open to further conversations with staff and neighbors suggesting other zoning or conditional overlays as the case progresses.

We believe that projects such as the one above will best maximize the values of affordability, creativity and community good. We hope staff will support us in achieving these goals.

Thank you for your consideration.

Sincerely,



Glen Coleman  
South Llano Strategies  
512-407-9357  
glen@southllano.com

S.M.A.R.T. Housing Letter from NHCD Dept.



City of Austin

P.O. Box: 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

**Neighborhood Housing and Community Development Department**

October 3, 2017

**S.M.A.R.T. Housing- Certification**

**Anmol Mehra – Springdale Arts – 3524, 3528 and 3532 Gonzales Street  
 (Project ID # 410)**

**TO WHOM IT MAY CONCERN:**

Anmol Mehra (development contact: Glen Coleman, 512.407.9357 and [glen@southlano.com](mailto:glen@southlano.com)) has submitted a S.M.A.R.T. Housing application for the construction of a 14 unit Multi-family residential development at 3524, 3528, and 3532 Gonzales Street, Austin TX 78702. The applicant has agreed to a minimum 20 year affordability period after issuance of a certificate of occupancy, unless project funding requirements are longer.

The applicant has submitted evidence that they have contacted the Govalle/Johnston Terrace Neighborhood Plan Contact Team. In addition, a meeting was held with the Govalle/Johnston Terrace Neighborhood. The applicant indicated they are addressing neighborhood residents concerns but overall the neighborhood supports the housing component of the project.

NHCD certifies that the proposed construction will meet the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 20% of the units (3 units) will serve households at or below 65% Median Family Income (MFI), the development will be eligible for 50% waiver of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council with the exception of the Capital Recovery Fees (CRF). The project is not eligible to receive CRF fee waivers. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication (by separate ordinance)
Electrical Permit	Subdivision Plan Review	
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

**Prior to issuance of building permits and starting construction, the developer must:**

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer at 512-482-5449).
- Submit plans demonstrating compliance with accessibility standards.

**Before a Certificate of Occupancy will be granted, the development must:**

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that accessibility standards have been met.

- An administrative hold will be placed on the certificate of occupancy, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at [Sandra.harkins@austintexas.gov](mailto:Sandra.harkins@austintexas.gov) if you need additional information.

Sincerely,

Sandra Harkins, Project Coordinator  
Neighborhood Housing and Community Development

- |     |                                 |                          |                          |
|-----|---------------------------------|--------------------------|--------------------------|
| Cc: | Laurie Shaw, Capital Metro      | Catherine Doar, AE       | Alma Molieri, DSD        |
|     | Maureen Meredith, PZD           | Gina Copic, NHCD         | Ellis Morgan, NHCD       |
|     | M. Simmons-Smith, DSD           | Marilyn Lamensdorf, PARD | Stephen Castleberry, DSD |
|     | Katherine Murray, Austin Energy | Heidi Kasper, AEGB       | Elizabeth Robinson, DSD  |
|     | Alice Flora, AWU                | Carl Wren, DSD           | Zulema Flores, DSD       |

Govalle/Johnston Terrace NPCT Letter of  
Recommendation

**GOVALLE/JONSTON TERRACE NEIGHBORHOOD CONTACT TEAM**  
*"Strength through Unity"*

November 7, 2017

To: City of Austin Planning Commission & City Council

From: Govalle/Johnston Terrace Neighborhood Planning Team

Re: 3524 Gonzales NPA-2017-0016.01

Commissioners & Council members,

On behalf of the **Govalle/Johnston Terrace Neighborhood Plan Contact Team**, please accept this **letter of support** for the above zoning case with the following conditions:

- The area of the project fronting Springdale, *and all other streets* shall be entirely residential
- The area of the project fronting Springdale will not present a solid unbroken facade above the street
- The façade of the project along Springdale will not span the entire street front along Springdale
- Although a crash gate may be required by the City, no traffic shall enter or exit off of Springdale Road, if at all possible
- Applicant will not support additional parking off of Springdale Road
- The overall use of the site shall not exceed 40% commercial
- Applicant agrees to a conditional overlay removing uses listed below

Conditional Overlay

By conditional overlay, applicant agrees to strike the following uses from GR-MU.

Hospital Services, general or limited  
Local Utility Services  
Residential Treatment  
Telecommunication Tower  
Alternative Financial Services  
Automotive Rentals  
Automotive Repair Services  
Automotive Sales  
Automotive Washing of any type  
Bail Bond Services  
Drop Off Recycling Collection Facility  
Extermination Services  
Funeral Services  
Hotel-Motel  
Medical Offices that are greater than 5,000 sqft  
Off-Site Accessory Parking  
Outdoor Entertainment  
Outdoor Sports and Recreation  
Pawn Shop Services

Restaurant: general and limited  
Service Station  
Theater

These stipulations should still allow for a nice addition to the neighborhood incorporating some mixed use studios, 10 to 12 three and four bedroom units, one or two one bedroom units and a maximum of 36 spaces.

We note the developer's SMART Housing acceptance letter this week! To review, this includes 20% of the units, at 65% MFI for 20 years.

We also encourage any attempts to canti-levered the site along Gonzales to avoid creating a canyon effect to enhance the walkability and neighborhood scale of the project.

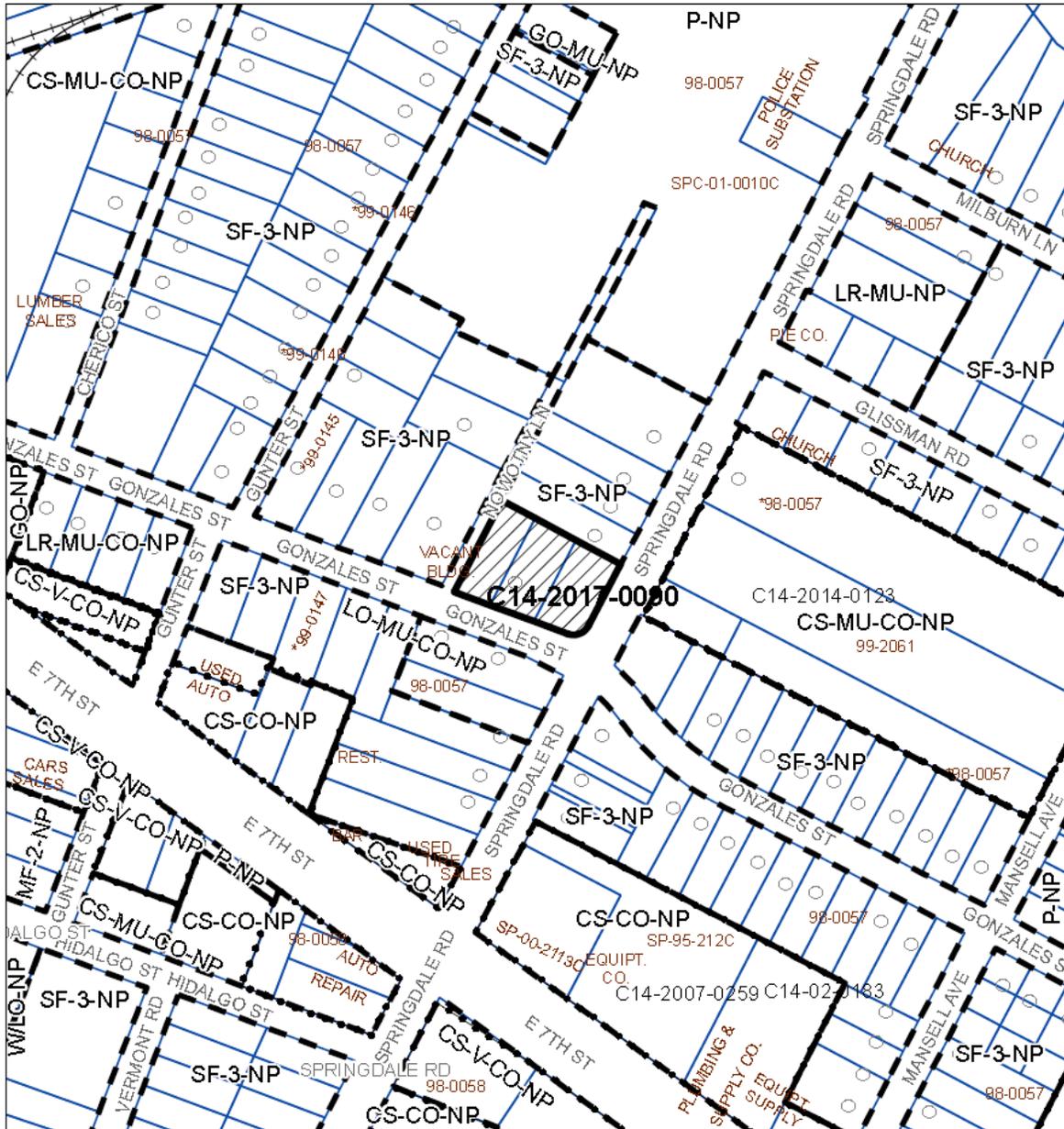
Respectfully,



Daniel Llanes, Chair  
G/JTNP Contact Team  
512-431-9665

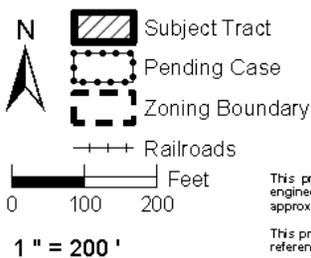






**ZONING**

Case#: C14-2017-0090



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Created: 7/28/2017

