

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Dawson

CASE#: NPA-2018-0001.01

DATE FILED: February 27, 2018 (In-cycle)

PROJECT NAME: 410 West Alpine

PC DATE: July 10, 2018

ADDRESS: 410 West Alpine Road

DISTRICT AREA: 3

SITE AREA: 0.99 acres

OWNER/APPLICANT: New Owner: West Alpine Partners LLC
Previous Owner: Claude H. Nolan

AGENT: Thrower Design (A. Ron Thrower)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Multifamily

Base District Zoning Change

Related Zoning Case: C14-2018-0039

From: SF-3-NP

To: MF-2-NP

NEIGHBORHOOD PLAN ADOPTION DATE: August 27, 1998

PLANNING COMMISSION RECOMMENDATION:

August 14, 2018 – Approved for Multifamily land use. [C. Kenny- 1st; P. Seeger – 2nd] Vote: 10 – 0 [Commissioners K. McGraw and T. Shaw absent. One vacancy].

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: This property is one of the last remaining lots on the north of West Alpine Road with Single Family land use. The applicant's request for Multifamily land use is consistent for the area.

The Dawson Neighborhood Plan document states the planning area wants to preserve the residential character of the interior of the planning area. The applicant's request for Multifamily land use is consistent with this objective and reflects the predominate character of the north side of street.

Goal: Preserve the character of the Dawson Neighborhood.

Objectives:

- Preserve the residential character of the interior of the neighborhood and the commercial character of South First Street and South Congress Avenue.
- Preserve the quiet nature of the Dawson neighborhood.
- Preserve the friendly, family-oriented atmosphere.

Residential Land Use

The Dawson neighborhood has clearly defined commercial corridors along South First Street and South Congress Avenue, framing the interior residential portions of the neighborhood. This mix of land uses in clearly defined areas allows the Dawson neighborhood to contain a great variety of mutually supporting land uses. Overall, the zoning reflects the existing land uses, but there are discrepancies. Additionally, there are changes to the Land Development Code the City could make to allow for profitable residential infill in keeping with the overall character of the Dawson neighborhood. The following are specific actions that would support the residential character of the interior of the neighborhood:

Action Items:

- The Planning Commission and City Council should uphold and preserve the residential zoning of the interior of the neighborhood. They should not allow lots outside the Congress and South First Street corridors to be zoned for commercial or more intensive uses.

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

Multifamily Residential - Higher-density housing with 3 or more units on one lot.

Purpose

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and

3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

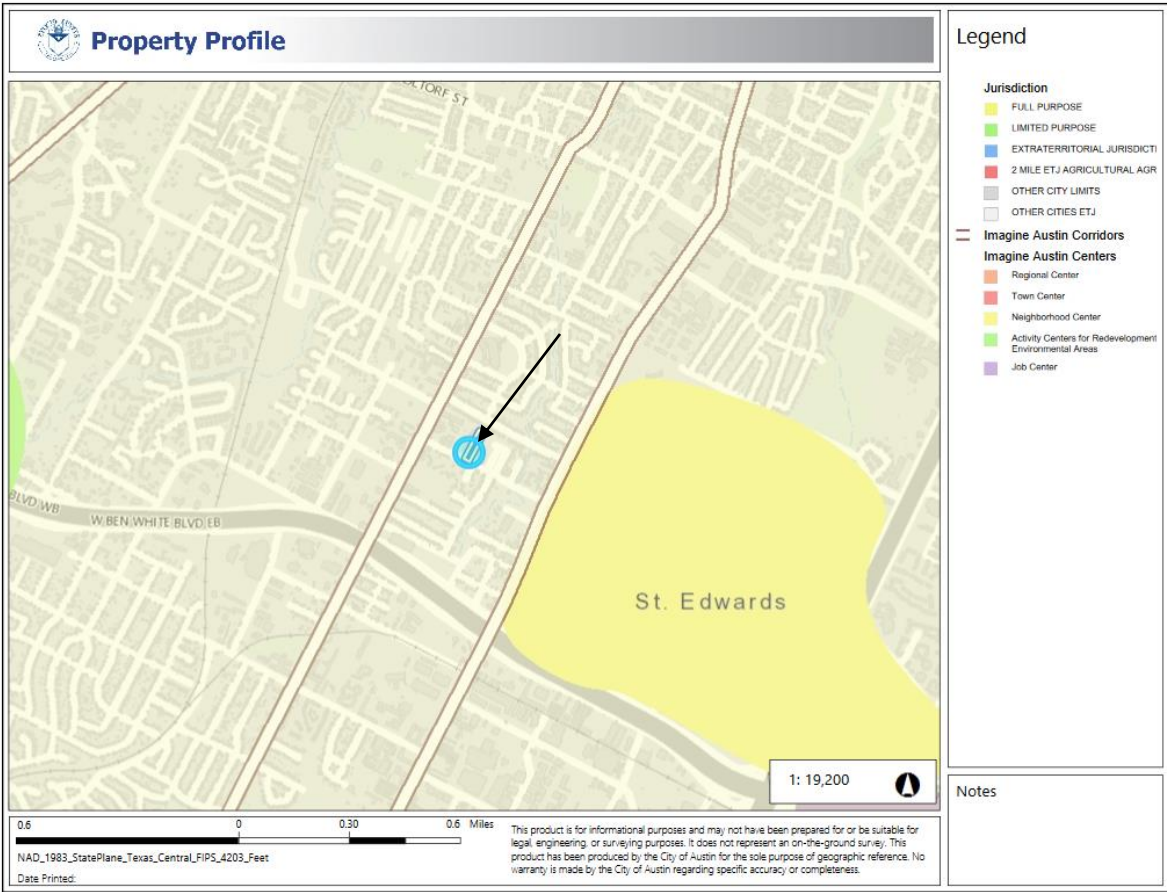
Application

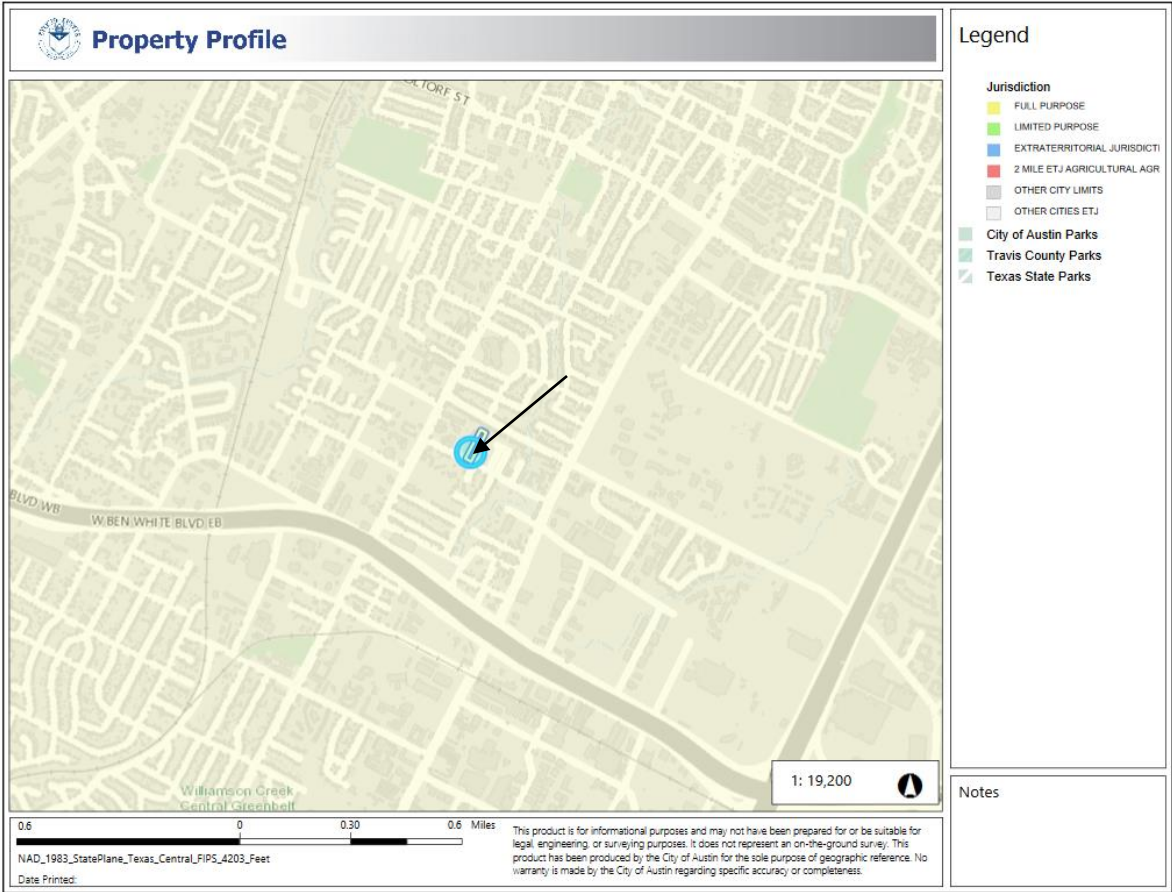
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

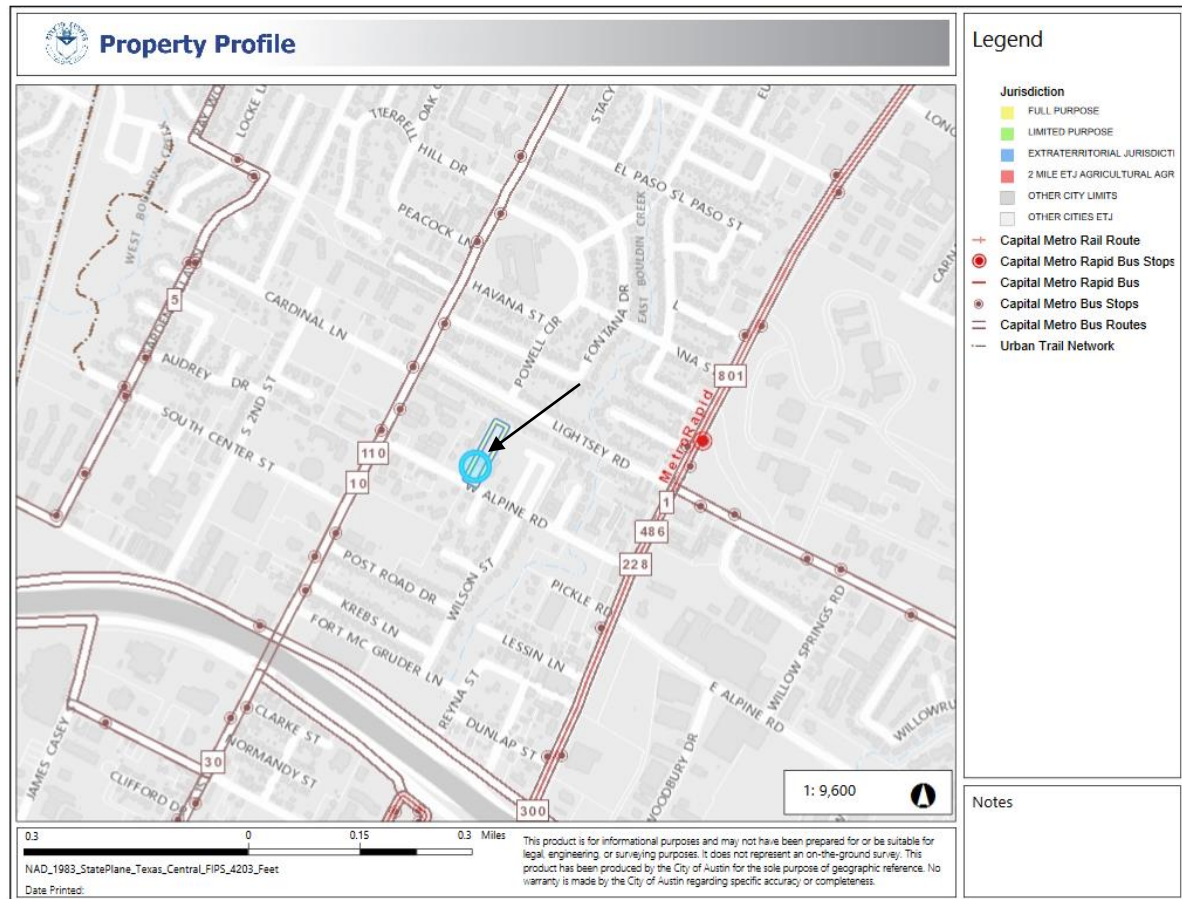
IMAGINE AUSTIN PLANNING PRINCIPLES

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 applicant proposes to build 14 condos/residential units that will add to the mix of housing options for the planning area and the city. The property is located near commercial uses located along South Congress Avenue and South 1st Street.***
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 between two activity corridors as identified on the Growth Concept Map in the Imagine Austin Comprehensive Plan which as multiple bus routes and is within walking and biking distance from a wide-range of commercial uses.***
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 property is not located on an activity corridor, it is located within walking distance from the South Congress Avenue Activity Corridor and the South First Street 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 applicant proposes 14 condos which will provide additional housing options for the area and the city.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The applicant's request for Multifamily land use is compatible with the area because this lot is one of the last remaining single family lots on the north side of W. Alpine Road.***
 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 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 February 27, 2018, which is in-cycle for neighborhood planning areas located the west side of I.H.-35.

The applicant proposes to change the land use on the future land use map (FLUM) from Single Family to Multifamily.

The applicant proposes to change the zoning from SF-3-NP to MF-2-NP to build 14 condos. For more information on the zoning case, see zoning case number C14-2018-0039.

PUBLIC MEETINGS: The ordinance required community meeting was held on June 13, 2018. Approximately 760 notices were mailed to people who own property or have utility accounts within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area. Five people attended the meeting, in addition to one city staff member, two agents, and the property owner.

Scott Turner, the new owner and property developer, said that he proposes to build fourteen condos on the property, leaving the back part of the property open and natural to preserve the trees, some of which are Heritage Trees, on the property. The existing home will be demolished.

After the presentation, the following questions were asked:

Q. The lot has a steep slope, near the garage.

A. Yes, it will be tight to develop because of the trees. There will be two parking spaces per unit.

Q. Will the units be 2-stories?

A. The majority will be 3-stories units.

Q. I don't want people to park in the street.

A. I agree.

Q. Will the condos be for sale?

A. Yes.

Q. Do you know what the asking price of the units?

A. For the small units, probably around \$300,000 for units sizes 700 to 800 sq. ft. For the units around 1,400 sq. ft., in the high \$400,000. The larger units 1,700 sq. ft, will run around \$500,000 and will have a bedroom downstairs. I would like to build more smaller units, but the trees limit us.

CITY COUNCIL DATE:

September 20, 2018

ACTION:

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Applicant's Summary Letter

City of Austin Application Packet for Neighborhood Plan Amendment
For Individual Property Owner

Page 13 of 16

Neighborhood Plan Amendment
SUMMARY LETTER

The subject tract is approximately one acre located mid block on the north side of West Alpine Road. During the Neighborhood Planning process, the subject tract retained SF-3 zoning and was assigned Single-Family use on the Future Land Use Map despite being immediately adjacent to Multifamily zoning along the eastern and western property lines.

For a significant period of time, the north side of Alpine Road has been zoned and used for Multifamily purposes. The subject tract is the last remaining SF-3 zoned and Single-family FLUM'd property on the north side of the block. With a clear pattern of Multifamily use and zoning, the request with this application to amend the FLUM from Single-Family to Multifamily is consistent and compatible with the land use patterns of adjacent properties.

The subject tract is desired for low-density multifamily development and will offer much needed dwelling units to the City's housing supply in a manner that is sensitive to the context of the remaining, near-by single-family uses to the north and south of the subject property.

Recommendation Letter from the Dawson Neighborhood
Plan Contact Team

From: Eliot Kimber

Sent: Thursday, June 14, 2018 8:44 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: Cam Magor <camtree@ >; Cynthia Medlin <eorgardens2@ >; David Haun <dmhaun@ >; John Murphy <wjcashin@ >; Kermit Johns <kermit.johns@ >; Linzy Brakefield <linzy.brakefield@ >

Subject: 401 Alpine Project Zoning Change Request

Meredith,

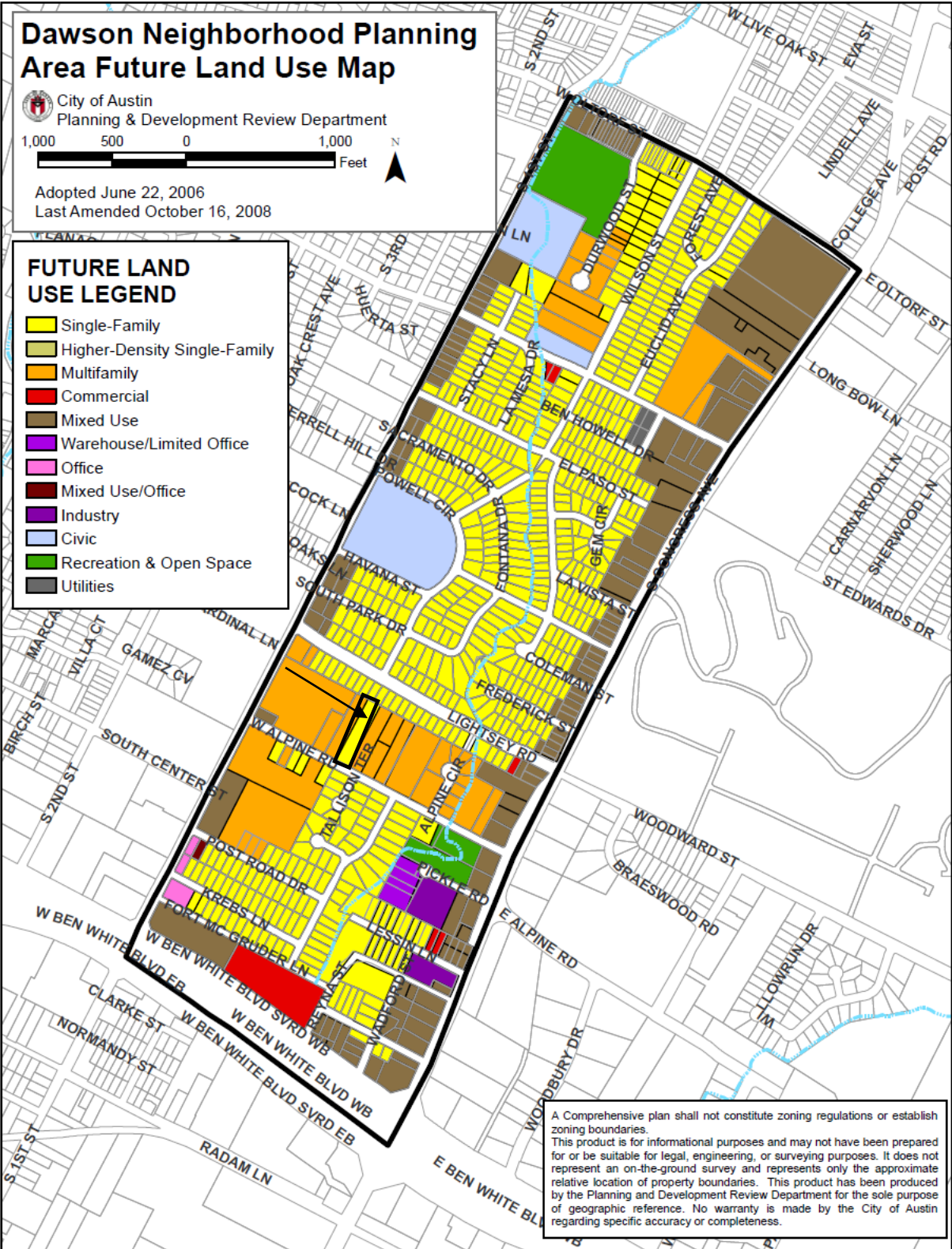
The Dawson Neighborhood Plan Contact Team does not object to the request to change the zoning from SF3 to MF2 for this project.

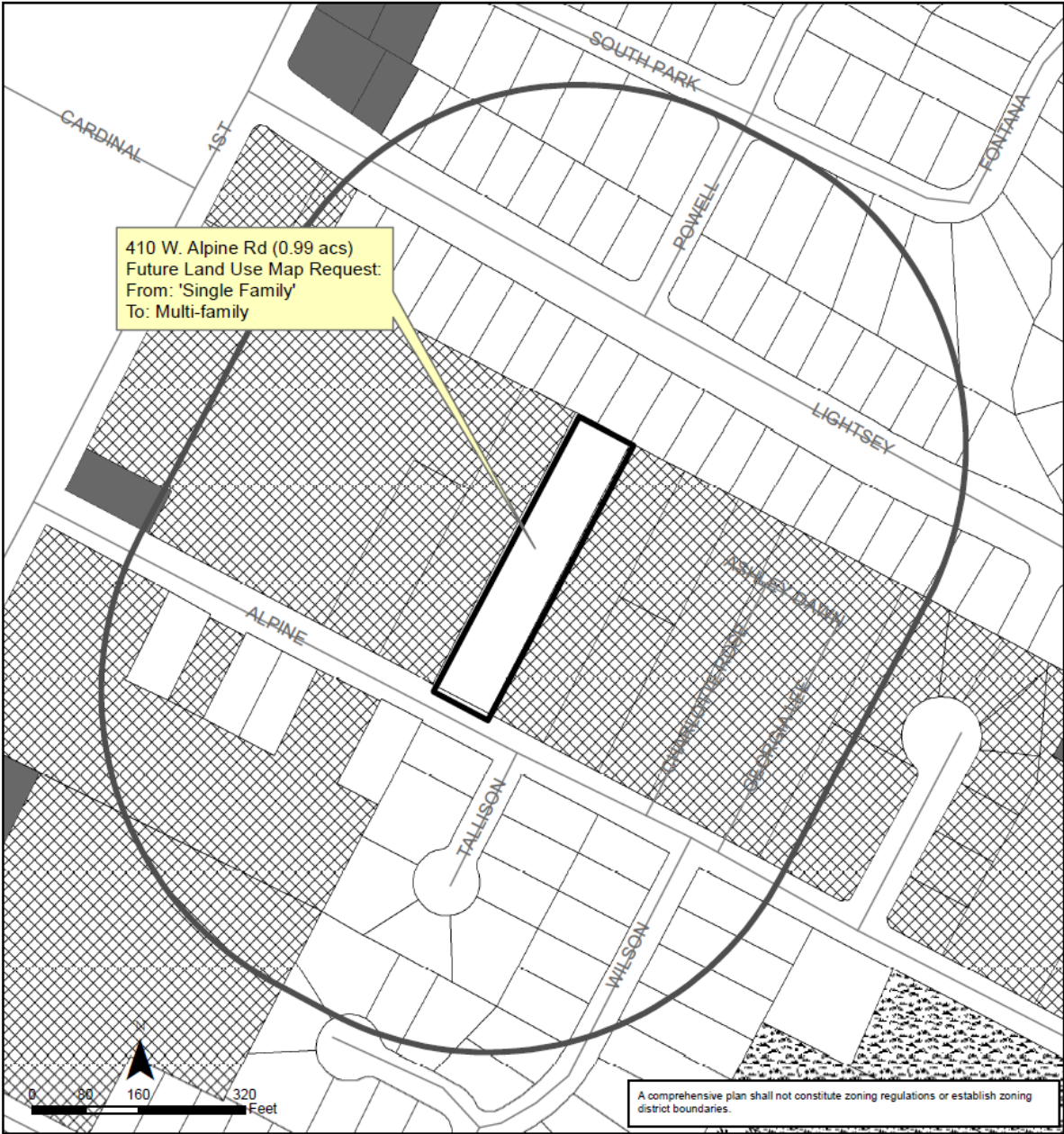
The proposed usage is consistent with the use of the neighboring properties.

We appreciate the developer's efforts to preserve the many trees on the property and to provide an appropriate amount of parking.

Cheers,

Eliot Kimber
Chair, Dawson Neighborhood Plan Contact Team





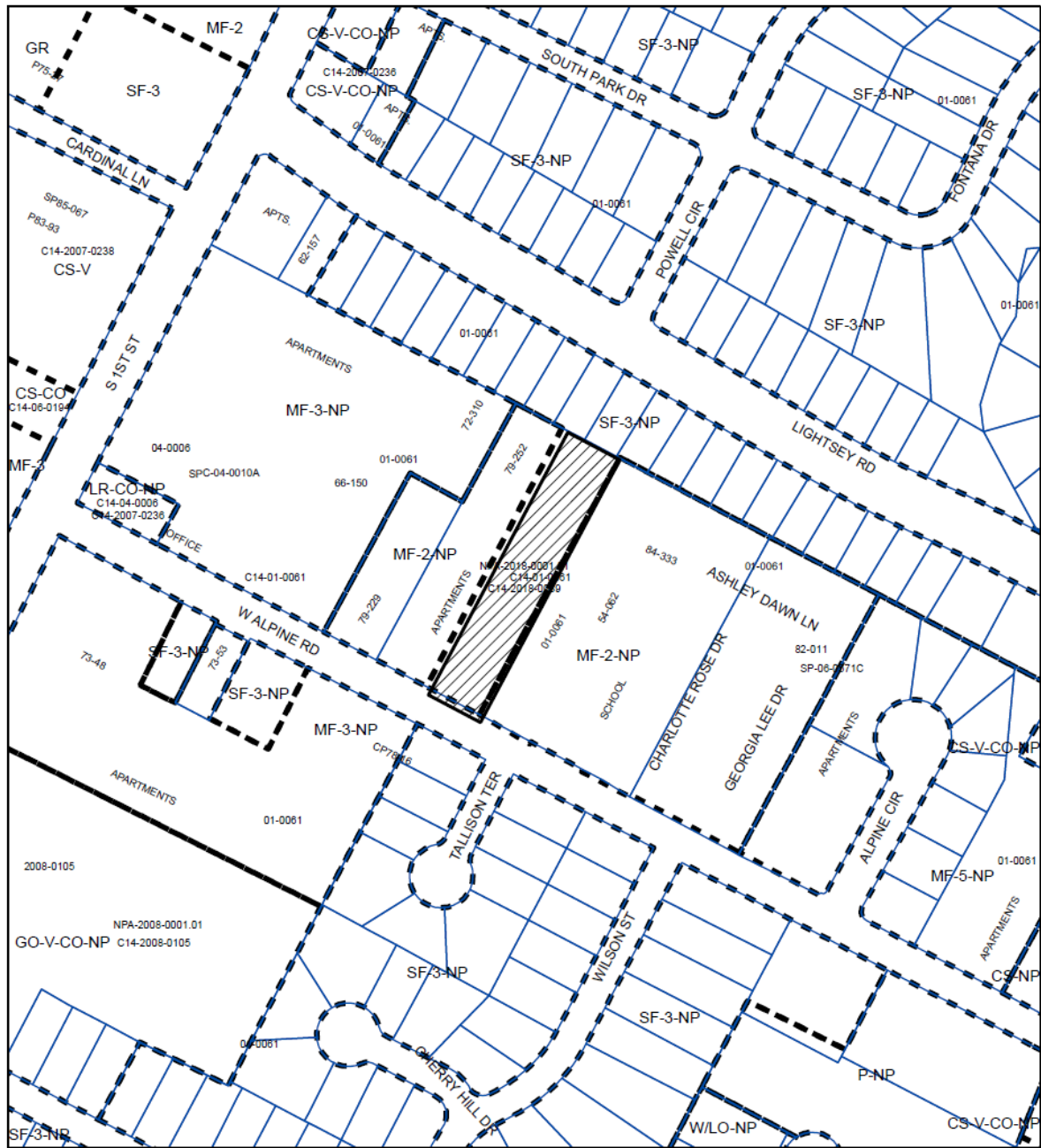
**Dawson Neighborhood Planning Area
NPA-2018-0001.01**

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.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

City of Austin
Planning and Zoning Department
Created on 3/8/2018, by: meredithm

Future Land Use	
500 ft. Notif. Boundary	Office
Subject Property	Mixed Use/Office
Single-Family	Industry
Multi-Family	Civic
Commercial	Recreation & Open Space
Mixed Use	Transportation
Warehouse/Limited Office	



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

Zoning

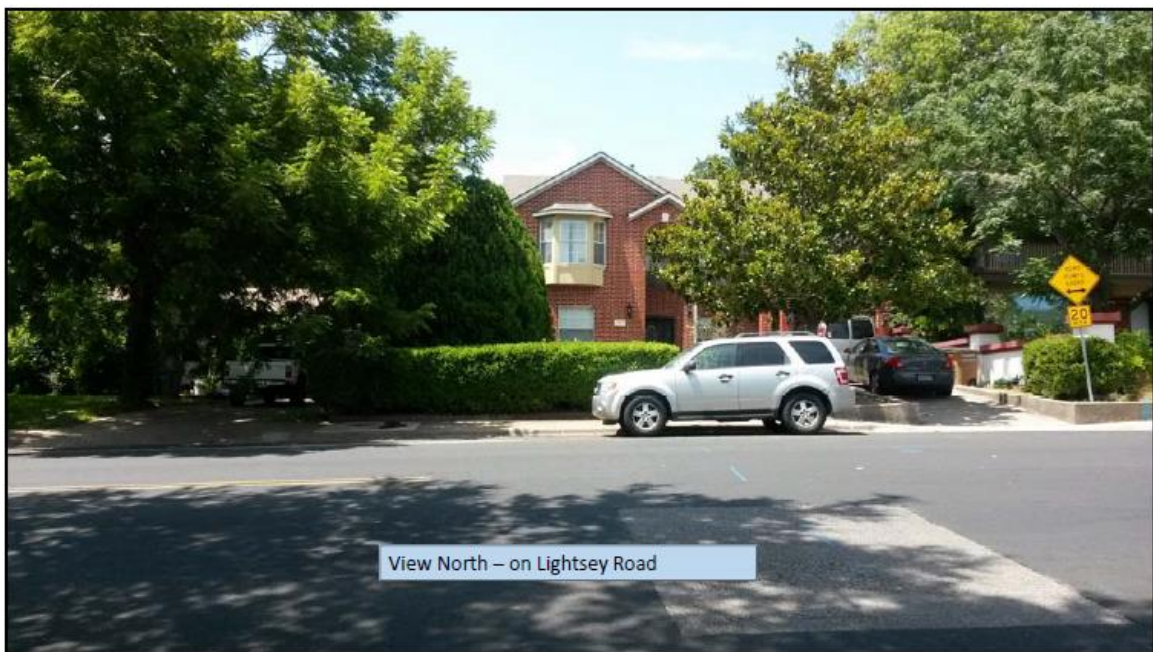
Zoning Case: C14-2018-0039

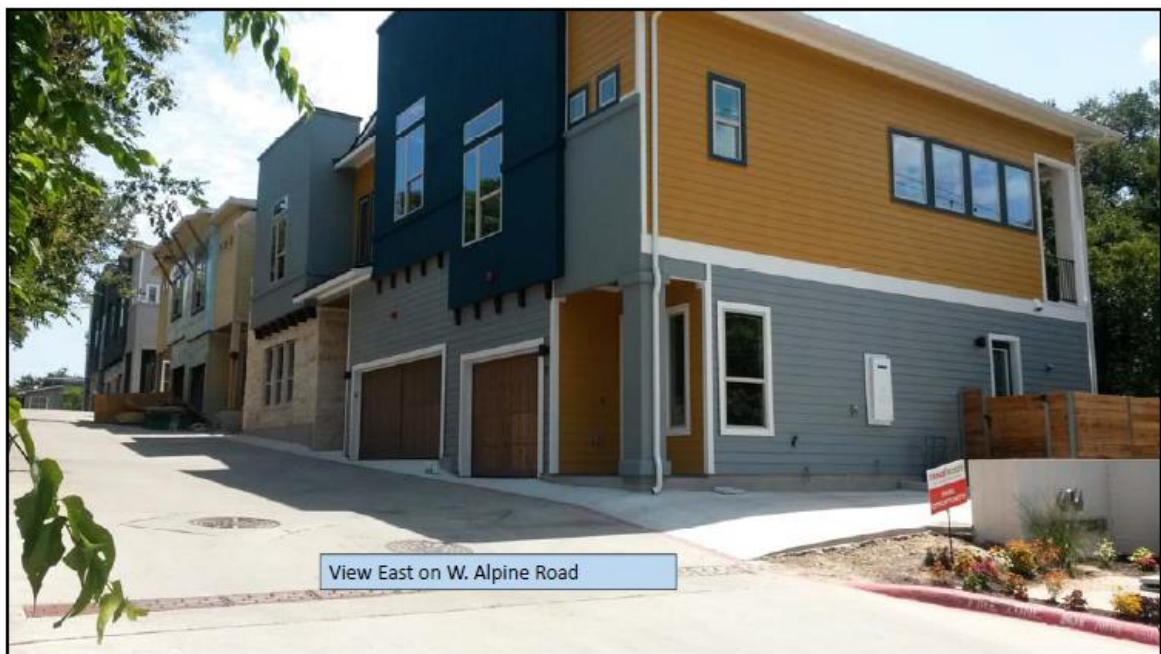
1" = 200'

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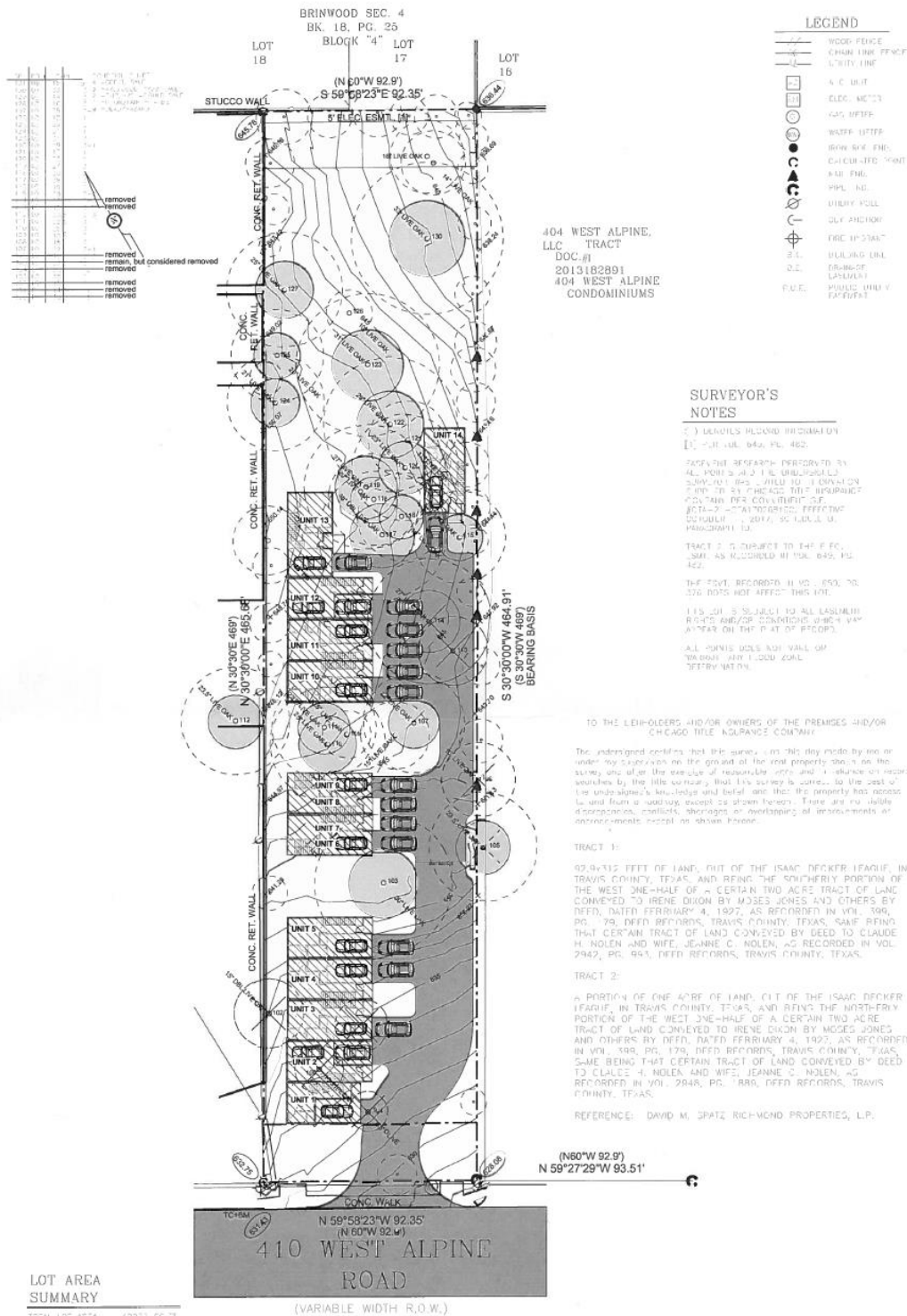












Correspondence Received

From: Jerome Garvey

Sent: Tuesday, June 12, 2018 12:52 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Cynthia Medlin <eorgardens2@ >

Subject: NPA-2018-0001.01 & C14-2018-0039

Ms Meredith:

I believe I would not object to the changes proposed on the Alpine property so long as nothing more dense than MF-2 is adopted.

Jerome Garvey