NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: North Lamar Combined

CASE#: NPA-2018-0026.02 **DATE FILED**: February 28, 2018 (In-cycle)

PROJECT NAME: Powell Lane Apartment

PC DATE: July 10, 2018
June 26, 2018

ADDRESSES: 411 & 601 E. Powell Lane & 410, 500, 502, 504, 508 and 606 E. Wonsley Drive

DISTRICT AREA: 4

SITE AREA: 8.106 acres

APPLICANT: JCI Residential, LLC (Sam Kumar, prospective buyer)

OWNERS: HDF Investments, LTD (Helen Doris Clark Foster and Behzad Bahrami

AGENT: Alice Glasco Consulting (Alice Glasco)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Neighborhood Mixed Use and Mixed Use/Office **To:** Multifamily

Base District Zoning Change

Related Zoning Case: C14-2018-0024
From: LO-MU-NP & LR-MU-NP **To:** MF-4-NP

NEIGHBORHOOD PLAN ADOPTION DATE: June 24, 2010

PLANNING COMMISSION RECOMMENDATION:

July 10, 2018 – Approved staff recommendation and applicant's request for Multifamily land use. [G. Anderson – 1st; T. Shaw – 2nd] Vote:8-0 [J. Schissler recused himself. K. McGraw abstained. C. Kenny left meeting early. T. Nuckols and J. Thompson absent].

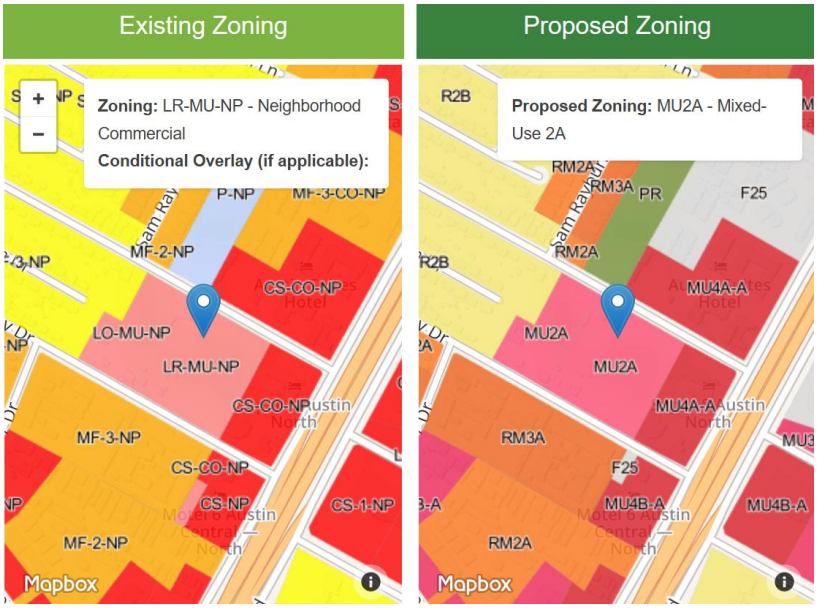
June 26, 2018 – Postponed to July 10, 2018 at the request of the neighborhood. [F. Kazi – 1st; A. C. Kenny – 2nd] Vote: 11-0 [J. Thompson absent].

STAFF RECOMMENDATION: Staff recommends the applicant's request for Multifamily land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for Multifamily land use because it is appropriate for this location. Multifamily land use is an appropriate buffer between the commercial uses along I.H.-35 and the single family uses abutting the property to the west.

Although the plan document does not support large, new multifamily developments in the planning area, the City of Austin has a shortage of housing and this new proposed multifamily development would provide additional housing units for people in the planning area and in the City as a whole. This development could help the City reach its goal to provide additional housing units as noted in the *Austin Strategic Housing Blueprint* written by the Neighborhood Housing and Community Development Department.

The most recent version of CodeNEXT designates this property with a proposed Mixed Use 2-A (MU2A) zoning district which would allow for multifamily developments.



LAND USE

Create a well-balanced land use pattern in the North Lamar Combined Neighborhood Planning Area by assigning appropriate land uses to particular properties.

Objective L.1: Preserve the residential character of the neighborhoods in the NLCNPA.

Recommendation 119 Non-residential uses should not encroach into the established neighborhoods of the NLCNPA.

Objective L.2: Maintain a balanced residential character throughout the NLCNPA.

Recommendation 121 Limit the construction of new, large multi-family residential complexes throughout the NLCNPA.

Recommendation 122 New, more intense residential development should contain a mixed use element and be located along major roadways.

Objective L.5: Increase the housing options and/or homeownership opportunities within the NLCNPA.

Recommendation 131 Allow the Urban Home Special Use on Tracts A and B.

Recommendation 132 Allow the Residential Infill Special Use on Tracts A and B.

Recommendation 133 Incorporate the Vertical Mixed Use Building ("V") zoning overlay into the applicable base zoning district(s) of Tract C.

❖ **The NLCNPA should remain an affordable neighborhood.**

Housing costs have risen considerably in recent years, especially throughout the City of Austin. However, the NLCNPA remains one of only a few affordable neighborhoods within the City. The affordable and quality entry-level housing found throughout the neighborhood is a key factor in attracting new residents (i.e., potential homeowners) to the area while retaining those residents already living within the NLCNPA. However, new housing developments could potentially threaten the affordability of the NLCNPA. Thus, stakeholders expressed the need to preserve the affordability of their neighborhood, especially within any new developments.[12]

Objective Q.9: Preserve housing affordability throughout the NLCNPA.

Recommendation 21 Encourage coordination between NLCNPA stakeholders and Neighborhood Housing and Community Development Department staff to determine the best policies and practices for providing and preserving affordable housing in the neighborhood.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Neighborhood Mixed Use - An area that is appropriate for a mix of neighborhood commercial (small- scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium- density residential uses.

Purpose

1. Accommodate mixed use development in areas appropriate for a mix of residential uses and neighborhood commercial uses that serve surrounding neighborhoods; and

2. Provide transition from residential use to high intensity commercial or mixed use.

Application

1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single- family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and

2. May be used as a transition from high intensity commercial and residential uses to single- family residential uses.

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.

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 proposed apartments will provide much-needed additional housing for the area and the City. The property is within walking distance to Capital Metro bus routes along North Lamar Boulevard, which also has numerous businesses along it. It is not near AISD schools, but is approximately ½ mile from Cedar International Academy, located to the north along N. IH-35. The property is across the street from the Georgian Acres Public Park.***
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 center or an activity corridor as identified in the Imagine Austin Comprehensive Plan. However, there is a bus route along Georgian Drive which approximately 0.21 miles from the property.***

North Lamar Boulevard is approximately 0.63 miles from the property and is an Activity Corridor with bus routes and commercial businesses.

3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.

    - ***The property is not located on an activity center or an activity corridor as identified in the Imagine Austin Comprehensive Plan.***

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.

    - ***The proposed apartments will provide additional housing options for the City and the area.***

5. Ensure harmonious transitions between adjacent land uses and development intensities.

    - ***The surrounding land uses are multifamily, recreation/open space and commercial to the north; commercial to the east, mixed use to the south and mixed use/office and single family to the west. Multifamily land use in this location is appropriate.***

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 directly applicable.***

8. Protect, preserve and promote historically and culturally significant areas.

    - ***There are no historic or culturally significant aspects to this property.***

9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

    - ***Georgian Lane is considered a Medium-Comfort road for bicyclists. There are no sidewalks along E. Powell Lane and E. Wonsley Drive, but the applicant proposes to build sidewalks on their property.***

10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.

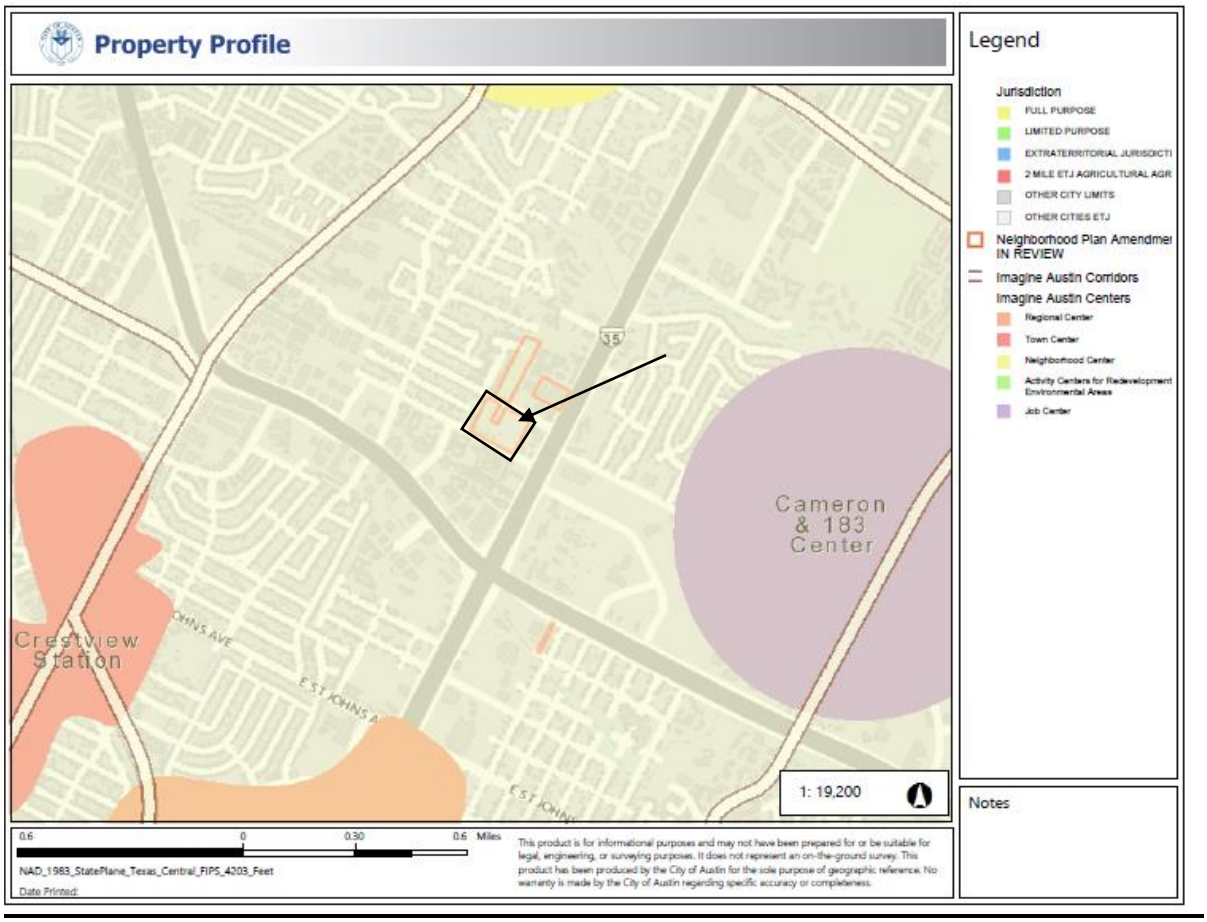
    - ***Not directly applicable.***

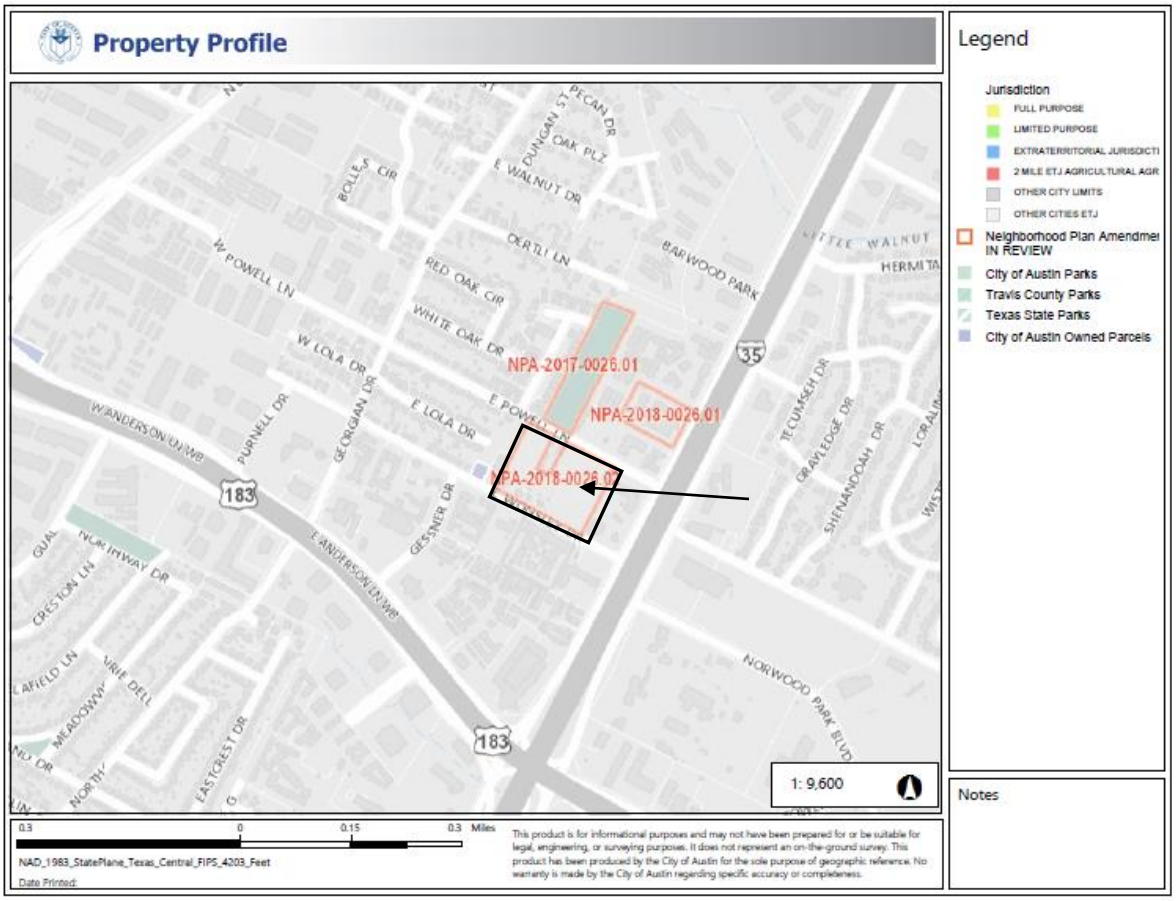
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.

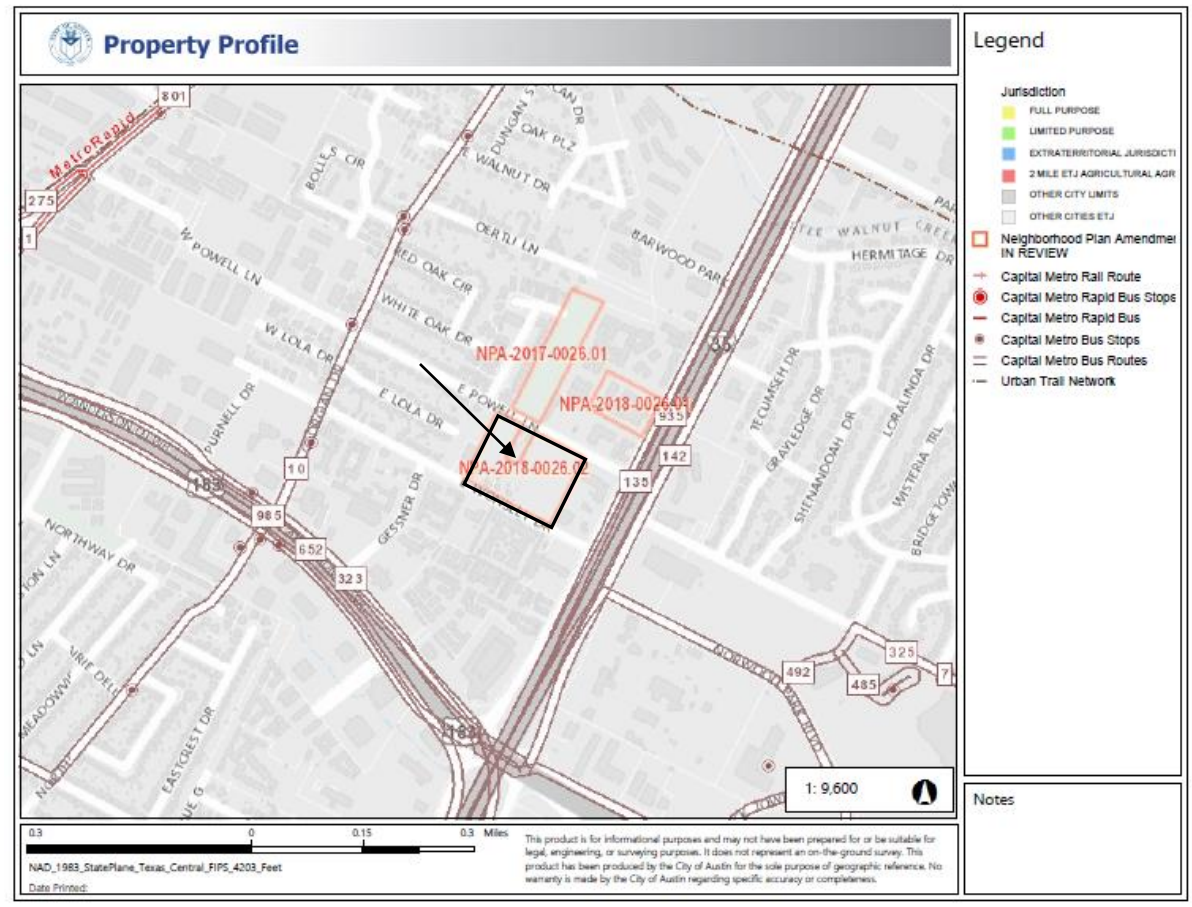
    - ***Not applicable.***

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.***




Property Profile
Legend
Jurisdiction
FULL PURPOSE
LIMITED PURPOSE
EXTRATERRITORIAL JURISDICTI
2 MILE ETJ AGRICULTURAL AGR
OTHER CITY LIMITS
OTHER CITIES ETJ
Neighborhood Plan Amendmer
IN REVIEW
City of Austin Parks
Travis County Parks
Texas State Parks
City of Austin Owned Parcels
NPA-2017-0026.01
NPA-2018-0026.01
NPA-2018-0026.02
W POWELL LN
E POWELL LN
W LOLA DR
E LOLA DR
RED OAK CIR
WHITE OAK DR
OLRTL LN
BARWOOD PARK
E WALNUT DR
DUNCAN ST
PECAN DR
OAK PLZ
BOLLES CIR
PURNELL DR
GEORGIAN DR
GESSNER DR
W ANDERSON LN NB
E ANDERSON LN WB
NORTHWAY DR
CRESTON LN
MEADOWVIEW DR
VINE DELL
EASTCREST DR
NORTH
NORWOOD PARK BLVD
TECUMSEH DR
CRAWLEDGE DR
SHENANDOAH DR
183
35
1: 9,600
0.3 0 0.15 0.3 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:
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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
Notes



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 28, 2018, which is in-cycle for neighborhood planning areas located on the west side of I.H.-35.

The applicant proposes to change the future land use map (FLUM) from Neighborhood Mixed Use and Mixed Use/Office land to Multifamily to build approximately 258 dwelling units.

The applicant proposes to change the zoning on the property from LR-MU-NP and LO-MU-NP to MF-4-NP. For more information on the zoning case, see zoning case number C14-2018-0024.

PUBLIC MEETINGS: The ordinance required community meeting was held on April 5, 2018. Approximately 1140 meeting notices were mailed to people who own property or have utility service addresses within 500 feet of the property, in addition to neighborhood groups or environmental organizations who requested notification for the area.

Alice Glasco, the applicant's agent, said the property is under contract and will complete the purchase in the event the property is rezoned. The current zoning, LR-MU-NP and LO-MU-NP does allow multifamily uses, however we could only get 220 efficiency units with no unit mix. We are requesting MF-4-NP zoning so we can add 58 additional units and we can add one and two-bedroom units.

Ross Hamilton from JCI Residential passed out a hand-out of recent multifamily projects completed by his company. He said the MF-4-NP zoning that is requested for eight acres will provide a better mix of units. They are looking at the property to provide quality units at an affordable rate. They have done several 1000 unit developments in Austin and wanted to build in this neighborhood. The rents will be 60% MFI for this area. Small units will be $850 a month. Large units will run $1,270 a month. They said they think this is good for Austin with rents skyrocketing.

Mr. Hamilton said they are an Austin-based developer and our reputation means a lot to us. Our office is a Lamar and 183, so we are in this area. We build Class A multifamily properties. We build and manage the apartments ourselves. We will install stainless steel appliances, granite countertops and amenities that you would find in larger properties.

We are proposing 258 units and parking. The current zoning would allow 220 units, but with the MF-4-NP zoning we could have a mix of units. It will be a 3-story units with surface parking. It will be gated community.

After the presentation, the following questions we asked:

Q. I see on the map that E. Lola Drive is a dead-end street. Will that street eventually go through to your property?
A. No, that street is not going through.

Q. Will you need a Traffic Impact Analysis (TIA)?
A. No, because we are limiting our trips to no more than 2000 vehicle trips a day.

Q. Did you go under 300 units just so you would not have to do a TIA?
A. No. We can't get 300 units on the property.

Q. Rents for small studios rent for $850 a month. Do you know the comps for this area? Will the units be more than this?
A. We did the comps for this area. We are trying to bring a better amenities to these properties.

Q. Will you construct a traffic calming device for E. Powell Lane and E. Wonsley Drive?
A. We will contribute money.

Q. I represent the church on E. Wonsley Drive. How will this development affect our church, such as traffic and traffic jams?
A. Hopefully there won't be a negative affect for people who are going to and coming from work. The Transportation Division is looking at all aspects and we hope we will improve the area.

Q. What is the timeline to build?
A. If we get the rezoning, it will take the City about eight months to one year to review and probably a total of a two-year time line.

Q. What kind of traffic management will you have?
A. We will have Ride Share and Bike Share and we will have bike racks.

Q. There is the lot on E. Powell Lane that is not part of your project. Any plans for that?
A. We have no plans to purchase that lot. It's under contract with another buyer.

Q. There are single family homes on the property. What will happen to them?
A. These homes have renters. The homes will be demolished.

Q. What is the timeline for rezoning?
A. Our goal is to get to the Planning Commission in May.

Q. Is this a Brownfield site?
A. As far as we can tell there are no signs that it was ever a brownfield site.

Q. Do you know of any land issues?
A. Grading and water quality and detention could be difficult, other than that, there should be no site issues.

Q. Do you know the unit breakdown?
A. In ballpark range: 36 two-bedrooms, 110 one-bedrooms and 110 studio/efficiency units.

Q. If you don't get the rezoning, what will you do?
A. We will build 220 units under the current zoning.

Q. What are the good things about the property?
A. The proximity to IH-35. Proximity to downtown.

Comment:

- Our church members will like this.

CITY COUNCIL DATE:

August 9, 2018	**ACTION:** Postponed to August 23, 2018 at the request of staff. [K. Tovo – 1st; D. Garza – 2nd] Vote: 10-0 [Council Member Housing off the dais].
August 23, 2018	**ACTION:** Postponed to August 30, 2018
August 30, 2018	**ACTION:** Approved 1st Reading
September 20, 2018	**ACTION:** Proposed 2/3rd Reading

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

EMAIL: Maureen.meredith@austintexas.gov

Summary Letter Submitted by the Applicant

ALICE GLASCO CONSULTING

alice@agconsultingcompany.com* Tel. 512-231-8110 ***Cell 512-626-4461**

February 27, 2018

Mr. Greg Guernsey, Director
Neighborhood Planning and Zoning Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: North Lamar Combined Neighborhood Plan Amendment for 411 & 601 E. Powell Lane, East Lola Drive, 410, 500, 502, 504, 508 & 606 E. Wonsley Drive

Dear Greg:

I represent JCI Residential, LLC (Sam Kumar), the prospective buyer of the properties located at 411 & 601 E. Powell Lane, East Lola Drive, 410, 500, 502, 504, 508 & 606 E. Wonsley Drive in a request to amend the Future Land Use Map (FLUM) of the North Lamar Combined Neighborhood Plan.

The properties are currently zoned LO-MU-NP and LR-MU-NP. Our request is to change the FLUM from mixed use/office and neighborhood mixed use to multifamily. The purpose of the plan amendment and subsequent rezoning is to allow a 300-unit multifamily development on approximately 8.106 acres.

A rezoning request to MF-4-NP will also be submitted for the subject property.

JUSTIFICATION FOR A PLAN AMENDMENT

1. A change to the FLUM would allow for increased residential units, thus adding to the housing supply that is needed overall in the Austin City limits.

2. The proposed amendment is consistent with the goals and objectives of the neighborhood plan. The land use goal and objectives that support our plan amendment request, are as follows: **Land Use Goal:** Create a well-balanced land use pattern in the North Lamar Combined Neighborhood Planning Area by assigning appropriate land uses to particular properties.

Mr. Greg Guernsey
RE: North Lamar Combined Neighborhood Plan Amendment for 411 & 601 E. Powell Lane, East Lola Drive, 410, 500, 502, 504, 508 & 606 E. Wonsley Drive

Land Use Objectives:

Objective L.1: Preserve the residential character of the neighborhoods in the NLCNPA.

Objective L.2: Maintain a balanced residential character throughout the NLCNPA.

Objective L.5: Increase the housing options and/or homeownership opportunities within the NLCNPA.

Rationale: We believe that adding more multifamily housing on the subject property adds to the diversity of housing and increases housing options in the neighborhood.

3. The NPA is consistent with Imagine Austin Comprehensive Plan's policy – LUT P7, which states: encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

   The adjoining property to the east and properties north of East Powell Lane and south of East Wonsley Drive have commercial zoning which, will, in the future provide non-residential uses for the area.

We look forward to a positive staff recommendation. Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco

Alice Glasco, President
Alice Glasco Consulting

Cc: Maureen Meredith, Neighborhood Planner

Letter of Recommendation from the North Lamar Combined Neighborhood Plan Contact Team

9 July 2018

NPA-2018-0026.02 - Powell Lane Apartments

Commissioners:

The North Lamar/Georgian Acres neighborhood plan contact team does NOT support the proposed amendment to our neighborhood plan, to change the Future Land Use for eight acres on E Powell Ln from Neighborhood Mixed Use and Mixed Use/Office to Multifamily.

RESPONSE TO STAFF RECOMMENDATION
The housing units in the southern part of our planning areas, south of Powell Ln, are 96% rental, most in large apartment complexes. The Multifamily future land use designation does NOT provide a mix of housing types nor expand the variety of housing choices.

The specific development proposed does NOT provide additional housing options for most people in the planning area. The affordability (60% MFI) would not be attainable to most in the planning area, whose income is less than 50% MFI. The small units and the mix of unit types (110 efficiency, 110 one-bedroom, 35 two-bedroom) are not appropriate for most households in the planning area, which average 2.7 people.

While on the map the N Lamar Blvd activity corridor and high-frequency transit routes appear to be within 1/2-mile walk, the configuration of TxDOT's 183 interchange means that as a practical matter, pedestrian access to a southbound Cap Metro stop, including the Lamar Transit Center, is almost 1 mile.

The neighborhood team respects and values all our people, and therefore rejects the use of multiple families' housing as a "buffer" for interstate commercial uses.

OPPORTUNITY INDEX
This location is one of the lowest opportunity areas in the city:
Racial and economic integration - No. Residents over 70% hispanic, students over 90% economically disadvantaged. (Census, AISD)
Access to employment - Very limited. Major employer is international financial services, unattainable to the 80% of adult residents with less than a college degree. (ABJ, Census)
High performing schools - No. Elementary school rated F. (Children at Risk)
Access to fresh and healthy foods - No. Three of four food environment challenges. (Sustainability)
Low poverty rate - No. Poverty rate 33% (Census)
Low crime rate- No. Violent crime rate more than three times the city average and rising. (APD)
Access to parks - Yes
Minimal environmental hazards - Yes. (APH, ARR)

We urge the Planning Commission to support City policies and budget designed to increase opportunity for current and future residents of this area. This includes strategic capital investment, as well as thoughtful use of SMART housing fee waivers, rental housing developer assistance, and support for tax credit financing and private activity bonds.

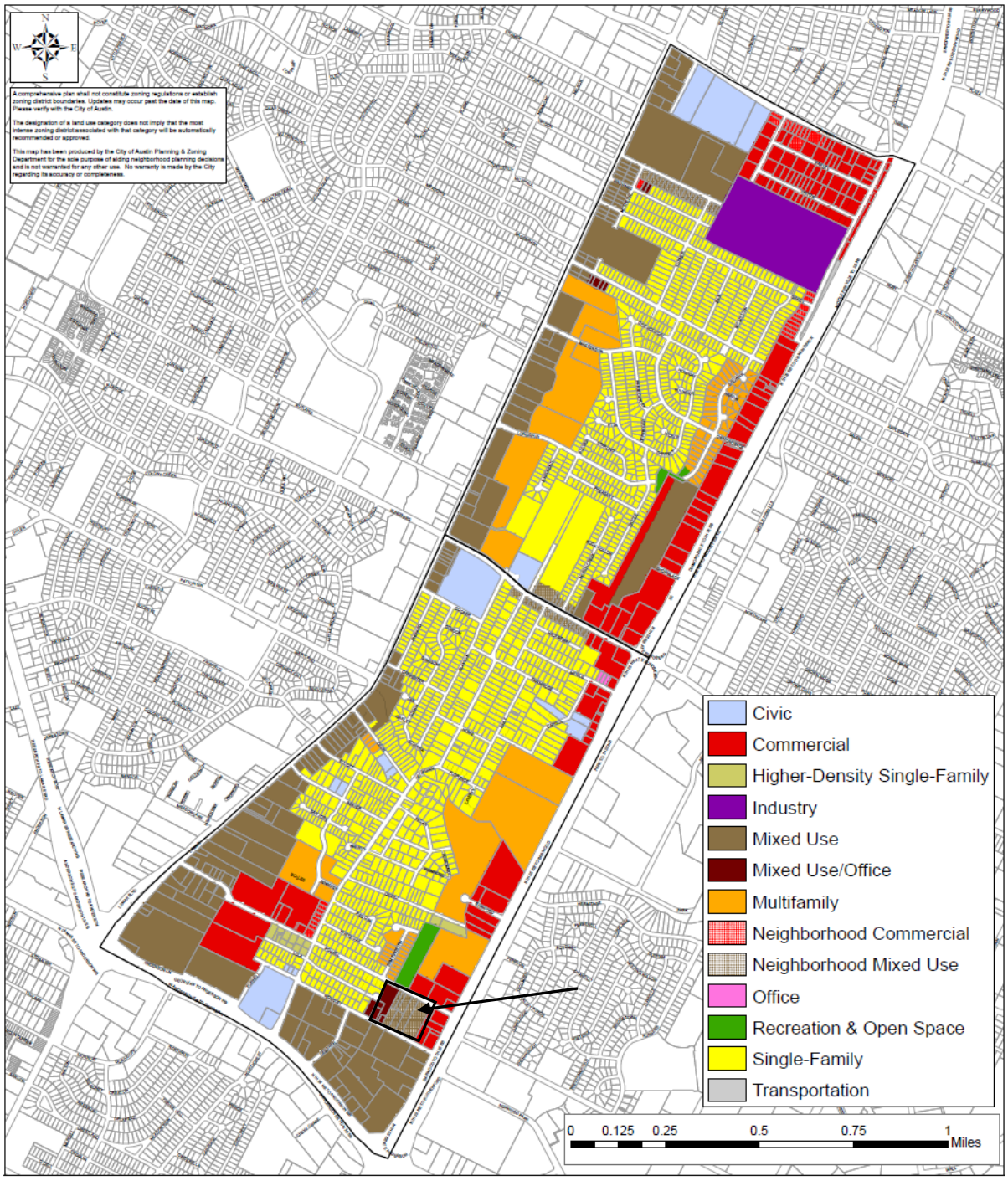
PLANNING DETAILS
The neighborhood team continues to support:
- neighborhood plan Objective L.2: Maintain a balanced residential character throughout the planning areas, including limiting the construction of large, new, multifamily residential complexes (Recommendation 121), with new more intense residential development containing a mixed use element and located along major roadways (Recommendation 122).
- neighborhood plan Objective L.4: All new mixed use development should contain affordable units.
- neighborhood plan Objective L.10: Establish a mixed use district at the southern end of the planning areas.
- neighborhood plan Objective Q.9: Preserve housing affordability throughout the planning areas

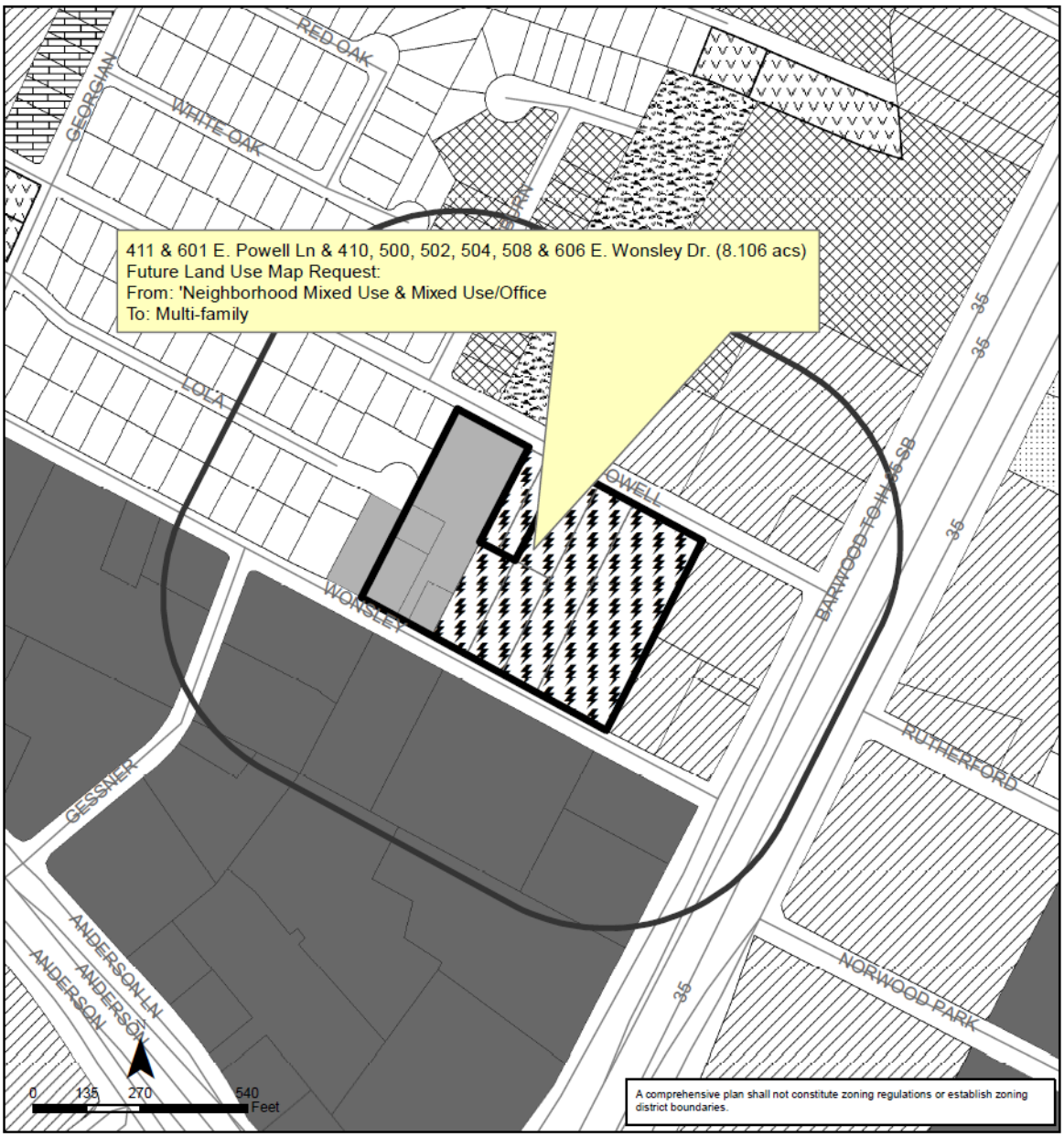
The neighborhood team supports **Imagine Austin Comprehensive Plan** vision of complete communities, including housing and neighborhood policies:
- HN P1. Distribute a variety of housing types throughout the City to expand the choices available to meet the financial and lifestyle needs of Austin's diverse population.
- HN P4. Connect housing to jobs, child care, schools, retail, and other amenities and services needed on a daily basis.
- HN P5. Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

The neighborhood team supports the Council-adopted **Strategic Housing Blueprint** affordable housing goals:
- At least 75% of new housing units should be within 1/2 mile of Imagine Austin Centers and Corridors
- At least 25% of new income-restricted affordable housing should be in high opportunity areas
- At least 30% of new housing should be a range of housing types from small-lot single-family to eight-plexes.

North Lamar Combined Neighborhood Planning Area Future Land Use Map

Plan Adopted: June 24, 2010
Last Amended: October 19, 2017





North Lamar Combined Neighborhood Planning Area
NPA-2018-0026.02

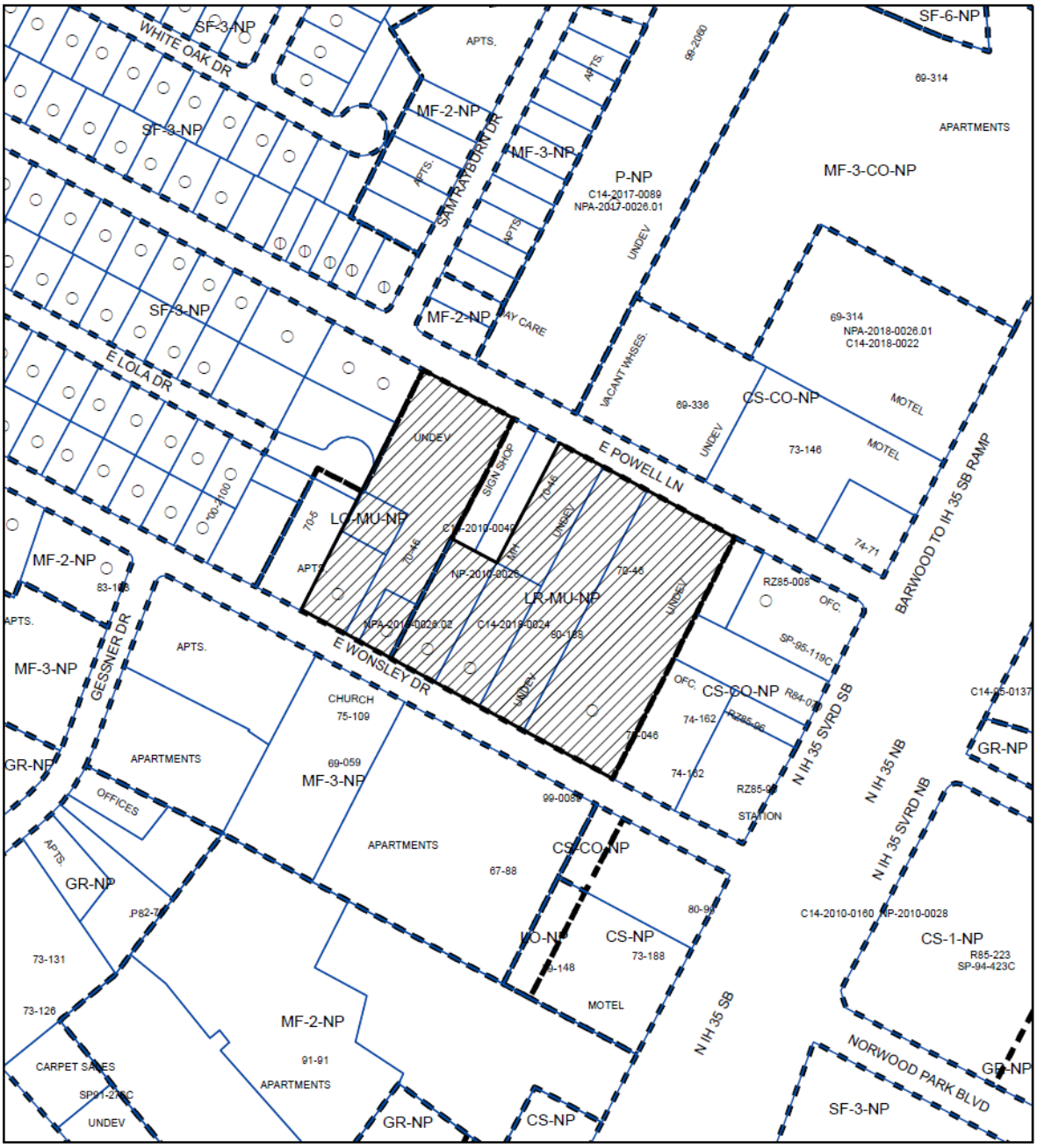
Future Land Use

500 ft. Notif. Boundary	Neighborhood Mixed Use
Subject Property	Mixed Use
Single-Family	Office
Higher-Density Single-Family	Mixed Use/Office
Multi-Family	Civic
Commercial	Recreation & Open Space
Neighborhood Commercial	Transportation

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 3/5/2018, by: meredithm



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 250 '

ZONING

Zoning Case: C14-2018-0024

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

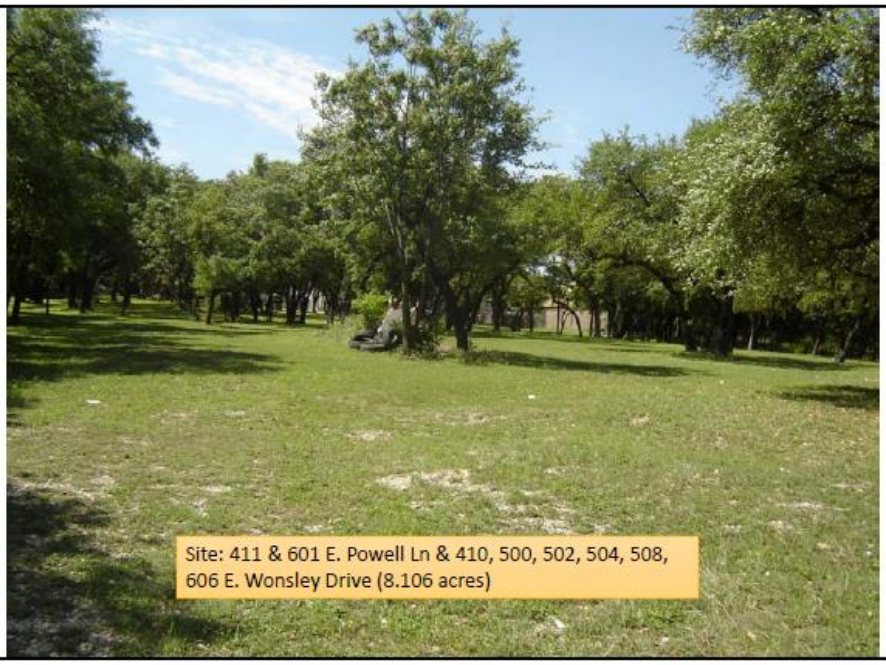


View on north side of E. Powell Lane

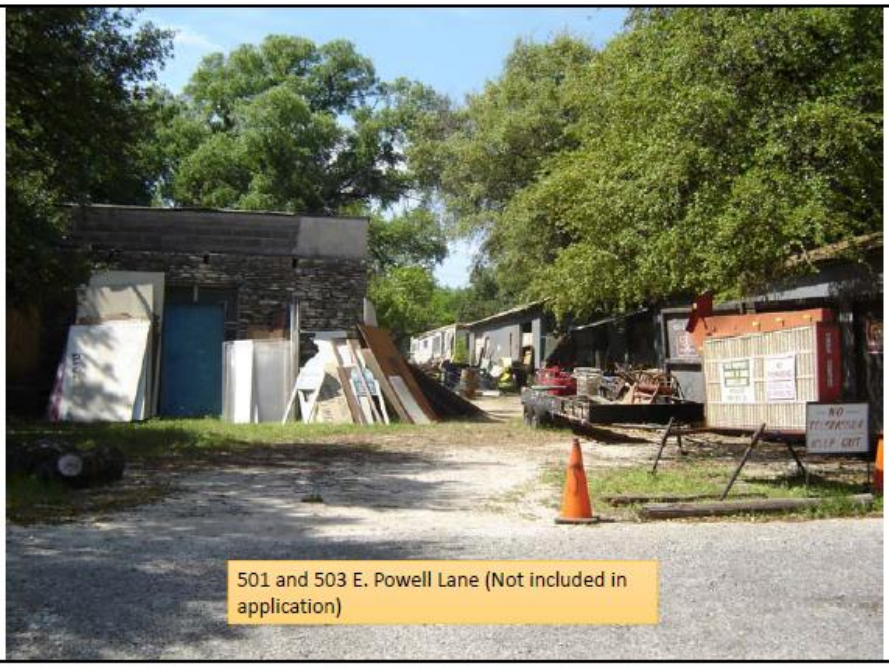


View on north side of E. Powell Lane


Site: 411 & 601 E. Powell Ln & 410, 500, 502, 504, 508,
606 E. Wonsley Drive (8.106 acres)


Site: 411 & 601 E. Powell Ln & 410, 500, 502, 504, 508,
606 E. Wonsley Drive (8.106 acres)


View on north side of E. Powell Lane


501 and 503 E. Powell Lane (Not included in application)

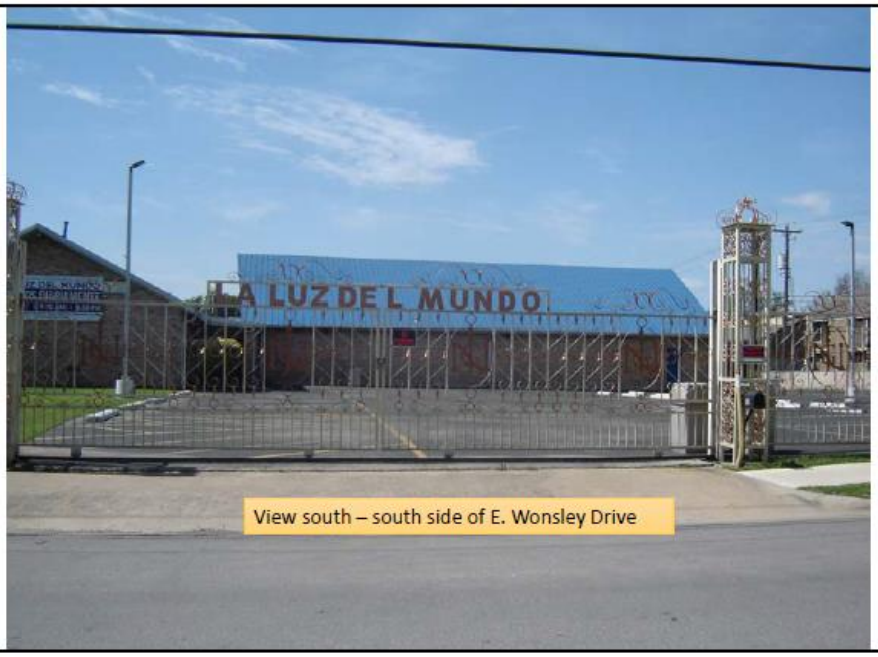

View east on East Powell Lane


Site
View west on East Powell Lane


View east – buildings along I.H.35


View east – buildings along I.H.35


View south – south side of E. Wonsley Drive

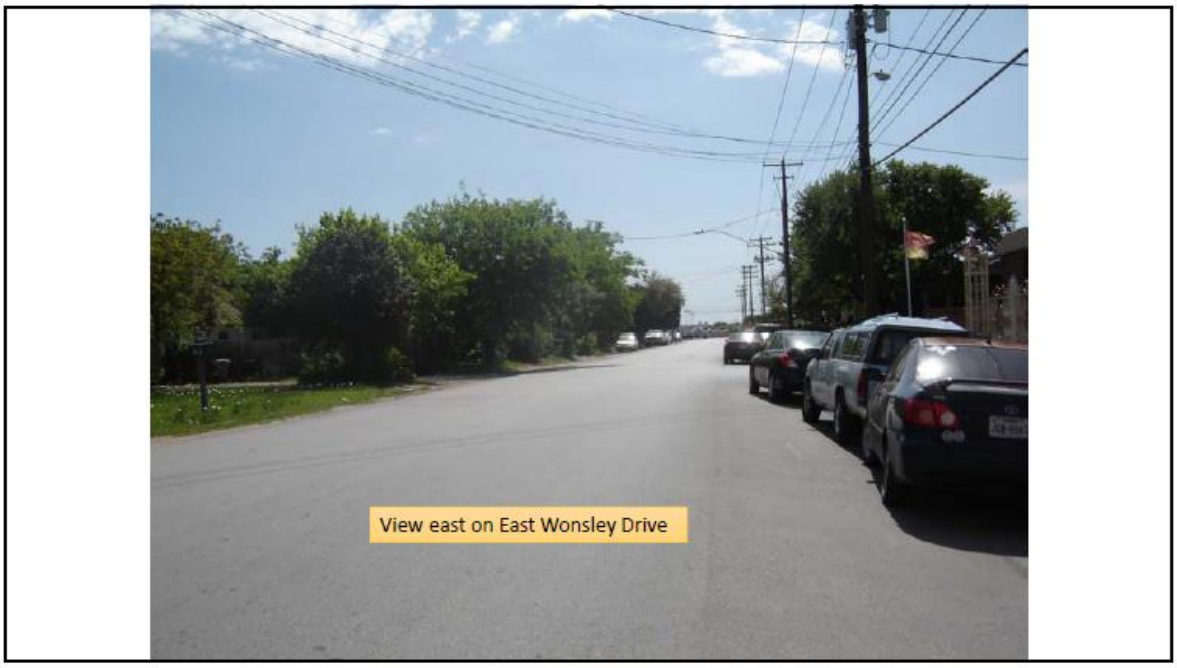

LA LUZ DEL MUNDO
View south – south side of E. Wonsley Drive



View east – north side of E. Wonsley Drive



View east – south side of E. Powell Lane


View east on East Wonsley Drive


View west on E. Wonsley Drive


E Lola Dr
View east on East Lola Drive

Handout distributed by Applicant at April 5, 2018 Community Meeting

JCI residential

JCI Residential is at the forefront of innovation in the multi-family industry. Combining the history of delivering the highest quality construction with cutting edge design standards requires a personal and hands-on approach from passionate team members.

JCI Residential utilizes strict design standards that have been formulated from over 20 years of experience, JCI Residential continually improves its multi-family units in an effort to design and build the ultimate living experience for residents. A JCI Residential developed community will stand out among the competition for its livability. We strive to deliver multi-family units that are finely attuned to the resident's needs and desires. Creating a place they do not want to leave, helping build a community of friends that participate actively in resident functions, and outdoor activities.

At JCI Residential, the retention of the renters is our primary goal as we feel strongly that this aspect of our properties is what sets us apart from the competition, as well as represents a major part of our success in the industry.

Please see representative property photos below for reference. For more information please visit our website at www.jciresidential.com.



Applicant Criteria Worksheet Submitted by the Applicant

Provide this information with your plan amendment application.

Taken From: Article 16: Neighborhood Plan Amendment Ordinance

§ 25-1-810 - RECOMMENDATION CRITERIA.

(A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) **and** (C) are satisfied.

(B) The ***applicant*** must demonstrate that:

(1) The proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments;

Does this criterion apply to your proposed plan amendment application? Yes __X_ No

If there was a mapping error, explain here and provide documentation:_____

_____

_____

_____

_____

(2) The denial of the proposed amendment would jeopardize public health, safety, or welfare;

Does this criterion apply to your application? ___Yes _X_ No

If this condition applies, explain here_____

_____

_____

_____

_____

(3) The proposed amendment is appropriate:

(a) because of a material change in circumstances since the adoption of the plan; **and**

(b) denial would result in a hardship to the applicant;

Does this criterion apply to your application? **_X** Yes ___No

If yes, explain here: **A change to the FLUM would allow for increased residential units, thus adding to the housing supply that is needed overall in the Austin City limits.**

_____

1

(4) The proposed project:

(a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations;

Does this criterion apply to your application? ___Yes _X_ No

If yes, explain here_____

or

(b) promotes the recruitment or retention of an employment center with 100 or more employees;

Does either one of these criteria apply to your application? _ __Yes _X _No

If yes, explain here_____

(5) The proposed amendment is consistent with the goals and objectives of the neighborhood plan;

List the goals and objectives from the plan that you feel support your plan amendment request, along with your rational for why it meets these goals/objectives. Use separate document if necessary. **Land Use Goal: Create a well-balanced land use pattern in the North Lamar Combined Neighborhood Planning Area by assigning appropriate land uses to particular properties.**

Land use Objectives:

Objective L.1: Preserve the residential character of the neighborhoods in the NLCNPA.

Objective L.2: Maintain a balanced residential character throughout the NLCNPA.

Objective L.5: Increase the housing options and/or homeownership opportunities within the NLCNPA.

Response: We believe that adding more multifamily housing on the subject property adds to the diversity of housing and increases housing options in the neighborhood.

(You can find the plan document here: http://austintexas.gov/page/adopted-neighborhood-planning-areas-0)

or

(6) The proposed amendment promotes additional S.M.A.R.T. Housing opportunities.

Is this a S.M.A.R.T. Housing project? ___Yes _X_ No

If yes, explain here and provide the letter from Neighborhood Housing and Community Development_____

(C) The applicant must demonstrate that:

(1) the proposed amendment complies with applicable regulations and standards established by Title 25 (Land Development), the objectives of Chapter 25-2 (Zoning), and the purposes of the zoning district proposed for the subject property; **and**

https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE)

Response: The NPA application will be accompanied by a rezoning application and during the site plan review/approval stage, the proposed development at that time, will comply with applicable regulations and standards of the land development code.

(2) the proposed amendment is consistent with sound planning principles. (See attached)

LAND USE PLANNING PRINCIPLES

You can find the Guide to Land Use Standards here:
http://www.austintexas.gov/department/neighborhood-planning-resources)

If you believe a principle does not apply to your proposed plan amendment application, write "Not applicable".

1. Ensure that the decision will not create an arbitrary development pattern;
Provide your analysis here: **The decision to rezone the site from LO-MU/LR-MU-NP to MF-4-NP will not create an arbitrary development pattern.**

2. Ensure an adequate and diverse supply of housing for all income levels;
Provide your analysis here: **The proposed multifamily development of approximately 300, we believe, will add a diversity of housing in the neighborhood.**

3. Minimize negative effects between incompatible land uses;
Provide your analysis here: **The proposed multifamily development is compatible with surrounding land uses in the area.**

4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;
Provide your analysis here: N/A

5. Discourage intense uses within or adjacent to residential areas;
Provide your analysis here: **N/A**

6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;

Provide your analysis here: **N/A**

7. Minimize development in floodplains and environmentally sensitive areas;
Provide your analysis here: **N/A**

8. Promote goals that provide additional environmental protection;
Provide your analysis here: **Any proposed development would comply with all applicable codes and ordinances related to environmental protection.**

9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);
Provide your analysis here: **N/A**

10. Ensure adequate transition between adjacent land uses and development intensities;
Provide your analysis here: **The proposed development will comply with all applicable regulations.**

11. Protect and promote historically and culturally significant areas;
Provide your analysis here: **N/A**

12. Recognize current City Council priorities; (Look at the Imagine Austin Comprehensive Plan Document found here: http://austintexas.gov/department/imagine-austin-download-center. Appendix E. Framework for Decision Making, pages A-57 through A-58.)

PUBLIC HEARING COMMENT FORM

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

RECEIVED 6/26/18

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-2018-0026.02
Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearings: Jun 26, 2018, Planning Commission
Aug 09, 2018, City Council

Myong G Kim

Your Name *(please print)*

☑ **I am in favor**
☐ **I object**

501 W Powell Ln. Ste 207, Austin TX 78753

Your address(es) affected by this application

Signature

Tue 26 2018

Date

Comments:

PUBLIC HEARING COMMENT FORM

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

RECEIVED 6/27/18

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-2018-0026.02
Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearings: Jun 26, 2018, Planning Commission
Aug 09, 2018, City Council

☐ I am in favor
☑ I object

Elizabeth E. Robbins
Your Name *(please print)*

#301 Austin TX 78753
8601 Gessner DR.
Your address(es) affected by this application

Elizabeth E. Robbins June 25 2018
Signature Date

Comments: I do not want the apartment community and other plans for the proposed developing in this neighborhood at least. More crowding, bed bugs and roaches just make poor neighborhood worse. Please No more developing.