

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

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

**CASE#:** NPA-2018-0016.02

**DATE FILED:** July 13, 2018 (In-cycle)

**PROJECT NAME:** PAZ Veterinary

**PC DATE:** October 9, 2018

**ADDRESS:** 3300 E. 7<sup>th</sup> Street and 3311 Gonzales Street

**DISTRICT AREA:** 3

**SITE AREA:** 0.774 acs

**OWNER/APPLICANT:** 3301 Gonzales, LLC (Thomas Joseph)

**AGENT:** Alice Glasco Consulting (Alice Glasco)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Office

**To:** Commercial

**Base District Zoning Change**

**Related Zoning Case:** C14-2018-0081

**From:** GO-NP

**To:** GR-NP

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

**PLANNING COMMISSION RECOMMENDATION:**

*October 9, 2018* – (Action pending)

*September 25, 2018* – Postponed to October 9, 2018 on the consent agenda at the request of staff due to a notification error. [G. Anderson-1<sup>st</sup>; Y. Flores -2<sup>nd</sup>] Vote: 10 -0 [C. Kenney and P. Seeger absent. One vacancy].

**STAFF RECOMMENDATION:** Recommended for Commercial land use.

**BASIS FOR STAFF’S RECOMMENDATION:** The property is located on East 7<sup>th</sup> Street which is an Activity Corridor as identified in the Imagine Austin Comprehensive Plan. Commercial land use is appropriate for this location.

Below are goals and recommendations from the Govalle/Johnston Terrace Neighborhood Plan which are relevant to this request.

## **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 3:**                      **Develop a balanced and varied pattern of land use.** (Sector Plan)

Key Principles:            Provide a balance of land use and zoning for people to both live and work in the area. (Gov/JT)

Encourage mixed use so that residential uses are allowed on some commercial properties. (Gov/JT)

Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop) in a convenient and walkable environment. (Gov/JT)

**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***

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

#### **Purpose**

1. Encourage office-related services in areas that cannot support the traffic generation of commercial uses;
2. Provide for small lot office conversions as a transition from commercial to residential uses; and
3. Preserve sites for employment and office related services.

#### **Application**

1. Appropriate for low volume streets such as collectors and minor arterials; and
2. Can be used to provide a transition between residential uses and more intense commercial and industrial uses.

### ***PROPOSED LAND USE ON THE PROPERTY***

**Commercial** - Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

#### **Purpose**

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto- oriented commercial uses that are generally not compatible with residential or mixed use environments.

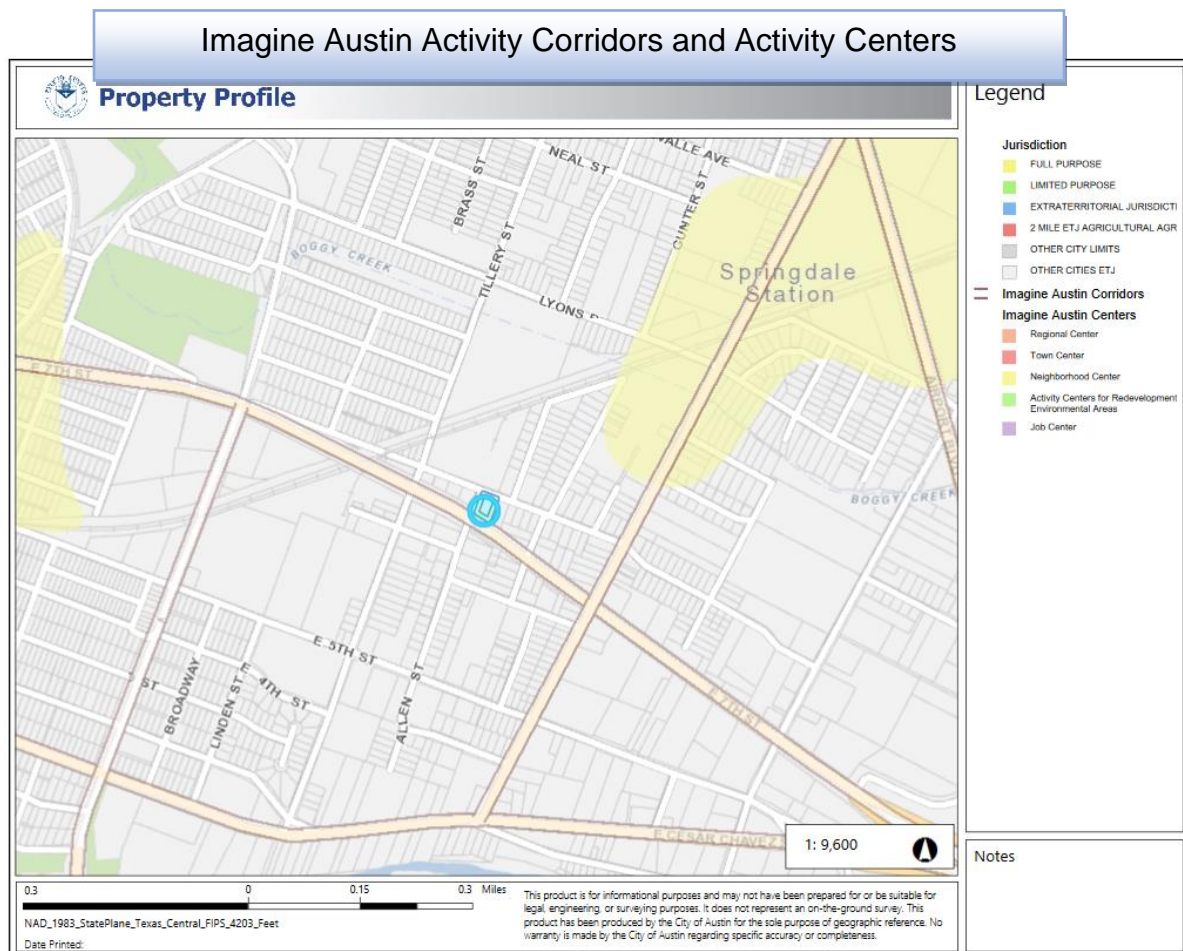
#### **Application**

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

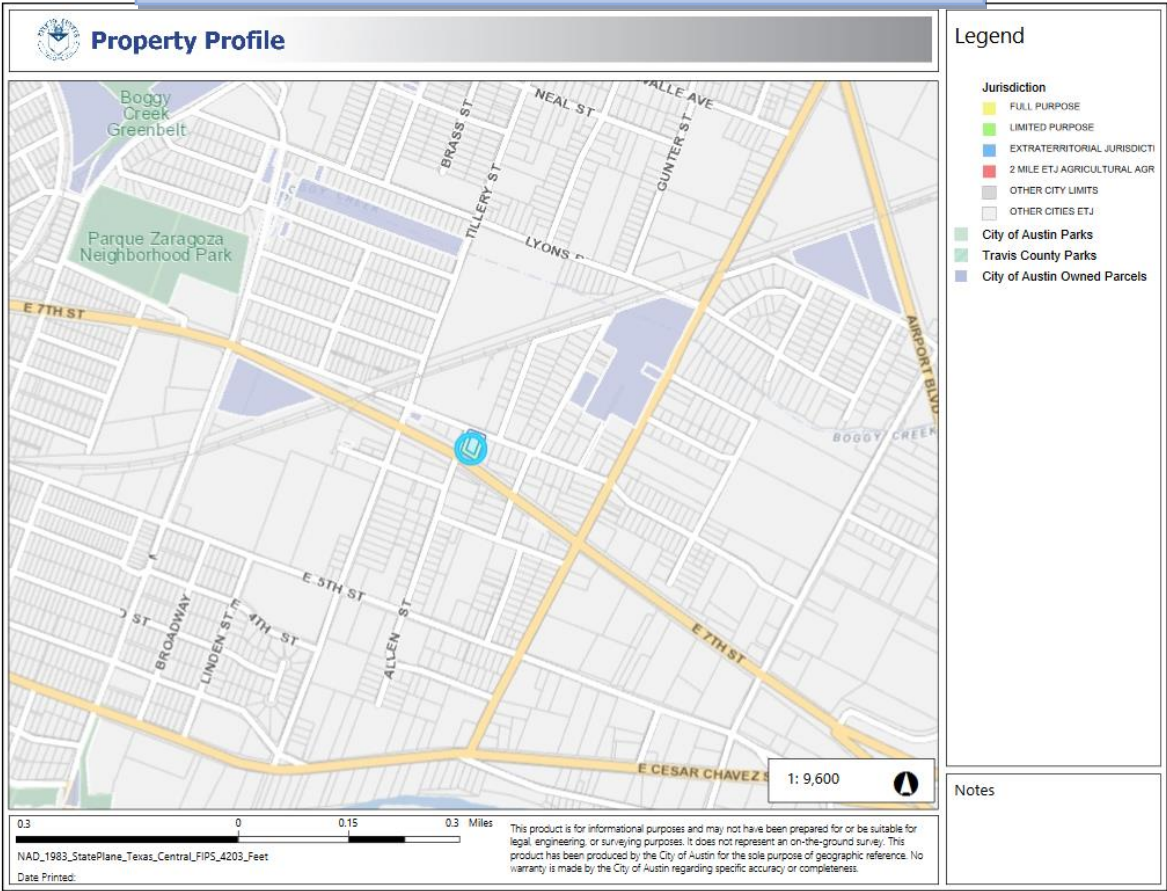
## **IMAGINE AUSTIN PLANNING PRINCIPLES**

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 is proposing to build a commercial building with no dwelling units proposed. The proposed zoning is GR-NP. There are many businesses located along E. 7<sup>th</sup> Street with Capital Metro bus routes.***
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 on an Activity Corridor and has access to bus routes along E. 7<sup>th</sup> Street and Springdale Road.***
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 located on an Activity Corridor and could be considered an infill site.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
  - ***The applicant is proposing to build a commercial building with no dwelling proposed. The proposed zoning is GR-NP.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
  - ***Commercial land use in this location being located along an Activity Corridor 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 within 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 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.*

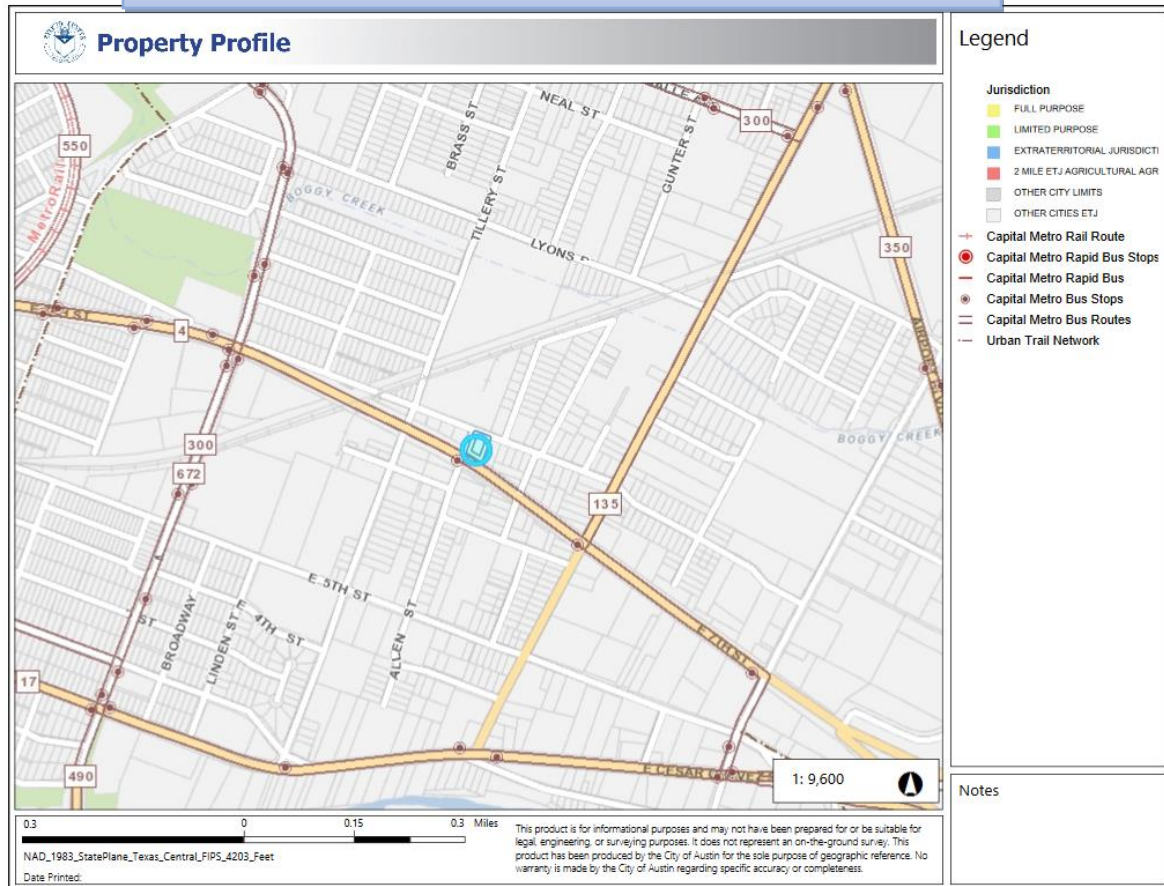


Parks Located Near the Property





## Capital Metro Bus Routes near the Property



## 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 13, 2018, which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The applicant proposes to change the land use on the future land use map (FLUM) from Office to Commercial.



The applicant proposes to change the zoning from GO-NP to GR-NP to build a 3,000 square foot veterinary use (pet services) and approximately 18,000 square feet of administrative office use. For more information on the zoning case, please see case report C14-2018-0081.

**PUBLIC MEETINGS:** The ordinance required community meeting was held on August 16, 2018. One hundred and eleven meeting notices were mailed to people who have a utility account or own property within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area. One property owner attended, in addition to one city staff member, and six people associated with the applicant.

Alice Glasco, the applicant's agent, said that the current zoning of GO-NP did not allow the construction of a veterinary clinic, although it would allow for administrative offices. The proposed zoning of GR-NP, would allow for the vet clinic.

**Q. Why can't you rezone to LR zoning?**

A. We will be 3.5 stories and about 20,500 square feet of space. We could already build office under GO, but we couldn't built a vet clinic. The GR would allow for the same floor area ratio as the GO that we already have. The LR zoning would reduce the FAR by 50%.

**Q. We don't want more traffic on Gonzales Street.**

A. The building will face E. 7<sup>th</sup> Street. The ingress and egress will be on Allen Street. The offices will have regular office hours, 8:00 a.m. to 5:00 p.m. We are saving the large trees. The veterinary clinic where they are located now is being leased, but they want to stay on the east side of Austin and be long-term residents.

**Q. Will there be kennels?**

A. No kennels and no boarding of animals.

**Q. Will you have a parking garage?**

A. It will all be surface parking.

**Q. What other uses will be in the building?**

A. The vet clinic will be on the first floor. Offices will be on the second and third floors.

**CITY COUNCIL DATE:**

October 18, 2018

**ACTION:**

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

**EMAIL:** Maureen.meredith@austintexas.gov

## Applicant Summary Letter from Application

### ALICE GLASCO CONSULTING

[alice@agconsultingcompany.com](mailto:alice@agconsultingcompany.com)\* Tel. 512-231-8110 \*Cell 512-626-4461

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July 11, 2018

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

RE: Govalle/Johnston Terrace Combined Neighborhood Plan Amendment and Rezoning

Dear Greg:

I represent 3301 Gonzales LLC (Thomas Joseph), the owner of the subject property, which is located at 3300 East 7<sup>th</sup> Street in a request to amend the Future Land Use Map (FLUM) of the Govalle/Johnston Terrace Combined Neighborhood Plan and rezoning.

The property is currently zoned GO-NP. Our request is to change the FLUM from office to commercial (GR-NP). The purpose of the plan amendment and subsequent rezoning is to allow a 3,000 – square foot veterinary use (pet services) and approximately 18,000 square feet of administrative office use. We are requesting GR zoning because it allows pet services and office use and the district also allows the same F.A.R. as GO zoning – which we need.

A rezoning request to GR-NP will be submitted concurrently with the plan amendment application.

#### **JUSTIFICATION FOR A PLAN AMENDMENT AND REZONING**

A change to the FLUM would allow pet services and administrative office use. The proposed amendment is consistent with the goals and objectives of the neighborhood plan. The land use goal and key principles that support our plan amendment request are as follows:

Land Use Goal 3: Develop a balanced and varied pattern of land use.

Key Principles:

- Provide a balance of land use and zoning for people to both live and work in the area.

Mr. Greg Guernsey

RE: RE: Govalle/Johnston Terrace Combined Neighborhood Plan Amendment and Rezoning

- Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop) in a convenient and walkable environment.

The current zoning of GO allows office use, but does not allow pet services. Given the increased number of housing in the neighborhood, and especially along Gonzales Street, providing pet services is consistent with the above key principles cited in the plan.

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

Sincerely,



Alice Glasco, President  
Alice Glasco Consulting

Cc: Maureen Meredith, Neighborhood Planner  
Heather Chaffin, Zoning Planner

Letter of Recommendation from the Govalle/Johnston  
Terrace Neighborhood Plan Contact Team (NPCT)

**GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD PLAN CONTACT TEAM**  
**"STRENGTH THROUGH UNITY"**

re: NPA-2018-0016.02\_3300 E. 7<sup>th</sup> Street & 3311 Gonzales Street (PAZ Vet Clinic)

To; Planning Commissioners and City Council members,

Please accept this letter on behalf of the Govalle/Johnston Terrace Neighborhood  
Plan Contact Team.

After having met with the applicant and reviewed their plan amendment, the  
G/JTNP Contact Team expresses

**NO OPPOSITION** to this plan amendment.

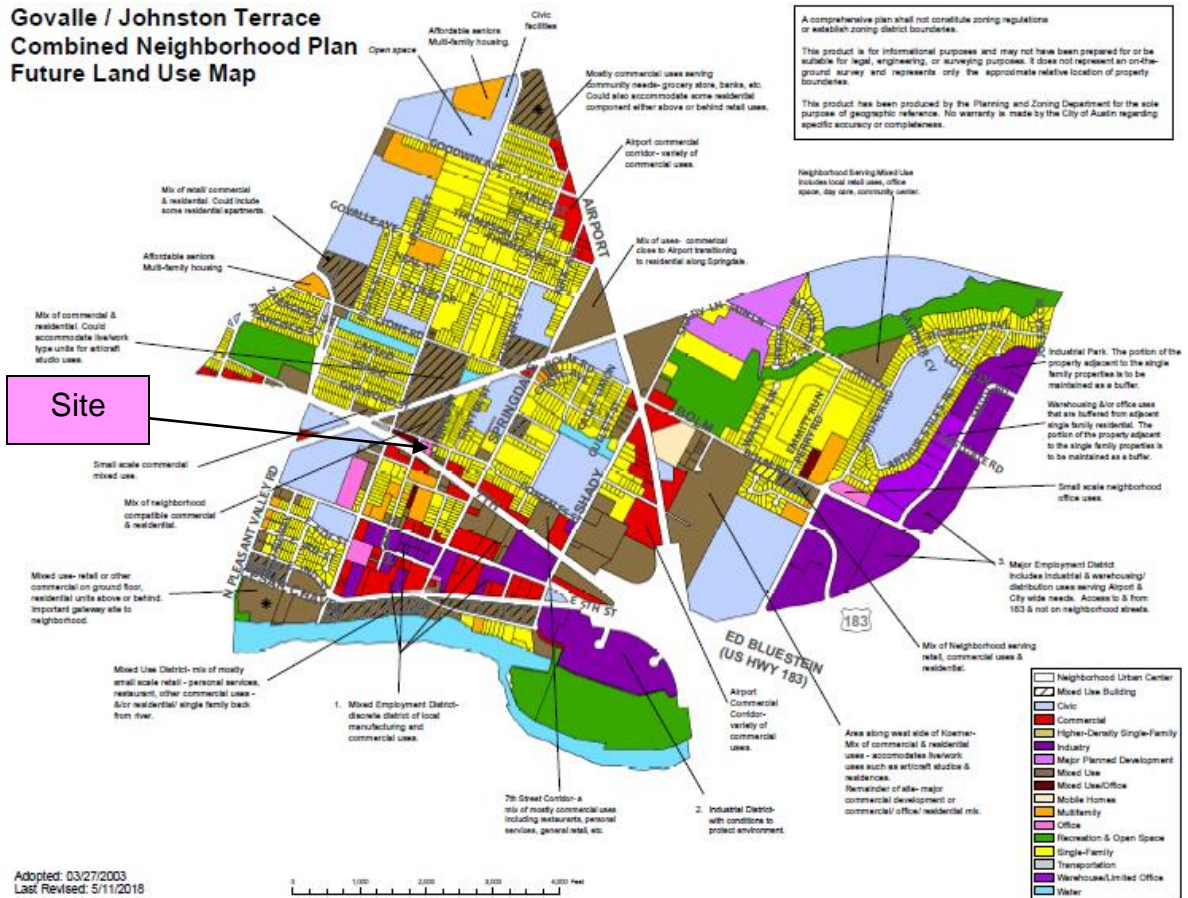
Please feel free to contact me if you have any further questions or comments on this  
case.

Thank you,

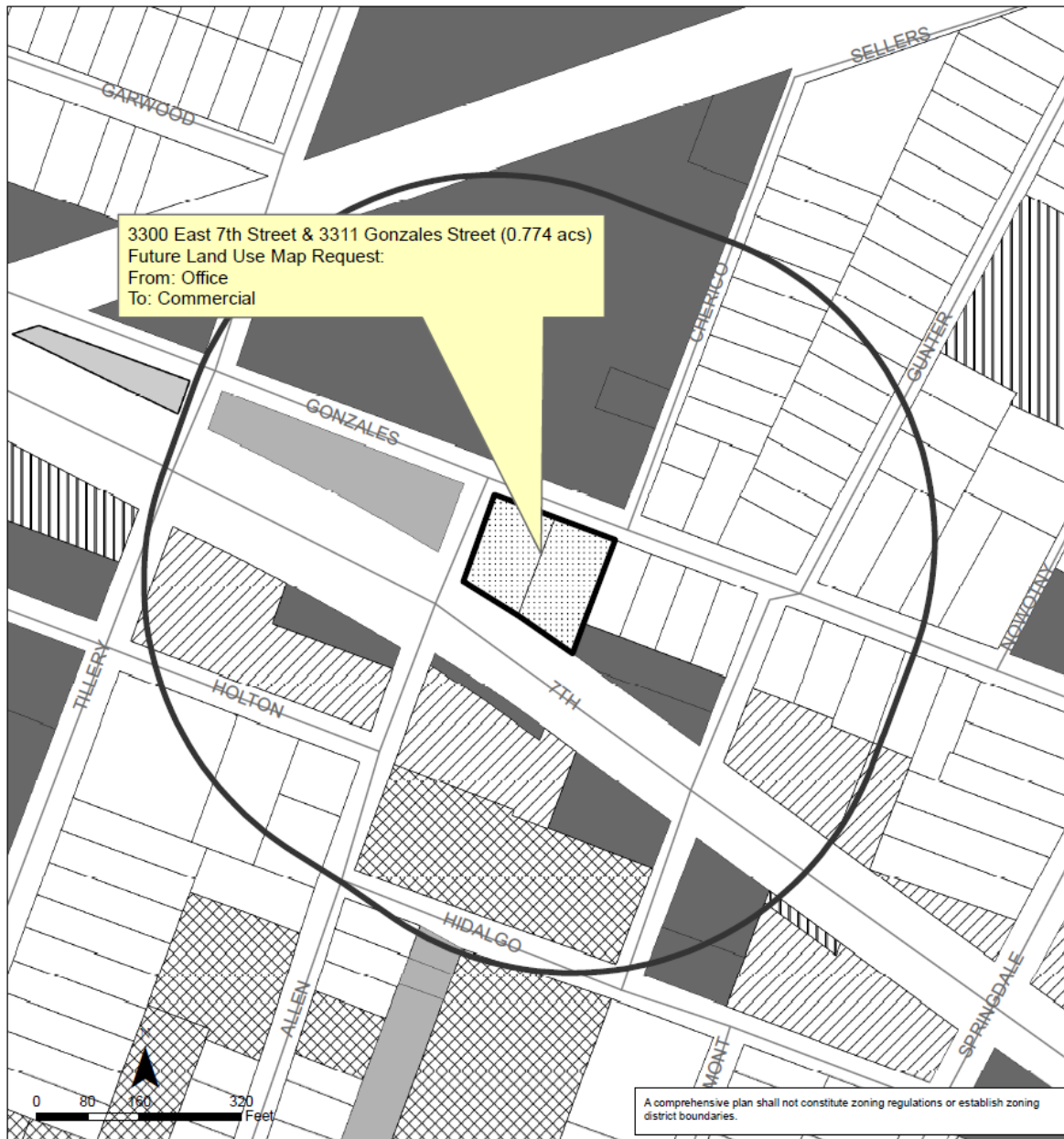


Daniel Llanes, Chair  
G/JTNP Contact Team  
512-431-9665

# Govalle / Johnston Terrace Combined Neighborhood Plan Future Land Use Map







## Govalle/Johnston Terrace Combined Neighborhood Planning Area NPA-2018-0016.02

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.

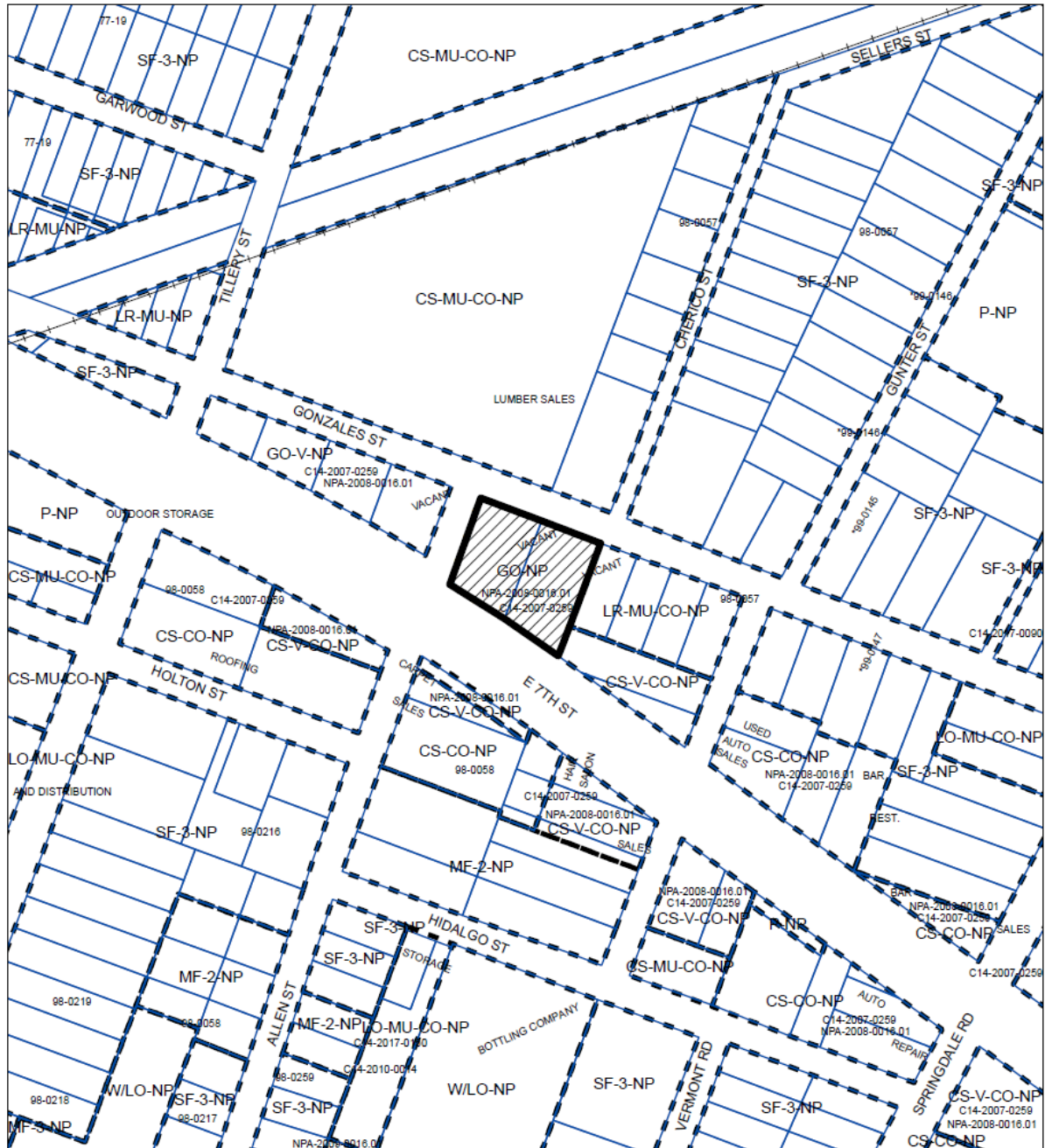
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

City of Austin  
Planning and Zoning Department  
Created on 9/18/2018, by: meredithm

### Future Land Use

500 ft. notif. boundary	Subject Property	Mixed Use/Office
Single-Family	Industry	
Multi-Family	Civic	
Commercial	Recreation & Open Space	
Mixed Use	Transportation	
Office	Water	





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

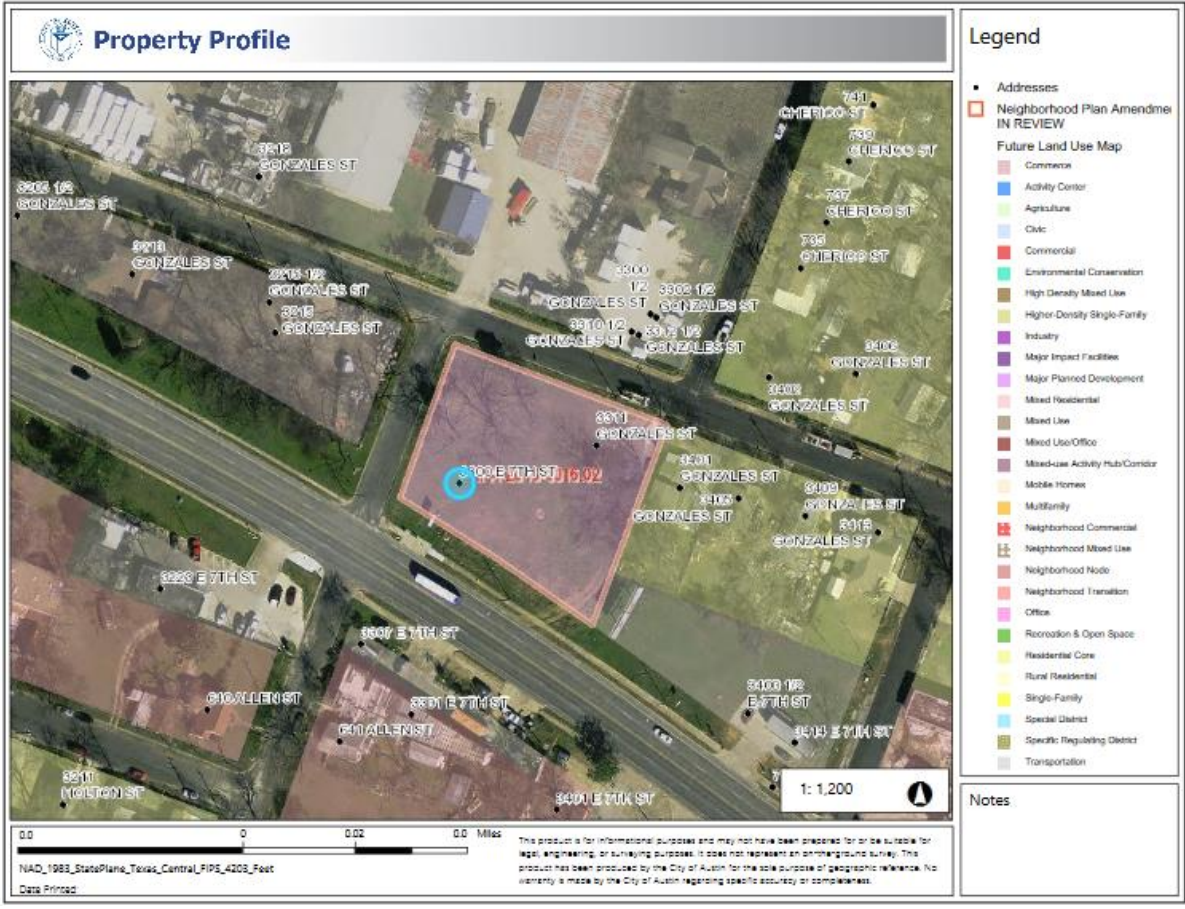
1" = 200'

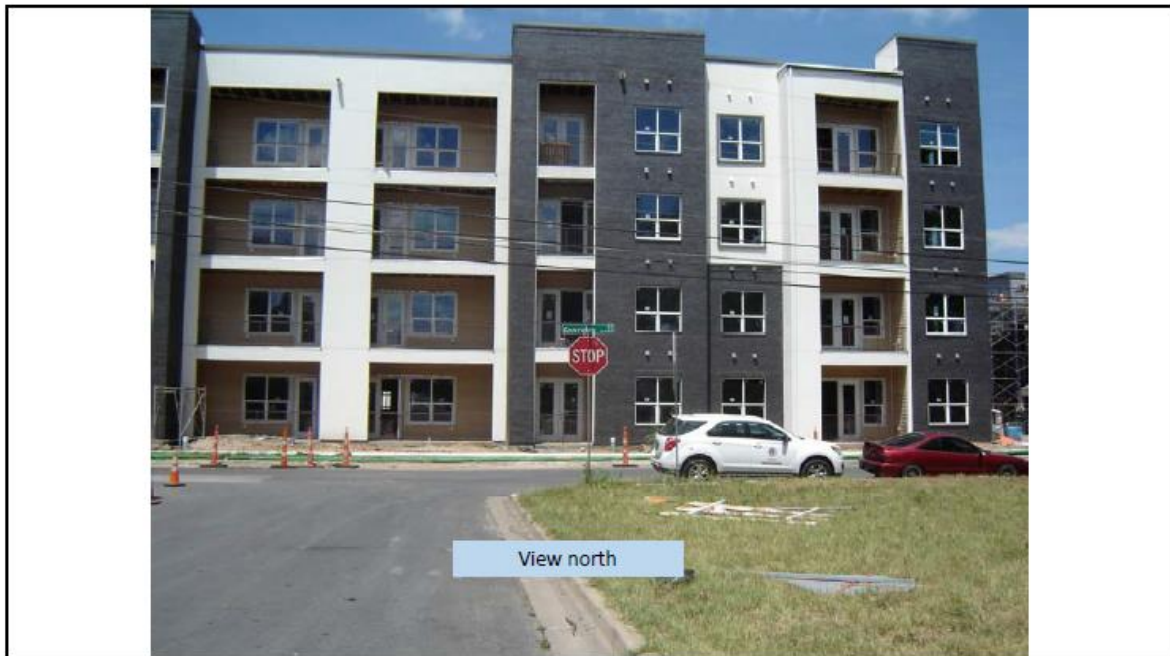
## Zoning Case C14-2018-0081

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## Applicant Criteria Worksheet

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 ☐ No ☒

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

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

Does this criterion apply to your application? Yes ☐ No ☒

If this condition applies, explain here \_\_\_\_\_

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- (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? ☒ Yes ☐ No

If yes, explain here: A change to the FLUM would allow for a veterinary use (pet services) and administrative offices. The current GO zoning allows administrative offices, but not pet services –hence the plan amendment request and rezoning to accommodate

**both uses.**

(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 3: Develop a balanced and varied pattern of land use.**

**Key Principles:**

**Provide a balance of land use and zoning for people to both live and work in the area.**

**Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop) in a convenient and walkable environment.**

**Response: The current zoning of GO allows office use, but does not allow pet services – hence our request for a FLUM change to commercial and GR zoning. Given the increased number of housing in the neighborhood, and especially along Gonzales Street, providing pet services is consistent with the above key principles cited in the plan.**

(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 \_\_\_\_\_

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(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](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 GO-NP to GR-NP will not create an arbitrary development pattern.

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2. Ensure an adequate and diverse supply of housing for all income levels;

Provide your analysis here: N/A

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3. Minimize negative effects between incompatible land uses;

Provide your analysis here: The proposed office and veterinary development is compatible with surrounding land uses in the area.

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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

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5. Discourage intense uses within or adjacent to residential areas;

Provide your analysis here: N/A

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

Provide your analysis here: The proposed development will comply with compatibility standards; therefore there will not be any adverse impact to the neighborhood.

**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