

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

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

**CASE#:** NPA-2018-0016.04

**DATE FILED:** July 31, 2019 (In-cycle)

**PROJECT NAME:** Springdale Farms

**PC DATE:** July 9, 2019

**ADDRESS:** 735 Springdale Rd

**DISTRICT AREA:** 3

**SITE AREA:** 4.85 acres

**OWNER/APPLICANT:** PSW Homes, LLC

**AGENT:** PSW Homes, LLC (Jarred Corbell)

**CASE MANAGER:** Maureen Meredith

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

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

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2019-0031

**From:** CS-MU-CO-NP

**To:** CS-MU-CO-NP (to amend CO conditions)

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

**PLANNING COMMISSION RECOMMENDATION:**

*July 9, 2019 – (pending)*

**STAFF RECOMMENDATION:** Recommended for Applicant's request for Mixed Use land use.

**BASIS FOR STAFF'S RECOMMENDATION:** Staff recommends the Applicant's request for Mixed Use land use because the property is located along an Activity Corridor that encourages mixed use developments. The applicant proposes to build a mix of residential and commercial uses, in addition to preserving half the property as open space. The Govalle/Johnston Terrace Combined Neighborhood Plan supports mixed use projects and housing options available to people who live in the planning area.

Below are the Goals that the Govalle/Johnston Terrace Neighborhood Plan that supports the applicant's request:

### Land Use Goals

<b>Goal 1:</b>	<b>Adjacent land uses should be compatible. (Sector Plan)<sup>2</sup></b>
<b>Key Principles:</b>	<p>Address the "over-zoning" of properties in the Govalle/Johnston Terrace Neighborhood Planning Area. (Sector Plan and modified by Gov/JT)</p> <p>Non-residential development should not adversely affect existing businesses or neighborhoods, either by increases in traffic, noise, pollutants, or other safety hazards. (Sector Plan)</p>
<b>Goal 2:</b>	<b>Preserve and protect current and future single-family neighborhoods. (Gov/JT)</b>
<b>Key Principles:</b>	<p>Initiate appropriate rezoning to preserve and protect established and planned single-family neighborhoods. (Gov/JT)</p> <p>Encourage higher density residential developments to locate near major intersections, and in locations that minimize conflicts with lower density single-family neighborhoods. (Sector Plan)</p> <p>Encourage higher density non-residential land uses to locate near major intersections and in industrial districts/business parks. (Sector Plan)</p>
<b>Goal 3:</b>	<b>Develop a balanced and varied pattern of land use. (Sector Plan)</b>
<b>Key Principles:</b>	<p>Provide a balance of land use and zoning for people to both live and work in the area. (Gov/JT)</p> <p>Encourage mixed use so that residential uses are allowed on some commercial properties. (Gov/JT)</p> <p>Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop) in a convenient and walkable environment. (Gov/JT)</p>

**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)

## Housing

<b>Goal 5:</b>	<b>Maintain an affordable and stable housing stock.</b> (Sector Plan)
<b>Key Principles:</b>	<p>Provide a diverse range of housing opportunities for all stages of life and income levels. (Sector Plan and modified by Gov/JT)</p> <p>Increase home ownership opportunities. (Sector Plan)</p> <p>Encourage the development of affordable single-family and multi-family units on vacant tracts in established neighborhoods. (Sector Plan)</p>
<b>Goal 8:</b>	<b>Increase opportunities for people to live in close proximity to daily needs such as shopping and transportation.</b> (Gov/JT)

### Parks and Recreation Action Items

**Goal 15:** Protect and enhance existing parks, recreational facilities, and open spaces. (Sector Plan)

**Key Principles:** Achieve and maintain a healthy, sustainable, robust, functional, and aesthetically beautiful parks and green space system within the planning area. (Gov/JT)

Create and invest in more public open space, including parks (including pocket parks) and other forms of green space. (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.

**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.

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

**Mixed Use** - An area that is appropriate for a mix of residential and non- residential uses.

**Purpose**

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live- work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non- residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;

7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on- street activity in commercial areas after 5 p.m. and built- in customers for local businesses.

#### **Application**

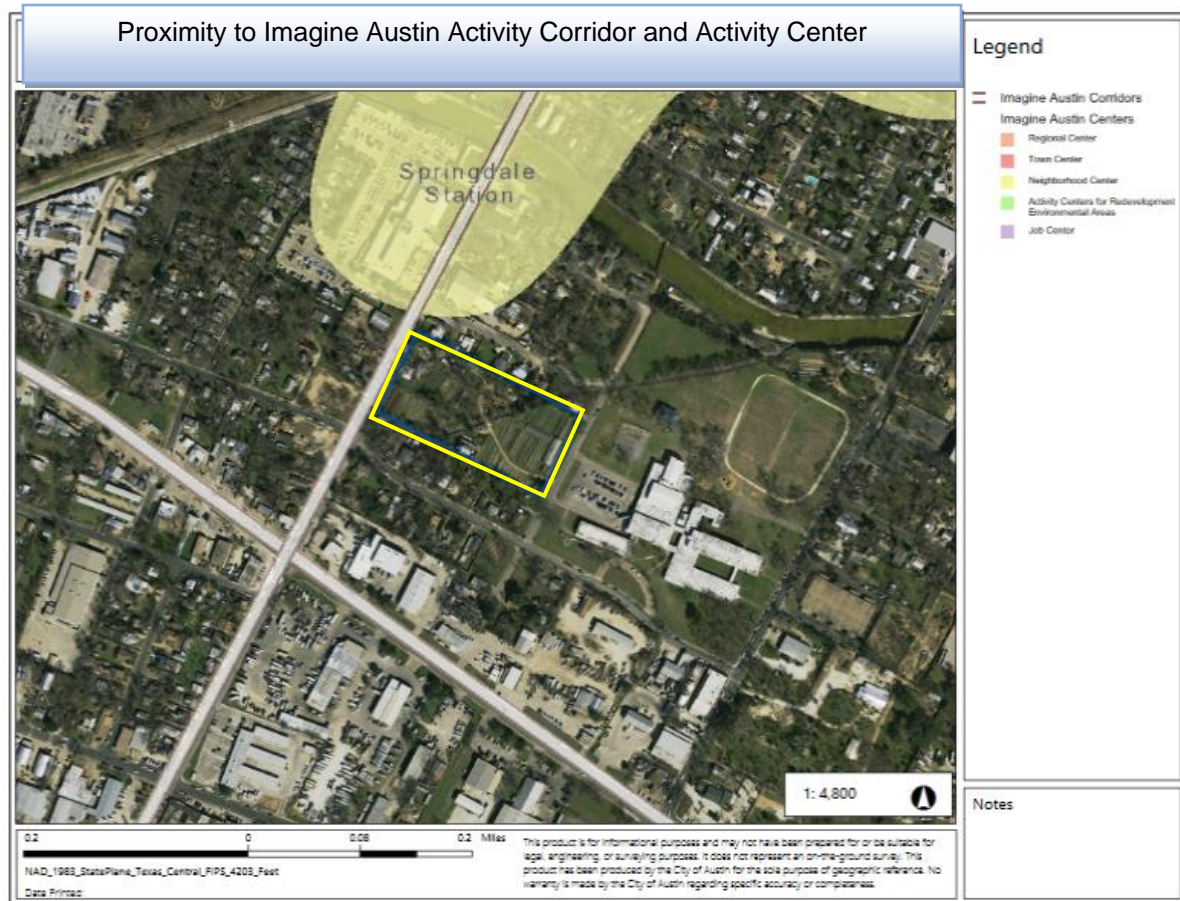
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed- use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non- conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

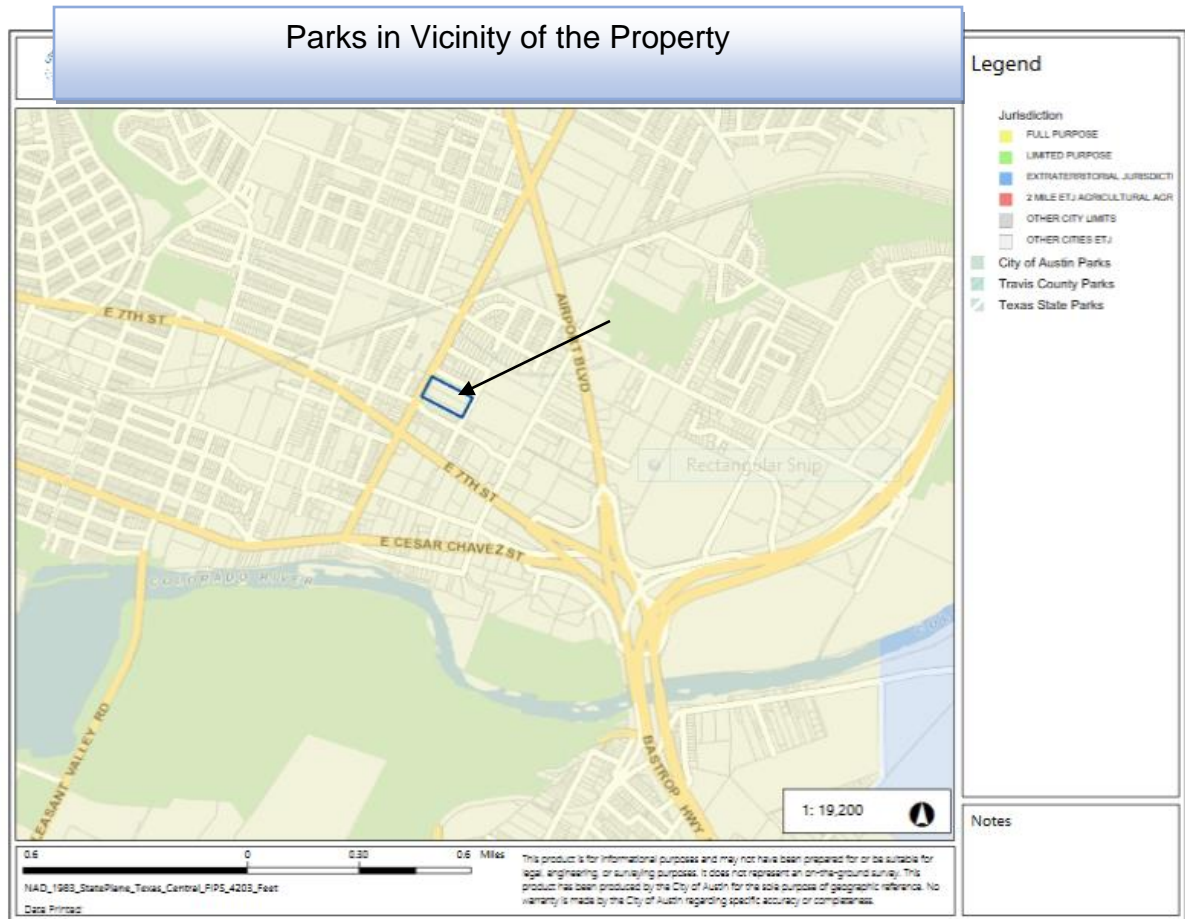
#### ***IMAGINE AUSTIN PLANNING PRINCIPLES***

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
  - ***The property is located along Springdale Road which is an Activity Corridor as identified on the Growth Concept Map of the Imagine Austin Comprehensive Plan. The property is also located south of the Springdale Station Neighborhood Center. To the east is Alan Elementary School and Allen Jr. High School. Springdale Road has public transportation and various businesses located on it.***
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 Springdale Road which is an Activity Corridor and is a road with public transportation options.***
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 along Springdale Road which is an Activity Corridor. The property would be considered an infill site.***

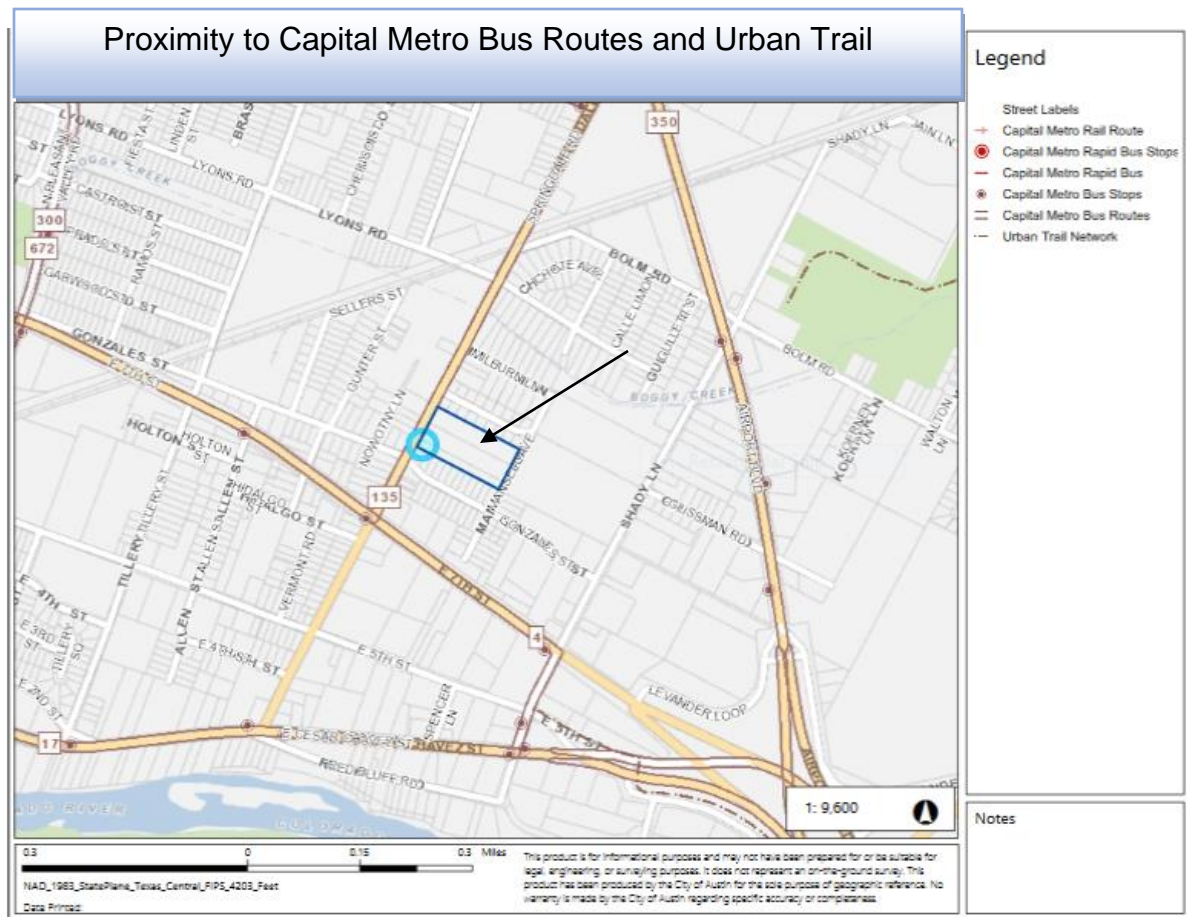
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
  - ***The applicant proposes to build a mixed use development with approximately 90 dwelling units which will expand the number and variety of housing choices in Austin and the planning area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
  - ***The property is located on an Activity Corridor where Mixed Use land use 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 the Desire Development Zone.***
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.
  - ***As of this time, there are no known historical or cultural significance 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.
  - ***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 plan amendment application was filed on July 31, 2019, which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The applicant proposes to change the future land use map from Single Family to Mixed use land use.

The applicant submitted a rezoning application to rezone the property from CS-MU-CO-NP to CS-MU-CO-NP to amend the existing conditional overlay to permitted three currently

prohibited uses, General Retail Sales (Convenience), Restaurant, and Art Workshop. Please see the associated zoning case C14-2019-0031 for additional info on the proposed zoning change application.

**PUBLIC MEETINGS:** The ordinance-required community meeting was held on June 12, 2019. Approximately 195 community meeting notices were mailed to people who own property or have a utility account within 500 feet of the property, in addition to neighborhood organizations and environmental groups who requested notification for the area. Three people attended the meeting in addition to one city staff member and the applicant's agent, Jarred Corbell from PSW.

After city staff made a brief presentation about the applicant's plan amendment and zoning change request, Jarred Corbell made a PowerPoint presentation that provided details about the proposed development, which is provided with this report. He said that he has met with the Govalle/Johnston Terrace Combined Neighborhood Plan Contact Team and other interested parties to discuss their proposed development and what he heard that people would like to keep some of the farmland and the farmer's market food stand; they would like the development to be mixed use and have open space; they would like a grocery store, a coffee shop/café; affordable housing, a pedestrian-oriented development with a welcoming environment.

He said that CS zoning allows up to 60 feet in height, but they will need to go to Board of Adjustment to ask for an 8 foot variance on the southern part of the property. There will be a Heritage Tree removed because their arborist said it was not in great health, but they will plant other trees.

They proposed approximately 90 dwelling units, not for rent, but for sale. Five units will be at 60% MFI. The Guadalupe Neighborhood Development Corporation will purchase the units and place family on their waiting list in the units. The average size of the units will be 1,000 sq. ft. The smallest unit would run about 450 sq. ft., the largest would be about 1,400 sq. ft.

The farm will still be in operation because the restaurant uses the produce from the farm. The restaurant will manage the farmland. Fifty percent of the land will be preserved.

After this presentation, the following questions were asked:

Q. What will happen with the farmhouse on the property?

A. The farmhouse will be moved to another place on the property. The restaurant would like to operate in it.

Q. Who will use the parking garage?

A. The garage will be used for commercial and residential uses.

Q. Will the parking be limited?

A. The city wants to reduce or eliminate parking, but we plan to provide plenty of parking.

Q. Will the parking be surface?

A. The parking will be underground.

Q. Will there be a community room for the neighborhood to use?

A. We don't know yet, it depends on who we partner with.

Q. How many square feet is the East Eden restaurant?

A. The amount of space they have is in the farmhouse. I don't remember how many square feet it is.

Q. Will there be parking on the street? People have expressed concern about this.

A. I don't know what the city would say about this, but is not allowed.

Q. Will there be a TIA?

A. No, we didn't need a TIA because we're below the threshold.

Q. Will the new buildings be painted white? I ask because white buildings get dirty quickly.

A. We plan to paint them a color other than white, maybe a dark gray like the homes we built at E. 7<sup>th</sup> Street and Chicon St.

Q. Will you use a local milling company?

A. We haven't gotten that far. The architect is still working on the design and the layout.

Q. If the budget changes for the project, what would be lost?

A. That's a tough question, if we decide to not build something....the farm has to be there, so maybe we would reduce the parking. Parking costs \$25,000 a parking space to build, but that could affect the marketability if we reduce the parking per dwelling unit.

Q. What is the parking requirement?

A. For three-bedroom unit it's 2.5 parking spaces. For one-bedroom unit it is 1.5 parking spaces. For a studio, is 0.75 parking spaces.

Q. How many three-bedroom units will you build?

A. Seven units.

Comment:

- I'm glad only 50% of the property will be developed.

**CITY COUNCIL DATE: August 22, 2019**

**ACTION:**

## Applicant Summary Letter from Application

Hearing: July 9, 2019



2003 South 1<sup>st</sup> Street  
Austin, Texas 78704  
O: 512.326.3905  
F: 888.866.8175

*Summary Letter*

July 30, 2018

City of Austin  
Planning and Zoning Department  
505 Barton Springs

RE: Neighborhood Plan Amendment Application Summary

To Whom it May Concern:

Please allow this letter to serve as the summary and reasoning behind our election to submit a Neighborhood Plan Amendment Application to the City of Austin regarding the property located at 735 Springdale Road. Currently, the property is Zoned CS-MU-CO-NP which allows for Mixed Use, however the current Future Land Use Map illustrates this property as Single Family use. While there is no desire to change the current Zoning of the property, there are various uses prohibited under the Property's Conditional Overlay that we wish to ultimately have permitted. Per our discussion with the City of Austin Planning and Zoning Department, to un-restrict the uses that would ordinarily be allowed under the current zoning, a FLUM change is warranted.

I appreciate your consideration and please feel free to reach out should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Corbell'.

Jarred Corbell

[Jarred.corbell@pswrealestate.com](mailto:Jarred.corbell@pswrealestate.com)

318.230.4084

Letter of Recommendation from the Neighborhood Plan  
Contact Team (NPCT)

**Govalle/Johnston Terrace Neighborhood Plan Contact Team**  
***“Strength Through Unity”***

To: Austin Planning Commission, City Council and Board of Adjustment  
From: G/JTNP Contact Team  
RE: **NPA-2018-0016.04\_Springdale Farms**

Commissioners and Council members,

Please accept this letter on behalf of the **Govalle/Johnston Terrace Neighborhood Plan Contact Team**. After approximately nine (9) months of talks and negotiations with the developer, we have come up with an agreement for

**Support** for case # NPA-2018-0016.04\_Springdale, **with the following conditions:**

- \*Conditional Overlay – change to include restaurant, general retail sales (convenience) & artisan workshop uses
- \*Keep FLUM SF3 (no change)
- \*Limit of 20 unit per acre
- \*Housing - 90 units, five affordable unit sold to (GNDC) @ 60% MFI
- \*Height – no more than 3 stories (48’ on commercial, 40’ on residential), 2 story on street with 3<sup>rd</sup> story stair-stepped back into the interior of the site at compatibility set-backs
- \*Parking – on site and below ground parking
- \*Removal of one heritage tree as outlined in the project proposal

Please feel free to contact me with any questions or comments you may have regarding this case.

Thank you,

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



## Second page of Daniel Llanes' letter



RE: Letter of Intent-

We are pleased and excited to outline the terms between PSW Real Estate and the Guadalupe Neighborhood Development Corporation (GNDC) as it relates to the proposed affordability units being offered with the development at Springdale Farms. This LOI is intended to be non-binding on both parties and is a preliminary expression of our understanding of the general terms under which we intend on working with the GNDC to offer affordable units with the proposed development.

Property Description: 755 Springdale Road, Austin, TX 78702

Affordable Units Proposed: 5 units

General Understanding: PSW will develop and construct a proposed development located at the above address. The proposed Affordable Units, at the discretion of PSW, while working in good faith with GNDC, will be sold to the GNDC at the City of Austin's 60% MFI (Medium Family Income) rate. The GNDC, in turn and at their discretion, will sell and convey these residences at the same 60% MFI rate, or at a lower MFI rate, to individuals or families that qualify. The GNDC will be responsible for complying with all requirements of the City of Austin's SMART housing program or other affordability requirements and relinquish PSW of any future requirements in regard to City/County compliance as required by the SMART housing or other program. Once the units have been conveyed to the GNDC, PSW will no longer be involved in future transactions conducted by the GNDC or owners of the affordable units.

Contingency: It is agreed that this General Understanding is only valid if PSW is successful in all facets of the proposed Zoning Case, C14-2019-0031.

Thank you and we look forward to working with you.

Jarred Corbell

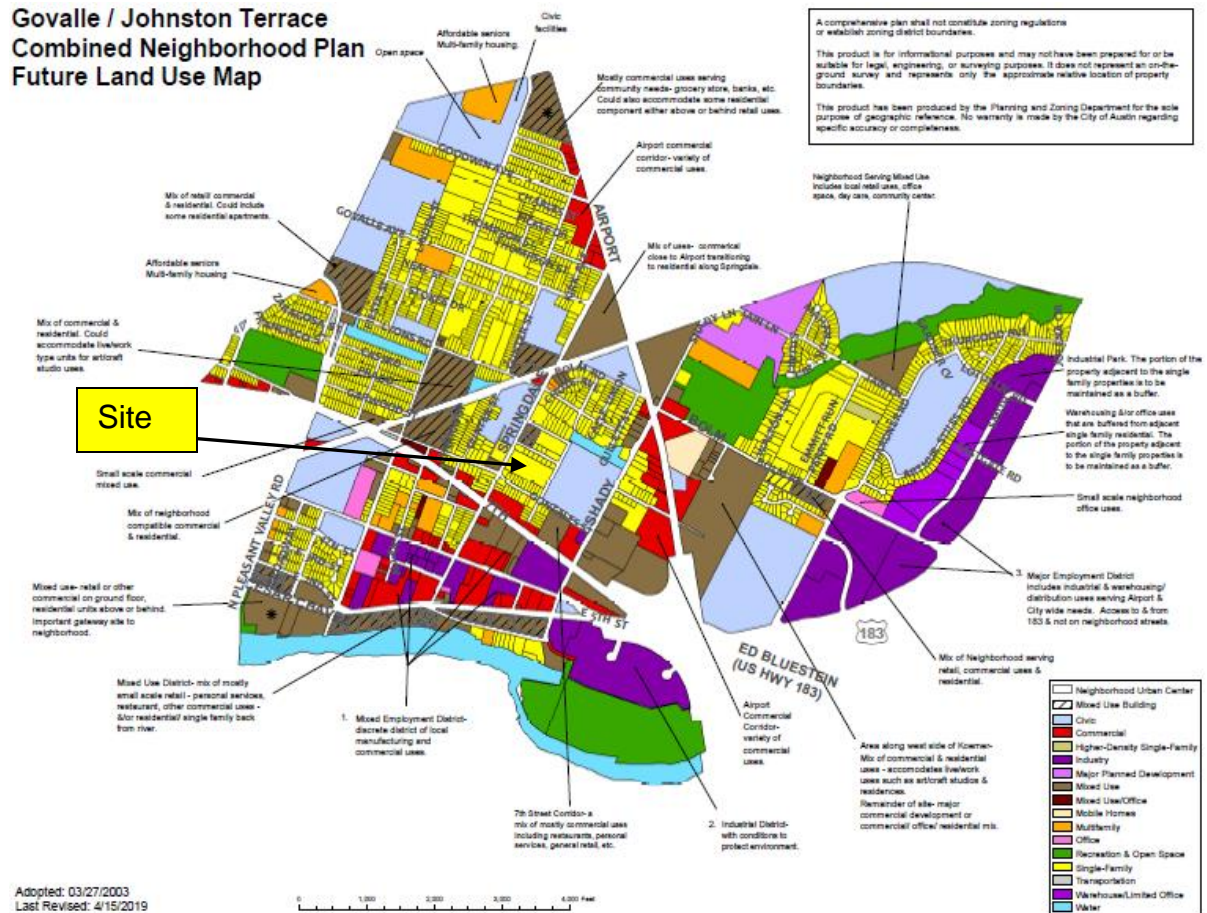
ACCEPTED AND AGREED TO THIS THE 21<sup>ST</sup> DAY OF JUNE, 2019:

On Behalf of the Guadalupe Neighborhood Development Corporation

By:   
Mark C. Rogers, Executive Director

6/21/2019

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





### Govalle/Johnston Terrace Combined Neighborhood Planning Area NPA-2018-0016.04

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.

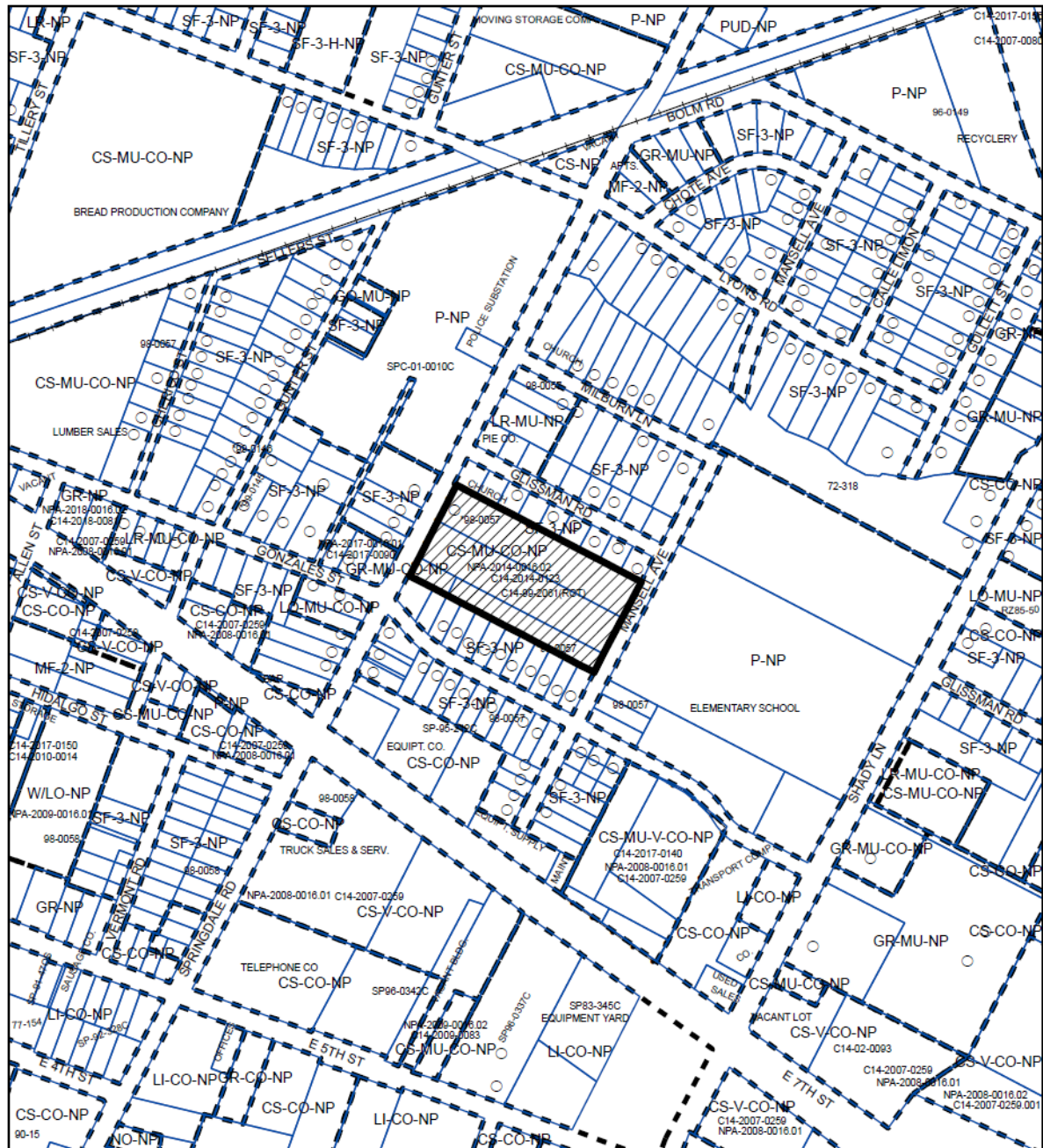
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City of Austin  
Planning and Zoning Department  
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#### Future Land Use

500 ft. notif. boundary	Subject Property	Office
Single-Family	Mobile Homes	Mixed Use/Office
Multi-Family	Commercial	Industry
Mixed Use	Civic	Transportation
	Water	






 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

$$1'' = 400'$$

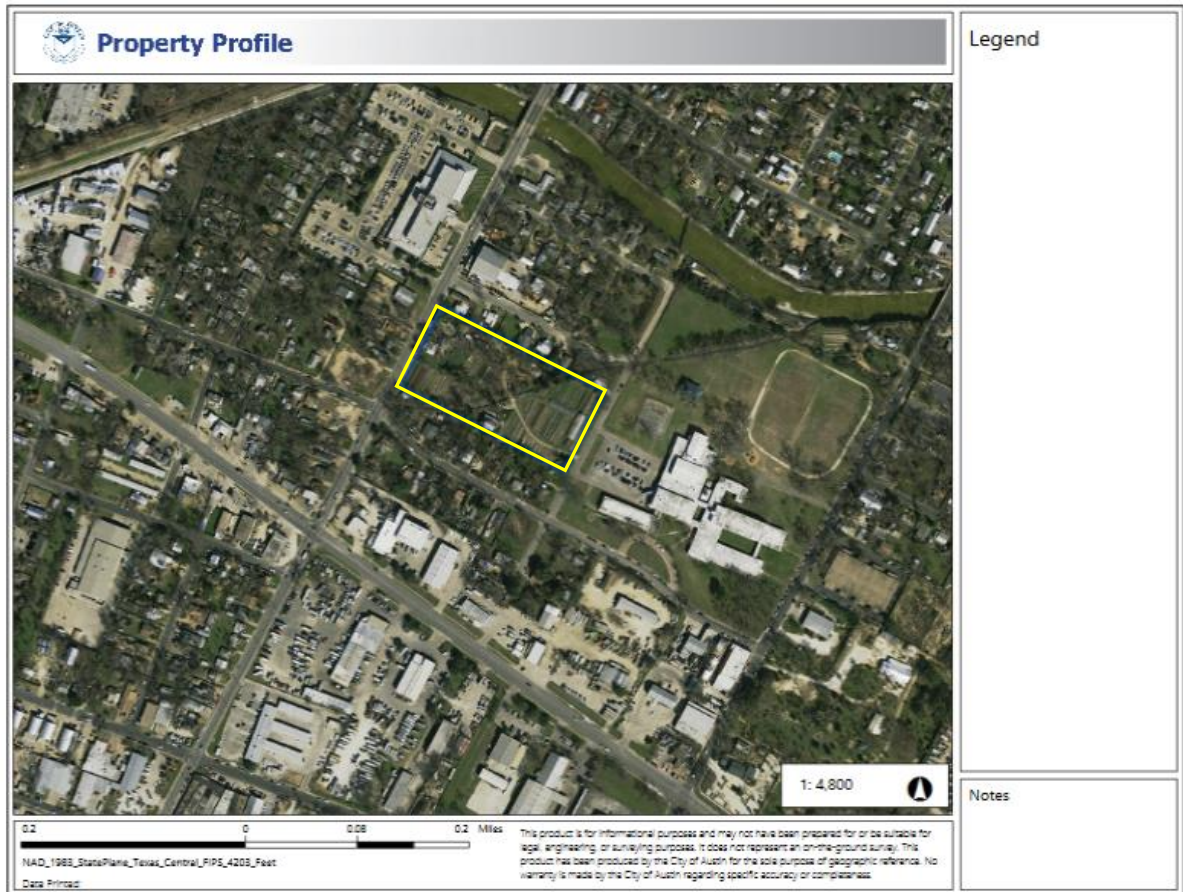
**ZONING**  
ZONING CASE#: C14-2019-0031

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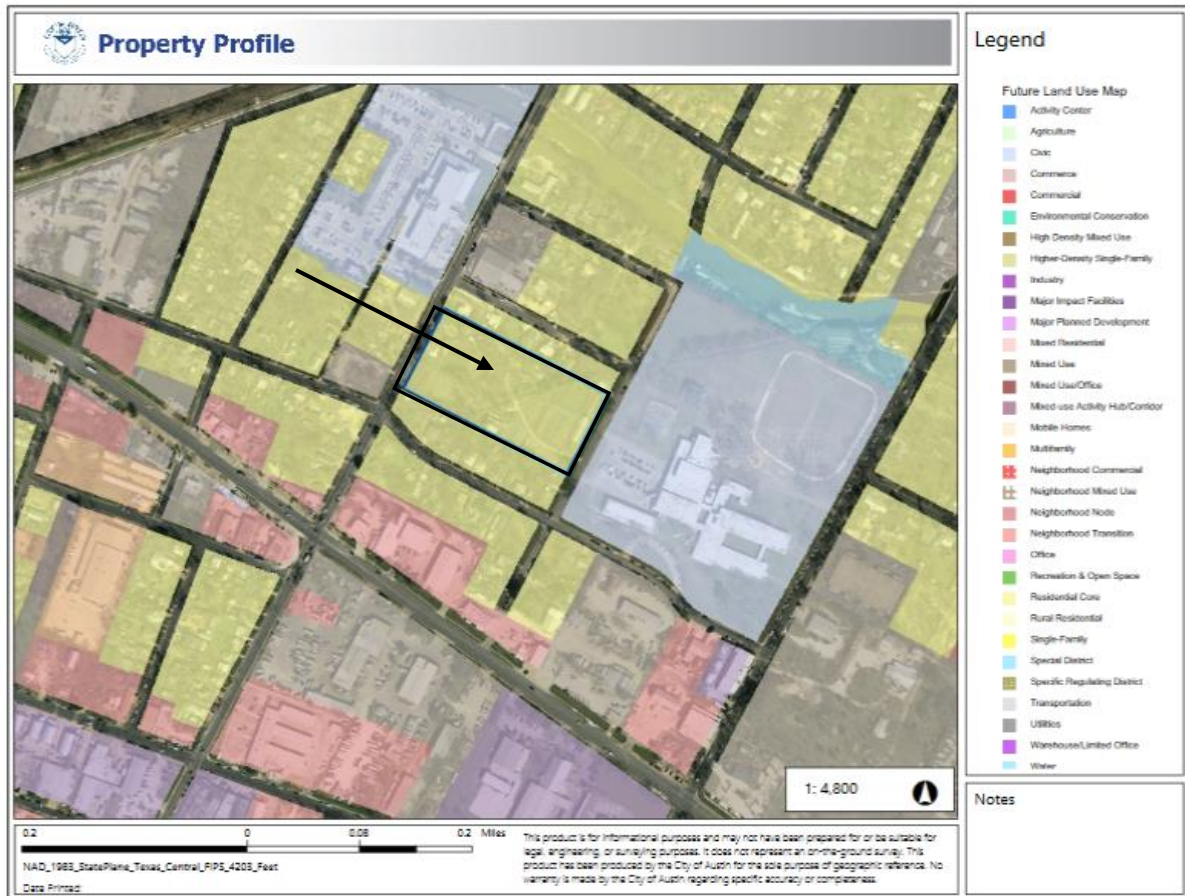
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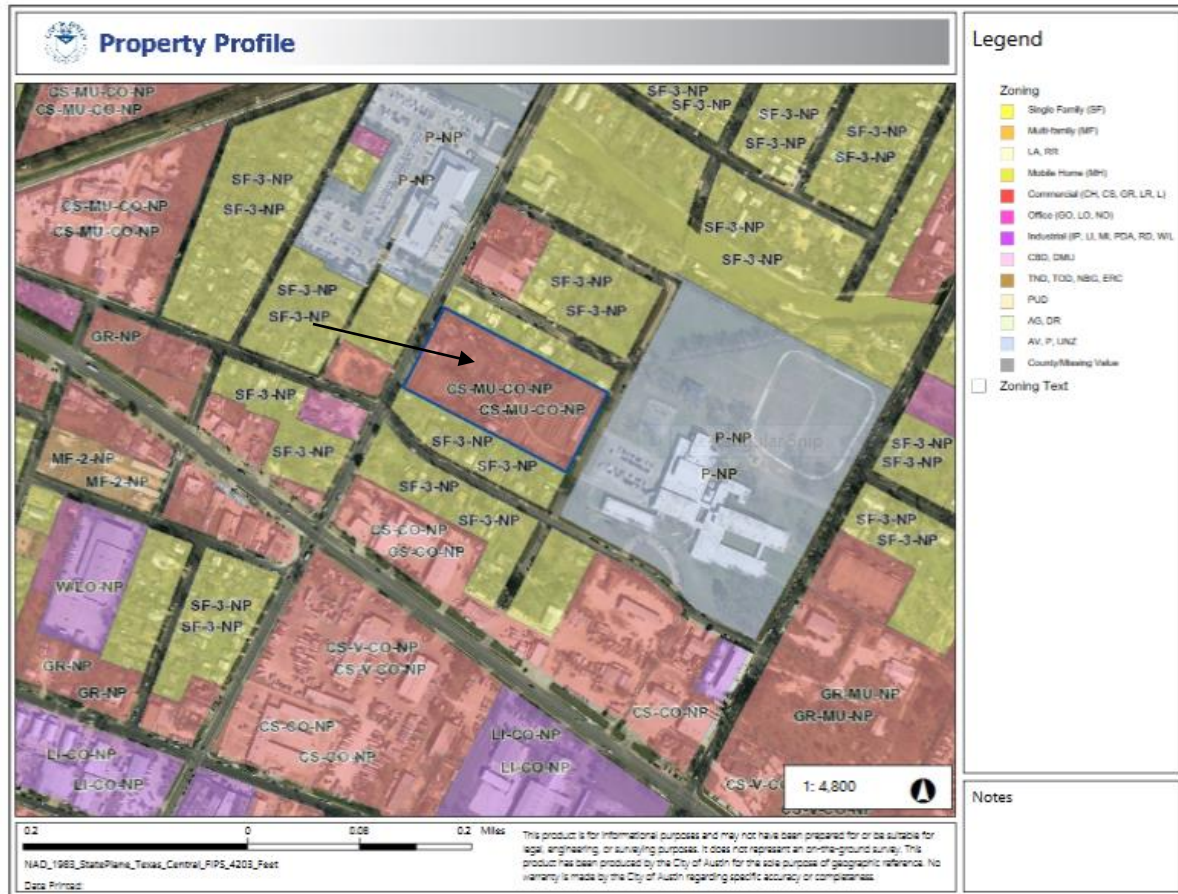
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Jarred Corbell's Presentation at the NPA Community Meeting

Springdale Farm



## Springdale Farm Development Zoning Ordinance and Future Land Use Map

June 5, 2019

Background Summary



Held community meetings to:

- Introduce PSW
- Understand from our future neighbors what the Farm has meant to the community
- Get a sense of what future uses could be beneficial to the community
- Introduce PSW's overall design strategy
  - Preservation (trees, existing features important to the site)
  - Sustainability
  - Green infrastructure
  - Neighborhood fabric
  - Mixed Use (residential for sale and commercial)



## Community Feedback and Goals



### Feedback from community meetings:

- Keep some level of farming and farm-stand operational
- Mixed use (residential and commercial)
- Open space
- Independent grocery
- Coffee shop/cafe
- Affordable housing component
- Welcoming environment
- Pedestrian oriented



## What did we do with the feedback..



- Developed numerous site plans and programming trying to incorporate all of the feedback
- Determined that various, prohibited commercial uses would bring value to the project and neighborhood
- Worked with the Neighborhood Planning Contact Team to better identify pros and cons for the project, what agreements we could come to and identify our steps moving forward

## Applications and Notifications

### Zoning Change



In order to create the type of environment and pedestrian oriented site that everyone desired, we felt like uses, other than office, should be pursued.

Zoning Application filed to allow 3 additional uses:

- Restaurant Use (currently operational onsite)
- General convenience (allows for local/neighborhood commercial use)
- Art workshops

## Future Land Use Map

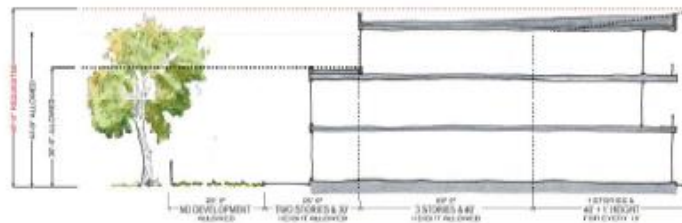


- Zoning application triggered FLUM (Future Land Use Map) Application
  - Current Map shows property as Single Family
- Current zoning allows for Commercial/Residential Uses and is independent of FLUM, ie even if commercial uses are NOT granted with the zoning application, the property can still be developed as Mixed Use

## Commercial Height



- Requesting an additional 8-ft, 50-ft from south property line, on commercial building only. Variance only applies to small section of building as 60-ft is typically allowed



section 2  
not to scale

## Heritage Tree



- Requesting for 1-30" Pecan be removed. Per arborist report, it was rated a 70 as it has fungus and thin foliage



PSW SPRINGDALE

LEGEND

## Site Charac and Improvements



### Site Characteristics

Area: 4.85 acres (211,266 sq ft)

Zoning: CS-MU-CO-NP

Allowed Imp Cover: 95% (200,702 sq ft)

Allowed FAR: 2:1 (422,532 sq ft)

Height Allowance: 60-ft

Residential (For Sale): approx 90 Units

- Approx 450sf – 1400 sf
- Avg sq ft: +/- 1000

Commercial: Approx 52,000 sq ft (General retail sales and convenience, restaurant/café, office and artisan)

Open Space (including Farm): Approx 2.25 ac (100,000 sq ft)

Proposed Imp Cover: 50% (105,633 sq ft)

Allowed Imp Cover: 95% (200,702 sq ft)

Proposed FAR: Approx 0.7:1 (150,000 sq ft)

Allowed FAR: 2:1 (422,532 sq ft)

Height: 2 stories & 28' within 50-ft of PL and 3 stories & 48' within 50'-100' of PL

All parking located subgrade



## Land Plan



Residential (For Sale): approx 90 Units  
 • Approx 4500sf - 1400 sf  
 • Avg sq ft: +/- 10000

Commercial: Approx 52,000 sq ft (General retail sales and convenience, restaurants/café, office and artisan)

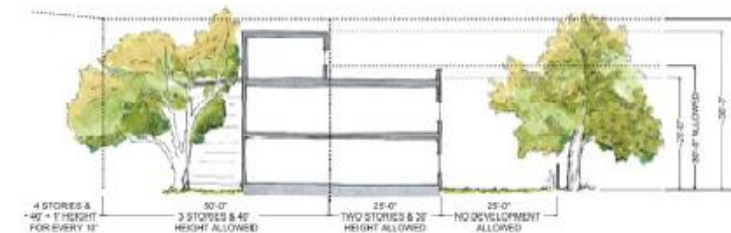
Open Space (including Farm): Approx 2.25 ac (100,000 sq ft)

Proposed Imp Cover: 50% (105,633 sq ft)

Proposed FAR: Approx 0.7:1 (150,000 sq ft)

Height: 2 stories & 25' within 50-ft of PL and 3 stories & 48' within 50'-100' of PL

## Northwest Section

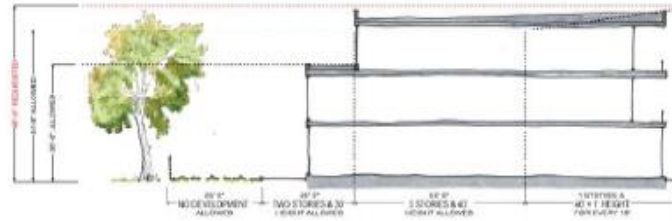


version 1  
not to scale



SPRUCE DALE

## Southwest Section



section 2  
not to scale



SPRINGDALE

## Southwest Section



section 3  
not to scale



SPRINGDALE

## Fire Lanes



## Inspiration





## Outcome Summary



### Project Asks (and future notifications):

Zoning Ordinance Ask (will include FLUM):

- General Retail
- Restaurant
- Artisan Workshops
- Commercial Height Ask (Board of Adjustments):
  - 8-ft height increase (40-ft to 48-ft) on commercial space only and within the 3-story compatibility setback which is 50-ft off prop line
- 1 Heritage Tree Removal (City Council)

### Project Outcome

- Approx 90 Units (35% under \$300,00)
- Farm land and open space (50% site preservation)
- Height being maintained at 12-ft below allowable
- Compatibility setback being maintained below heights allowed
- Pecan grove preserved, maintain the welcoming environment
- Multiple uses that community can benefit from
- Affordability Component
  - 5 units offered at 60% MFI. PSW to partner with GNDC. GNDC will essentially purchase the units and place individuals within their waiting list.



## Upcoming Presentations



June 22 (NPCT Hosted):

- Official vote on all asks

July/August – Planning Commission

August/September – City Council