

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Southeast Combined (McKinney)

CASE#: NPA-2019-0014.02 **DATE FILED:** July 3, 2019 (out-of-cycle)

PROJECT NAME: Ben White and Montopolis

PC DATE: September 10, 2019

ADDRESS/ES: 6017, 6029 ½, 6109, 6125 E. Ben White Blvd. and 6108, 6108 ½, 6204 Daffodil Dr., and 3216 ½ Montopolis Dr

DISTRICT AREA: 2

SITE AREA: 8.813 acres

OWNER/APPLICANT: 2910 South 1st Street, LLC

AGENT: Drenner Group, PC (Leah Bojo)

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

STAFF EMAIL: Maureen.meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2019-0092

From: CS-NP

To: CS-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: October 10, 2002

PLANNING COMMISSION RECOMMENDATION:

September 10, 2019 – (pending)

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: Staff recommends the applicant's request for Mixed Use land use because there is existing Mixed Use directly south of the property on Daffodil Drive and Montopolis Drive. The applicant proposes to build a multifamily development. The plan supports providing housing options for the people who live in the planning area.

Residential Areas

The community is supportive of providing housing options to accommodate the residential needs of all members of the community. At the time this plan is being written, there are several multi-family, single-family, and duplex construction projects going on that will add approximately 1,000 living units to the supply of housing.

Residential goals, objectives, and action items include:

Goal 1 Provide a balance of mixed-income housing options that will contribute to the neighborhood's vitality and stability and encourage the development of land uses that promote the interaction between residential and non-residential uses.

Objective 1.1 Explore opportunities for the development of a variety of housing and commercial options.

USE DESCRIPTIONS

EXISTING 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.

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

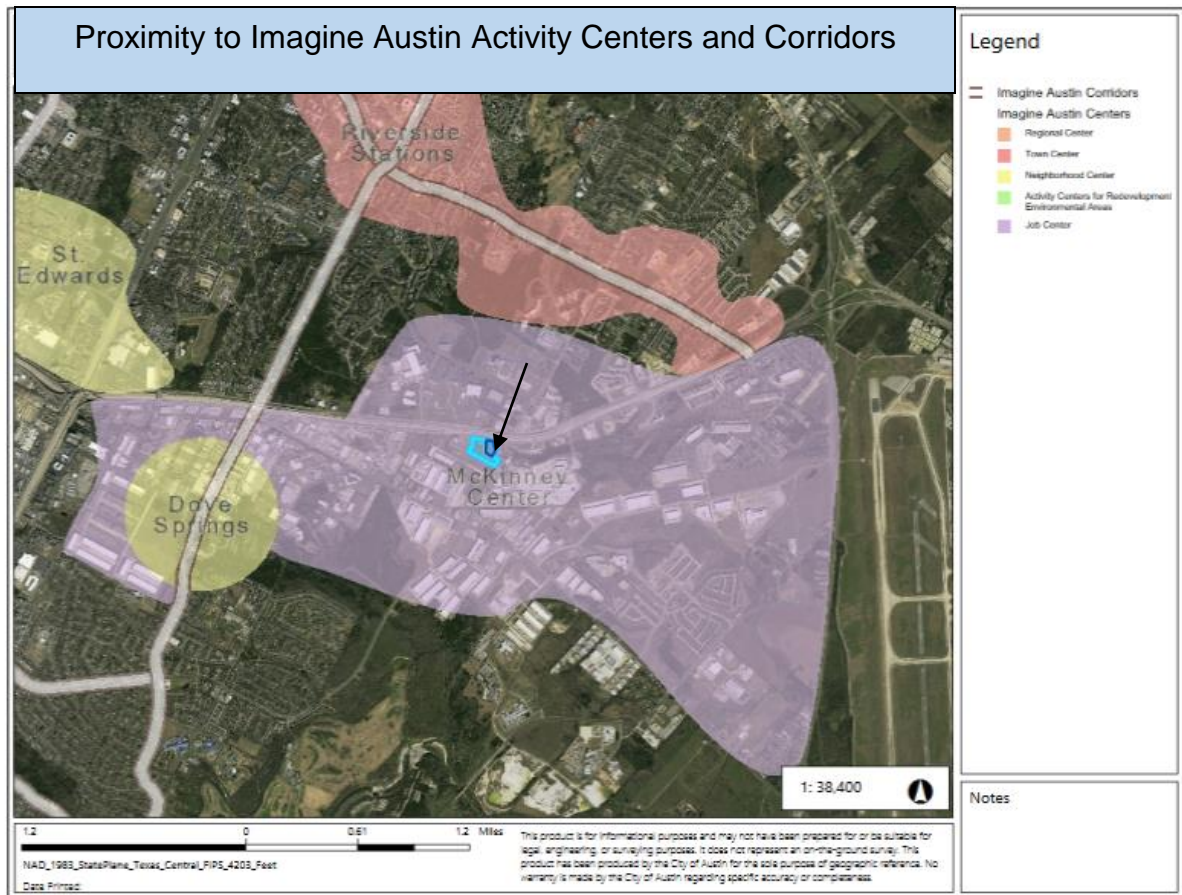
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed- use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood 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;

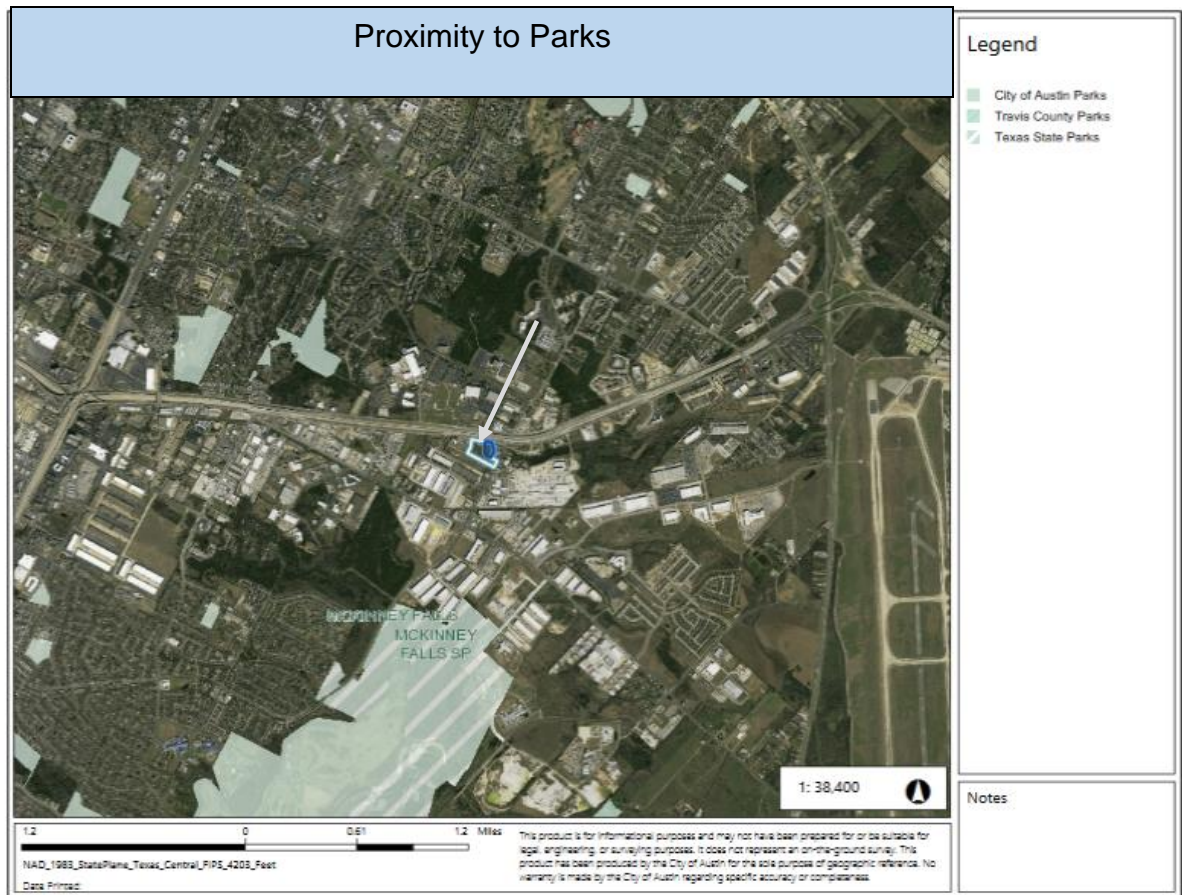
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

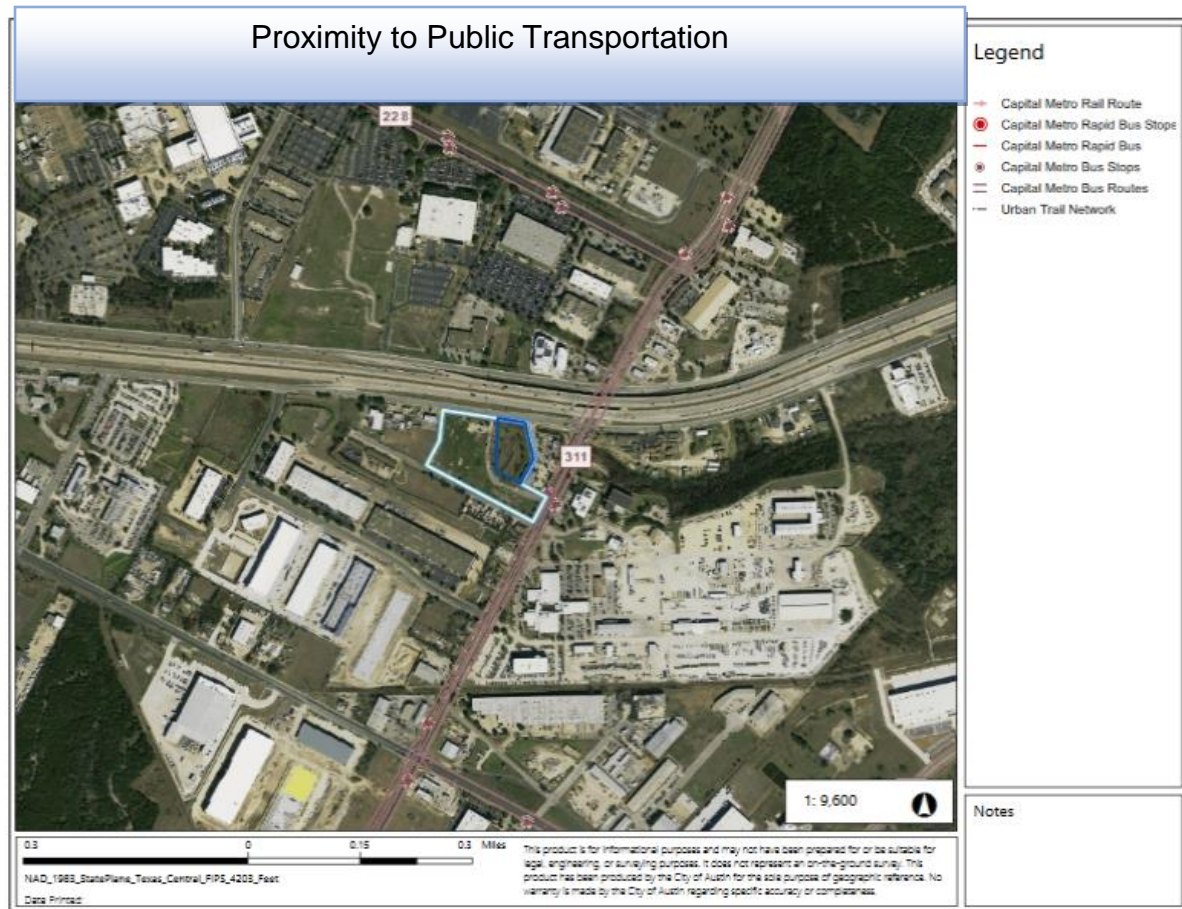
IMAGINE AUSTIN PLANNING PRINCIPLES

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 applicant proposes to build multifamily uses on the property which will add to the number and variety of housing units in the planning area and the City. There is one bus route operating near the property and multiple businesses.***
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 Corridor, but is within a Jobs Center. There is one bus route that operates on Montopolis Drive near the property.***
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 within a Jobs Center as identified on the Imagine Austin Growth Concept Map, but is not located near an Activity Corridor.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The applicant proposes to build multifamily residential uses on the property which will add to the number of housing units available to Austin and the planning area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***There is mixed use land use to the south of this property.***
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 located within the Desired 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.
 - *To the best of staff's knowledge, there are not historic 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.
 - *The property located in an area that is not pedestrian or bicycle-friendly.*
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - *Not directly applicable.*
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - *Not applicable.*
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - *Not applicable.*







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on June 28, 2019 which is out-of-cycle for planning areas located on the east side of I.H.-35. The Southeast Combined Neighborhood Plan Contact Team submitted an e-mail allowing the application to be filed out-of-cycle.

The applicant proposes to change the land use on the future land use map from Commercial to Mixed Use.

The applicant proposes to change the zoning on the property from CS-NP to CS-MU-NP with the proposal to build a 272-unit multifamily development. For more information on the rezoning case, please see case report C14-2019-0092.

PUBLIC MEETINGS: The ordinance-required community meeting was held on August 14, 2019. Approximately 124 meeting notices were mailed to people who live or own property within 500 feet of the property, in addition to neighborhood organizations and environmental groups who requested notification for the area. In addition to one staff member and two people representing the applicant, two other people attended the meeting.

Leah Bojo from Drenner Group, agent for the property owner, said the property is undeveloped. She said the existing zoning is CS-NP and the proposed zoning is CS-MU-NP for a multifamily development. There is CS-MU across the street to the south. She said 272 dwelling units are proposed with 24 efficiency units, 156 one-bedroom units and 92 two-bedroom units. [Leah's presentation is provided at the end of this report].

No questions were asked.

CITY COUNCIL DATE: Oct. 3, 2019

ACTION:

Applicant's Summary Letter from Application

September 10, 2019

Leah M. Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

**DRENNER
GROUP**

June 27, 2019

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: Ben White and Montopolis – Rezoning and Neighborhood Plan Amendment applications for the 8.8127-acre piece of property located at 6017, 6029 ½, 6109, and 6125 East Ben White Boulevard, and 6108, 6108 ½, and 6204 Daffodil Drive, and 3216 ½ Montopolis Drive, Austin, Travis County, Texas (the "Property")

Dear Mr. Guernsey:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning and neighborhood plan amendment application packages. The project is titled Ben White and Montopolis, consists of 8.8127 acres, and is located at 6017-6125 East Ben White Boulevard, 6108-6204 Daffodil Drive, and 3216 ½ Montopolis Drive, in the full purpose jurisdiction of the City of Austin. The Property is currently undeveloped.

The Property is zoned CS-NP (General Commercial Services – Neighborhood Plan). The requested rezoning is from CS-NP to CS-MU-NP (General Commercial Services – Mixed Use – Neighborhood Plan) zoning district. The purpose of this rezoning is to allow for residential uses on the Property. This rezoning request is consistent with the land uses surrounding the Property, including residential, hotel, office, and general commercial uses. We met with the Southeast Combined Neighborhood Planning Team on May 13th and they voted to give us permission to file this amendment out of cycle; that correspondence is attached.

The Property is situated in the Southeast Combined Neighborhood Planning Area and specifically in the McKinney Neighborhood Subdistrict. The Future Land Use Map shows the Property as Commercial, therefore a Neighborhood Plan Amendment ("NPA") is also requested to change the designation of the Property from Commercial to Mixed-Use.

June 27, 2019

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In conjunction with the rezoning and NPA request the Traffic Impact Analysis ("TIA") has been waived until time of site plan review. See attached TIA determination form executed by Ivan Naranjo dated June 26, 2019.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: Joi Harden, Planning and Zoning Review Department (*via electronic delivery*)
Wendy Rhodes, Planning and Zoning Review Department (*via electronic delivery*)
Maureen Meredith, Planning and Zoning Review Department (*via electronic delivery*)

Out-of-Cycle Letter Authorization from Neighborhood Plan Contact Team (NPCT)

Leah Bojo

From: ANA AGUIRRE [REDACTED]
Sent: Monday, May 27, 2019 7:48 AM
To: Maureen Meredith
Cc: Leah Bojo; [REDACTED]
Subject: Fwd: SW corner of Ben White and Montopolis

Good Morning Ms. Meredith,

The Southeast Combined Neighborhood Plan Contact Team (SCNPCT) met on Monday, May 13, 2019, for its regularly scheduled monthly meeting and voted to approve the applicant's Out-of-Cycle application for a FLUM amendment on the property located at 6017-6125 E Ben White Blvd and 6108-6204 Daffodil Dr. The applicant may have additional information specific to the address/es of the property.

The Contact Team appreciates the applicant reaching out to us to discuss the potential options on the future development of this property, and we are looking forward to working with the applicant on this project. Please let me know if there should be any questions. Thank you. Ana

Ana Aguirre, Chair
 SCNPCT

Sent from my iPhone

Begin forwarded message:

From: Leah Bojo <lbojo@drennergroupp.com>
Date: May 26, 2019 at 1:50:57 PM CDT
To: ANA AGUIRRE [REDACTED]
Cc: Drew Raffaele <draffaele@drennergroupp.com>
Subject: RE: SW corner of Ben White and Montopolis

Hi Ana,

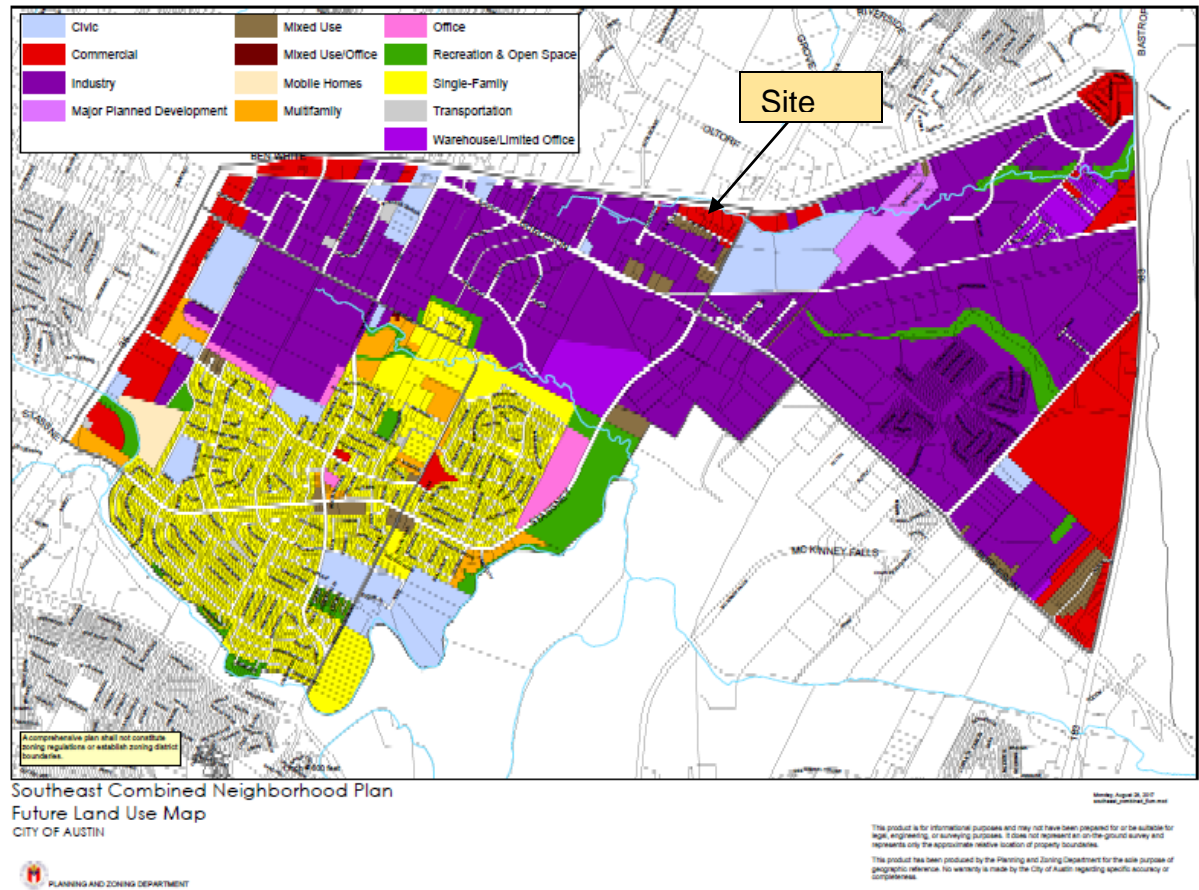
Thanks again for letting us present to you all on our proposed project – we are thrilled that you will let us submit out of cycle for our FLUM amendment. Do you have a letter that you can forward on so that we can submit it with our application?

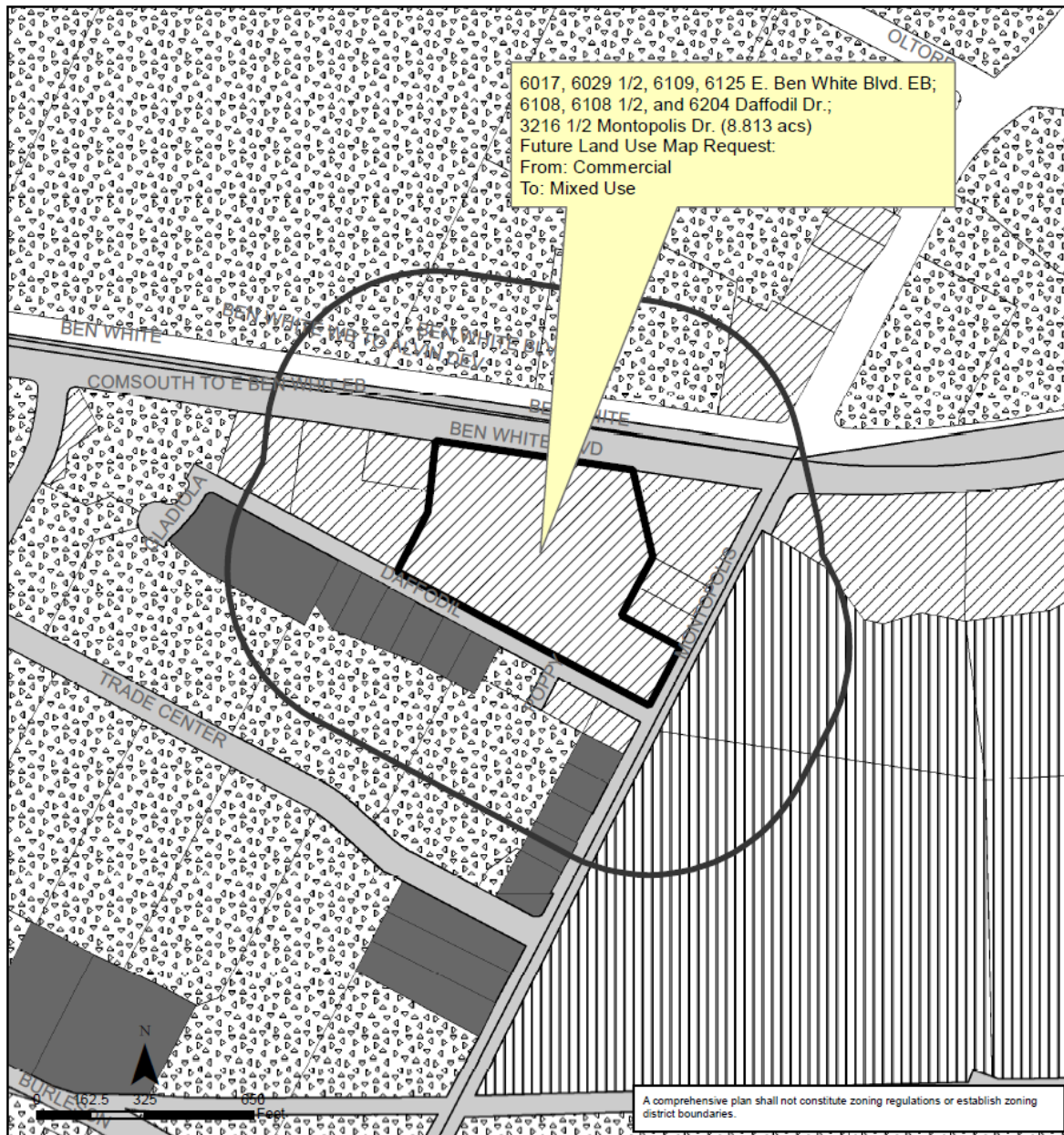
Thanks so much,
 L

Leah M. Bojo, Sr Land Use & Policy Manager
 Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704
 512-807-2918 direct | 1-512-665-1570 cell | lbojo@drennergroupp.com | www.drennergroupp.com

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

(Letter will be distributed at the public hearing)





Southeast Combined (McKinney) Neighborhood Planning Area Amendment NPA-2019-0014.02

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.

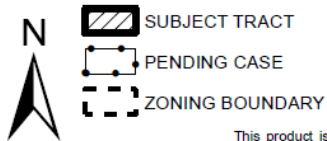
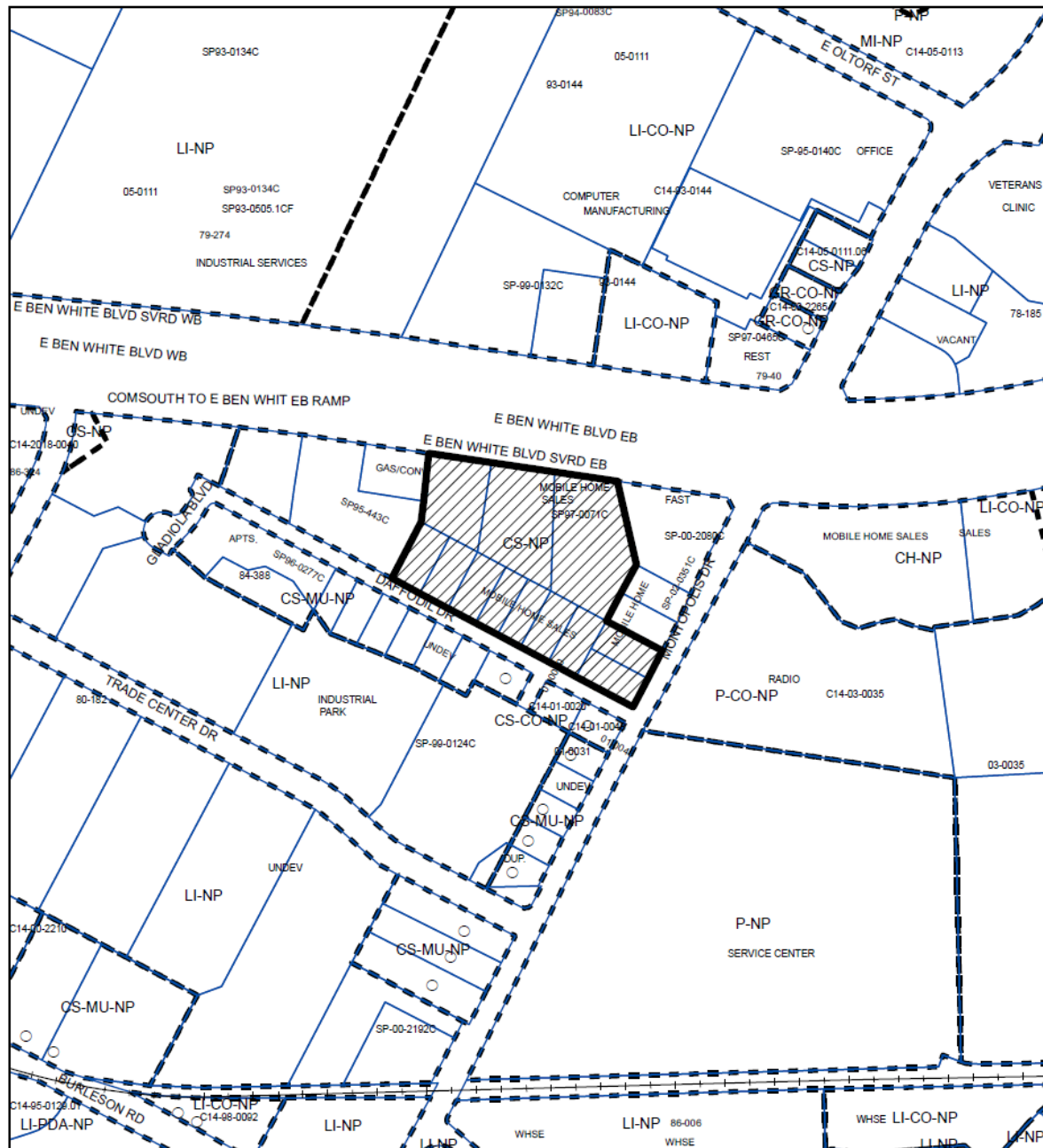
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City of Austin
Planning and Zoning Department
Created on 8/22/2019, by: meredithm

Future Land Use

	500 ft. notif. boundary
	Civic
	Commercial
	Industry
	Mixed Use
	Transportation
	Subject Tract



ZONING
ZONING CASE#: C14-2019-0092

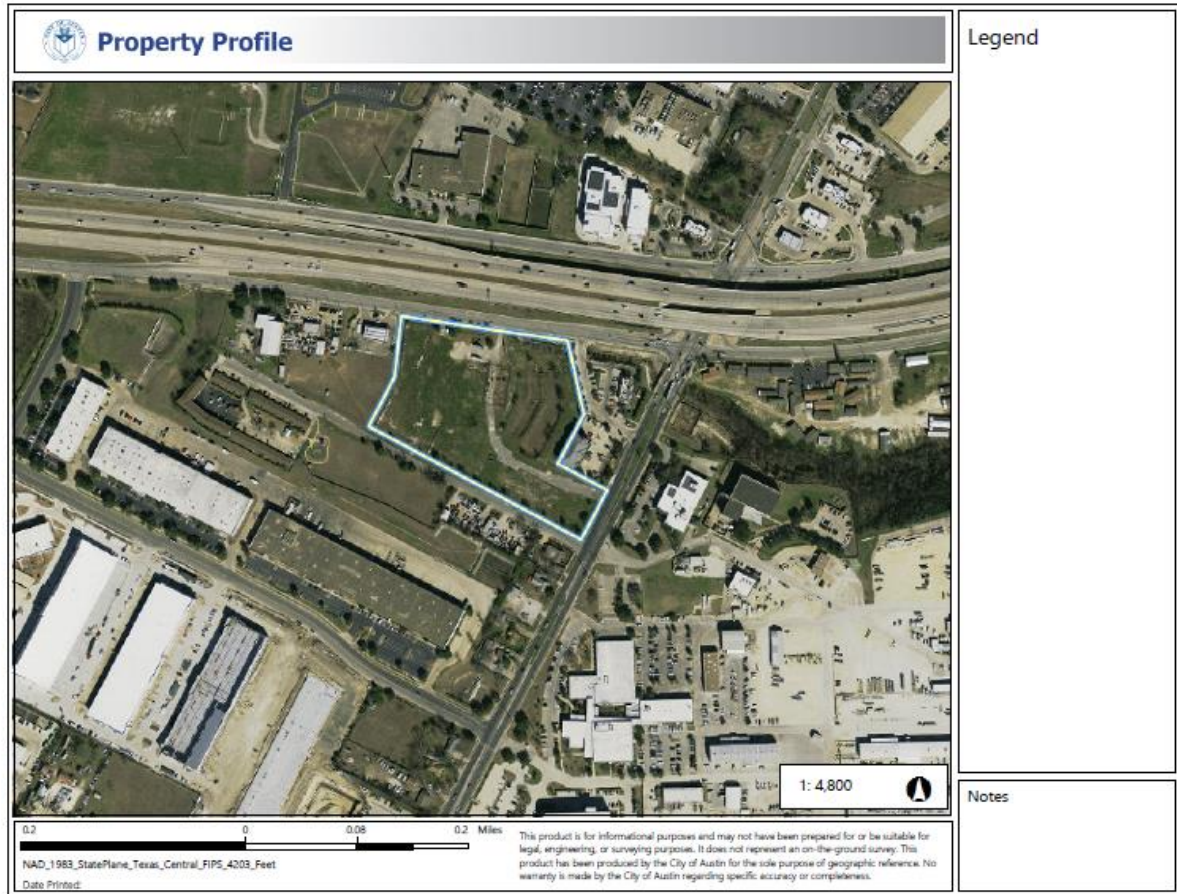
$$1'' = 400'$$

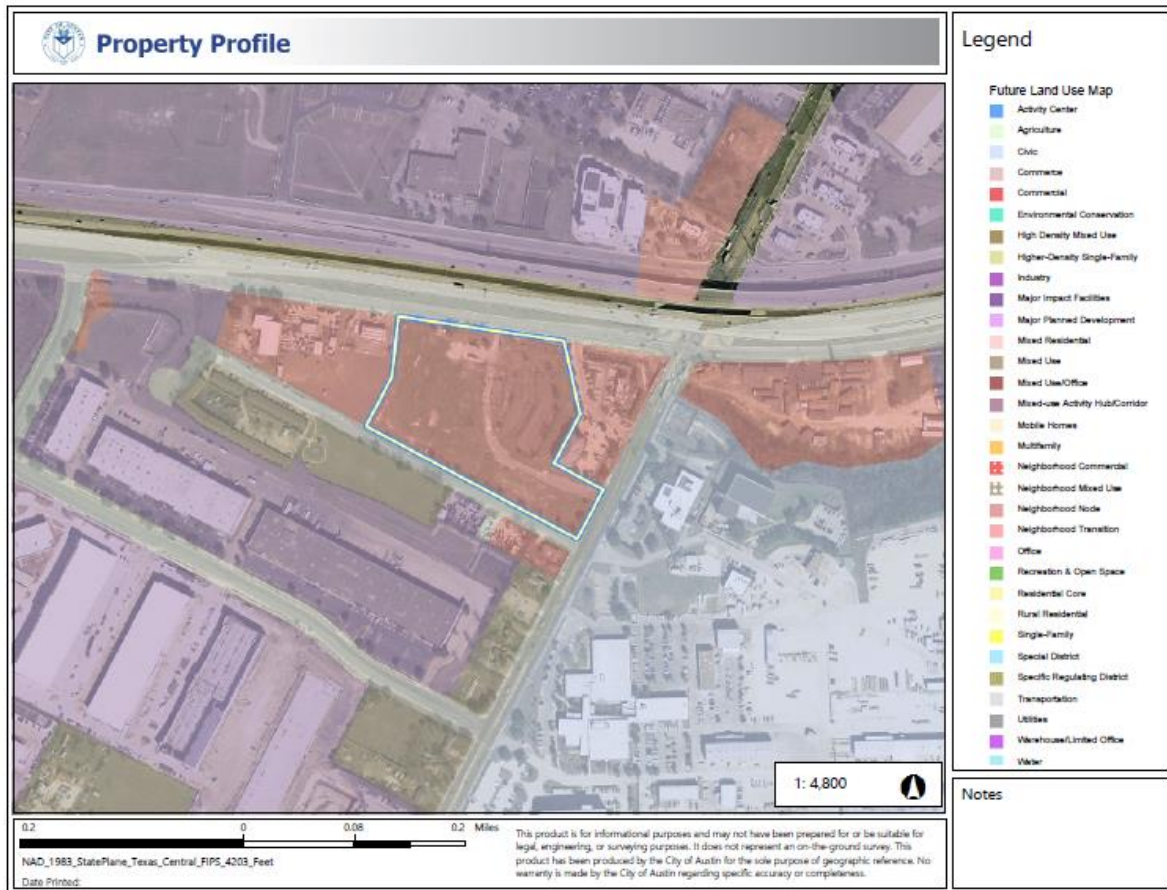
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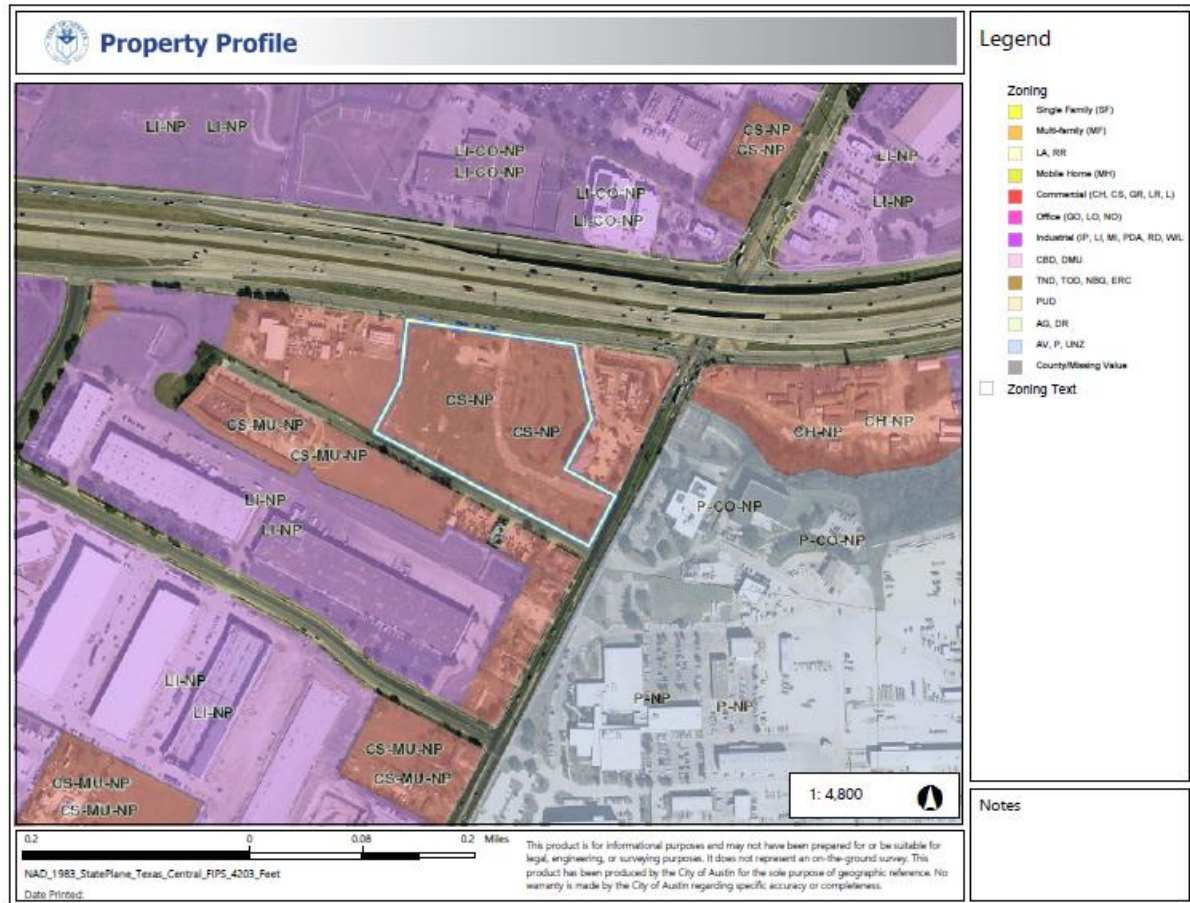
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Created: 7/8/2019





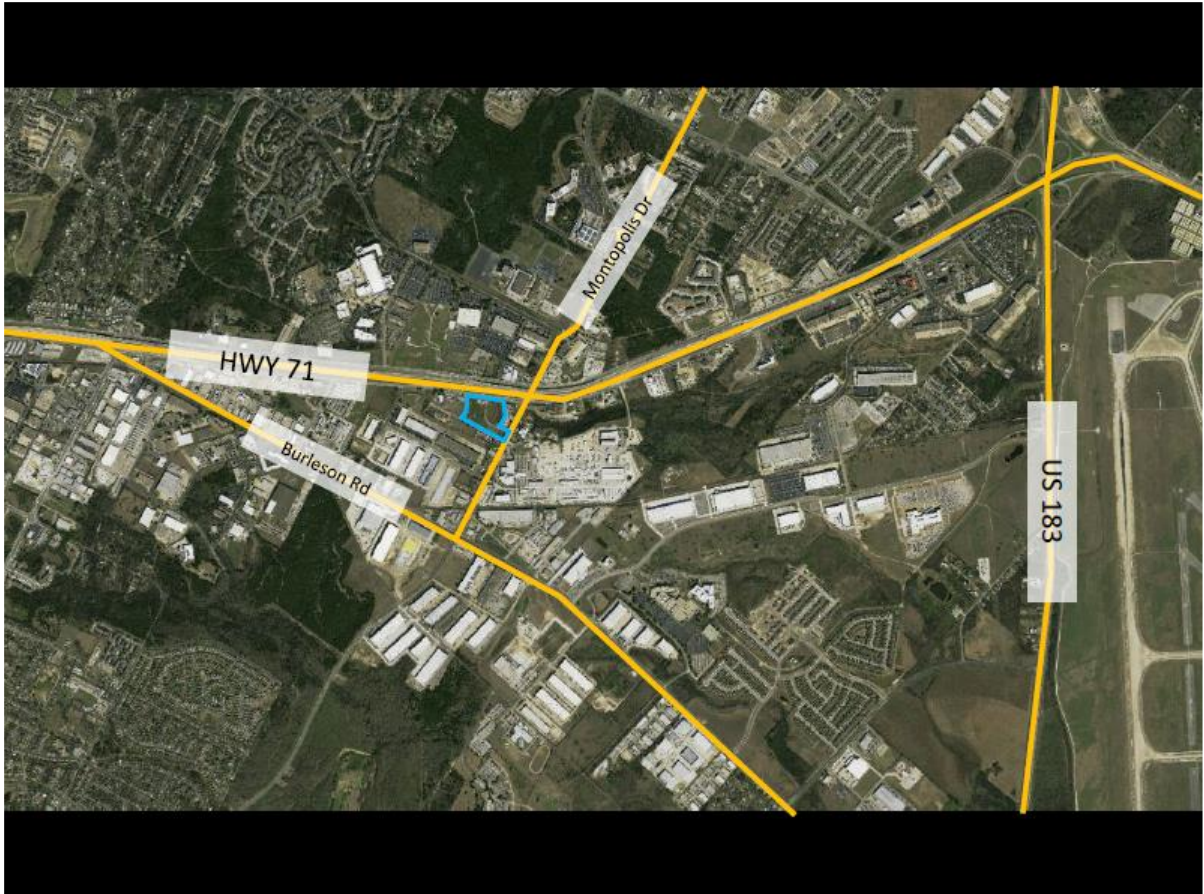


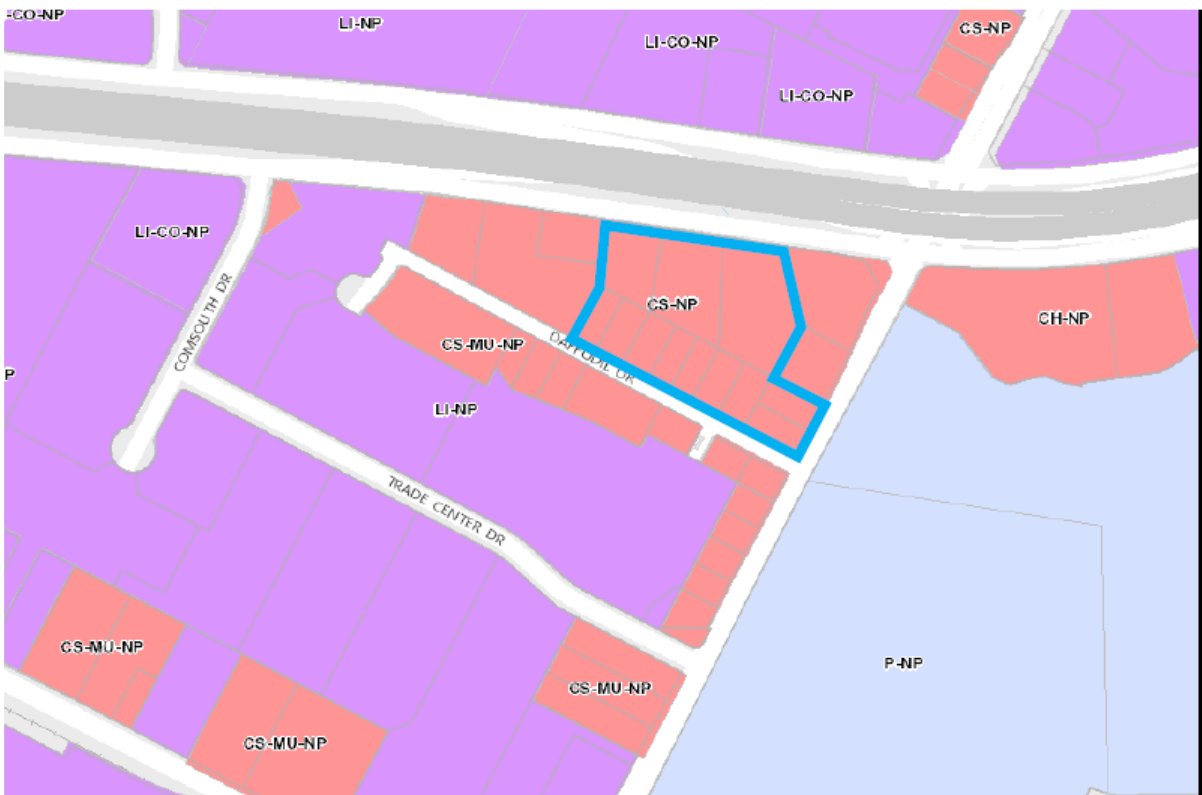
Presentation from Applicant's Agent at the Community
Meeting on August 14, 2019

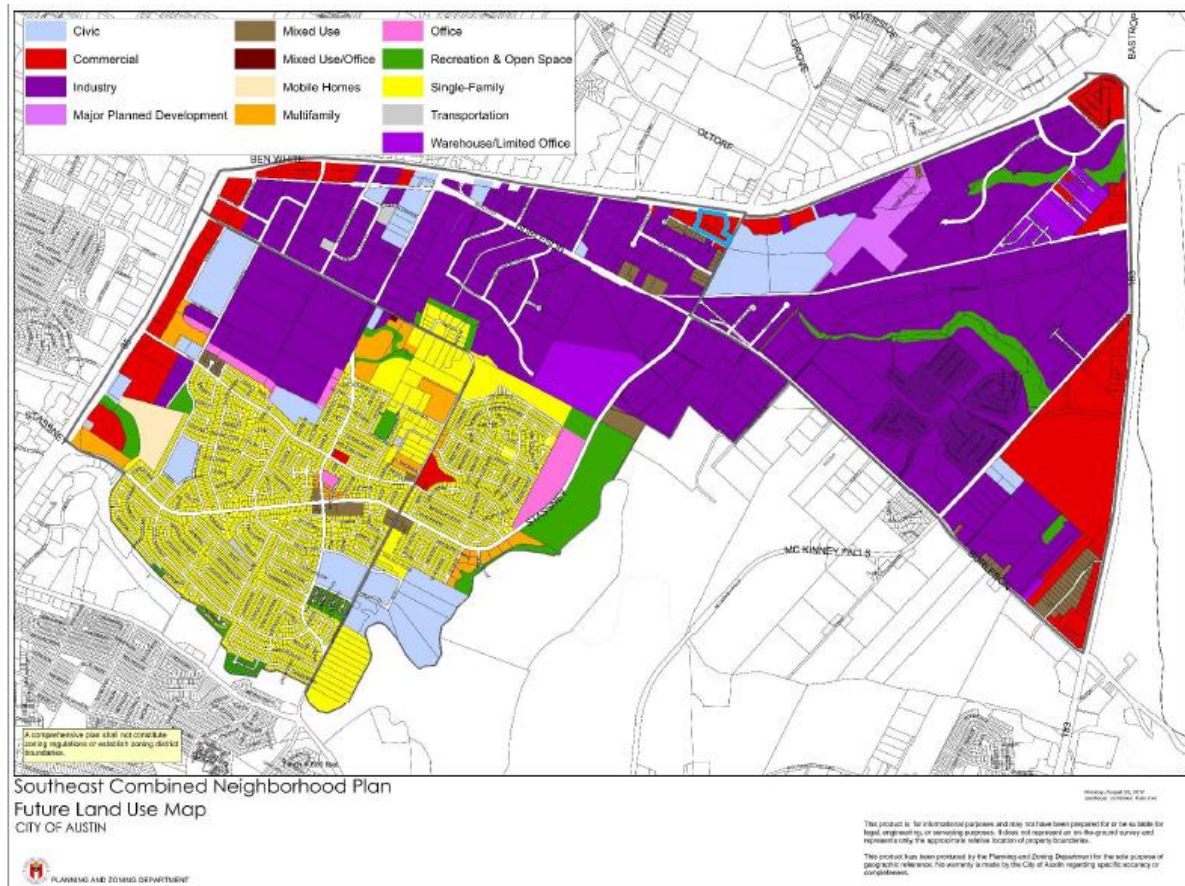
Ben White & Montopolis

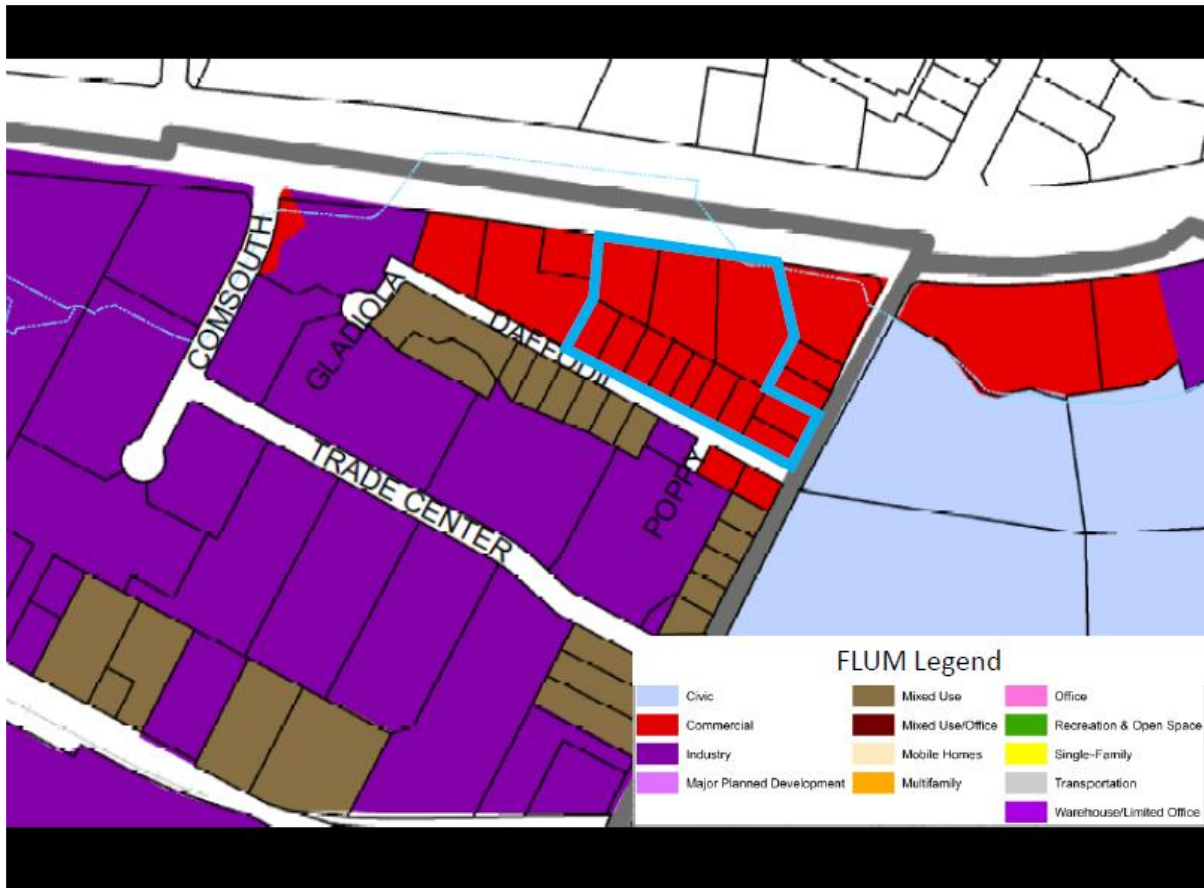
C14-2019-0092 & NPA-2019-0014.02

08.14.2019









Request/Current Entitlements

Current:

- Zoning: CS – NP, General Commercial Services – Neighborhood Plan
- FLUM: Commercial

Request:

- Zoning: CS – MU – NP, General Commercial Services – Mixed Use – Neighborhood Plan
- FLUM: Mixed Use

Property Information

- Approximately 9 acres
- Undeveloped/Driveway
- High frequency transit stops adjacent to site:
 - 311 and 228 routes
- Mixed Use sites designated on the FLUM nearby through the neighborhood planning process
- Del Valle ISD



Proposed Project

Multifamily

- 272 units
 - Eff – 24 units
 - 1bd – 156 units
 - 2bd – 92 units

Parking

- 442 spaces

Access

- Montopolis Dr. and Ben White Blvd.

Requests

We respectfully request your support for:

- A Neighborhood Plan Amendment for Mixed Use designation on the Future Land Use Map (FLUM); and
- A zoning change from CS-NP to CS-MU-NP.