

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: North Austin Civic Association (NACA)

CASE#: NPA-2019-0007.01

DATE FILED: October 9, 2019 (Out-of-Cycle)

PROJECT NAME: Settlement Home – 8900 Hunters Trace

PC DATE: December 10, 2019

ADDRESS: 8900 Hunters Trace

DISTRICT AREA: 4

SITE AREA: 0.2320 acres

OWNER: The Settlement Club

AGENT: Julie Schechter

APPLICANT: The City of Austin

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/Office

Base District Zoning Change

Related Zoning Case: C14-2019-0141

From: SF-3-NP

To: NO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: June 29, 2000

PLANNING COMMISSION RECOMMENDATION:

December 10, 2019 -

STAFF RECOMMENDATION: Staff recommends Mixed Use/Office land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff recommends the request for Mixed Use/Office land use because this land use is appropriate adjacent to residential uses and along minor corridors such as Payton Gin Road. The proposed use is a small office that could also allow for residential uses which is appropriate for this location.

Below are parts of the North Austin Civic Association Neighborhood Plan that supports the request.

1. Land Use, Zoning and Code Enforcement

Overall Goal: Strengthened code enforcement to bring stability and improve the appearance of the neighborhood. Maintain and enhance existing zoning for future development to improve land use and the quality of life in the neighborhood. Prevent additional commercial development within the residential areas and maintain a residential core bounded by commercial and mixed-use development to maximize economic development and aesthetic appeal of all land use types.

Goal 2: Establish land use and zoning for future development that will improve the quality of life for neighborhood residents and businesses.

Objective 1: Establish appropriate zoning and development guidelines to enhance and protect the neighborhood.

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.

PROPOSED LAND USE ON THE PROPERTY

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.

IMAGINE AUSTIN PLANNING PRINCIPLES

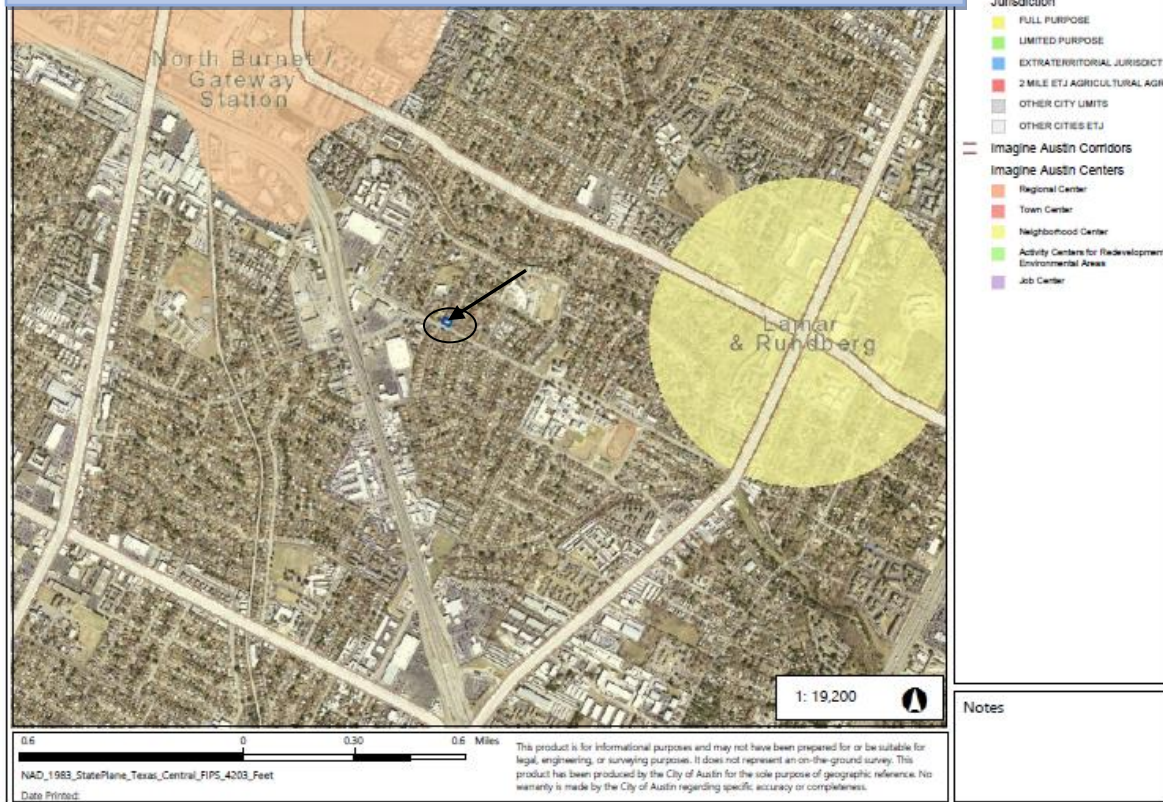
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - *The property is not located on an Imagine Austin Activity Corridor or within an Activity Center, although Payton Gin Road has commercial zoning and land uses at U.S. 183 and N. Lamar Boulevard, with some multifamily and some neighborhood commercial on the north side of Payton Gin Road.*

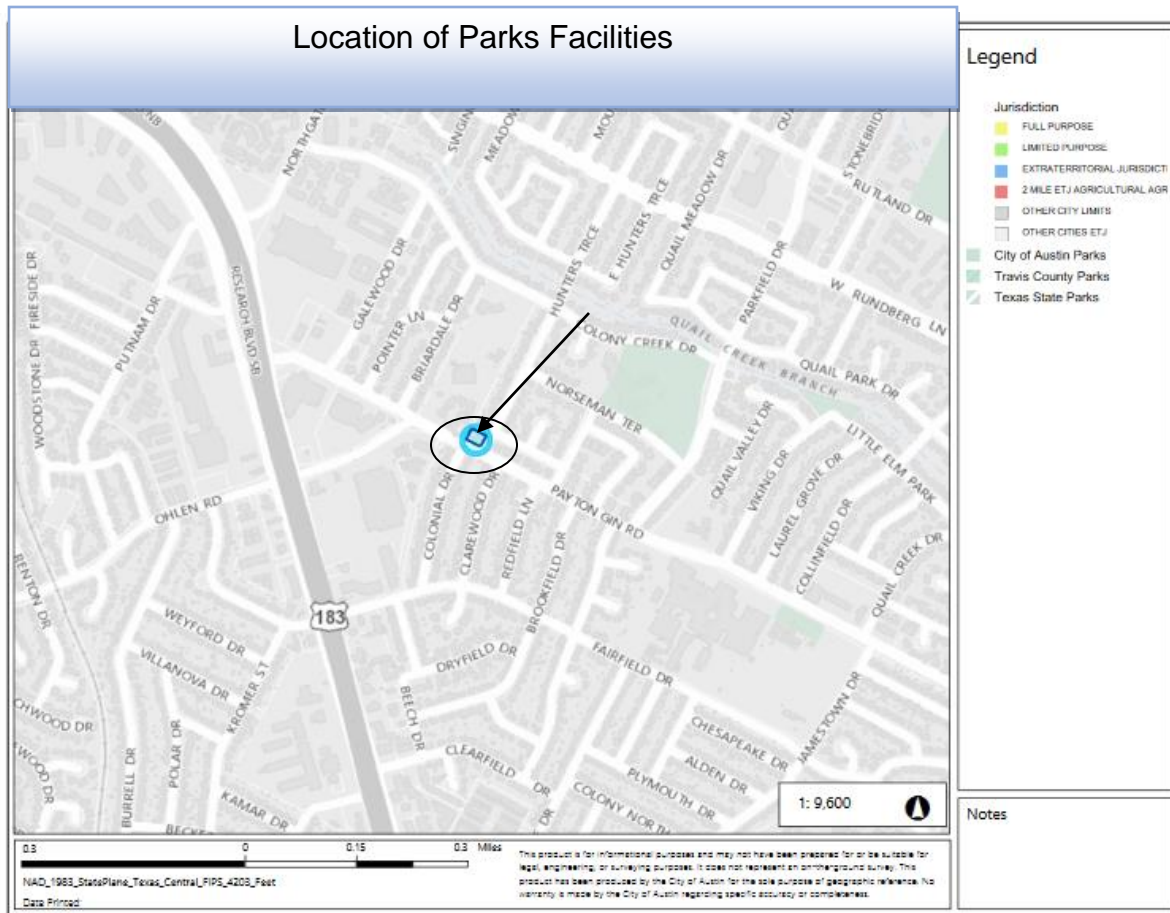
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***The property is not located on an Imagine Austin Activity Corridor or Activity Center and has limited access to Capital Metro bus routes, although there is a bus route less than ¼ mile to the west along Ohlen Road and Payton Gin 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 proposed Mixed Use/Office land use is an appropriate for this location.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The proposed zoning of NO-MU-NP would allow for residential uses.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***Mixed Use/Office land use is an appropriate land use being adjacent to residential uses and adjacent to Payton Gin Road.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The property is no located in an environmentally sensitive area.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***Not applicable.***
8. Protect, preserve and promote historically and culturally significant areas.
 - ***The property is a vacant lot.***
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, although The Settlement Home said they plan to hire more people as part of their organization to work in the proposed new office building.***
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - ***Not applicable.***

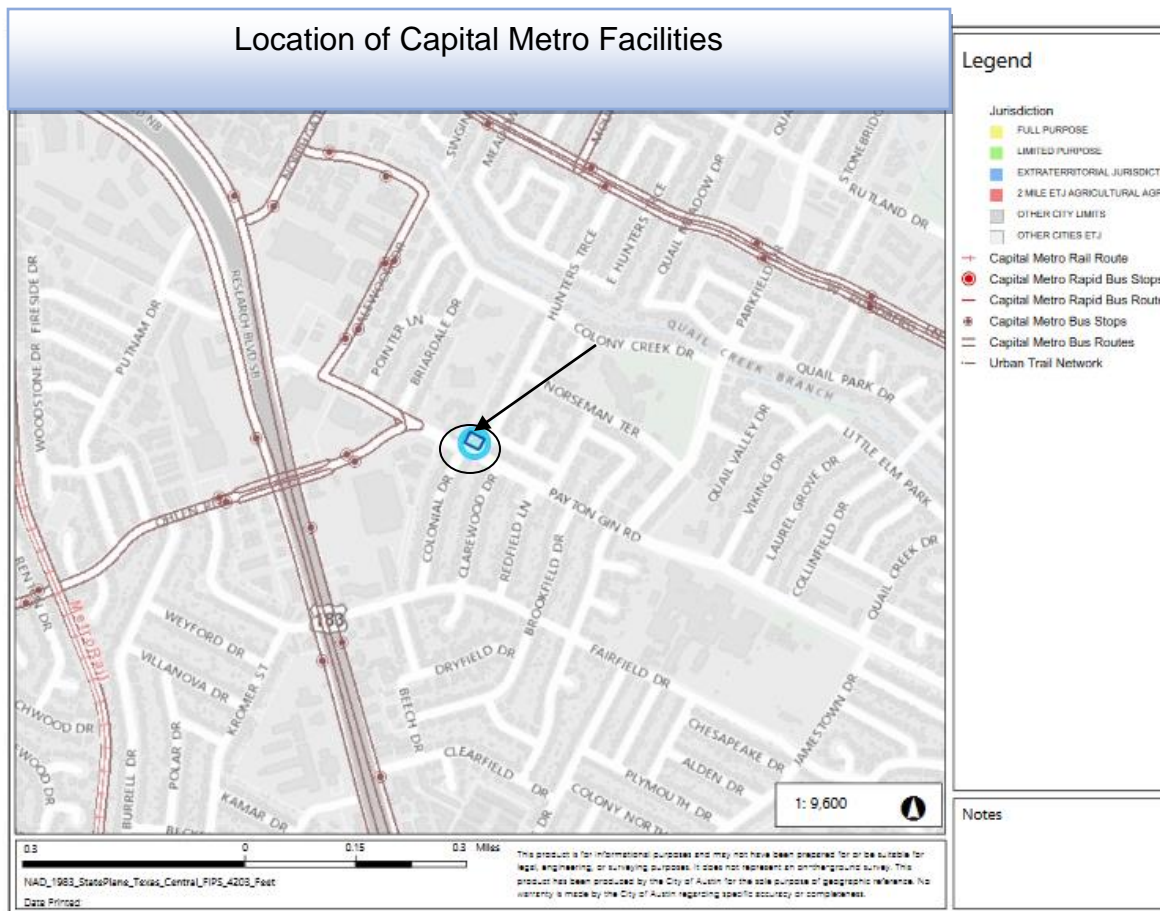
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.

- *Not applicable.*

Location of Imagine Austin Activity Centers and Corridors







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: On September 19, 2019, Austin City Council approved Resolution No. 20190919-150 which directed staff to initiate plan amendment and zoning change applications for property located at 8900 Hunters Trace, property owned by The Settlement Home Club.

A copy of the City Council Resolution is on pages 13 – 14 of this report.

The plan amendment request is to change the land use on the future land use map from Single Family to Mixed Use/Office.

The rezoning change request is to change to the zoning from SF-3-NP to NO-MU-NP to build an office building for office workers for The Settlement Home which is located to the west of the property. For more information on the zoning case, please see case number C14-2019-0141.

PUBLIC MEETINGS: The ordinance required community meeting was held on November 13, 2019. Approximately 224 meeting notices were mailed to people who live 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. Six people attended the meeting, in addition to three people associated with The Settlement Club and one city staff member.

Darcy DeShazo, Executive Director of The Settlement Home, said the Settlement Home is a ten acre tract that has been at this location since 1960's. The property has 18-21 apartments for people to live, a school, cafeteria, and gym. She said they work with youths who are abused and neglected. They work with Child Protective Services. She said they are at maximum impervious cover and cannot build on the site any more buildings. The need more space because employees are crammed into spaces. They purchased 8900 Hunters Trace property in 2000. The property was a rental property for students at that time and it was not in great shape. The renters stayed until we had plans for the property and the building was demolished. Now we want to build an office building that looks like a single family home. We will have a gate in the back of the property so employees can park on the existing Settlement home property to the west and the 8900 Hunters Trace will only have the two parking spaces that are currently there with the existing driveway. We currently own another home at 8902 and 8906 Hunters Trace where we have a Group Home. We also own a duplex on 1306 Colony Creek Drive.

Q. What is the size of the building you want to build? I heard it was about 5,000 square feet.

A. We don't know exactly how big, but the latest drawing is 4,600 square feet. It could be in the range of 4,000 – 4,500 sq. ft. In the building we will need a conference room, break room, copy room and offices. There will be a second story to accommodate the development team.

Q. Do we really have a say in this process or is it a done deal?

A. Staff explained that people can submit comments for the case report and to attend the public hearings to speak about the case.

Q. Will this rezoning affect the appraisals of our homes?

A. Staff was told by Travis Appraisal District staff that when appraisals are made they compare apples-to-apples and oranges-to-oranges and that they don't compare office building appraisals to home appraisals.

Q. I'm concerned about lighting, traffic, the size of the building, and will the office building be just for employees?

A. The lighting will look like a family home. There will not be office building lighting. The hours will be Monday through Friday 9:00 a.m. – 5:00 p.m. Staff will be internal. There will be no clients coming to the building. We take pride in being good neighbors.

Q. Do you have a 25-year Master Plan?

A. We don't have a Master Plan for the neighborhood, but for our campus. We want to grow our adoption plan. For residents, we plan to continue what we're doing. The State funding is unreliable so we need an office for fund raising.

Q. So you get State money?

A. We receive reimbursement rate, but it doesn't cover the cost of care, which is why we need to increase our fundraising.

Q. What ages do you serve on campus?

A. It's all girls in our residential program and the ages are 12 – 21 years.

Q. Does The Settlement Home have more properties?

A. We have a duplex on Colony Creek Drive and we own 8902 and 8906 Hunters Trace.

Q. Do you plan to purchase more properties in the neighborhood?

A. We keep an eye on available property but the Board of Directors make the decision to purchase based on our needs.

Q. If you get approval for your rezoning on January 23, 2019 at City Council, when will you start building the building? Also, the hammering would disturb the neighborhoods.

A. As far as timeline, we would like to start as soon as possible. In the past we worked with a construction company that works only during business hours. The workers don't smoke and they pick up the nails. The contractor is aware of our needs.

Q. I'm concerned about the size of the building.

A. The currently zoning under SF-3-NP allows a maximum building height of 35 feet and the property zoning of NO-MU-NP also has a maximum height of 35 feet.

Q. Does The Settlement Home want to buy all the houses along Hunters Trace?

A. I answer to the Board of Directors. At this time, there are no plans to buy more homes, but if a home were to become available, the Board of Directors might consider it.

Q. Does the new Land Development Code affect this neighborhood and this property?

A. Councilman Greg Casar will meet with the people in the neighborhood on November 18, 2019.

Q. Could you prohibit parking on the property?

A. I don't know if that would help, but we could talk about it.

Q. I want no curb parking. Cars have been parking along the street.

A. We will not have off-street parking.

Q. My future concern is that it will make it easy for more rezoning along Hunters Trace.

A. Any future rezoning would have to go through the NACA NPCT and the Planning Commission and City Council. The NPCT would have to support it.

Q. Do you plan to rezone the other homes you own?

A. No, we don't want to rezone the other properties. We want them to stay homes.

Q. What happens if you sell the property?

A. Any new owner could use the building as an office or a residential use or both.

Q. How many people would be in the office building?

A. We will have ten people.

Q. What will happen with the existing driveway?

A. We will keep the existing driveway where two people can park, but employees would park on the main campus.

Comments:

- I'm concerned about the ripple effect of this property being rezoned to office zoning.
- I've been here in my home since 1972. Taxes have been going up. The Settlement Home has me on three sides. 8906 Hunters Trace is a Settlement Home and has a Hackberry tree that has cracked the slab.
- Settlement Home could buy out all the homes on Hunters Trace and expand all along the street.
- I have no great complaints about the situation.

CITY COUNCIL DATE:

January 23, 2019

ACTION:

Pending

Applicant Summary Letter from Application



1600 Payton Gin Road
Austin, TX 78758-6506
phone: (512) 836-2150
fax: (512) 836-2159
www.settlementhome.org

Darcie DeShazo
Executive Director

BOARD OF DIRECTORS
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President
Debbie Simons,
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Kathie Tovo
Philip Vescovo
Darren Whitehurst

August 14, 2019

Re: Neighborhood Plan Amendment and Zoning Application
8900 Hunters Trace

To Whom It May Concern:

This is a Summary Letter in connection with our the application by The Settlement Home for Children for a Neighborhood Plan Amendment and related zoning request to use the property at 8900 Hunters Trace for a neighborhood office. The Settlement Club founded The Settlement Home in 1916 and supports its mission through fundraising and governance. The Settlement Club operates with the DBA The Settlement Home or The Settlement Home for Children.

The Settlement Home, located at 1600 Payton Gin Road in Austin, Texas is a nonprofit that serves children with histories of abuse and neglect. The Settlement Home's mission is to promote healing and growth in children, young adults and families by providing a continuum of care, support and resources. We serve individuals who have experienced severe emotional trauma, abuse and neglect.

As the need to serve more children grows, so does our need to grow our staff and we are quickly running out of office space. We own the property at 8900 Hunters Trace and would like to build offices there. It is currently an empty lot and our plan would be to construct a structure that looks like a house externally but functions as an office building. Our staff includes an Executive Director, and a number of other staff members who manage our residential treatment center, group home program and foster and adoption program.

The office would provide workspace for approximately 12 of our personnel. We expect lighting and parking to be consistent with other residences in the neighborhood. Given that this property backs up to our main campus, employees using this office would park on our main campus. We deeply appreciate our neighbors, who have always been very supportive of our activities to help the children in our care.

We appreciate your consideration.

Sincerely,

Darcie DeShazo
Executive Director

City Council Resolution

RESOLUTION NO. 20190919-150

WHEREAS, the Settlement Home for Children ("the Home") is a licensed nonprofit organization that provides 24-hour care to help children in foster care, including children experiencing homelessness, access the materials and support they need to restore and preserve a permanent sense of well-being; and

WHEREAS, the Home provides a residential treatment center, a group home program, and a transitional living program, which include on-site housing and services for children in foster care; and

WHEREAS, homelessness, housing, accessibility to quality health care services, both physical and mental, are three of Austin City Council's top 10 indicators from Austin Strategic Direction 2023 where they would like to see significant improvement over the next two to three years; and

WHEREAS, the Home is located at 1600 Payton Gin Road and requires an office expansion to accommodate the growing needs of the organization; and

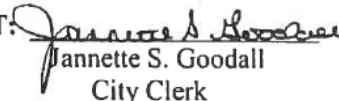
WHEREAS, the Home has acquired an adjacent property located at 8900 Hunters Trace that requires a rezoning from single family residence to neighborhood office to allow for office use and a Future Land Use Map (FLUM) amendment; and

WHEREAS, the Home will build a structure that is consistent with the rest of the neighborhood and will use the existing parking lot at the main office; and

WHEREAS, the Home has reached out to neighboring properties and the North Austin Civic Association (NACA) Neighborhood Planning Contact Team and has received substantial support for rezoning to neighborhood office; **NOW, THEREFORE,**

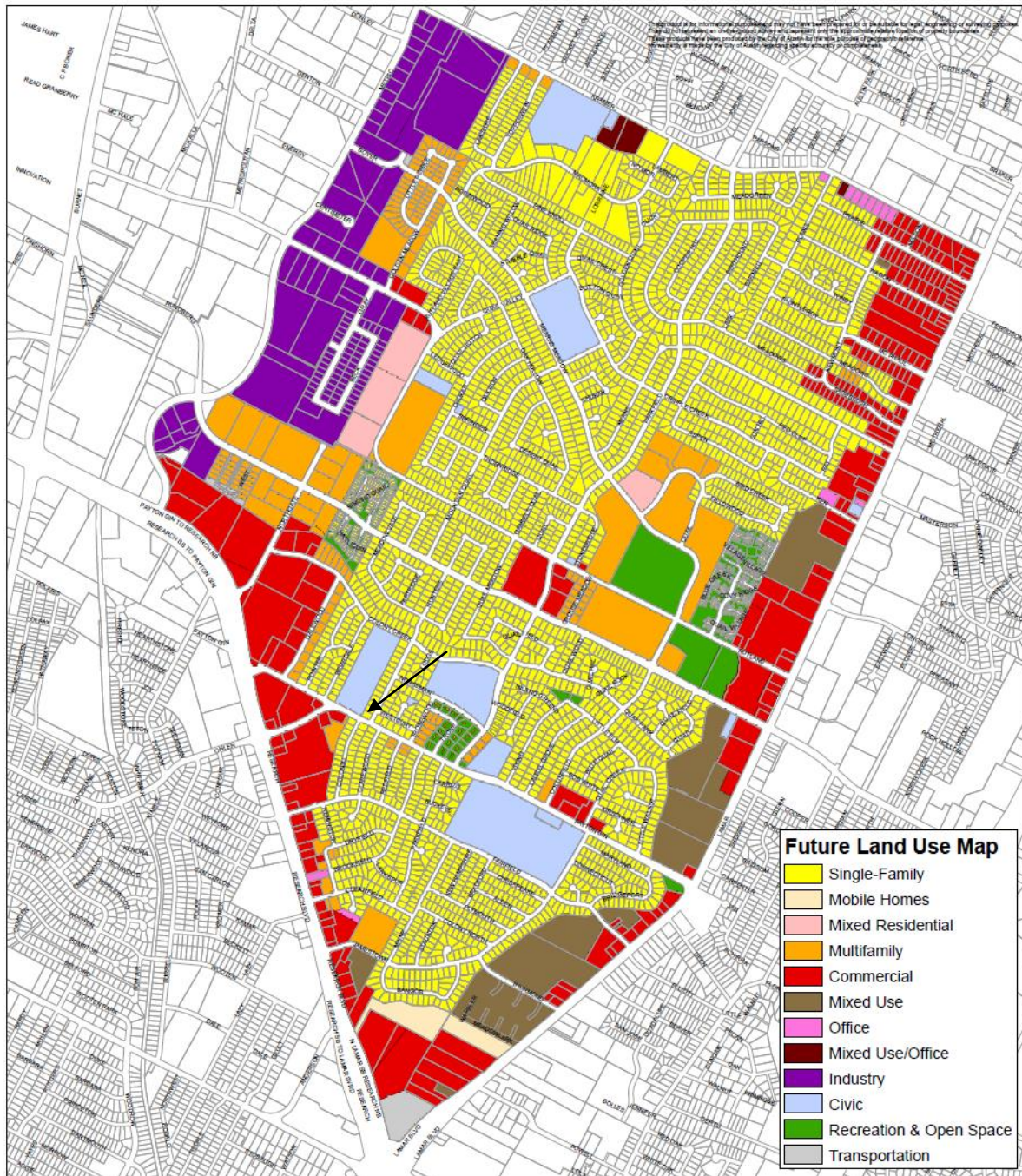
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates the rezoning and FLUM amendments of the property located at 8900 Hunters Trace, Austin, Texas from family residence-neighborhood plan (SF-3-NP) combining district to neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, and FLUM change from single family to office land use.

ADOPTED: September 19, 2019 ATTEST: 
Jannette S. Goodall
City Clerk

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

(No letter received at this time)



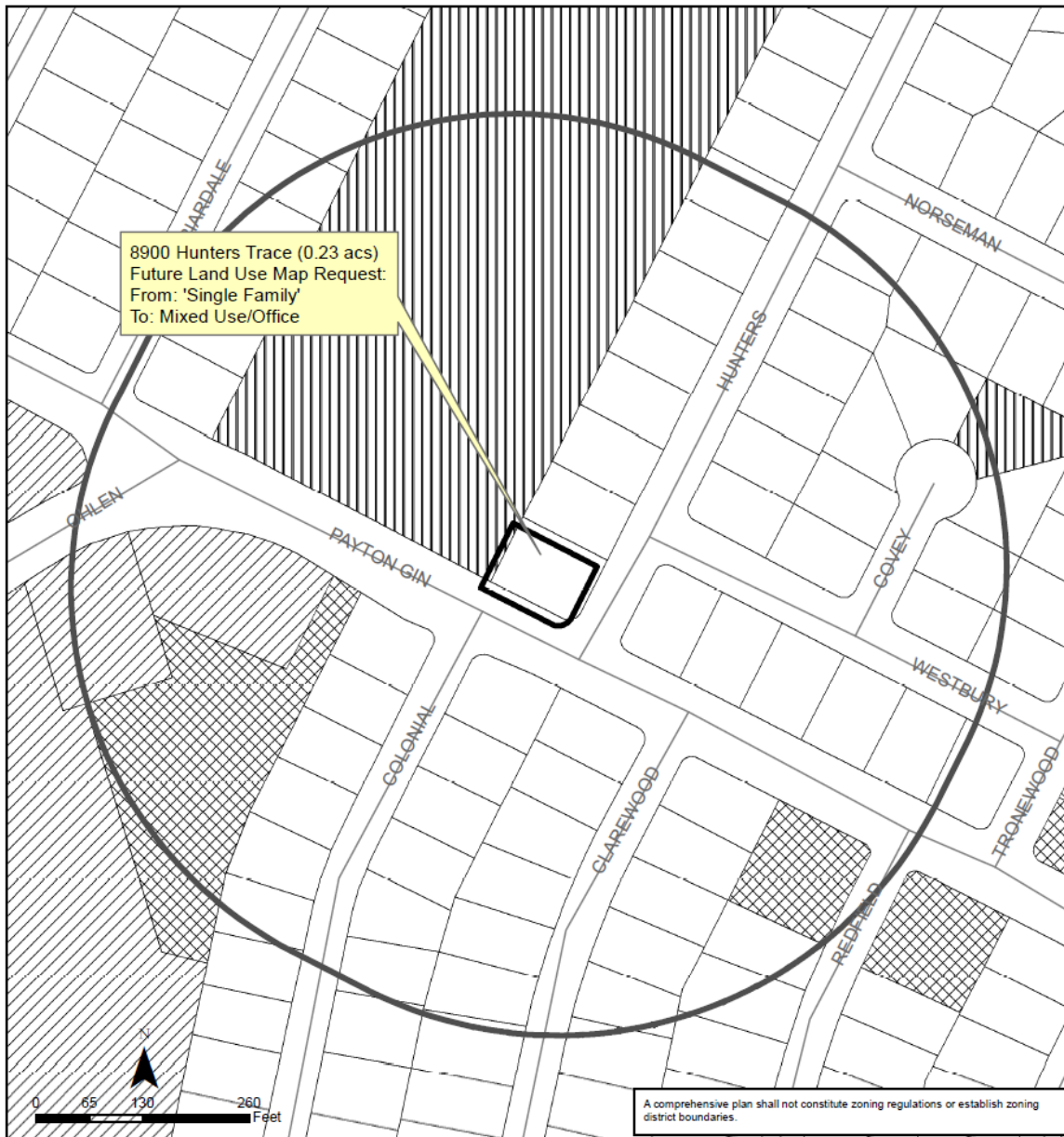
North Austin Civic Association Neighborhood Plan

Future Land Use Map
Adopted June 2000
Modified: 6/27/2018

Planning & Zoning Department

A comprehensive plan shall not
constitute zoning regulations or
establish zoning district boundaries.





**North Austin Civic Association (NACA) Neighborhood Planning Area
NPA-2019-0007.01**

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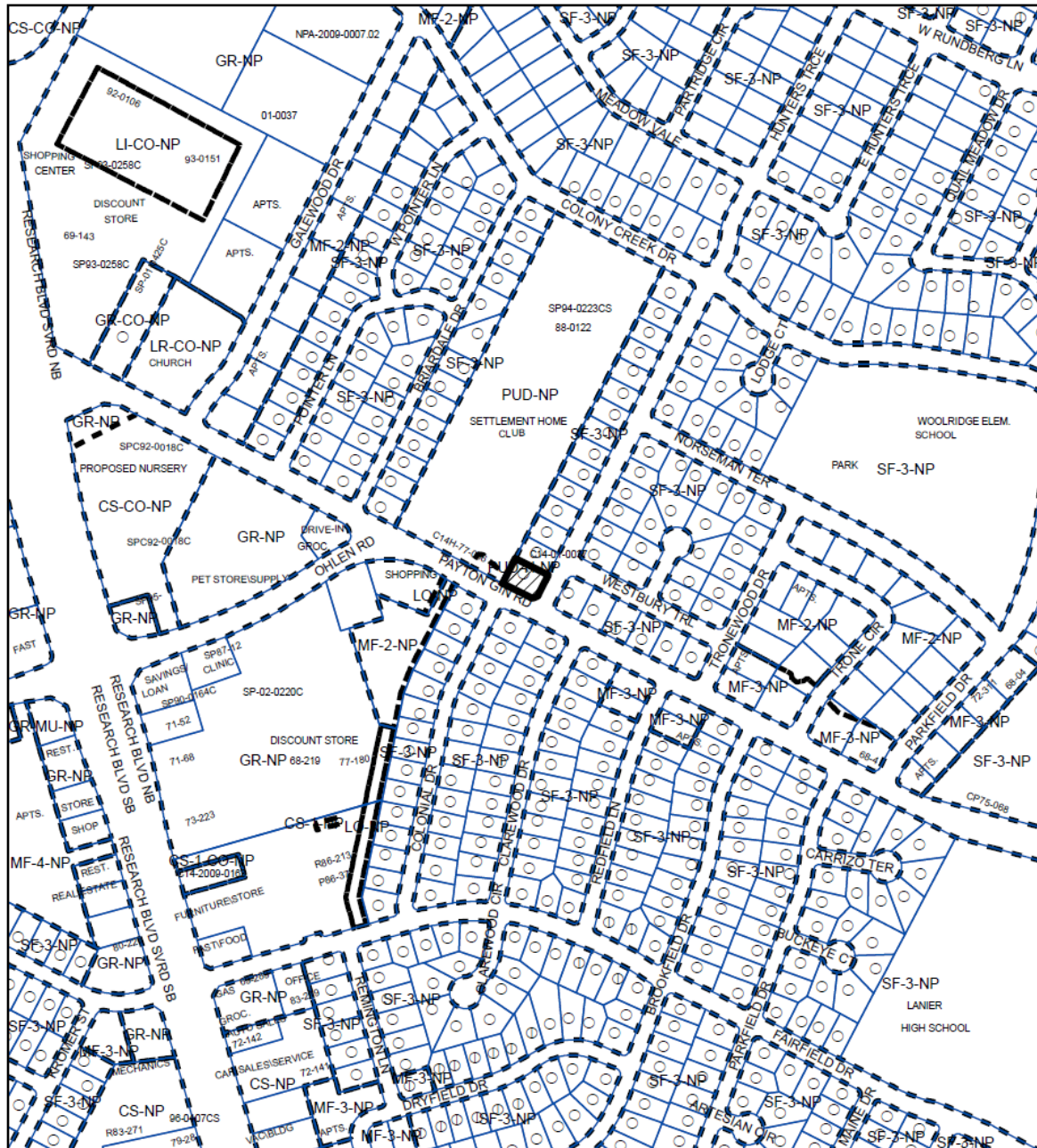
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City of Austin
Planning and Zoning Department
Created on 10/14/2019, by: meredithm

Future Land Use

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



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

ZONING

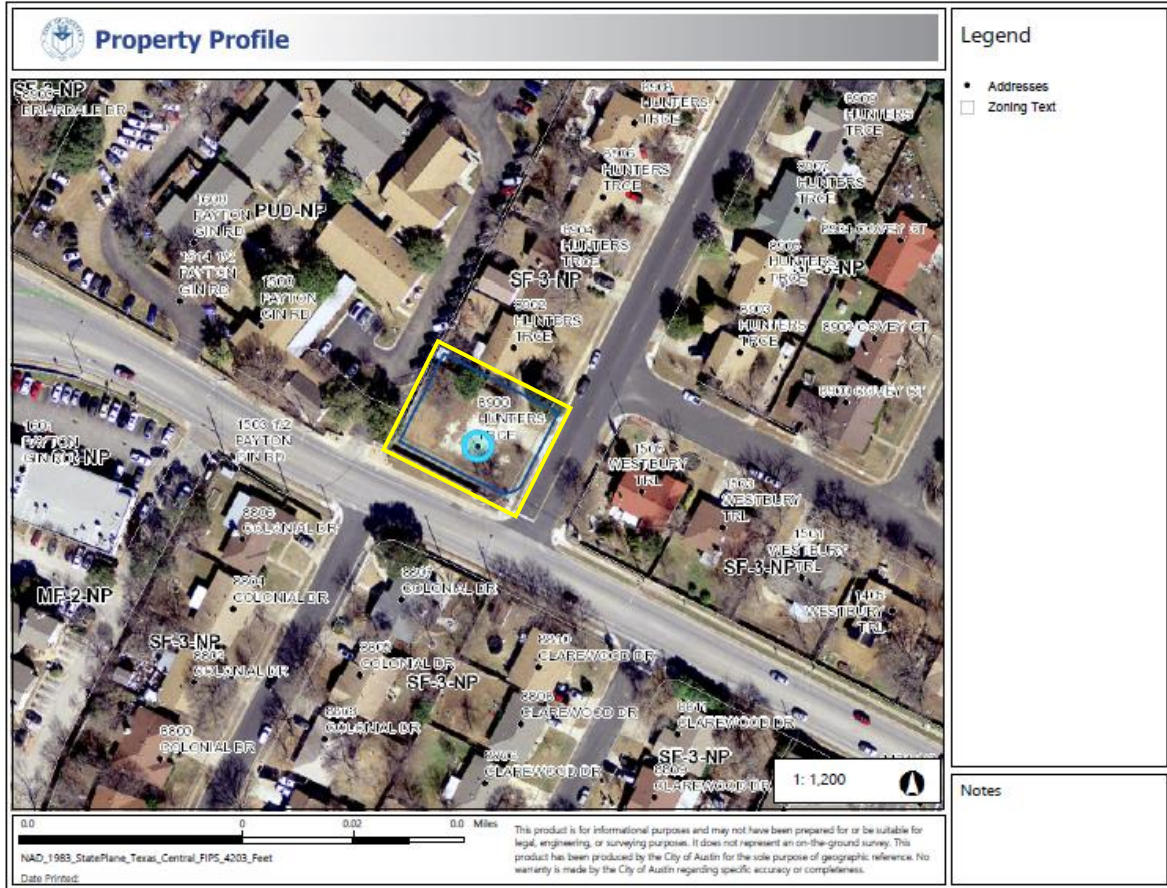
ZONING CASE#: C14-2019-0141

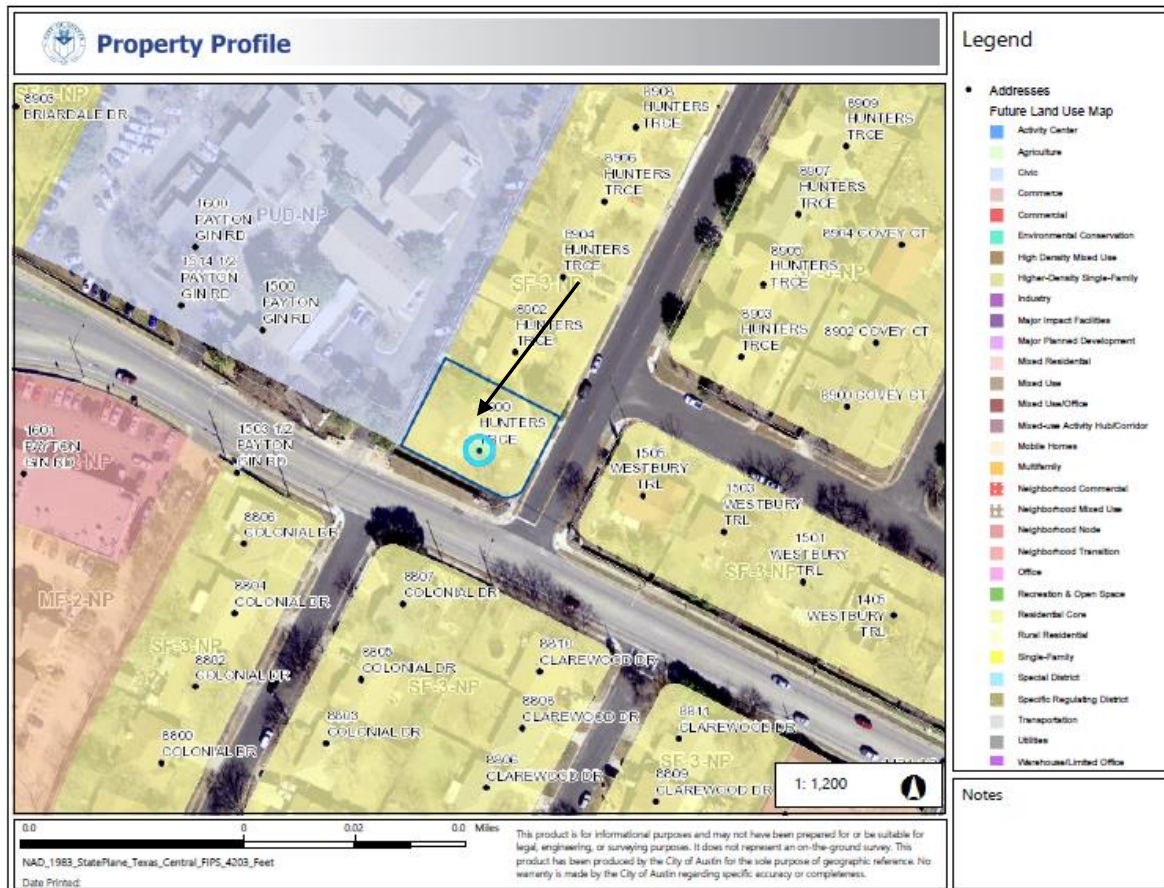
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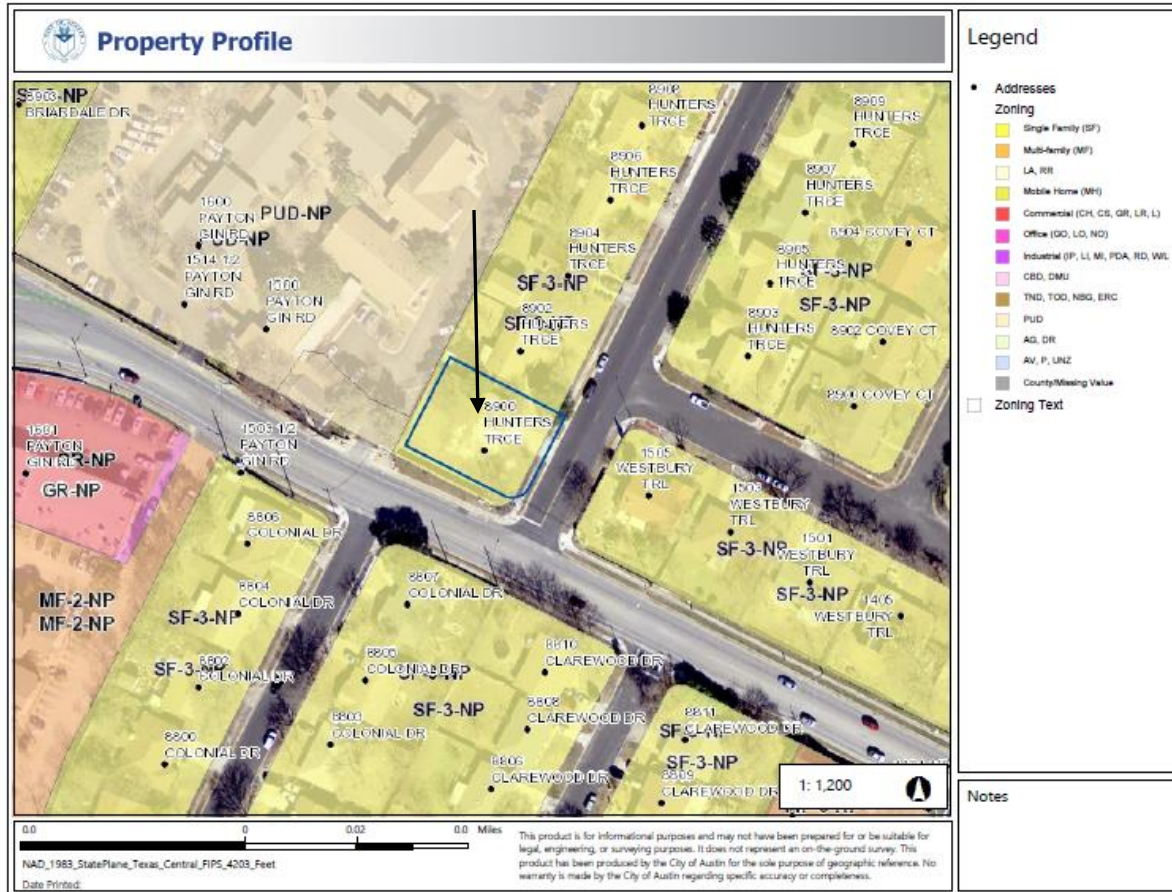
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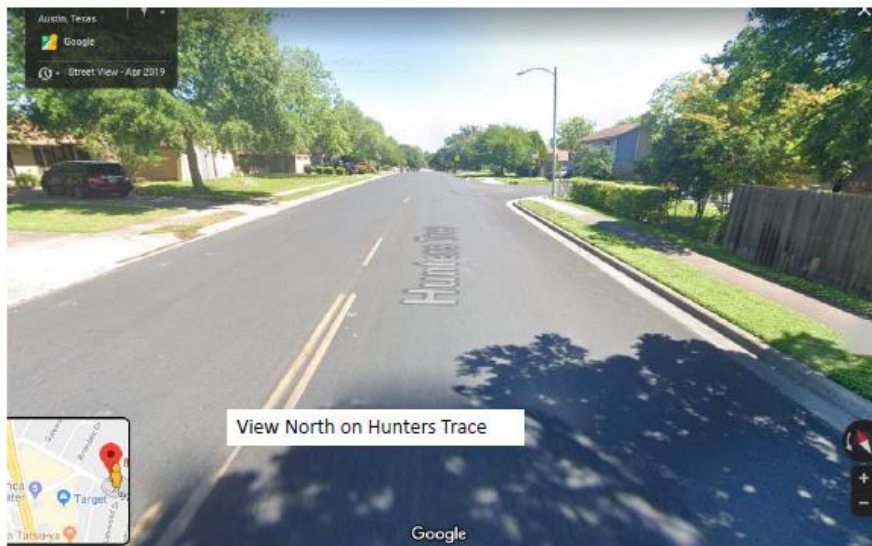
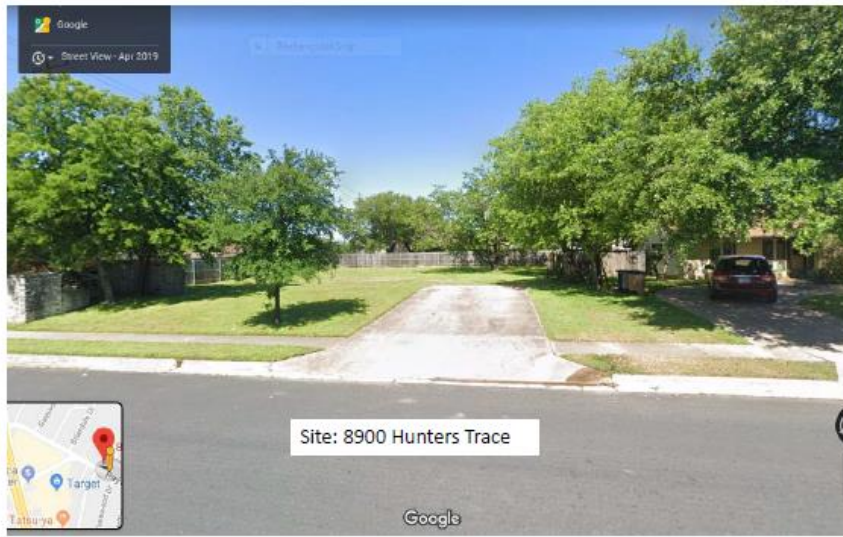


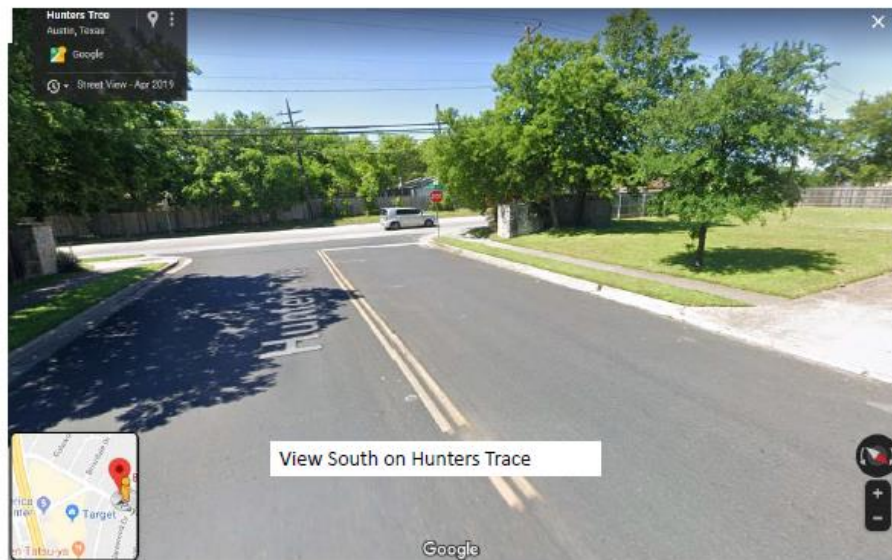
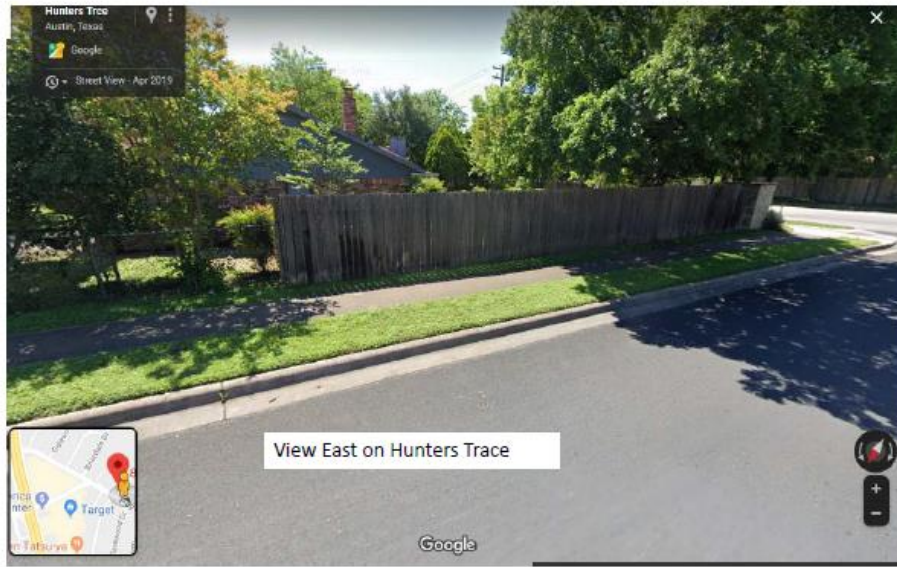
Created: 10/10/2019

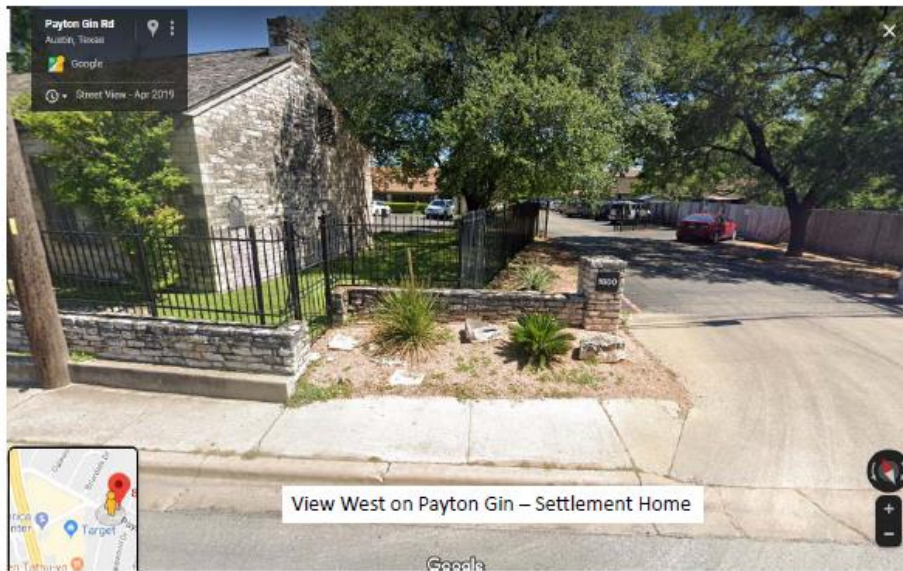












PUBLIC HEARING COMMENT FORM

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

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-2019-0007.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Dec 10, 2019 - Planning Commission
Jan 23, 2020 - City Council

☒ I am in favor
☐ I object

Carl Moseley
Your Name (please print)

1403 Westbury Trail Austin, TX 78758
Your address(es) affected by this application

C. Moseley
Signature

11-23-2019
Date

Comments:

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Jan 23, 2020 - City Council

☐ I am in favor
☒ I object

Robbin Bell

Your Name (please print)

8800 Clarewood Dr.

Your address(es) affected by this application

Robbin Bell

11-25-19

Signature

Date

Comments:

Have several concerns about the rezoning proposed by the settlement home.

- Size of building
- Long-term plans of the settlement home with the existing properties they already have in the neighborhood.
- future appraisal of our properties
- constant flow of traffic which is already becoming a problem.

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Contact: Maureen Meredith, Ph: 512-974-2695
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☒ I am in favor
☐ I object

Kathryn Besa

Your Name (please print)

1403 Westbury Trail Austin, TX 78758

Your address(es) affected by this application

K. Besa

11-23-2019

Signature

Date

Comments:

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to: **F20M:**

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810
NPA-2019-0007.01 MM 0240121201
HESTER FRED & MARGARET SOTO
Or Current Resident
PO BOX 180753
AUSTIN TX 78718-0753

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.

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Jan 23, 2020 - City Council

Fred Hester/Margaret Soto

☐ I am in favor
☒ I object

Your Name (please print)

8811 Clarewood Dr, Austin, TX. 78758

Your address(es) affected by this application

Fred Lee Hester, Mmarch-23-19
Signature Date

Comments: We object because this "office"
Nov 23, 2019

building will drive up our home taxes. That's
the last thing we need. We maybe "low
income" but we are DECENT PEOPLE too,
[REDACTED] We want or me
time and we have no time to attend meetings.
We have no vehicle. We stay home when we
arent working certain days. This is a NEIGHBORHOOD
and LET'S KEEP IT THAT WAY.

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

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-2019-0007.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Dec 10, 2019 - Planning Commission
Jan 23, 2020 - City Council

☒ I am in favor
☐ I object

Joseph Idehen

Your Name (please print)

8809 Clarewood Dr Austin TX 78758

Your address(es) affected by this application

[Signature]

Signature

Date

11-23-2019

Comments:
