

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Combined Neighborhood Plan

NPA CASE#: NPA-2009-0016.01

ZONING CASE#: C14-2010-0014 (JH)

PC PUBLIC HEARING DATE: March 23, 2010

ADDRESS: 3306 E. 5th Street **AREA:** Approx. 1.056 Acres

APPLICANT/OWNER: The Lunaire Group L.P/Dr. Graciela Leija
(Previously owned by The Driggers Living Trust)

AGENT: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr., P.E.)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial & Single Family (portion of)
To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2010-0014 (JH)

From: GR-NP, Community Commercial- Neighborhood Plan Combining District and
SF-3-NP, Family Residence-Neighborhood Plan Combining District

To: GR-MU -NP, Community Commercial – Mixed Use –Neighborhood Plan
Combining District

NOTE: A portion of the existing SF-3-NP will remain and is not proposed to be rezoned.

PLAN ADOPTION DATE: March 27, 2003

STAFF RECOMMENDATION: The staff recommendation is to **grant** the requested change from COMMERCIAL and SINGLE FAMILY (portion of) on the Future Land Use Map (FLUM) to MIXED USE land use designation.

BASIS FOR RECOMMENDATION: The requested amendment is consistent with the Land Use recommendations in the Govalle/Johnston Terrace Combined Neighborhood Plan. See *Analysis* for more details.

PLANNING COMMISSION RECOMMENDATION: The motion to grant staff's recommendation to Mixed Use; was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 8-0; Commissioner Ben DeLeon was absent.

BACKGROUND: The Govalle/Johnston Terrace Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on March 27, 2003. The requested plan amendment is in the Johnston Neighborhood Planning Area. The boundaries of the planning area are: Austin NW Railroad on the north, Airport Boulevard on the east, Ed Bluestein on the south and on the west.

The property is a vacant lot upon which the owner proposes to build a medical office and medical spa with affordable residential units. The new owner of the property is a medical doctor who proposes to open a clinic for the medically underserved residents in the area.

PUBLIC MEETING: On August 31, 2009, the applicant met with members of the Govalle/Johnston Terrace Planning Contact Team, in addition to property owners within 500 feet of the proposed plan amendment. Approximately 15 people attended the meeting.

Based on the input from the attendees, the property owner subsequently hired an engineer who continued working with the planning contact team to address concerns regarding the amount of property to be rezoned to GR-MU-NP, which was reduced from the entire lot to a little more than half. In additional meetings, the applicant and her agent worked with the Govalle/Johnston Terrace planning contact team to protect the residential uses to the west along Allen Street.

A letter of support from the Govalle/Johnston Terrace Planning Contact Team is provided with this report.

ANALYSIS: The plan amendment request supports the following Govalle/Johnston Terrace Neighborhood Plan land use goals:

Land Use:

- Goal 1: Adjacent land uses should be compatible
- Goal 2: Preserve and protect current and future single-family neighborhoods.
- Goal 3: Develop a balanced and varied pattern of land uses.
- Goal 4: Create and preserve a sense of “human scale” to the built environment of the neighborhood

Housing

- Goal 5: Maintain an affordable and stable housing stock.
- Goal 6: Foster and protect existing neighborhoods.
- Goal 8: Increase opportunities for people to live in close proximity to daily needs such as shopping and transportation.

Analysis: With residential units proposed, the property owner could live on the property where their medical clinic is located, in addition to providing affordable housing options for the area. Since the clinic is surrounded by houses and businesses, the clinic will be within walking distance to many people in the area and will provide a needed service to the community.

The plan amendment request supports the following **Land Use Planning Principles**

- ❖ Ensure that the decision will not create an arbitrary development pattern;
 - *The land use change is consistent with the area.*
- ❖ Ensure an adequate and diverse supply of housing for all income levels;
 - *The land use and zoning change will supply housing for the immediate needs of the property owners and people in the area.*
- ❖ Minimize negative effects between incompatible land uses;
 - *The change does not create an incompatible land use.*
- ❖ Discourage intense uses within or adjacent to residential areas;
 - *The change does not increase the intensity compared to the surrounding land uses.*
- ❖ Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;
 - *The medical clinic and residential uses will not have an adverse effect on the neighborhood. The applicant has worked with the neighborhood to address any issues that might affect the residential uses to the west.*
- ❖ Promote expansion of the economic base and create job opportunities;
 - *The medical clinic could provide jobs in the area.*
- ❖ Ensure similar treatment of land use decisions on similar properties;
 - *The land use change is consistent with the area.*
- ❖ Consider infrastructure when making land use decisions;
 - *The medical clinic will be on an in-fill property where infrastructure currently exists.*
- ❖ Promote development that serves the needs of a diverse population.
 - *The mixed use land use will allow people to live and work on the property reducing car trips. It also allows the owners to be caretakers of their business on the property.*

Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME
1	786	Home Builders Association of Greater Austin
2	742	Austin Independent School District
3	511	Austin Neighborhoods Council
4	1037	Homeless Neighborhood Organization
5	476	Buena Vista Neighborhood Assn.
6	744	Central Plus East Austin Coalition (SPEAK)
7	386	Central East Austin Business Owners Assn.
8	30	Guadalupe Neighborhood Development Corp.
9	619	Brooke Neighborhood Assn.
10	988	Brooke Elementary Neighborhood
11	1113	Austin Parks Foundation
12	681	Govalle/Johnston Terrace Planning Team of Neigh. Orgs.
13	972	PODER People Organized in Defense of Earth & Her R
14	1168	Email Notification Test Group
15	300	Terrell Lane Interceptor Assn.

16	1075	League of Bicycling Voters
17	1188	Austin Street Futbol Collaborative
18	1224	Austin Monorail Project
19	1189	Tejano Town
20	1225	Cristo Rey Neighborhood Association
21	1228	Sierra Club, Austin Regional Group
22	1200	Super Duper Neighborhood Objectors and Appealers Organization
23	1236	The Real Estate Council of Austin, Inc.
24	1220	Greater East Austin NA
25	477	El Concilio, Coalition of Mexican American Neigh. Assn.
26	1199	United East Austin Coalition
27	1017	East River City Citizens

CITY COUNCIL DATE: April 29, 2010 **ACTION:** (pending)

CASE MANAGERS: Maureen Meredith, Senior Planner, 974-2695

E-MAIL: maureen.meredith@ci.austin.tx.us

Govalle/Johnson Terrace Neighborhood Planning Team
Preserving and Improving our Neighborhoods

January 14, 2010

The Review Committee for the Govalle/Johnson Terrace Planning Contact Team held a meeting on August 31, 2009 and heard a presentation for a plan amendment and future zoning change request from representatives for Sandra Leija on their property located at 3306 E. 5th Street, currently zoned GR – NP on the southern part (with the land use on the FLUM as Commercial) and SF 3-NP on the northern part of the property (with the land use on the FLUM as Single Family).

After discussion and follow up meetings with sub committee members, the Review Committee and the applicant have agreed to support the following FLUM changes to the property in order to accommodate their proposed build out of the property and to support the future zoning change application to be submitted within the next 2-3 weeks.

The Govalle/Johnson Terrace Planning Contact Team supports:

1. The change in the FLUM from Commercial to Mixed Use on the front 325 feet of the property.
2. The future zoning change application from GR-NP to GR-MU-NP zoning from 180 feet off 5th Street to approximately 325 feet off the street. This allows the medical office/health spa and the upstairs apartments to be placed in this area along with required parking. The north end of the Project site will remain as SF-3-NP per the current zoning class.
2. The parking lot setback from 13 to 8 feet. The proposed Site Plan provides an 8 foot setback on all driveway improvements per compatibility requirements. Allowing this reduction accommodates fire lane access to the Site improvements.
3. The proposed fire lane turnaround requires a significant amount of space to set aside as impervious cover. This limits the available space for housing in the SF-3-NP zone. Support for impervious cover increases in this zone as long as coverage does not exceed the composite amount allowed under both zoning classes.

The Plan amendment and future zoning change request supports the following Goals and Objectives in the plan (See page 35 in plan document):

Land Use

- Goal 1: Adjacent land uses should be compatible.

SCANNED

- Goal 2: Preserve and protect current and future single-family neighborhoods.
- Goal 3: Develop a balanced and varied pattern of land uses.
- Goal 4: Create and preserve a sense of "human scale" to the built environment of the neighborhood.

Housing:

- Goal 5: Maintain an affordable and stable housing stock.
- Goal 6: Foster and protect existing neighborhoods.
- Goal 7: Increase opportunities for people to live in close proximity to daily needs such as shopping and transportation.

These conditions are hereby agreed to by the Review Committee and the applicant, represented by:



Daniel Llanes
Coordinator, Review Committee
Govalle/Johnston Terrace Neighborhood
Planning Team

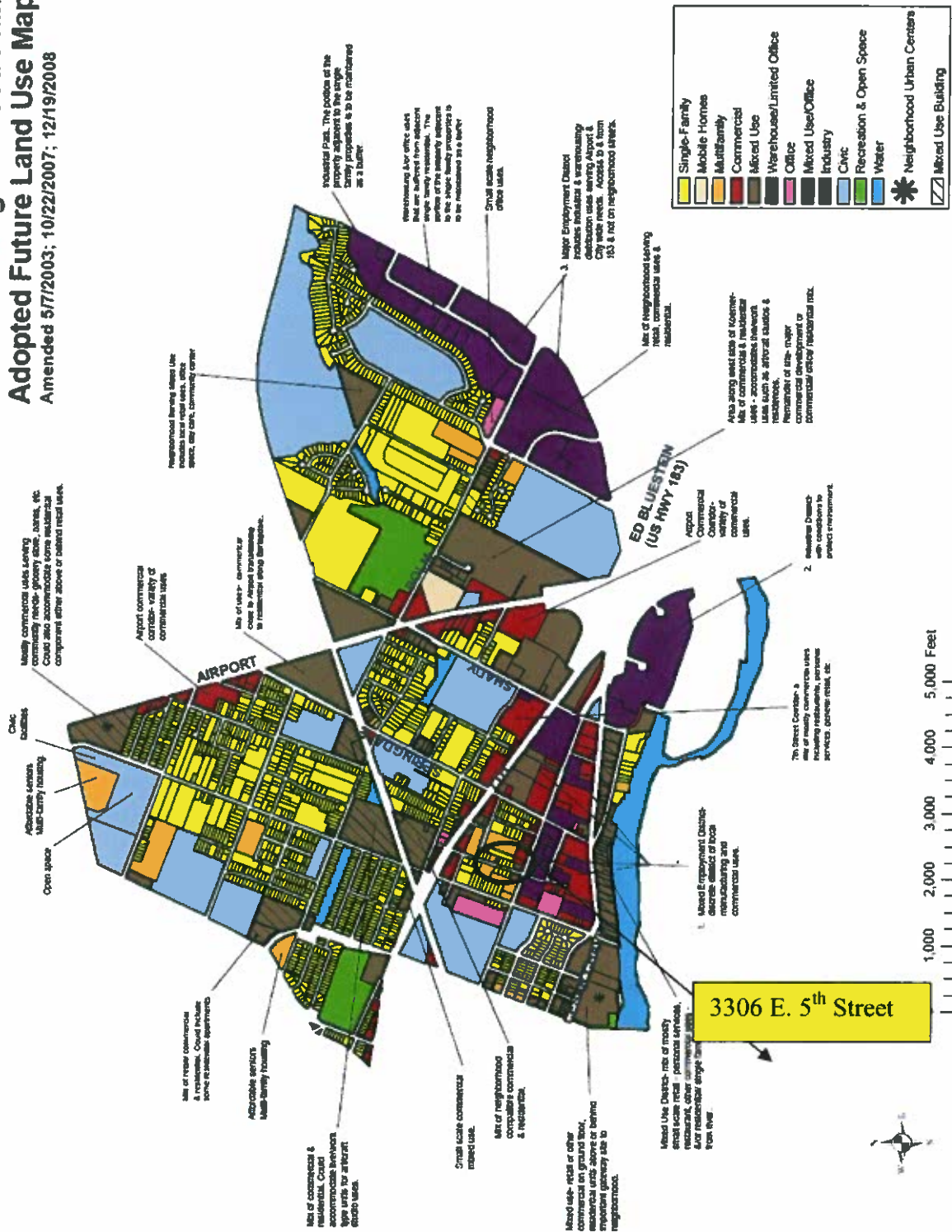


Dr. Graciela Leija, MD, Owner
The Lunaira Group, LP
3306 E. 5th Street

SCANNED

Govalle / Johnston Terrace Combined Neighborhood Plan Adopted Future Land Use Map Amended 5/7/2003; 10/22/2007; 12/19/2008

A comprehensive plan shall not constitute zoning regulations or other legal instruments. This map has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

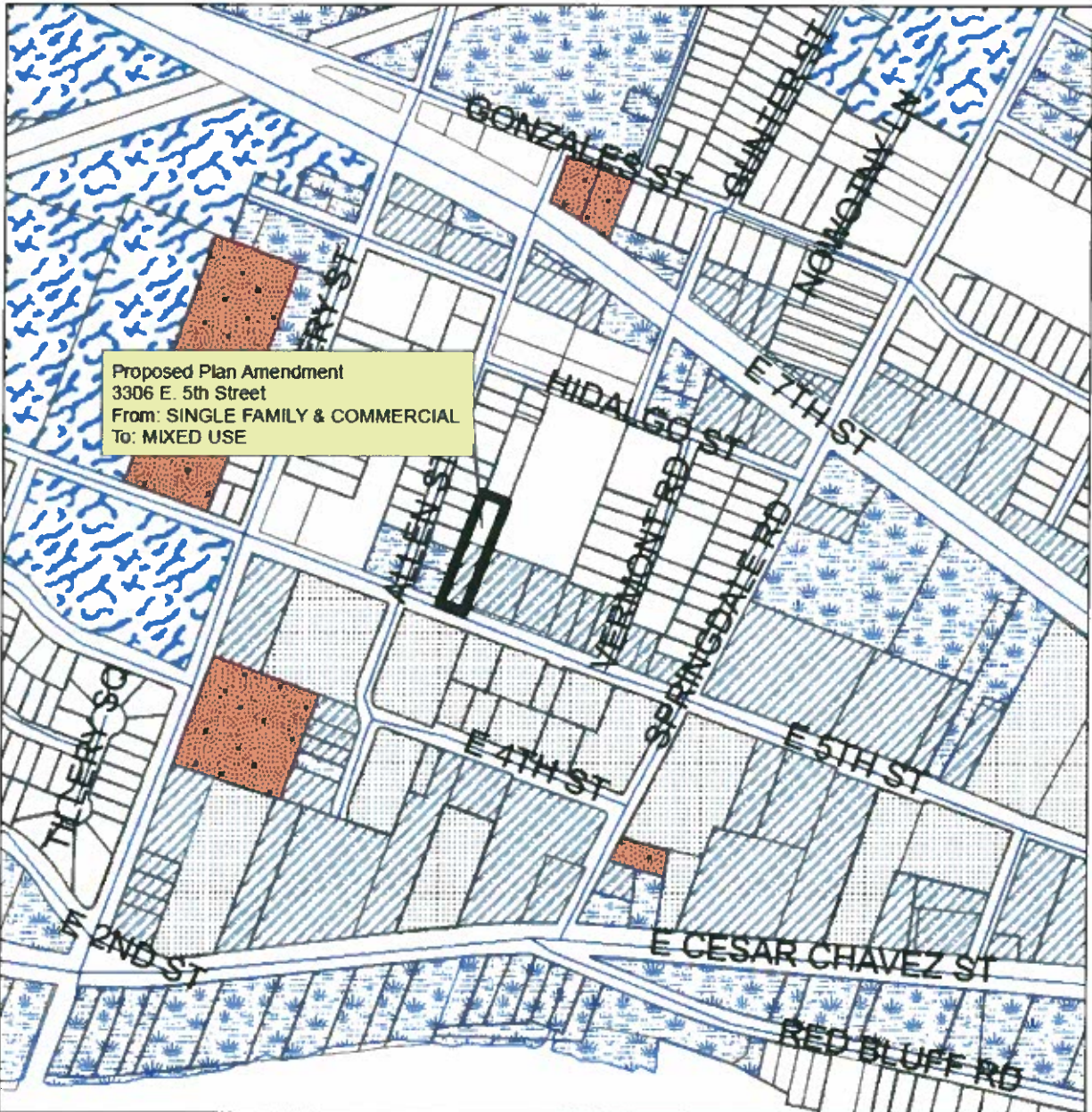


1,000 2,000 3,000 4,000 5,000 Feet





3306 E. 5th Street
Request: Commercial and Single Family to
Mixed Use



Govalle/Johnston Terrace Neighborhood Plan Amendment NPA-2009-0016.01

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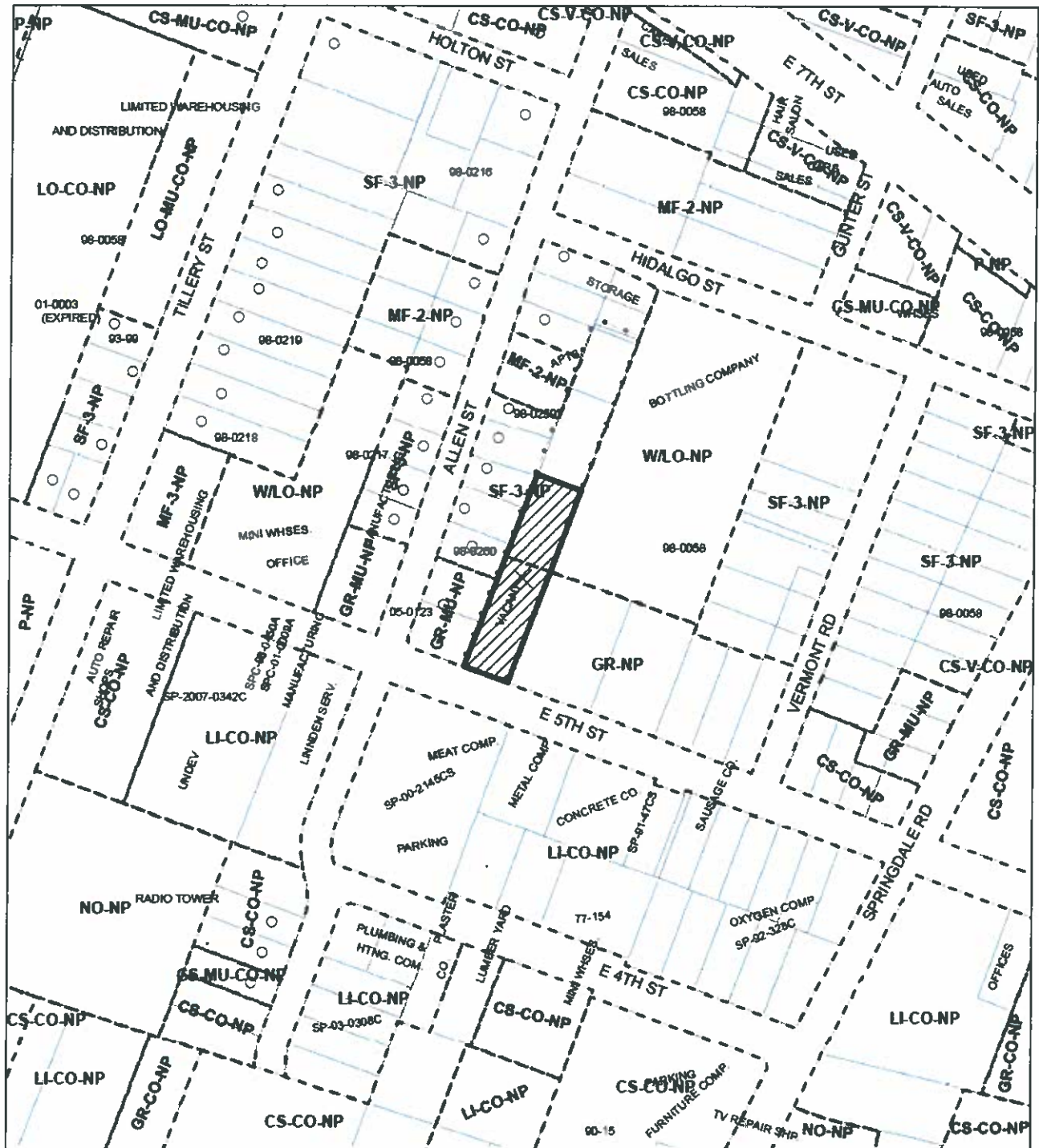
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Future Land Use

FLU

	Civic		Industry
	Commercial		Mixed Use
	High Density Mixed Use		Office
			Single Family

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



1" = 200'

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: NPA-2009-0016.01
ADDRESS: 3306 E 5TH ST
SUBJECT AREA: 0.581 ACRES
GRID: L21
MANAGER: M. MEREDITH



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3306 E. 5th Street



3306 E. 5th Street – subject property



Property to
the north



Property to
the east



Property to
the south



Property to
the west

View east on E. 5th Street



View west on E. 5th Street