

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: South Congress Combined Neighborhood Plan

CASE#: NPA-2010-0020.01

PC DATE: May 25, 2010

ADDRESS: 117 Sandra Street

SITE AREA: 6,818 sq. ft.

APPLICANT/AGENT: Mike McHone Real Estate (Mike McHone)

OWNER: Reuben Kogut

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2010-0018 (WR)

From: SF-3-NP

To: GO-CO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: August 18, 2005

STAFF RECOMMENDATION: Staff recommends the change in the future land use map from SINGLE FAMILY to MIXED USE land use.

BASIS FOR RECOMMENDATION: The plan amendment request supports the following South Congress Combined Neighborhood Plan Goals and Objectives:

Goal One: Enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods.

Objective 1.1: New development should be compatibly scaled when adjacent to residential uses.

Objective 1.2: Prevent commercial encroachment into neighborhoods.

Objective 1.3: Preserve the character of single-family neighborhoods.

Objective 1.4: Limit the negative effects of industrial and commercial land uses on adjacent neighborhoods.

Objective 1.6: Preserve affordable housing options.

Recommendation 8: Apply the mixed-use future land use designation to commercial properties on arterial roads to encourage combined residential and commercial projects, resulting in increased housing options and more housing units.

Goal Two: South Congress Avenue should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin.

Objective 2.3: Commercial and mixed-use development along South Congress Avenue should not adversely affect adjacent neighborhoods.

Goal Three: Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.

Staff analysis: The change in the FLUM from single-family to mixed use is not inconsistent with the future land use map and the plan's goals and objectives. There is mixed use land use to the north and the east of the site.

The change in the future land use map supports the following Land Use Principles:

- Ensure that the decision will not create an arbitrary development pattern;
- Ensure an adequate and diverse supply of housing for all income levels;
- Minimize negative effects between incompatible land uses;
- Discourage intense uses within or adjacent to residential areas;
- Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;
- Ensure adequate transition between adjacent land uses and development intensities;
- Avoid creating undesirable precedents;
- Promote expansion of the economic base and create job opportunities;
- Ensure similar treatment of land use decisions on similar properties;
- Balance individual property rights with community interests and goals;
- Consider infrastructure when making land use decisions;
- Promote development that serves the needs of a diverse population.

PLANNING COMMISSION RECOMMENDATION: The motion to approve staff's recommendation for Mixed Use; was approved on the consent agenda by Commissioner Kathryn Tovo's motion, Commissioner Jay Reddy second the motion on a vote of 9-0

BACKGROUND: The South Congress Combined Neighborhood Plan (SCCNP) was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 18, 2005. The boundaries of the planning area are: Ben White Boulevard/US 290/State Highway 71, IH-35, William Cannon Drive, and South 1st Street.

The applicant proposes to change the land use on the future land use map from Single-Family to Mixed Use. The proposed zoning change is from SF-3-NP to GO-CO-MU –NP. The Conditional Overlay permits all SF-3 uses and one General Office use for an accessory off-street parking lot.

The property has been operating as an accessory off-street parking lot for employees of the Twin Liquors Distribution Center located directly across the street to the north. The property was red-tagged by Code Enforcement for operating the parking lot in a single-family residential district. To come into compliance, the property owner filed this zoning change and plan amendment application. The Land Development Code requires a solid screen fence around the property, in addition to landscaping buffers from the residential uses. The property owner agreed to build the fence with cedar boards and to provide lighting and a gate to prevent people from using the parking lot outside of business hours.

PUBLIC MEETINGS: One hundred and forty-eight notices were mailed to property owners, utility account holders, neighborhood associations, environmental groups, and members of the planning contact team inviting them to the neighborhood plan amendment meeting on April 22, 2010. Eight people attended this meeting to discuss the plan amendment and zoning application with Micheal R. McHone, property owner's agent.

At the meeting, the planning contact team and attendees who live or own property within 500 feet voted unanimously to support the plan amendment and zoning change, with the following conditions (the letter of support is with this report):

- Required fence along west side of property should be a continuation of the existing Cedar plank fence. New fencing should match the existing fence.
- Installation of a bar-type gate at the entrance of the property to be secured at night, thus preventing unwanted entry by cars to the property
- Installation of an overhead light on the south side of the property. Light should have minimum creep onto adjoining property.
- We request the city add an additional city streetlight on Sandra Street in the vicinity of 117 Sandra Street. *(Note: On June 8, 2010, Austin Energy said they will be able to mount a street light on an existing light pole.)*

CITY COUNCIL DATE: June 24, 2010

ACTION: (pending)

CASE MANAGER: Maureen Meredith, Senior Planner **PHONE:** 974-2695

EMAIL: maureen.meredith@ci.austin.tx.us



**South Congress Combined
Neighborhood Plan
NPA-2010-0020.01**

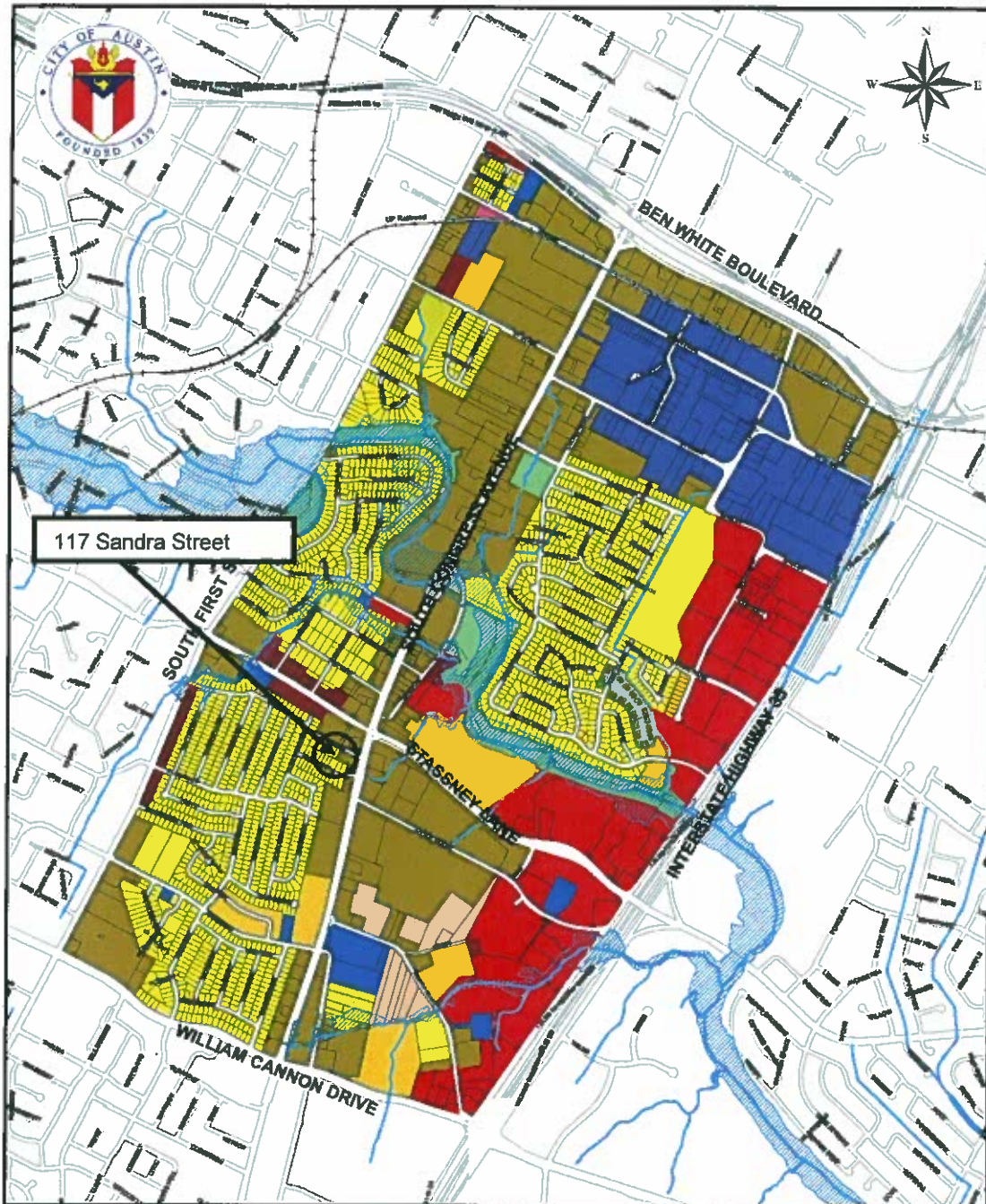
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Created on March 25, 2010

Future Land Use

	Civic		Mixed Residential
	Office		Mixed Use
	Commercial		Multi-Family
	Industry		Single-Family



South Congress Combined Neighborhood Planning Area: Future Land Use Map

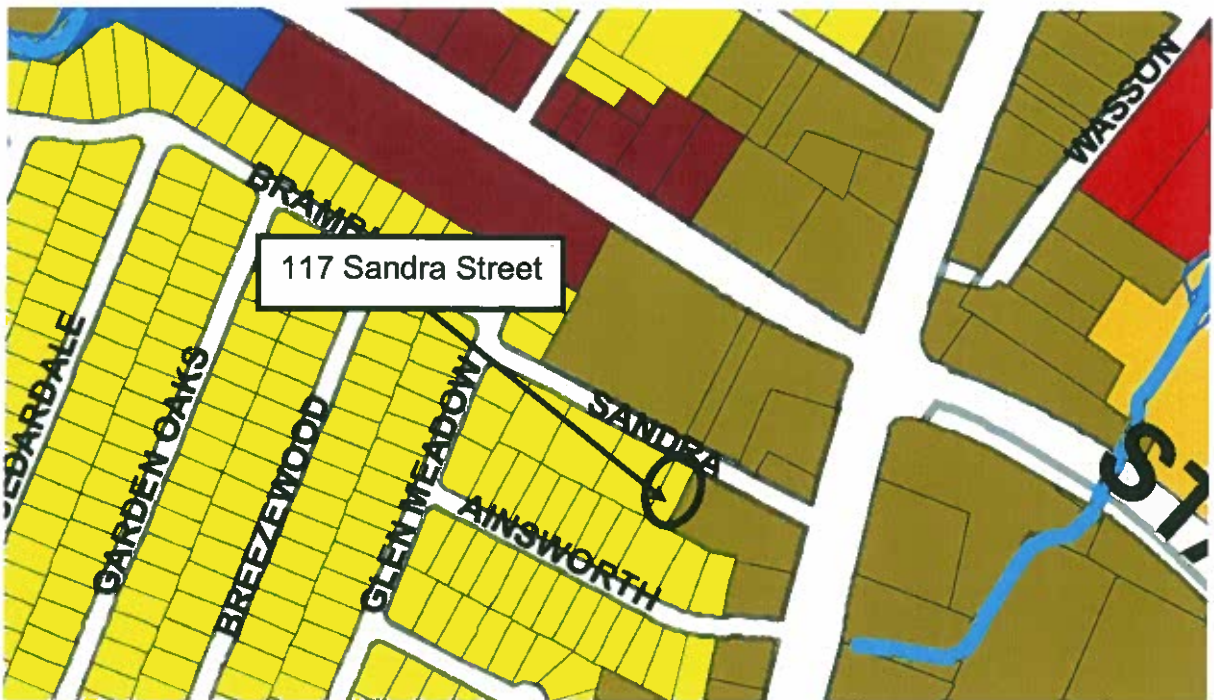
Produced by the City of Austin
Neighborhood Planning and Zoning Department
Adopted August 18, 2005
Updated September 12, 2006

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2,000 1,000 0 2,000 Feet

Legend

- | | |
|------------------------------|--------------------------|
| Single-family | Warehouse/Limited Office |
| Higher-Density Single Family | Office |
| Mobile Homes | Mixed Use/Office |
| Mixed Residential | Industry |
| Multi-family | Civic |
| Commercial | Open Space |
| Mixed Use | Utilities |
| | 100-year flood |
| | Creeks |



Close-up view of Future Land Use Map



1" = 200'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2010-0018
 ADDRESS: 117 SANDRA ST
 SUBJECT AREA: 0.156 ACRES
 GRID: G17
 MANAGER: W. RHOADES



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**Letter from the South Congress
Planning Contact Team**

City Council date June 24, 2010

To: Planning Commission & City Council Members
Re: NPA-2010-00201.01
CPA-2010-0018
Date: April 24, 2010

On April 22, 2010, the South Congress Combined Neighborhood Plan Contact Team held a meeting in accordance with our bylaws to discuss the applicant's proposed future land use amendment from SF-NP (Single Family – Neighborhood Plan) to GO-CO-NP (General Office – Conditional Overlay – Neighborhood Plan) at 117 Sandra Street. The community meeting was also held on April 22, 2010 and the contact team took testimony from surrounding neighbors which was taken into consideration.

The South Congress Combined Neighborhood Plan Contact Team has voted unanimously to recommend the plan amendment and zoning change at 117 Sandra Street on a conditional vote, provided the following terms are met by the property owner:

- Required fence along west side of property should be a continuation of the existing Cedar plank fence. New fencing should match the existing fence.
- Installation of a bar-type gate at the entrance of the property to be secured at night, thus preventing unwanted entry by cars to the property
- Installation of an overhead light on the south side of the property. Light should have minimum creep onto adjoining property.
- We request the city add an additional city streetlight on Sandra Street in the vicinity of 117 Sandra Street.

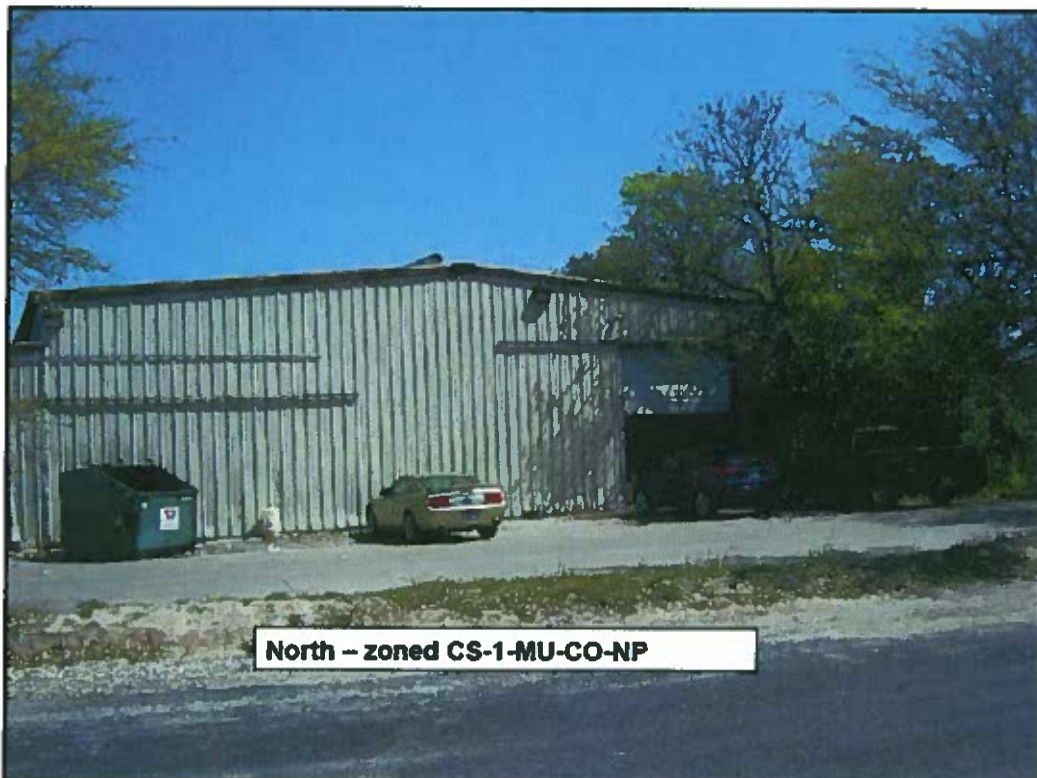
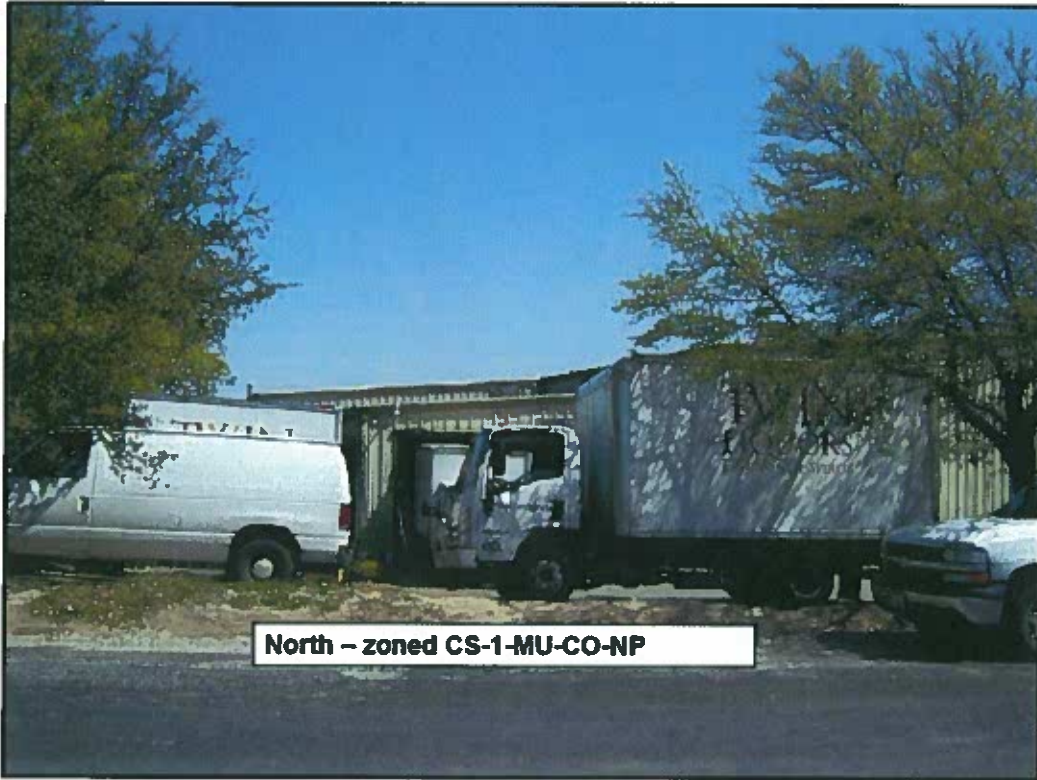
Although the Future Land Use Map and Goal 3 of the Neighborhood Plan (pg.60) support Single-Family along this portion of Sandra Street, we believe: 1) that the property is a continuation of commercial properties emanating west from the major thoroughfare, South First Street; and, 2) that the property has been used for its proposed rezoning purpose (parking) for well over a decade and the change merely grants an official status and brings the property physically up to city code, thus improving the space in regards to the neighborhood.

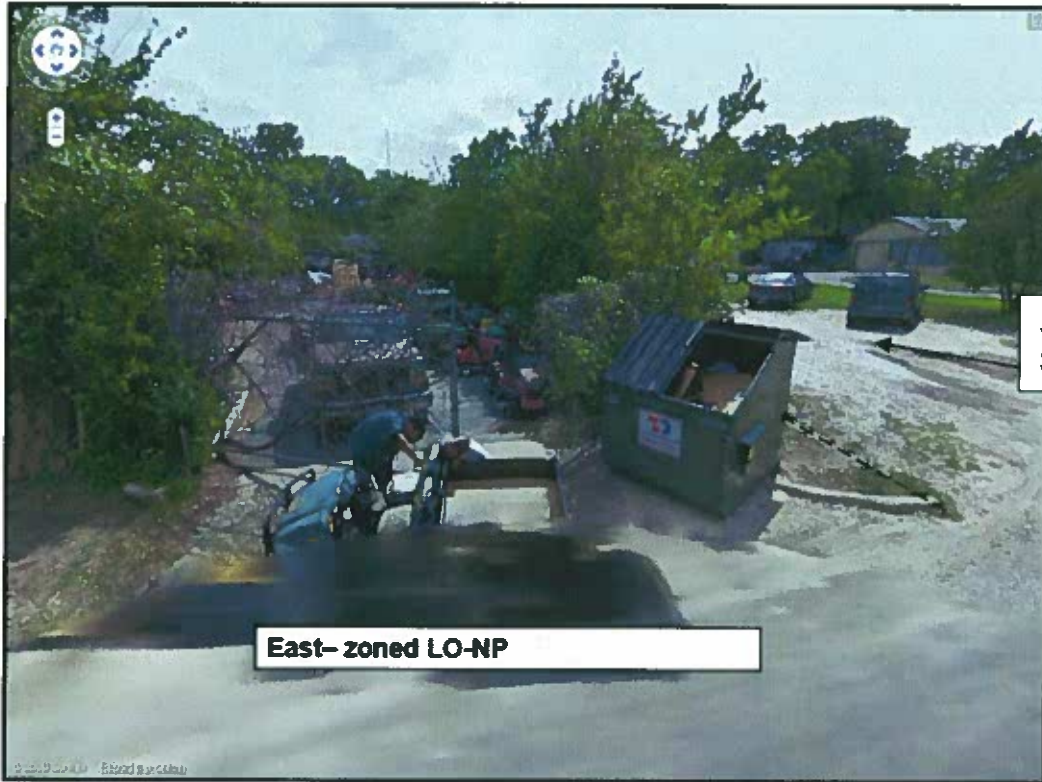
Thank you,
Earl Vallery
South Congress Combined Neighborhood Plan Contact Team, Vice-Chair
512-963-7021 – residentwine@gmail.com





Plan Amendment Site –
existing parking lot





Site - 117 Sandra Street





