NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Montopolis

CASE#: NPA-2017-0005.03 **DATE FILED**: July 31, 2017 (In-cycle)

PROJECT NAME: Affordable Dream Homes

PC DATE: December 12, 2017
November 14, 2017
October 24, 2017

ADDRESS: 2404 Thrasher Lane

DISTRICT AREA: 3

SITE AREA: 0.961 acres

OWNER/APPLICANT: Vahonia Realty, LLC

AGENT: Land Answers, Inc. (Jim Wittliff)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial **To:** *Higher Density Single Family
**Application was amended on October 3, 2017. Original request was for Mixed Use land use.*

Base District Zoning Change

Related Zoning Case: C14-2017-0098
From: CS-NP **To:** *SF-5-CO-NP
**Application was amended on October 3, 2017. Original request was for CS-MU-NP.*

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

PLANNING COMMISSION RECOMMENDATION:

December 12, 2017 -

November 14, 2017 - – After discussion, the case was postponed to December 12, 2017 to allow the applicant to work with a nearby property owner and the Montopolis NPCT. [J.

Schissler – 1st; J. Shieh- 2nd] Vote: 9-2 [F. Kazi and A. De Hoyos Hart absent at time of vote].

October 24, 2017 – Planning Commission postponed the case to the November 14, 2017 hearing date on the consent agenda. [N. Zaragoza-1st; P. Seeger – 2nd] Vote: 12-0 [G. Anderson absent].

STAFF RECOMMENDATION: Staff supports the applicant's request for Higher Density Single Family land use.

BASIS FOR STAFF'S RECOMMENDATION: Higher Density Single Family land use because this will serve as a buffer from the single family land use to the north and the commercial land use to the south. The neighborhood plan supports a mix of housing types in the planning area.

LAND USE

Goal 1: Improve the Quality of Life in Montopolis through Land Use and Zoning Decisions.

Objective 4: Enhance and protect existing single family housing.

Action 12: Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

Action 13: Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built. (Please refer to the Figure 4: Future Land Use Map, for specific land uses and locations.)

Action 14: Preserve Single Family zoning in the interior of South Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

Objective 5: Create multiple housing types of varied intensities.

LAND 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 REQUEST ON THE PROPERTY

Higher Density Single-family land use is housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.

Purpose

1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and

2. Encourage a mixture of moderate intensity residential on residential corridors.

Application

1. Appropriate to manage development on major corridors that are primarily residential in nature, and

2. Can be used to provide a buffer between high-density commercial and low-density residential areas.

3. Applied to existing or proposed mobile home parks.

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 in an area with lower density single family zoning to the north and to the west and south, proposed multifamily and/or mixed use development. To the north of the development, along Montopolis Drive and to the west along Grove Boulevard are commercial uses. Within walking distance are several bus routes.***

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 approximately 0.35 miles south of Montopolis Drive, which is an activity corridor with several bus routes. In addition, there appears to be at least one bus route along Montopolis Drive.***

3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.

    - ***This property is not within an activity corridor but is on the edge of a Jobs Center, as identified on the Growth Concept Map of the Imagine Austin Comprehensive Plan. Directly to the north of the property are lower density residential zoning and land uses. The applicant's request for Higher Density Single Family land use and SF-5-NP zoning will serve as a buffer from the lower density residential uses to the north and the commercial zoning to the south. This development could be considered an infill development.***

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.

    - ***The applicant's proposed 10 condo dwelling units will provide additional housing choices for the area and the city.***

5. Ensure harmonious transitions between adjacent land uses and development intensities.

    - ***Higher Density Single Family land use will serve as a buffer to the single family zoning and land uses to the north of the 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 not in an environmentally sensitive area.***

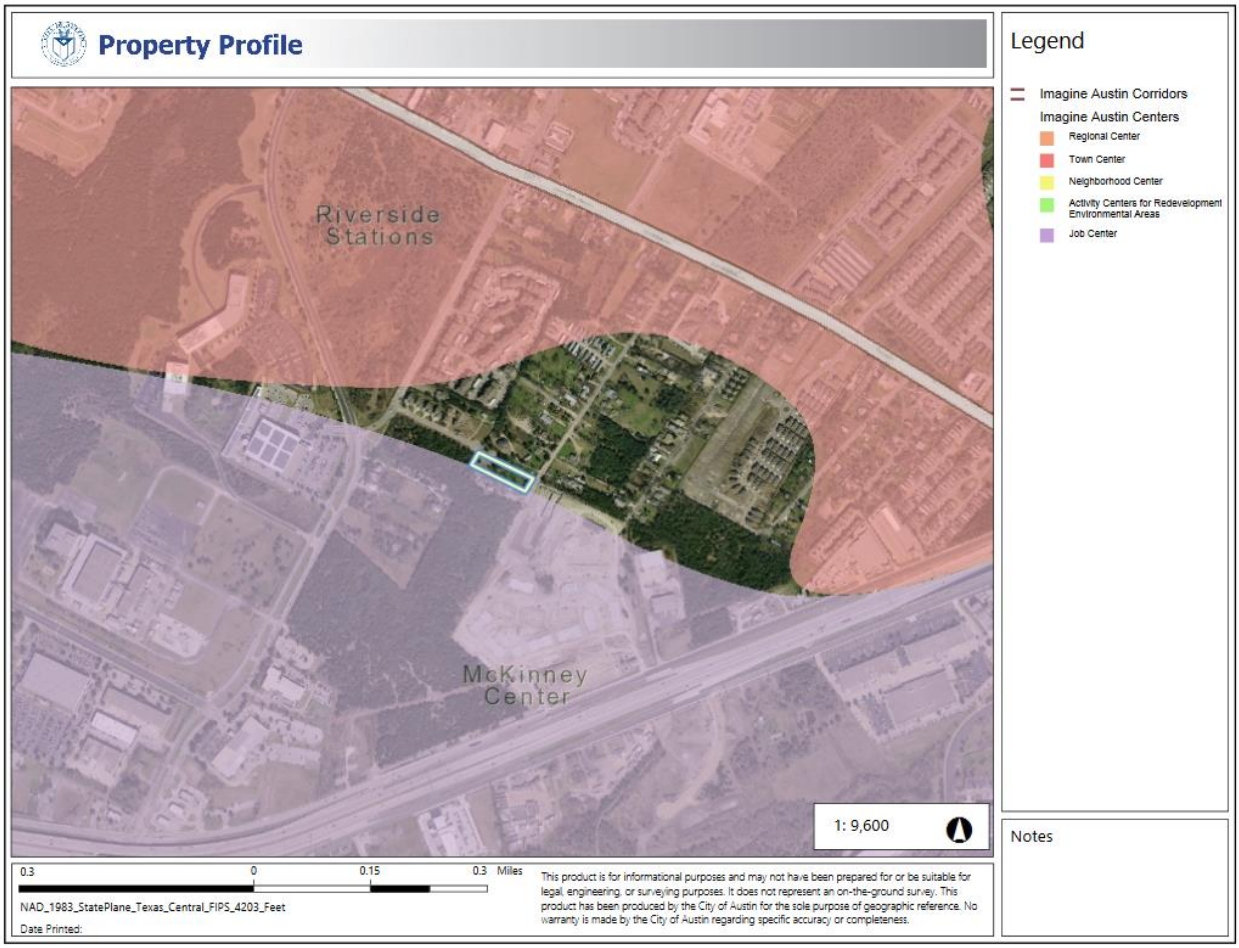
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.

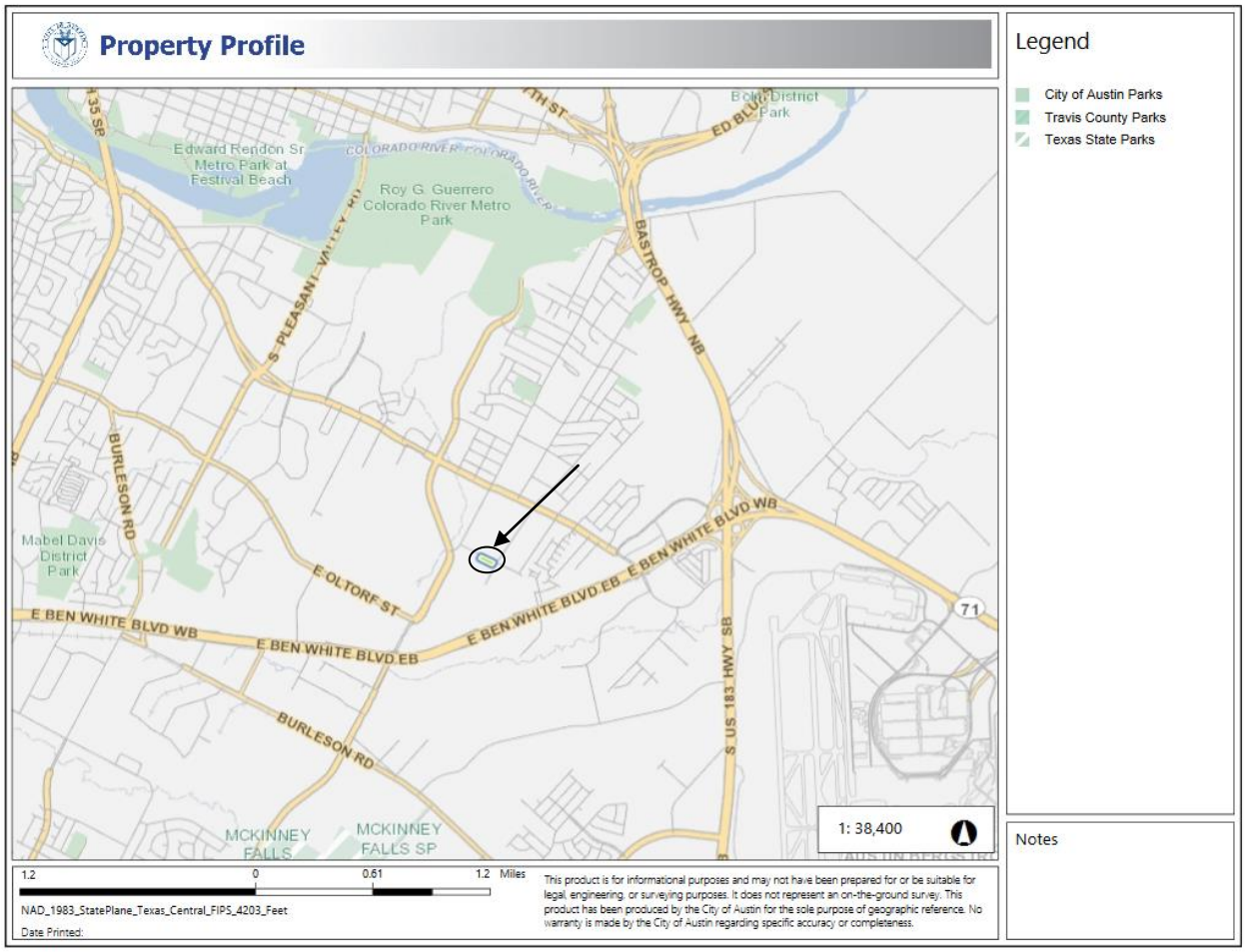
    - ***Not applicable.***

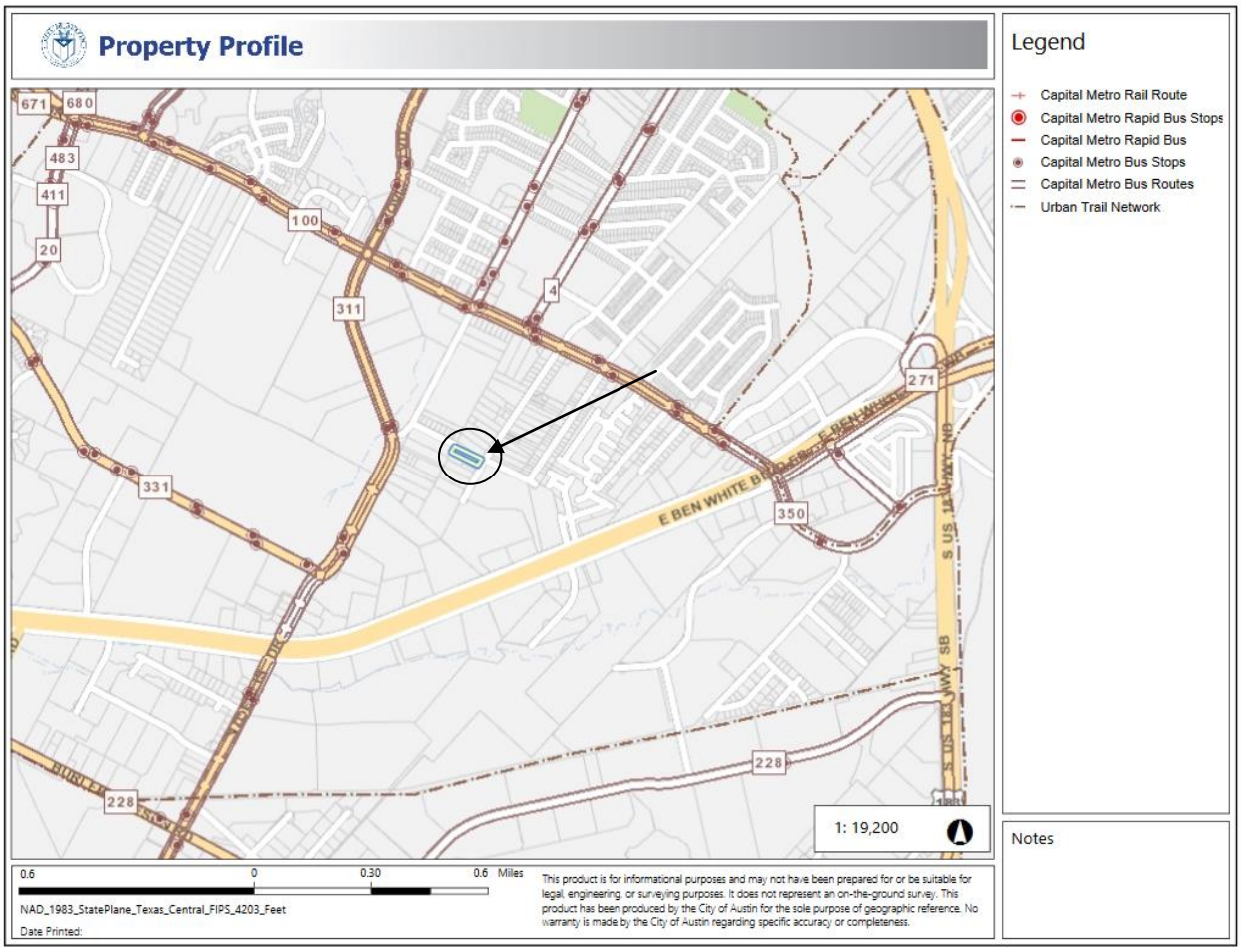
8. Protect, preserve and promote historically and culturally significant areas.

    - ***Not applicable.***

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 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.***




Property Profile
Legend
City of Austin Parks
Travis County Parks
Texas State Parks
Notes
Edward Rendon Sr Metro Park at Festival Beach
Roy G. Guerrero Colorado River Metro Park
Bolm District Park
Mabel Davis District Park
MCKINNEY FALLS
MCKINNEY FALLS SP
E BEN WHITE BLVD WB
E BEN WHITE BLVD EB
E OLTORF ST
BURLESON RD
BASTROP HWY NB
S US 183 HWY SB
S PLEASANT VALLEY RD
71
1: 38,400
1.2 0 0.61 1.2 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:
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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 July 31, 2017 which is in-cycle for neighborhood planning areas located on the east side of IH-35.

The applicant proposes to change the land use on the future land use map from Commercial to Higher Density Single Family to build 10 residential condos. The applicant's original request was for Mixed Use land use, but was amended to a request for Higher Density Single Family.

The applicant proposes to change the zoning from CS-NP to SF-5-CO-NP. For more information on the zoning case, please see case report C14-2017-0098.

PUBLIC MEETINGS: The ordinance required community meeting was held on September 13, 2017. Approximately 402 community meeting notices were mailed to people who live or own property within 500 feet of the subject property, in addition to neighborhood organizations and environmental groups who requested notification for the area. On the day of the meeting, two citizens attended the meeting in addition to one staff member and the applicant's agent.

After city staff gave a brief presentation, the applicant's agent, Jim Wittliff told the attendees that the property is zoned CS for 79 commercial uses, but many of these uses are not appropriate because this area is deep into the neighborhood. He said he met with the Montopolis Neighborhood Plan Contact Team. Carson Ridge Road during the neighborhood planning process was planned to be extended, but won't be extended now because a home is now built on the right of way. He said the owner proposes to build 10 condos on the property and really only needs SF-5-NP zoning. There is an adjacent property owner who does not support the request for 10 condos and he only wants one single family home on the property; however, we are not able to get the property rezoned to allow residential uses, the owner could always move forward with a commercial use.

Q. Why did you ask for MU and CS-MU zoning if you only wanted residential uses?
A. We thought it would be easier to get Mixed Use rather than Single Family land use. We could restrict the CS-MU to only SF-5 uses.

Q. Where would the entrance be?
A. It would be off Thrasher Lane. There would need to be a fire truck turn around lane at the end of the lane, at the west end of the property. The goal is to keep the price of the homes low as they can. They will be two-story homes.

Q. Will the homes be for sale or rentals?
A. The homes will be for sale, but one of the partners with this project grew up in the area might keep a few homes to rent.

Q. Do you have any examples of what they built?
A. I don't think they have constructed anything yet, but there is a development off Kramer that is 30 apartments in three buildings.

Q. Why not have access to Carson Ridge?
A. We have only a small part of the property that touches Carson Ridge and that is not wide enough to have vehicular access.

Q. We don't want traffic on Carson Ridge, but we would like pedestrian access to Thrasher so we can get the bus stop.

A. All vehicular access will be off Thrasher Lane. The development wouldn't be more than 65 trips a day. We can look at having pedestrian access on the western side of the property so you can get access to Thrasher Lane.

Q. If approved, what would be the construction timeline?
A. If approved, we would need to go through subdivision and then site plan process, so it would be about a 2-3 years away before homes would be ready.

Jim Wittliff then asked the attendees if the project as he described it to them caused any concerns. The attendees said, as Mr. Wittliff described the project to them, they would support it because they would rather have residential uses than commercial uses. With residential uses they could develop a relationship with people who live there whereas they wouldn't have a relationship with a commercial use. They said a residential use would make it a better neighborhood.

Note: **On October 3, 2017 the applicant changed his land use request from Mixed Use to Higher Density Single Family and changed his zoning request from CS-MU-NP to SF-5-CO-NP.**

CITY COUNCIL DATE:

December 7, 2017 **ACTION:**

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

EMAIL: maureen.meredith@austintexas.gov

Applicant's Summary Letter *(Note: FLUM and zoning change requests were amended on October 3, 2017 for Higher Density Single Family and SF-5-CO-NP)*

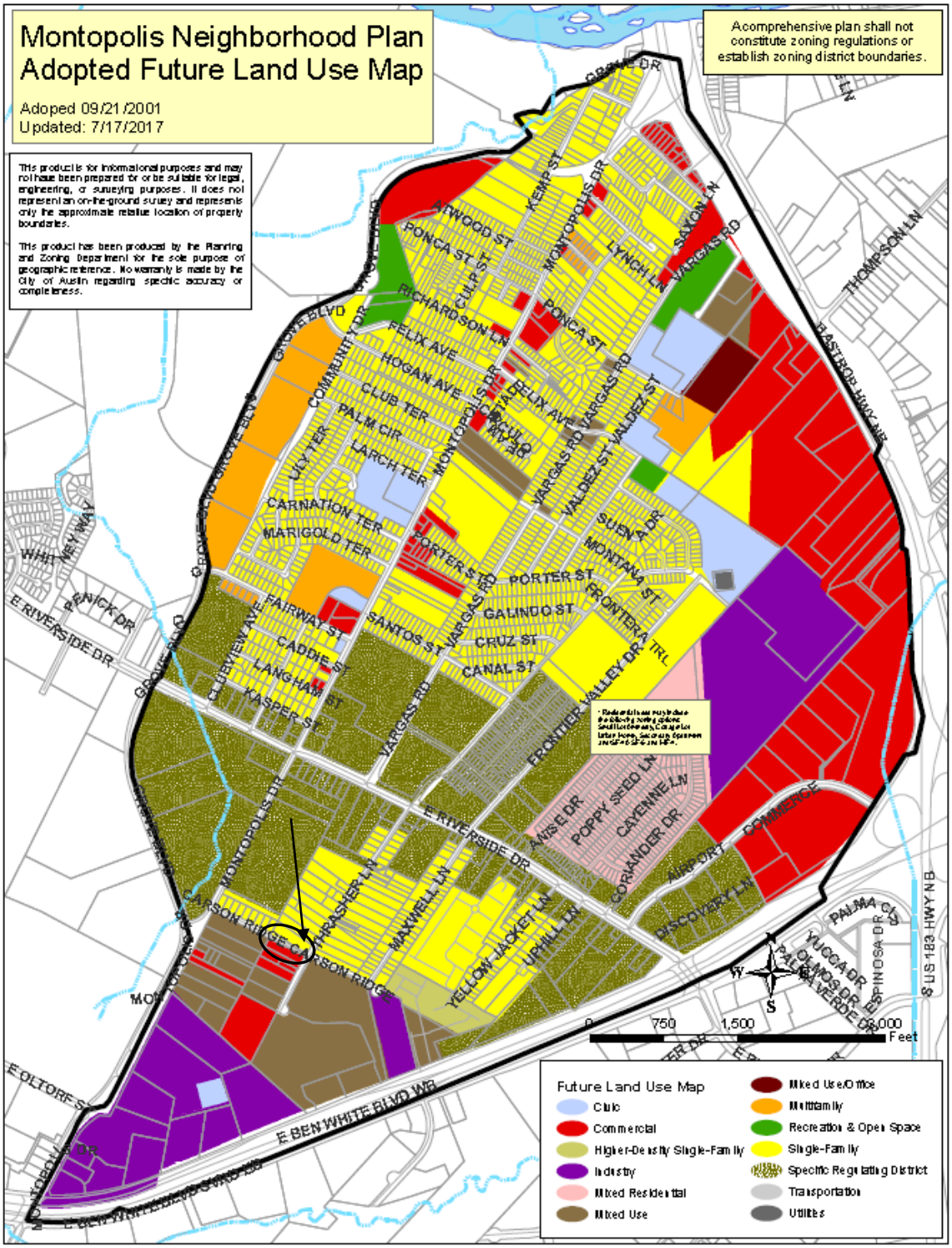
Neighborhood Plan Amendment

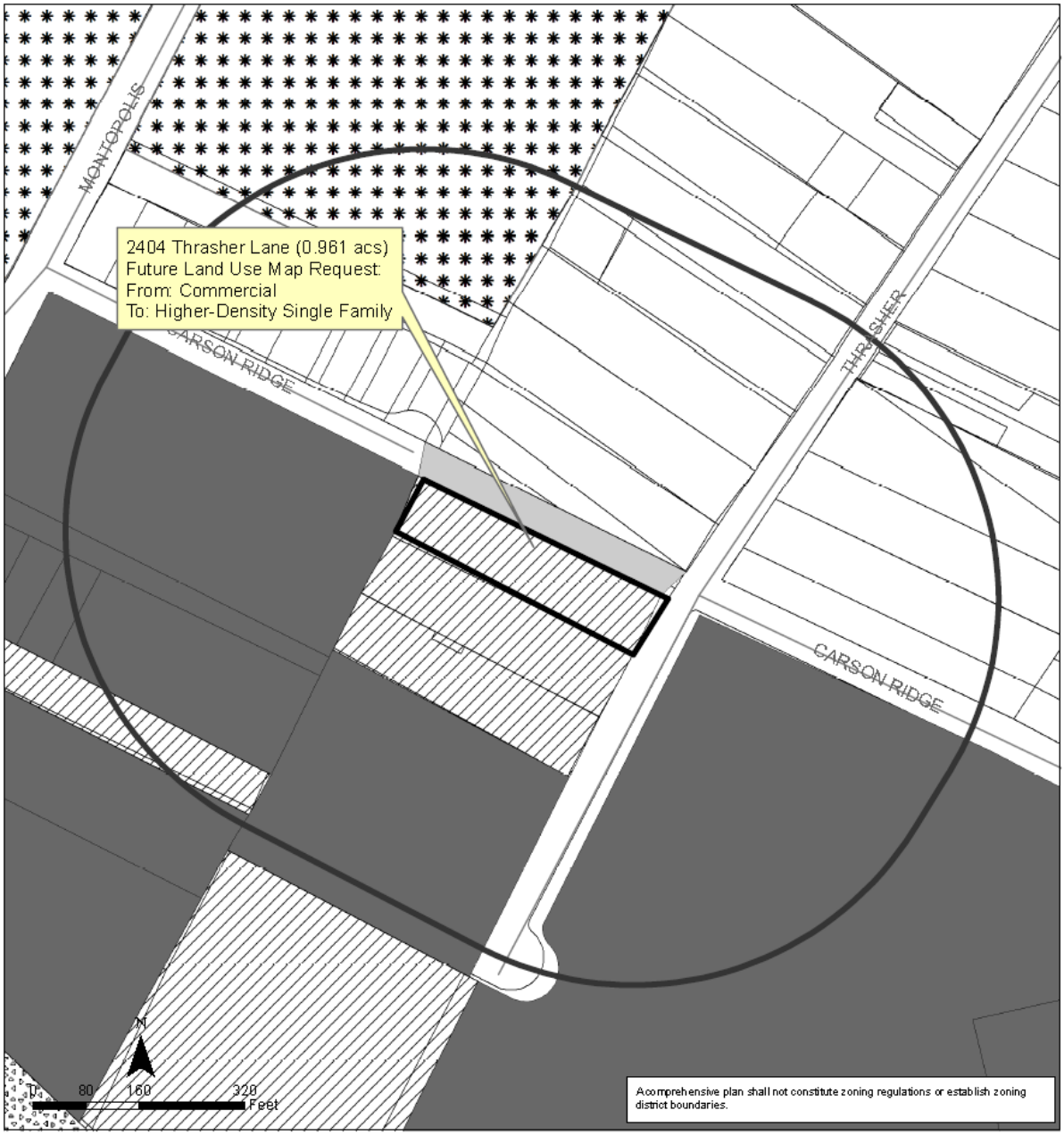
SUMMARY LETTER

We are proposing to amend the Montopolis NPA Future Land Use Map. We wish to amend the land use for 2404 Thrasher Lane from Commercial to Mixed Use. We are also submitting a Rezoning application to change the zoning from CS-NP to CS-MU-NP. The reason we feel these changes are appropriate is because this 0.961 acre tract will serve as a buffer between the adjacent SF-3-NP property to the northeast and the CS-NP property to the southwest. The FLUM shows that Carson Ridge Road would be extended adjacent to our tract and would serve as the buffer between land uses. However, that roadway extension is no longer feasible and our Mixed Use tract will serve as the buffer between residential development and commercial development.

Montopolis NPCT Recommendation Letter

(No letter of recommendation received at this time)


Montopolis Neighborhood Plan
Adopted Future Land Use Map
Adoped 09/21/2001
Updated: 7/17/2017
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
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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GROVE BLVD
KEMP ST
MONTOPOLIS DR
LYNCH LN
SAXON LN
VARGAS RD
THOMPSON LN
ARWOOD ST
PONCA ST
CLERY ST
RICHARDSON LN
FELIX AVE
HOGAN AVE
CLUB TER
PALM CIR
LARCH TER
LILY TER
COMMUNITY DR
CARNATION TER
MARIGOLD TER
VALDEZ ST
SUENA DR
MONTANA ST
FRONTERA TRL
PORTER ST
GALINDO ST
CRUZ ST
CANAL ST
SANTOS ST
FRONTIER VALLEY DR
WHITNEY WAY
KNICK DR
E RIVERSIDE DR
FAIRWAY ST
CADDIE ST
LANGHAM ST
KASPER ST
CLEVIEW AVE
ANISE DR
POPPY SEED LN
CAYENNE LN
CORIANDER DR
AIRPORT
COMMERCE
DISCOVERY LN
PALMA CT
YUCCA DR
OLMOS DR
ESPINOSA DR
PALMA VERDE DR
MONTOPOLIS DR
CARSON RIDGE CV
CARSON RIDGE
HARASHER LN
MAXWELL LN
YELLOW JACKET LN
UPHILL LN
E OLTORF ST
E BEN WHITE BLVD WB
S US 183 HWY NB
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S
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750
1,500
3,000
Feet
Future Land Use Map
Civic
Commercial
Higher-Density Single-Family
Industry
Mixed Residential
Mixed Use
Mixed Use/Office
Multifamily
Recreation & Open Space
Single-Family
Specific Regulating District
Transportation
Utilities



Montopolis Neighborhood Planning Area
NPA-2017-0005.03

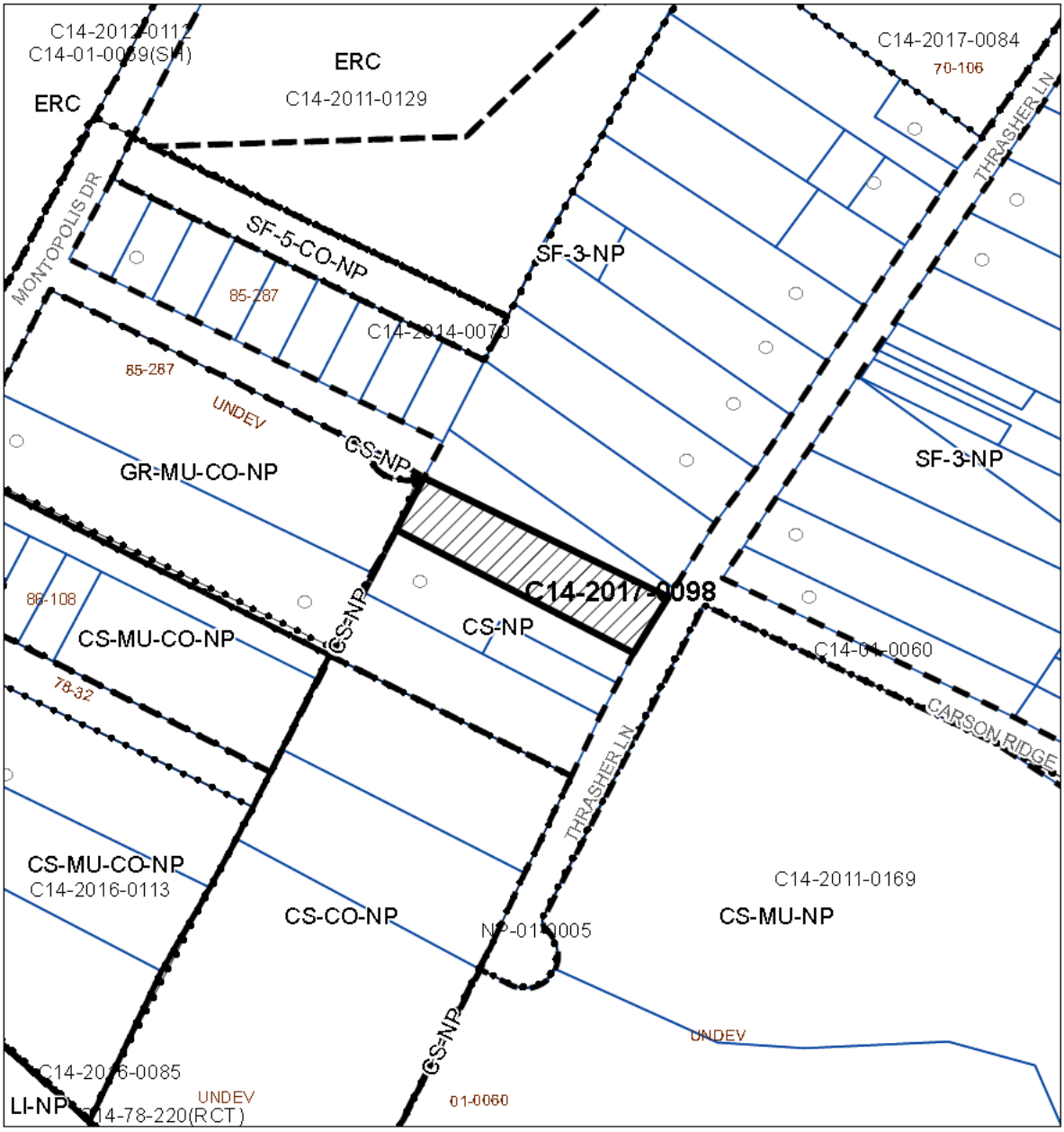
Future Land Use

- 500 ft. Notif. Boundary
- Subject Property
- Single-Family
- Higher-Density Single-Family
- Commercial
- Mixed Use
- Specific Regulating District
- Major Planned Development
- Industry
- Civic
- Transportation

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City of Austin
Planning and Zoning Department
Created on 10/17/2017, by: meredithm



ZONING

Case#: C14-2017-0098

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Subject Tract

Pending Case

Zoning Boundary

Railroads

Feet

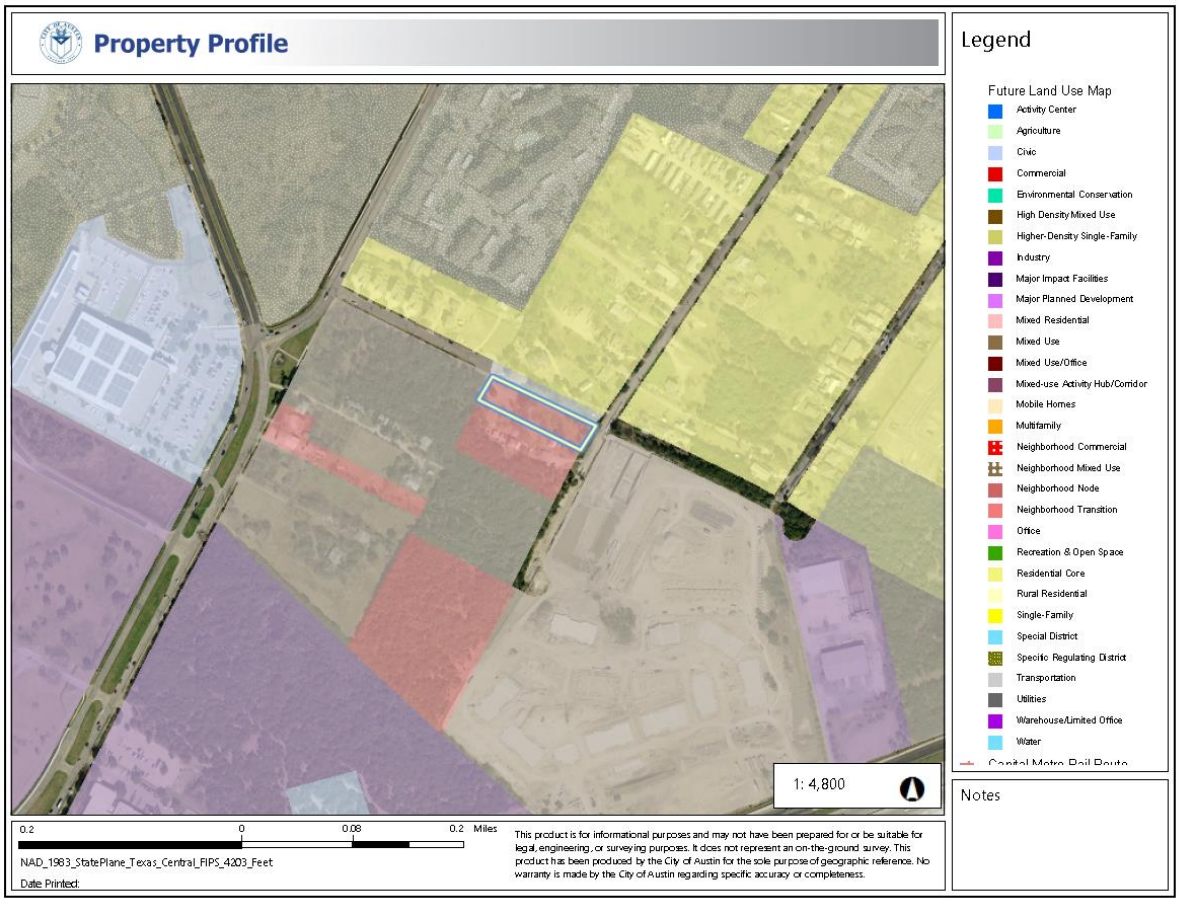
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Created: 8/4/2017


Property Profile
Legend
Future Land Use Map
Activity Center
Agriculture
Civic
Commercial
Environmental Conservation
High Density Mixed Use
Higher-Density Single-Family
Industry
Major Impact Facilities
Major Planned Development
Mixed Residential
Mixed Use
Mixed Use/Office
Mixed-use Activity Hub/Corridor
Mobile Homes
Multifamily
Neighborhood Commercial
Neighborhood Mixed Use
Neighborhood Node
Neighborhood Transition
Office
Recreation & Open Space
Residential Core
Rural Residential
Single-Family
Special District
Specific Regulating District
Transportation
Utilities
Warehouse/Limited Office
Water
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Correspondence from Property Owner(s)

From: Laura Trujillo
Sent: Thursday, September 28, 2017 7:01 AM
To: Meredith, Maureen
Subject: Notes for Montopolis Neighborhood Plan Amendment

Hi Maureen,

Thank you again for facilitating a good discussion on Sept. 13th, in regards to the proposed changes to the Montopolis NPA Future Land Use Map. If what Mr. Wittliff agreed to:

- Keeping a walking path from Thrasher to Carson Ridge,
- Building condos for purchase- as opposed to apartments for rent,
- And having it nicely landscaped

Then we approve of the amendment from commercial to mixed use land use. My husband and I know first hand that affordable homes are limited in the Austin area, especially for first time home-owners. It sounds like Mr. Wittliff, on behalf of Vahonia Realty, LLC, is taking steps to help that population- and making home ownership possible.

We are also excited about having more home owners in our neighborhood, because we are seeing more and more apartments going up. Having another group that is vested in our neighborhood, and building community, is another benefit of this amendment.

Thank you for your time,
Laura & John Trujillo

Applicant Criteria Worksheet

Provide this information with your plan amendment application.

Taken From: Article 16: Neighborhood Plan Amendment Ordinance

§ 25-1-810 - RECOMMENDATION CRITERIA.

(A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) **and** (C) are satisfied.

(B) The ***applicant*** must demonstrate that:

(1) the proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments;

Does this criterion apply to your proposed plan amendment application?___Yes __X_ No

If there was a mapping error, explain here and provide documentation:___N/A

(2) the denial of the proposed amendment would jeopardize public health, safety, or welfare;

Does this criterion apply to your application? ___Yes __X__No

If this condition applies, explain here__N/A

(3) the proposed amendment is appropriate:

(a) because of a material change in circumstances since the adoption of the plan; **and**

(b) denial would result in a hardship to the applicant;

Does this criteria apply to your application?___Yes _X__No

If yes, explain here__N/A

(4) the proposed project:

(a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations;

Does this criterion apply to your application?_X__Yes ___No

If yes, explain here_____The proposed 10 unit residential project will have more open space and less impervious cover than a commercial project would have.

1

or

(b) promotes the recruitment or retention of an employment center with 100 or more employees;

Does either one of these criterion apply to your application?_____Yes __X__No

If yes, explain here_____N/A_____

(5) the proposed amendment is consistent with the goals and objectives of the neighborhood plan;

List the goals and objectives from the plan that you feel support your plan amendment request, along with your rationale for why it meets these goals/objectives. Use separate document if necessary:_____

Goal 1: We will improve the quality of life for the adjacent SF-3 tract by creating a buffer from the CS zoning to the west.

Goal 2: These condos will provide a more affordable housing option for those seeking home ownership.

Goal 7: We will create a buffer between SF-3 to the northeast and CS to the southwest.

(You can find the plan document here: http://austintexas.gov/page/adopted-neighborhood-planning-areas-0)

or

(6) the proposed amendment promotes additional S.M.A.R.T. Housing opportunities.

Is this a S.M.A.R.T. Housing project? ____Yes __X__No

If yes, explain here and provide the letter from Neighborhood Housing and Community Development

N/A

(C) The applicant must demonstrate that:

(1) the proposed amendment complies with applicable regulations and standards established by Title 25 (Land Development), the objectives of Chapter 25-2 (Zoning), and the purposes of the zoning district proposed for the subject property;
https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE)

This NPA will provide needed affordable housing, and will provide a buffer between CS and SF-3 zoning.

and

(2) the proposed amendment is consistent with sound planning principles. (See attached)

LAND USE PLANNING PRINCIPLES

You can find the Guide to Land Use Standards here:
http://www.austintexas.gov/department/neighborhood-planning-resources)

Please DESCRIBE how your proposed plan amendment request will meet these principles. If you believe a principle does not apply to your proposed plan amendment application, write "Not applicable".

1. Ensure that the decision will not create an arbitrary development pattern;
Provide your analysis here: This NPA will provide a beneficial land use buffer between SF-3 and CS uses. The proposed residential condominium project will be more compatible to surrounding SF-3 uses than would CS development of this tract.

2. Ensure an adequate and diverse supply of housing for all income levels;
Provide your analysis here: These smaller condos will provide needed affordable housing in the area.

3. Minimize negative effects between incompatible land uses;
Provide your analysis here: We will create a buffer between the currently incompatible CS and SF-3 uses.

4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;
Provide your analysis here: N/A

5. Discourage intense uses within or adjacent to residential areas;
Provide your analysis here: Our proposed residential condos will be less intense than would a CS use of the tract.

6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;
Provide your analysis here: N/A

7. Minimize development in floodplains and environmentally sensitive areas;
Provide your analysis here: N/A

8. Promote goals that provide additional environmental protection;
Provide your analysis here: This unified site plan will provide on-site detention and will meet water quality requirements.

9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);
Provide your analysis here: N/A

10. Ensure adequate transition between adjacent land uses and development intensities;
Provide your analysis here: N/A

11. Protect and promote historically and culturally significant areas;
Provide your analysis here: N/A

12. Recognize current City Council priorities; (Look at the Imagine Austin Comprehensive Plan Document found here: http://austintexas.gov/department/imagine-austin-download-center. Appendix E. Framework for Decision Making, pages A-57 through A-58.)
Provide your analysis here: We will provide needed affordable housing within the Urban watershed area.