

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Combined

CASE#: NPA-2017-0016.01

DATE FILED: July 31, 2017 (In-cycle)

PROJECT NAME: Springdale Arts

PC DATE: December 12, 2017

ADDRESSES: 3524, 3528, and 3532 Gonzales Street

DISTRICT AREA: 3

SITE AREA: 0.656 acres

OWNER/APPLICANT: Anmol Mehra

AGENT: South Llano Strategies (Glen Coleman)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2017-0090

From: SF-3-NP

To: GR-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: March 27, 2003

PLANNING COMMISSION RECOMMENDATION:

December 12, 2017 – To grant applicant’s request for Mixed Use land use.[G. Anderson – 1st; J. Schissler – 2nd] Vote: 12-0 [A. De Hoyos Hart absent].

STAFF RECOMMENDATION: Staff recommends Higher Density Single Family instead of applicant’s request for Mixed Use.

BASIS FOR STAFF’S RECOMMENDATION: The property is comprised of three tracts located at the northwest corner of Springdale Road and Gonzales Street. The north side of Gonzales Street has single family residential land use and zoning. Staff does not support the applicant’s request for Mixed Use land use in this location, but supports an alternate land use

of Higher Density Single Family because it maintains the residential land use for the area, but and has flexibility to accommodate a higher number of residential units to support the construction of additional housing units in the area and for the city.

The Govalle/Johnston Terrace neighborhood plan document speaks to the importance of land use compatibility to protected residential areas, which staff believes the applicant's request for Mixed Use land use and GR-MU-NP zoning and is not appropriate for this area.

Land Use Goals

- Goal 1:** **Adjacent land uses should be compatible.** (Sector Plan)²
- Key Principles: Address the "over-zoning" of properties in the Govalle/Johnston Terrace Neighborhood Planning Area. (Sector Plan and modified by Gov/JT)
- Non-residential development should not adversely affect existing businesses or neighborhoods, either by increases in traffic, noise, pollutants, or other safety hazards. (Sector Plan)
-
- Goal 2:** **Preserve and protect current and future single-family neighborhoods.** (Gov/JT)
- Key Principles: Initiate appropriate rezoning to preserve and protect established and planned single-family neighborhoods. (Gov/JT)
- Encourage higher density residential developments to locate near major intersections, and in locations that minimize conflicts with lower density single-family neighborhoods. (Sector Plan)
- Encourage higher density non-residential land uses to locate near major intersections and in industrial districts/business parks. (Sector Plan)
-
- Goal 4:** **Create and preserve a sense of "human scale" to the built environment of the neighborhood.** (Gov/JT)
- Key Principles: Ensure that new development and redevelopment respects the existing scale and character of the planning area. (Gov/JT)

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.

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
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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.

STAFF'S RECOMMENDED LAND USE 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

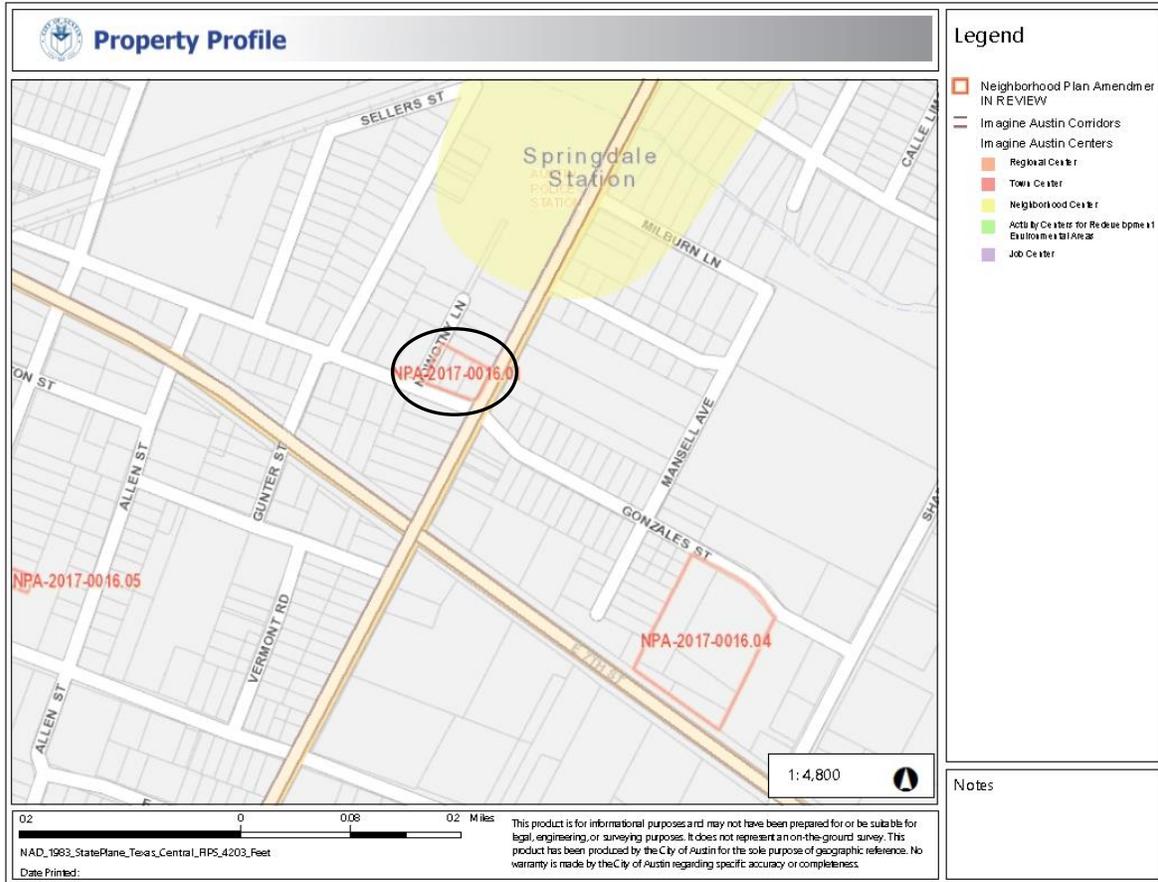
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.
3. Applied to existing or proposed mobile home parks.

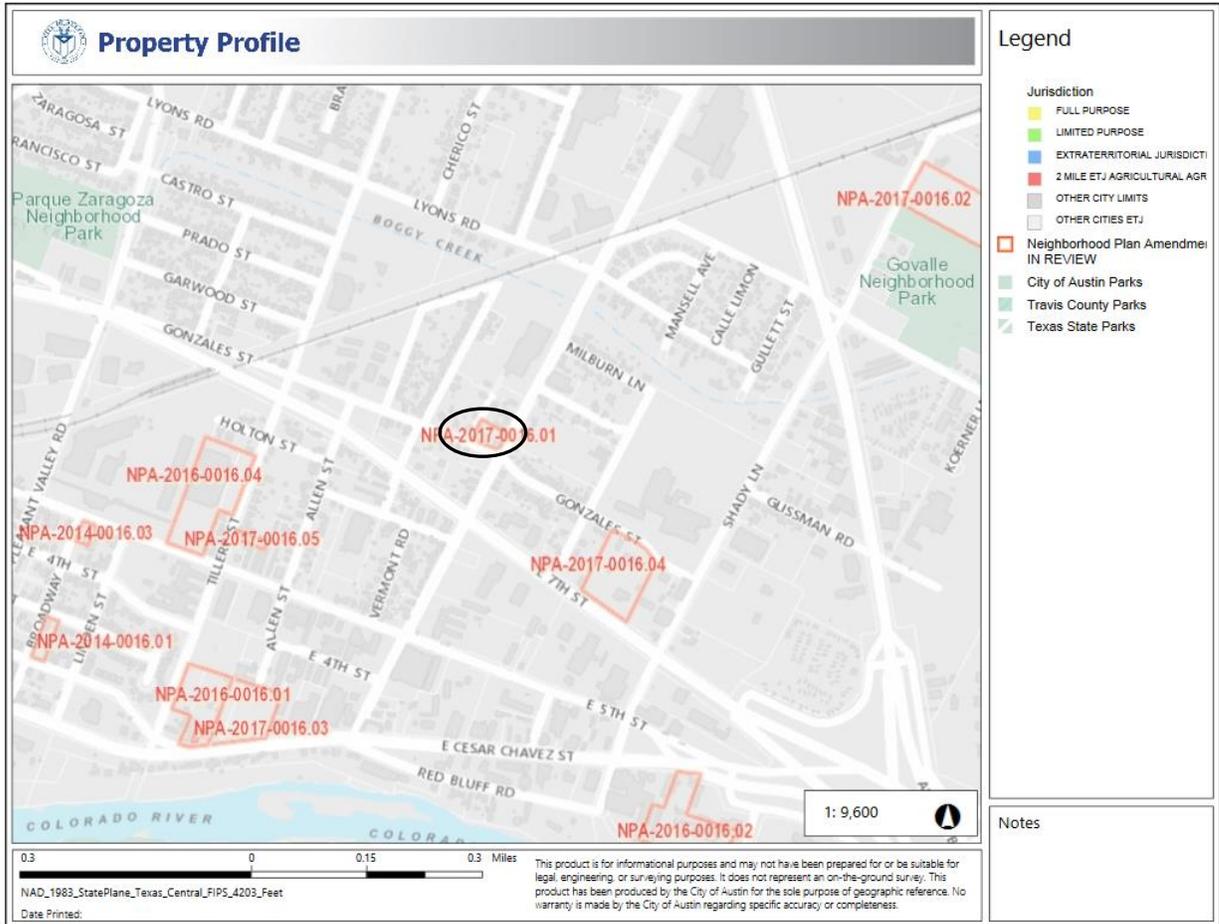
AUSTIN PLANNING PRINCIPLES

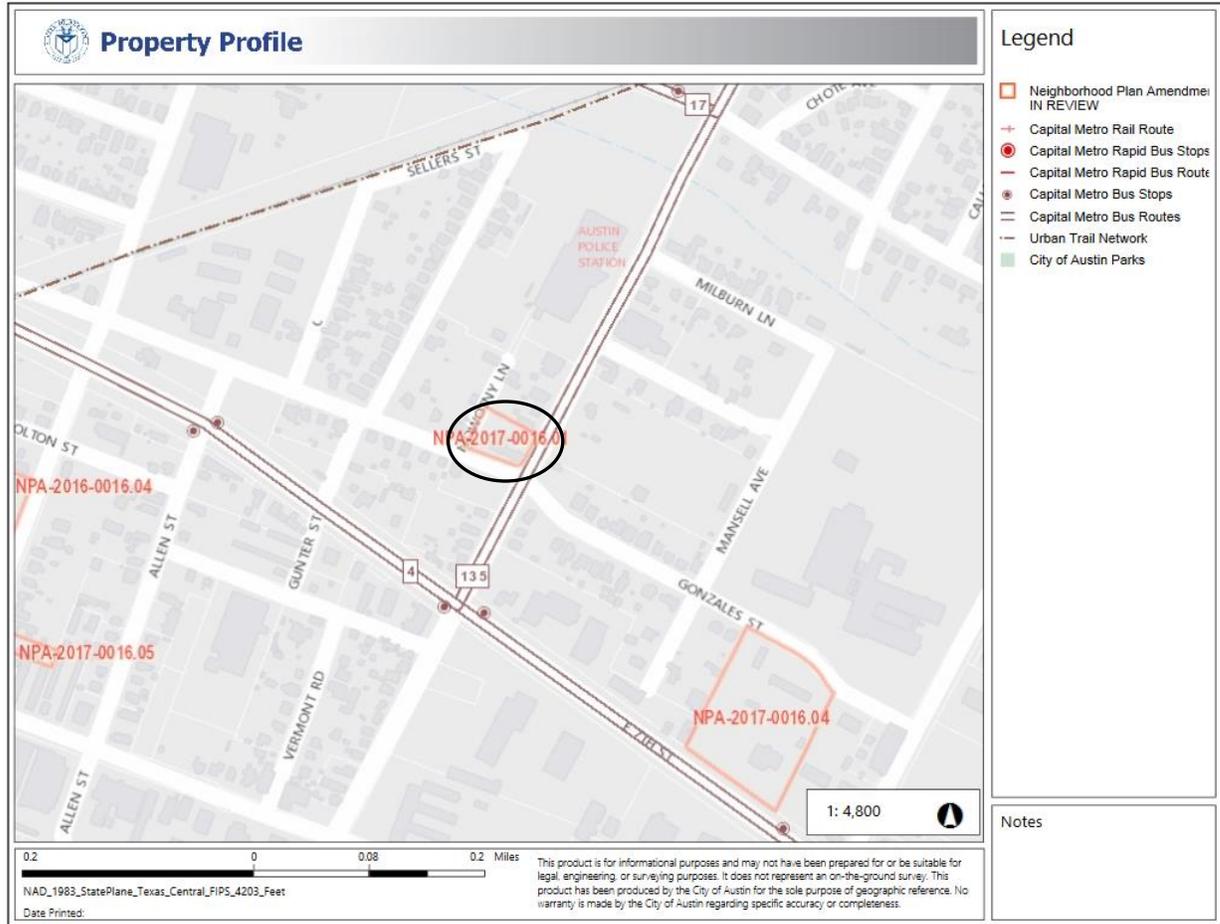
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - *Staff's recommendation of Higher Density Single family and the associated zoning recommendation, would allow for additional housing units for the area and the city, but does not allow for commercial uses and building construction that could adversely affect the existing residential uses.*
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 south of a neighborhood center and the eastern boundary of the property is located along the Springdale Road Activity Corridor.*
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - *Although the eastern property boundary is located along the Springdale Road Activity Corridor, staff believes the applicant's request for GR-MU and Mixed*

Use land use is not appropriate for this location near low-density residential uses.

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***Staff's recommendation of Higher Density Single Family land use and zoning would provide housing choices, but will not have commercial uses.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***Placing mixed use land use and GR-MU zoning in this location would not be harmonious land use and zoning.***
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.
 - ***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 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 July 20, 2017, which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The applicant is requesting to change the future land use map from Single Family to Mixed Use and to change the zoning from SF-3-NP to GR-MU-NP to build a mixed use project with approximately 15 dwelling units with some commercial uses.

PUBLIC MEETINGS: The ordinance required community meeting was held on September 7, 2017. Approximately 184 meeting notices were mailed to people who live or own property within 500 feet of the subject property, in addition to neighborhood groups and environmental organizations who requested notification for the area. Twenty-three people attended the meeting.

Glen Coleman, the applicant's agent, said it's a small mixed use project proposed. They intend to stay fluid with their plans and it's not a done deal. They want to get info from people. They propose mixed use in the back with residential units. They want people living and working on the site, maybe artists, CPA's, a small communal workshop.

No TIA is needed. Parking will be in the middle of the development.

Because of the economics of scale, they will need GR-MU zoning with a conditional overlay to prohibit uses near the residential. He said they need density to make the project work.

After his presentation, the following questions were asked:

Q. Will there be affordable units?

A. We submitted a SMART Housing letter today. We propose 20% of units (3 units) be at 65% MFI for 10 years.

Q. How many residential units are proposed?

A. In the proposed 4-story building, we propose 10-23 dwelling units. In the 3-story building, we propose 2-4 dwelling units and in the 2-story building, we propose 7-8 studios.

Q. For 15 dwelling units, what is the proposed parking?

A. That's a good question. There's a transit stop near the property. Parking will be a problem.

Q. What is the Land Development Code requirement for parking?

A. We will be allowed a 20% reduction in parking for the Urban Core.

Q. We need a light at the corner of Springdale and Gonzales Street. There's a blink corner.

A. I agree.

Q. Will he cut down the Heritage Tree?

A. We will need to preserve the tree.

Comments:

- We think this is a nice development. It's better for the neighborhood.
- We need more 4-bedroom apartments for families.

CITY COUNCIL DATE:

February 1, 2018

ACTION:

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: maureen.meredith@austintexas.gov

Summary Letter submitted by the Applicant

South Llano Strategies

PO Box 49444
Austin, TX 78751
www.southllano.com

July 20, 2017

Mr. Greg Guernsey, Director
Planning Department
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Re: Neighborhood Plan Amendment and Zoning Change at 3524, 3528, and 3532 Gonzales

Dear Mr. Guernsey,

On behalf of our client Anmol Mehra, we are respectfully submitting this application for a neighborhood plan amendment and zoning change. We are seeking a change of zoning from SF-3-NP to GR-MU-NP and a change in designation on the neighborhood plan's Future Land Use Map from Single Family to Mixed Use.

The site is currently zoned, and two of the lots are permitted for, duplexes of the type least desired by the neighbors in the area.

We are instead proposing a mixed-use facility, with predominantly four bedroom units on top, and a mix of studio workshops on bottom, and, a community flex space / art gallery or community co-op space facing Springdale Road.

This should yield over thirty bedrooms. We intend to participate in the City's SMART Housing Program and other programs to produce some much needed affordable units for the area.

We are presenting a rough draft to the Govalle-Johnston Terrace Planning Team Saturday and our preliminary conversations with area residents have been positive to date.

Tree protection is a priority for this client and compatibility set backs will apply. Although we must file quickly in July for the GR-MU-NP, we are open to further conversations with staff and neighbors suggesting other zoning or conditional overlays as the case progresses.

We believe that projects such as the one above will best maximize the values of affordability, creativity and community good. We hope staff will support us in achieving these goals.

Thank you for your consideration.

Sincerely,


Glen Coleman
South Llano Strategies
512-407-9357
glen@southllano.com

S.M.A.R.T. Housing Letter from NHCD Dept.



City of Austin

P.O. Box: 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

October 3, 2017

S.M.A.R.T. Housing- Certification

Anmol Mehra – Springdale Arts – 3524, 3528 and 3532 Gonzales Street
(Project ID # 410)

TO WHOM IT MAY CONCERN:

Anmol Mehra (development contact: Glen Coleman, 512.407.9357 and glen@southlano.com) has submitted a S.M.A.R.T. Housing application for the construction of a 14 unit Multi-family residential development at 3524, 3528, and 3532 Gonzales Street, Austin TX 78702. The applicant has agreed to a minimum 20 year affordability period after issuance of a certificate of occupancy, unless project funding requirements are longer.

The applicant has submitted evidence that they have contacted the Govalle/Johnston Terrace Neighborhood Plan Contact Team. In addition, a meeting was held with the Govalle/Johnston Terrace Neighborhood. The applicant indicated they are addressing neighborhood residents concerns but overall the neighborhood supports the housing component of the project.

NHCD certifies that the proposed construction will meet the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 20% of the units (3 units) will serve households at or below 65% Median Family Income (MFI), the development will be eligible for 50% waiver of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council with the exception of the Capital Recovery Fees (CRF). The project is not eligible to receive CRF fee waivers. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication (by separate ordinance)
Electrical Permit	Subdivision Plan Review	
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer at 512-482-5449).
- Submit plans demonstrating compliance with accessibility standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that accessibility standards have been met.

- An administrative hold will be placed on the certificate of occupancy, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,



Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc:	Laurie Shaw, Capital Metro	Catherine Doar, AE	Alma Molieri, DSD
	Maureen Meredith, PZD	Gina Copic, NHCD	Ellis Morgan, NHCD
	M. Simmons-Smith, DSD	Marilyn Lamensdorf, PARD	Stephen Castleberry, DSD
	Katherine Murray, Austin Energy	Heidi Kasper, AEGB	Elizabeth Robinson, DSD
	Alice Flora, AWU	Carl Wren, DSD	Zulema Flores, DSD

Govalle/Johnston Terrace NPCT Letter of
Recommendation

GOVALLE/JONSTON TERRACE NEIGHBORHOOD CONTACT TEAM
"Strength through Unity"

November 7, 2017

To: City of Austin Planning Commission & City Council

From: Govalle/Johnston Terrace Neighborhood Planning Team

Re: 3524 Gonzales NPA-2017-0016.01

Commissioners & Council members,

On behalf of the **Govalle/Johnston Terrace Neighborhood Plan Contact Team**, please accept this **letter of support** for the above zoning case with the following conditions:

- The area of the project fronting Springdale, *and all other streets* shall be entirely residential
- The area of the project fronting Springdale will not present a solid unbroken facade above the street
- The façade of the project along Springdale will not span the entire street front along Springdale
- Although a crash gate may be required by the City, no traffic shall enter or exit off of Springdale Road, if at all possible
- Applicant will not support additional parking off of Springdale Road
- The overall use of the site shall not exceed 40% commercial
- Applicant agrees to a conditional overlay removing uses listed below

Conditional Overlay

By conditional overlay, applicant agrees to strike the following uses from GR-MU.

Hospital Services, general or limited
Local Utility Services
Residential Treatment
Telecommunication Tower
Alternative Financial Services
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing of any type
Bail Bond Services
Drop Off Recycling Collection Facility
Extermination Services
Funeral Services
Hotel-Motel
Medical Offices that are greater than 5,000 sqft
Off-Site Accessory Parking
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services

Restaurant: general and limited
Service Station
Theater

These stipulations should still allow for a nice addition to the neighborhood incorporating some mixed use studios, 10 to 12 three and four bedroom units, one or two one bedroom units and a maximum of 36 spaces.

We note the developer's SMART Housing acceptance letter this week! To review, this includes 20% of the units, at 65% MFI for 20 years.

We also encourage any attempts to canti-levered the site along Gonzales to avoid creating a canyon effect to enhance the walkability and neighborhood scale of the project.

Respectfully,



Daniel Llanes, Chair
G/JTNP Contact Team
512-431-9665

Correspondence from Citizen

November 29, 2017

To: City of Austin Planning Commission & City Council
From: Springdale General Partner – 1023 Springdale Rd.

Re: 3524 Gonzales NPA-2017-0016.01

Commissioners & Council Members,

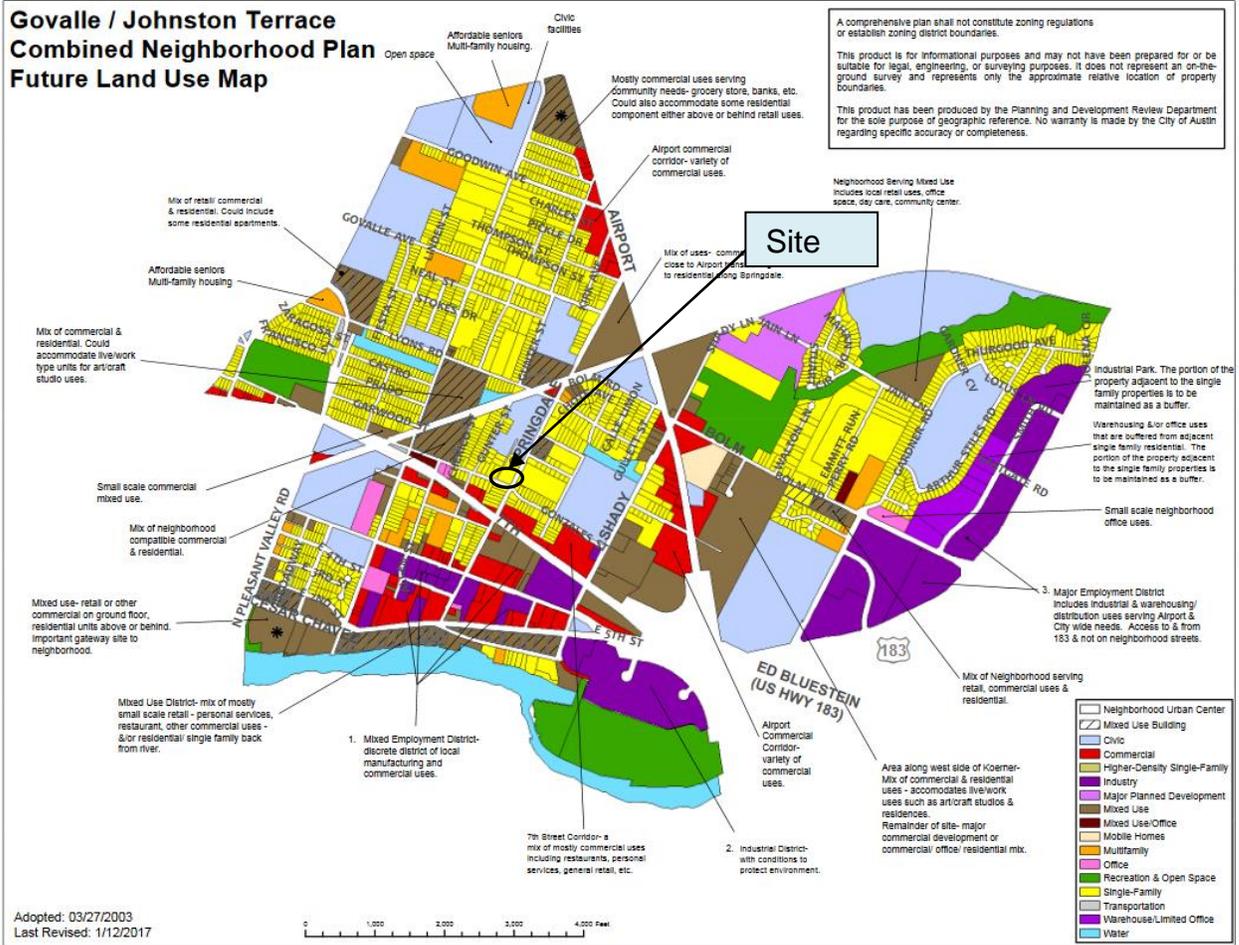
On behalf of partners in **Springdale General**, please accept this **letter of support** for the above zoning case.

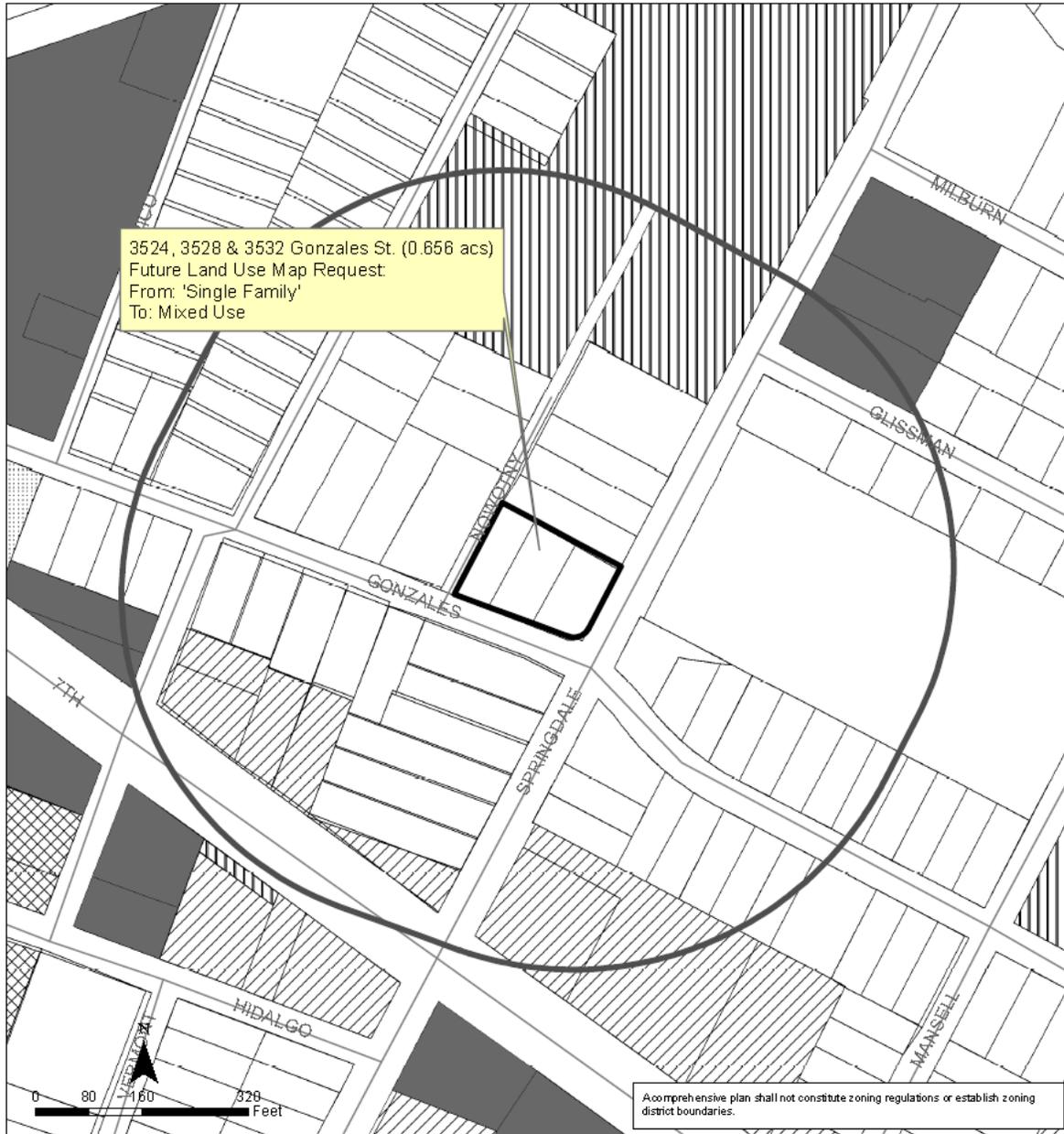
Our city is continued to be challenged by its success. This project will bring much needed housing & community workspace to the Govalle and East Austin community. The proposed development will allow more of our tenants at Springdale General to work, live and play in this vibrant, creative neighborhood of East Austin. Springdale General is a 10 acre, 165,000 sf community for makers & creative with approximately 700 jobs and house the Notley's Center for Social Innovation.

Sincerely,



Ryan Steglich
Partner – Springdale General
springdalegeneral.com



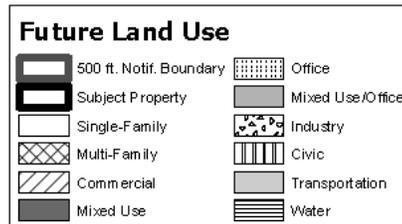


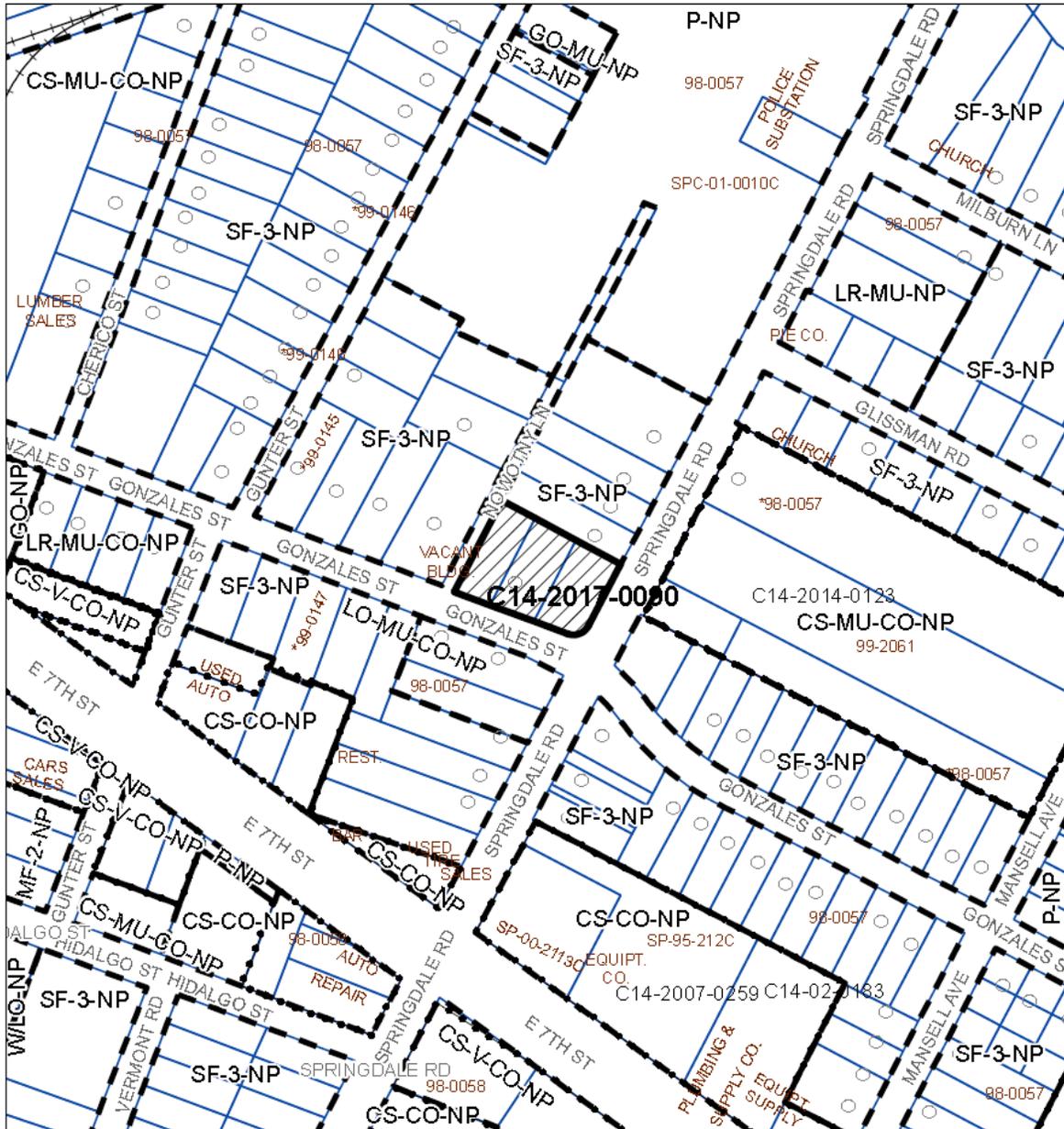
**Govalle/Johnston Terrace Combined Neighborhood Planning Area
 NPA-2017-0016.01**

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This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

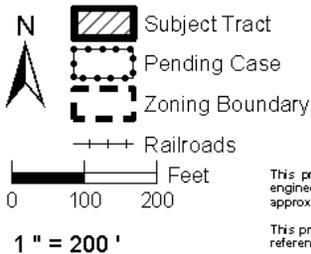
City of Austin
 Planning and Zoning Department
 Created on 7/27/2017, by: meredithm





ZONING

Case#: C14-2017-0090

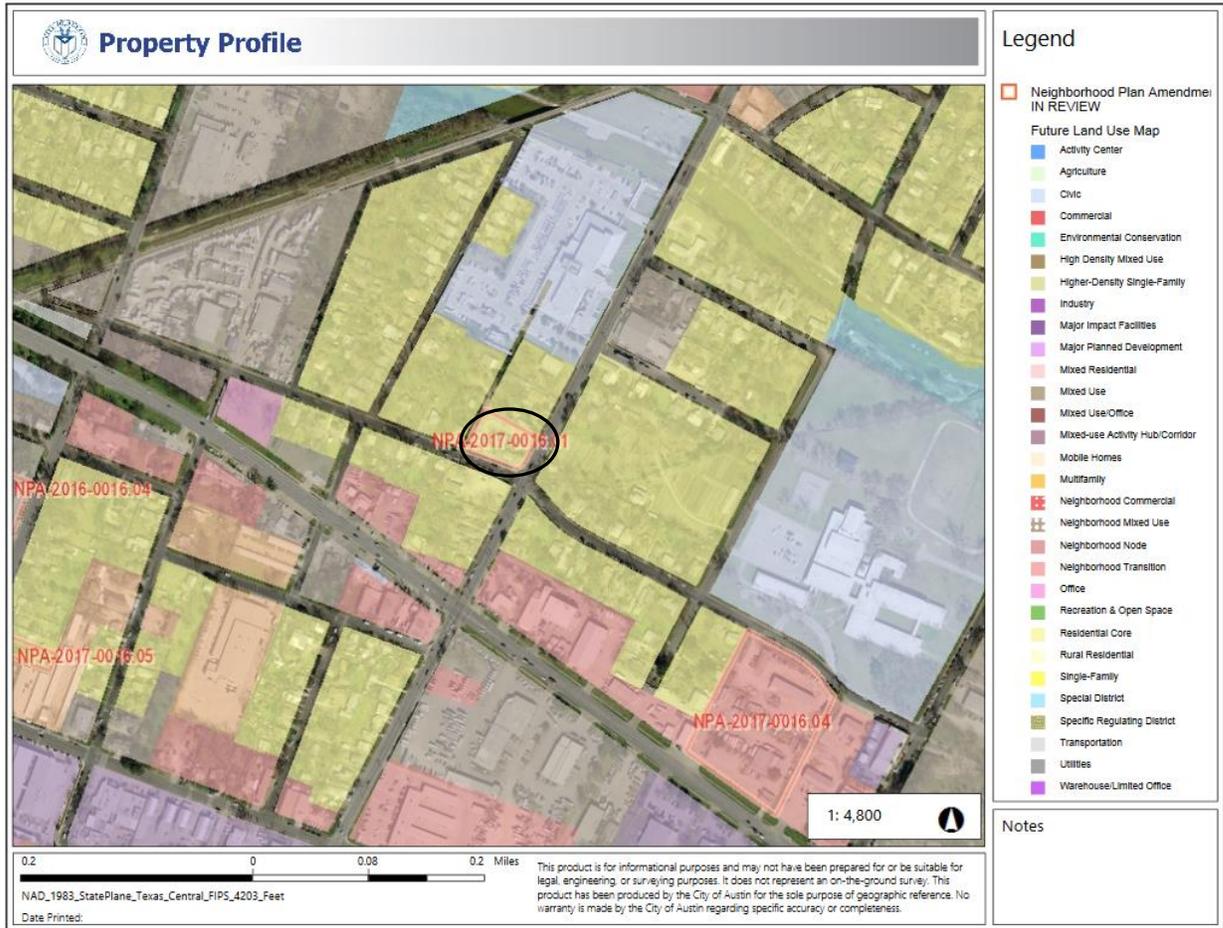


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Created: 7/28/2017













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? **No**

If there was a mapping error, explain here and provide documentation: _____

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

Does this criterion apply to your application? **No**

If this condition applies, explain here _____

(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? **No**

If yes, explain here _____

(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 **No**

If yes, explain here _____

_____ **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? **No**

If yes, explain here _____

(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: _____

Yes, the project is consistent with the goals of the neighborhood plan: the NP's vision is for a "affordable, family-oriented neighborhood" (pg 9); this project would have some of the only affordable 4-bedroom multifamily units in the neighborhood.

(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**

If yes, explain here and provide the letter from Neighborhood Housing and Community Development: We are providing 16 total units, with 20% affordability (3 affordable units) at 65% MFI or less for 20 years. Our SMART housing letter is attached.

(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=TIT25LAD

We are not asking for any variances, and we intend to comply with all regulations, rules, and setbacks.

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;

The area is in an emerging development area. There is office development across Gonzales, a working farm across Springdale, and new office and arts space farther down Springdale. This moderate density residential site will complement the new development while creating a buffer between it and established single family.

2. Ensure an adequate and diverse supply of housing for all income levels;

We are providing a mix of unit sizes and mix of income levels. We will have 11 or 12 4-bedroom units, and 1 or 2 1-bedroom units. 20% of the units (3 total) will be reserved for 65% MFI, ensuring a mix of incomes.

3. Minimize negative effects between incompatible land uses;

The development will have a cantilevered structure to enhance the street front. We will comply with all massing requirements and single-family compatibility setbacks.

4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;

This does not have any major public use. Moreover, large event attractors, such as theaters or concert venues, have been excluded from the list of uses.

5. Discourage intense uses within or adjacent to residential areas;

Our site is a moderate density residential development, at an intersection that has several commercial uses. It fits in with the current fabric of the neighborhood.

6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;

The studio space and potential galleries are an appropriate use for the area. High-traffic generating uses, like restaurants and event venues, have been prohibited.

7. Minimize development in floodplains and environmentally sensitive areas;

Not Applicable.

8. Promote goals that provide additional environmental protection;

The development is in the desired development zone and will comply with all applicable environmental regulations.

9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);

Not applicable.

10. Ensure adequate transition between adjacent land uses and development intensities;

The development is a moderate density and mostly residential development. It will serve as a buffer between the single family neighborhood and more commercial uses along Springdale and along 7th street. The structure will also be cantilevered to enhance the streetscape and complement nearby single-family.

11. Protect and promote historically and culturally significant areas;

The developer recognizes the sensitive context of East Austin and will protect it by offering some of the only SMART-housing units sized for families in the urban core.

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.)

This development is in accordance with the goals and priorities of the Imagine Austin plan. In particular it meets the goals of 1) Creative Economy, 2) Affordability, and 3) Compact and Connected.

13. Avoid creating undesirable precedents;

This development is appropriately-placed, well-designed, and affordable. This is a highly desirable precedent.

14. Promote expansion of the economic base and create job opportunities;

As an affordable mixed-use development, it will provide economic opportunity to families and artists who will have stable housing, which is important for maintaining a job. The studio space will facilitate the arts community and help art be a financially viable career.

15. Ensure similar treatment of land use decisions on similar properties;

This development is consistent with the goals of the neighborhood and its development patterns. It sets a good precedent and will not make it difficult for other properties.

16. Balance individual property rights with community interests and goals;

This development accords with the goals of the neighborhood plan, which calls for both affordable single-family and multi-family housing.

17. Consider infrastructure when making land use decisions;

This development is well-poised with respect to infrastructure. It will not add an undue number of trips per day to the road network. In addition, the site is near two bus routes, the 4 and the 300. The 300 is already a frequent bus route, and the 4 will be upgraded to a frequent route in the June 2018 service changes. Eventually, the 4 will be upgraded to a MetroRapid route.

18. Promote development that serves the needs of a diverse population.

This development has a variety of unit sizes and mixed income to serve the diverse, mixed-income of East Austin.