NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Rosewood

CASE#: NPA-2019-0008.01 **DATE FILED**: July 31, 2019 (In-cycle)

PROJECT NAME: 2711 – 2717 Manor Road

PC DATE: December 10, 2019
November 12, 2019

ADDRESS/ES: 2711, 2713, 2715, 2717 Manor Road and 2204 Curtis Avenue

DISTRICT AREA: 1

SITE AREA: 1.15 acres

OWNER/APPLICANT: 2715 Manor, LLC; 2717 Manor, LLC; Dennis Bruyere & Andrew Pluta

AGENT: Drenner Group (Amanda Swor)

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

Base District Zoning Change

Related Zoning Case: C14-2019-0105
From: SF-3-NP **To:** CS-V-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 28, 2001

PLANNING COMMISSION RECOMMENDATION:

December 10, 2019 – Approved on the consent agenda for Mixed Use land use. [C. Kenny – 1st; A. Azar – 2nd] Vote: 11 -0. [C. Hempel and P. Howard absent].

November 12, 2019- Postponed on the consent agenda to December 10, 2019 at the request of the Applicant. [A. Azar – 1st; C. Kenny – 2nd] Vote: 11-0 [R. Schneider and P. Seeger absent].

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The properties face Manor Road and are the last remaining lots on the Rosewood future land use map that are facing Manor Road with single family zoning and land use. The applicant's request for Mixed Use land use is appropriate because Manor Road is an Activity Corridor where mixed use is appropriate.



Below are sections of the Rosewood Neighborhood Plan that support the applicant's request for Mixed Use land use:

Goal Four: Promote commercial uses that serve the needs of neighborhood residents

While the Rosewood area does have some businesses and services, the Neighborhood Planning Team encourages the development of new "destination" businesses that could employ people from the neighborhood and other parts of East Austin, and attract customers from all parts of the city. In addition, the Neighborhood Planning Team would like to promote the location of a grocery store in the neighborhood.

Along the neighborhood's interior commercial corridors (Rosewood, E. 12th Street, Chicon, Oak Springs, MLK and Manor), the Neighborhood Planning Team supports property owners' re uests for variances to reduce front setbacks and to locate parking lots in the rear or on the side of buildings. This neighborhood has a tradition of commercial buildings built close to the sidewalk and street.

Objective 4.1
Promote infill development on vacant commercial lots.

Objective 4.3
Where zoning permits, promote small, neighborhood-oriented businesses services such as coffee shops, bookstores, restaurants, and corner stores.

Objective 4.4
Allow live-work/flex space (Mixed se development) on existing commercial zoning in the neighborhood

Action 63: Along Manor Road between Walnut Street and Alexander Street, add a mixed use overlay to the properties currently zoned CS and LR. (Implementer: NPZD)

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

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2. Encourage new infill development that continues existing neighborhood patterns of development; and

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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 - 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.

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 applicant's request for CS-V-NP zoning would allow for residential zoning that would provide a variety of housing choices for people in the planning are and in Austin. Manor Road has bus routes operating on it and the also has a variety of commercial uses within walking and biking distance.***
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 on Manor Road which is an Activity Corridor as identified on the Growth Concept Map of the Imagine Austin Comprehensive Plan.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
    - ***The property is located on Manor Road which is an Activity Corridor as identified on the Growth Concept Map of the Imagine Austin Comprehensive Plan.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.

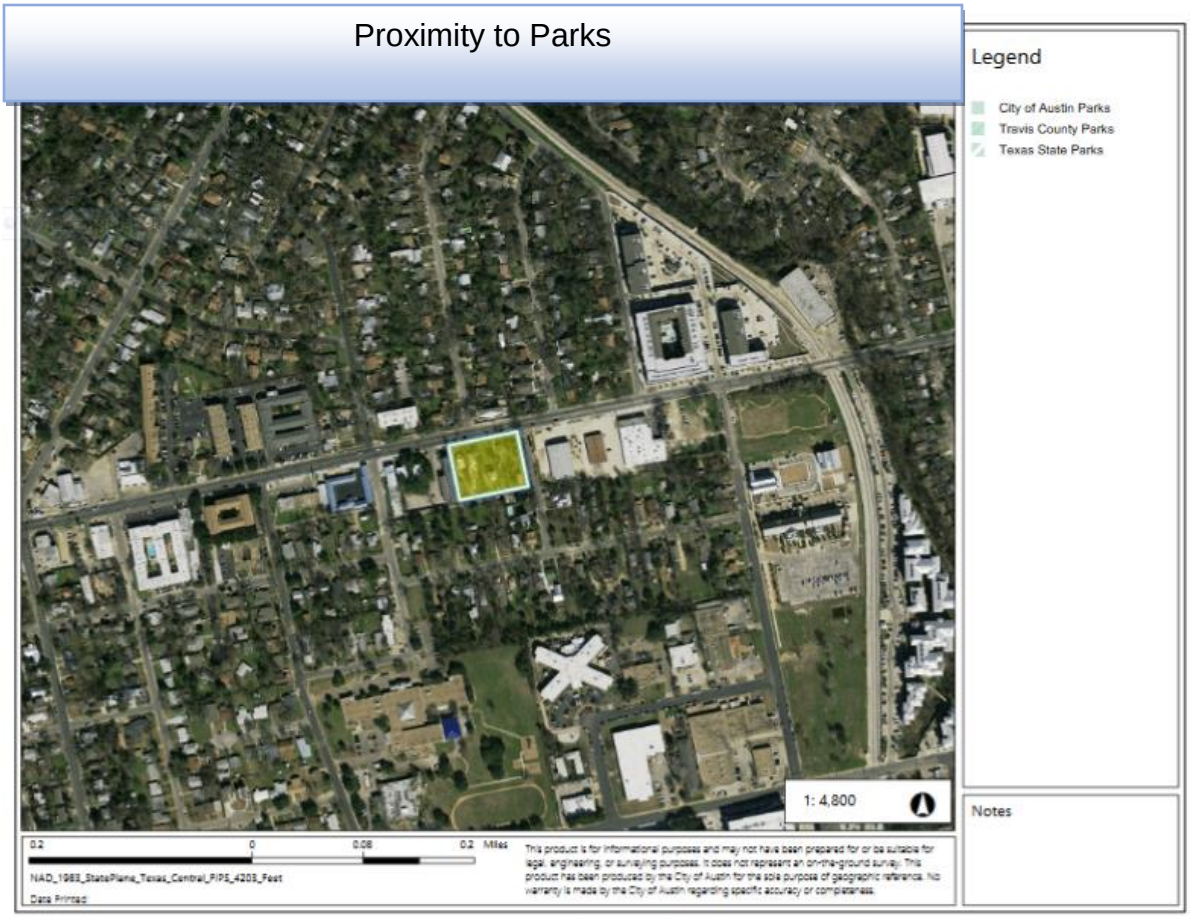
- ***The proposed zoning of CS-V-NP would include residential units that will increase the number and variety of housing choices in Austin and the planning area.***

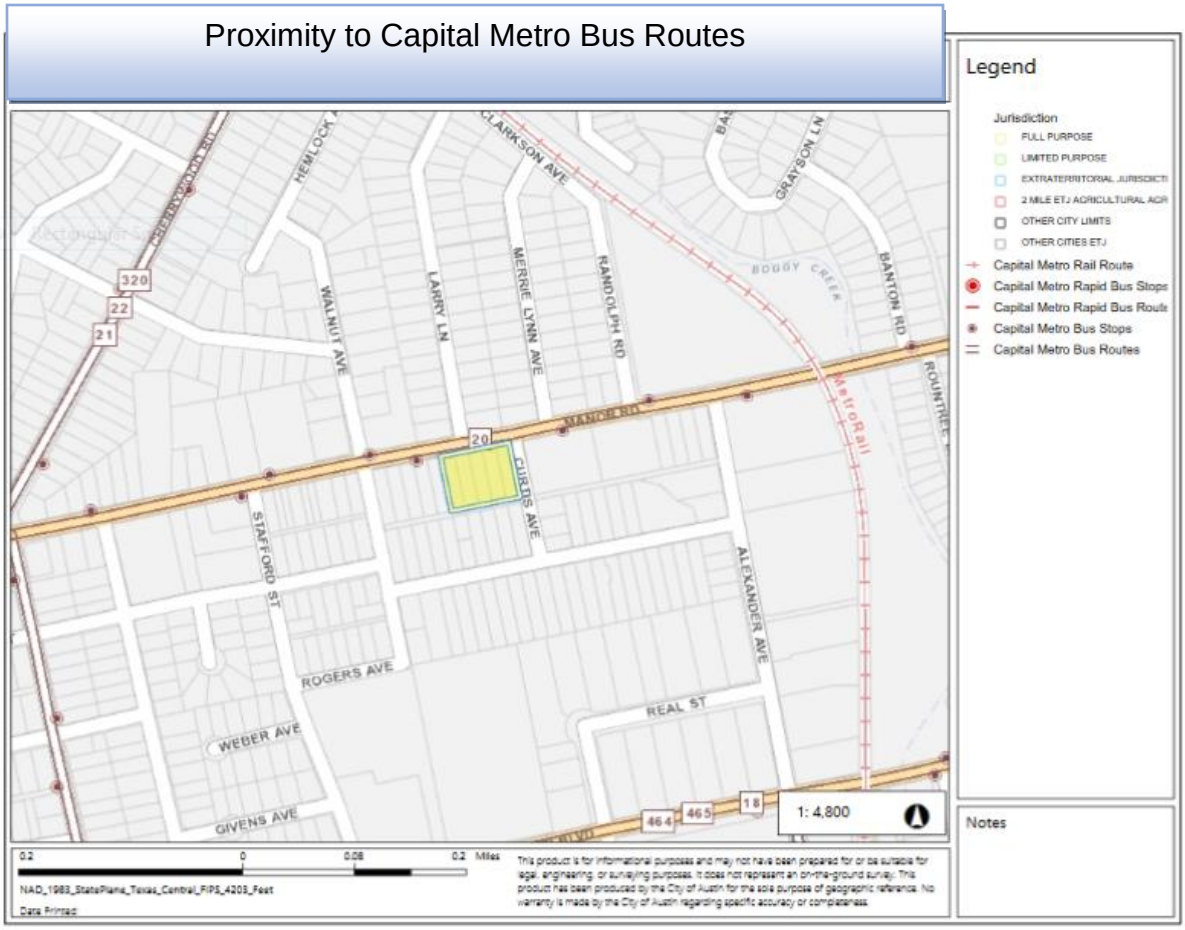
5. Ensure harmonious transitions between adjacent land uses and development intensities.
    - ***Mixed Use land use is appropriate for Manor Road, which is an Activity Corridor that supported mixed use developments.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
    - ***The property is not 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.
    - ***To the best of staff's knowledge there are no historic or culturally significance to these properties.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
    - ***The property is within walking and biking distance from commercial uses along Manor Road.***
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.***

Proximity to Imagine Austin Activity Corridors and Centers



Proximity to Parks





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 plan amendment application was filed on July 31, 2019, which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The applicant proposes to change the future land use map (FLUM) from Single Family to Mixed Use land use for commercial and residential uses.

The applicant proposes to change the zoning on the property from SF-3-NP to CS-V-NP. For more information on the proposed zoning, please see zoning case number C14-2019-0105.

PUBLIC MEETINGS: The ordinance-required community meeting was held on September 9, 2019. Approximately 376 meeting notices were mailed to people who live or own property within 500 feet of the property, in addition to neighborhood organizations and environmental groups who requested notification for the area. Five people attended the meeting, in addition to one city staff member and the agents representing the property owner.

Amanda Swor, the applicant's agent, said their clients own one of the properties and have two lots under contract. She said they submitted the applications in July. The request is to change the FLUM from Single Family land use to Mixed Use. The proposed rezoning is from SF-3-NP to CS-V-NP. The proposed zoning is consistent with the zoning on adjacent property that has VMU zoning, which requires affordable housing. She said they would comply with Compatibility Standards and that the VMU would require commercial and residential uses. Ten percent of the units will be 60% medium income. We are proposing 80 units, so eight will be affordable. CS zoning could allow maximum of 60 feet in height, although compatibility standards could limit this. Right now there are four properties that have been rental units for decades.

Q. What is CO?
A. It means Conditional Overlay.

Q. What would be a conditional overlay that would be consistent with our neighborhood?
A. We didn't ask for a conditional overlay, but it's something we could talk about.

Q. Would the project have 100% impervious cover?
A. No, because it would have set-backs of 25 feet because of the compatibility standards.

Q. What about the parking?
A. We will have structured parking, but I don't know if it will be underground.

Q. Will there be a Traffic Impact Analysis?
A. No, it didn't trigger one.

Q. What types of commercial uses are proposed?
A. The CS zoning has a large list of uses. We are happy to prohibit uses if you'd like, for example, we're not interested on pawn shops.

Q. The gym on the corner is an issue for us.
A. The gym is considered a "personal service use" which would prohibit nail salons, so I don't know if prohibiting "personal service use" would work, but we can work with you on this.

Q. If the developer is building small dwelling units, they probably won't be children so they won't add to the school attendance and we have schools closing.

A. Because we aren't building more than 100 units, it did not trigger an Educational Impact Analysis.

Q. Are you considering improving the infrastructure around the property, for example, bike lanes are not maintained.
A. The site plan development permit is where stuff is locked in place. Mitigation could be looked into at that time, for example, if bike lanes is an improvement, etc.

Q. Will you be asking for any variances?
A. We didn't ask for any variances.

Q. Will you meet the LDC parking requirements or will you ask for reductions?
A. We will take parking reductions, but there are also market realities. We might some some reductions, but not all. The client tends to build to market, but I'll have get back to you with more information.

Q. What other projects does your client have in the neighborhood?
A. He did the Salvage Vanguard Theater. He also has 3201 and 3303 Merrie Lynne Avenue project, which is similar to this one.

Comment:

- We have major problems with parking issues in our neighborhood.

CITY COUNCIL DATE:

January 23, 2020	**ACTION:** (pending)
December 5, 2019	**ACTION:** Postponed to January 23, 2020 at the request of staff.

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroup.com

DRENNER GROUP

September 30, 2019

Ms. Denise Lucas
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: C14-2019-0105 & NPA-2019-0008.01 – Amendment to the Rezoning and Neighborhood Plan Amendment applications for the 1.15-acre property located at 2711-2717 Manor Road and 2204 Curtis Avenue, in the City of Austin, Travis County, Texas (the "Property")

Dear Ms. Lucas:

As representatives of the owners of the Property, we respectfully request an amendment to the above-referenced rezoning and neighborhood plan amendment applications. The application to rezone the Property from SF-3-NP (Family Residence – Neighborhood Plan) to CS-V-NP (General Commercial Services – Vertical Mixed Use Building – Neighborhood Plan) was submitted on July 31, 2019, along with the accompanying Neighborhood Plan Amendment application to change the Future Land Use Map designation from single family to mixed use.

This letter shall serve as an official request to amend cases C14-2019-0105 and NPA-2019.0008.01 to add the adjoining property at 2204 Curtis Avenue, Austin, TX 78722. The additional property is seeking the same zoning and Future Land Use Map designation as the applications currently on file. No other changes to the application are proposed.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

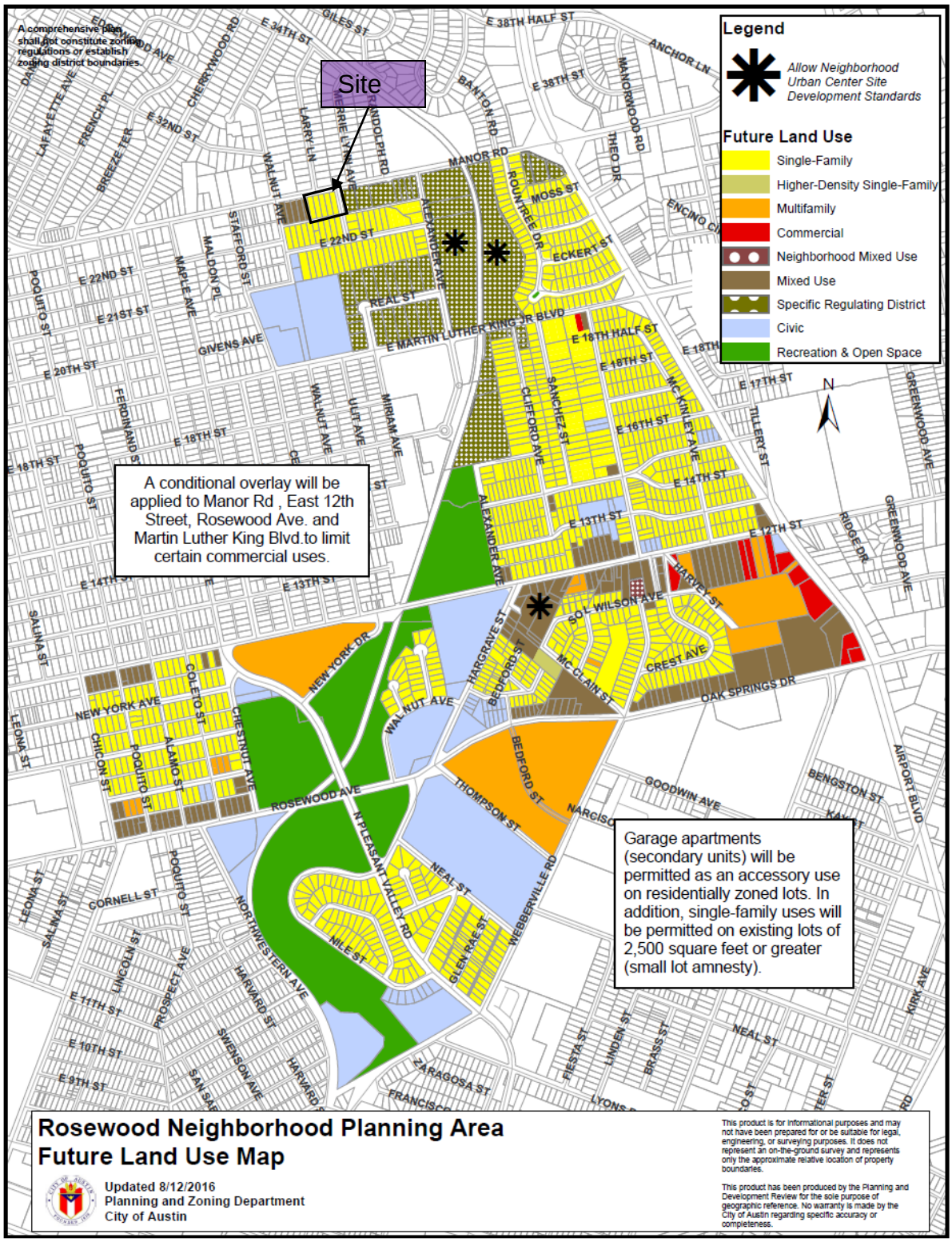
Sincerely,

Amanda Swor

cc: Joi Harden, Planning and Zoning Review Department *(via electronic delivery)*
Heather Chaffin, Planning and Zoning Review Department *(via electronic delivery)*
Maureen Meredith, Planning and Zoning Review Department *(via electronic delivery)*

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

(No letter received at this time)


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
Site
Legend
Allow Neighborhood Urban Center Site Development Standards
Future Land Use
Single-Family
Higher-Density Single-Family
Multifamily
Commercial
Neighborhood Mixed Use
Mixed Use
Specific Regulating District
Civic
Recreation & Open Space
A conditional overlay will be applied to Manor Rd , East 12th Street, Rosewood Ave. and Martin Luther King Blvd.to limit certain commercial uses.
Garage apartments (secondary units) will be permitted as an accessory use on residentially zoned lots. In addition, single-family uses will be permitted on existing lots of 2,500 square feet or greater (small lot amnesty).
Rosewood Neighborhood Planning Area
Future Land Use Map
Updated 8/12/2016
Planning and Zoning Department
City of Austin
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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Rosewood Neighborhood Planning Area
NPA-2019-0008.01

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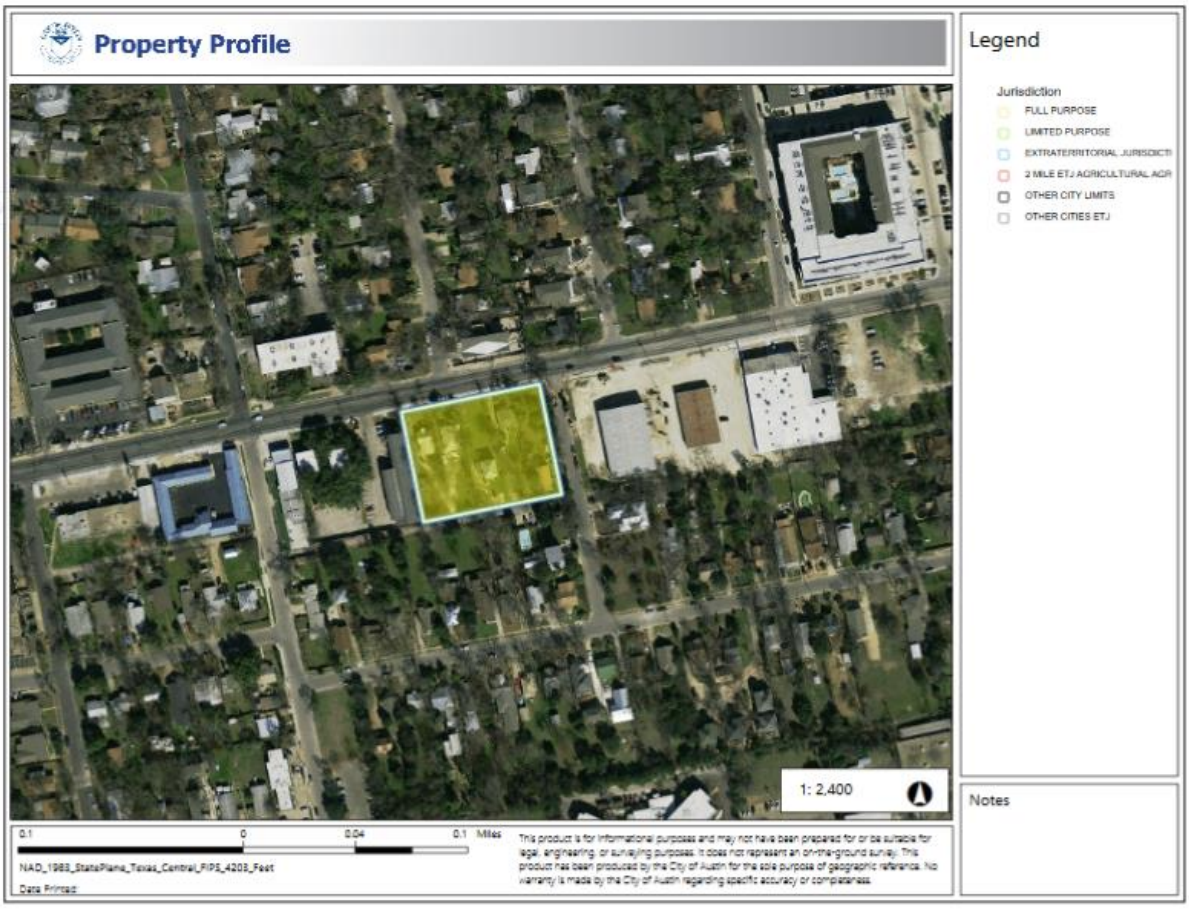
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Future Land Use

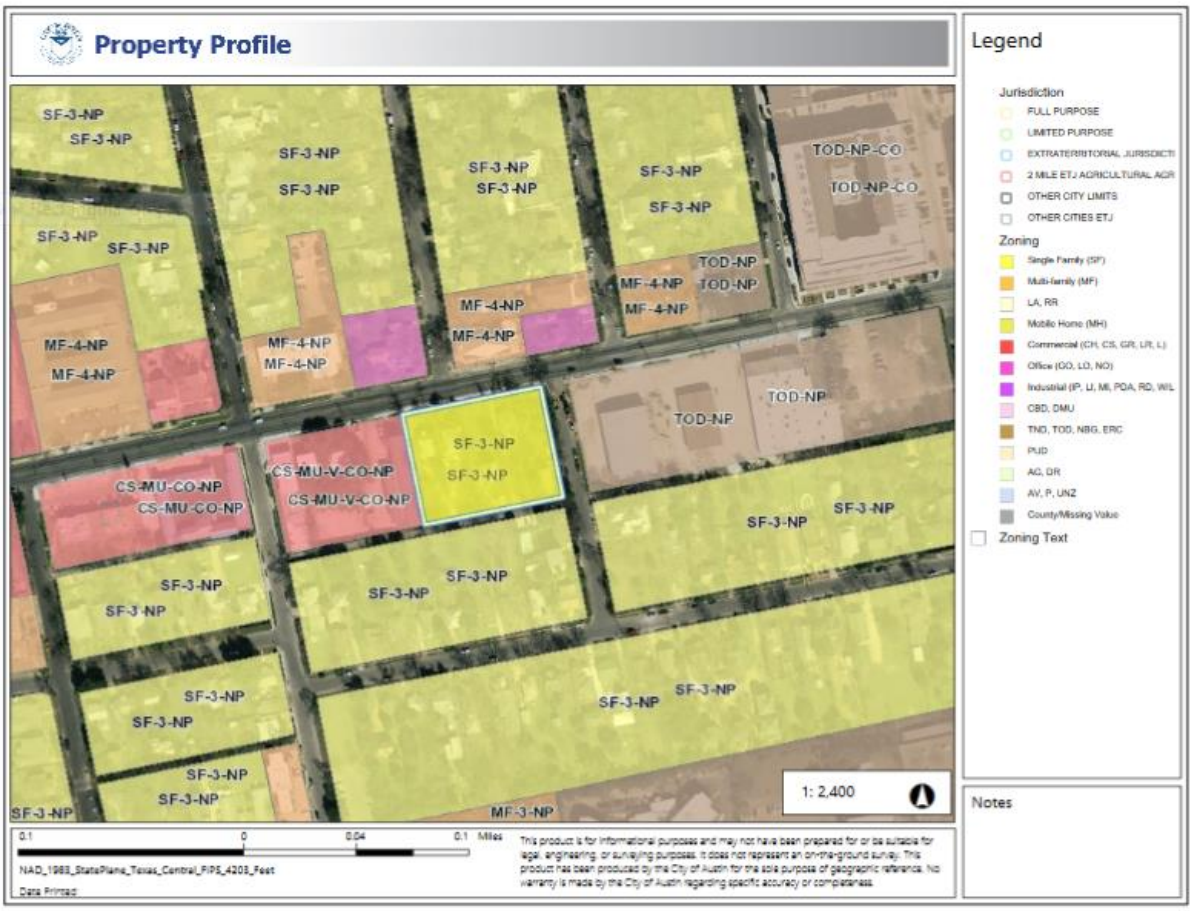
- 500 ft. notif. boundary
- Subject Propety
- Single-Family
- Multi-Family
- Commercial
- Neighborhood Mixed Use
- Mixed Use
- Specific Regulating District
- Office
- Mixed Use/Office
- Civic
- Recreation & Open Space
- Transportation

City of Austin
Planning and Zoning Department
Created on 10/9/2019, by: meredithm


SF-3-NP
MF-4-NP
MF-3-NP
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VINCENT DR
EDGEWOOD AVE
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PIERCE LYNN AVE
RANDOLPH RD
BAST CIRCLE
GRAYSON LN
BANTON RD
MANOR RD
CORNELL AVE
OAKLAWN AVE
STAFFORD ST
MADISON PL
ROGERS AVE
WEBER AVE
CEDAR AVE
GIVENS AVE
CHESTNUT AVE
MIRIAM AVE
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BEER DISTRIBUTOR
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NEWSPAPER
NURSING
PARKING
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MED. OFFICES
ELEMENTARY
C14-2019-0105
C14-2009-0082
C14-2008-0068
C14-2008-0031
C14-2012-0037
C14-2011-0024
C14-2014-0006
C14-2009-0054
C14-2009-0106
C14-2008-0054
C14-2008-0055
C14-2009-0003
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C14-04-0169
C14-01-0150
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NPA-2007-0012.06
NPA-2007-0013.06
NPA-2008-0012.04
NPA-2008-0008.01
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SUBJECT TRACT
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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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Property Profile
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Future Land Use Map
Activity Center
Agriculture
Civic
Commerce
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
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Property Profile
SF-3-NP
MF-4-NP
CS-MU-CO-NP
CS-MU-V-CO-NP
TOD-NP
TOD-NP-CO
Legend
Jurisdiction
FULL PURPOSE
LIMITED PURPOSE
OTHER CITY LIMITS
OTHER CITIES ETJ
Zoning
Zoning Text
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Notes
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From: Greg Rivera
Sent: Sunday, November 10, 2019 1:27 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Vote for case # NPA-2019-0008.01

*** External Email - Exercise Caution ***

Hi, I received a public hearing comment form and I'd like to vote via email.

Case Number: NPA-2019-0008.1
Planning and Zoning Department
Public Hearing: Nov 12, 2019 - Planning Commission

I object to the proposed change to mixed use for 2711, 2713, 2715 and 2717 Manor Rd and 2204 Curtis Avenue

My name: Greg Rivera
My address affected: 3207 Larry Lane, Austin, 78722

Thanks,
Greg

From: dolfin@
Sent: Friday, November 08, 2019 4:36 PM
To: Walters, Mark <Mark.Walters@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: dolfin@
Subject: Recommendation from Rosewood NPCT member; NPA-2019-0008.01_Manor Road

*** External Email - Exercise Caution ***

Hello Maureen,

PLEASE DISTRIBUTE COPIES OF THIS LETTER TO THE PLANNING COMMISSION

My name is Delfin Salazar; as a member of the Rosewood NPCT and as a citizen/neighbor of the properties involved in this proposed neighborhood plan amendment and zoning case, I would like to voice my strong opposition to granting any of the requests brought before you in this case for the following reasons:

1. At the public hearing, the applicant could not define exactly what would be built because no site plan or plans of any sort were presented.

2. The number of units of units as I recall was stated as “around 80, but we’re not really sure.” Again no plans presented.

3. Height of the proposed structure was not defined and the answer to this question was again “we’re not really sure.” Again no plans presented.

4. Traffic impact statement was addressed as not required by code, however a number of 15 additional trips per day was entered in the application anyway. This number is too low for a project this size, and if not required by code, then why was any number entered in the application?

5. I am very concerned that the applicant is planning on using the existing alleyway as an entrance for occupant parking which would have a severe impact on the single family residents across the alleyway. This problem needs to be addressed before any amendments or approval of any kind is made in this case.

6.There are too many unknowns regarding this proposed neighborhood plan amendment and zoning case that need to be addressed specifically before any action is taken in furthering this application. The applicant needs to tell us exactly what is to be build, including all details before any changes can be granted.

Please delay any further action regarding this case until the citizenry can be assured that the impact on the community will not be adversely affected if any of the applicant's requests are granted. Until such time, I remain steadfastly against granting any of the requests made by the applicant.

The citizens of the City of Austin should not be stuck "buying a pig in a poke" solely for the sake of expediency and the convenience of the applicant. Let us have transparency and due process; not a rush to judgement. Everyone involved on all sides deserves just that.

Thank you for your hard work and diligence.

Best regards,

Delfin Salazar Citizen and Rosewood NPCT member

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