

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Brentwood/Highland Combined (Brentwood)

CASE#: NPA-2021-0018.01

DATE FILED: February 11, 2021 (In-cycle)

PROJECT NAME: McCarley .32

PC DATE: July 13, 2021
June 8, 2021

ADDRESS: 5610 Roosevelt Ave

DISTRICT AREA: 7

SITE AREA: 0.32 acres

OWNER/APPLICANT: McCarleys, LLP (David McCarley)

AGENT: Bennett Consulting (Rodney K. Bennett)

CASE MANAGER: Maureen Meredith, Housing and Planning Dept.

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Multifamily Residential

Base District Zoning Change

Related Zoning Case: C14-2021-0018

From: SF-3-NP

To: MF-3-NP

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 2004

PLANNING COMMISSION RECOMMENDATION:

July 13, 2021 – Approved on the consent agenda for Multifamily Residential land use. [C. Hempel – 1st; Y. Flores – 2nd] Vote: 8-0 [A. Azar, P. Howard, S. R. Praxis, C. Llanes Pulido absent].

June 8, 2021- Postponed to July 13, 2021 on the consent agenda at the request of the applicant. [A. Azar – 1st; J. Mushtaler – 2nd] Vote: 11-0 [Y. Flores and J. Shieh absent].

STAFF RECOMMENDATION: Staff recommends the applicant's request for Multifamily Residential land use.

BASIS FOR STAFF'S RECOMMENDATION: Although the two sections of the plan noted below supports maintaining the single family zoning and land use in the Roosevelt Multi-family Area, staff believes this last remaining single family lot within the northwest part of Roosevelt Avenue is appropriate to transition to multifamily land use.

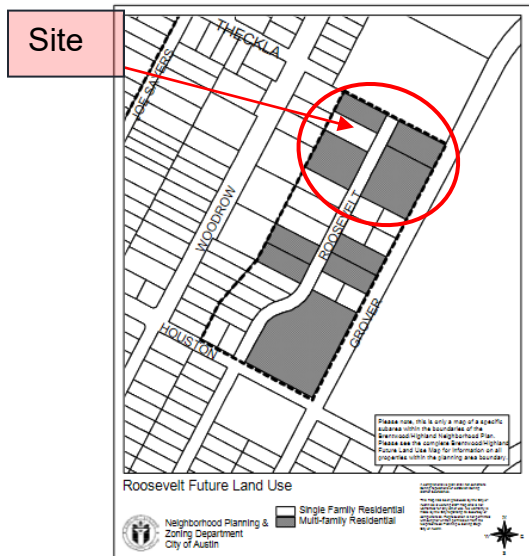
Brentwood Land Use Objectives and Recommendations

Land Use Objective B1: Preserve single-family residential areas

Recommendations:

1. Established single-family areas should retain SF-3 zoning
2. Allow small-lot amnesty in the Brentwood neighborhood to make legally created small lots available for single-family development.

Roosevelt Multi-family Area



The Roosevelt area is primarily multi-family. It has some medium size apartment buildings, but it does not have large apartment buildings or complexes. In addition, the single-family homes in the area bring diversity, and make it feel more like a neighborhood. The plan strongly recommends the maintenance of this character. The Future Land Use Map designates this area as a mix of single-family and multi-family.

The FLUM specifically attempts to maintain the pattern whereby the single-family properties are interspersed among the multi-family properties in order to prevent large apartment buildings and complexes. The plan also strongly encourages new multi-family developments in this area follow the design guidelines for multi-family projects. These guidelines help ensure that multi-family developments will be consistent

with adjacent single-family homes (Urban Design Objective 3, page 116).

Land Use Objective B3: Ensure that there is a mix of residential and commercial zoning to accommodate both housing and the services resident's need in the neighborhood, and that commercial zoning in each area is appropriate for its location.

Recommendations:

1. Maintain residential zoning in the interior of the neighborhood.
2. Maintain commercial zoning on the corridors and in transitional areas between the corridors and residential areas.
3. Allow mixed use on commercial corridors.

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.

PROPOSED LAND USE ON THE PROPERTY

Multifamily Residential - Higher-density housing with 3 or more units on one lot.

Purpose

1. Preserve existing multifamily and affordable housing;

2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

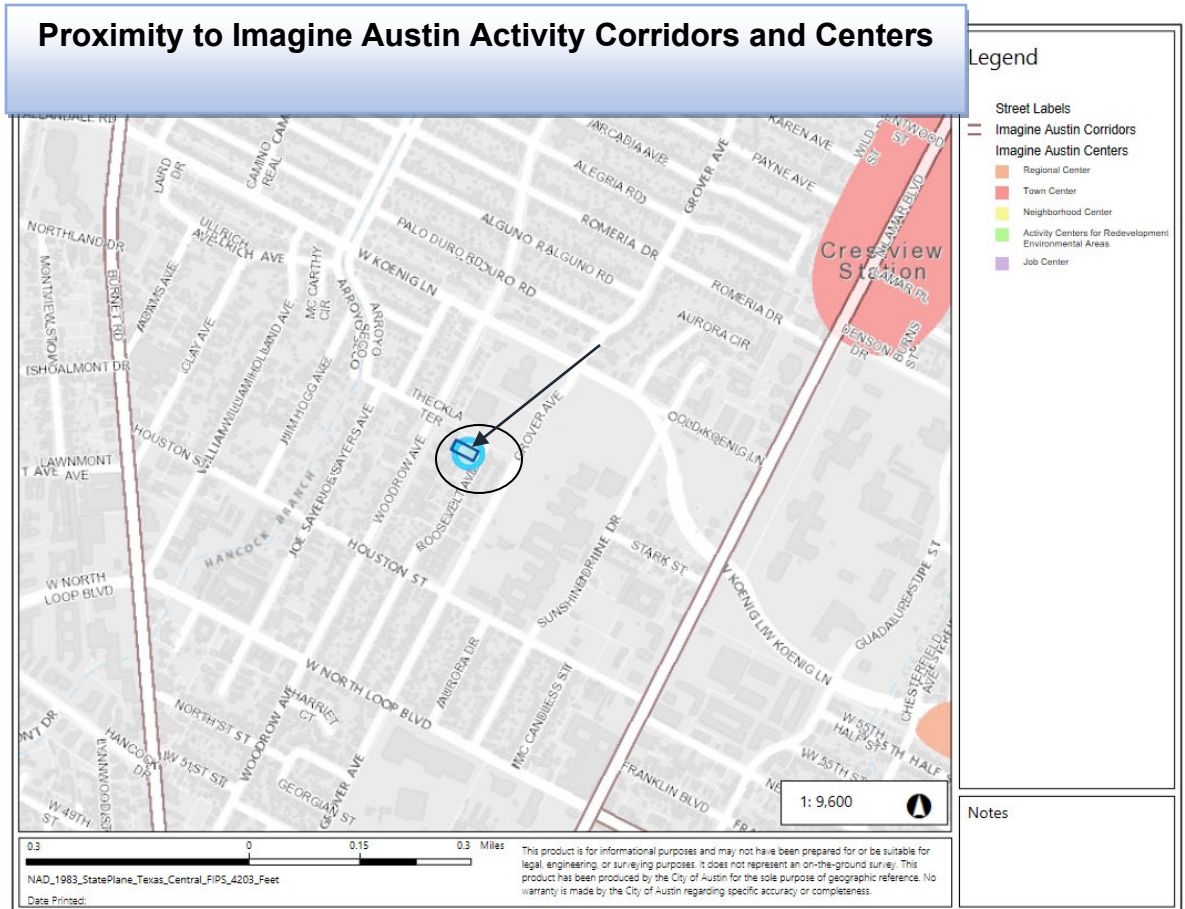
Application

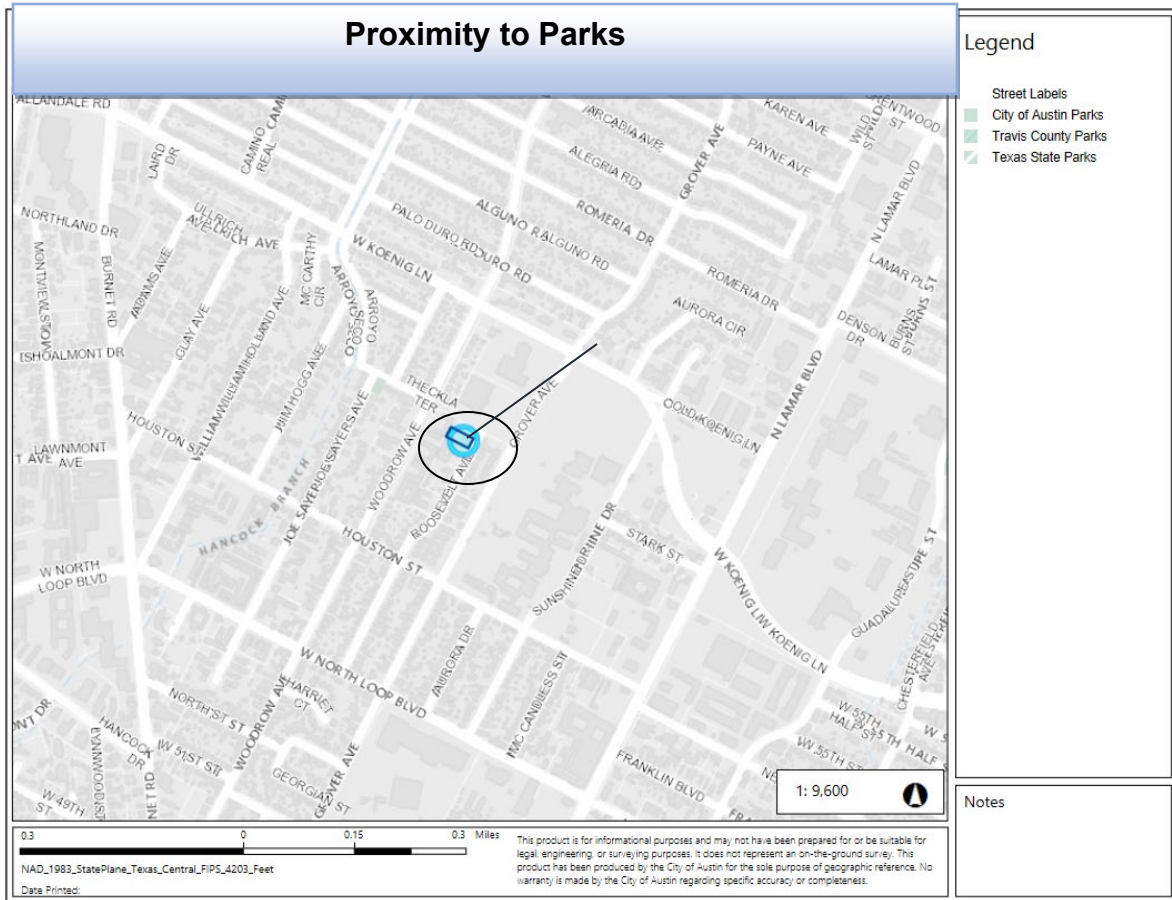
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

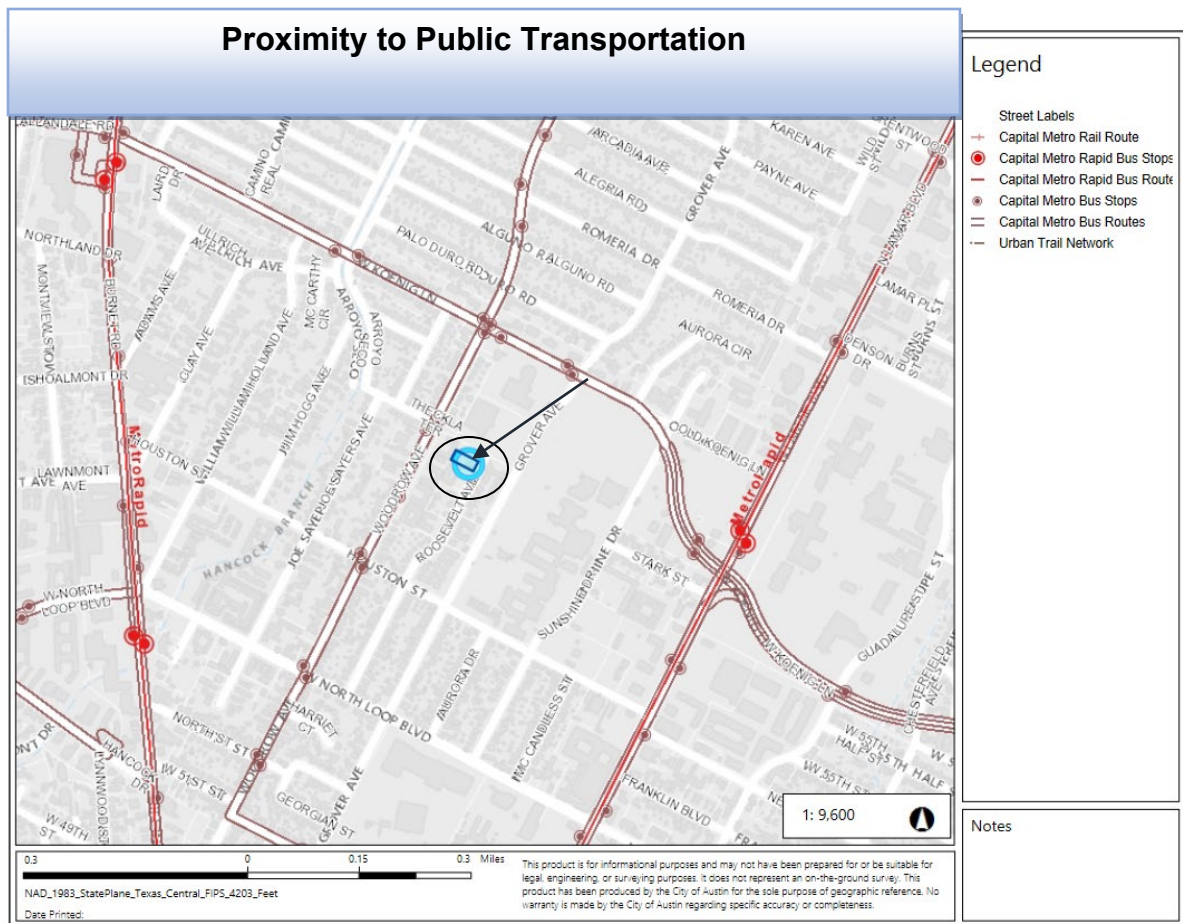
IMAGINE AUSTIN PLANNING PRINCIPLES

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 some single family and multifamily units within walking distance to public transportation and commercial uses. The applicant's proposal to build multifamily residential uses will increase the housing choices for the planning area and the City.***
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 not located in an Imagine Austin activity center or activity corridor, but is within 0.5 miles from Burnet Road which is an 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.
 - ***The property is located in an area with multifamily land uses surrounding the property.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The applicant proposes to build a multifamily development which would expand the number and variety of housing choices in Austin and the planning area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.

- ***The applicant's request for Multifamily Residential land use is supported because there is multifamily land use and zoning to the north, south and west 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 located in the Drinking Water Protection Zone.***
 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 staff's knowledge there is no historic or cultural significance to this property.***
 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 in an area within walking distance to public transit and commercial uses.***
 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 February 11, 2021 which is in-cycle for neighborhood planning areas located on the west side of I.H.-35.

The applicant proposes to change the future land use map from Single Family to Multifamily land use for a multifamily development.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence district- Neighborhood Plan) to MF-3-NP (Multifamily Residence Medium Density district- Neighborhood Plan). For more information on the proposed zoning request, see case report C14-2021-0018.

PUBLIC MEETINGS: The ordinance-required community was held virtually on March 22, 2021. The recorded meeting can be found at <https://www.speakupaustin.org/npa>. Approximately 408 meeting notices were mailed to people who own property or have a utility account within 500 feet of the property, in addition to neighborhood organizations and environmental groups who requested notification for the area on the Community Registry. Two staff members attended the meeting in addition to Rodney Bennett, the applicant's agent and nine people from the neighborhood.

After staff gave a brief presentation outlining the applicant's plan amendment and zoning requests, Rodney Bennett, the applicant's agent provided the following information:

- The applicant does not expect more than 12 dwelling units, but it could be realistically about 6 to 8 units.
- The dwelling units are proposed to be condos;
- The applicant does not have a site plan at this time;
- The detention pond will be near the rear of the lot;
- The applicant is proposing one building with parking under the building at grade level and two-floors of living units above the parking;
- The number of bedrooms will be between two-bedrooms and four-bedrooms;
- The applicant is not asking for S.M.A.R.T. Housing;
- They feel the proposed project is compatible with Roosevelt Avenue because it's a single-family lot with multifamily on three sides. If it remains a single-family home, it will be a small house surrounded by apartment complexes.

Q: Right now you could subdivide the lot and put four units on the property. Why do you want to put so many units on the property?

A: The lot is not very wide. If we were granted MF-3 zoning, we could get more units on the property and we feel multifamily is a better land use being sandwiched between two multifamily-zoned lots.

Q: How large would the two-bedroom and four-bedroom units be?

A: We don't have the exact square footage at this time, but we would estimate that a two-bedroom would be about 600 square feet and a four-bedroom would be about 1,200 square feet.

Q: Have you approached Dart Bowl to the north about doing an integrated development with them instead of developing this piece-meal?

A: There has been some communication from my client with Dart Bowl but I don't know how those discussions have progressed. I'll have to reach out to my client.

Q: How many floors to you propose and how tall will the building be?

A: The building will be three floors. The first floor would be parking and then two livable floors above the parking. On average the floors are 10 to 12 feet tall, so the building will be 30 to 35 feet tall.

Q: If you look at the zoning map of properties across the street, the zoning map shows the properties zoning SF-3-NP, but the future land use map shows the land use as Multifamily. Why hasn't the FLUM been updated to show the land use as Single Family?

A: Staff's response: A future land use map is not a zoning map; it's created as an aspirational way to say what the community desires on this land in the future. So, it might have been during the planning process that the discussions were that in the future these properties on Roosevelt Avenue would somehow convert to multifamily, so that is why they were not rezoned to multifamily during the planning process.

Comments:

- Is there a way for the Brentwood NPCT to update the future land use map to change the land use on the properties across the street with SF-3-NP zoning with Multifamily land use to be changed to show Single Family land use?
 - Staff's answer: Yes, a NPCT can submit a plan amendment application.

CITY COUNCIL DATE:

ACTION:

August 26, 2021

cil: August 26, 2021

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TO MODIFY THE FLUM TO SHOW MULTI-FAMILY AND NOT SINGLE FAMILY. ALLOWING
FOR NO MORE THAN 12 UNITS.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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

(As of August 5, 2021, no letter was received from the Brentwood NPCT)

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From: Meredith, Maureen
Sent: Tuesday, May 18, 2021 12:38 PM
To: Liz_bill@; tellerman@; nbessent@; ckalonzi@; dave@; dlhenry@; dlbarch55@; tgyoung@; greg1austin@; mcabarnes@; latoncarr@; pamlb53@
Cc: Rodney K. Bennett <jb.rbconsulting@yahoo.com>; Graham, Mark <Mark.Graham@austintexas.gov>
Subject: Brentwood NPCT Rec?: NPA-2021-0018.01_5610 Roosevelt Ave

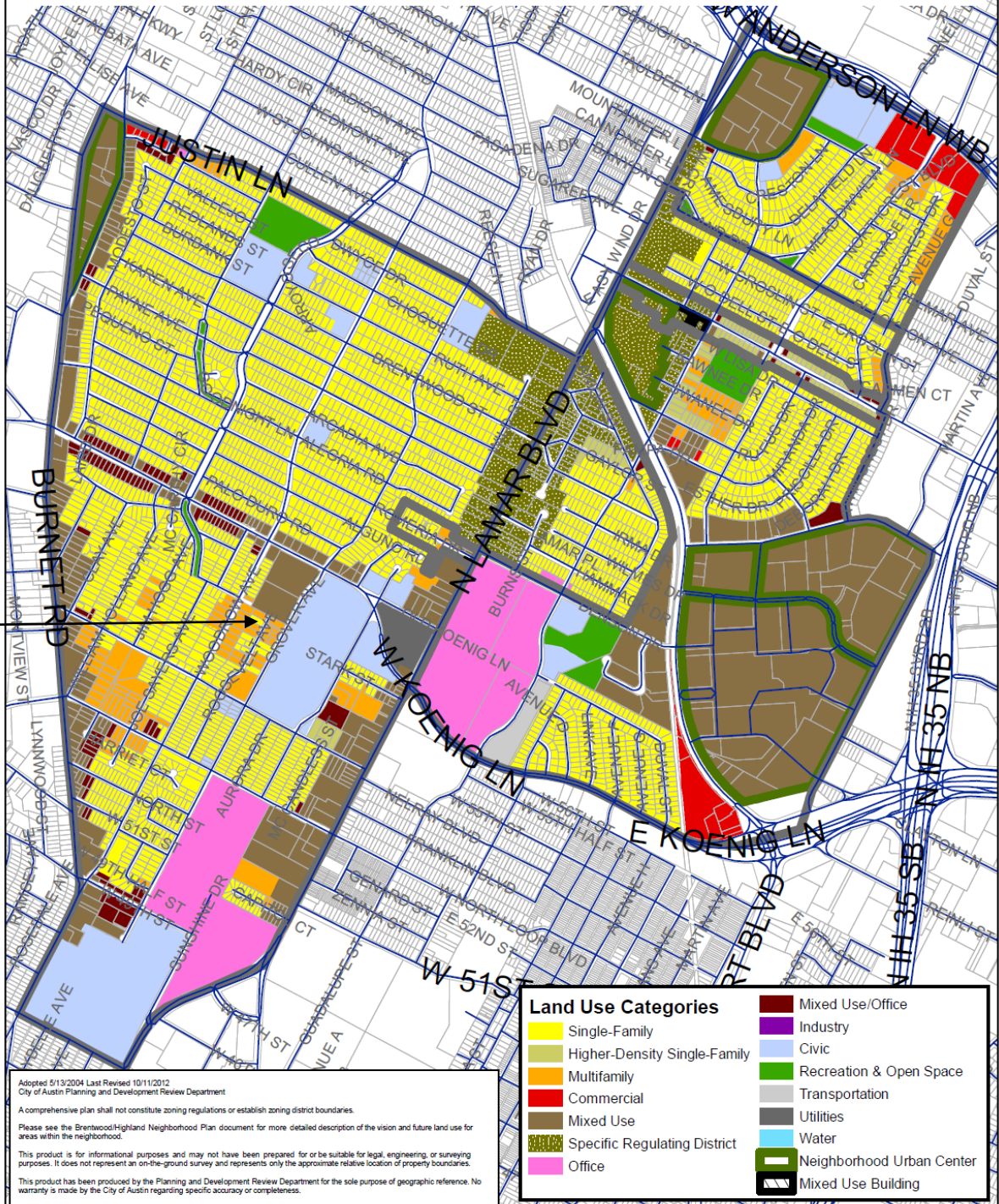
Dear Brentwood NPCT:

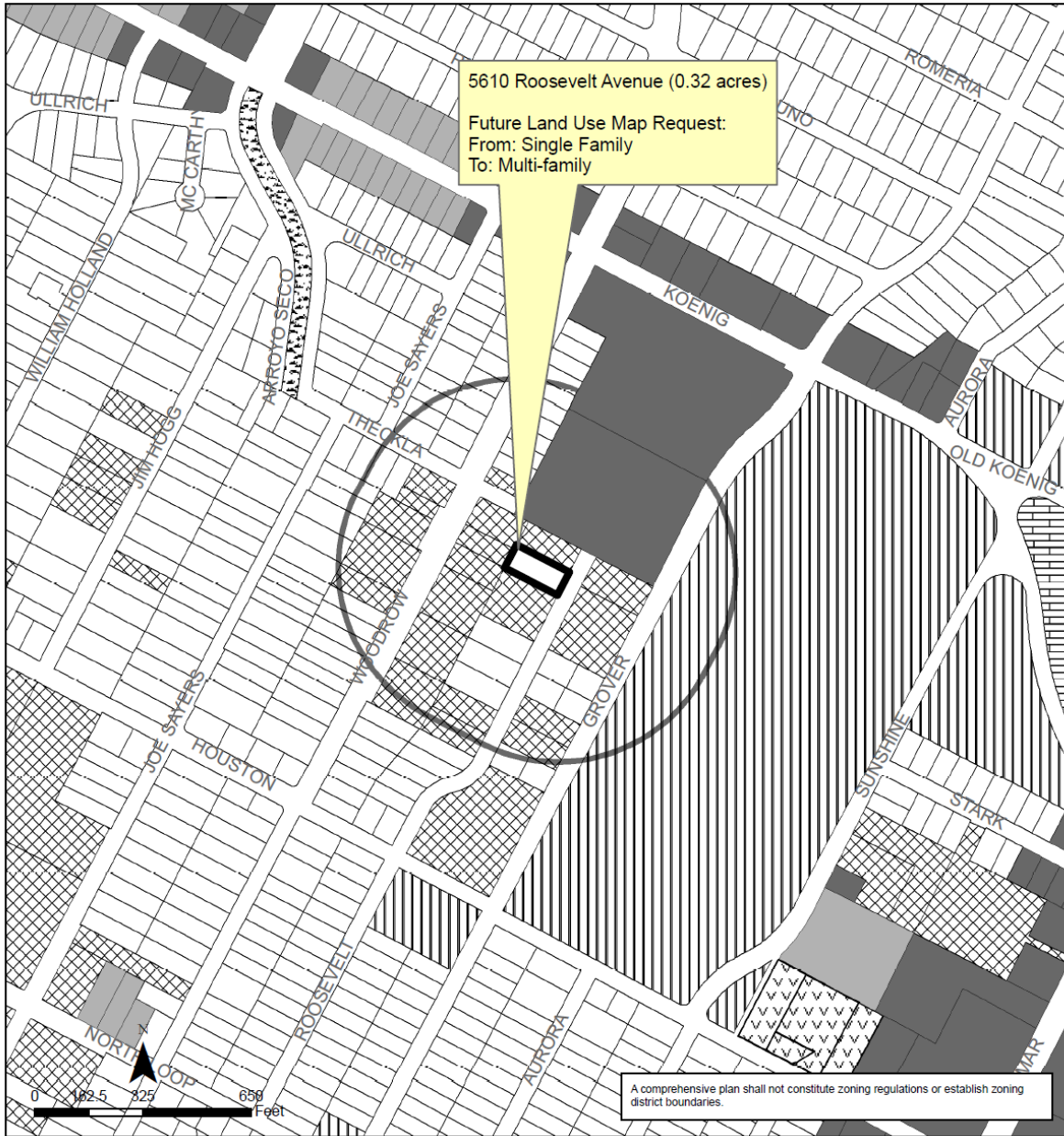
We are aiming to have the NPA and zoning case (C14-2021-0018) on the June 8, 2021 Planning Commission hearing date. If you'd like to have your letter of recommendation added to the staff case reports, please send it to me and Mark Graham **no later than Tuesday, June 1, 2021 by 4:30 pm** which is when our reports are due. If we get the letter after that date and time it will not be in the staff reports, but the letter will be uploaded to the PC website for that hearing date.

Maureen

Maureen Meredith, Senior Planner
City of Austin, Housing & Planning Dept.
Mailing Address: P.O. Box 1088
Austin, Texas 78767
Phone: (512) 974-2695
Maureen.meredith@austintexas.gov

Brentwood/Highland Neighborhood Planning Area Future Land Use Map





**Brentwood/Highland Combined (Brentwood)
Neighborhood Planning Area
NPA-2021-0018.01**

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.

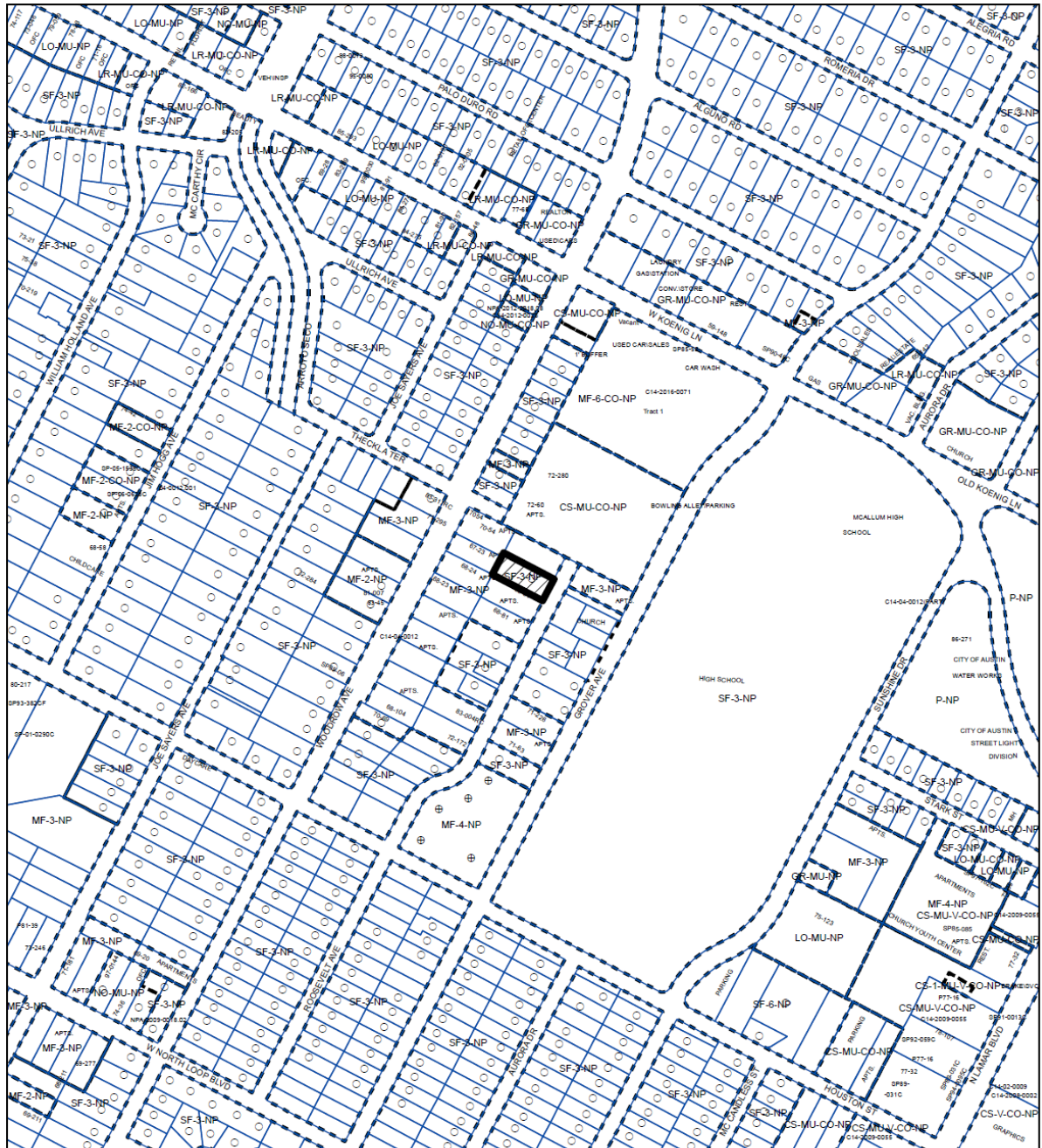
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.






City of Austin
Housing and Planning Department
Created on 2/25/2021. bv: MeeksS

Future Land Use

	Subject Tract		Multi-Family
	Civic		Recreation & Open Space
	Higher-Density Single-Family		Single-Family
	Mixed Use		Utilities
	Mixed Use/Office		500 ft. notif. boundary



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

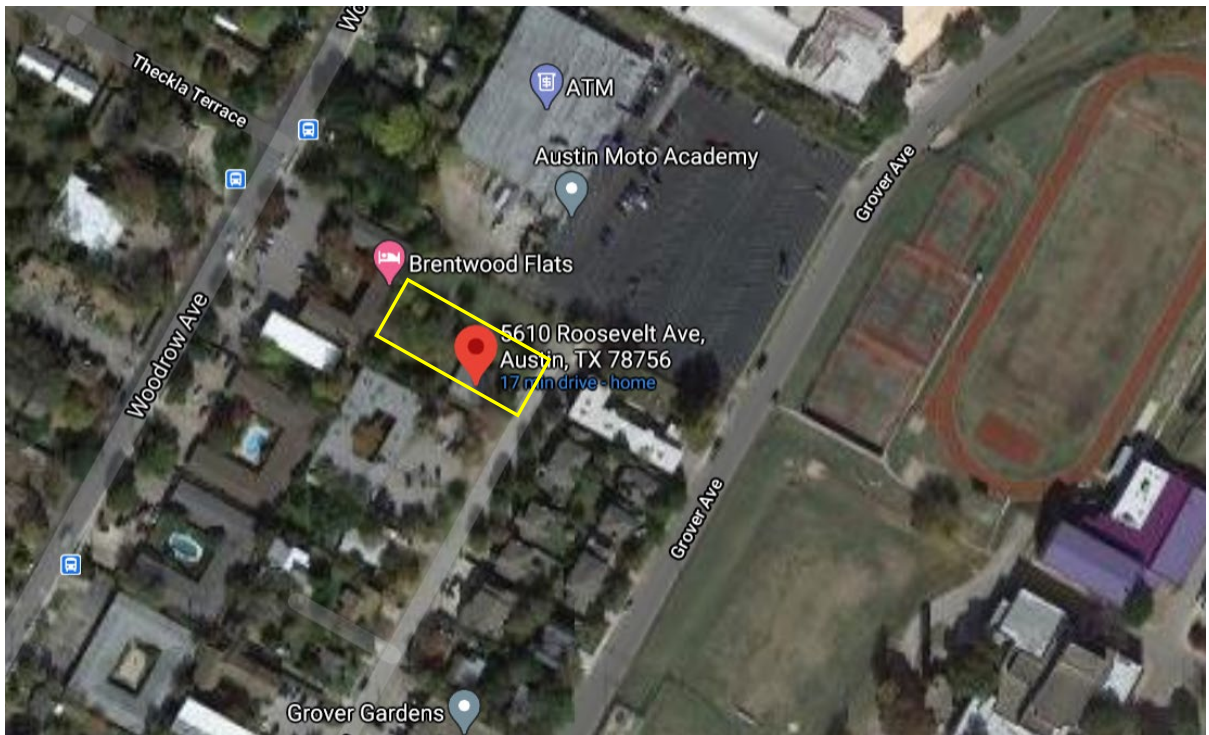
ZONING CASE#: C14-2021-0018

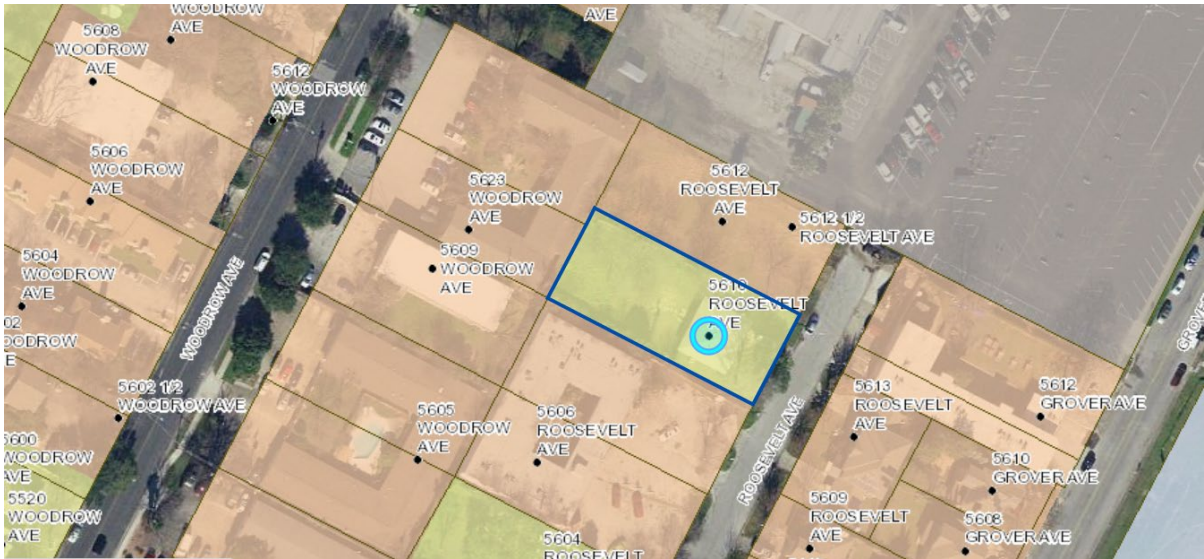
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Created: 2/12/2021













Correspondence Received

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Housing and Planning Dept.
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2021-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearing: Jun 08, 2021 - Planning Commission

☐ I am in favor
☒ I object

Your Name (please print) Carlin Laibon Buehler

Your address(es) affected by this application 5602 Grover #204, 78756

Signature [Signature] Date 6/7/21

Comments:
Allowing further residential
will negatively impact
the neighborhood aesthetically
as well as increase traffic,
noise pollution and use of
resources.

PUBLIC HEARING COMMENT FORM

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City of Austin
Housing and Planning Dept.
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2021-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearing: Jun 08, 2021 - Planning Commission

☒ I am in favor
☐ I object

Your Name (please print) David O'Meara

Your address(es) affected by this application 5606 Grover Ave Unit A

Signature David F O'Meara Date 6/1/21

Comments:

From: Hannah Brinsko
Sent: Friday, March 12, 2021 4:44 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Case Number: NPA-2021-10018.01

*** External Email - Exercise Caution ***

Hi Maureen,

I'm writing in regards to case number: NPA-2021-10018.01, switching 5610 Roosevelt from Single Family to Multifamily.

From my understanding, the change would allow **up to** 12 units to be developed on the property. Is there a way to know how units are planned to be developed on the lot? The full 12, or a smaller number?

Thanks

Hannah Brinsko

From: Rodney K. Bennett [mailto:jb.rbconsulting@yahoo.com]
Sent: Thursday, March 18, 2021 11:39 AM
To: Hannah Brinsko; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>
Subject: Re: Case Number: NPA-2021-10018.01

Hello everyone. I received an email from the owner. The units will be 2-3 bedrooms and no taller than the buildings next door. He is wanting to build at maximum 12 units, however, due to site constraints that can only be fully shown by hiring a civil engineer I feel that the number will be less than the 12.

Thank you,

Rodney K. Bennett
Bennett Consulting
529 Evening Star
Kyle, Texas 78640
Rodney 512-627-7227

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Housing and Planning Dept.
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2021-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearing: Jun 08, 2021 - Planning Commission

Benjamin Edelstein
Your Name (please print)

☐ I am in favor
☒ Object

5604 Rosasuel Ave Austin TX 78756
Your address(es) affected by this application

[Signature] 6-7-21
Signature Date

Comments:

