

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-9
AGENDA DATE: Thu 12/01/2005
PAGE: 1 of 1**

SUBJECT: NPA-05-0016.02 - East 5th & Allen Street - Conduct a public hearing and approve an ordinance to amend Ordinance No. 030327-12 (Govalle/Johnston Terrace Combined Neighborhood Plan), an element of the Austin Tomorrow Comprehensive Plan, to change the Future Land Use Map from commercial land use designation to mixed use designation for the property located at 3304 E. 5th Street. Planning Commission Recommendation: To grant mixed use designation. Applicant: Saldana Homes. Agent: Rose Marie Rocha. City Staff: Scott Whiteman, 974-2865.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Combined Neighborhood Plan

CASE#: NPA-05-0016.02

PC PUBLIC HEARING DATE: Tuesday, October 11, 2005

ADDRESS: 3304 E. 5th St. **AREA:** .346 Acres

APPLICANT: Saldafia Homes

OWNER: Saldafia Homes

AGENT: Rose Marie Rocha

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial

To: Mixed Use

Related Zoning Case: C14-05-0123

Base District Zoning Change

From: GR-NP, Community Commercial - Neighborhood Plan Combining District.

To: GR-MU-NP, Community Commercial - Mixed Use - Neighborhood Plan
Combining District

PLAN ADOPTION DATE: March 27, 2003

NPCD ADOPTION DATE: March 27, 2003

STAFF RECOMMENDATION: The staff recommendation is to **APPROVE** the requested change from commercial on the Future Land Use Map (FLUM) to mixed-use land use designation.

BASIS FOR RECOMMENDATION: The requested amendment is consistent with the Land Use recommendations in the Govalle/Johnston Terrace Combined Neighborhood Plan. See *Analysis* for more details.

PLANNING COMMISSION RECOMMENDATION: Pending

BACKGROUND: The Govalle/Johnston Terrace Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on March 27, 2003. The requested plan amendment is in the Govalle Neighborhood Planning Area. The boundaries of the planning area are: Oak Springs Road on the north, Airport Boulevard on the east, the Colorado River on the south, and Pleasant Valley Road, 7th Street, Northwestern Avenue and Webberville Road on the west.

The subject tract is a .346 acre corner lot currently occupied by a vacant single-family house and metal shed. As part of the Govalle/Johnston Terrace neighborhood planning process, the subject tract was rezoned from LI (Limited Industrial services) to GR-NP. The applicant is requesting the plan amendment and zoning change to construct six for-sale multifamily units on the site. Multifamily residential is not a permitted use in the GR district.

ANALYSIS: The Govalle/Johnston Terrace Combined neighborhood plan land use goals state:

1. Develop a balanced and varied pattern of land use.
2. Create and preserve a sense of "human scale" to the built environment of the neighborhood.

The proposed plan amendment is consistent with these Goals.

The proposed plan amendment is also consistent with the following Key Planning Principles in the neighborhood plan:

- Encourage mixed use so that residential uses are allowed on some commercial properties.
- Encourage higher density residential developments to locate near major intersections, and in locations that minimize conflicts with lower density single-family neighborhoods.
- Provide a diverse range of housing opportunities for all stages of life and income levels.
- Encourage the development of affordable single-family and multifamily units on vacant tracts in established neighborhoods.

PUBLIC MEETINGS: NPZD staff held a public stakeholder meeting on September 21, 2005. Invitations were sent to the Govalle/Johnston Terrace interest list and property owners within 300 feet of the proposed plan amendment.

At this time, Govalle/Johnston Terrace does not have an officially-recognized planning team with adopted bylaws. However, by consensus, the stakeholders agreed to the proposed plan

amendment and zoning change with the applicant agreeing to limit some of the uses permitted in the GR district.

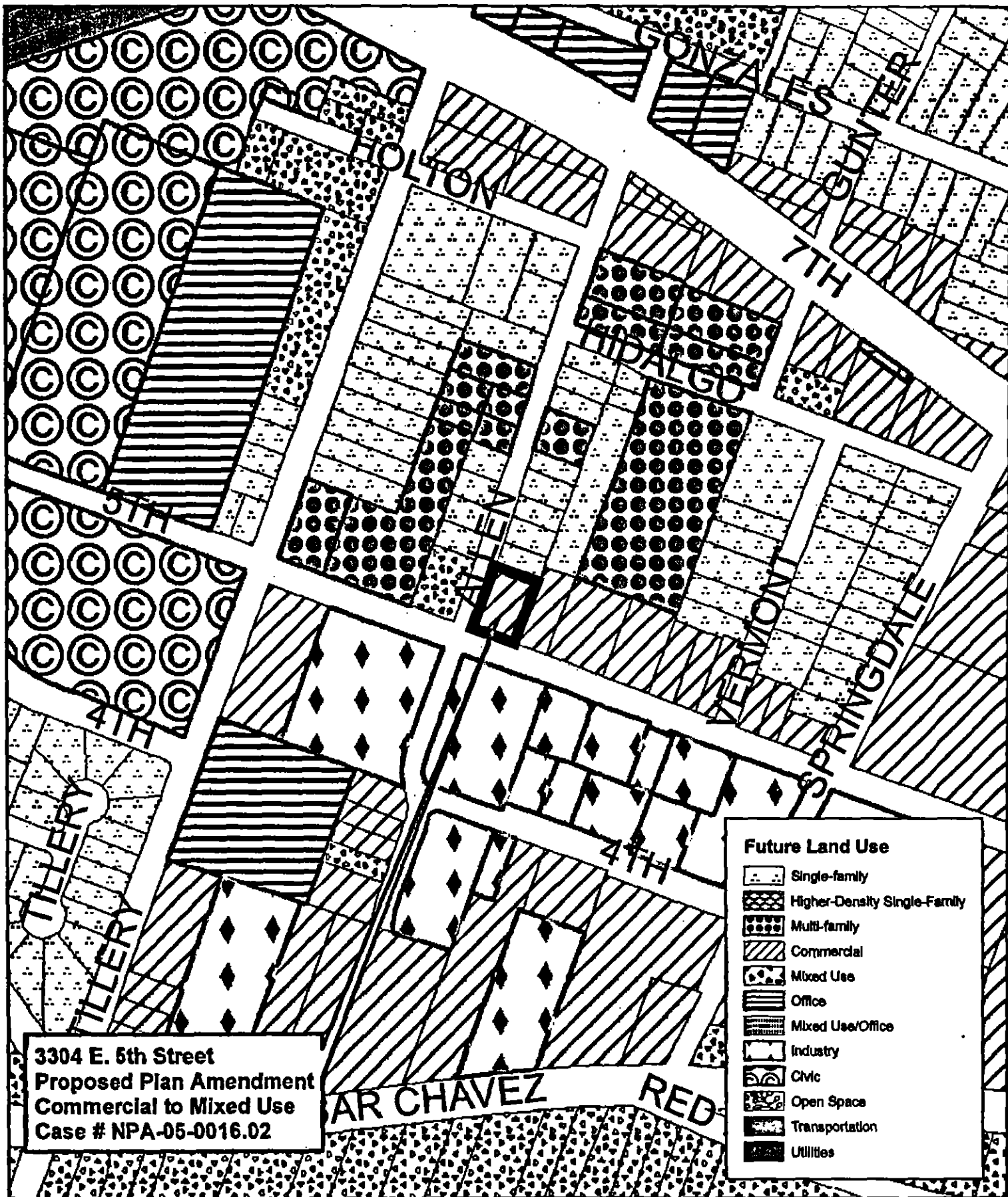
CITY COUNCIL DATE: To be determined

ACTION:

CASE MANAGERS: Scott Whiteman (Plan Amendment)
Robert Heil (Zoning Case)

PHONE: 974-2865
974-6054

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**Govalle/Johnston Terrace
Combined Neighborhood Plan
Neighborhood Plan Amendment
Case# NPA-05-0016.02**

**Created by NPZD
10/5/2005**





Neighborhood Planning & Zoning Department

**505 Barton Springs Road
P.O. Box 1088
Austin, TX 78767**

September 29, 2005

Dear Resident or Property Owner,

You are receiving this letter because you are on the Govalle/Johnston Terrace Neighborhood Planning Interest list or you are a property owner within 300 feet of a proposed rezoning and neighborhood plan amendment at 704 Gunter Street or 3304 E. 5th Street.

Meeting Notice: You are invited to participate in discussing the proposed plan amendments and rezonings at a meeting arranged by the Neighborhood Planning & Zoning Department. It is scheduled for:

**Wednesday, September 14, 2005
6:30-8:00 pm
Parque Zaragoza Recreation Center
2608 Gonzalez Street**

This meeting provides the City of Austin with an opportunity to discuss and receive comment on the proposal with participants of the Govalle/Johnston Terrace Neighborhood Plan and other interested stakeholders.

704 Gunter Street Case Summary: Teresa Saldaña, property owner of 704 Gunter Street, is requesting a neighborhood plan amendment (Case# NPA-05-0016.01) and rezoning (Case# C14-05-0122) to allow new construction for commercial mixed-use on the property. The plan amendment request is to change the adopted Future Land Use Map from Commercial to Mixed Use. The zoning request is from CS-CO-NP, General Commercial Services- Conditional Overlay- Neighborhood Plan Combining District, to CS-MU-CO-NP, General Commercial Services- Mixed Use- Conditional Overlay- Neighborhood Plan Combining District.

3304 E. 5th Street Case Summary: Saldaña Homes, property owner of 3304 E. 5th Street, is requesting a neighborhood plan amendment (Case# NPA-05-0016.02) and rezoning (Case# C14-05-0123) to allow new construction for commercial mixed use on the property. The plan amendment request is to change the adopted Future Land Use Map from Commercial to Mixed Use. The zoning request is from GR-NP, Community Commercial- Neighborhood Plan Combining District, to GR-MU-NP,