

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



**AGENDA ITEM NO.: Z-23  
AGENDA DATE: Thu 12/15/2005  
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**SUBJECT:** NPA-05-0016.01 - 7<sup>th</sup> & Gunter - Conduct a public hearing and approve an ordinance amending Ordinance 030327-11 (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 704 Gunter Street (Boggy Creek Watershed). Planning Commission Recommendation: To grant mixed use designation. Applicant and Agent: Teresa Saldana. City Staff: Scott Whiteman, 974-6054.

**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-05-0016.01

**PC PUBLIC HEARING DATE:** Tuesday, November 8, 2005

**ADDRESS:** 704 Gunter St.      **AREA:** Approximately .33 acres

**APPLICANT:** Teresa Saldaña

**OWNER:** Teresa Saldaña

**AGENT:** Rose Marie Rocha

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Commercial

**To:** Mixed Use

**Related Zoning Case:** C14-05-0122

**Base District Zoning Change**

**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

**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:** Postponed to October 25, 2005 at Staff's request (9-0).

Postponed to November 8, 2005 at the neighborhood's request (7-0-2, Cortez and Moore absent.)

Approved Staff's recommendation for the neighborhood plan amendment (6-2) [J.R.; G.S. 2<sup>nd</sup>] C.G.; M.M.—Nay; M.D.—Absent

**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, 7<sup>th</sup> Street, Northwestern Avenue and Webberville Road on the west.

The subject tract is 0.33 acres, more or less, near the intersection of Gunter Street and E. 7<sup>th</sup> Street and is currently undeveloped. As part of the Govalle/Johnston Terrace neighborhood planning process, the subject tract was rezoned from LI (Limited Industrial services) to CS-CO-NP. The applicant is requesting the plan amendment and zoning change to construct seven townhouse-style multifamily units on the site. Multifamily residential is not a permitted use in the CS district. The subject tract has frontage on both Gunter Street and 7<sup>th</sup> Street, however the frontage on 7<sup>th</sup> Street is less than 41 feet.

**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.

**CITY COUNCIL DATE:** December 15, 2005

**ACTION:**

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

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