

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

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1

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Neighborhood Plan

CASE#: NPA-2010-0016.01

PC DATE: October 12, 2010

ADDRESS/ES: 5912 & 5916 Bolm Road

SITE AREA: 1.554 acres

APPLICANT/AGENT: Vince Huebinger (Vincent Gerard & Associates, Inc.)

OWNER: Unifirst Corporation

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: MULTIFAMILY

To: OFFICE

Base District Zoning Change

Related Zoning Case: C14-2010-0117

From: MF-3-NP

To: GO-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: March 27, 2003

STAFF RECOMMENDATION: Recommended

BASIS FOR RECOMMENDATION: The plan amendment request supports the following goals, objectives, and recommendations:

Land Use Goals

C4
1/2

Goal 3: **Develop a balanced and varied pattern of land use.** (Sector Plan)

Key Principles: Provide a balance of land use and zoning for people to both live and work in the area. (Gov/JT)

Encourage mixed use so that residential uses are allowed on some commercial properties. (Gov/JT)

Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop) in a convenient and walkable environment. (Gov/JT)

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)

PLANNING COMMISSION RECOMMENDATION: (pending)

BACKGROUND: The application was filed on July 13, 2010, which is within the open period for plan amendment applications for City Council-approved plans located on the east side of I.H.-25.

The Govalle/Johnson Terrace 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 boundaries of the planning area are: Oak Springs on the north, Airport Boulevard on the east, Town Lake on the south, Pleasant Valley to 7th Street to the Northwestern, and Webberville on the west.

The property owner proposes to amend the future land use map from Multifamily to Office. Unifirst Corporation, a uniform cleaning company, owns and operates a uniform cleaning company out of an existing building located to the east of the property proposed for the FLUM change. Unifirst Corporation proposes to use the vacant property for vehicular access, detention pond, and a pavilion with picnic benches in association with the existing building. Schematics of the proposal are in the back of this report.

PUBLIC MEETINGS: On Wednesday, September 8, 2010, six people attended the neighborhood plan amendment meeting, including the property owner's agent.

Vince Huebinger, the agent, said the business is a uniform cleaning business that has been in the existing building for 70 years. The property proposed for rezoning and plan amendment so that it can be used for vehicular access, detention pond, and a pavilion with picnic benches

C4
3

for the employees to use on their breaks. He said that the GO-General Office zoning is need for off-site accessory parking.

The attendees had general questions regarding the business, but had no objections to the proposed development.

The Govalle/Johnston Terrace Planning Contact team supports the applications and has provided a letter.

CITY COUNCIL DATE: November 4, 2010 **ACTION:** (pending)

CASE MANAGER: Maureen Meredith **PHONE:** 974-2695

EMAIL: maureen.meredith@ci.austin.tx.us

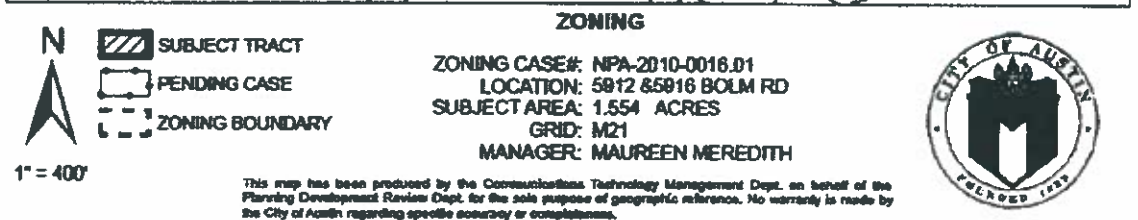
A certificate of compliance must be obtained from the Department of Health and Human Services, Division of Environmental Health, before any construction or renovation project can begin. This requirement is imposed by the City of Seattle for the safe program of hazardous materials. No authority is made by the City of Seattle regarding specific building or construction.



C4
5



5912 & 5916 Bolm Road



C4
1/7

Letter of support from the Govalle/Johnston Terrace Planning Contact Team

June 28, 2010

Ms .Joi Harden
Neighborhood Planning & Zoning Department
P O Box 1088
Austin, TX 78767

Dear Ms. Joi Harden,

The Govalle/Johnston Terrace Planning Team Review Committee (Review Committee) held it's meeting on June 7th, 2010 at 2604 E. Cesar Chavez Street to review several land use issues in the Govalle/Johnston Terrace Planning area. One of the cases we reviewed and discussed was the zoning change for

UniFirst Corp. located at 6000 Bolm Road, requesting zoning change from MF to GO.

At this meeting, the Review Committee members and other neighborhood members heard and reviewed UniFirst Corporations presentation regarding the expansion of their facility and a need for zoning change for part of their property.

After an extensive discussion, members of the Review Committee and other residents present came to a consensus decision to

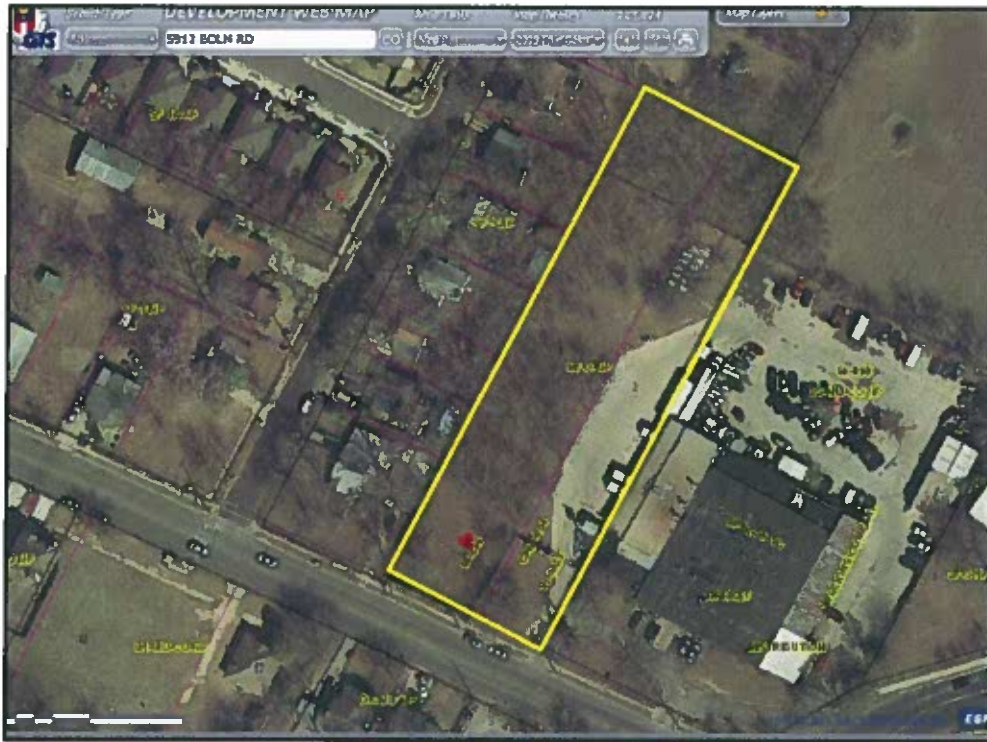
SUPPORT UniFirst Corporation to rezone the portion of their property that is zoned MF (Multi Family) to GO (General Office),

with the understanding that the rezoned property will be used for parking and a possible detention pond.

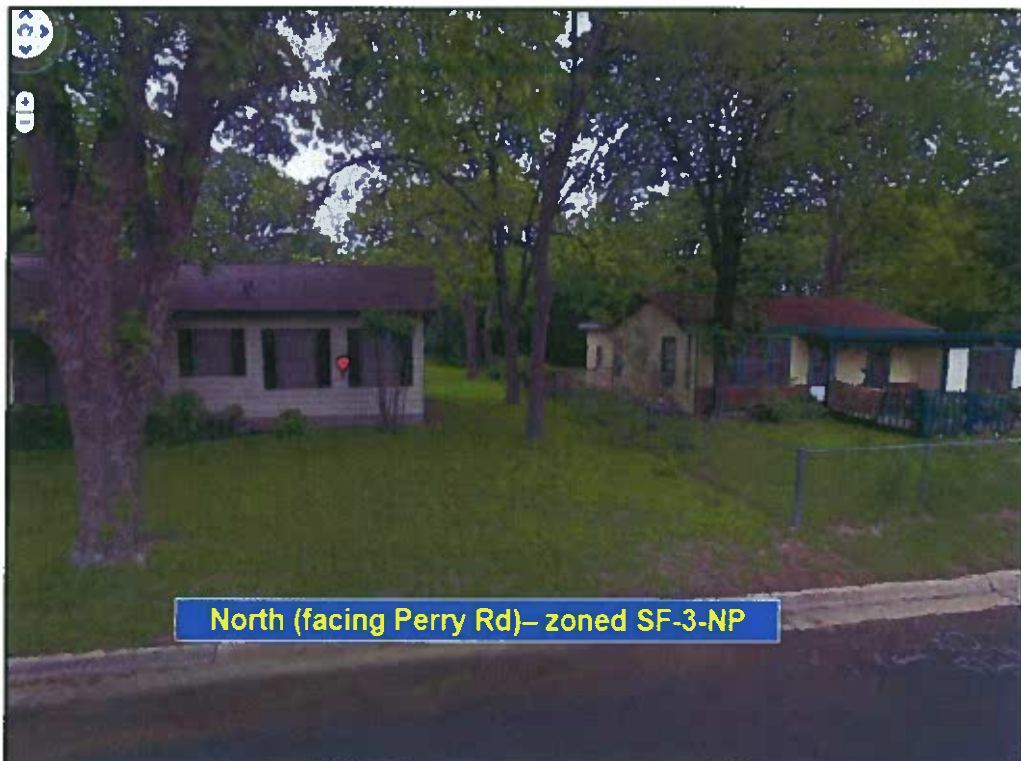
Sincerely,

Daniel Llanes,
Coordinator, Review Committee
Govalle/Johnston Terrace Neighborhood Planning Team

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8



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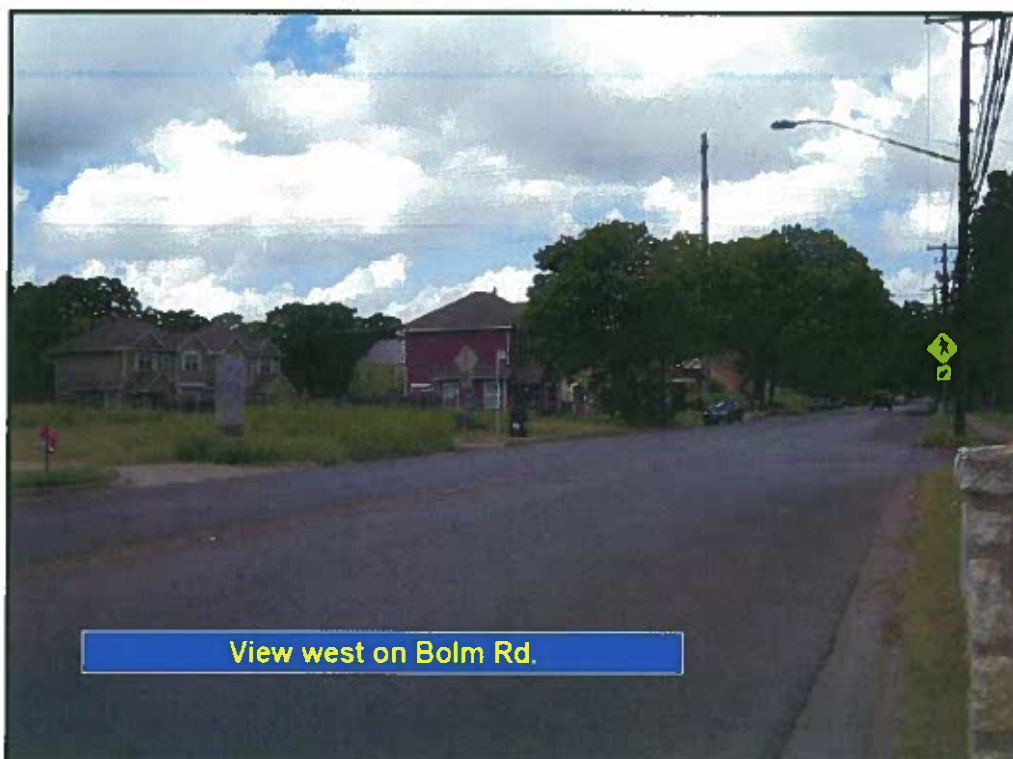


East (facing Bolm Rd) – zoned SF-3-NP

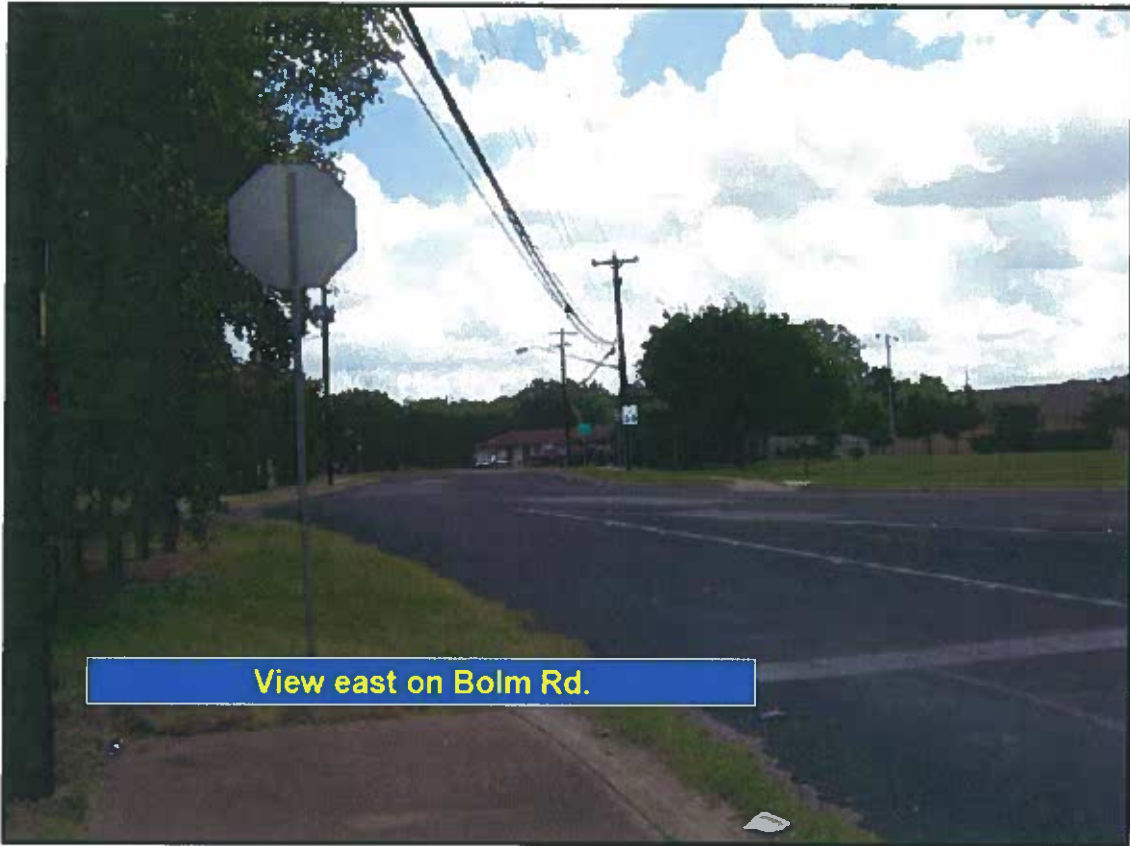


South– zoned GR-MU-NP

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12



C4
13



View east on Bolm Rd.

C4
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UniFirst **U1st**



C4
16

UNIFIRST CORPORATION

• DEVELOPMENT GROWTH STATS

- 15 New jobs in 2 years
- 50 New jobs in 5 years
- New state of the art facility
- Better working conditions
- More efficient plant equipment
- Water treatment facilities