

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: North Loop Neighborhood Plan

CASE#: NPA-2013-0011.01

DATE FILED: February 21, 2013

PROJECT NAME: 4805 Harmon Avenue

PC DATE: May 14, 2013

ADDRESS: 4805 Harmon Avenue

SITE AREA: Approx. 0.491 acres

OWNER/APPLICANT: Mackey-Adams Properties, Inc.

AGENT: Karen Radtke Interior Design (Karen Radtke)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial

To: Single Family

Base District Zoning Change

Related Zoning Case: C14-2013-0013

From: LO-CO-NP

To: SF-4A-NP

NEIGHBORHOOD PLAN ADOPTION DATE: June 3, 2001

PLANNING COMMISSION RECOMMENDATION: May 14, 2013 – Recommended approval (J. Stevens, D. Chimenti – 2nd) 9 – 0.

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The request to change the future land use map from commercial to single family meets the following goals and recommendations in the plan creating more residential uses in an area where residential uses are desired to be preserved and created.

“For neighborhoods within the planning area, the preservation of residential interiors is important. Both Morningside-Ridgetop and Eye 35/Airport neighborhoods, for example, are surrounded by commercial development on I-35 and Airport Blvd.

Being two major regional roads the presence of commercial is expected. However, there is a real fear of the continuing encroachment of this commercial property and the subsequent demise of the residential character of the interior sections of these neighborhoods. The vision for the Morningside-Ridgetop and Eye 35/Airport neighborhoods is for them to remain as residential and for the commercial areas to be confined to the frontage road and to Airport Blvd. On adoption of this plan, this Neighborhood Plan does not support further rezoning of residentially zoned property in the interior of these neighborhoods to commercial or other non-residential uses.”

Neighborhood Planning Goals

Principal Goal

To encourage well-designed⁵ neighborhood development that provides the needs of everyday life (shopping, employment, educational, spiritual, recreational, etc.) in locations that are readily and safely accessible within walking distance from where people live.

Land Use Goals

Goal 1: Encourage compact and human-scale land use.

Objective 1.1: Create a vibrant, mixed use neighborhood that includes mixed use buildings with residential and office space above ground floor retail.

Objective 1.2: Promote commercial and residential infill that supports and enhances the character of the neighborhood.⁶

Goal 2: Encourage housing for a variety of income levels.

Objective 2.1: Provide additional opportunities for housing choice through secondary apartments, mixed use, and small scale multi-family.

Objective 2.2: Encourage and provide opportunities for SMART Housing in the neighborhood.

LAND USE DESCRIPTIONS – EXISTING AND PROPOSED

EXISTING

Commercial

Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not

hospitals (see *Civic*).

Purpose

1. Encourage employment centers, commercial activities, and other non-residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

Application

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

PROPOSED

Single Family

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.

BACKGROUND: The application was filed on February 21, 2013, 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 map from Commercial land use to Single Family. The applicant proposes to change the zoning from LO-CO-NP to SF-4A-NP to subdivide the property into three single family lots. For more information on the proposed zoning change, please see the staff report for the associated zoning case C14-2013-013.

ZONING, FLUM and EXISTING LAND USES:

| | ZONING | FLUM and EXISTING LAND USES |
|--------------|---------------|--|
| <i>Site</i> | LO-CO-NP | Commercial land use / Small home and parked cars |
| <i>North</i> | MF-2-NP | Single Family land use / Single family home |
| <i>South</i> | LO-MU-CO-NP | Mixed Use / Apartments |
| <i>East</i> | GR-CO-NP | Commercial land use / Car rental business and office |
| <i>West</i> | SF-3-NP | Single Family land use / Single family homes |

WATERSHED: Boggy Creek

NEIGHBORHOOD ORGANIZATIONS:

- 527 Homeless Neighborhood Organization
- 355 Ridgetop Neighborhood Association
- 479 North Loop Neighborhood Planning Team
- 402 Austin Independent School District
- 641 Beyond2ndNature
- 254 Austin Heritage Tree Foundation
- 421 Sierra Club, Austin Regional Group
- 287 North Loop COA Liaison
- 310 SEL Texas
- 327 Sustainable Neighborhoods
- 324 Central Austin Community Development Corporation
- 165 North Austin Neighborhood Alliance
- 419 League of Bicycling Voters
- 519 Austin Parks Foundation
- 541 Austin Neighborhoods Council
- 238 The Real Estate Council of Austin, Inc.
- 239 Super Duper Neighborhood Objectors and Appealers Organization
- 241 Austin Monorail Project

PUBLIC MEETINGS: The ordinance-required neighborhood plan amendment meeting was held on Monday, April 15, 2013. Two hundred and two meeting notices were mailed to property owners, utility account holders, and neighborhood organizations within 500 feet of the property who are registered on the community registry.

After staff introduced the applicant and the request, the applicant's agent, Karen Radtke and the civil engineer, Martha Mangum, answered the following questions.

Q. How big will the lots be?

A. They will be 0.164 acres.

Q. Why do you want SF-3 residential zoning?

A. We will subdivide into three lots.

Q. How big will the units be?

A. About 1,900 – 2,400 sq. ft.

Q. Why are you building homes here, it should be commercial. Residential will be out of character.

A. Owner wants to be in the neighborhood and build homes there.

Q. Are sidewalks proposed, because if they are, they will be sidewalks to nowhere.

Sometimes developers can put money in an account in lieu building sidewalks.

A. Sidewalks are usually required to be built, but I will talk to the owner to see about the fee in lieu of options.

Q. Have you had any opposition?

A. None so far, but I suspect it's because this is a downzoning of property.

The North Loop Planning Contact Team voted to support the applicant's request to change the future land use map to Single Family. The Ridgetop Neighborhood Association voted to support the change as well. The letters are on pages 6 and 7.

CITY COUNCIL DATE: June 6, 2013

ACTION: Pending

CASE MANAGER: Maureen Meredith

PHONE: 512- 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Letter from the North Loop PCT

NORTH LOOP NEIGHBORHOOD PLANNING TEAM

SUPPORTING A VISION FOR NORTH-CENTRAL AUSTIN

April 29, 2013

Re: Case Number NPA-2013-0011.01

To whom it may concern:

The North Loop Neighborhood Planning Team has been discussing a request for a change in zoning for the property located at 4805 Harmon Avenue (78751). The submitted request states that the property owners would like to change the future land use designation for the specified property within the North Loop Neighborhood Plan from commercial to single family.

After discussion with the property owners and their agents, the Planning Team has voted to support the proposed change in zoning for this property.

Sincerely,

Sebastian Wren

Chair – NLNPT



May 10, 2013

Maureen Meredith, Plan Amendment Planner

Clark Patterson, Zoning Planner

Planning and Development Review Department, City of Austin

Re: Plan Amendment Case NPA-2013-0011.01; Zoning Case C14-2012-0013
– 4805 Harmon Ave.

Maureen and Clark,

Please accept this letter in support of the above-referenced plan amendment and rezoning application of Mackey-Adams Properties, Inc. to change the Future Land Use Map from Commercial to Single Family at 4805 Harmon Avenue, and its zoning from LO-CO-NP to SF4-A.

The Mackeys' agent, Karen Radtke, approached RNA officers in early January and worked with us to understand our neighborhood vision; she then presented the proposal at the North Loop Contact Team January meeting looking for further comment. The proposal was considered by the Ridgetop Neighborhood Association at its January 17 regular meeting, and membership voted its support conditioned upon Ms. Radtke's agreement that SF3 standards will be followed for the project, in particular the lesser allowances for impervious cover and that the commercial property fronting I-35 will not have cut-through to Harmon.

The Mackeys' project as described and shown at the April 15 Community Meeting is in keeping with the presentation to RNA. There is mention in Ms. Radtke's cover letter of allowing for a special use (Secondary Apartment, front porch extension, garage placement, and parking placement) that was not presented or discussed with RNA; she assures us they have no intention of diverging from the proffered development plans, and that if, upon further research with the City, inclusion of those allowances are deemed to be not in keeping with RNA's understanding, she will remove them from the application.

The Mackeys' proposed project is a welcome direction for our neighborhood core and we applaud the applicants' vision. We happily provide this letter of support for the above-referenced applications.

Thank you,

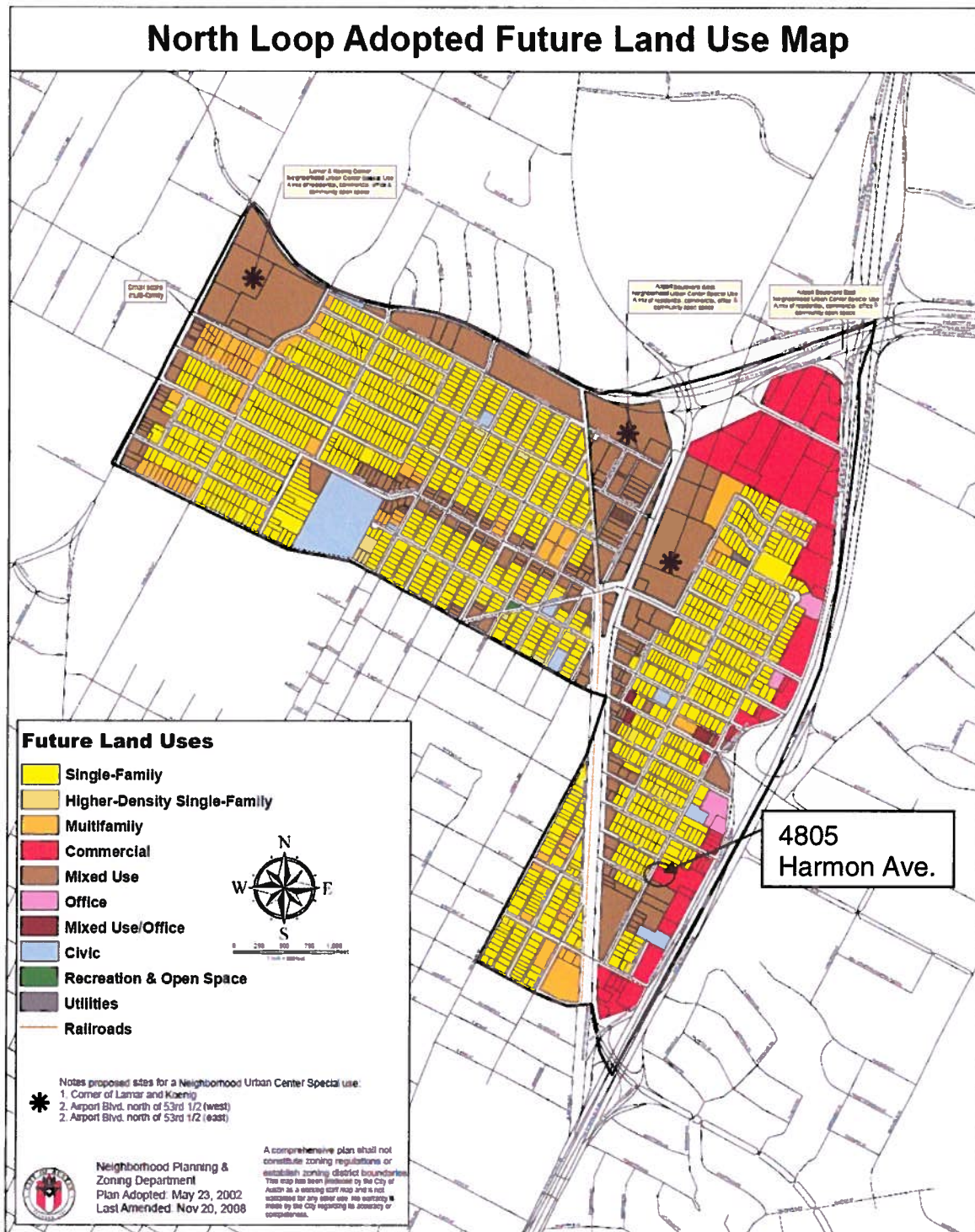
Penelope Doherty

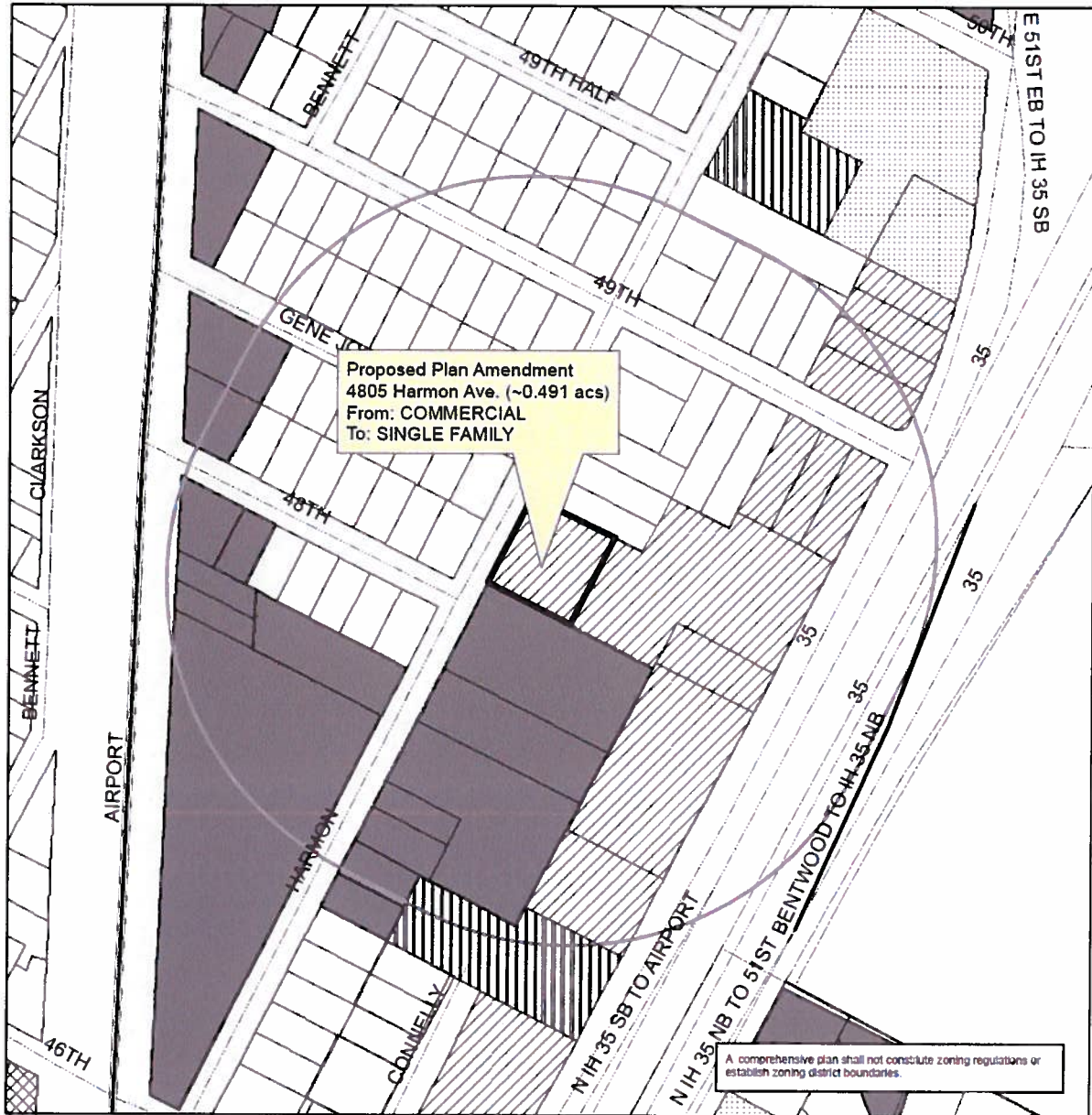
President, Ridgetop Neighborhood Association

914 E. 49th St

Austin, Texas 78751

512/470-7202





North Loop Neighborhood Plan NPA-2013-0011.01

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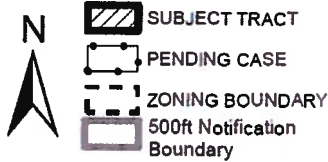
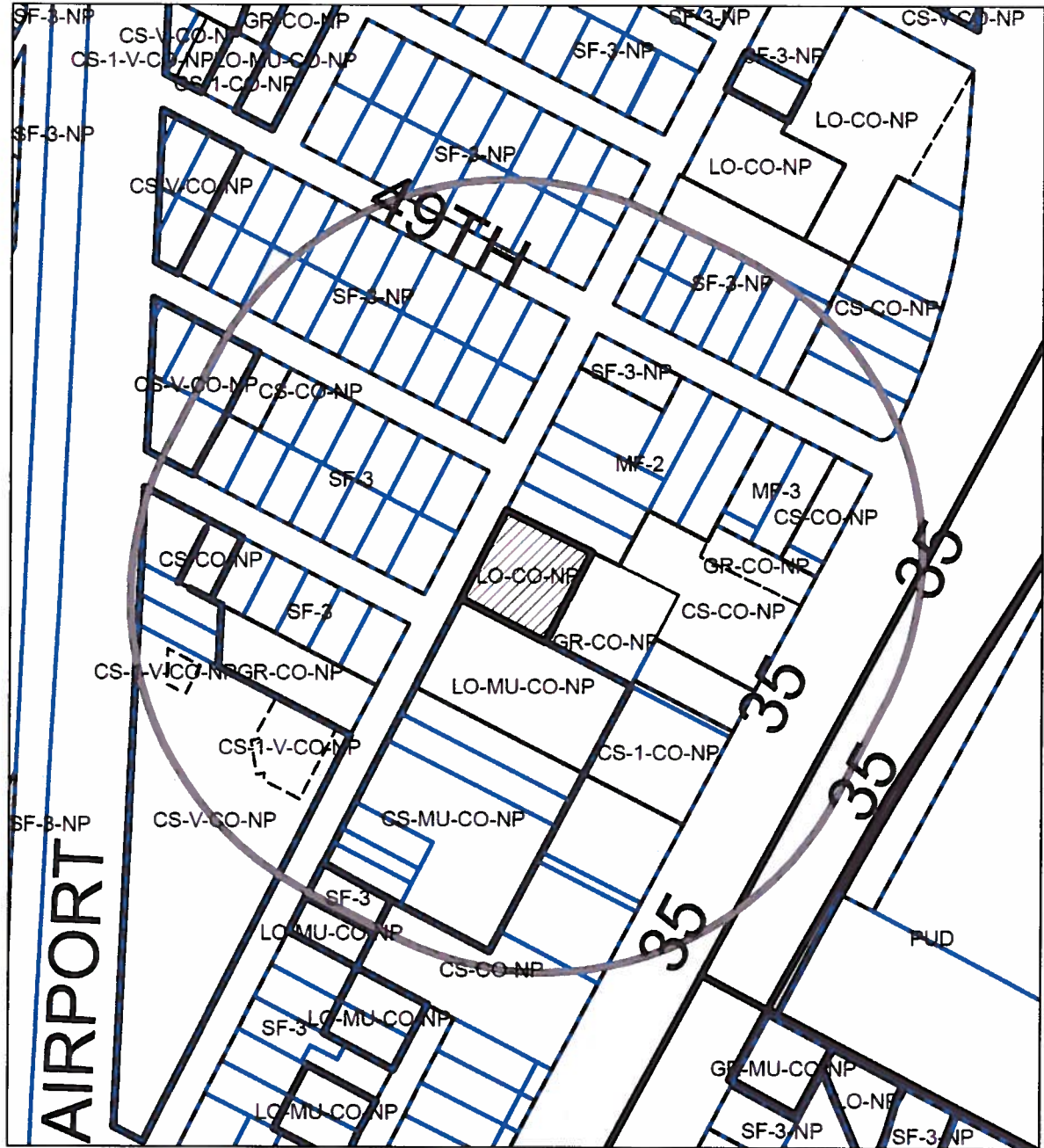
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City of Austin
Planning and Development Review Department
Created on March 6, 2013_M Meredith



| Legend | |
|--------|-----------------------------|
| | Subject Tract |
| | Core Transit Corridors |
| | 500ft notification boundary |
| | Street Address Centerline |
| | NPA CASES |
| | Single-Family |
| | Multi-Family |
| | Commercial |
| | Mixed Use |
| | Office |
| | Civic |



NEIGHBORHOOD PLAN AMENDMENT

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Address: 4805 Harmon Avenue

Approx. Acres: 0.491

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