

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Oak Hill Combined Neighborhood Plan (East Oak Hill)

CASE#: NPA-2013-0025.02 **DATE FILED:** February 26, 2013 (in-cycle)

PROJECT NAME: Lantana Tract 32

PC DATE: August 27, 2013
August 13, 2013

ADDRESS/ES: 6401 Rialto Blvd.

SITE AREA: Approx. 46.701 acres

OWNER/APPLICANT: Lantana Tract 32, LP

AGENT: David Hartman, Smith Robertson Elliott Glen Klein & Douglas, LLP

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Office

To: Multi-Family

Base District Zoning Change

Related Zoning Case: C14-2013-0044

From: GO-NP

To: MF-4-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 11, 2008

PLANNING COMMISSION RECOMMENDATION: August 27, 2013 – Approved on the consent agenda (R. Hatfield, B. Roark-2nd) Vote: 8-0-1 (D. Chimenti absent)

Previous Actions:

August 13, 2013 – Recommended approval for postponement to August 27, 2013 as requested by staff on the consent agenda (B. Roark, S. Oliver – 2nd) Vote: 5-0-4 (D. Anderson, D. Chimenti, R. Hatfield, M. Smith absent).

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The request to change the land use on the future land use map from Office to Multifamily will provide more housing opportunities for people in Oak Hill and for the city of Austin. Additionally, the property is located off Southwest Parkway, which is a six lane major arterial with Capital Metro bus service and where utility infrastructure currently exists. The development will be clustered to preserve open space and is proposed to provide a trail to help connect the community.

The request supports the following Goals, Objectives, and Recommendations in the Oak Hill Combined Neighborhood Plan:

Chapter 6: LAND USE AND DEVELOPMENT

GOALS, OBJECTIVES AND RECOMMENDATIONS:

6.A. Provide opportunities for high-quality new development and re-development.

6A.1

Ensure quality of new construction and renovations.

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.1

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of all stakeholders while taking into consideration environmental concerns.

6.B.2

Provide business and residential expansion without creating urban sprawl.

6.B.2a—Provide support of targeted development, which are areas with existing infrastructure at commercial nodes.

6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial "nodes" (concentrated activity areas) at strategic locations.

Chapter 8: HOUSING

8.A. Balance development and environmental protection by maintaining a vibrant residential and commercial community.

8.A.1

Assess and minimize the impact of land development on surface and ground water.

8.A.1a—Every housing development/redevelopment should include an environmental impact analysis and incorporate all necessary measures to address its potential impact on the Edwards Aquifer (impervious cover, drainage, traffic, etc).

8.A.2

Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources.

8.A.2a—Clustered development should be encouraged where appropriate (see Chapter 9: Neighborhood Design).

8.A.2b—Residential density should be compatible with surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer.

8.A.2c—Whenever possible, new housing development should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses.

8.B. Preserve neighborhood identity, character, affordability, and diversity.

8.B.1

Analyze transportation demands in the Oak Hill area.

8.B.1a—For housing development/redevelopment projects where traffic impact is a concern, a traffic analysis should be done due to current traffic problems, long-term challenges of road expansion and improvement, and the overall lack of connectivity of the area (see Chapter 7: Transportation and Infrastructure). Such analysis should consider the adequacy of road connectivity, mobility, alternate transit modes, access, and condition.

Chapter 9: NEIGHBORHOOD DESIGN

- 9.C. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

9.C.1

Ensure that the environmental impact on the Edwards Aquifer and the existing natural landscape is kept at a minimum by new commercial development and redevelopment in Oak Hill.

9.C.1a—Incorporate water control measures within the design of the site.

9.C.1b—Provide, protect, and preserve open spaces and environmental features by encouraging cluster developments.

9.C.2

All new residential development/redevelopment projects in Oak Hill should strive to ensure that the environmental impact on the Edwards Aquifer and the existing natural landscape is kept at a minimum.

9.C.2a—Development and redevelopment of large sites should include measures such as pervious paving, rainwater collection system, and smart irrigation where appropriate.

Chapter 10: PARKS, TRAILS, AND OPEN SPACE

- 10.B. Establish a network of greenspaces and trails connecting neighborhoods.
- 10.C. Preserve and restore natural beauty of open spaces in order to maintain Oak Hill's Hill Country character.

10.C.1

Explore creative mechanisms to preserve more open spaces within the Oak Hill planning area.

10.C.1a—Stakeholders want to encourage clustered developments in the planning area to create more public open spaces. Clustered development on a property can not only provide open space for the community but also preserves environmentally sensitive areas and the rural character of the neighborhoods. For more information on the positive impacts of cluster development, please refer to Chapter 9: Neighborhood Design.

10.E. Integrate neighborhoods, green spaces, and major destinations to increase connectivity.

10.E.1

Seek appropriate methods to fund creation of hike and bike trails, active outdoor recreational space and open spaces within the Oak Hill planning area.

10.F. Create safe and secure greenbelts and nature trails along Williamson Creek and other area creeks.

10.F.1

Expand and enhance the existing trail system to connect to major parks, greenbelts, commercial centers, creeks, and destinations within the planning area.

9.C.2 b—Encourage developers to explore clustered development as an option, since it provides sufficient housing units while maintaining and preserving considerable amounts of open space.

9.C.2c—Builders should use the Green Building Standards in their projects whenever possible: Using local materials, considering water needs for landscaping, and installing efficient heating and cooling systems are all steps to building greener homes.

9.C.2d—Builders should explore the option of including a trail through their project site or dedicating an easement near water quality features.

9.D. Preserve neighborhood identity, character, affordability, and diversity.

9.D.1

New single-family and multi-family developments/redevelopments should be compatible with existing residential architecture to reinforce the Hill Country character of Oak Hill, in terms of materials, lighting, and height.

9.D.1a—Preserve Old German-style masonry and limestone construction.

9.D.1b—Place overhangs on roofs for shade.

9.D.1c—Provide abundant porch space.

9.D.1d—Utilize metal roofing or some other comparable material.

9.D.1e—Preserve character of old while incorporating sustainable green building practices.

9.D.1f—Incorporate vegetative buffers for all new residential neighborhoods.

9.E. Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods.

9.E.1

All new residential development and redevelopment projects should incorporate the following design elements to increase walk-ability throughout the Oak Hill area.

9.E.1a—Provide sidewalks for all new residential subdivisions.

9.E.1b—Keep existing trees along sidewalks to provide enough shade for residents walking.

IMAGINE AUSTIN COMPREHENSIVE PLAN

The request to change the land use from Office to Multifamily could be considered neutral with regards to the Imagine Austin Comprehensive Plan because it is essentially changing one urban-type land use for another. Staff supports the land use change because the property has existing office entitlements that are proposed to be changed to multifamily uses that would generate fewer vehicle trips and will have lower impervious cover than currently allowed. It will also provide open space by clustering the development and will meet current water quality standards.

ENVIRONMENTAL

LUT P21. Ensure that redevelopment in the Edwards Aquifer's recharge and contributing zones maintains the quantity and quality of recharge of the aquifer.

LUT P22. Protect Austin's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.

CFS P8. Reduce pollution in all creeks from stormwater runoff, overflow, and other non-point sources.

CFS P12. Maintain or enhance the existing rate of recharge in the Edward's Aquifer.

CE P2. Conserve Austin's natural resources systems by limiting development in sensitive environmental areas, including the Edwards Aquifer, its contributing and recharge zones, and endangered species habitat.

CE P5. Expand regional programs and planning for the purchase of conservation easements and open space for aquifer protection, stream and water quality protection, and wildlife habitat conservation, as well as sustainable agriculture.

CE P6. Enhance the protection of creeks and floodplains to preserve environmentally sensitive areas and improve the quality of water entering the Colorado River through regional planning and improved coordination.

CE P7. Protect and improve the water quality of the city's creeks, lakes, and aquifers for use and the support of aquatic life.

CE P8. Improve the urban environment by fostering safe use of waterways for public recreation, such as swimming and boating, that maintains the natural and traditional character of waterways and floodplains.

CFS P46. Foster the use of creeks and lakes for public recreation and enjoyment in a manner that maintains their natural character.

CFS P6. Protect the public water supply and the health and safety of users.

LAND USE AND TRANSPORTATION POLICIES

LUT P1. Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.

LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

LUT P6. Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.

LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

LUT P10. Direct housing and employment growth to activity centers and corridors, and preserving and integrating existing affordable housing where possible.

LUT P11. Promote complete street design that includes features such as traffic calming elements, street trees, wide sidewalks, and pedestrian, bicycle, and transit access throughout Austin, considering the safety needs of people of all ages and abilities.

LUT P14. Promote safer routes to schools for students of all ages.

LUT P15. Incorporate provisions for bicycles and pedestrians into all roads such as freeways, toll roads, arterial roadways, and to and from transit stations and stops, and major activity centers.

LUT P20. Locate industry, warehousing, logistics, manufacturing, and other freight-intensive uses in proximity to adequate transportation and utility infrastructure.

LUT P22 Protect Austin's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.

HOUSING POLICIES

H P1. Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

H P2. Expand the availability of affordable housing throughout Austin by preserving existing affordable housing, including housing for very low-income persons.

H P5. Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.

H P7. Reuse former brownfields, greyfields (previously developed properties such as strip centers or malls that are not contaminated) and vacant building sites to reduce negative impacts of vacancy and provide new mixed-use and/or housing options.

HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

HN P11. Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

NEIGHBORHOODS POLICIES

N P1. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

N P2. Protect neighborhood character **by directing growth to areas of change** and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors and infill sites

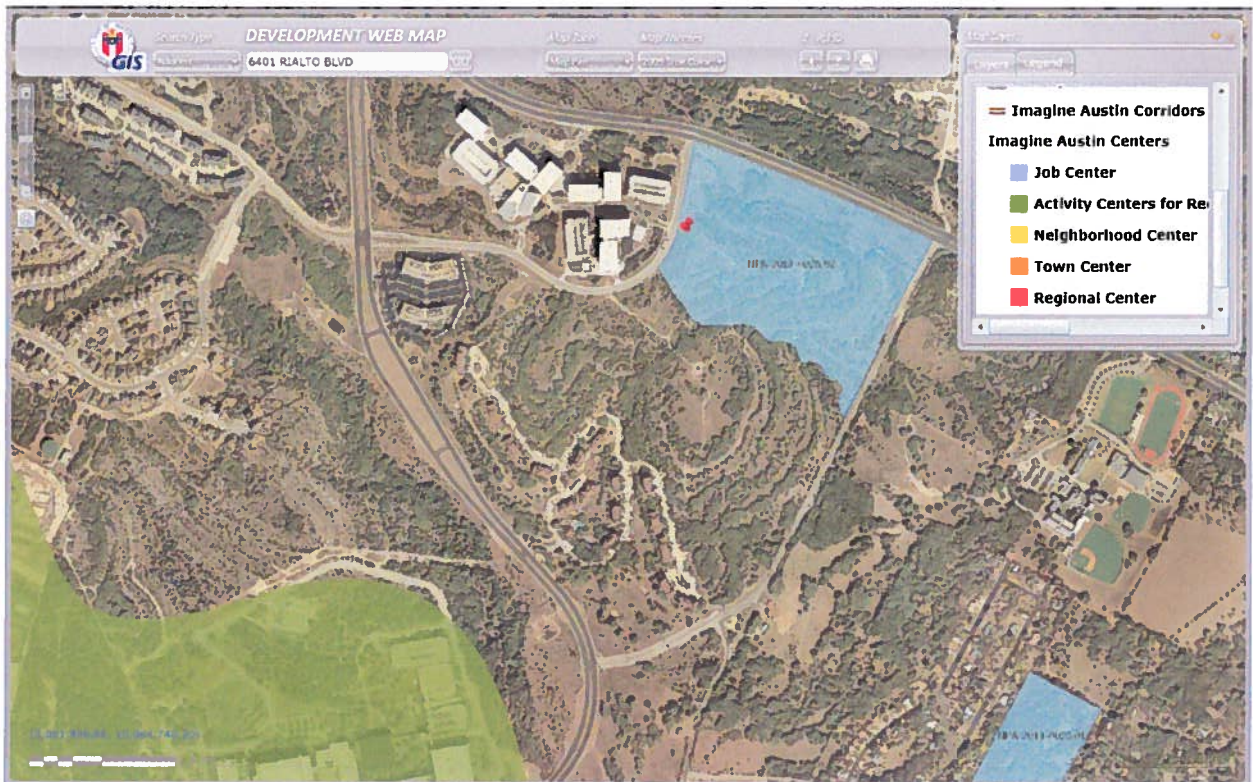
N P4. Strengthen Austin's neighborhoods by connecting to other neighborhoods, quality schools, parks, environmental features, and other community-serving uses that are accessible by transit, walking, and bicycling.

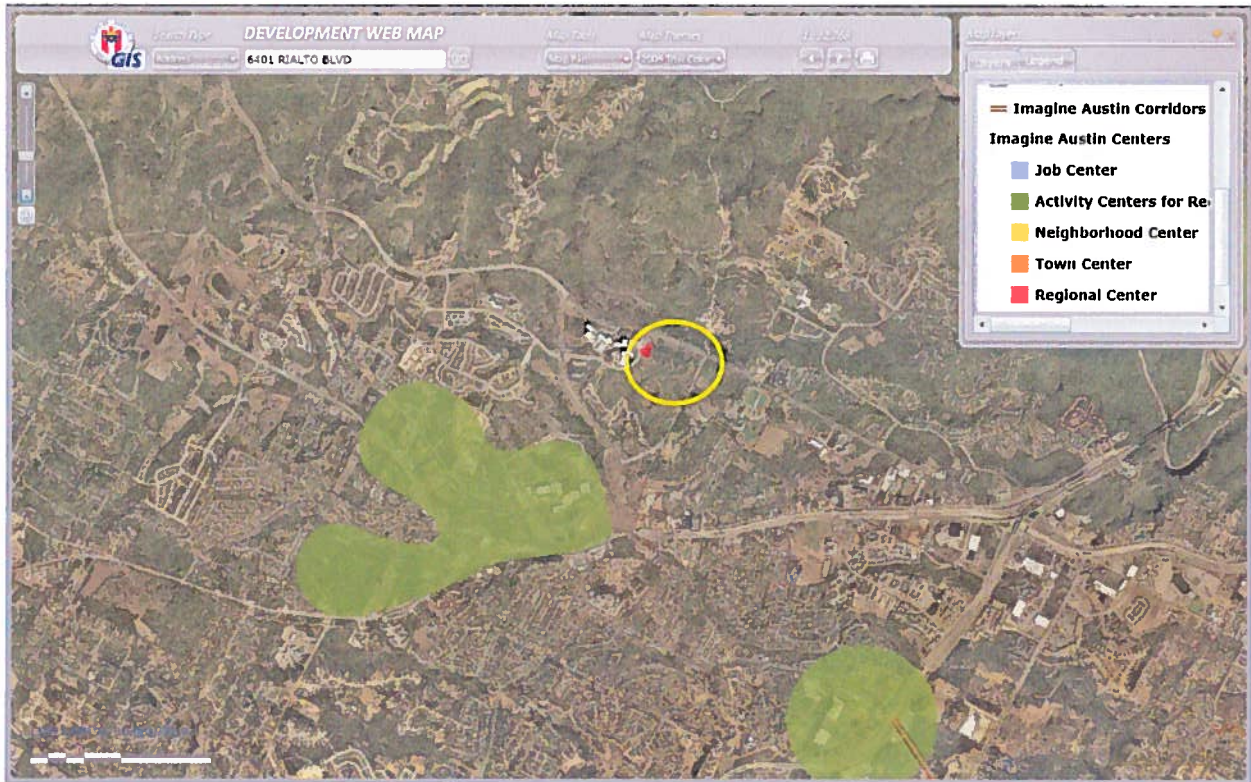
N P5. Strengthen planning processes by recognizing that the Comprehensive Plan and small-area plans, such as neighborhood plans, corridor plans, and station area plans, need to respect, inform, and draw from each other.

N P6. Protecting neighborhood character by providing opportunities for existing residents who are struggling with rising housing costs to continue living in their existing neighborhoods.

GROWTH CONCEPT MAP

The property is not located within an Activity Center for Redevelopment in Sensitive Environmental Areas. See map below.





LAND USE DESCRIPTIONS

Office – Existing Land Use

An area that provides for office uses as a transition from residential to commercial uses, or for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals and non-profit organizations.

Purpose

1. Encourage office-related services in areas that cannot support the traffic generation of commercial uses;
2. Provide for small lot office conversions as a transition from commercial to residential uses; and
3. Preserve sites for employment and office related services.

Application

1. Appropriate for low volume streets such as collectors and minor arterials; and
2. Can be used to provide a transition between residential uses and more intense commercial and industrial uses.

Multifamily – Proposed Land Use

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.

BACKGROUND: The application was filed on February 26, 2013, which is in-cycle for City Council-approved neighborhood planning areas located on the west side of I.H.-35.

The applicant proposes to change the land use on the future land use map from Office to Multifamily. The applicant proposes to change the zoning on the property from GO-NP to MF-4-CO-NP. For more information on the proposed zoning request, please see case report C14-2013-0044.

PUBLIC MEETINGS: The ordinance-required plan amendment meeting was held on April 24, 2013. Approximately twenty-eight meeting notices were mailed to property owners and utility account holders living within 500 feet of the property, in addition to neighborhood organizations and environmental groups registered on the Community Registry.

After city staff made a brief presentation, David Hartman, the applicant's agent, gave a PowerPoint presentation in which he stated that the property is currently entitled to 1.3 million square feet of office space through the Status Agreement. Also through the agreement, they are allowed a maximum impervious cover of 35%. In 1983, the floor area ratio allowed is 0.129 on 260,000 net leasable buildable space. The zoning application and amendment to the restrictive covenant was filed to change the zoning from GO-NP to MF-4-CO-NP. They are proposing to build to MF-1 density, but are requesting MF-4 to have 60 feet of height so they can cluster the development due to topographical issues on the north side of the property. They are proposing 450 dwelling units at less than 10 units per acre. They are proposing 30% impervious cover, which is lower than what they would be allowed.

They are proposing workforce housing to reduce the number of vehicle trips in the area so people can live/work in the neighborhood. The development will decrease the carbon

footprint and make the community walkable. The property will have less impervious cover, less peak hour traffic and less surface parking than would be allowed in the office zoning.

After his presentation, the following questions were asked by the attendees:

Q. In your presentation, I don't understand why there are fewer vehicle trips with apartments than with commercial use?

A. The office use is a daytime use and the multifamily use has the residents exiting during the daytime. Changing the zoning to multifamily actually reduces the number of car trips.

Q. Shouldn't 450 apartment units create 900 car trips?

A. From a zoning perspective rezoning from office to multifamily is a downzoning and would be less intense and cause less trips.

Q. So you know the number of units in apartments next door?

A. I believe there are 264 units, AMLI has 139 units.

Q. Your traffic report doesn't show an increase of traffic on Vega, all these people will take Vega. Your traffic study does not reflect how the neighborhood actually uses the streets. Your development will impact all the neighborhood streets.

A. We wouldn't have an exit from the apartment complex onto Vega. We met with City staff prior to conducting the traffic counts and transportation staff told us where to do the traffic counts.

Q. Can you agree to not have an exit/entrance from the property to Vega?

A. Yes, we agree to that, but maybe have an exit/entrance only for emergency vehicles with a crash gate.

Q. Have you considered using the property for medical office use?

A. No.

Q. Have you done an Educational Impact Statement? The schools are already crowded. There's no room for growth.

A. AISD said they are close to capacity. Apartment complexes don't tend to create more students because the tenants tend to be young couples with fewer or no children. There could be 50 children created from the apartment that would be spread out among the schools.

Q. Your assumptions are worst case scenario, AMD laid off employees and are now leasing out space to other business. Now people are parking on the street increasing traffic in the area.

A. Ninety percent of companies do not build parking garages. If we developed the site for an office building, we'd build a surface parking lot. The office use would be at 35% gross impervious cover. Right now we're proposing 30% impervious cover. The office use would be more intense use than the multifamily we're proposing.

Q. What will you do with the rest of the property?

A. The rest of the property will be open space. We will plant trees in accordance with the Landscape Ordinance.

Q. Would you be interested in putting a public trail on the property on the part that will remain undeveloped?

A. We'd have to talk it over with the client. We wouldn't want the trail to be built with an impervious cover that would be counted against us.

Q. What water quality standards apply to the property, the 1985 Stratus Agreement or today's standards?

A. The 1985 standards could apply, but we're proposing current water quality standards.

Q. Will you build sidewalks on Vega?

A. We're building sidewalks on Southwest Parkway.

Q. How many parking spaces will you provide?

A. Seven hundred and eight nine parking spaces.

Q. In your presentation you called this work force housing. This isn't what the city of Austin would consider "workforce" housing.

A. Workforce housing is someone living next door to their employment. For example , houses for the neighboring office complex.

Q. Will there be permanent fencing around the property?

A. Typically we would, but we're not sure at this point.

Q. What are the proposed rents?

A. About \$1,500 to \$1,600 a month. About 60-65% will be one bedrooms; 30 to 35% two bedrooms; and 5 to 10% three bedrooms.

The Oak Hill Planning Contact Team supports the land use and zoning change with conditions. Please see their letter on page 15.

CITY COUNCIL DATE:

September 26, 2013

ACTION: Approved 1st Reading.

October 3, 2013

ACTION: Proposed for 2/3rd Reading.

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Letter from the Oak Hill Planning Contact Team

Tom Thayer, Chair
Brian Reis, Vice-Chair
Danielle Lepper, Secretary



June 3rd, 2013

To: Maureen Meredith, Senior Planner
City of Austin, Planning & Development Review Department,
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Re: NPA Case # NPA-2013-0025.02
6401 Rialto Blvd
Owner: Jon Poston

On May 22nd, 2013, the Oak Hill Neighborhood Contact Team held a meeting in accordance with our bylaws to discuss the applicant's proposed future land use amendment for the property located at 6401 Rialto Blvd. The applicant has requested a change in land use from **Office** to **Multifamily**. The community meeting was held on April 24th, 2013.

May 22nd, 2013, the OHNPCT voted in favor of the proposed change in land use with the following conditions: 28% maximum gross impervious cover, no vehicular access to Vega Ave or Southwest Parkway except for emergency access if required, sidewalks to be built on Vega Ave adjacent to the property (not to be counted against impervious cover limit), a total maximum of 450 units and a minimum of 55% one-bedroom units, a trail easement to accommodate access from Vega Ave to Rialto Blvd (not to be counted against impervious cover limit), and a developer contribution of \$25,000 towards the construction of such trail. No action or recommendation was made with respect to the proposed zoning change.

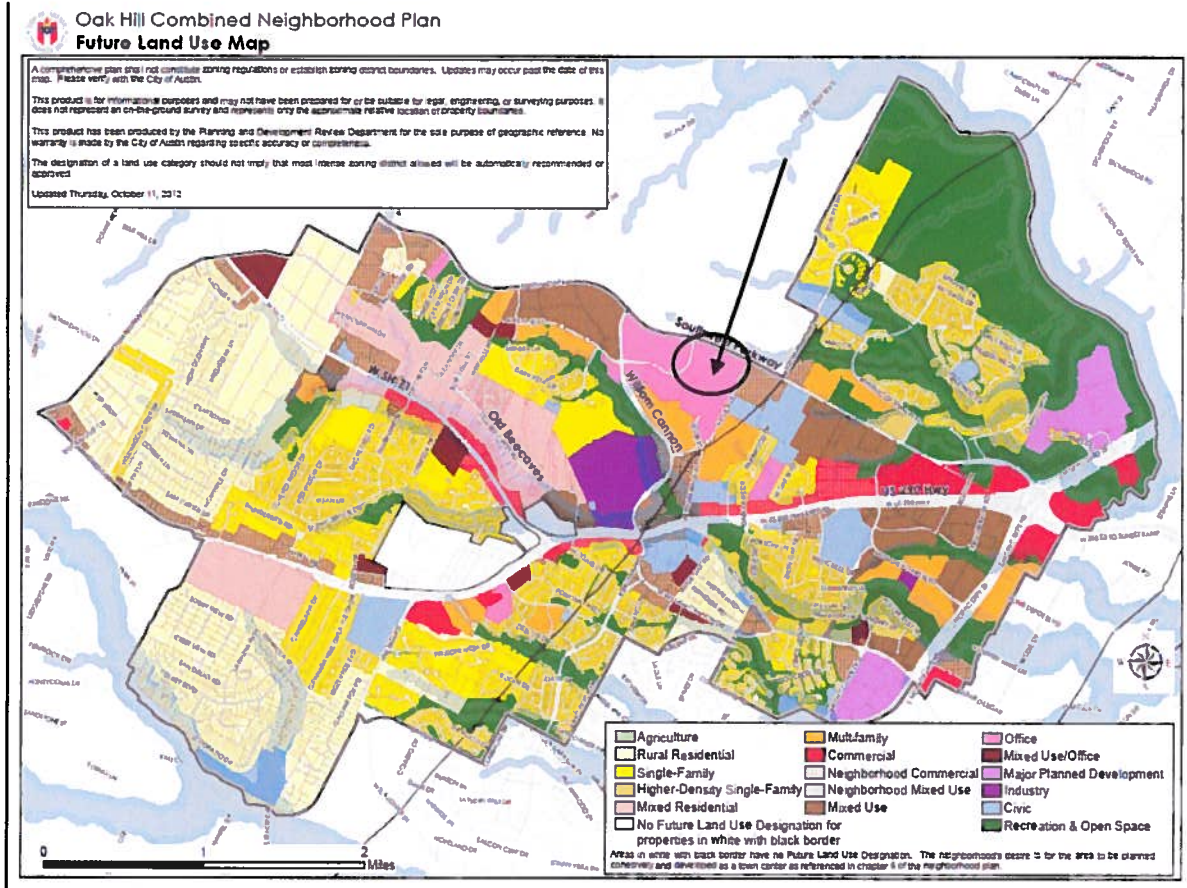
Please let me know if you have any questions.

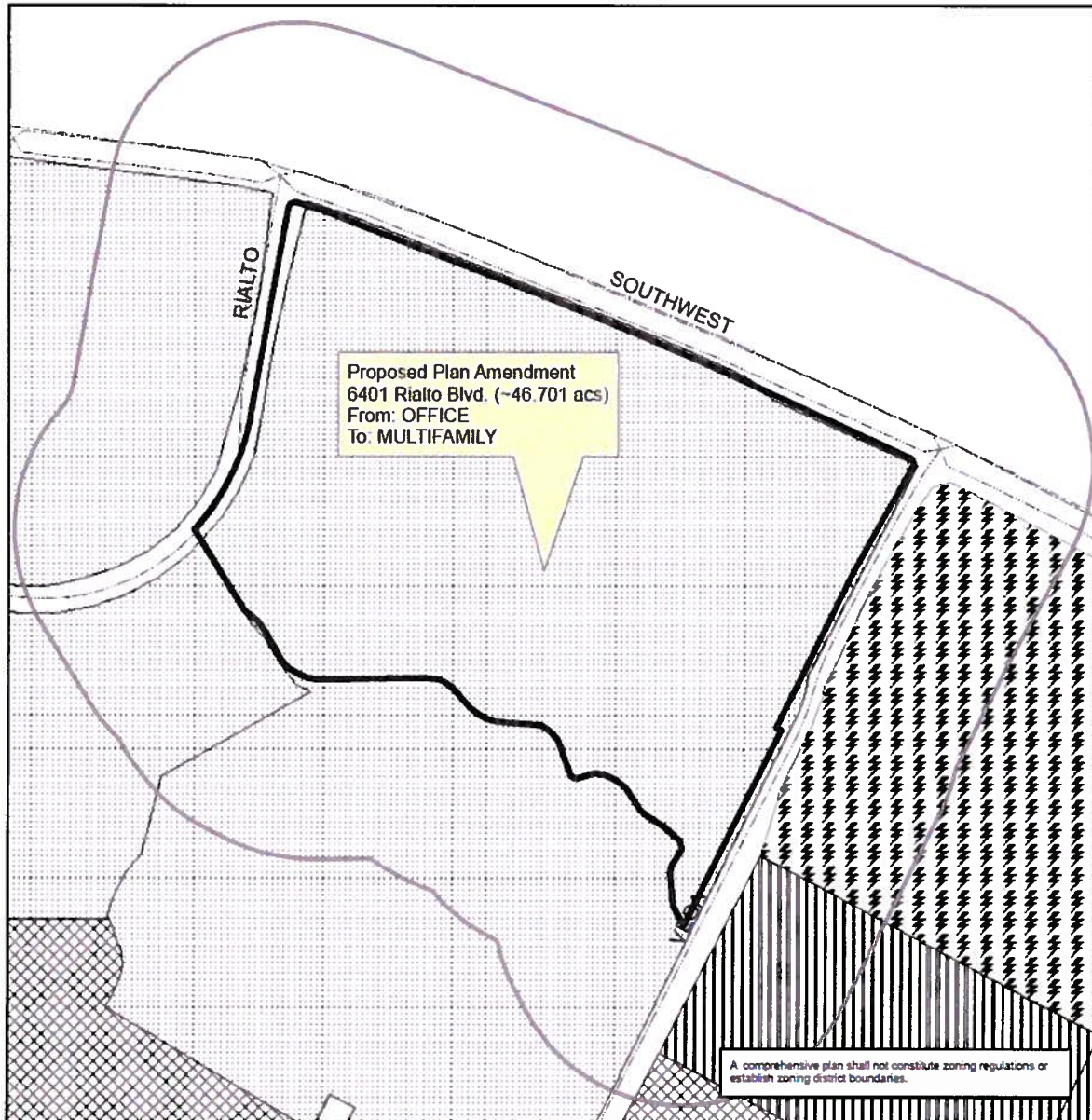
Sincerely,

Tom Thayer
Chair, OHNPCT

Cc: Brian Reis – Vice Chair
Danielle Lepper – Secretary

Page 1 of 1





Oak Hill Combined Neighborhood Plan NPA-2013-0025.02

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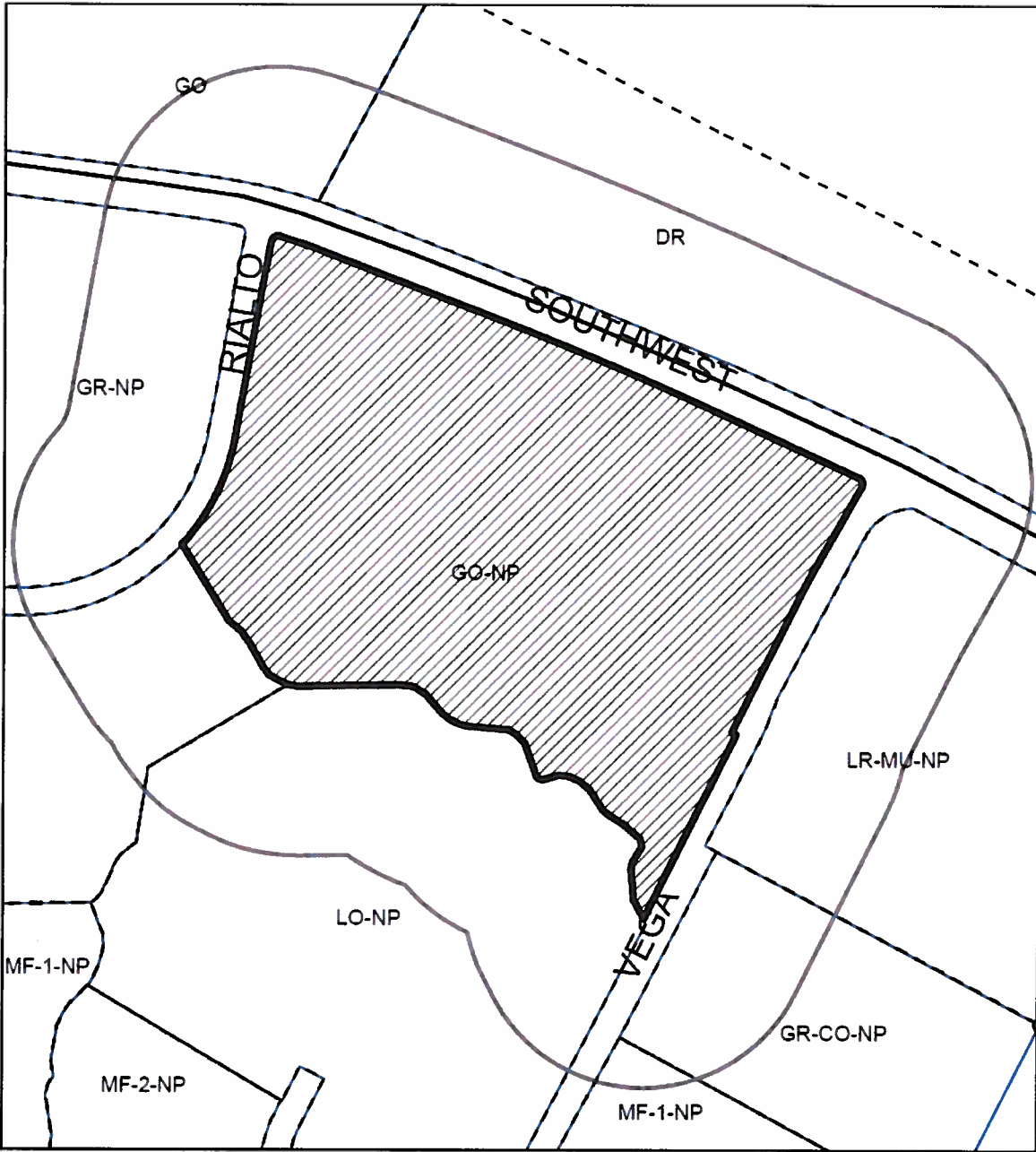
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Planning and Development Review Department
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
Legend	
	Subject Tract
	Core Transit Corridors
	500ft notification boundary
	Street Address Centerline
	NPA CASES
	Multi-Family
	Neighborhood Mixed Use
	Office
	Civic




 **N**

 **SUBJECT TRACT**

 **PENDING CASE**

 **ZONING BOUNDARY**

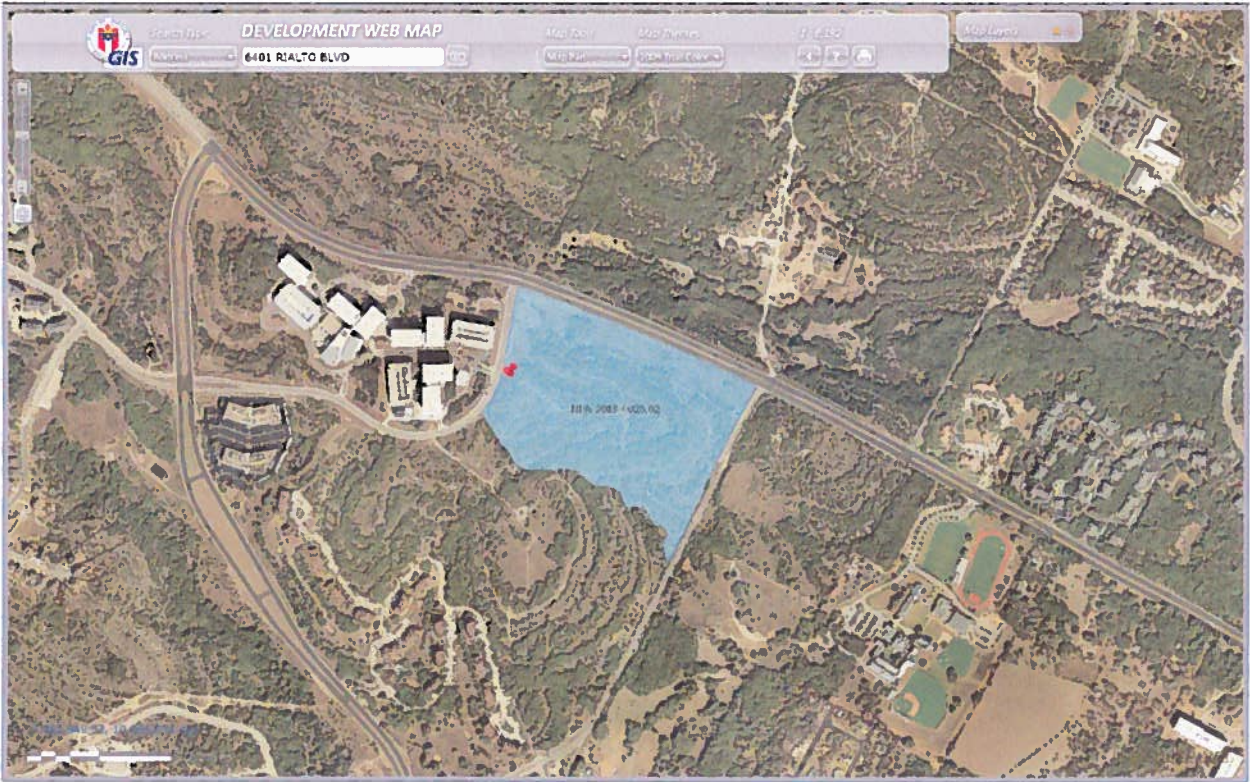
 **500ft Notification Boundary**

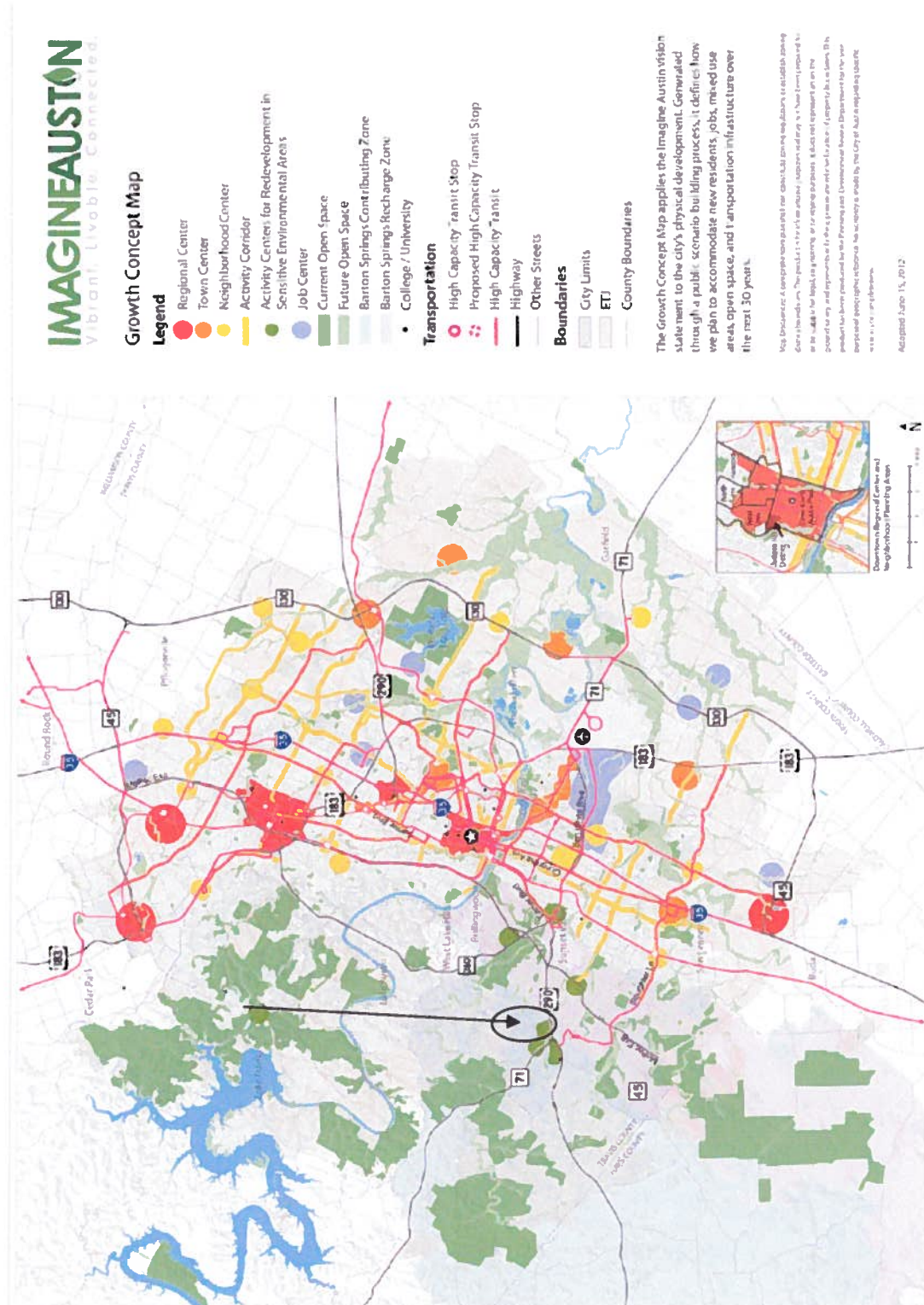
NEIGHBORHOOD PLAN AMENDMENT
Case Number: NPA-2013-0025.02
Address: 6401 Rialto Blvd.
Approx. Acres: 46.701

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From: Raquel Montiel-Lemieux
Sent: Tuesday, August 20, 2013 12:39 PM
To: Meredith, Maureen
Subject: Re: Case Number: NPA-2013-0025.02 Lantana Tract 32

Hello Mrs Maureen,

My Family and I oppose the property change of Lantana tract 32 cases NPA-2013-0025.02 and C14-2013-0044.

Our concern is the environmental impact on air quality, ground water recharge and pollution, the impact on the land and water.

We worry about the natural resources of the area.

Oak Hill Elementary will also be affected, class sizes will grow and as it is the School is pretty small, we need to consider our children.

I understand that for the Owner of the property it may make more sense economically to built a multi family complex, but for the people who already live here and natural resources may not be the ideal scenario.

We need to protect and be the voice of our land.

Thank you for your consideration,

Raquel Montiel
512 944 4101