

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Central Austin Combined Neighborhood Plan

**CASE #:** NPA-2015-0019.01

**DATE FILED:** February 24, 2015 (In-cycle)

**PROJECT NAME:** 919 West 29th

**PC DATE:** May 12, 2015

**ADDRESS:** 919 West 29<sup>th</sup> Street

**DISTRICT AREA:** 9

**SITE AREA:** 0.133 acres

**OWNER/APPLICANT:** Clay C. Duckworth

**AGENT:** Land Use Solutions, L.L.C. (Michele Haussmann)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Mixed Use/Office

**Base District Zoning Change**

**Related Zoning Case:** C14-2015-0024

**From:** SF-3-CO-NP

**To:** GO-MU-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 26, 2004

**PLANNING COMMISSION RECOMMENDATION:** On May 12, 2015 – Approved on the consent agenda. [R. Hatfield – 1<sup>st</sup>; J. Nortey – 2<sup>nd</sup>] Vote: 7-0-2 [Absent: D. Chimenti, S. Oliver]

**STAFF RECOMMENDATION:** Recommended

**BASIS FOR STAFF'S RECOMMENDATION:** Staff supports the applicant's request to change the land use from Single Family to Mixed Use/Office because it is consistent with the existing land use along the south side of W. 29<sup>th</sup> Street, which is predominately Mixed Use/Office, with some Mixed Use land use near Guadalupe Street to the east. It is logical that this last remaining single family lot would transition to Mixed Use/Office.

The request meets the following goals and recommendations in the plan.

### Goal Three

**Allow mixed-use development along the existing commercial corridors that is pedestrian oriented, neighborhood friendly, neighborhood scaled, and serves neighborhood needs.**

#### **Guadalupe Street/29<sup>th</sup> Street/38<sup>th</sup> Street**

**Objective 3.3:** Guadalupe Street (29<sup>th</sup> Street to 30<sup>th</sup> Street) and adjacent commercial corridors—29<sup>th</sup> and 38<sup>th</sup> Streets—should become more pedestrian-friendly, mixed use corridors. Building heights should be limited in order to avoid creating a canyon-like effect along the narrow Guadalupe right-of-way.

Guadalupe and 29<sup>th</sup> Streets should provide shopping and services for the nearby neighborhoods as well as the rest of the city. Along 29<sup>th</sup> Street, immediately west of Guadalupe, the intensity of commercial uses should transition from more intense at the intersection of the two streets to less intense farther west along 29<sup>th</sup> Street. Along 29<sup>th</sup>, building heights should be limited to prevent new development from towering over the adjacent single-family neighborhoods.

- Recommendation 1** Allow the mixed use building on commercially zoned properties along 29<sup>th</sup> Street as far west as West and Salado Streets.
- Recommendation 2** Limit building heights along 29<sup>th</sup> Street to promote a more neighborhood-scaled commercial corridor.
- Recommendation 3** Retain the intensive zoning along 29<sup>th</sup> Street to retain the permissive site development standards but limit the allowed uses to promote a more neighborhood-friendly commercial corridor.
- Recommendation 4** The intersection of 29<sup>th</sup> and Guadalupe Streets should act as a dividing point between the more intensive development south of the intersection associated with West Campus and the University of Texas and the more neighborhood-scaled new development desired along Guadalupe north of the intersection. New buildings north of the intersection should be more modestly scaled.

### **LAND USE DESCRIPTIONS**

#### **EXISTING LAND USE**

**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.

## **PROPOSED LAND USE**

**Mixed Use/Office** - An area that is appropriate for a mix of residential and office uses.

### ***Purpose***

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

### ***Application***

1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

## **IMAGINE AUSTIN PLANNING PRINCIPLES**

The property is located 1,300 feet from a regional center (to the west towards Guadalupe Avenue) and 250 feet from N. Lamar Boulevard, which is designated as an Activity Corridor.

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and

have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.

- ***The applicant's request for Mixed Use/Office land use could provide a mix of housing types and is near bus route and retail services. To the west, directly across the street, is a Senior Recreation Center.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
    - ***The property is located near Capital Metro bus routes that run along on North Lamar Boulevard and Guadalupe Street.***
  3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
    - ***The property is located near North Lamar Boulevard, which is a mixed use activity corridor.***
  4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
    - ***Mixed Use/Office land use would allow residential uses.***
  5. Ensure harmonious transitions between adjacent land uses and development intensities.
    - ***Mixed Use/Office land use is appropriate for this location, given that Mixed Use/Office land use is the dominate land use on the south side of W. 29<sup>th</sup> Street.***
  6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
    - ***The property is not located in an environmentally sensitive area.***
  7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
    - ***Not applicable.***
  8. Protect, preserve and promote historically and culturally significant areas.
    - ***The applicant proposes to move to the vacant lot an historic house to be used as an office.***
  9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
    - ***Not applicable.***
  10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
    - ***Not directly applicable.***

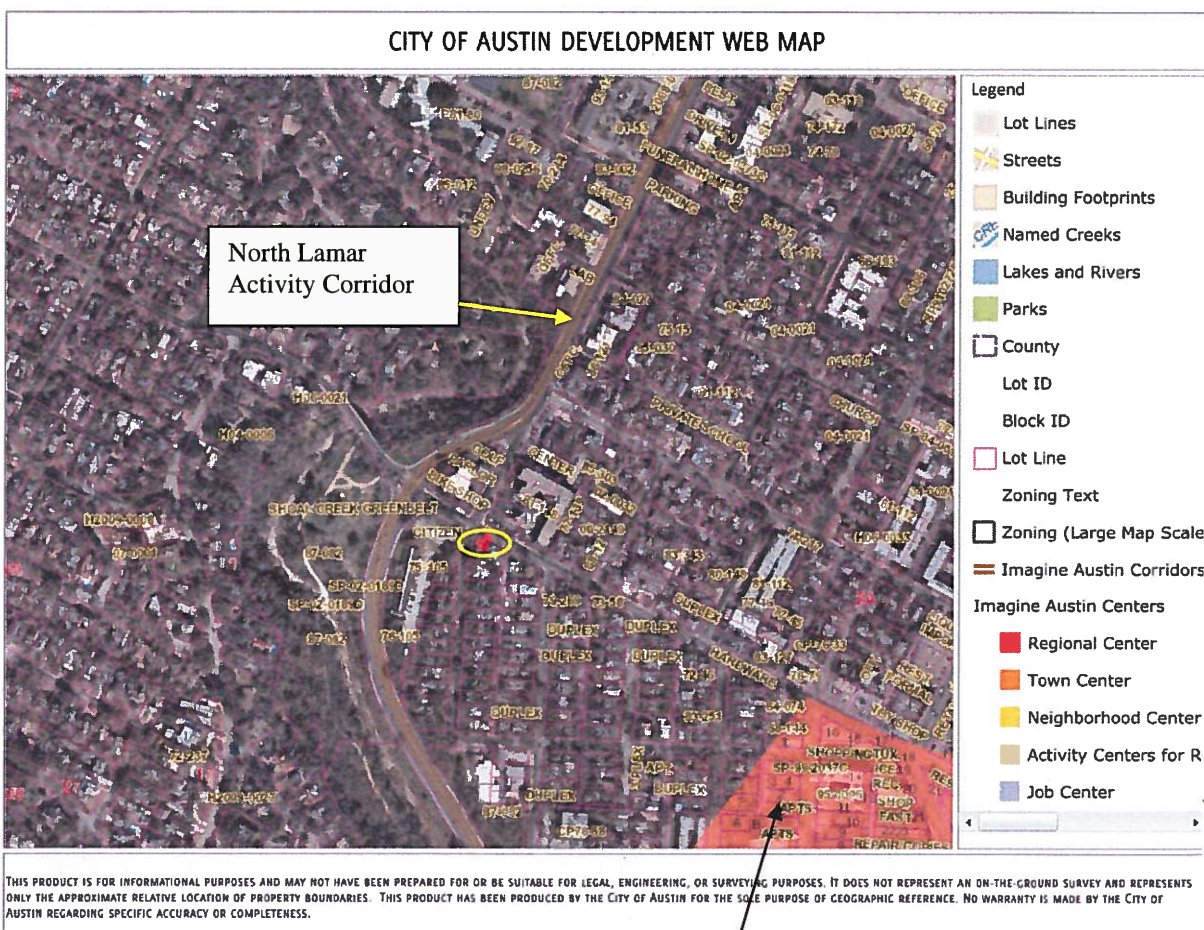


11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.

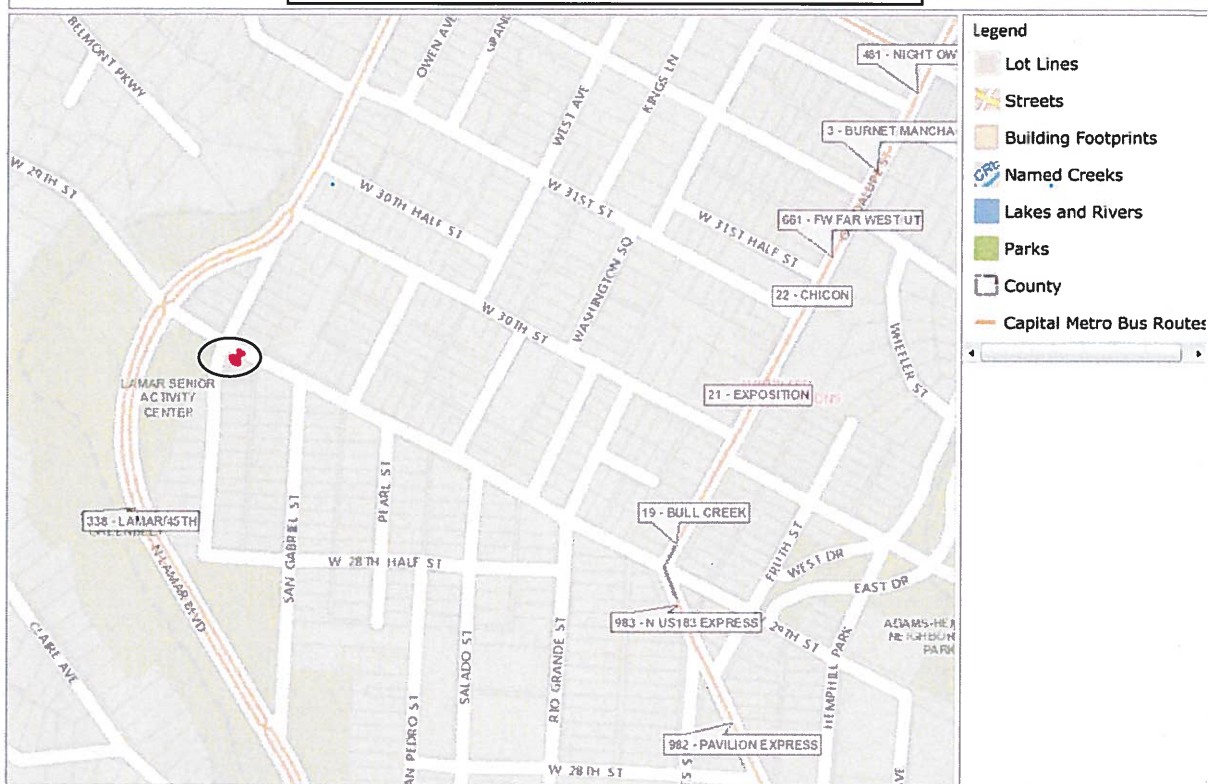
- *Not applicable.*

12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.

- *Not applicable.*



### Capital Metro Bus Routes along North Lamar and Guadalupe Street



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## IMAGINE AUSTIN GROWTH CONCEPT MAP

### Definitions

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

The Mueller redevelopment in Central Austin is an example of an emerging town center. Presently at Mueller, there are local and regional-serving retail establishments, the Dell Children's medical Center of Central Texas, and Seton Healthcare Family offices. Upon build-out, Mueller expects to include 4.2 million square feet of retail, offices, medical space, and film production, as well as 10,000 residents.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The application was filed on February 24, 2015, which is in-cycle for neighborhood planning areas located on the west side of I.H.-35. The applicant request a change in the future land use map from Single Family to Mixed Use/Office for an office use.

A zoning change application has been filed on the property, case number C14-2015-0024, requesting a change in zoning from SF-3-CO-NP to GO-MU-NP for an office use. The owner says a two-story; 2,800 square foot historic home will be moved to the vacant lot and used as an office building for a construction contracting business.



**PUBLIC MEETINGS:** The ordinance required plan amendment meeting was held on April 8, 2015. One hundred and seventy-seven meeting notices were mailed to property owners and utility account holders within 500 feet of the property, in addition to neighborhood organizations registered on the community registry who requested notification for the area. Fifteen people attended the meeting, in addition to the property owner, two of his agents, his architect and one city staff member.

After Michele Haussmann, the applicant's agent, gave a PowerPoint presentation outlining the property owner's request, the following questions were asked:

**Q. You said you will provide off-site parking. What do you mean?**

A. We are required to have 5 to 7 parking spaces on site required by code, but can only fit 3 to 4 spaces, so we will lease parking spaces 1,000 feet from the property, or we could reduce the size of the office space.

**Q. If you get the zoning to GO-MU and the owner sells the property, what consequences would that have down the road?**

A. We have restricted the uses to LO site development standards and land uses, with only two GO uses, one being off-street parking, so we can have two off-street parking space.

**Q. What about a family home?**

A. We could prohibit it, if the City allows us to.

**Q. Does the mixed use allow residential uses?**

A. Yes.

**Q. How many parking spaces are required?**

A. For the 1,412 sf first floor and 1,369 sf second floor, we will need 8 spaces (1/275 gets us 10 spaces minus 20% urban core). The basement is 1,412 sf as well, storage at 1/1000, so add 1 more for a total of 9 required. Two parking spaces will be leased.

**Q. Are you allowed tandem parking?**

A. I'm not sure.

**Q. Does the city permit off-street parking overflow on residential property?**

A. No, it must be commercial.

**Q. How many parking spaces do you need for your actual business?**

A. I need less than what Code requires, usually one to two vehicles will be parked there per day.

**Q. What is the impervious cover in commercial zoning?**

A. 70% for Limited Office zoning district.



**Q. I feel that any new traffic on the site will be a burden to the neighborhood. Shoal Crest Street only has parking on one side of the street, so parking is limited**

A. Currently people park cars in the neighborhood all day long. There are no meters there yet. The neighborhood could get a Residential Parking Permit Program. I'm not sure if your neighborhood wants metered parking spaces or not because of the three-hour limit. You would have to do research on available parking block-by-block.

**Q. How will you enforce future tenant parking leases?**

A. It will go with the zoning. The City's off-site parking system does not allow double-dipping.

**Q. Will there be parking in the alley?**

A. No.

**Q. Will you protect the tree?**

A. Yes. We have a Heritage Tree on the property, but the parking is out of the root zone.

**Q. Will the parking be screened?**

A. Yes, there will be a privacy fence.

**Q. If you don't get the zoning, will the home that is moved there stay?**

A. Yes, but I've invested a lot of money and would like to recoup my investment.

**Q. How tall will the house be?**

A. 35 feet.

**Q. Where will the driveway be?**

A. Off Shoal Crest Drive.

**Q. Will you have a basement?**

A. I would like to have a basement to store tools, but it would be an additional cost.

**Q. If you get the zoning, would you be willing to attend our neighborhood meetings?**

A. Yes.

The CANPAC Planning Contact Team did not submit a recommendation letter. See email from Adam Stephens on page 10. The Shoal Crest Neighborhood Association submitted a letter of support with conditions. See Robert Jarry's letter on page 11.

**CITY COUNCIL DATE:** June 11, 2015

**ACTION:** (Pending)

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

**EMAIL:** Maureen.meredith@austintexas.gov

## **Letter from the CANPAC Planning Contact Team**

**From:** Adam Stephens

**Sent:** Wednesday, April 29, 2015 10:05 AM

**To:** Meredith, Maureen

**Subject:** RE: SCNA comments re zoning application for 919 West 29th

CANPAC hasn't had a meeting since the developer presentation. On a case like this we'll let the NA letter stand in place.

Adam Stephens  
ph: 512-459-2407

## Letter from the Shoal Crest Neighborhood Association

**From:** robert jarry  
**Sent:** Monday, April 13, 2015 10:15 AM  
**To:** Meredith, Maureen  
**Cc:** Adam Stephens; john foxworth; Rob Borowski; sprice@; Alicia Jarry  
**Subject:** SCNA comments rg zoning application for 919 West 29th

Maureen,

Thanks for organizing the meeting on the zoning request for 919 West 29th, it was most informative and helpful.

The Shoal Crest Neighborhood Association supports the proposed GO-MU-CO-NP zoning with the following proposed Conditional Overlay to match the existing LO-MU-CO-NP zoning along West 29th Street:

1. Restrict the Property to LO-MU site development regulations with the following added restrictions:

- Maximum building height of 30' from ground level (less than the proposed 35' but sufficient for the applicant's project). This is the maximum for SF3 and is what all other structures on 29<sup>th</sup> were built under.

- FAR restricted to 0.5:1. This is sufficient for the proposed project.

2. Restrict the Property to LO-MU land use with the following added restrictions:

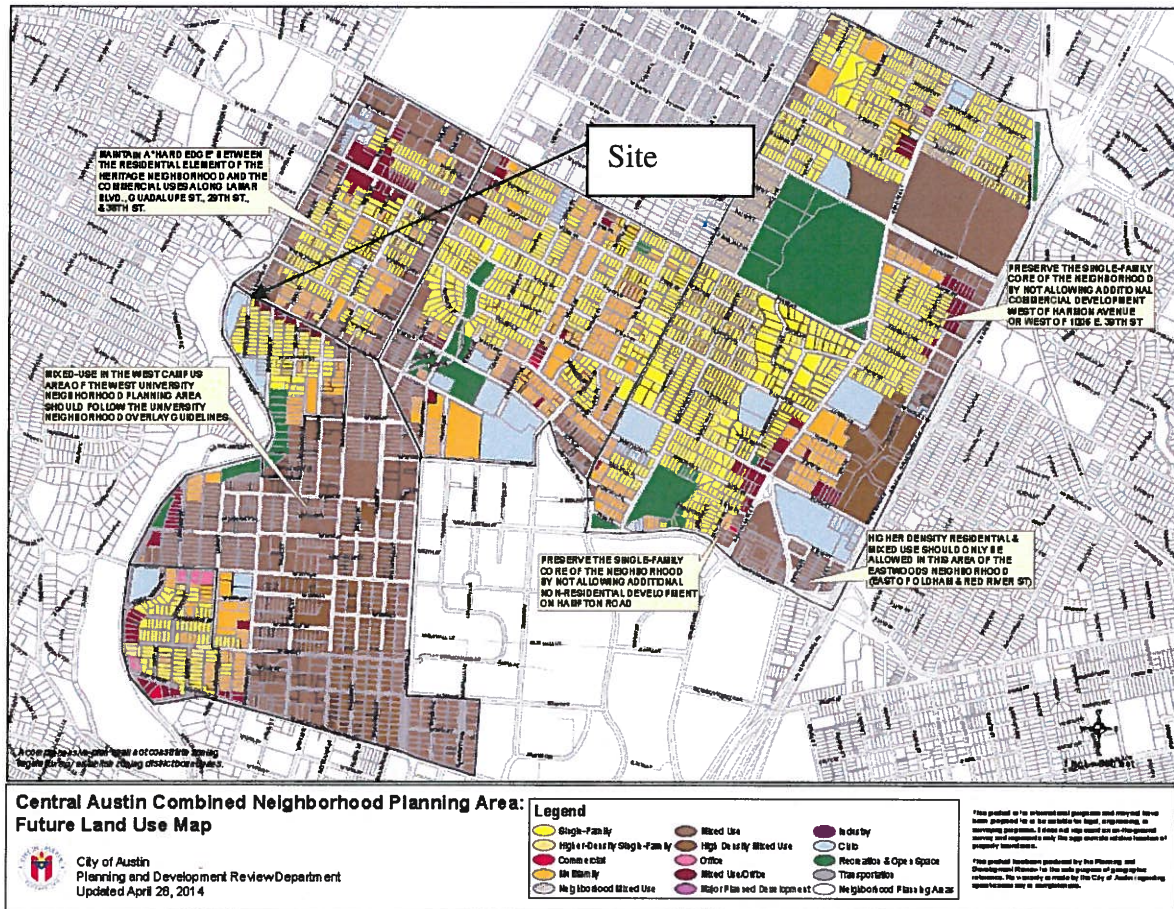
- Prohibit Medical offices (less than 5,000 sq. ft) and Medical Offices (exceeding 5,000 sq. ft.)

- Prohibit Bed & Breakfast (group 1 and 2)

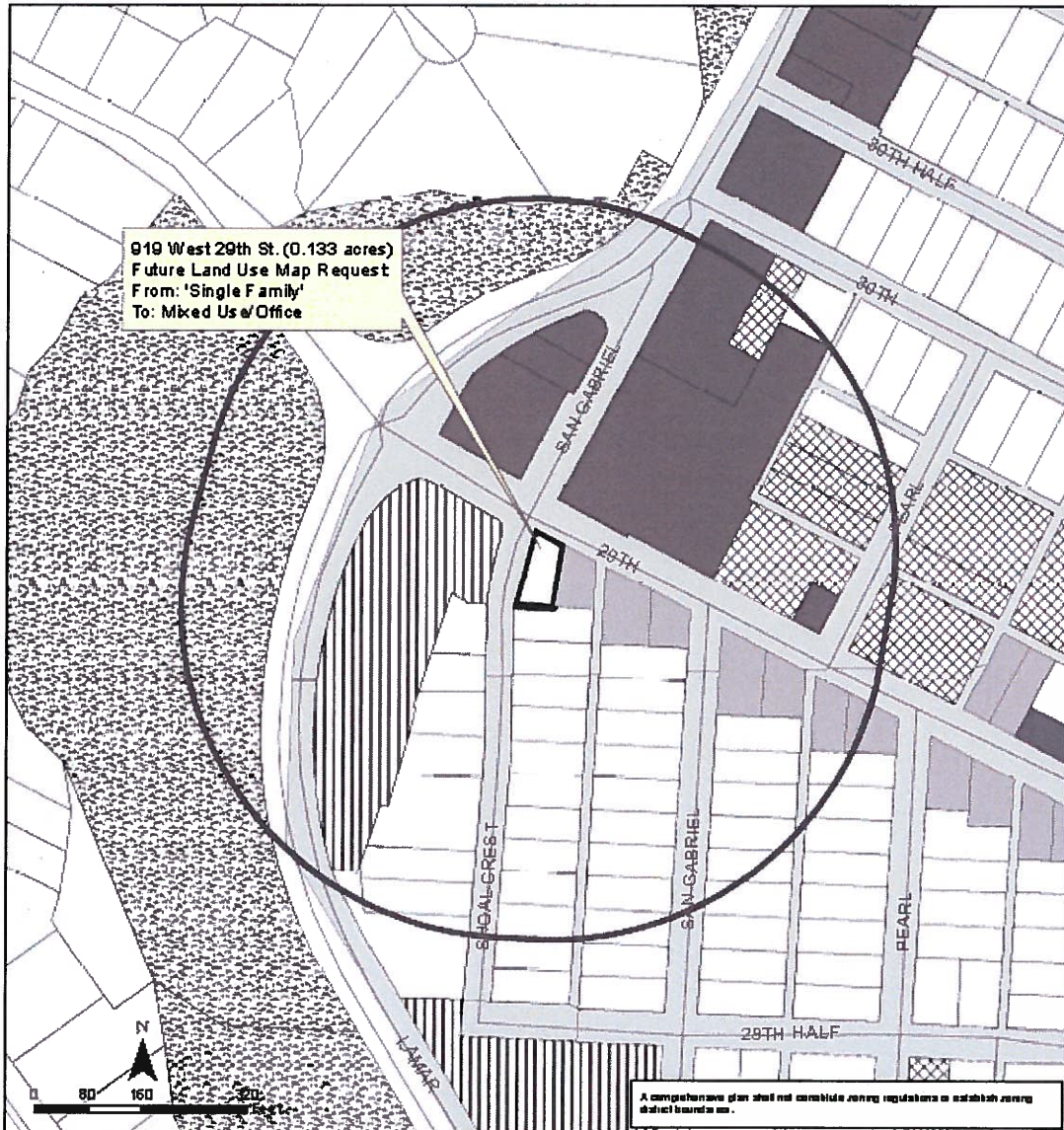
- Prohibit all CIVIC uses

The neighborhood feels the applicant's project as presented will be an asset to the neighborhood. Our concern is that all future uses be compatible with the character of the neighborhood and not adversely impact the limited parking and traffic in this area.

Respectfully,  
Robert Jarry, President SCNA







**Central Austin Combined Neighborhood Planning Area**  
**NPA-2015-0019.01**

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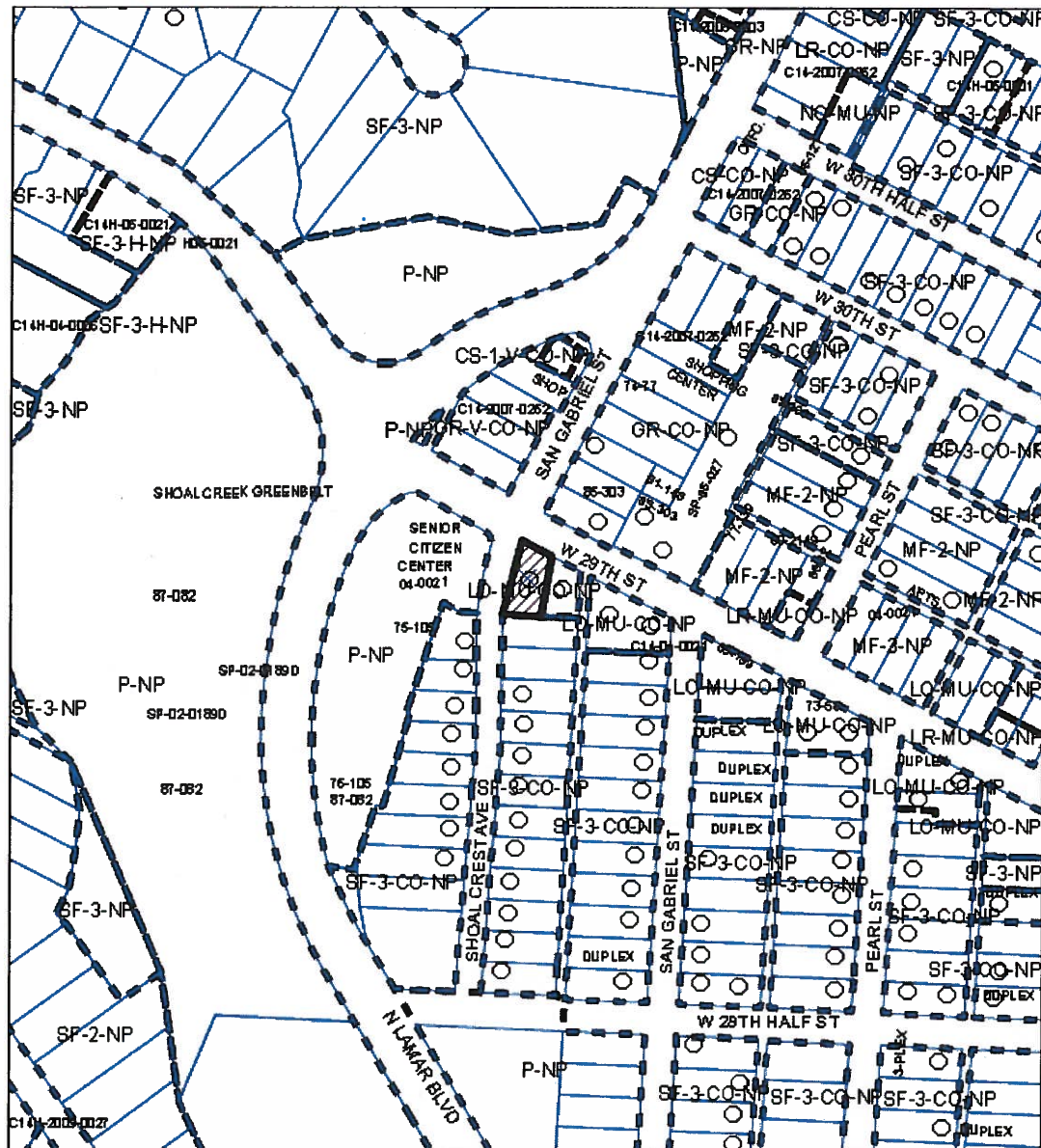
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**Future Land Use**




	500 ft. notification boundary		Office
	Single-Family		Mixed Use/Office
	Higher-Density Single-Family		Clinic
	Multi-Family		Recreation & Open Space
	Commercial		Transportation
	Mixed Use		Subject Property



## ZONING

**Zoning Case: C 14-2015-0024**


$$1'' = 200'$$

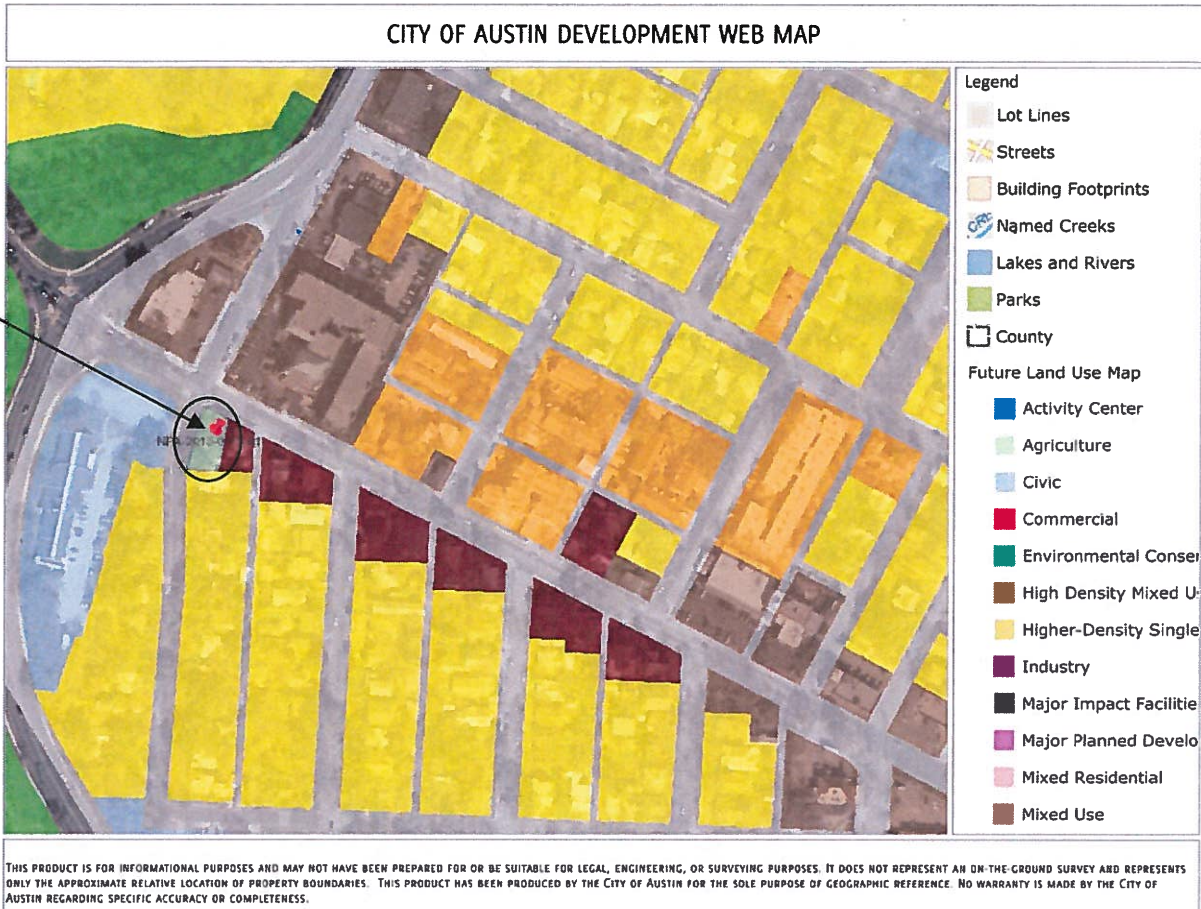
 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

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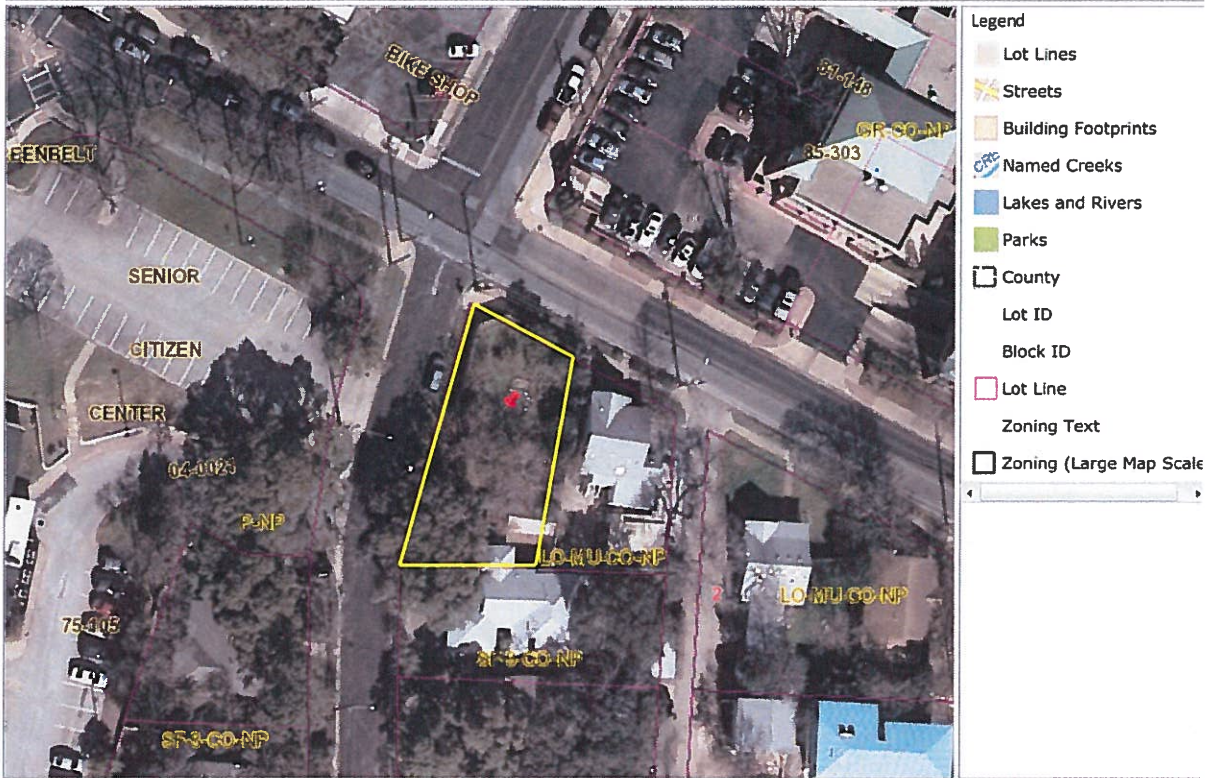
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CITY OF AUSTIN DEVELOPMENT WEB MAP



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