

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

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**NEIGHORHOOD PLAN:** St. John/Coronado Hills

**CASE#:** NPA-2015-0029.01

**DATE FILED:** April 23, 2015 (out-of-cycle)

**PROJECT NAME:** Sunrise Pharmacy

**PC DATE:** August 11, 2015

**ADDRESSES:** 7104, 7106, & 7108 Bennett Avenue

**DISTRICT AREA:** 4

**SITE AREA:** 28,671 sq. ft.

**APPLICANT/OWNER:** 11800 Metro Inc. (Abdul Patel)

**AGENT:** Land Answers, Inc. (Jim Wittliff)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Neighborhood Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2015-0050

**From:** SF-3-NP

**To:** LR-MU-CO-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** April 26, 2012

**PLANNING COMMISSION RECOMMENDATION:** (Pending)

**STAFF RECOMMENDATION:** Not recommended.

**BASIS FOR STAFF'S RECOMMENDATION:** The request to change the land use from Single Family to Neighborhood Mixed Use is not supported by staff because this change would encroach into an established single family residential area. One of the plan's Priority Action Items #3 (L178) is to "Preserve the single family land use and zoning in the established core Single Family neighborhoods in the SJCHCNPA."

The SJCHCNPA stakeholders envision:

- An improved quality of life in the community.

- Transportation options that allow residents to move easily and efficiently throughout the community.
- Services and amenities that accommodate the diverse needs of SJCH residents.
- Land use patterns that respect existing neighborhood character.
- Environmental amenities, such as parks and tree canopy, which enhance the beauty of the community and provide recreational opportunities.
- Opportunities for physical recreation through additional parkland and an improved pedestrian and bicycle environment.

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**PRIORITY ACTION ITEMS (IN ORDER OF IMPORTANCE)**

***THE SYMBOLS IN BOLD TEXT CORRESPOND TO THE PLAN CHAPTER AND RECOMMENDATION NUMBER. FOR EXAMPLE, C84, RELATES TO COMMUNITY LIFE, RECOMMENDATION NO. 84.***

1. C84: Focus on crime prevention in the following SJCHCNPA locations.  
84N. Vacant property at US HWY 290 and US HWY 183
2. T167: Investigate the feasibility of a pedestrian/bicycle facility overpass at US HWY 183 (specifically US HWY 183 at Bennett Avenue and Blessing Avenue).
3. L178: Preserve the single family land use and zoning in the established core Single Family neighborhoods in the SJCHCNPA.
4. C84: Focus on crime prevention in the following SJCHCNPA locations.  
84A. St. Johns Avenue from IH 35 to Cameron Road
5. T168: Investigate the option for focused study and planning for Creekside Drive and Coronado Hills Drive points of intersection.
6. C57: Explore opportunities to enhance areas identified as top priority with native plantings, trees and/or other green features:  
57G. Frontage of US HWY 290
7. C57: Explore opportunities to enhance areas identified as top priority with native plantings, trees and/or other green features:  
57D. St. Johns Avenue
8. C35: Encourage community members to volunteer as mentors or tutors.
9. C81: Clarify responsibilities of a Code Compliance officer and an Austin Police Department officer.
10. P120: Provide small parks or open spaces for recreational purposes along Little Walnut Creek (in Coronado Hills).

11. T162: Increase the accessibility from Blessing Avenue to the bus stops on Grand Canyon Drive.

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*Key Vision Points*

- Maintain and support historic qualities of the St. John neighborhood.
- In regards to future Multi Family housing, development types like the Domain are preferred to the downtown condominium typologies found in the 2<sup>nd</sup> street district.
- Introduce more Single Family residential in the St. John neighborhood.
- Housing typologies such as cottages and starter homes are preferred.
- Including front porches on new Single Family residential development is desired.

*Objective L.1: Preserve existing use, character and integrity of residential neighborhoods.*

Recommendation 178: Preserve the single-family land use in the established core Single Family neighborhoods in the Planning Area.

Recommendation 179: Preserve the Multi Family land use and PUD land use in the established owner occupied, townhome and condominium neighborhoods in the Planning Area.

Recommendation 180: Consider the use of vegetated buffers and landscaping to provide a buffer between existing residential neighborhoods and the more intense, non-residential land uses.

Recommendation 181: Non-residential uses should not encroach into established neighborhoods in the SJCHCNPA.

Recommendation 182: The St. John neighborhood (bounded by Atkinson Road to the south, E. Anderson to the north, Bennett Avenue to the west and Blessing Avenue to the east) should be surveyed to determine the existence and extent of potential historic landmarks and historic districts.

## **LAND USE DESCRIPTIONS**

### ***EXISTING LAND USE***

**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)

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### PROPOSED LAND USE

**Neighborhood Mixed Use** - An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.

### Purpose


1. Accommodate mixed use development in areas appropriate for a mix of residential uses and neighborhood commercial uses that serve surrounding neighborhoods; and
2. Provide transition from residential use to high intensity commercial or mixed use.

### Application

1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single-family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and
2. May be used as a transition from high intensity commercial and residential uses to single-family residential uses.

### IMAGINE AUSTIN PLANNING PRINCIPLES

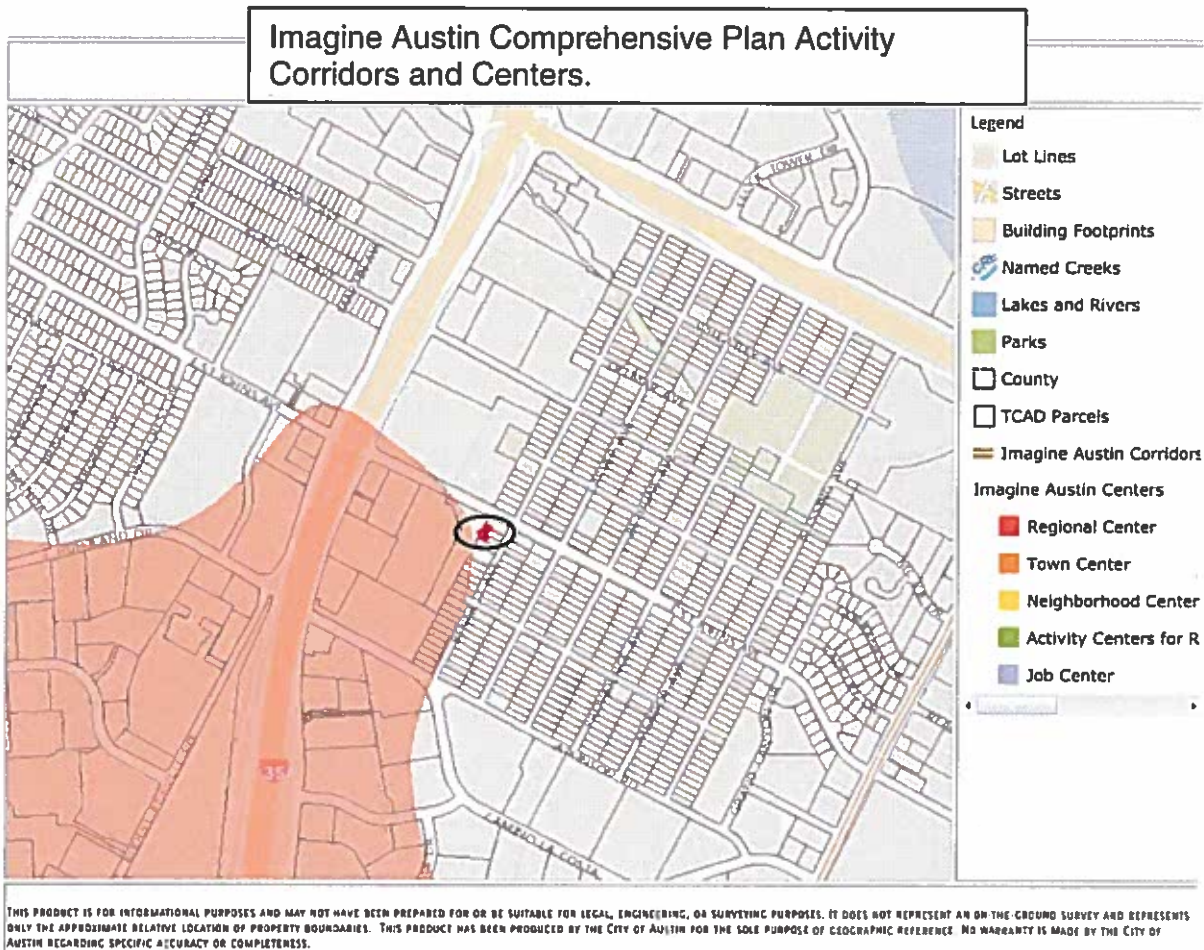
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
  - *The proposed commercial development would provide commercial uses within walking distance to residential areas, transportation options, and retail, but it would also eliminate residential zoning and land uses that are not supported by the neighborhood plan.*
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.

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- ***The proposed development is not on an Activity Corridor, although it is on the edge of a Town Center.***
  3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
    - ***The proposed development is not on an Activity Corridor, although it is on the edge of a Town Center.***
  4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
    - ***The proposed commercial project would take away residential zoning and land uses, which would decrease the residential options.***
  5. Ensure harmonious transitions between adjacent land uses and development intensities.
    - ***The proposed commercial project would encroach into a residential area and would not considered harmonious transition to the residential uses.***
  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.
    - ***Not applicable.***
  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.
    - ***Not applicable.***
  9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
    - ***Not directly applicable.***
  10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
    - ***Although the proposed commercial project could provide a small number of new jobs, the SJCH plan does not support commercial encroachment into residential areas and does not support the loss of single family residential areas.***
  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*

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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.

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**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.

**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, rowhouses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally-sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bi-cycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**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.

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**BACKGROUND:** The application was filed on April 23, 2015, which is out-of-cycle for neighborhood planning areas located on the east side of I.H.-35. The St. John Planning Contact Team supplied a letter allowing the out-of-cycle applications.

The applicant proposes to change the land use map from Single Family to Neighborhood Mixed Use. The proposed zoning is from SF-3-NP to LR-MU-CO-NP with the intent to build a pharmacy with two dwelling units on a second floor. For more information in the proposed zoning, please see case report C14-2015-0050.

**PUBLIC MEETINGS:** The ordinance required community meeting was held on June 9, 2015. One hundred and twenty seven meeting notices were mailed to surrounding property owners. Eleven people attended the meeting.

After staff gave a brief presentation, Jim Wittliff, the applicant's agent told the attendees that the owner and applicant, Mr. Patel has been a good neighbor to the community. He bought the truck stop property to the west and improved it so that it benefited the community. He has friends who wants to build a pharmacy. Since he has the three lots, he offered them to his friend to build a pharmacy, if he gets the zoning.

The development would have to comply with the Compatibility Standards which would prohibit any buildings or parking within 25 feet of the property line. We would add an additional five feet for a total of 30 feet. There would be a detention pond to prevent flooding. If the Austin Police Department were interested, there could be a small police substation located in the building as well.

After Mr. Wittliff's presentation, the following questions were asked:

Q. You're now required to have a 25 foot buffer around the exterior of the property. Could you put a 25 foot buffer on the Bennett Avenue side?

A. Yes.

Q. Would you have a detention pond?

A. Yes.

Q. What type of pharmacy? Like a CVS?

A. It would be a mom and pop pharmacy. The person who would own it would also run the pharmacy.

Q. We have pharmacies all around us. What benefit would this pharmacy be to us?

A. If you won't want the pharmacy, it would be OK with us. We don't want a hard-sell to you the pharmacy. If you don't want it, we won't pursue it.



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Q. Do you have any renderings of what the building would look like?

A. No, but commercial design standards would apply and it says that the building would face St. Johns Avenue.

Q. What is the size of the building?

A. It will be 2,000 sq. ft. with parking lot on the southern side. There would be a detention pond and open space.

Q. If the driveway would be on Bennett Avenue I have concerns about safety on the street.

A. When we submit a site plan we would have to meet code. We can't create an environment that would endanger traffic flow or pedestrians.

Q. If you get the rezoning to LR-MU-CO-NP it would create a domino effect and cause more properties to rezone?

A. I don't think so because the property owners would have to go through the same process.

Q. Would the pharmacy also sell liquor or tobacco?

A. It wouldn't be zoned to sell liquor and we could prohibit the sale of tobacco.

Q. You said the neighborhood had an interest in a pharmacy. Where did you get this information?

A. We had lots of meetings with the planning contact team and the neighborhood. The PCT did a survey and the majority of the people supported a pharmacy, although there were some people opposed.

Q. Will local people be hired?

A. Mr. Patel likes to hire local people. It could be 3 to 5 people.

Q. If he doesn't get the zoning on the property, could the three lots be used a flea market?

A. No. It could only be used for single family homes or duplexes.

Q. Why doesn't he just building single family homes on the lots?

A. He's not a homebuilder. He wanted to build a playground but the liability and neighborhood upkeep could be an issue.

Q. If Mr. Patel leaves, what would happen next?

A. Yes, you're right, the zoning goes with the property, not the owner, but we would have a conditional overlay to prohibit uses you don't want.

Comments:

- The neighborhood could use a pharmacy.
- The owner could sell the property to a home developer and we could have more homes instead of more commercial uses.

- The plan said it wants more neighborhood commercial uses that serves the peoples. There's a clinic in the neighborhood and this pharmacy could be convenient to them.
- Mom and Pop Pharmacy's prices could go up at any time. It could be more expensive than Walgreens, CVS, etc.
- We need this pharmacy in this community because many people don't have cars and buses are expensive.
- Mr. Patel had several meetings with the Planning Contact Team. He has donated money to local causes and participated in neighborhood clean-up. He's been a good neighbor. Other business owners have not been this active.
- My wife and I want to have children, but the pharmacy will add traffic to the street so our kids can't play in the street.

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The St. John Neighborhood Association supports the applicant's request. Their letter is on page 13. The St. John Planning Contact Team supports the applicant's request. Their letter is on page 11.

**CITY COUNCIL DATE:** September 10, 2015

**ACTION:**

**CASE MANAGER:** Maureen Meredith

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

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

Out-of Cycle Letter and Letter of Support from St. John PCT

**From:** Chelsea Enderle  
**Sent:** Tuesday, April 21, 2015 11:20 AM  
**To:** Meredith, Maureen  
**Subject:** Re: info

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Dear Ms. Meredith:

The St. Johns **Contact Team** wishes to register our written support for an out-of-cycle Neighborhood Plan Amendment for the referenced properties, also known as Lots 9, 10, and 11, Block 8, St. John College Addition. The existing land use designation for these lots is Residential. We are in support of a change to Mixed Use, so this property can be developed as a small retail center for a proposed pharmacy, with two residential units above.

This support is contingent on the following conditions being added to the associated LR-MU-CO-NP rezoning case:

a) 30 foot wide vegetative buffers shall be provided along the southern and eastern sides of the combined rezoning tract. One 30 foot wide driveway access shall be allowed to access Bennett Avenue.

b) Driveway access to St. Johns Avenue will be limited to one 30 foot wide driveway on the combined rezoning tract, provided that the existing driveway immediately west of the rezoning tract is removed. This will create a greater spacing between driveway access points onto St. Johns Avenue, which will improve safety for pedestrians and motorists.

c) The following land uses will be prohibited: Service Station and Group Home.

Sincerely,  
Chelsea Enderle  
St. John's Contact Team, Chair  
512-656-3441

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Neighborhood Plan Amendment

SUMMARY LETTER

We wish to amend the <sup>Neighborhood NP.</sup> St. Johns Neighborhood Plan for 7104, 7106 and 7108 Bennett Avenue from Residential to Mixed Use. These lots are also referred to as Lots 9, 10 and 11, Block 8, St. John College Addition. This NPA will allow the property to be rezoned from SF-3-NP to LP-MU: C2-JNP. The St. Johns Neighborhood Planning Contact Team is in favor of this NPA and rezoning.

Sincerely,

Jan Wintell  
Agent

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St. John Neighborhood Association  
7302 Meador Ave., Austin, TX 78752  
[SJNA@austin.tx.com](mailto:SJNA@austin.tx.com)  
512-797-4847

Ms. Maureen Meredith  
City of Austin  
Neighborhood Planning Department  
P. O. Box 1088  
Austin, TX 78767

RE: 7104, 7106, 7108 Bennett Avenue

August 4, 2015

Dear Ms. Meredith:

Please accept this additional letter of support from the St. John Neighborhood Association in favor of an out-of-cycle Neighborhood Plan Amendment for the referenced properties, also known as Lots 9, 10 and 11, Block 8, St. John College Addition. The existing land use designation for these lots is Residential and we are in support of a change to Mixed Use so this property can be developed as a small retail center for a proposed pharmacy, with two affordable housing residential units above.

We have had multiple discussions and presentations on this rezoning change over the past year and support this re-zoning and development for the following reasons:

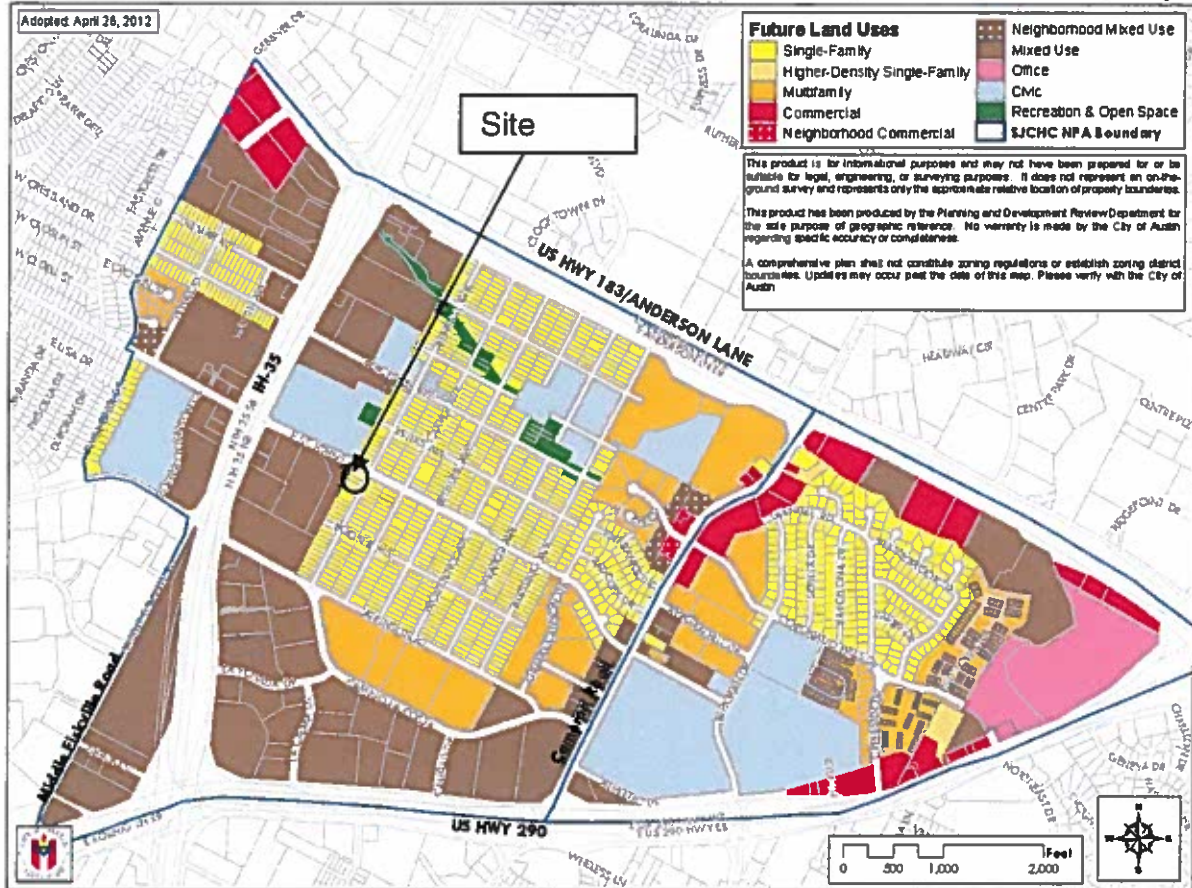
- a. We think that a pharmacy is of practical benefit to the residents in the St. John neighborhood and patients of the A.K. Black Community Care Clinic, that is two blocks away at 908 Blackson Ave., who need to get prescriptions filled. For those residents who live in the neighborhood and who do not have cars, the pharmacy the only one in walking distance. It is also located at a Capital Metro bus stop, thus making a healthcare resource more available and accessible to residents from a broader area.

SJCHCNP Recommendation #195, page 91 Use Neighborhood Mixed-Use land use to facilitate community oriented neighborhood scale businesses and services in SJCHCNP

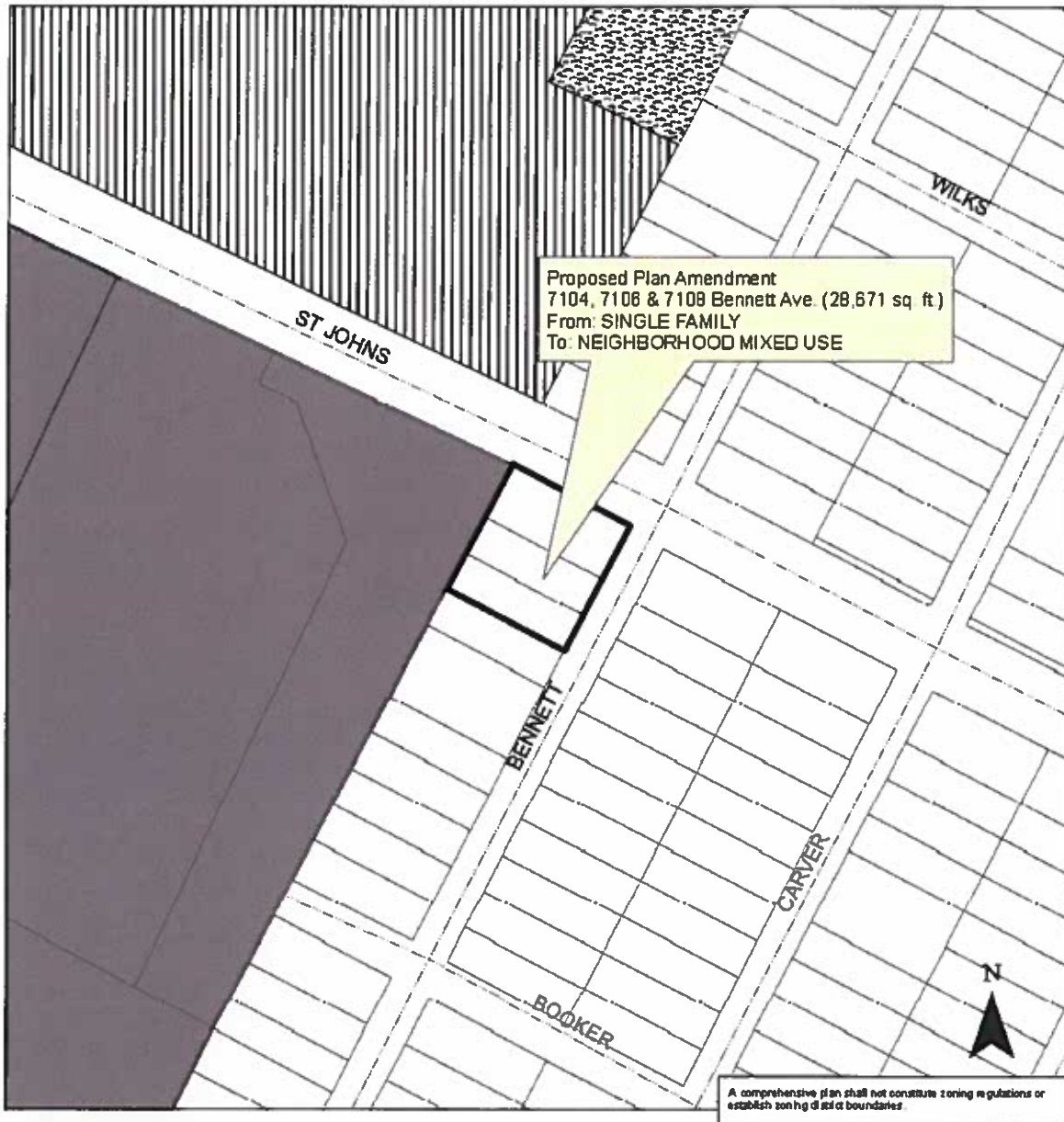
SJCHCNP Recommendation #190, pg. 90 Incorporate pedestrian friendly, mixed use concepts adjacent to Civic uses, where designated, to strengthen walkability and community connectivity.



# St. John/Coronado Hills Combined Neighborhood Planning Area - Future Land Use Map



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# **St. John/Coronado Hills Combined Neighborhood Plan** **NPA-2015-0029.01**

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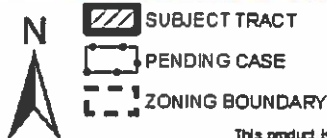
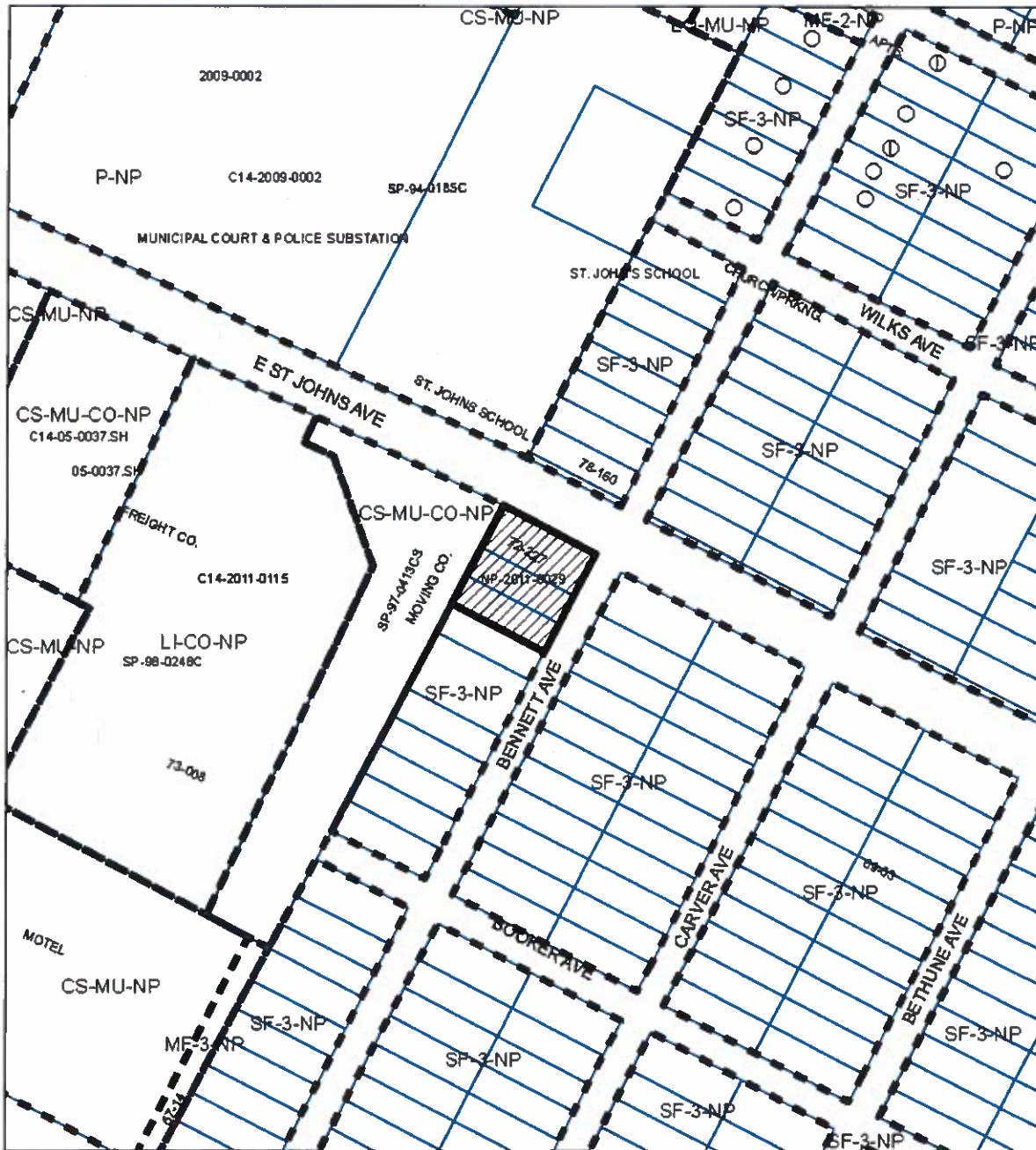
City of Austin  
Planning and Development Review Department  
Created on June 3, 2015\_M Meredith

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## **Legend**

-  NPA CASES
-  Civic
-  Mixed Use
-  Recreation & Open Space
-  Single-Family

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**ZONING**  
Zoning Case: C14-2015-0050

1" = 200'

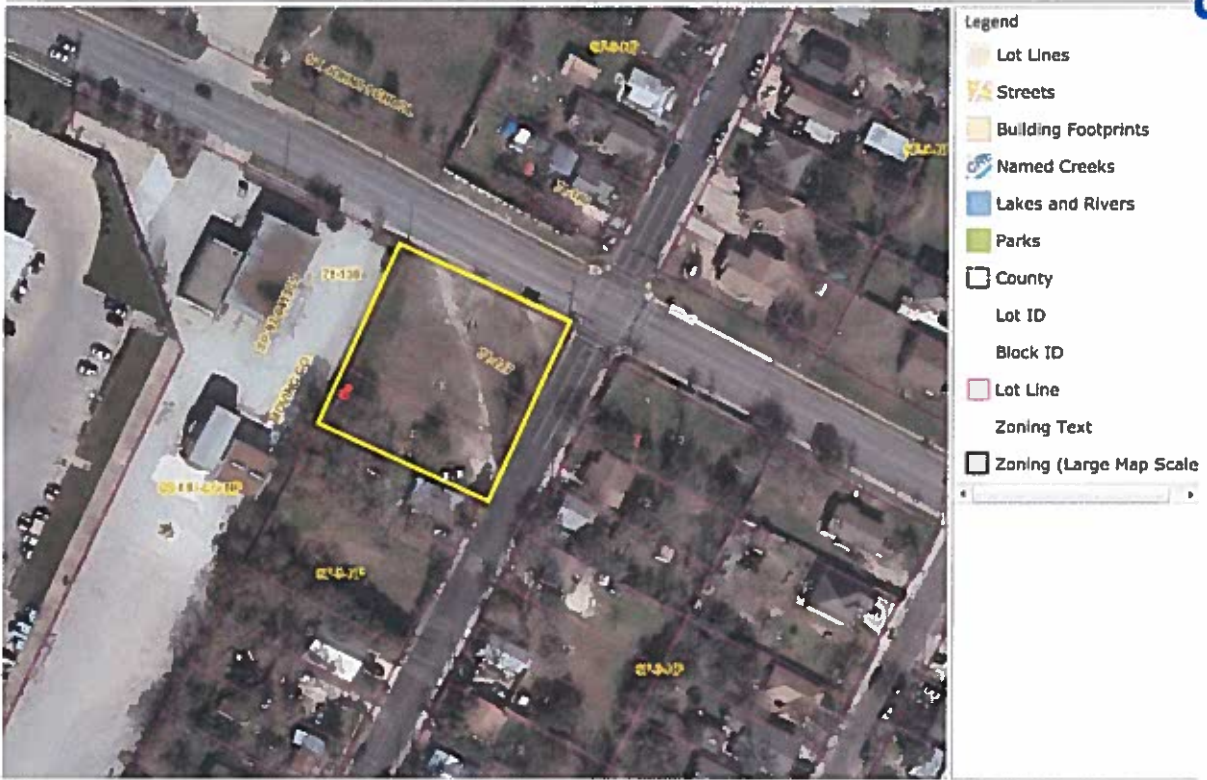
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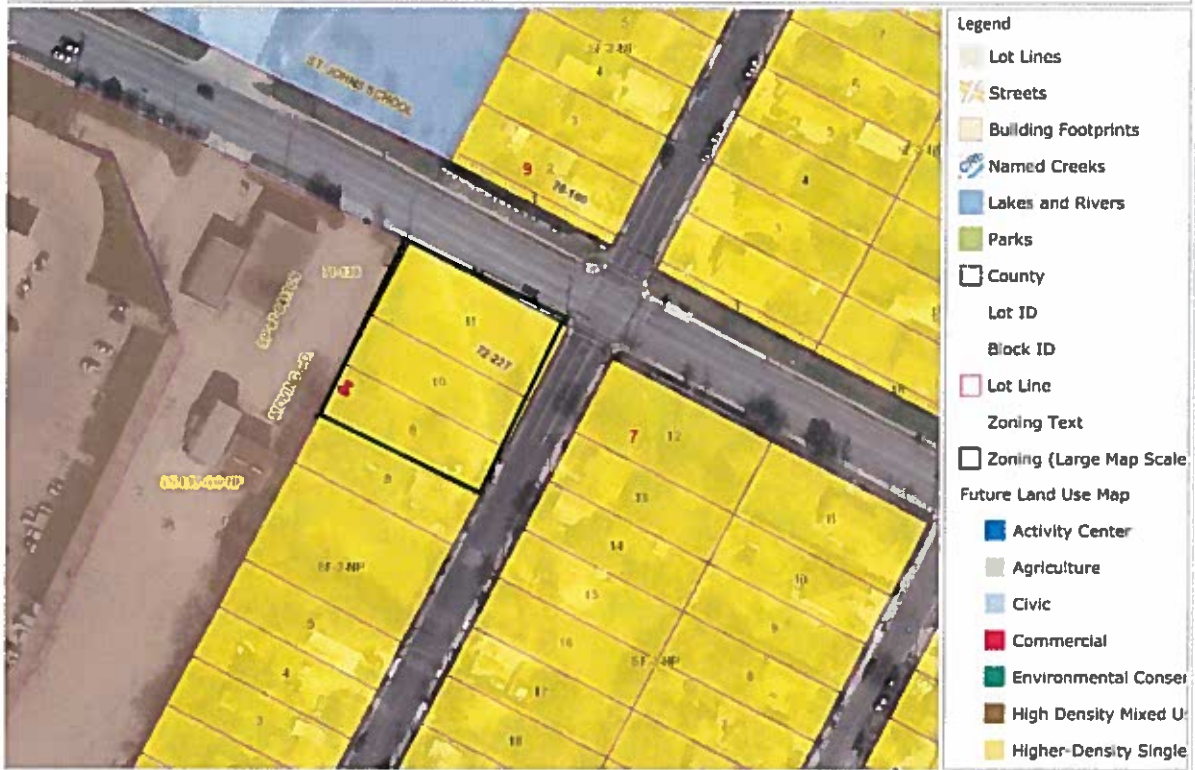


CITY OF AUSTIN DEVELOPMENT WEB MAP



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CITY OF AUSTIN DEVELOPMENT WEB MAP

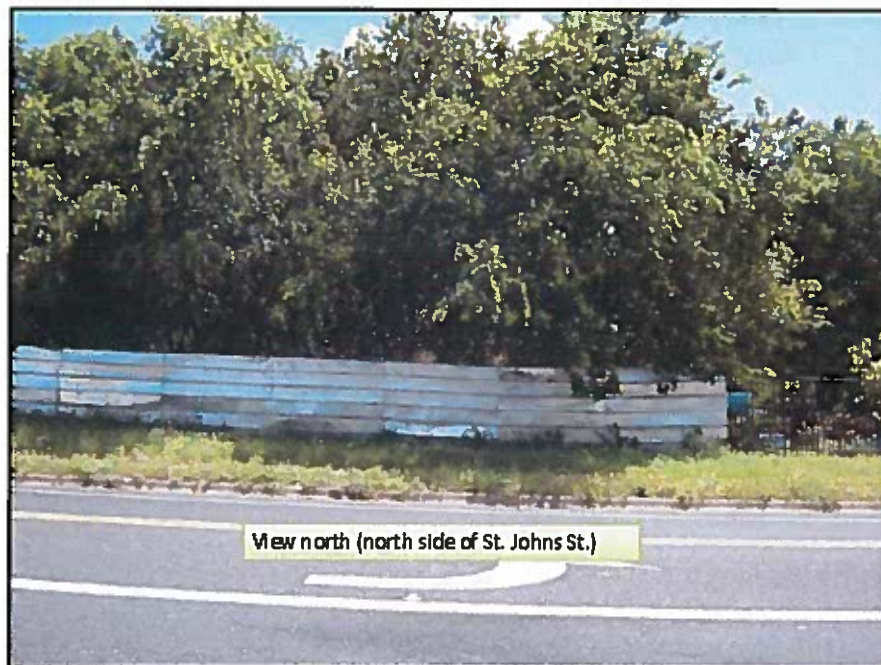
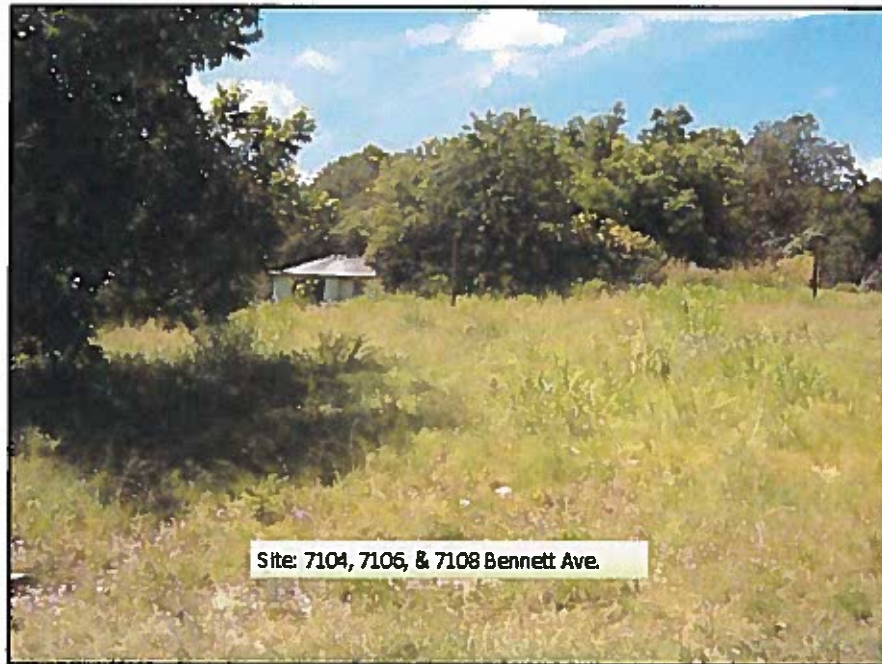


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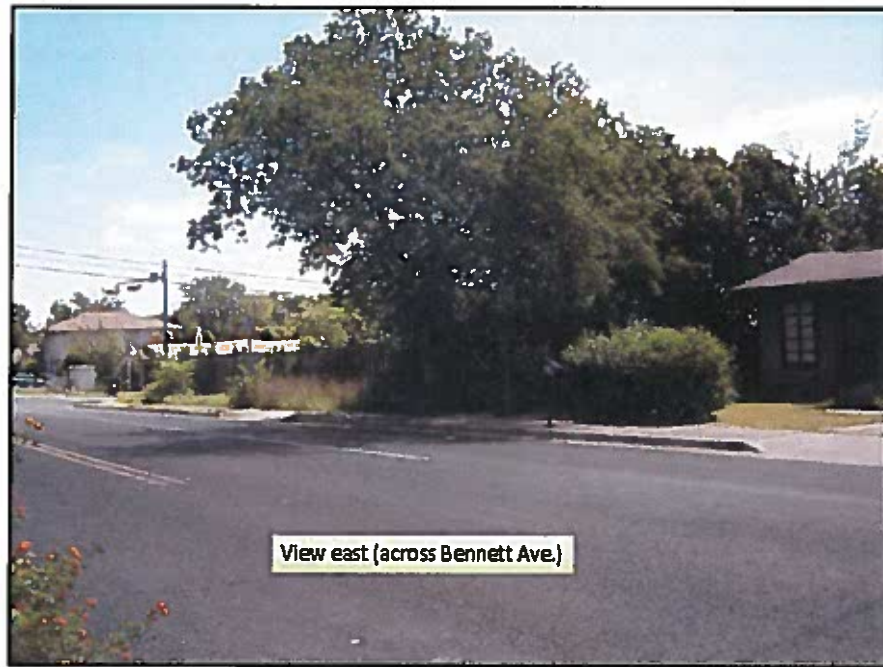
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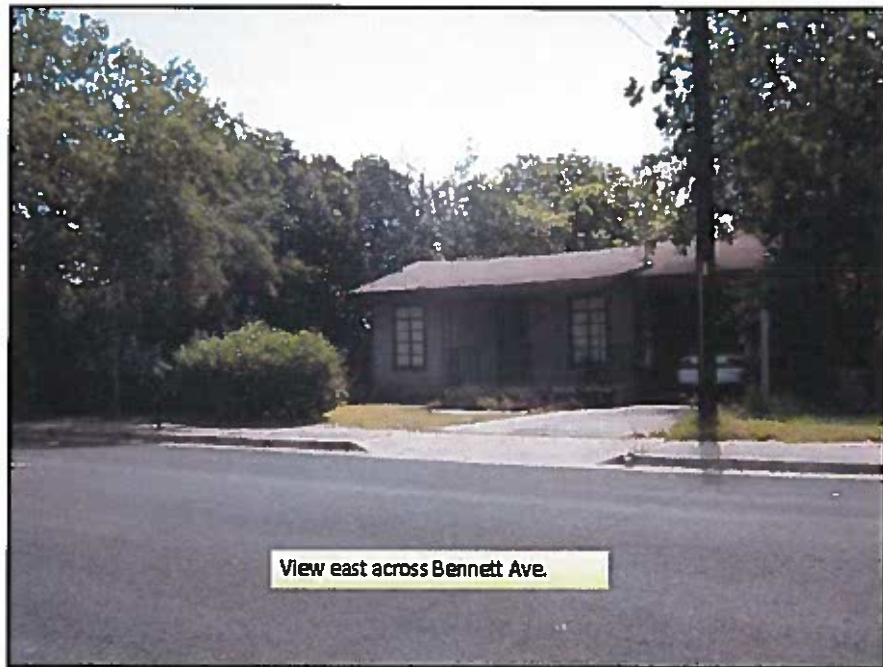
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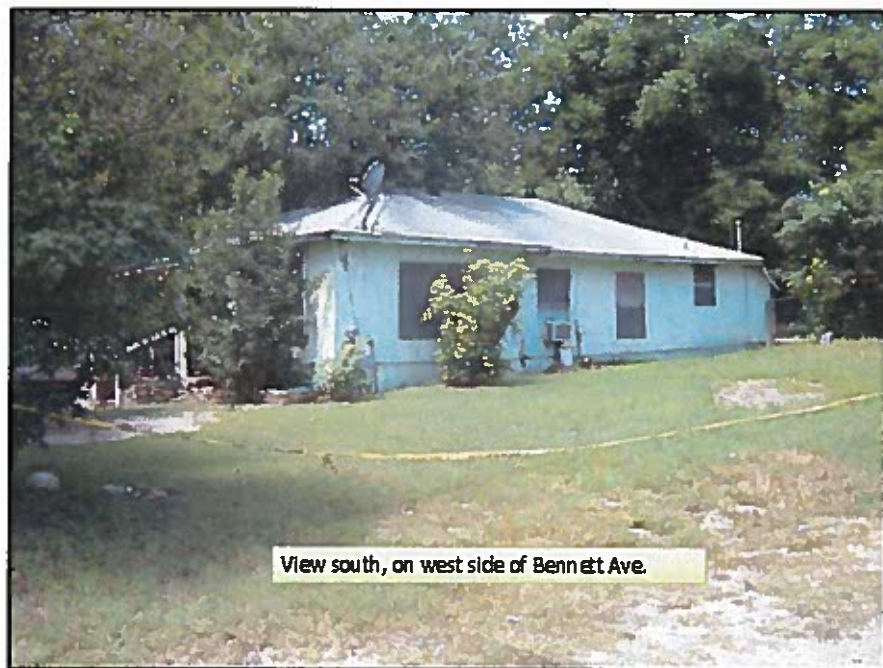
View east (across Bennett Ave.)



View east across Bennett Ave.



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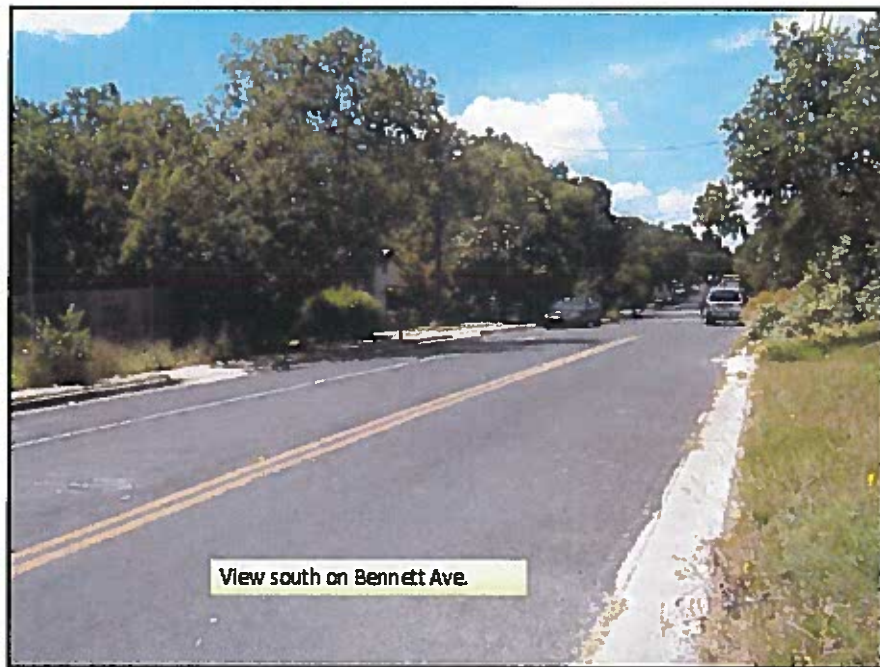
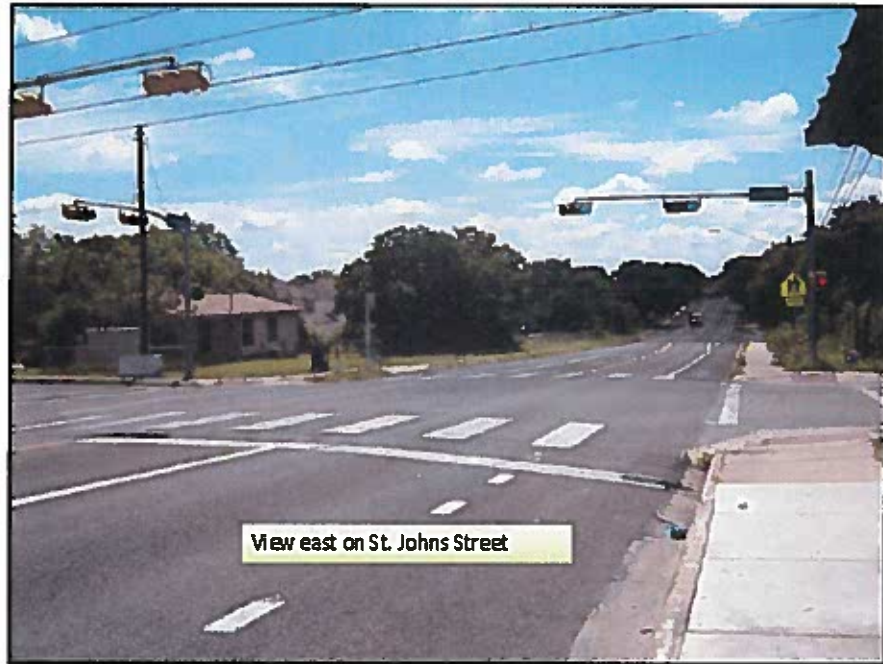
View west



View west on St. Johns Street



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