

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: North Austin Civic Association Neighborhood Plan

CASE#: NPA-2015-0007.01

DATE FILED: February 25, 2015 (In-cycle)

PROJECT NAME: 8130 North Lamar

PC DATE: July 14, 2015

ADDRESS: 8130 North Lamar Blvd.

DISTRICT AREA: 4

SITE AREA: 0.61 acres

APPLICANT/OWNER: 8130 North Lamar, LLC

AGENT: Holt Planners (David B. Holt, Jr.)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2015-0059.

From: CS-NP

To: CS-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: June 29, 2000

PLANNING COMMISSION RECOMMENDATION: July 14, 2015 – Approved staff’s recommendation for Mixed Use land use on the consent agenda, with the public hearing closed. [J. Stevens – 1st; J. Schissler – 2nd] Vote: 12-0.

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF’S RECOMMENDATION: The applicant’s request to change the land use from Commercial to Mixed Use is supported by staff because the property fronts an Activity Corridor and mixed use land use is appropriate at this location. It is near a major transit hub and adding a residential-type use to this location is appropriate. The neighborhood plan goals support directing growth to North Lamar Boulevard, which staff feels this type of

use (Group Home) is appropriate because it will have no impact on residential areas, which the plan goals intend to protect.

The request meets the following plan goals and recommendations:

Neighborhood Plan Goals

The overall vision of the NACA neighborhood is that it continues to mature gracefully. To accomplish this goal, a balance of preservation activities, infrastructure improvements, and vibrant in-fill developments are necessary. The Neighborhood Plan addresses land use, transportation, environment, recreation, and neighborhood services. Of these, land use preservation through more aggressive application of existing codes is the number one priority of the neighborhood. The goal of the Neighborhood Plan is to guide future development, protect the existing residential areas and provide opportunities to improve the quality of life for everyone in the neighborhood.

Neighborhood Plan

1. Land Use, Zoning and Code Enforcement

Overall Goal: Strengthened code enforcement to bring stability and improve the appearance of the neighborhood. Maintain and enhance existing zoning for future development to improve land use and the quality of life in the neighborhood. Prevent additional commercial development within the residential areas and maintain a residential core bounded by commercial and mixed-use development to maximize economic development and aesthetic appeal of all land use types.

Goal 1: Protect and enhance the existing neighborhood through code enforcement and property maintenance activities.

Objective 1: Improve enforcement of existing ordinances related to buildings and property.

Action 1. Form a Code Enforcement Committee responsible for identifying and reporting code violations to the City. The committee should consist of at least one representative from each of the five sectors, and other interested residents, who will work with city departments to follow up on ordinance violations. Primary Implementers: NACA

Action 2. The immediate priority of the Code Enforcement Committee is to improve the appearance of Rundberg Lane through increased code enforcement of properties along the corridor. Primary Implementers: NACA

Action 3. Work with the NACA Code Enforcement Committee to develop and distribute a plain-language description of commonly violated codes, and the process used by the City of Austin to handle complaints and code violations.

Objective 2: Encourage improved residential and business property maintenance and appearance.

Goal 2: Establish land use and zoning for future development that will improve the quality of life for neighborhood residents and businesses.

Objective 1: Establish appropriate zoning and development guidelines to enhance and protect the neighborhood.

Objective 2: Rezone and recommend alternatives for reuse and redevelopment to protect the residential areas of the neighborhood and to direct growth along Lamar Boulevard.

Objective 3: Direct future growth along Lamar Boulevard and make Lamar Boulevard a “Great Street.”

Action 19. Improve the walkability and appearance of Lamar Boulevard by the addition of landscaping, benches, and open green spaces. Primary Implementers: TxDOT, PW, PECSD

LAND USE DESCRIPTIONS

EXISTING LAND USE

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.

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 LAND USE

Mixed Use – An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;

2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

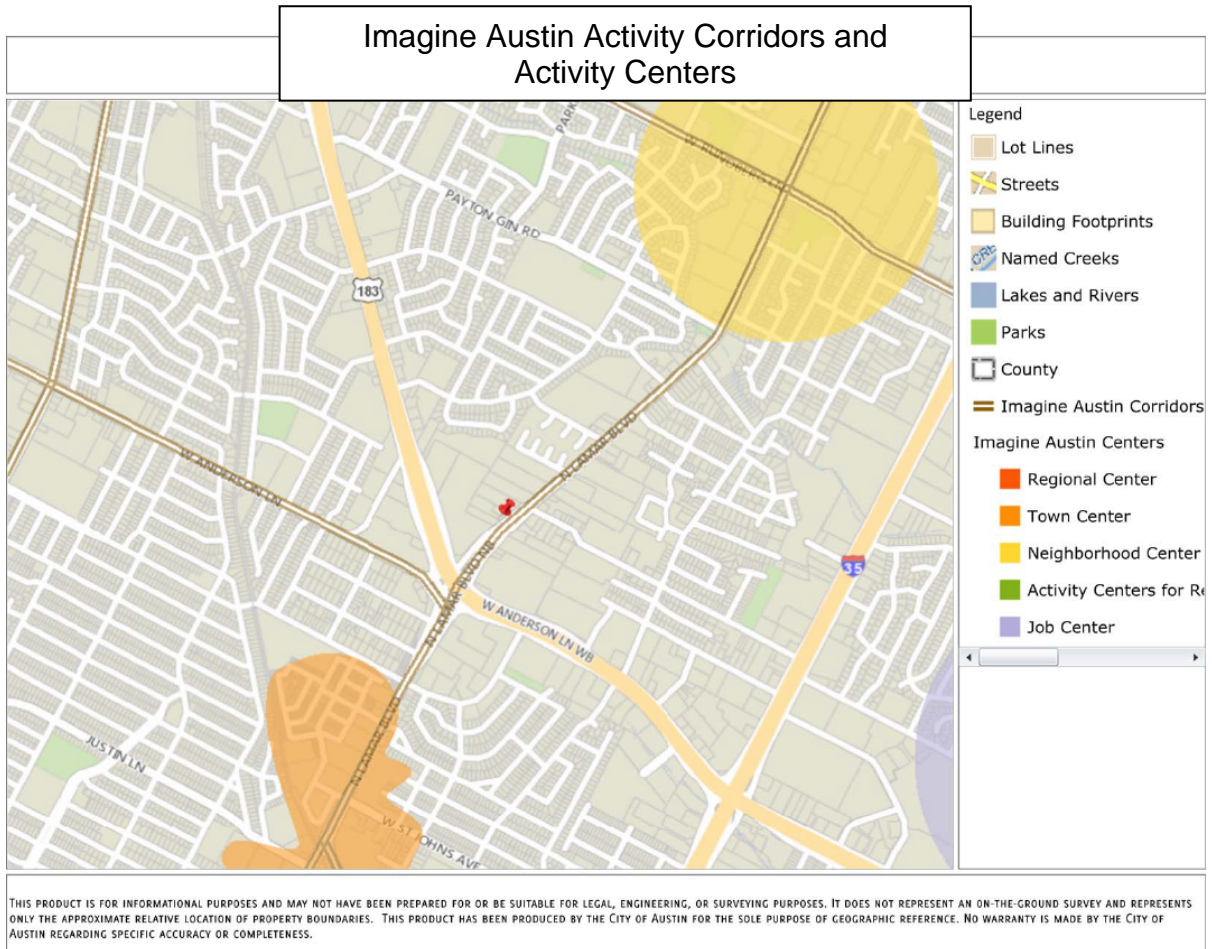
IMAGINE AUSTIN PLANNING PRINCIPLES

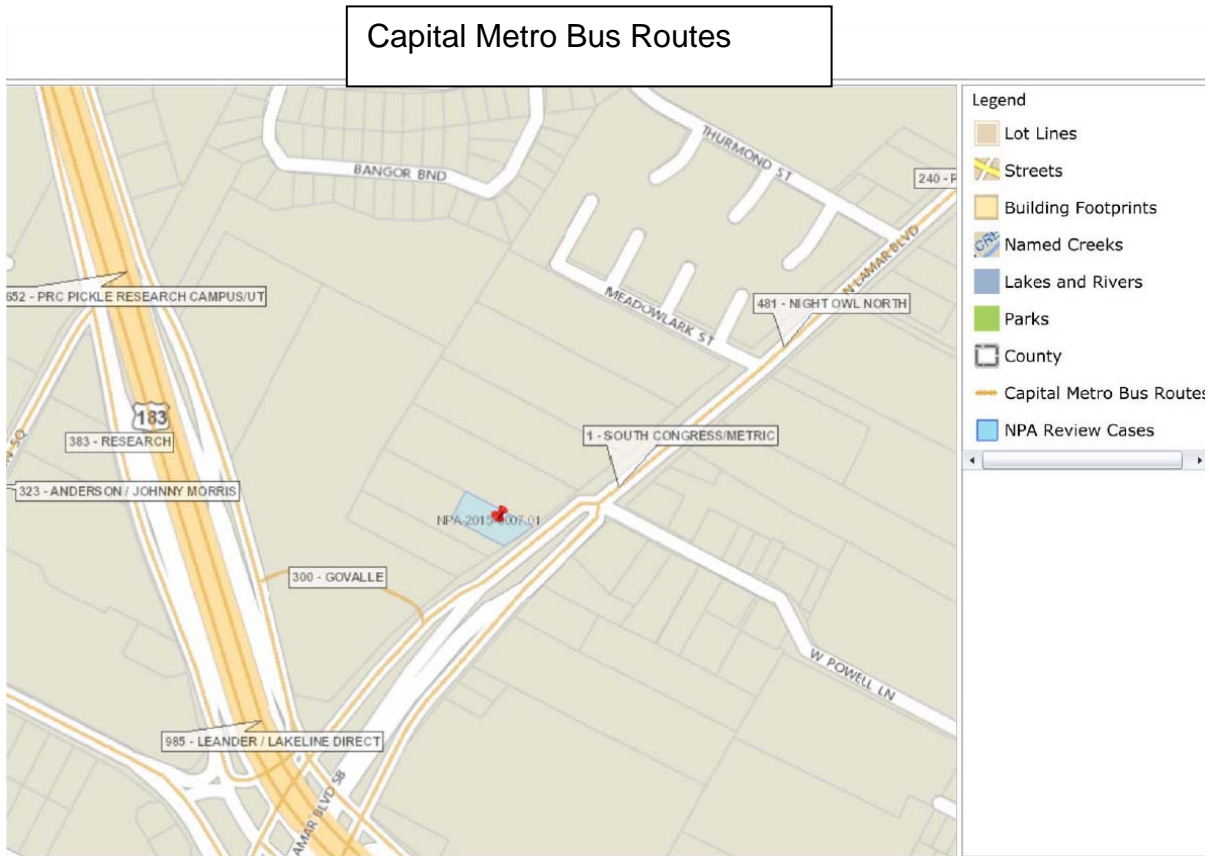
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The applicant proposes to create non-traditional housing option to meet the needs of low-income workers who have difficulty finding traditional housing. The property is within walking distance to the North Lamar Transit Terminal, in addition to numerous businesses along North Lamar and Hwy 183.***

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 within walking distance to the North Lamar Transit Center, in addition to bus routes along North Lamar and Hwy 183.***
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 on North Lamar activity corridor and has a town center and a neighborhood center within 1 mile of the property.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The applicant proposes to create a group home use to provide affordable housing for employees who work for him.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The property is surrounded by commercial 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 applicable.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - ***The applicant's request to provide affordable housing for his workers will provide safe, affordable housing which will help employees maintain their employment.***
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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BACKGROUND: The application was filed on February 25, 2015, which is in-cycle for plan amendment applications submitted for planning areas located on the west side of I.H.-35.

The applicant proposes to change the land use on the property from Commercial to Mixed Use. The proposed zoning change is from CS-NP to CS-MU-NP to allow a group residential use. The current business operating on the property is a staffing company that employees men to work on constructions sites. Many of the workers have difficulty finding affordable housing. The applicant is rezoning to add the Mixed Use zoning to allow a Group Residential use to allow part of the building to be used as dormitory-style sleeping for workers who will take the local buses to their jobs and to provide a safe, affordable place for them to sleep.

For more information on the zoning request, please see case report number C14-2015-059.

PUBLIC MEETINGS: The ordinance required community meeting was held on April 6, 2015. Eighty-one community meeting notices were mailed to property owners and utility account holders within 500 feet of the property, in addition neighborhood and community organizations who have registered on the community registry requesting notification for the area.

After David Holt, the applicant's agent gave a brief overview the plan amendment and zoning change request, the owner, Tony Tijerina, the owner of Centex Staffing gave the following presentation.

He said they are requesting a zoning change from CS-NP to CS-MU-NP to allow residential uses in the form of a Group Residential use on the property. Their business hires men who have had difficult lives in the past, such as criminal records, and are trying to get their lives back on track. Because of their background, they find it difficult to find places to live, not to mention the cost of apartments and the money needed for deposits. He said his company would like to create a safe and clean place for them to live that is affordable and near transit so they can get to their jobs. The men living there can wash their clothes, sleep, and take a bus to a grocery store, since the transit center is within walking distance.

After the presentation, the following questions were asked:

Q: How many dwelling units will you have?

A. There won't be dwelling units, but 25 to 35 people will live in the space.

Q. Will there be a curfew?

A. 10:00 p.m. will be the curfew, the doors will be locked. The shop will be opened at 5:00 a.m.

Q. What about cars? How many parking spaces would you have?

A. Most of the workers will not have cars. They will use the bus terminal to the south of here.

Q. How much square feet is the building?

A. 5,000 sq. feet.

Q. Is the building air conditioned?

A. Yes.

Q. What will be the proposed use?

A. Group residential.

Q. Will there be cooking facilities?

A. It will depend on the Fire Marshal.

Q. How much will you charge them to live there?

A. We will charge \$10.00 a night, mostly to maintain and clean it. It will also be a place where they can have personal mail sent. There will be staff working there to monitor the place.

Q. You're a staffing company?

A. Yes, we look for construction and warehouse work, temporary help.

Q. Will they be dorms?

A. Yes.

Q. Will you allow alcohol?

A. No. There will be no drinking.

Q. Will there be a backyard patio?

A. Yes, they can smoke on the patio, 15 feet from the building.

Q. Of the 5,000 square feet, how much will be for living area?

A. About 2,000 square feet.

Q. Are you the owner of the business?

A. Yes.

Q. Will there be men and women living there?

A. Only men.

Q. Where are they sleeping now?

A. With friends and family.

Q. Will they have health insurance?

A. After 90 days of employment, they will get health insurance.

Q. Have you received bids for the retrofit?

A. Not yet.

Q. Have you looked at the regulations for Group Homes and the necessary city inspections that will be required?

A. No, not yet.

Comments:

- This looks like a good place to have this type of residential use there, especially near the bus transit center.
- This is a good idea to do this because I've had people living behind my house.

The North Austin Civic Association supports the plan amendment request. See email on page 10.

CITY COUNCIL DATE: August 13, 2015

ACTION: Approved 1st Reading [L. Pool-1st; D. Zimmerman – 2nd] Vote: 11-0.

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Letter of Support from the NACA PCT

From: Gabe Rojas

Sent: Thursday, April 09, 2015 10:13 PM

To: Meredith, Maureen

Cc: brian@; virginia@; afbaker@; cdubois2651@; kdunlap78@; dljpublic@; superstar.salon@; znp7@hotmail.com; melinda.schiera@; frankhlam@; holtplan@

Subject: Re: April 6 Mtg Notice: NPA-2015-0007.01_8130 N. Lamar

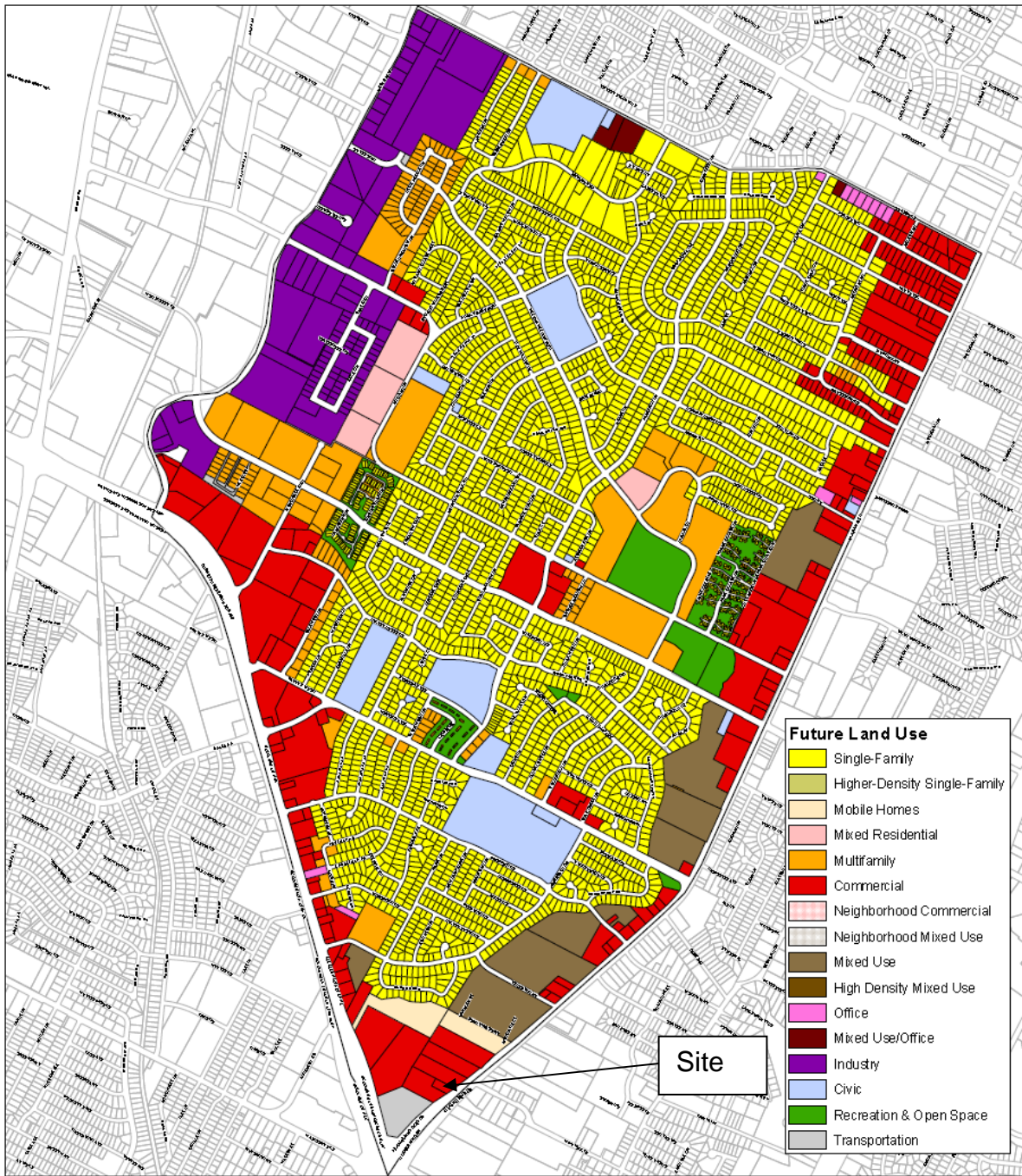
Hi Maureen,

The NACA Contact has voted to support this change to the FLUM from commercial to mixed-use.

Please let me know if you have any questions.

Thanks,

Gabe



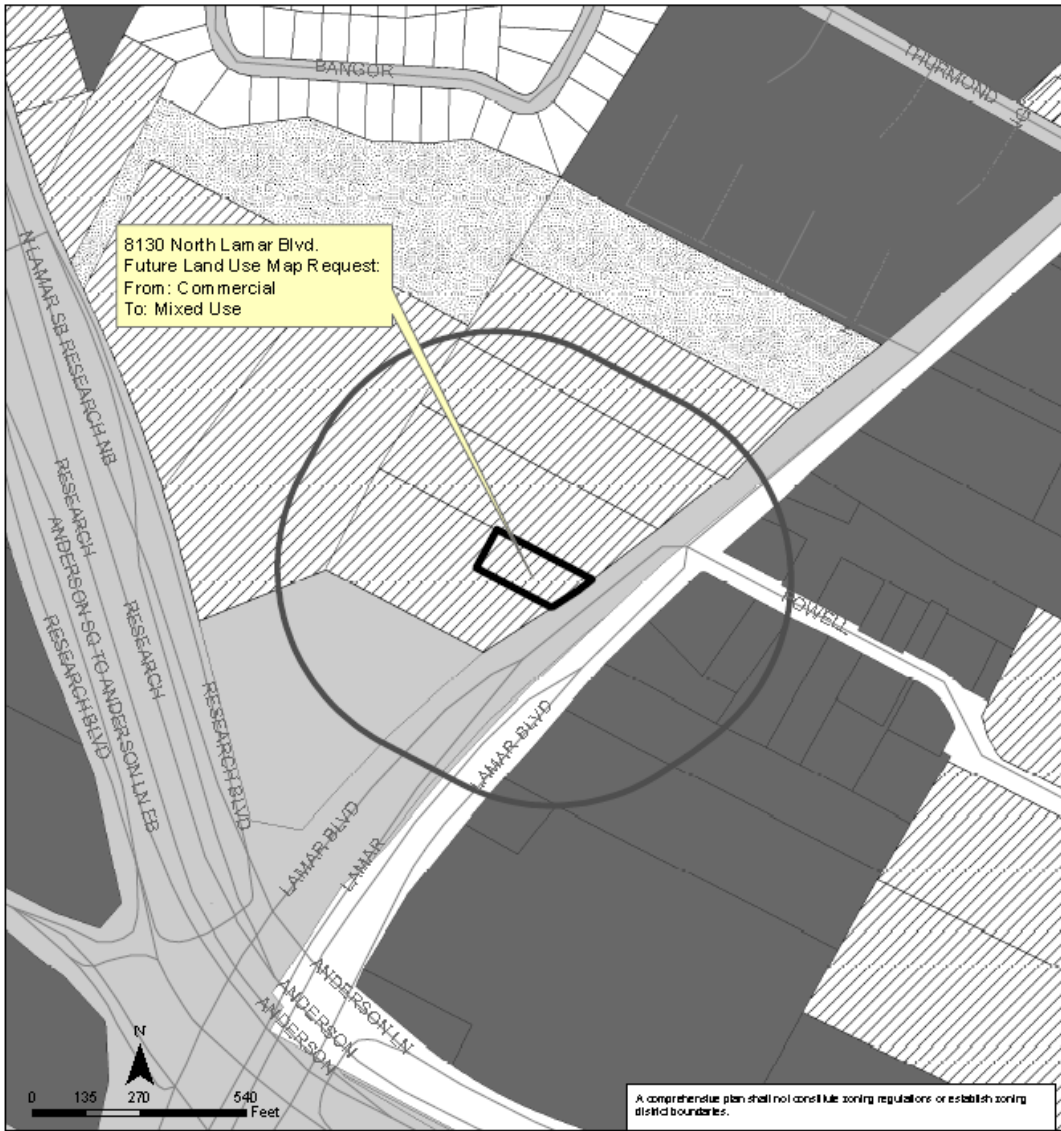
North Austin Civic Association Neighborhood Plan

Future Land Use Map
Adopted June 2000
Last Amended 1/24/2011

Planning & Development Review Department

A comprehensive plan shall not
constitute zoning regulations or
establish zoning district boundaries.





North Austin Civic Association Neighborhood Planning Area
NPA-2015-0007.01

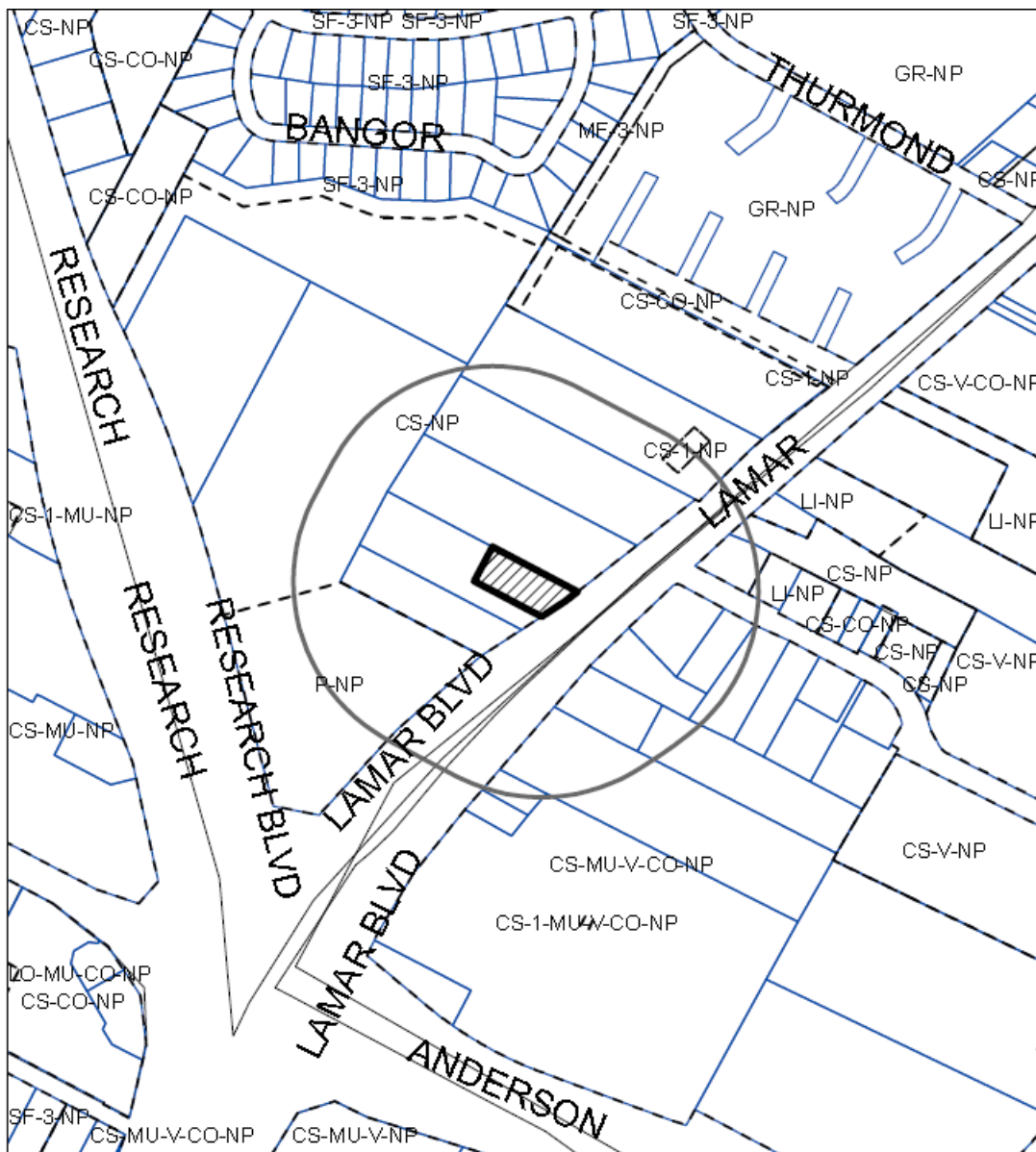
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City of Austin
Planning and Development Review Department
Created on 2/26/2015, by: meredithm

Future Land Use	
	600 ft notification boundary
	Subject Property
	Single-Family
	Higher-Density Single-Family
	Mobile Homes
	Multi-Family
	Commercial
	Mixed Use
	Civic
	Transportation



NEIGHBORHOOD PLAN AMENDMENT

Case Number: NPA-2015-0007.01

Address: 8130 N. Lamar Blvd.

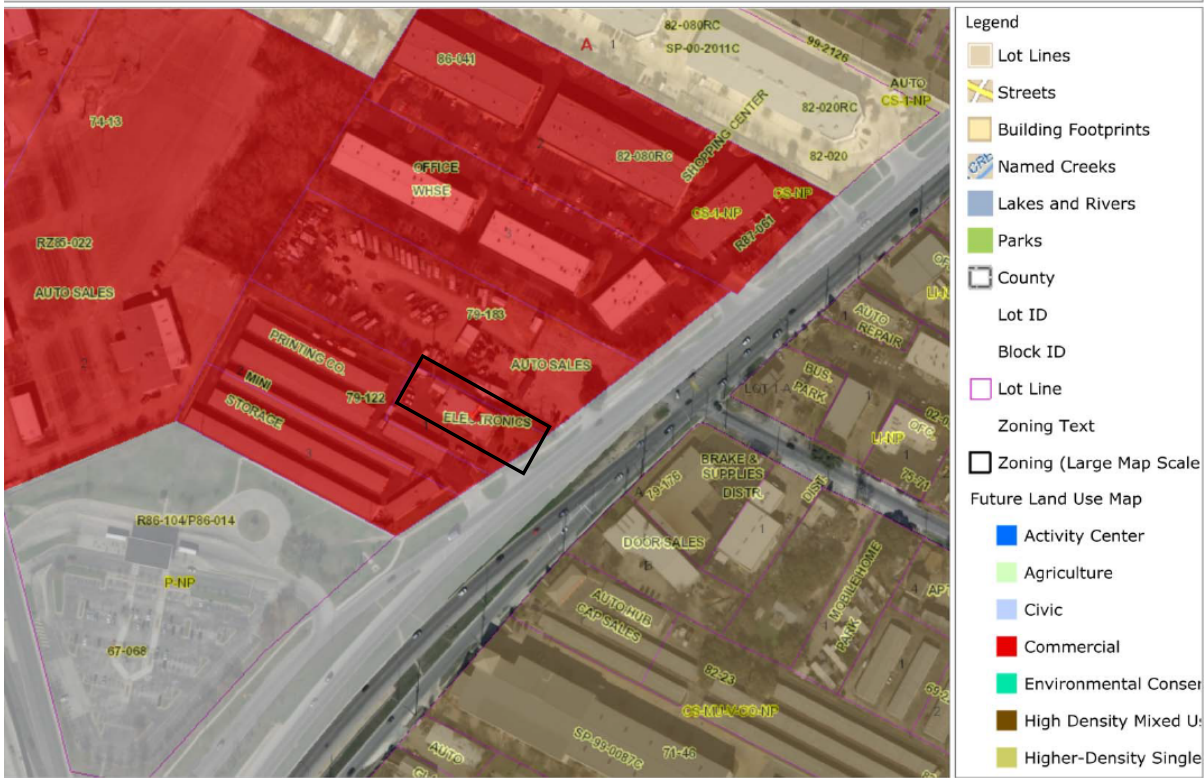
Approx. 0.61 acres

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CITY OF AUSTIN DEVELOPMENT WEB MAP



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