

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Bouldin Creek

CASE#: NPA-2015-0013.01 **DATE FILED:** November 3, 2015 (Out-of-cycle)

PROJECT NAME: 1615 & 1617 S. 2nd Street

PC DATE: January 12, 2016

ADDRESSES: 1615 & 1617 South 2nd Street

DISTRICT AREA: 9

SITE AREA: 0.599 acres

OWNER/APPLICANT: Richard Kooris

AGENT: Land Use Solutions, LLC (Michele Haussmann)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Higher Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2015-0145

From: SF-3-NP

To: SF-5-NP

NEIGHBORHOOD PLAN ADOPTION DATE: May 23, 2002

PLANNING COMMISSION RECOMMENDATION:

January 12, 2016 – Approved on the consent agenda for Higher Density Single Family land use [N. Zaragoza – 1st; P. Seeger – 2nd] Vote: 11-2 [J. Stevens and S. Oliver absent. M. Wilson recused from item C-18; J. Schissler recused from items C-6, C-7, and C-10; J. Shieh recused from item C-10].

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The applicant's request to change the land use on the future land use map from Single Family to Higher Density Single Family is supported by staff because it will serve as a buffer between the commercial zoning and land

uses along South 1st Street and the lower density single family uses along South 2nd Street. The plan supports the continuation of single family uses in the interior of the planning area and the creation of a diverse supply of housing options.

The plan amendment request meets the following plan goals:

Part I: Land Use

GOAL 1: Maintain established neighborhood character and assets

OBJECTIVE 1.1: Maintain the Single Family Residential Character of the Neighborhood Interior.

- *Properties located within the interior of the neighborhood that are zoned single family should remain as single-family land uses.*

GOALS OF THE DESIGN GUIDELINES

The following three major goals provide the foundation for Neighborhood Design Guidelines within City of Austin neighborhoods.

Goal 1: Respect the Historic, Ethnic and Cultural Character of the Bouldin Creek Neighborhood.

The Guidelines aim to reinforce those positive elements, patterns, and characteristics that exist within the neighborhood, that help create a unique sense of place within the city. The Guidelines serve as a framework for new development providing suggestions as to how it may fit into the existing neighborhood character in terms of scale, mass, building patterns, and details. Following the Guidelines helps ensure the existing neighborhood character is preserved, maintained or even enhanced.

Goal 2: *Ensure Compatibility and Encourage a Complementary Relationship between Adjacent Land Uses.*

In the Future Land Use Map, the neighborhood has expressed a preference for increasing or decreasing the occurrence of certain types of land uses in the neighborhood. The Guidelines show how these uses can be grouped together to create a complementary mixture of uses while being designed so as to be compatible with each other.

Goal 3: *Enhance and Enliven the Streetscape.*

The Guidelines promote the design of safe and interesting streetscapes that are comfortable for walking, biking, and transit use. Key to achieving this goal is creating a sense of human scale in the buildings defining the streetscape, enhancing visibility from the building to the sidewalk, and providing accessible, adequately-sized and protected pathways.

RESIDENTIAL DESIGN GUIDELINES

Residential Objective 5: PROVIDE A DIVERSITY OF HOUSING OPTIONS THROUGH THE DEVELOPMENT OF MULTI-FAMILY HOUSING THAT IS IN KEEPING WITH THE CHARACTER OF THE NEIGHBORHOOD.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

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.

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
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PROPOSED LAND USE ON THE PROPERTY

Higher Density Single-family land use is housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.

Purpose

1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

Application

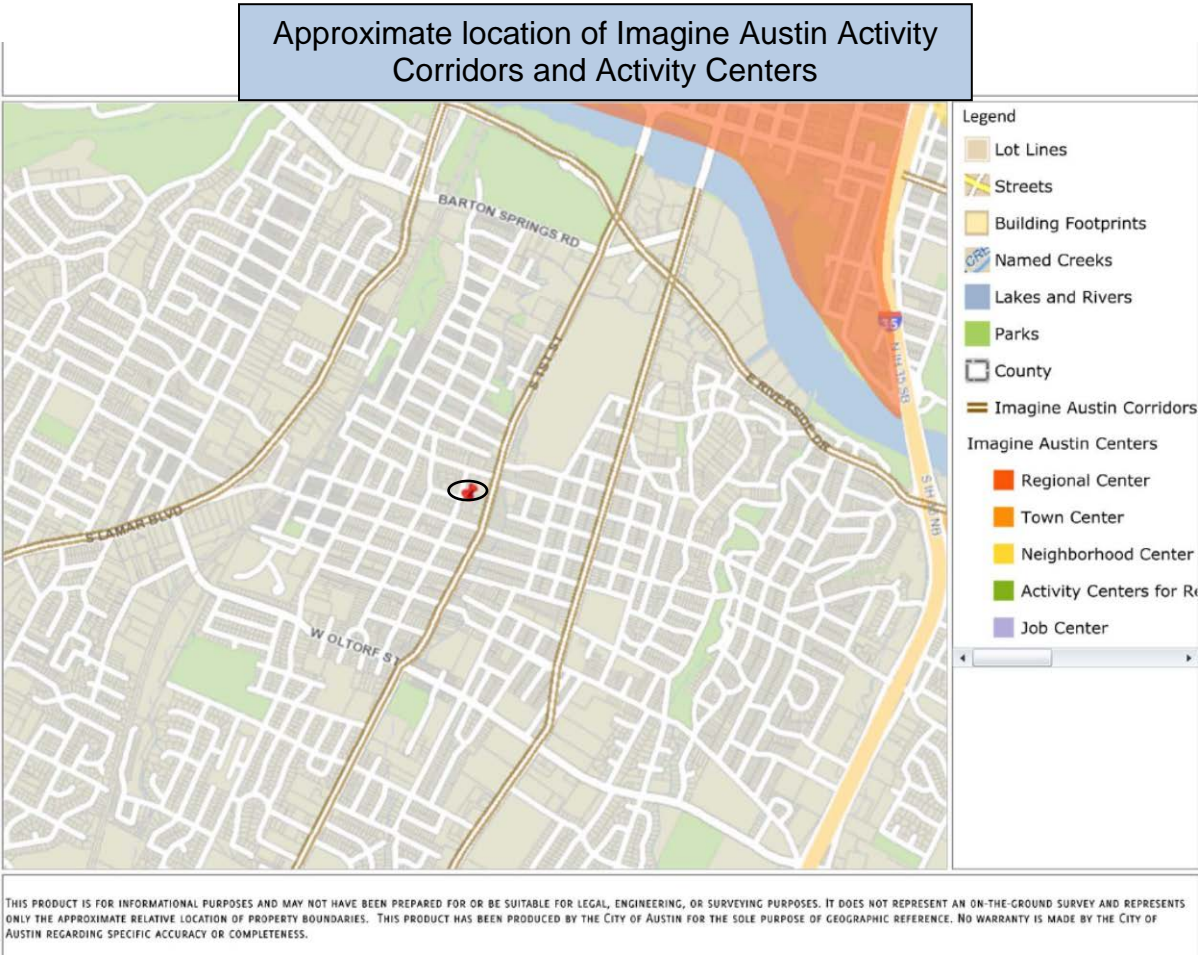
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.

3. Applied to existing or proposed mobile home parks.

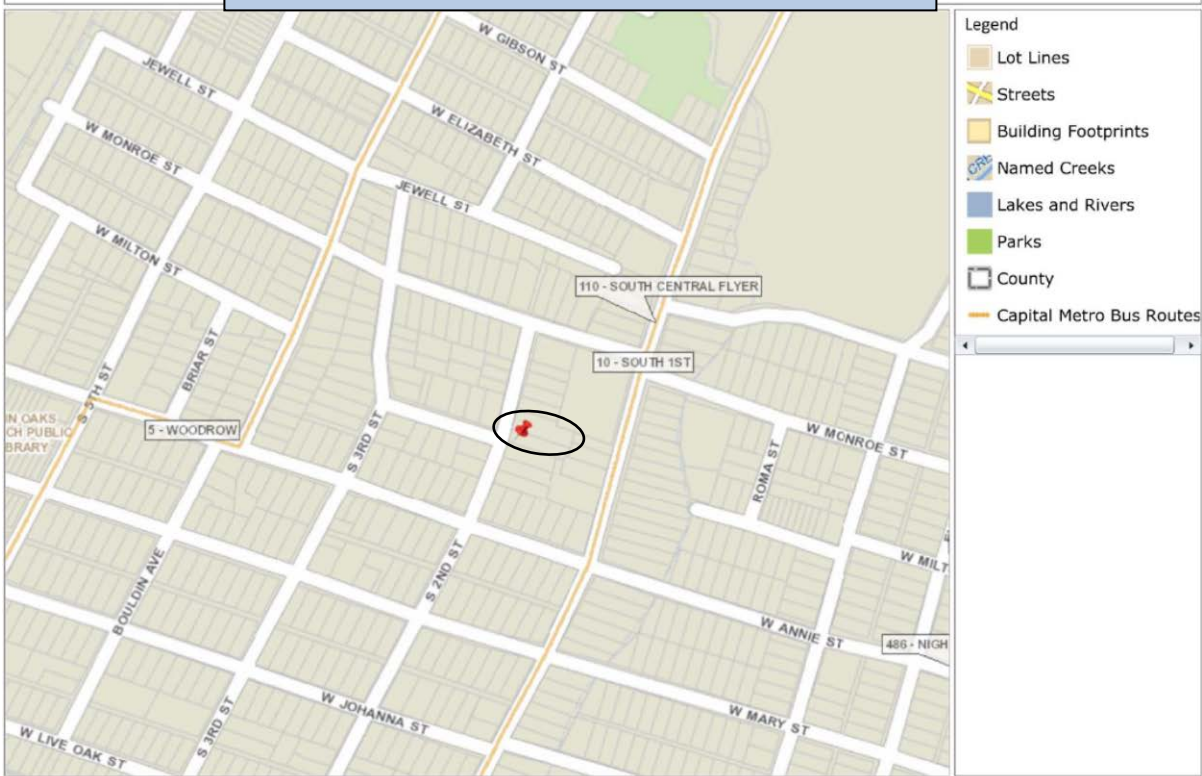
IMAGINE AUSTIN PLANNING PRINCIPLES

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 zoning change and plan amendment will allow the construction of new housing units, near Capital Metro bus routes, schools, and commercial uses.***
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 near South 1st Street, which is an activity corridor as shown the Imagine Austin Growth Concept Map.***
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 an infill development near an activity corridor.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The proposed development will provide additional housing choices for the area and for the city.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The request for High Density Single Family land use provides a buffer between the commercial land uses along South 1st Street and the single family area.***
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 within 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.
 - ***Not applicable.***

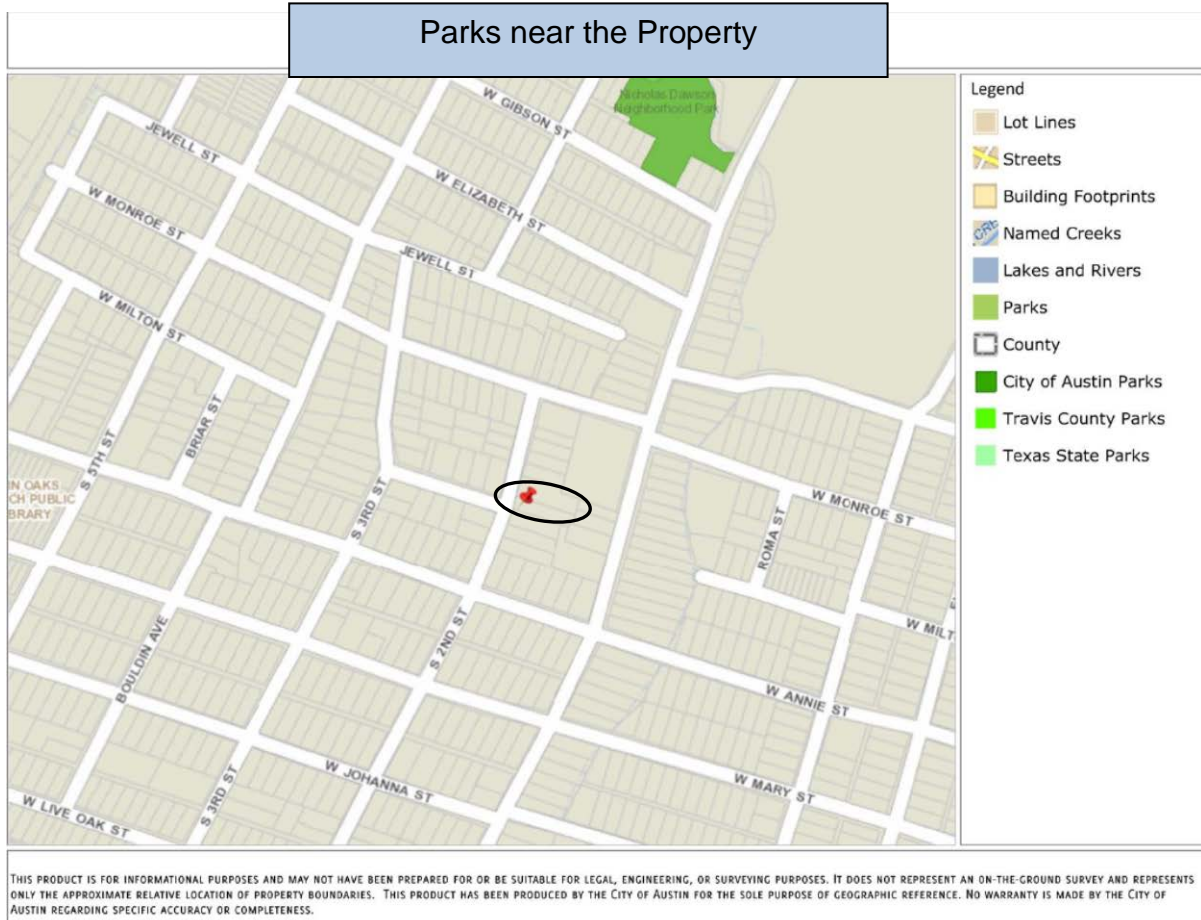
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - *Not directly applicable.*
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - *Not 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 near Property



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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.

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 bicycle 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.

BACKGROUND: The application was filed on November 3, 2015, which is out-of-cycle for neighborhood planning areas located on the west side of I.H.-35, which would normally be a February open filing period. The Bouldin Creek Planning Contact Team submitted a letter allowing the out-of-cycle plan amendment application.

The applicant proposes to change the land use on the property from Single Family to Higher Density Single Family. The proposed zoning change is from SF-3-NP to SF-5-NP to build a maximum of eight dwelling units. For more information on the zoning case, please see case report C14-2015-0145

PUBLIC MEETINGS: The ordinance-required community meeting was held on December 14, 2015. Approximately 218 meeting notices were mailed to property owners and utility account holders who live or own property within 500 feet of the property, in addition to neighborhood organizations and environmental groups who have requested notification for the area through the community registry.

Leah Bojo, the agent for the property owner, gave a PowerPoint presentation providing an overview the plan amendment and zoning change application request and information on the private restrictive covenant conditions.

After her presentation, the following questions were asked:

Q. Why are you requesting Higher Density Single Family (HDSF) land use?

A. The lot is deeper than the standard single family lot and it backs up to commercial lots along South 1st Street. HDSF will serve as a buffer between the commercial lots and the smaller single family lots. We could have a larger number of smaller units versus the smaller number of larger dwelling units. We believe the request meets these goals of the plan: It will provide diversity housing options; it appeals to a wider demographic home ownership; it will introduce less expensive housing options; and it supports a walkable environment. The proposed eight single family detached units will follow the neighborhood plan design guidelines. If approved, construction would begin 2nd quarter of 2016. We will have private restrictive covenant and a conditional overlay. We have been working with the PCT for one year. The goal is to fit into the neighborhood fabric. We have support from both adjacent property owners. We have renderings of the proposed homes. The two homes on the end will face South 2nd Street.

Q. You said the neighbor in 1619 S. 2nd Street is on board. I'd like to hear from them as to why they support this.

A. Response from property owner: I realize you can't stop development. I liked the craftsman-style detached home design. I don't want large duplexes next to my property

Q. Why aren't five dwelling units enough?

A. Response from Cory Walton from the PCT: From the neighborhood planning contact team perspective, these larger lots could have huge duplexes priced at \$1 million, which does not support friendly, compact development that is in scale to the existing houses. This is why we were receptive to the project. We also recognize this development as something Code Next supports, which is the creation of the "missing middle" housing.

Q. Will there be visitor parking?

A. There will be two dedicated parking spaces for each unit, but there could be parallel parking for visitors along the driveway.

Q. Based on the Floor Area Ratio (FAR) for SF-3, there could be houses greater than 2,000 square feet and could be \$1million each?

A. Yes, that's correct.

Q. You said there would only be eight trash cans during the trash pickup. How will you deal with the other trash cans, if there are eight homes and 16 trash and recycle bins?

A. We talked to Austin Resource Recovery and they won't drive the trucks down the private drive, so we are looking into a private company to pick up the additional trash cans.

Q. Would the City fee be reduced if you go private?

A. No, the City would still charge for the trash pickup.

Q. Will you handle the drainage issues on the property?

A. Yes, we will be required to.

Q. Will this be a condo regime?

A. Yes, because the homes will be on one lot.

Q. Will you replat the property?

A. Yes.

Q. What are the target prices of the homes and size of the units?

A. We're not sure at this time, but it could be around \$600,000. The average size will be around 1,500 square feet, but some units could be smaller.

Q. If nothing is done, would Code Next allow this type of development?

A. We don't know yet.

Q. Isn't allowing this upzoning to SF-5 a slippery slope?

A. Cory Walton: This is a legitimate concern, but if a property owner wants to abide by the restrictive covenant that they are agreeing to with this applicaiton and they have a large lot like this property, I would say "go for it".

The letter recommendation from the Bouldin Creek Planning Contact Team is on page 16.

CITY COUNCIL DATE: February 11, 2016 **ACTION:**

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

EMAIL: maureen.meredith@austintexas.gov

Letter from PCT allowing out-of-cycle application

From: Hampton, Stuart [REDACTED]

Sent: Tuesday, September 08, 2015 8:52 AM

To: Moore, Andrew

Subject: Bouldin Creek Neighborhood Plan Contact Team statement allowing submittal of application for 1615-1617 S. 2nd St.

September 8, 2015

Dear Mr. Moore,

Related to developer Richard Kooris' plans to request a rezoning and neighborhood plan amendment for properties at 1615 S. 2nd St. and 1617 S. 2nd St., this is a statement from the Chair of the Bouldin Creek Neighborhood Plan Contact Team:

In order to support the ongoing negotiations between the applicant and the Bouldin Creek Neighborhood Association toward securing a preferred development at 1615-1617 S. 2nd St that is consistent with the spirit of and broad outlines of the Bouldin Creek Neighborhood Plan, on behalf of the Bouldin Creek Neighborhood Plan Contact Team I support the applicant's request for an out-of-sequence rezoning and neighborhood plan amendment for these S. 2nd St properties.

Regards,

Stuart Hampton
Chair,
Bouldin Creek Neighborhood Plan Contact Team

Direct [REDACTED]
[REDACTED]

Cc: [REDACTED]; Meredith, Maureen; Kevin Lewis [REDACTED]; Cory Walton
[REDACTED]; Catherine Mohin [REDACTED]

Summary Letter submitted by Applicant



LandUseSolutionsTX.com

Michele Haussmann
PRINCIPAL

October 20, 2014

Mr. Greg Guernsey, Director
Planning and Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

VIA Hand Delivery

Re: Rezoning - Property located at 1615-1617 S. 2nd Street in the City of
Austin, Travis County, Texas ("Property")

Dear Mr. Guernsey:

As representatives of the future owner of the above stated Property, Pegalo Properties, Inc. ("Owner"), we respectfully submit the enclosed rezoning application submittal package. The Owner is requesting a rezoning to allow for future higher-density single family use. The property is currently zoned SF-3-NP and resides in the Bouldin Creek Neighborhood Plan.

The proposed rezoning is from SF-3-NP to SF-5-CO-NP. This will allow the development of the Property with a greater number of dwelling units. The Owner has been working with the Bouldin Creek Neighborhood Association for over a year on an agreed-upon plan for eight (8) detached units with a series of conditions to be recorded in the conditional overlay of the zoning ordinance, as well as in a private restrictive covenant. The proposed conditional overlay will stipulate the following:

- No more than 8 units will be developed on the property.
- The footprint of a dwelling unit cannot exceed 799 square feet, except that at least two structures shall have a maximum footprint that is fifteen percent (15%) less than the average footprint of the other units in the Project.

1717 West 6th Street, Suite 470
Austin, Texas 78703
OFFICE 512.212.4114

10003 NW Military Hwy, Suite 2215
San Antonio, Texas 78231
OFFICE 210.812.2222

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- The maximum height of a building or structure is 26 feet from the ground level.
- The maximum number of stories for a building or structure is 2.
- No exterior wall of a building or structure shall be greater than twenty feet (20') in height.

Additionally, the private restrictive covenant will require agreed-upon site configurations, compliance with a variety of design guidelines and a site layout plan, limits on the number of garbage receptacles on S. 2nd Street, a prohibition on rooftop decks, and lighting requirements.

The Property was designated Single Family and rezoned to SF-3-NP in 2002 with the original adoption of the BCNP (Zoning Ordinance 020523-33). Enclosed are the relevant pages of BCNP Zoning Ordinance for your review. Though the Property currently contains two single-family homes, one on each lot, it is exceptionally long at 231 feet, with a total lot size of approximately 26,000 square feet. A lot of this size is appropriate for more than the four (4) units that would be allowed under the current neighborhood plan designation and zoning. The requested SF-5-NP zoning supports the BCNP goal to provide a variety of housing options. Providing eight smaller units will provide more, and more affordable, units than developing the lots with only one or two units per lot.

Please contact me if you have any questions or need additional information. Thank you for your time and assistance with this application

Very truly yours,



Michele Haussmann

Enclosures

CC: Stuart Hampton, President, Bouldin Creek Neighborhood Plan and Contact Team (BCNPT), *via electronic mail*
Kevin Lewis, President, Bouldin Creek Neighborhood Association (BCNA), *via electronic mail*
Richard Kooris, Pegalo Properties, Inc, *via electronic mail*

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Letter of Recommendation from the Bouldin Creek
Planning Contact Team

**Bouldin Creek Neighborhood Plan Contact Team
December 14, 2015
Minutes**

Public Meeting on proposed zoning change for 1615 and 1617 S. 2nd St.
Twin Oaks Library, 1800 S. 5th St. Austin, Texas 78704. Dec 14, 2015

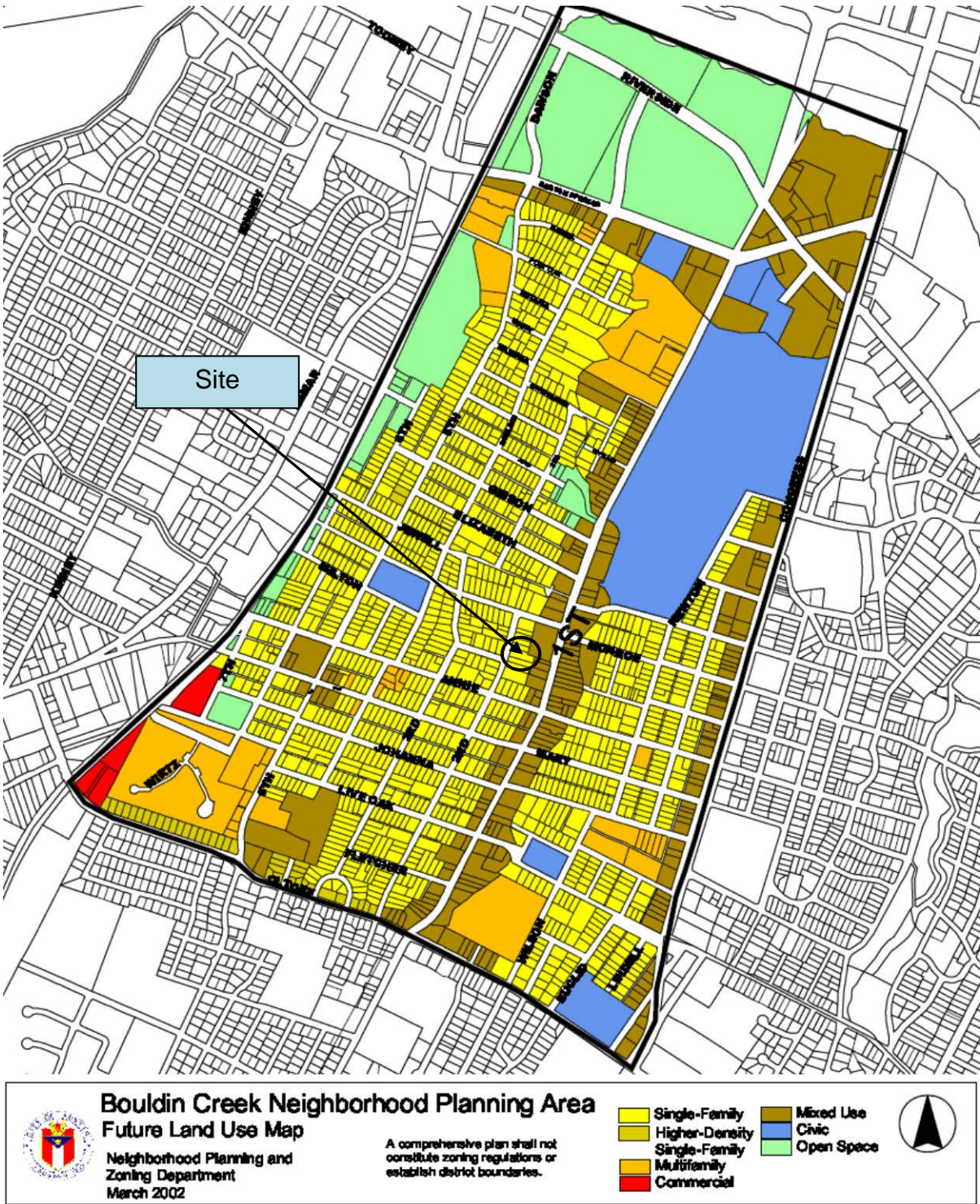
City Staff-led public meeting began at 6:30 pm
Applicant presented proposed development plan requiring zoning change and pan
amendment. City staff outlined amendment process, applicant responded to public questions.
Meeting adjourned approx. 7:20 pm

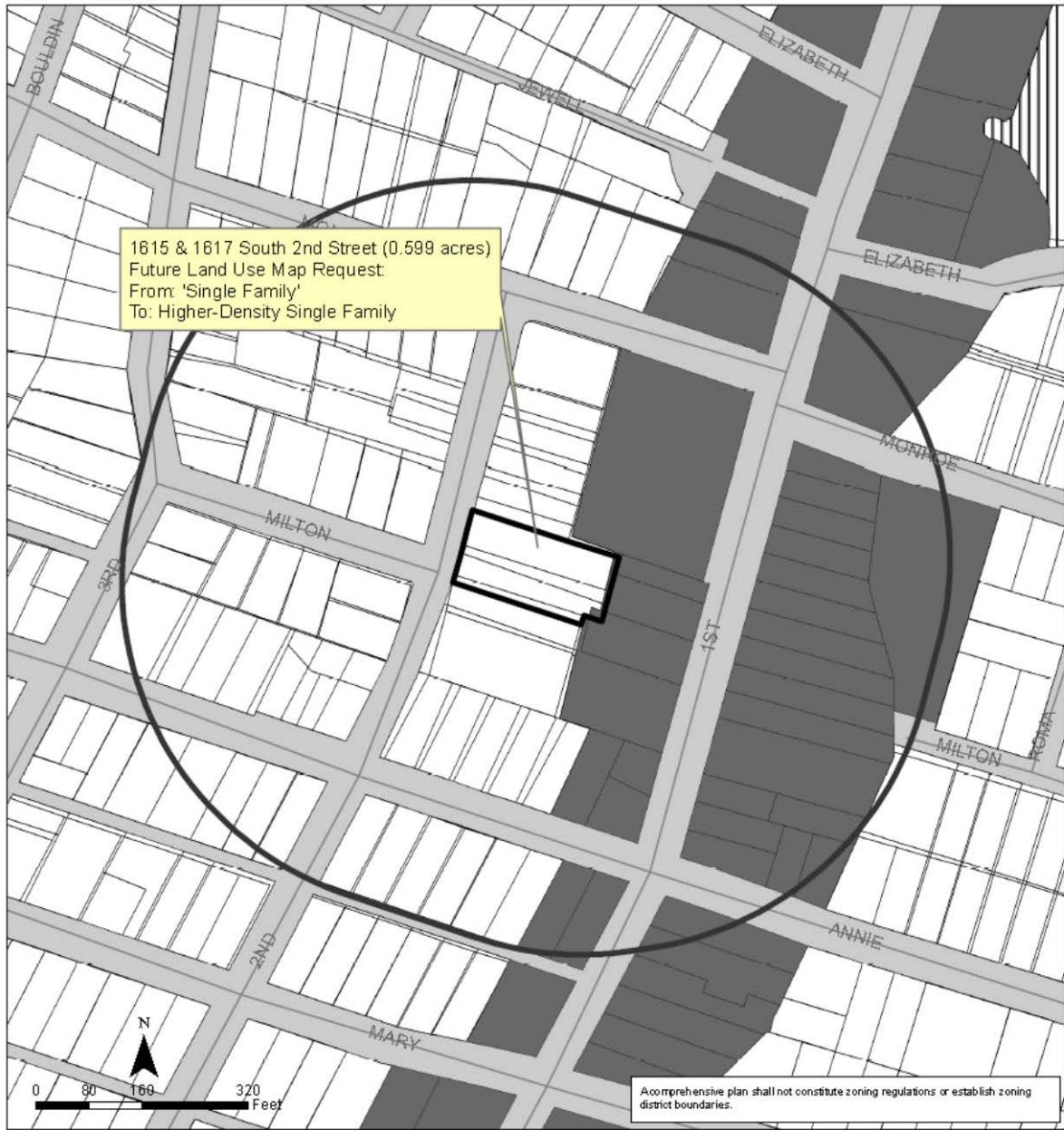
Plan Contact Team meeting began at 7:30 pm
Contact Team Attendees:
Paul Strange strange20@
Vineet Choudhary vineet.sc.@
Magdalena Rood mrood@
Murray Freeman murray@
John Bodek john.bodek@
Cory Walton (Secretary) coryellwalton@
Stuart Hampton (Chair) shampton@

Stuart Hampton made the following motion, which was passed unanimously:

Whereas the applicant has worked cooperatively with the Bouldin Creek Neighborhood
Association on this case for the last 12 months; and
Whereas the applicant has agreed to a Restrictive Covenant and a Conditional Overlay (as
written); and
Whereas the applicant has agreed to build smaller-scale houses in keeping with the voluntary
design guidelines detailed by the Bouldin Creek Neighborhood Plan,

The Bouldin Creek Neighborhood Plan Contact team gives its support to the applicant's
request for a plan amendment at 1615 and 1617 S. 2nd St. for zoning change from SF-3-NP
to SF-5-CO-NP.





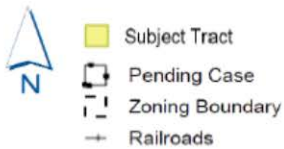
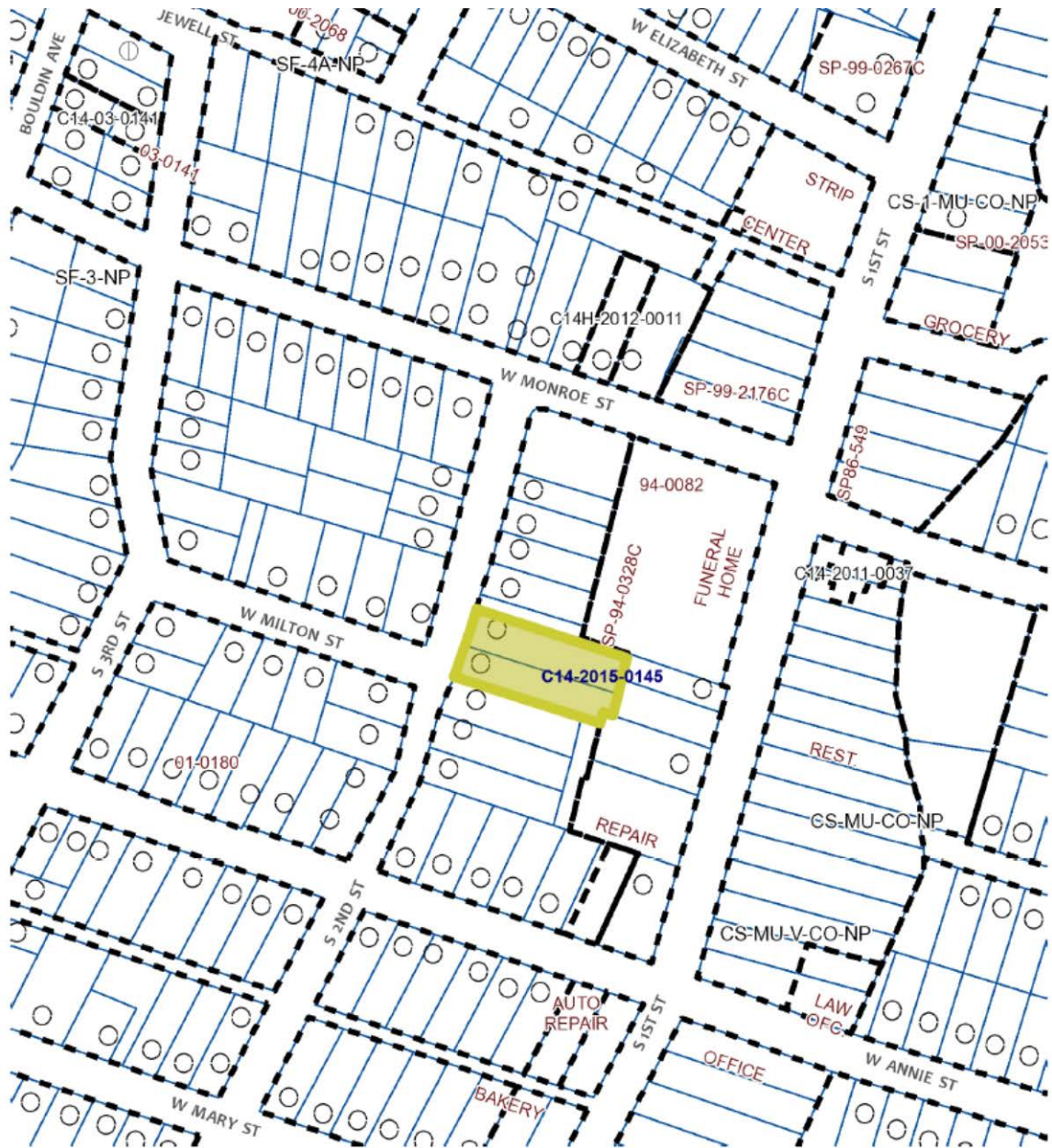
**Bouldin Creek Neighborhood Planning Area
NPA-2015-0013.01**

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This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

City of Austin
Planning and Development Review Department
Created on 1/20/2016, by: meredithm

Future Land Use	
	500 ft. notif. boundary
	Subject Property
	Single-Family
	Higher-Density Single-Family
	Multi-Family
	Mixed Use
	Civic
	Recreation & Open Space
	Transportation



100 200 Feet

1" = 200'

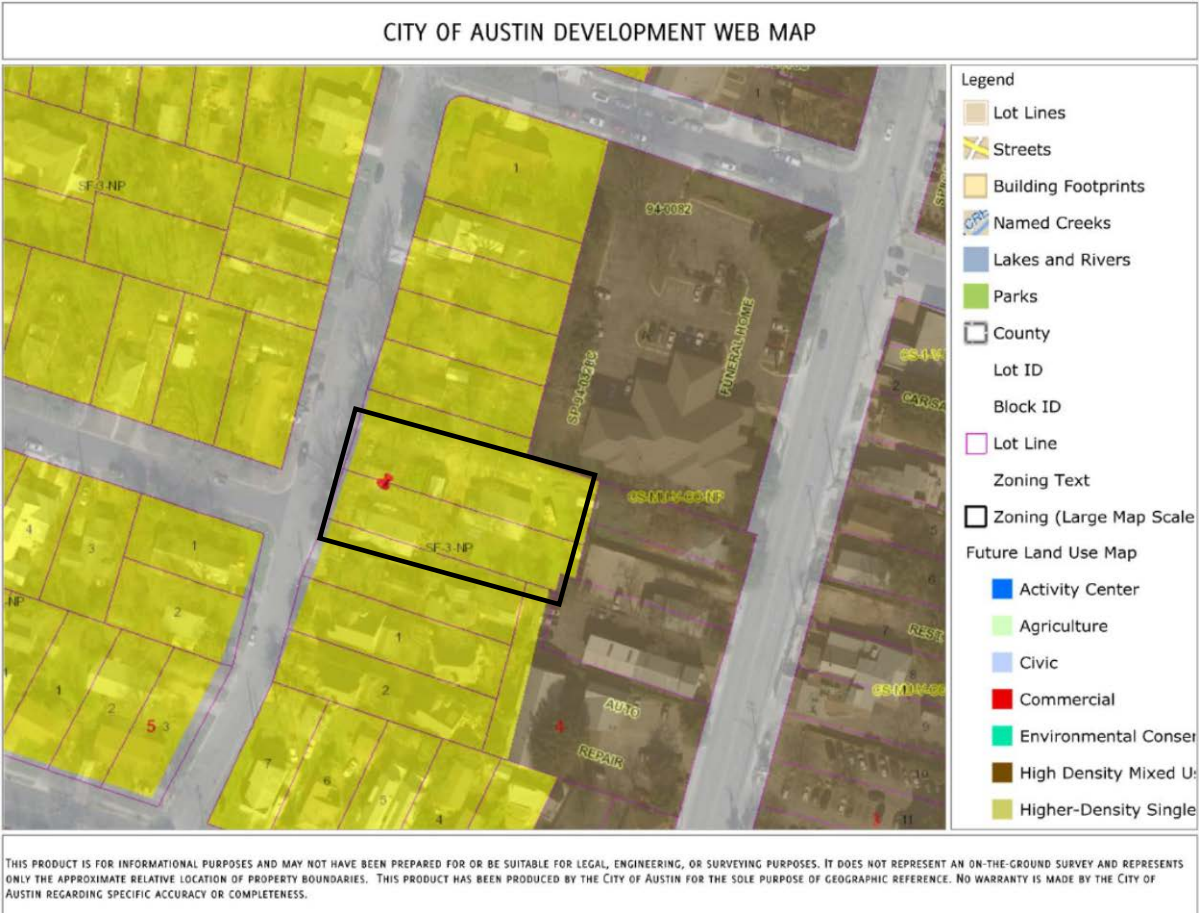
ZONING

ZONING CASE#: C14-2015-0145



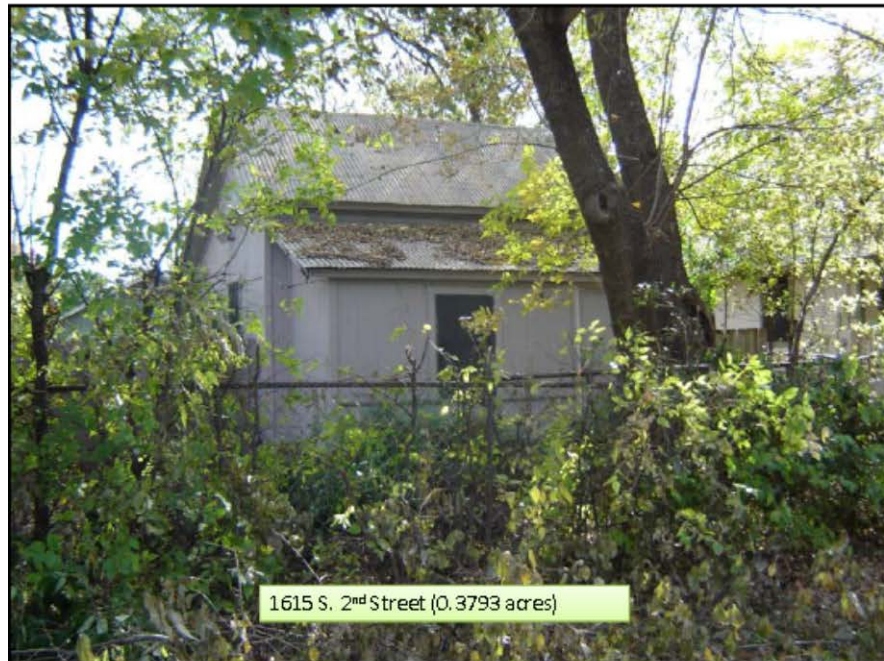
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View north of South 2nd St.

From: Rebecca Thorburn
Sent: Tuesday, December 01, 2015 4:55 PM
To: Meredith, Maureen; Moore, Andrew; John Smiljanic
Subject: case numbers C14-2015-0145 and NPA-2015-0013.01

Hello Maureen and Andrew,

I am writing in reference to case numbers C14-2015-0145 and NPA-2015-0013.01, related to proposed zoning changes and neighborhood plan amendments related to development at 1615 and 1617 S 2nd St.

My husband and I are quite concerned about the amount of renovations and development in the immediate area and the movement towards high density single family housing in our neighborhood. On our block, there are 5 homes in a row that are currently under construction. Within the past year, new duplexes went up across the street from us and within view 1/4 block to our east. Everywhere we look in our neighborhood, new duplexes and new construction are happening.

While we certainly support development and growth, we are concerned that the movement to high density single family housing is damaging our neighborhood. Parking is constantly an issue on our street with the construction and multi-unit buildings now, where it never was in the 4 years previous. Yards are becoming smaller and smaller. We see fewer home owners outside their homes. We feel less safe while walking or biking in the neighborhood. And traffic through the neighborhood is increasing dramatically with the higher density buildings.

While the application from the developers does mention the goals of walk-ability and more affordable housing for these area, there is no mention of parking for these units or mitigation plans for the impact on neighborhood traffic or on the ability of others in the neighborhood to walk to various shops and restaurants.

1615 and 1617 S 2nd St. are only a short block from our home. While we agree that the properties should be developed, we do not support a change in zoning to high density single family. The current zoning allows for 4 single family homes. 4 homes (two more than exist in that space today) will impact parking and traffic, but not to the extent that 8 units in this same space would.

Again, we do not support these requested zoning changes. If the changes do proceed, our concerns regarding parking and traffic must be addressed.

Sincerely,
Rebecca Thorburn and JR Smiljanic
1702 S 3rd St
512-484-1590

From: McClendon, James
Sent: Thursday, November 19, 2015 8:55 AM
To: Meredith, Maureen
Cc: Home
Subject: Case No. NPA-2015-0013.01

Maureen:

In response to the request to change zoning from Single Family to High Density Single Family, the McClendon's at 700 W. Annie St. oppose this change. This is a single family neighborhood. We think it should remain that way. We oppose anything that would increase the density of the neighborhood. It is just fine the way it is. I am sure whoever the developers are can make a substantial sum of money building houses that are consistent with the rest of the neighborhood.

Jim and Cathy McClendon

James McClendon
Partner

HUSCH BLACKWELL LLP
111 Congress Avenue, Suite 1400
Austin, TX 78701-4093
Direct: 512.479.9761
Fax: 512.480.5024

PUBLIC HEARING COMMENT FORM	
<p>If you use this form to comment, it may be submitted to:</p> <p>City of Austin Planning and Zoning Department Maureen Meredith P. O. Box 1088 Austin, TX 78767-8810</p> <p>If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.</p>	<div style="border: 1px solid black; padding: 2px; margin-bottom: 10px;"> <input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object </div> <div style="margin-bottom: 10px;"> <p><u>R Sue Long</u> Your Name (please print)</p> <p><u>612 # 610 W Monroe St</u> Your address(es) affected by this application</p> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p><u>R Sue Long</u> Signature</p> </div> <div style="width: 35%;"> <p><u>1-5-16</u> Date</p> </div> </div> <p>Comments: <u>High density without adequate advanced planning by this city regarding parking and traffic is not acceptable. High density will not bring real estate prices down and will not create long-term affordable housing.</u></p>
<p>Case Number: NPA-2015-0013.01 Contact: Maureen Meredith Public Hearings: Jan 12, 2016, Planning Commission Feb 11, 2016, City Council</p>	

CHRISTENSEN

02 January 2016

City of Austin Planning and Zoning Department
Maureen Meredith - neighborhood plan amendment
Andrew Moore - rezoning
P O Box 1088
Austin, TX 78767-8810

re: Case Number: NPA-2015-0013.01 (neighborhood plan amendment)
re: Case Number: C14-2015-0145 (rezoning)

Concerned parties:

My wife and I live at 614 West Monroe Street, a block from the site of the proposed neighborhood plan amendment and rezoning. In general and in principal I prefer that we do not make exceptions to neighborhood planning and zoning requirements. I respect that residents closest to the site - 1615 & 1617 S.2nd Street - approve of the proposed changes. I feel that approval of these exceptions must be accompanied by changes in area parking and traffic control.

Once construction begins on that site, my neighbors and I will become trapped in our neighborhood. South First Street has become difficult to enter and exit most of the day. Neighborhood streets are choked by South First business customer parking. Bouldin Avenue often closes for events. We strongly recommend that approval of changes to neighborhood planning and zoning requirements for this site are contingent upon development of neighborhood parking restrictions - for example, parking on only one side of the street - and the installation of a traffic light at the intersection of South First and West Monroe Streets.

Thank you for your consideration:



John Christensen

614 W Monroe Austin, TX 78704 512.442.2135

Applicant Criteria Worksheet Submitted by Applicant's Agent

Provide this information with your plan amendment application for the pre-application meeting with staff and also when you formally submit the application to the In-Take Division.

Taken From: Article 16: Neighborhood Plan Amendment Ordinance

§ 25-1-810 - RECOMMENDATION CRITERIA.

(A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) and (C) are satisfied.

(B) The applicant must demonstrate that:

- (1) the proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments;

Does this criterion apply to your proposed plan amendment application? ___Yes X No

If there was a mapping error, explain here and provide documentation: _____

- (2) the denial of the proposed amendment would jeopardize public health, safety, or welfare;

Does this criterion apply to your application? ___Yes X No

If this condition applies, explain here _____

- (3) the proposed amendment is appropriate:

(a) because of a material change in circumstances since the adoption of the plan; and

(b) denial would result in a hardship to the applicant;

Does this criteria apply to your application? ___Yes X No

If yes, explain here _____

- (4) the proposed project:

(a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations;

Does this criterion apply to your application? ___Yes X No

If yes, explain here _____

_____ or

(b) promotes the recruitment or retention of an employment center with 100 or more employees;

Does either one of these criterion apply to your application? ____ Yes X No

If yes, explain here _____

(5) the proposed amendment is consistent with the goals and objectives of the neighborhood plan;

List the goals and objectives from the plan that you feel support your plan amendment request, along with your rationale for why it meets these goals/objectives. Use separate document if necessary:

The goals and objectives outlined in the Bouldin Creek Neighborhood Plan that support this plan amendment are in Goal 1: Objectives 1.1 and 1.2. The proposed project will support the recommendations made in Objective 1.1 by ensuring that properties within the neighborhood that are currently zoned single family will remain single family to maintain the single family residential character of the area. With the inclusion of these units, Objective 1.2 will also be addressed. The project will diversify single family housing options in close proximity to South 1st Street, in turn making it easier for more neighbors to walk to support the nearby neighborhood businesses.

(You can find the plan document here: <http://austintexas.gov/page/adopted-neighborhood-planning-areas-0>.) or

(6) the proposed amendment promotes additional S.M.A.R.T. Housing opportunities.

Is this a S.M.A.R.T. Housing project? ____ Yes X No

If yes, explain here and provide the letter from Neighborhood Housing and Community Development _____

(C) The applicant must demonstrate that:

(1) the proposed amendment complies with applicable regulations and standards established by Title 25 (Land Development), the objectives of Chapter 25-2 (Zoning), and the purposes of the zoning district proposed for the subject property; **and**

(https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE)

(2) the proposed amendment is consistent with sound planning principles. (See attached)

LAND USE PLANNING PRINCIPLES

You can find the Guide to Land Use Standards here:

<http://www.austintexas.gov/department/neighborhood-planning-resources>

If you believe a principle does not apply to your proposed plan amendment application, write "Not applicable".

1. Ensure that the decision will not create an arbitrary development pattern;

Provide your analysis here: The proposed eight (8) higher density single family units will border areas zoned as both single family and mixed use on the FLUM. The proposed project will increase housing options by providing an additional four (4) single family units near the restaurant and retail services along S 1st. Street.

2. Ensure an adequate and diverse supply of housing for all income levels;

Provide your analysis here: The proposed units will help diversify the housing options in this area, appealing to a wider demographic of future occupants. Also, as agreed upon with the neighbors, the proposed eight (8) units will provide less expensive units than the currently entitled four (4) units would provide.

3. Minimize negative effects between incompatible land uses;

Provide your analysis here: The higher density single family units in close proximity to existing services on S. 1st Street will support the desired walkable environment outlined in Imagine Austin. The introduction of SF-5-NP supports the goal of preserving the single family nature outlined in the neighborhood plan and supporting compatibility of land uses.

4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;

Provide your analysis here: The proposed single family units will be in close proximity (accessible by sidewalks) to Nicholas Dawson Park and Gillis Park. This will promote a healthy use of these public amenities.

5. Discourage intense uses within or adjacent to residential areas;

Provide your analysis here: The higher density single family units will be consistent with the character of the adjacent single family area.

6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;

Provide your analysis here: The proposed project will allow patrons to live within walking distance of the neighborhood businesses along S. 1st Street. This meets Objective 1.2 of Goal 1 in the neighborhood plan by helping to preserve the character of "Downtown Bouldin Creek".

7. Minimize development in floodplains and environmentally sensitive areas;

Provide your analysis here: The proposed project is not in an existing flood plain.

8. Promote goals that provide additional environmental protection;

Provide your analysis here: The proposed project will meet current code provisions

9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);

Provide your analysis here: The proposed project is not located within regulations intended to address public safety, like an overlay zone or a pipeline ordinance.

10. Ensure adequate transition between adjacent land uses and development intensities;

Provide your analysis here: The proposed project will continue the trend of single family dwelling units in and along S. 2nd Street. The footprints of the proposed eight (8) detached single family units are not to exceed 799 square feet each. This will allow them blend in with the neighboring existing single family units.

11. Protect and promote historically and culturally significant areas;

Provide your analysis here: NA

12. Recognize current City Council priorities; (Look at the Imagine Austin Comprehensive Plan Document found here: <http://austintexas.gov/department/imagine-austin-download-center>. Appendix E. Framework for Decision Making, pages A-57 through A-58.)

Provide your analysis here: In moving from Single Family to Higher Density Single Family, and providing more single family detached units on the two lots, the proposed project will diversify the area's unit types and increasing housing options. The close proximity to S. 1st Street will also create a compact and contacted environment allowing easy access to retail and other services.

13. Avoid creating undesirable precedents;

Provide your analysis here: While working with the neighborhood association, considerations were made to ensure that the proposed project was in compliance with the existing neighbors' ideals and guidelines. These considerations have been recorded in the conditional overlay in the accompanying rezoning ordinance.

14. Promote expansion of the economic base and create job opportunities;

Provide your analysis here: NA

15. Ensure similar treatment of land use decisions on similar properties;

Provide your analysis here: These parcels are significantly deeper than the majority of the surrounding properties and provide ample space to fit a greater number of units while preserving the single family character of the frontage. This project is unique in that the lot sizes are larger than the majority of other lots on the street. The character of the proposed single family units will complement existing single family homes through the standards established in the conditional overlay created in collaboration with the neighborhood association.

16. Balance individual property rights with community interests and goals;

Provide your analysis here: Individual property rights and community interests and goals are balanced in that the proposed project provides more units on the site than are currently there and the units are complementary to the existing single family homes in the area and help the neighborhood meet the goals set out in their neighborhood plan, like increasing the diversity of housing types.

17. Consider infrastructure when making land use decisions;

Provide your analysis here: The proposed project will tap into existing infrastructure while providing increasing the diversity of housing options in the area and maintaining the single family integrity. The proposed project will also be in close proximity to alternative transportation options, shops, and neighborhood businesses along S. 1st Street.

18. Promote development that serves the needs of a diverse population.

Provide your analysis here: The proposed development of eight (8) units on these two lots will diversify the area's housing unit types and increase this neighborhood's housing options, serving a broader population of potential homeowners.