

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Southeast Combined Neighborhood Plan

CASE#: NPA-2015-0014.01 **DATE FILED:** October 19, 2015 (Out-of-cycle)

PROJECT NAME: 4501 E St. Elmo Road

PC DATE: January 12, 2016

ADDRESS: 4501 East St. Elmo Street

DISTRICT AREA: 2

SITE AREA: 0.45 acres

OWNER/APPLICANT: Emilia Linares

AGENT: Moncado Consulting (Phil Moncado)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Multifamily and Industry **To:** Mixed Use/Office

Base District Zoning Change

Related Zoning Case: C14-2015-0142

From: LO-NP **To:** LO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: October 10, 2002

PLANNING COMMISSION RECOMMENDATION:

January 12, 2016 – The case was postponed to the February 9, 2016 hearing date at the request of the neighborhood (Southeast Combined Planning Contact Team) on the consent agenda. [N. Zaragoza – 1st; P. Seeger – 2nd] Vote: 11-0 [S. Oliver and J. Stevens absent; M. Wilson recused from items C-18; J. Schissler recused from items C-6; C-7, and C-10; and J. Shieh recused from item C-10].

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request to change the land use on the future land use map from Multifamily and Industry to Mixed

Use/Office because the neighborhood plan states the Franklin Park planning area supports providing housing options to accommodate the residential needs of all members of the community. The zoning change request to add the MU Overlay would allow the three existing apartments on the property to become legal uses.

Below are sections of the Southeast Combined Plan document that staff believes supports the plan amendment request:

Vision

The neighborhood will be clean, beautiful, and safe with convenient, attractive shops and accessible parks and greenspaces. Neighbors will be diverse, courteous, respectfully quiet, and familiar with each other. The neighborhood will provide convenient routes for pedestrians and cyclists and a logical network of neighborhood streets without excessive traffic, and with adequate employment opportunities.

Core Values

- Promote pride in the community and encourage residents to become good stewards of the neighborhood.
- Continue to support youth development services and resources that will engage younger populations in positive and productive ways.
- Expand neighborhood and community amenities, infrastructure, and employment opportunities to improve the quality of life for residents and to become a more self-sustaining area within the City of Austin.
- Protect and preserve sensitive environmental areas and critical environmental features.
- Recognize the Southeast Planning Area as a part of the City whose residents have a strong sense of commitment and will continue to work diligently to improve the quality of life in their neighborhoods.
- Acknowledge the natural and open spaces in and around the planning area and continue to strive to create a connection between neighborhoods and green areas.
- Respect the cultural diversity in the planning area.
- Enhance the walking and biking environment to promote safety, the usage of open spaces, and a sense of community.

Goal 1 Provide a balance of mixed-income housing options that will contribute to the neighborhood's vitality and stability and encourage the development of land uses that promote the interaction between residential and non-residential uses.

Objective 1.1 Explore opportunities for the development of a variety of housing and commercial options.

Action Item 1 Add Mixed-Use (MU) and/or Mixed-Use Building (MUB) to commercially or office-zoned properties on Freidrich Lane, Teri Road, and East Stassney Lane where appropriate. *(Implementer: NPZD)*

Action Item 2 Rezone residentially-used properties inappropriately zoned for their current use to provide a stable supply of housing options. (*Implementer: NPZD*)

Action Item 3 Support the rezoning of undeveloped land in residential areas to make future development compatible with the prevailing residential land use scheme. (*Implementer: NPZD*)

LAND USE DESCRIPTIONS

EXISTING LAND USES ON THE PROPERTY

Multifamily Higher-density housing with 3 or more units on one lot

Purpose

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

Application

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

Industry - Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, manufacturing, research and development, and storage of hazardous materials

Purpose

1. To confine potentially hazardous or nuisance-creating activities to defined districts;
2. To preserve areas within the city to increase employment opportunities and increased tax base;
3. To protect the City's strategic advantage as a high tech job center; and
4. To promote manufacturing and distribution activities in areas with access to major transportation systems.

Application

1. Make non-industrial properties in areas with a dominant industrial character compatible with the prevailing land use scheme;
2. Where needed, require a buffer area for industrial property that abuts residentially used land;
3. Industry should be applied to areas that are not appropriate for residential or mixed use development, such as land within the Airport Overlay; 4. In general, mixed use and permanent residential activities are not appropriate in industrial areas. An exception may be the edge of an industrial area along the interface with an area in which residential activities are appropriate. Such exceptions should be considered case by case, with careful attention to both land use compatibility and design;
5. Industry should not be either adjacent to or across the road from single family residential or schools;
6. Use roadways and/or commercial or office uses as a buffer between residential and industry; and
7. Smaller scale “local manufacturing” districts may be appropriate in some locations to preserve employment opportunities and cottage industries of local artisans. In these areas, hazardous industrial uses (i.e. basic industry, recycling centers, and scrap yards) should be prohibited.

PROPOSED LAND USE ON THE PROPERTY

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

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 land use request will allow the existing three apartment units on the property become a legal use. The property is near a school, a church and other 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 located within a Town Center node as identified on the Imagine Austin Growth Concept map and is near several Capital Metro bus routes.***
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 within a Town Center node as identified on the Imagine Austin Growth Concept map.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The zoning request will make legal three apartments that are located on the property.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***Mixed Use/Office land use is an appropriate land use for this area serving as a transition between the Industrial land use to the west and the Multifamily land use to the east of the property.***
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 environmental 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 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.*

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.

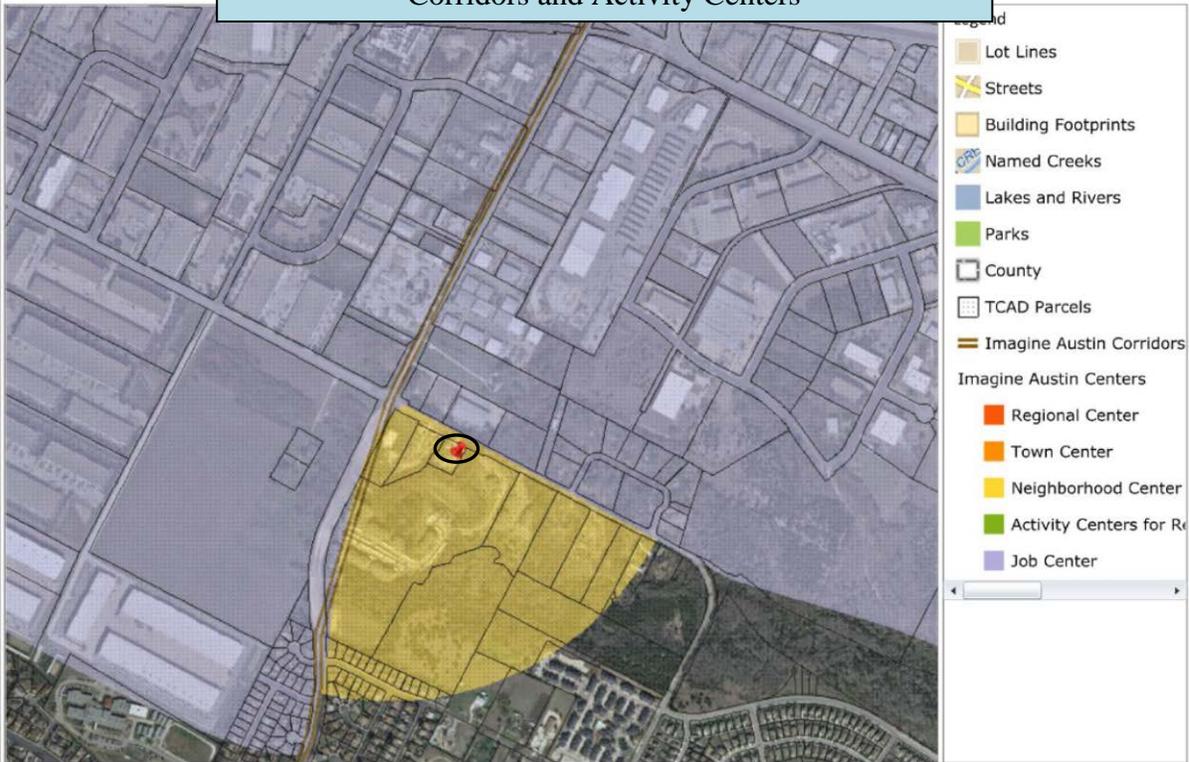
Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services 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.

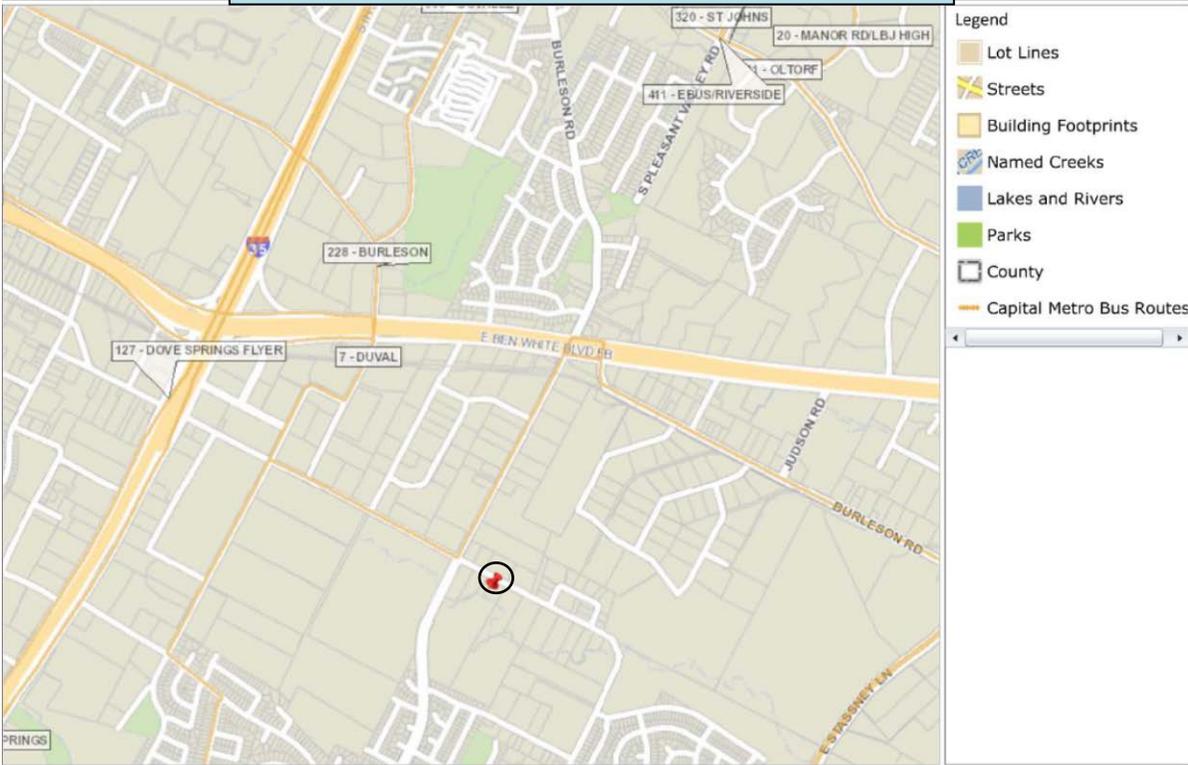
Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and 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.

Approximate Locations of Imagine Austin Activity
Corridors and Activity Centers

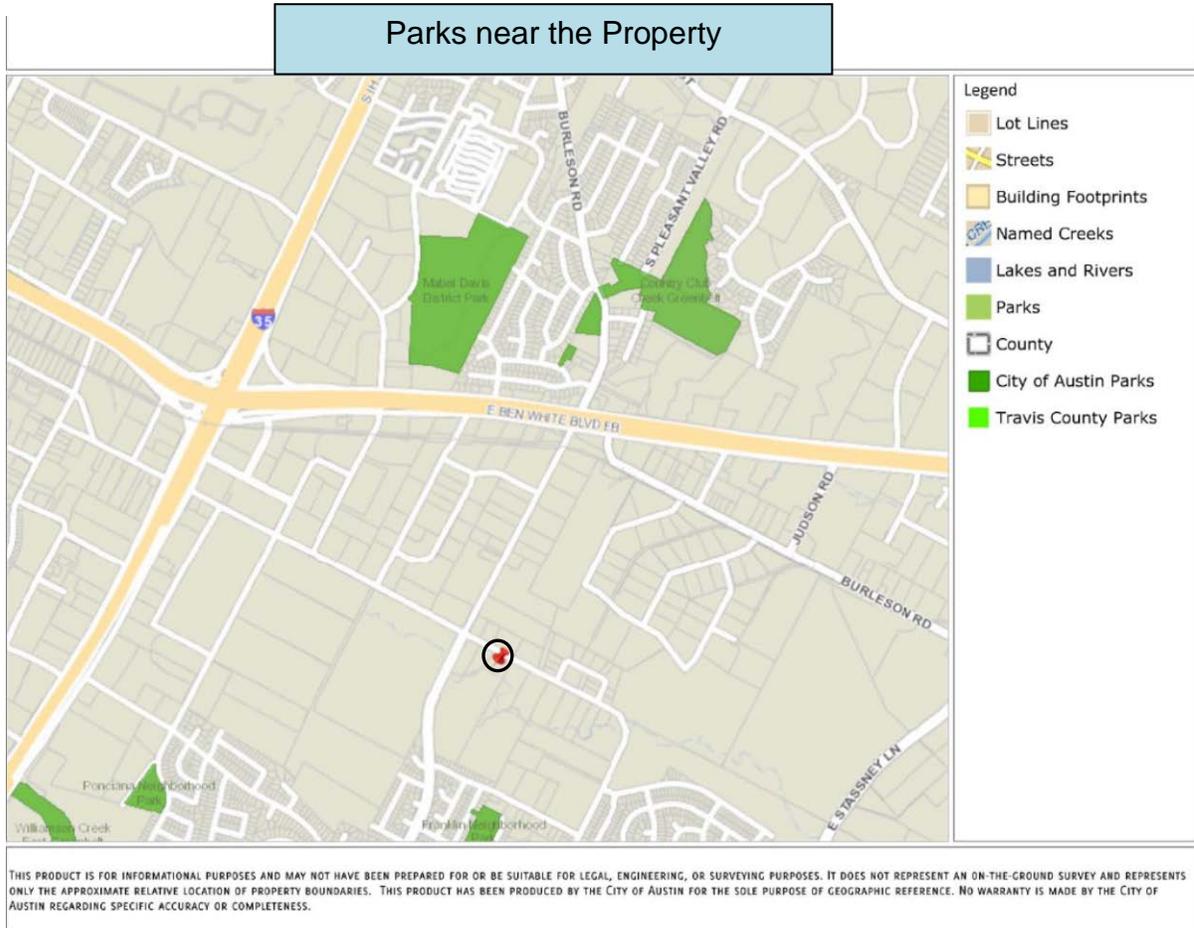


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Capital Metro Bus Routes near Property



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BACKGROUND: The application was filed on October 19, 2015, which is out-of-cycle for planning areas located on the east side of I.H.-35. The Southeast Combined Neighborhood Planning Contact Team submitted a letter which allowed the applicant to file outside of the July in-cycle filing period. The property is located within the Franklin Park area of the Southeast Combined Neighborhood Planning area.

According to the City, the use operating on the property is considered a Group Home, Class II use. The owner of the property was cited by the City's Code Enforcement Department for operating the use without the property zoning and without a Certificate of Occupancy; however, a Group Home, Class II is an allowable use in the LO- Limited Office zoning district as a conditional use.

There are three existing apartments on the property. Adding the MU Overlay would make these dwelling units legal use.

For more information on the associated zoning case, please see the case report for C14-2015-0142.

PUBLIC MEETINGS: The ordinance-required community meeting was held on November 18, 2015. Approximately 221 meeting notices were mailed to property owners and utility account holders who live within 500 feet of the property, in addition to the neighborhood and environmental groups who have requested notification for the area.

After city staff gave an overview of the applicant's plan amendment and zoning request and an overview of the process, the person renting the property made the following presentation.

Vonice Harris, the person leasing the property, said she is running a boarding house on the property and added that Group Homes do not have to be licensed by the State of Texas. She said there are 15 people living in the three apartments on the property. The people living there are paroles who have mental and health issues. They get regular visits from their parole officers and from the Texas Department of Aging and Disability. There are three supervisors on the property to make sure they are taking their medicine and going to their medical and counseling appointments.

She said some clients come from prison or nursing homes but have health problems. We monitor their medicine and assist with medication maybe call due to mental illness, but they are taken to the hospital.

After her presentation, the following questions were asked:

Q. Do you have a number of how many living there are out of prison or the state hospital?

A. All of the people in our facility are either from prison or from state hospitals. Some are from nursing homes.

Q. How many people are to each room?

A. There are two to three people per bedroom. They are all males at this location.

Q. Do they have case workers?

A. All of them have case workers.

Q. Do parole officers visit the property?

A. Yes, they visit two times a month. There are five to six parole officers working with them.

Q. Have there been violations of parole?

A. No.

Q. How many years have you been there?

A. One year.

Q. How much do you charge per month?

A. I charge \$600 a month which includes three meals a day. We provide medical services, counseling and transportation to their appointments.

Q. Who pays for their medicine?

A. Medicaid pays for their medicine.

Q. What if they don't want to take their medicine?

A. We ask them to leave the facility.

Q. How many administrative and medical staff work there?

A. There are six administrative staff and four medical staff, one medical staff per shift. The night shift is from 12 midnight to 8:00 a.m. and this staff member cannot sleep, they walk around checking on the residents.

Q. How long do people stay at the homes?

A. Some people never leave.

Q. If someone is outside smoking cigarettes at 4:00 a.m. and they are not allowed to leave the property, how would you stop them?

A. We have staff there 24 hours a day to watch them, but if someone left the property without permission, we would also call the police.

Q. Do you have inspections from the Department of Aging a Disability?

A. Yes, they inspect us all the time. We also get inspected by the Adult Protective Services.

Q. Since you serve food, so you need Health Department inspections?

A. We don't need it.

Q. When was the last time you were inspected?

A. We were inspected one week ago. I can get you a copy of the report.

Q. You said the majority of the people who live there are from prison. What is the breakdown of their crimes?

A. I didn't bring the list, but there are people who have committed robberies and assaults. There are no crimes against children and no sex offenders.

Q. Are there people who did violent crimes?

A. There are six or seven who have, if that many.

Q. Did you not know you needed a zoning change for your use?

A. I didn't know we need to be rezoned for the use. I usually check the zoning, but I trusted Jose, the property owner, that the property was correctly zoned. I just assumed it was zoned property because I saw three apartments on the property.

Q. When did you hire Phil?

A. I hired Phil once I realized I needed a zoning change.

Q. Do you operate other group homes?

A. Yes. I have one at 5500 South 1st Street and one at 6308 Virgo Lane. The people who live at the Virgo Lane property work, but they are down on their luck.

Q. Did you know there was a church located across the street? Have you asked them for help?

A. No, I didn't know there was a church there.

Q. Does the school down the street to the west towards I.H.-35 know you're here?

A. I don't think they know we're here.

Q. Have you had any incidents where the police need to be called?

A. Occasionally there's a resident-upon-resident incident, but they were not violent. We have one every three months or so, they are at a very low level, sometimes they act like children. There have never been crimes against staff.

Q. Have you had any overdoses or suicides attempts?

A. No overdoses or suicides attempts.

A letter from the Southeast Combined Planning Contact Team is on page 16 of this report. Staff has requested clarification of this letter to clearly determine if the planning contact team supports the plan amendment and zoning change request made by the applicant. If receive, it will be distributed at the Planning Commission hearing on January 12, 2016.

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

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

EMAIL: maureen.meredith@austintexas.gov

9/30/2015

Out-of-Cycle Letter submitted by the PCT

People

Re: 4501 E. St. Elmo - Zoning change
JaNet Barkley Booher ~~402-442-2949~~

Today at 10:01 AM

To Moncada Consulting

CC Ofelia Zapata

The Southeast Contact Team met on September 22, 2015, and approved the request for 4501 E. St. Elmo, Austin Texas 78744, to submit an out-of-cycle plan amendment. The Southeast Contact Team looks forward to this currently operating facility meeting all regulatory requirements for a group home for mentally challenged adults.

We understand from Phil Moncada of Moncada Consulting that no drug or sex offenders are being housed at the facility and will not be housed there in the future, and that every effort will be made by the facility to meet regulatory and code requirements.

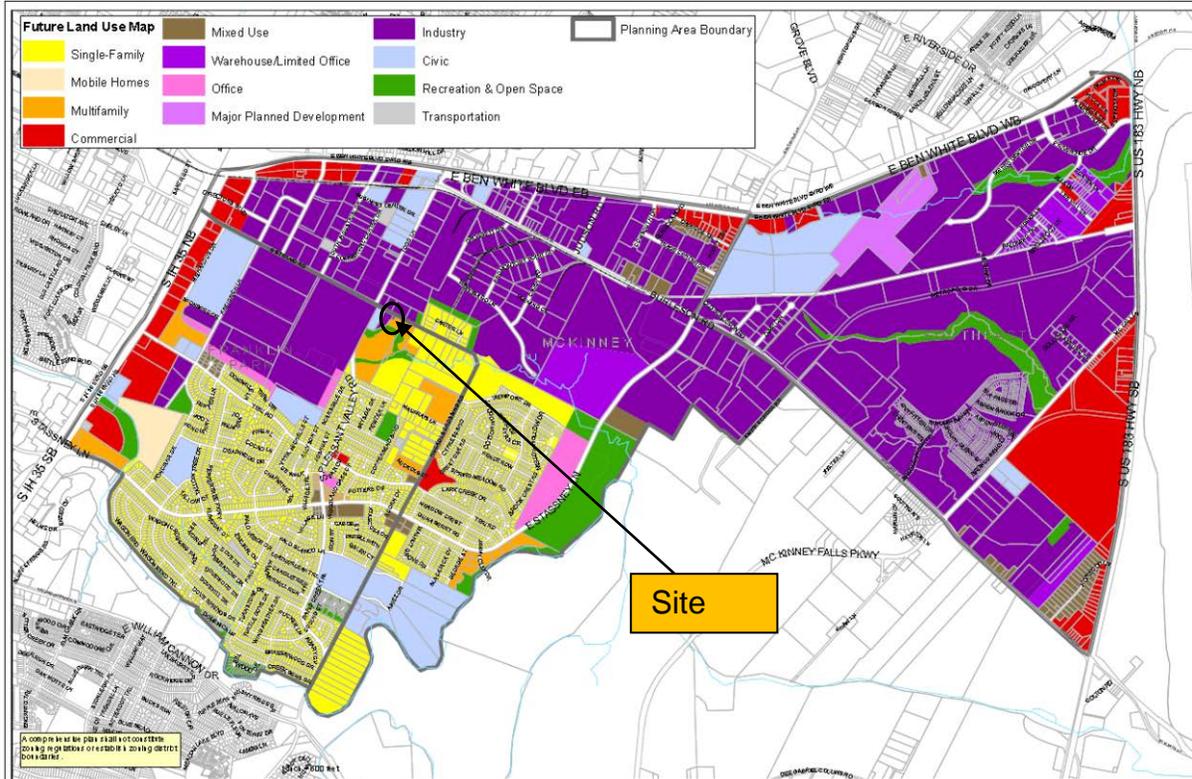
Thanks,

JaNet

JaNet Barkley-Booher
Secretary
Southeast Contact Team
~~402-442-2949~~
512-442-2949
Volunteer

Letter of Recommendation from
the Southeast Combined Planning Contact
Team

No letter received at this time.

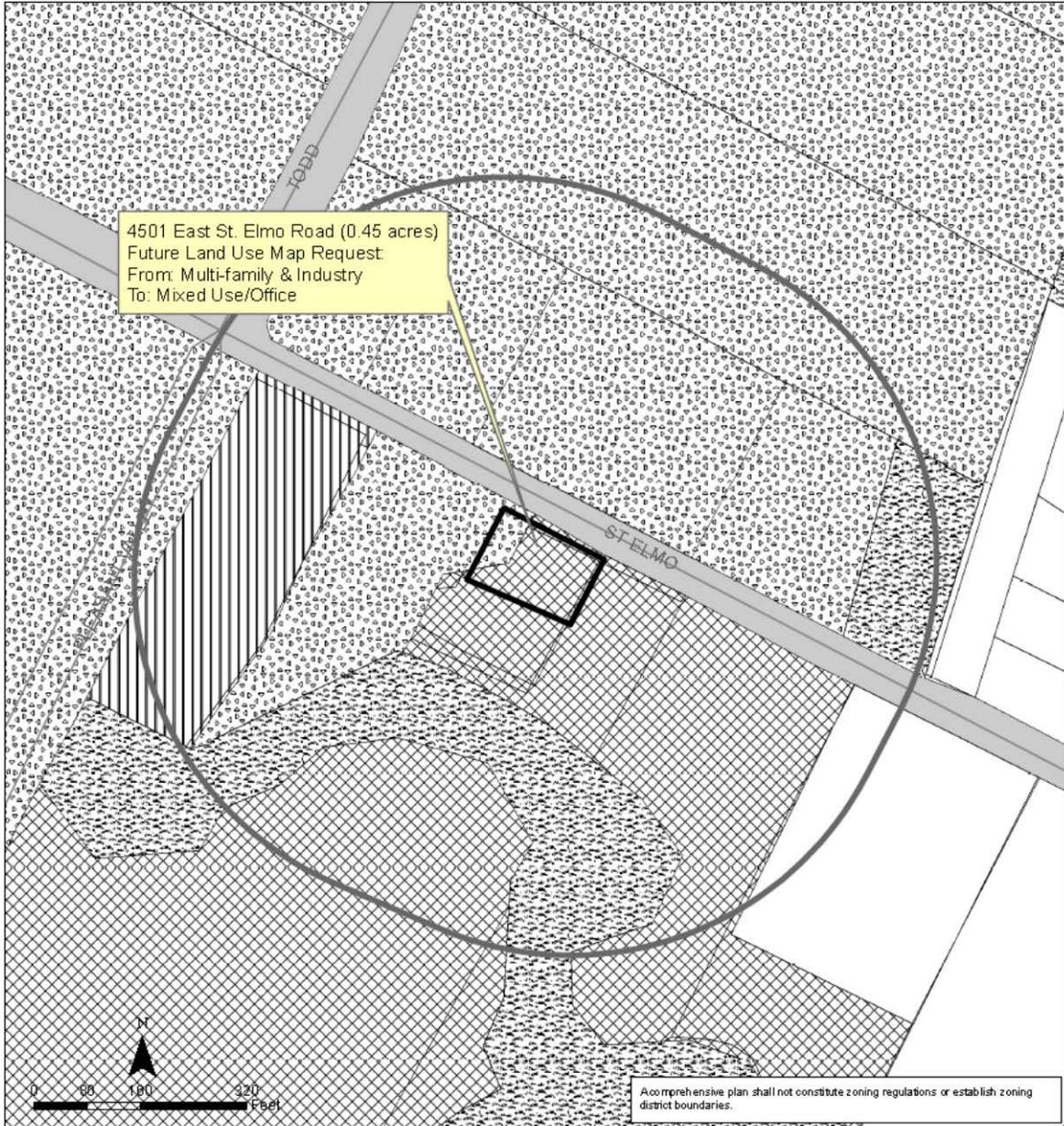


Southeast Combined Neighborhood Plan
 Future Land Use Map
 CITY OF AUSTIN



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**Southeast Combined Neighborhood Planning Area
 NPA-2015-0014.01**

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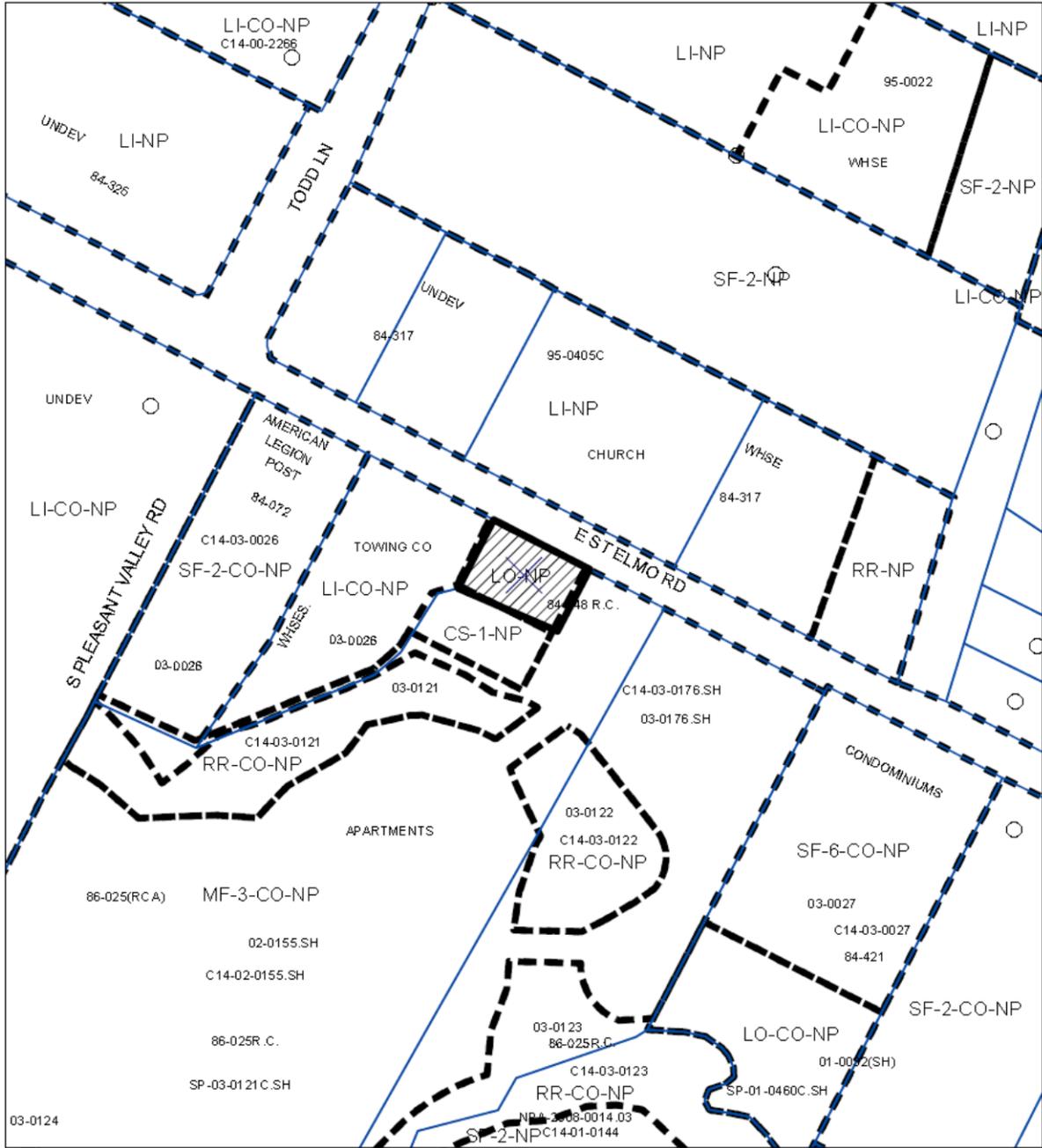
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City of Austin
 Planning and Development Review Department
 Created on 10/29/2015, by: meredithm

Future Land Use

	500 ft. notf. boundary		Industry
	Subject Property		Civic
	Single-Family		Recreation & Open Space
	Multi-Family		Transportation
	Office		



ZONING
Zoning Case: C14-2015-0142

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 200'

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CITY OF AUSTIN
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CITY OF AUSTIN DEVELOPMENT WEB MAP



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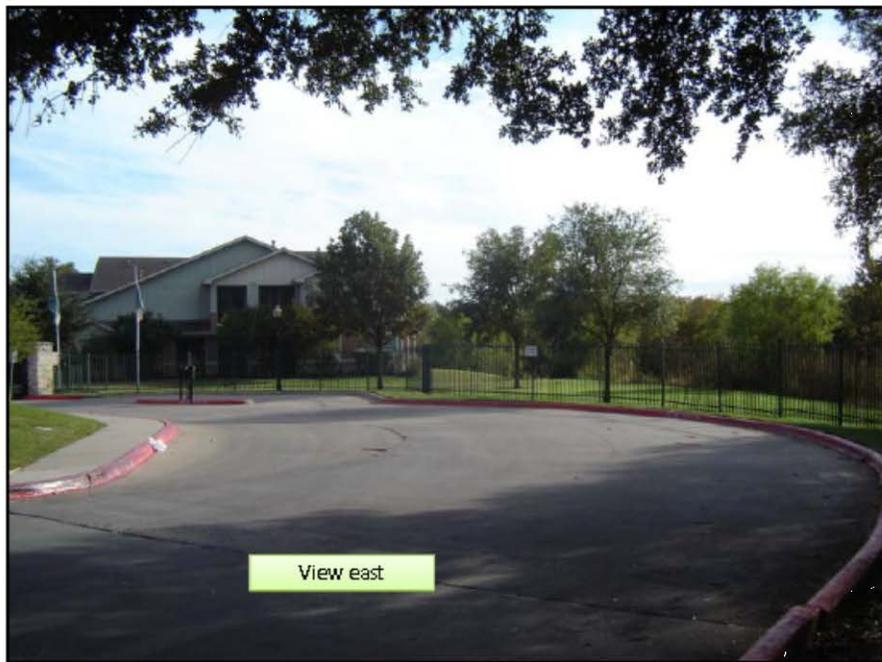
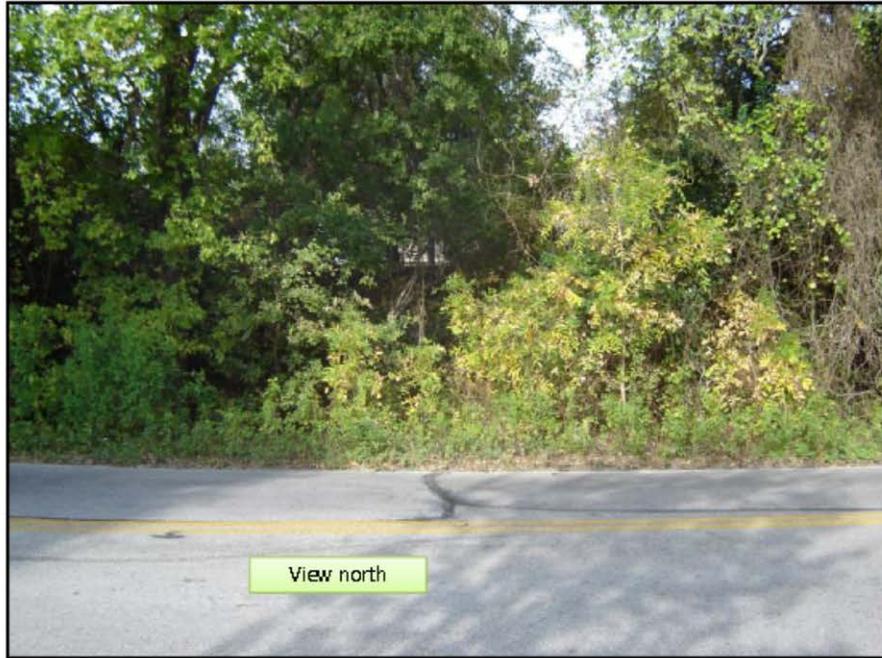
CITY OF AUSTIN DEVELOPMENT WEB MAP



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Applicant Criteria Worksheet Submitted by Applicant's Agent

4501 E St Elmo – Out of Cycle – NPA Zoning Change

4501 E:st. Elmo Rd.

Provide this information with your plan amendment application.

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 No

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

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

Does this criterion apply to your application? ___ Yes 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 ___ No

If yes, explain here CURRENTLY UNDER CODE COMPLIANCE ORDER TO SECURE CERTIFICATE OF OCCUPANCY.

(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 No

If yes, explain here N/A

4501 E St Elmo – Out of Cycle – NPA Zoning Change

_____ **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: _____

YES, PROVIDES A USE THAT PROVIDES A COMMUNITY BENEFIT CREATING HOUSING OPPORTUNITY FOR MENTALLY CHALLENGED INDIVIDUALS. THE PLAN AMENDMENT WOULD CLARIFY THE CURRENT ZONING DESIGNATION FOR THE FRONT PART OF THE LOT TO REFLECT THAT WE ARE NOT AN INDUSTRIAL USE. THE PROPOSED AMENDMENT WOULD ALSO MEET THE FEDERAL GOVERNMENTS FAIR HOUSING ACT THAT PROHIBITS HOUSING DISCRIMINATION ON THE BASIS OF HANDICAP (MENTAL OR PHYSICAL). A GROUP HOME IS CONSIDERED A CIVIC USE THAT REFLECTS THE NEIGHBORHOOD'S INTENT TO CREATE MIXED USE WITH AFFORDABLE HOUSING. MAINTAINING THE LO ELEMENT SERVES NEIGHBORHOOD OR COMMUNITY NEEDS AND IS LOCATED ADJACENT TO RESIDENTIAL NEIGHBORHOODS.

(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 _____
N/A

(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;

https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LAD

THIS IS A CIVIC USE THAT PROMOTES A FAMILY-BASED FACILITY THAT PROVIDES A RESIDENCE WITHIN A PROTECTED LIVING ARRANGEMENT FOR NO MORE THAN 15 RESIDENTS.

4501 E St Elmo – Out of Cycle – NPA Zoning Change

and

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

WE ARE ONLY ADDING THE MU (MIXED USE) ELEMENT IN ORDER FOR A GROUP HOME TO BE IN THE CURRENT ZONING CATEGORY. THE USE WILL NOT INCREASE INTENSITY OR TRIGGER ADDITIONAL PARKING REQUIREMENTS.

4501 E St Elmo – Out of Cycle – NPA Zoning Change

LAND USE PLANNING PRINCIPLES

You can find the Guide to Land Use Standards here:

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

Please **DESCRIBE** how your proposed plan amendment request will meet these principles. 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: N/A

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

Provide your analysis here: CREATES GROUP HOME OPPORTUNITY IN AN AREA LACKING HOUSING.

3. Minimize negative effects between incompatible land uses;

Provide your analysis here: NO SINGLE FAMILY IN IMMEDIATE AREA OR CHANGE THE PARKING AND SITE CONDITIONS.

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

Provide your analysis here: N/A

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

Provide your analysis here: NOT AN INTENSE USE, NO ADDITIONAL PARKING OR EXCESSIVE TRIP NUMBERS PER DAY.

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

Provide your analysis here: N/A

4501 E St Elmo – Out of Cycle – NPA Zoning Change

7. Minimize development in floodplains and environmentally sensitive areas;

Provide your analysis here: NO PROPOSED SITE IMPROVEMENTS. NO FLOODPLAIN IN LOT.

8. Promote goals that provide additional environmental protection;

Provide your analysis here: N/A

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: N/A

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

Provide your analysis here: N/A

11. Protect and promote historically and culturally significant areas;

Provide your analysis here: N/A

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:

NATURAL AND SUSTAINABLE: REUSE OF A PREVIOUSLY DEVELOPED SITE.
PROSPEROUS: SERVES A NEED FOR A GROUP HOME IN IT'S NEIGHBORHOOD THAT ALLOW INDIVIDUALS AN OPPORTUNITY FOR JOBS AND SKILLS DEVELOPMENT.
LIVABLE: THE SITE PROVIDES AFFORDABLE HOUSING FOR MENTALLY CHALLENGED INDIVIDUALS.
A COMMUNITY THAT VALUES AND RESPECTS PEOPLE: THE PROPOSED ZONING CHANGE INCREASES THE VARIETY OF HOUSING TYPES AVAILABLE IN ITS NEIGHBORHOOD.

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13. Avoid creating undesirable precedents;

Provide your analysis here: N/A

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

Provide your analysis here: N/A

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

Provide your analysis here: N/A

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

Provide your analysis here: YES, CREATES BUISSNESS OPPORTUNIY FOR PROPERTY OWNER AND HELPS PROVIDE HOUSING FOR LOW INCOME CITIZENS.

17. Consider infrastructure when making land use decisions;

Provide your analysis here: N/A NO SITE WORK REQUIRED. ALL INFRASTRUCTURE IS IN PLACE,

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

Provide your analysis here: PROVIDES OPPORTUNITY FOR LOW INCOME GROUP TO BE HOUSED IN A SAFE ENVIRONEMENT. AFFORDABLE HOUSING IS LACKING IN THIS AREA.
