

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Govalle/Johnston Terrace Combined

**CASE#:** NPA-2016-0016.03

**DATE FILED:** July 29, 2016 (In-cycle)

**PROJECT NAME:** Casa Lara

**PC DATE:** September 27, 2016

**ADDRESS:** 6011 Bolm Road

**DISTRICT AREA:** 3

**SITE AREA:** 0.591 acres

**OWNER/APPLICANT:** Jeanette Lara Lewis

**AGENT:** Oakland Urban (Christopher Oakland)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Commercial

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2016-0082

**From:** GR-NP

**To:** GR-MU-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** March 27, 2003

**PLANNING COMMISSION RECOMMENDATION:**

*September 27, 2016 -*

**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 Commercial to Mixed Use because this is the last remaining lot with Commercial land use on this block. The request for Mixed Use land use is compatible with the surrounding land uses of Multifamily to the north, Office and Industry to the east, Multifamily to the south and Mixed Use to the west. The proposed

development of residential uses will provide more housing options for the community and the city.

The request meets the following goals and recommendations in the plan document:

## Land Use Goals

**Goal 1: Adjacent land uses should be compatible.** (Sector Plan)<sup>2</sup>

**Goal 2: Preserve and protect current and future single-family neighborhoods.** (Gov/JT)

Key Principles: Initiate appropriate rezoning to preserve and protect established and planned single-family neighborhoods. (Gov/JT)

Encourage higher density residential developments to locate near major intersections, and in locations that minimize conflicts with lower density single-family neighborhoods. (Sector Plan)

Encourage higher density non-residential land uses to locate near major intersections and in industrial districts/business parks. (Sector Plan)

**Goal 3: Develop a balanced and varied pattern of land use.** (Sector Plan)

Key Principles: Provide a balance of land use and zoning for people to both live and work in the area. (Gov/JT)

Encourage mixed use so that residential uses are allowed on some commercial properties. (Gov/JT)

Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop) in a convenient and walkable environment. (Gov/JT)

**Goal 4: Create and preserve a sense of "human scale" to the built environment of the neighborhood.** (Gov/JT)

Key Principles: Ensure that new development and redevelopment respects the existing scale and character of the planning area. (Gov/JT)

**LAND USE DESCRIPTIONS*****EXISTING LAND USE ON THE PROPERTY***

**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 ON THE PROPERTY***

**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***

- 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 development of residential units would provide a mix of housing for the area. The property is near commercial and industrial uses and within walking distance from the Govalle Neighborhood Park, Bolm Road District Park, East Boggy Creek Greenbelt and the Eastside Memorial High School.***
- 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.
  - ***There appears to be few bus routes near the property, although there are commercial and industrial uses within walking distance from the property.***
- 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 not located near an activity corridor or activity center, but would be considered an infill development. The proposed development of residential unit would not be inconsistent with the uses in the area. The area has a mixed of apartments, single family homes and commercial/industrial uses to the east.***
- 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 build condo units on the property, which, if built, would provide additional housing options for the community and the city.*
- Ensure harmonious transitions between adjacent land uses and development intensities.
  - *The proposed land use request for Mixed Use is compatible with the adjacent land uses, with Multifamily land uses to the north and south of the property and industrial and mixed use to the east and west.*
- Protect Austin’s natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
  - *The property is not located in an environmentally sensitive area.*
- 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.*
- Protect, preserve and promote historically and culturally significant areas.
  - *There are no historic structures on the property.*
- Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
  - *Not applicable.*
- Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
  - *Not applicable.*
- Sustain and grow Austin’s live music, festivals, theater, film, digital media, and new creative art forms.
  - *Not applicable.*
- 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.

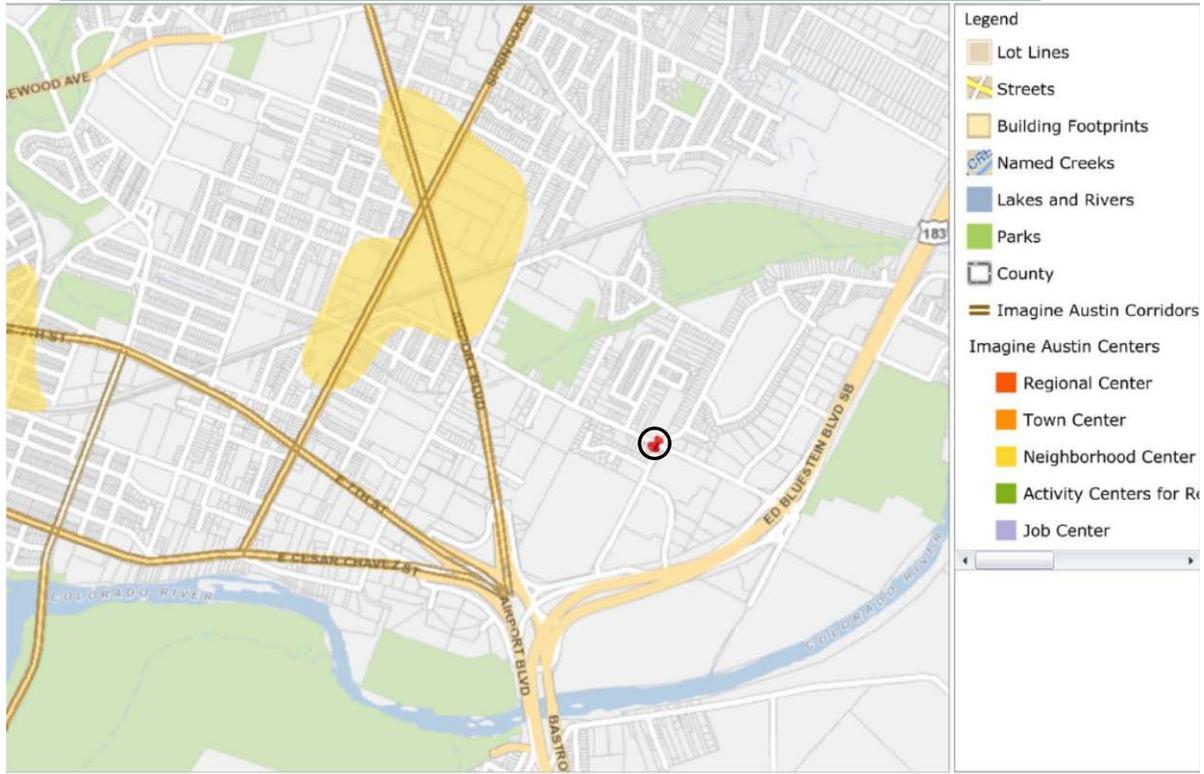
**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and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

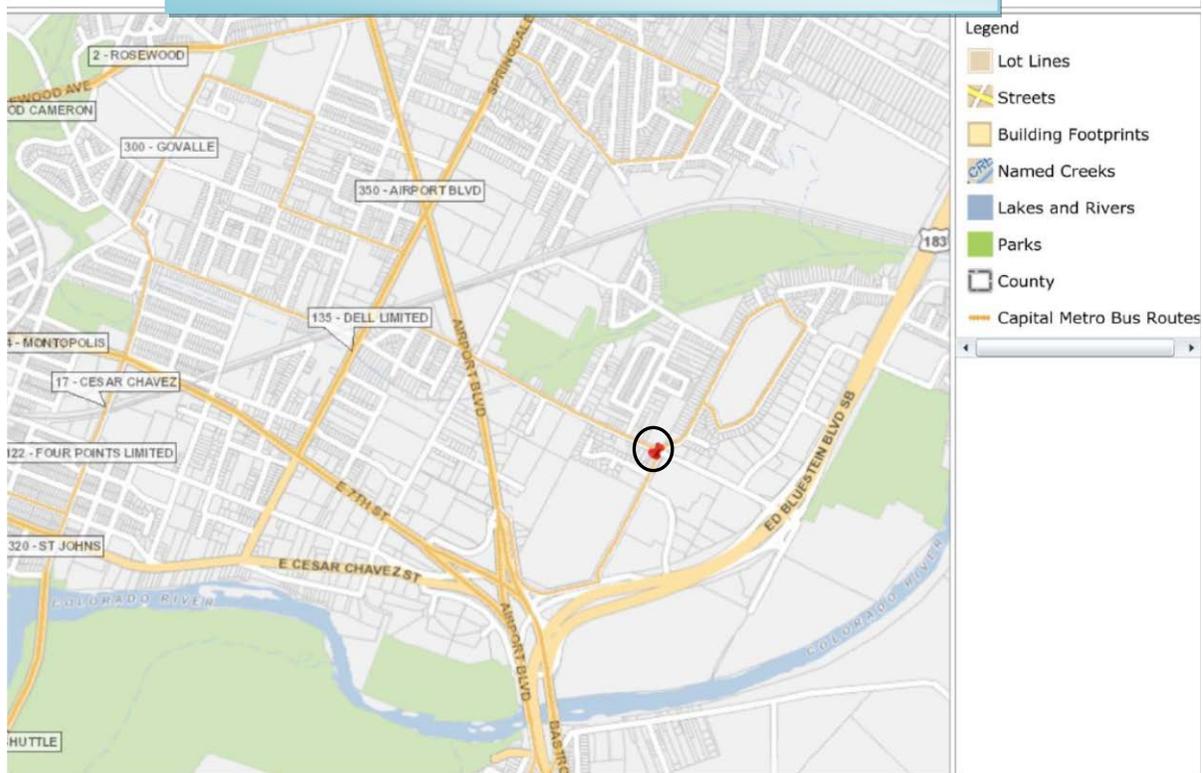
Approx. Location of Imagine Austin Activity Corridors and Activity Centers



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## Capital Metro bus routes in the vicinity of the property



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**BACKGROUND:** The application was filed on July 29, 2016, which is in-cycle for neighborhood planning areas located on the east side of IH-35.

The applicant proposes to change the land use on the future land use map from Commercial to Mixed Use to build residential units, although the number of units is not known at this time. The applicant does not propose any commercial uses on the property.

The applicant has also submitted a zoning change application, C14-2016-0082, requesting a change in zoning on the property from GR-NP to GR-MU-NP.

The property is vacant except for a storage shed.

**PUBLIC MEETINGS:** The ordinance-required community meeting was held on September 1, 2016. Approximately 160 meeting notices were mailed to property owners and utility account holders within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area. One person from the neighborhood attended the meeting, in addition to one city staff member, and two people representing the property owner.

Christopher Oakland, the applicant's agent, said the property owner, Jeanette Lewis, inherited the property from her father. They don't want to sell the property, but want to build condos that would be for sale, although they don't know exactly how many units could be built. They have not hired a builder or architect because at this point they want to wait to see if the zoning is approved before they incur this expense. The owner wants to create a nice community to be built around the existing trees. The condos would most probably be two-stories.

After the applicant's presentation, the following questions were asked:

Q. Do you plan to have a retail component to the development?

A. No, we want to just focus on the residential part.

Q. Down the street are live/work units. Are you interested in this kind of development?

A. No, we haven't really thought about that.

Comments:

- All that you describe is very positive for the area.
- Retail is not that important for the area, housing is more important.

The Govalle/Johnston Terrace Neighborhood Plan Contact Team recommendation letter is on page 12 -13.

**CITY COUNCIL DATE:** October 13, 2016

**ACTION:**

**CASE MANAGER:** Maureen Meredith

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

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

### Summary Letter Submitted by the Applicant

Neighborhood Plan Amendment: Summary Letter  
6011 Bolm  
Austin, TX 78721

I was born and raised in Austin, and have spent my entire life in Central Texas. I have raised my kids here, and am proud to call it home. Although I didn't grow up near Bolm Road, my father really believed in East Austin's potential, and embraced the community. He loved truly loved the area, and often would bring me, as a child, to check on the properties.

Before purchasing 6011 Bolm Road, my father owned two other houses on Bolm; yet recognizing the potential of 6011, he bought 6011 when it came on the market. Over the years, my responsibilities of 6011 increased. We always had considered putting some type of retail business on the site. Several years after my parents passed, I decided to put the property up for sale, mostly due to ever-rising property taxes. I continuously received offers to purchase the property—as have many others in the neighborhood. Many of the offers, however, came from non-local developers, or developers who wanted to develop something that would not have fit well into the neighborhood. I wanted to make sure that whoever developed the land would really care about the community.

After much thought, my husband and I decided to partner with a childhood friend, another native Austintine, to develop the site.

After extensive research and much consideration, we realized the most appropriate use for 6011 would be to provide housing, a much-needed resource both in East Austin, and in Austin in general. In particular, we want to build housing that fits in with the community, both in size and in scale. It will be called *Casa Lara*, to honor my father's legacy. A nice community, consisting of six-or-seven two-story condos will be built; each will have two bedrooms, a two-car garage, and be around 1,350 sf each in size. Communal areas will be planned around the existing trees. The design also will respect the privacy of the neighbors on Gardner Road.

East Austin is not only a wonderfully eclectic part of Austin, but it is also one of the few unique diverse areas to live in. I want to continue my father's dream. One that not only he, but my children, and all who live in East Austin will be proud of.

Recommendation letter from the G/JT NPCT

From: Daniel Llanes
Sent: Tuesday, September 20, 2016 2:58 PM
To: Meredith, Maureen
Cc: Chris Oakland; Jeanette Lewis; Mark Lewis
Subject: Re: G/JT PCT rec?: NPA-2016-0016.03\_6011 Bolm Road

Hi Maureen,

Please accept this letter of support for the zoning change request at 6011 Bolm Rd., case # C14-2016-0082, on behalf of the Govalle/Johnston Terrace Neighborhood Contact Team.

Thank you,

Daniel Llanes, coordinator
Govalle/Johnston Terrace Neighborhood Contact Team
512-431-9665

\*\*\*\*\*

From: Daniel Llanes
Sent: Tuesday, September 20, 2016 3:46 PM
To: Meredith, Maureen
Cc: Chris Oakland; Jeanette Lewis; Mark Lewis
Subject: Re: G/JT PCT rec?: NPA-2016-0016.03\_6011 Bolm Road

Yes, our intention is to support the zoning change which will then be applied to the corresponding change future land use map.

thank you,

Daniel Llanes
512-431-9665

.....

On Sep 20, 2016, at 3:11 PM, Meredith, Maureen
<Maureen.Meredith@austintexas.gov> wrote:

Since your letter supports the zoning change, is it safe to assume PCT also supports the change in the future land use map from Commercial to Mixed Use?

Maureen

**GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD CONTACT TEAM**  
*"Strength Through Unity"*

September 20, 2016

Ms. Meredith,

On September 19, 2016 the Govalle/Johnston Terrace Neighborhood Contact Team met and reviewed the zoning change request on the property at 6011 Bolm Rd. and decided to support their zoning change request.

Please accept this letter as confirmation of the **G/JTNCT's support** for the zoning change at

**6011 Bolm Rd.**  
**from GR-NP to GR-MU-NP**  
**case # C14-2016-0082**

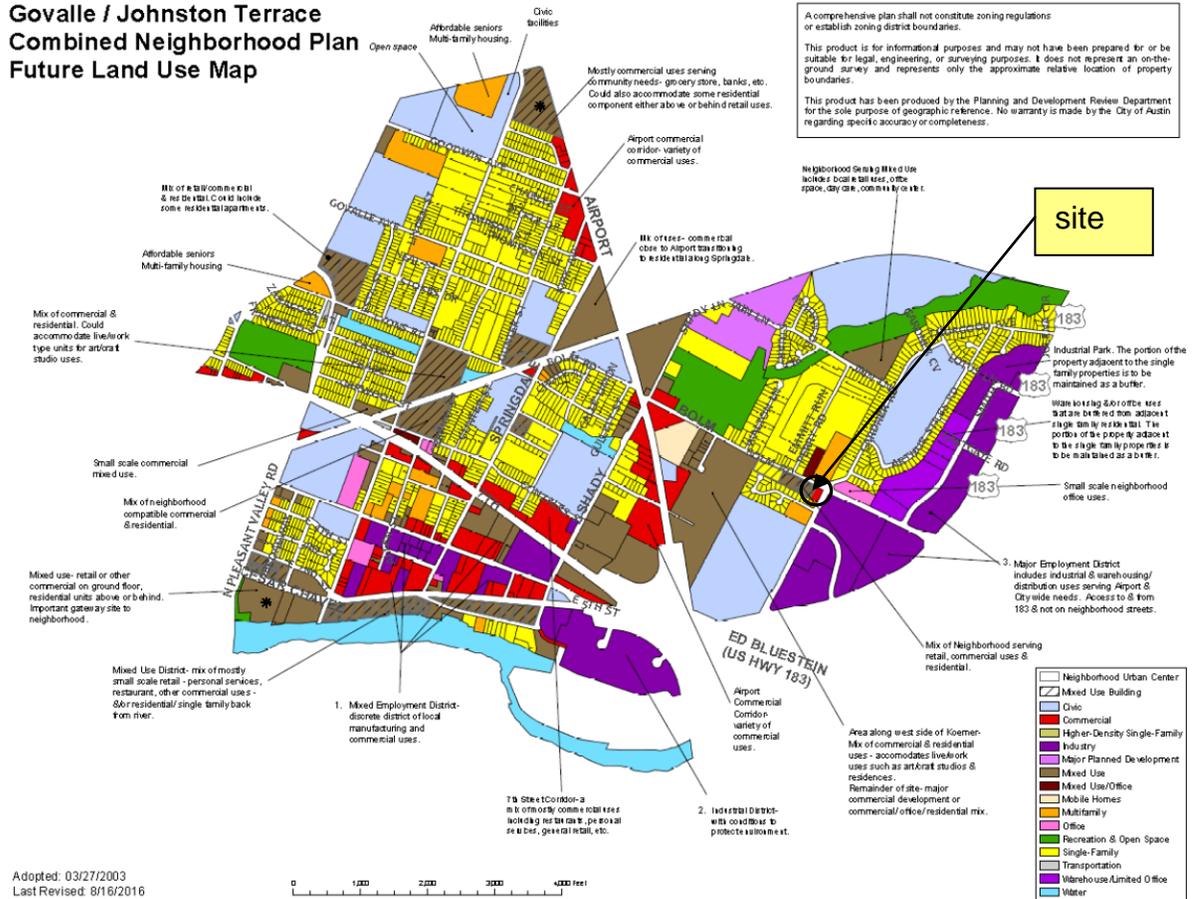
If you have any further questions or comments on this matter please do not hesitate to contact me via email or by phone.

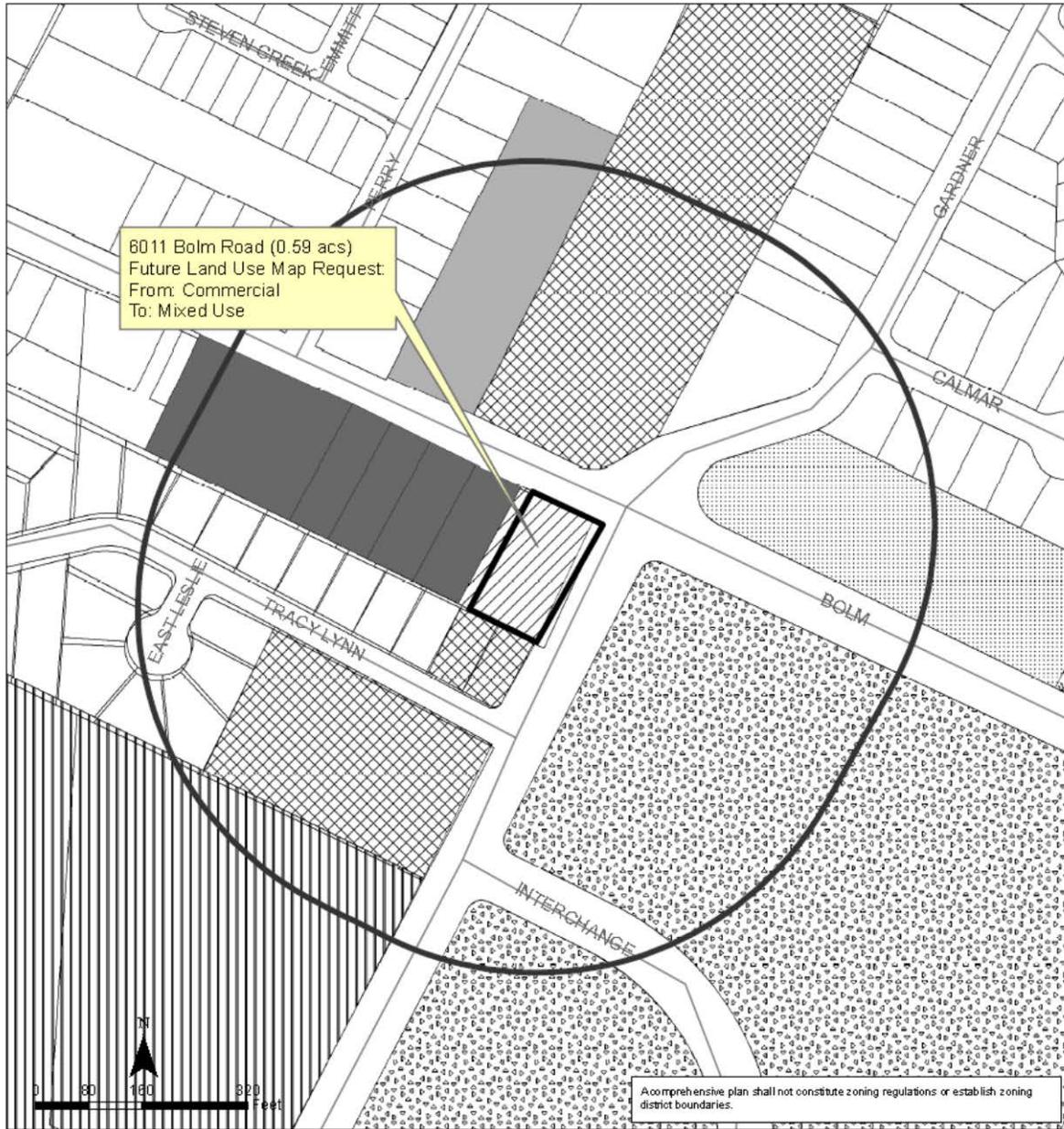
Thank you,



Daniel Llanes, Coordinator  
Govalle/Johnston Terrace Neighborhood Contact Team  
512-431-9665

**Govalle / Johnston Terrace  
Combined Neighborhood Plan  
Future Land Use Map**





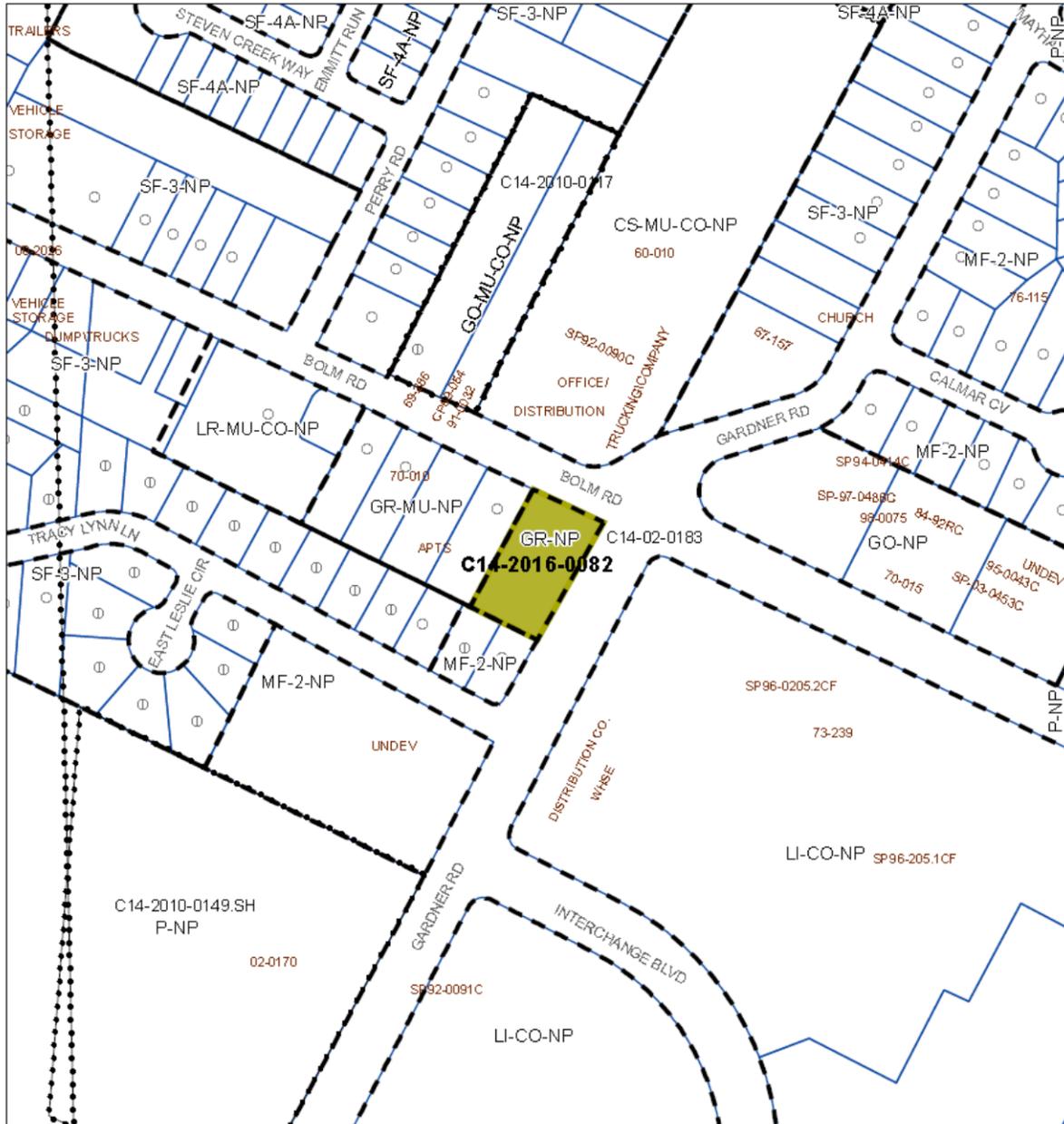
**Govalle/Johnston Terrace Combined Neighborhood Planning Area  
 NPA-2016-0016.03**

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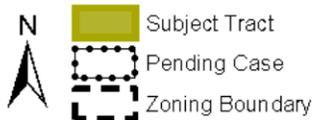
City of Austin  
 Planning and Zoning Review Department  
 Created on 8/3/2016, by: meredithm

Future Land Use	
	500 ft. Notif. Boundary
	Subject Property
	Single-Family
	Mobile Homes
	Multi-Family
	Commercial
	Mixed Use
	Warehouse/Limited Office
	Office
	Mixed Use/Office
	Major Planned Development
	Industry
	Civic
	Recreation & Open Space
	Transportation



**ZONING**

Case#: C14-2016-0082



1" = 200'

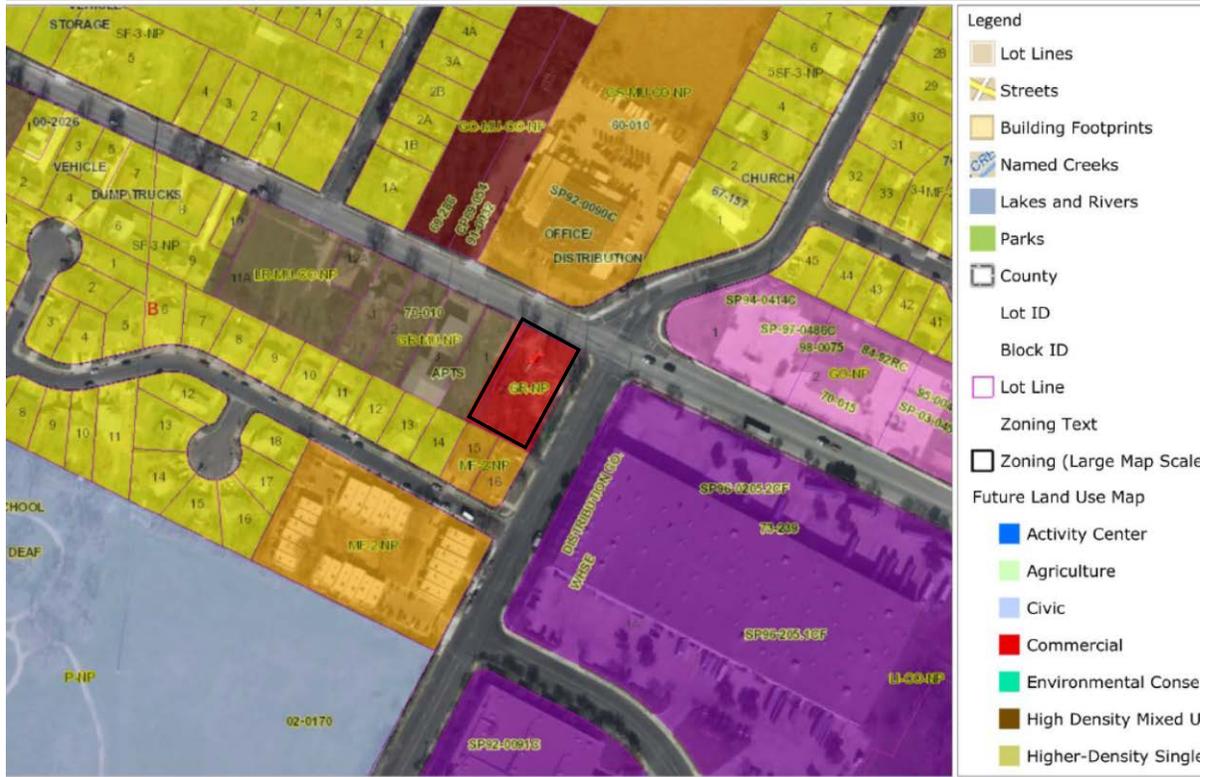
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Created: 8/4/2016

CITY OF AUSTIN DEVELOPMENT WEB MAP



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