

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET****NEIGHORHOOD PLAN:** East MLK Combined Neighborhood Plan**CASE#:** NPA-2017-0015.03      **DATE FILED:** July 31, 2017**PROJECT NAME:** Jackie Robinson Residential**PC DATE:** November 14, 2017**ADDRESS/ES:** 1321 Delano St. & 5600 Jackie Robinson**DISTRICT AREA:** 1**SITE AREA:** Approx. 5.215 acres / 227,159 sf.**APPLICANT/OWNER:** Atex Investments LLC and Evangelo Sgarbi**AGENT:** Jim Wittliff with Land Answers**TYPE OF AMENDMENT:****Change in Future Land Use Designation****From:** Single Family & Mixed Residential      **To:** High Density Single Family**Base District Zoning Change****Related Zoning Case:** C14-2017-0097**From:** SF-3-NP      **To:** SF-6-NP**NEIGHBORHOOD PLAN ADOPTION DATE:** November 7, 2002**PLANNING COMMISSION RECOMMENDATION:** Pending.**STAFF RECOMMENDATION:** Recommended**BASIS FOR STAFF'S RECOMMENDATION:**

Staff supports the applicant's request to change the future land use map from Single Family & Mixed Residential to High Density Single Family because the property is located in a mixed residential/single-family area and is consistent with the plan goals of preserving residential areas, improving opportunities for home ownership, and new infill housing compatible with the existing style of this neighborhood.

Below are relevant sections of the East MLK Combined Neighborhood Plan:

**Goal 1-** Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

**Objective 1.1:** Maintain single-family zoning in established residential areas.

**Objective 1.2:** Promote new infill housing in appropriate locations.

**Objective 1.3:** Establish an ongoing system for providing information on housing rehabilitation and home ownership resources to residents and property owners.

**Goal 2 -** Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

**Objective 2.1:** Where appropriate, address mis-matches between desired land use and zoning.

**Objective 2.2:** Reduce the impact of commercial and industrial uses on residential areas.

**Goal 5 -** Provide housing that helps to maintain the social and economic diversity of residents.

**Objective 5.1:** Allow a mix of residential types on larger tracts having access to major roadways.

**Objective 5.2:** Maintain existing multi-family housing.

### **Planning Area-Wide Recommendations**

#### **Fort Branch**

#### **Recommendations**

The greatest need in the Fort Branch area is continued development of quality residential infill. Some larger tracts on Webberville, Tannehill Lane, and Jackie Robinson Street could be developed with mixed residential, while new single-family homes are appropriate on the smaller vacant lots. Planned channel improvements to Fort Branch Creek should improve the safety and desirability of many vacant lots. Neighborhood-oriented commercial development should be encouraged in small, existing nodes on Webberville. Consideration should also be given to preserving flood plain lands south of Springdale Park as a natural greenbelt.

#### **Action Items**

**Action 46 -** Maintain single-family zoning in established residential areas.

**Action 47 -** Allow neighborhood commercial along Webberville where there is existing commercial zoning.

**Action 48 -** Continue development of Springdale Park

**Action 49 -** Allow mixed residential uses on the large vacant parcels on Tannehill and Jackie Robinson.

### **LAND USE DESCRIPTIONS**

#### ***EXISTING LAND USE ON THE PROPERTY***

**Single Family:** 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.

#### ***PROPOSED LAND USE ON THE PROPERTY***

**Higher Density Single Family:** Single-family 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***

While this property is not located along an existing Activity Corridor or Center, according to the Imagine Austin Growth Concept Map, staff believes the request to change the future land use map to 'High Density Single Family' use in the East MLK Combined Neighborhood Plan meets the following policies in the Imagine Austin Comprehensive Plan, which supports nearby neighborhood serving uses.

#### **LAND USE AND TRANSPORTATION POLICIES**

**LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

**LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

**HOUSING AND NEIGHBORHOOD POLICIES**

**HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

**HN P2.** Expand the availability of affordable housing throughout Austin by preserving existing affordable housing, including housing for very low-income persons.

**HN P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.

**HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

**HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

**HN P14.** Strengthen planning processes by recognizing that the Comprehensive Plan and small-area plans, such as neighborhood plans, corridor plans, and station area plans, need to respect, inform, and draw from each other.

**Imagine Austin**

The subject property is not located along an Activity Corridor or Center according to the Imagine Austin Growth Concept Map. Various Imagine Austin policies support the land use change providing a variety of housing types and affordable housing throughout the City of Austin, which this project would provide.

**BACKGROUND:** The application was filed on July 31, 2017.

The applicant proposes to change the land use on the future land use map (FLUM) from Single Family and Mixed Residential to High Density Single Family to build an attached residential condominium/duplexes project on this 5.16 acre parcel, which triggered a rezoning and neighborhood plan amendment request. Staff recommends a 'High Density Single Family' future land use category because the majority of the property is currently zoned Mixed-Residential, the project would provide new housing and missing middle, and is compatible with adjunct residential areas.

The applicant proposes to change the zoning from SF-3- NP (Single Family and Mixed Residential) to SF-6-NP (Townhouse and Condominium Residence-Neighborhood Plan) to construct attached stand-alone residential condos/duplexes. For more information on the zoning request, please see the case report for case number C14-2017-0097.

**PUBLIC MEETING:** The ordinance required plan amendment meeting was held on September 15, 2015. Approximately 224 community meeting notices were mailed to property owners and renters located within 500 feet of the property of subject property. Additionally, an email was sent notifying the East MLK neighborhood contact team. Eleven (11) people attended the meeting, in addition to three city staff members. Below is a summary taken from the September 20, 2017, community meeting on this neighborhood plan amendment case, which took place at the Willie Mae Kirk Library.

This community meeting began at 6:35 PM, Jesse Gutierrez gave a brief introduction on tonight's meeting and explained the neighborhood plan amendment process. The request is to amend the E MLK Neighborhood Plan Future Land Use Map from Single Family and Mixed Residential to High Density Single Family to accommodate a zone change from SF-3-NP to SF-6-NP.

Mr. Wittliff, the agent, came forward and talked about the request to rezone the subject property from SF-3-NP to SF-6-NP to build stand-alone residential condos on this 5.16 acre site. He explained that this 5.16 acre site is composed of 6 tracts of land and the topography shows a lot of cedar and oak trees that will be preserved during development. He explained that there is illegal fill on these tracts that although it testing positive, meaning that the fill is clean, it will still need to be removed from the site prior to development. Due to the high costs of removing the illegal fill and the severe topographic elevation changes on the property, an SF-6 project is the only feasible strategy to develop this property. The project will also provide environmental benefits to the neighborhood including at least 3 ponds for water filtration required due to the topography.

**Q&A - Concerns addressed:**

**Audience** - How many total units will be built?

**Mr. Wittliff response:** No calculation yet, but if an estimation is needed maybe 40/50 stand-alone residential units with a mix of 2-3 bedrooms.

**Audience** – What will be the size of the drainage ponds and what will water quality be like? **Mr.**

**Wittliff response:** The detention ponds' size will depend on what could take 4-5 hours to fill – it will filter out sediments. It will not be a pavement/concrete pond because they are too expensive and not attractive. These ponds will improve run off water.

**Audience** - Will there be sidewalks along Jackie Robinson?

**Mr. Wittliff response:** Yes.

**Audience** – How many entrances and exits will there be?

**Mr. Wittliff response:** We don't know yet, but speculating - 1 on Delano and 2 on Jackie Robinson.

**Audience** – What will be the traffic impacts?

**Mr. Wittliff response:** That will depend on the size of the development, a neighborhood traffic analysis needs to be done. Traffic concerns are understandable and the developer will try to minimize traffic conflicts.

**Audience** – How long will the project take to complete?

**Mr. Wittliff response:** It might be done in 3 phases.

**Audience** - Will the stand-alone condos be for sale or rent?

**Mr. Wittliff response:** I don't know.

**Audience** - Who has the final vote if this amendment is approved or denied?

**Mr. Wittliff response:** City Council.

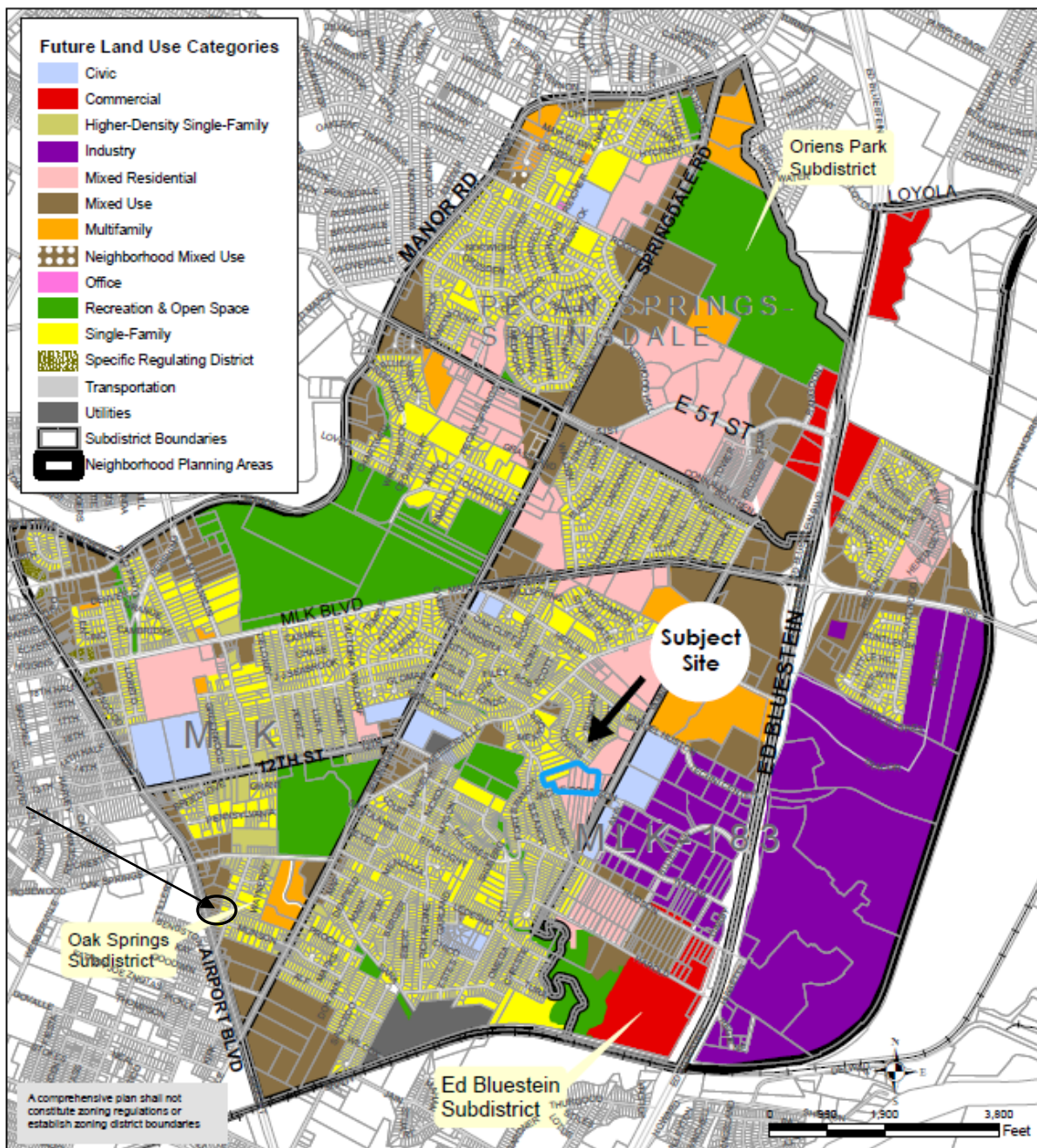
The meeting adjourned around 7:30 PM.

**CITY COUNCIL DATE:** December 7<sup>th</sup>, 2017 **ACTION:** Pending

**CASE MANAGER:** Scott Grantham **PHONE:** 512-974-3574

**EMAIL:** scott.grantham@cityofaustin.gov

**E MLK Planning Contact Team Recommendation: PENDING**



## East MLK Combined Neighborhood Planning Area Future Land Use Map

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

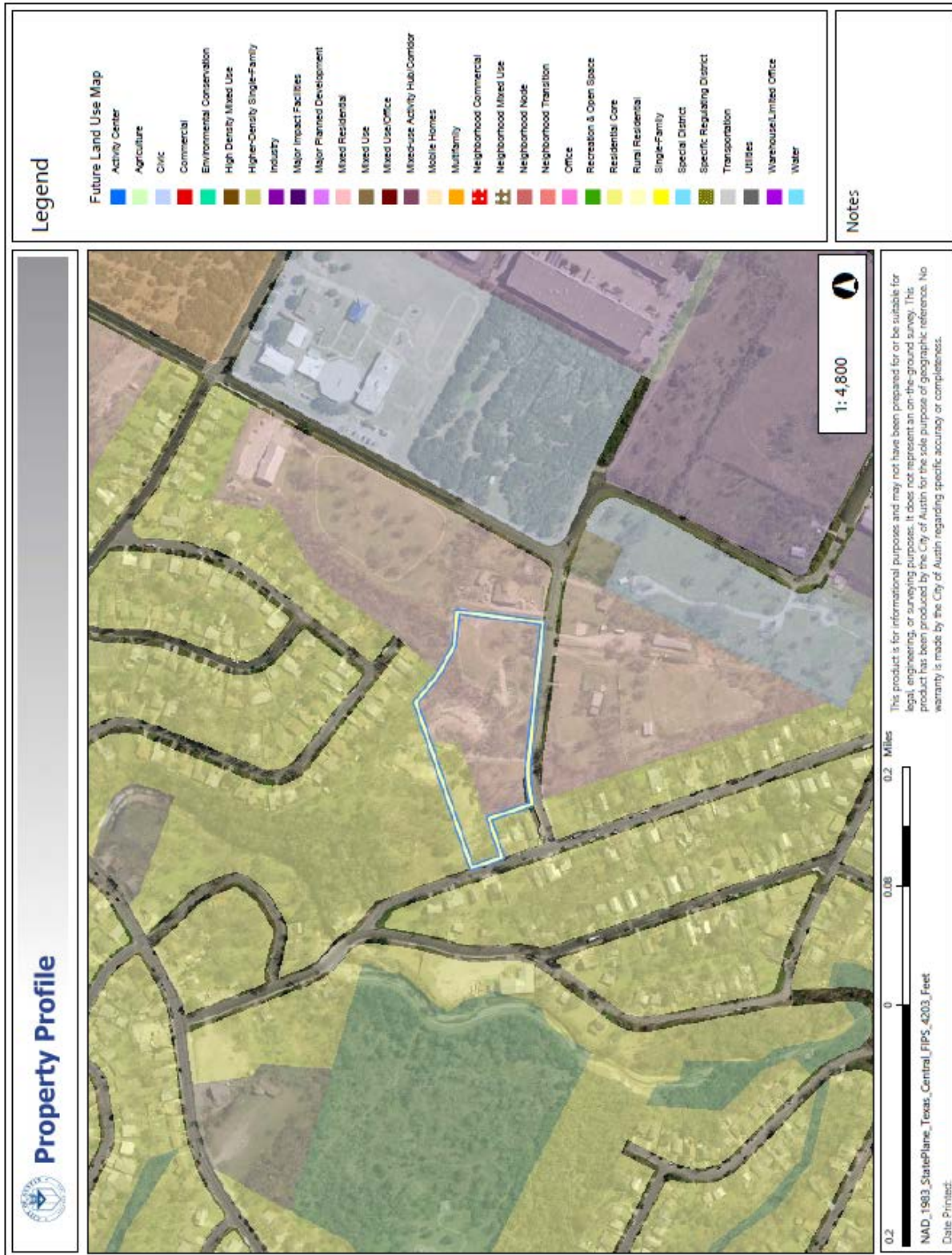
Last Updated: January 7, 2016

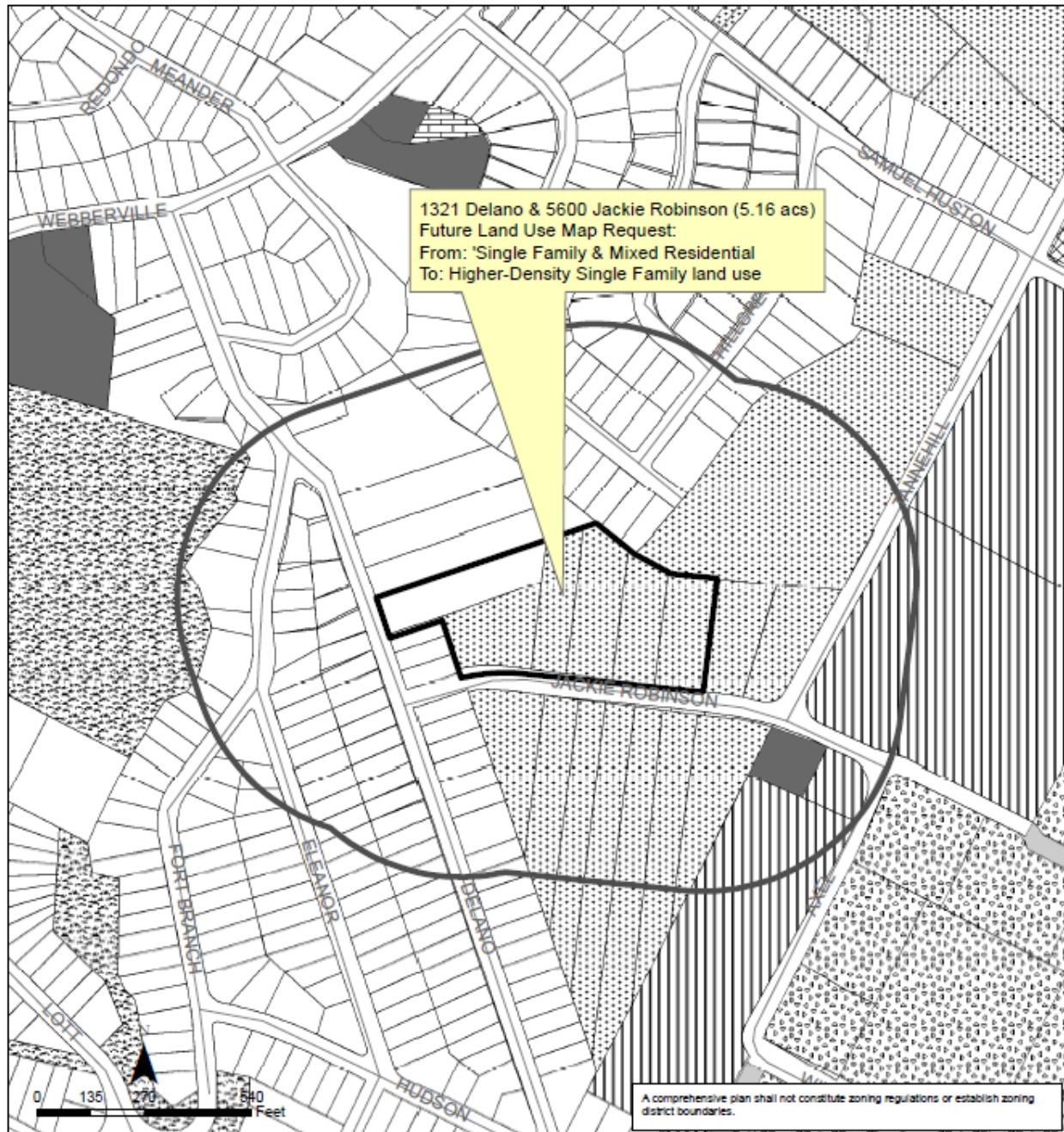
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NPA-2017-0015.03





### East MLK Combined Neighborhood Planning Area NPA-2017-0015.03

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#### Future Land Use

	500 ft. Notif. Boundary		Industry
	Subject Property		Civic
	Single-Family		Recreation & Open Space
	Mixed Residential		Transportation
	Multi-Family		Utilities
	Mixed Use		

**Emails from citizens****From:** EMLKCT Chair [mailto:emlkchair[REDACTED]]**Sent:** Thursday, October 26, 2017 10:45 PM**To:** Pinaki Ghosh**Cc:** landanswers[REDACTED]; Rodriguez, Natalia [PDR]; Jain, Sangeeta; Grantham, Scott; Gonzalez, Debora; Hutchins, Christopher**Subject:** updates from Jackie Robinson Development transportation

Hello Everybody,

We had a long fruitful discussion about Jackie Robinson development. Here are few things we discovered and we need to address this urgently before this case goes to planning commission

1. Many of the roads shown in FLUM do not exist. (Like southern portions of Tannehill etc)
2. Changes to 183 project and overpasses will bring enormous changes to transportation pattern because the highway traffic in many cases directly feed straight through the neighborhood
3. The current development changes the capacity of Delano to 93% but there are 2 projects in line which will also push their traffic through the same roads. (one is 1500 apartment development)
4. Delano being a 30ft street currently makes walking difficult but with new development this is going to be more difficult.
5. Delano does not have sidewalks
6. Since the bus service has been moved from Delano and Eleanor so people have to walk in these streets.

The bright side is that since traffic can be directed with signs - some of these issues can be resolved if we design it. **We need a meeting with city transportation department before providing any recommendation.** We have suggestions (like one way for certain streets) but we cannot do these without transportation department taking an active role.

Hence, I am requesting a postponement in taking this case to planning commission. We are committed to provide a rational unbiased recommendation but we will need help from city. We should have this meeting within 1 week.

Chris,

We believe CMs office need to get involved to broker some transportation solution. This may require some ROW development by the multiple new developments.

Thanks

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Thank you,  
Pinaki Ghosh

**From:** Debra Murphy [mailto:dmurphy54[REDACTED]]**Sent:** Tuesday, October 17, 2017 4:49 AM**To:** Pinaki Ghosh

**Cc:** Gutierrez, Jesse; Tward23[REDACTED]; ursulatheladybear[REDACTED]; kdlacey[REDACTED]; mtysonbrown[REDACTED]; skycostello[REDACTED]; charliebduncan[REDACTED]; nlscott[REDACTED]; alironder[REDACTED]; atxdrywallandpainting[REDACTED]; susantinglee[REDACTED];

*Planning Commission hearing: November 14, 2017*

jonhagar [REDACTED]; joelfbell [REDACTED]; Gonzalez, Debora; landanswers [REDACTED]

**Subject:** Re: EMLK contact team recommendation

Well, obviously, I have missed this meeting. I ask for your forgiveness for my confusion about the dates, but I can still bring this up to our NA and try for a letter of support.

Sent from my iPhone

**From:** Pinaki Ghosh [mailto:pinaki [REDACTED]]

**Sent:** Monday, October 16, 2017 11:31 PM

**To:** Gutierrez, Jesse

**Cc:** Tward23 [REDACTED]; ursulatheladybear [REDACTED]; kdlacey [REDACTED];  
mtysonbrown [REDACTED]; skycostello [REDACTED]; charliebduncan [REDACTED]; nlscott [REDACTED];  
alironder [REDACTED]; atxdrywallandpainting [REDACTED]; dmurphy54 [REDACTED];  
susantinglee [REDACTED]; jonhagar [REDACTED]; joelfbell [REDACTED]; Gonzalez, Debora;  
landanswers [REDACTED]

**Subject:** Re: EMLK contact team recommendation

Hello Jesse,

We had a great meeting today with Landanswers (Jim) and the I believe under Jon and Jim's leadership we are progressing. I also believe we will need another meeting dedicated to this project with some more details like traffic study etc. We are trying to build a template project and it's a learning experience for everybody. It will be very helpful if we can present this to planning commission few weeks later. We want to have a consensus decision where the stakeholders come to a decision which both sides trust and agree.

regards

Pinaki

**From:** Thomas Shewalter [mailto:thomas.shewalter [REDACTED]]

**Sent:** Monday, September 04, 2017 1:56 PM

**To:** Meredith, Maureen

**Subject:** opposition to C14 2017 0097 NPA-2017-0015.03

Hi Maureen,

Heathe Chasen told me to email my opposition to the new zoning proposal case # C14 2017 0097. I am opposition to this proposal because our neighborhood is already way to crowded. There is a bus route going down Delano St., Fort Branch and Jackie Robinson, along with a ton of thru traffic and along with that pollution, there is already no parking available on the streets, and most lots are filled with multi family homes now. Please greatly consider putting an end to the proposal in regards to case # C14 2017 0097 , as in, I am against any new zoning that would allow for more congestion and or commercial use.

This case may also be known as case # NPA-2017-0015.03 I am against changing the zoning from single family & mixed residential to higher-density single family land use @ 1321 Delano & 5600 Jackie Robinson 5.16 acres.

Thank you,  
Thomas Shewalter