

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: St. John/Coronado Hills Combined

CASE#: NPA-2017-0029.01

DATE FILED: July 17, 2017

PROJECT NAME: Austin Humane Society

PC DATE: December 12, 2017
October 24, 2017

ADDRESSES: 7600, 7602, 7604, 7608, 7610, 7614, and 7616 Bennett Avenue

DISTRICT AREA: 4

SITE AREA: 0.48 acres

OWNER/APPLICANT: Austin Humane Society (Frances Jonon)

AGENT: Garrett-Ihnen Civil Engineers (Mike Wilson)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2017-0086

From: SF-3-NP

To: CS-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: April 26, 2012.

PLANNING COMMISSION RECOMMENDATION:

December 12, 2017 –

October 24, 2017 – Postponed on the consent agenda at the request of staff to the December 12, 2017 hearing. [N. Zaragoza – 1st; P. Seeger – 2nd] Vote: 12-0 [Commissioner Anderson absent. J. Schissler and F. Kazi recused from Item C-20]

STAFF RECOMMENDATION: Staff recommends Neighborhood Mixed Use instead of the applicant's request for Mixed Use land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff does not support the applicant's request for Mixed Use land use; however, staff supports Neighborhood Mixed Use. Typically, staff would not recommend splitting land uses on property and encroaching into residential areas, but staff supports the western portion of the lots becoming Neighborhood Mixed Use land use because there will be no access from the Austin Humane Society property to Bennett Avenue. The remaining eastern portion of the lots is proposed to be sold for the construction of single family homes which supports the plan's goal of increasing home buying opportunities in the planning area.

Below are some of the goals, objectives and recommendations that support the request.

LAND USE GOAL

- Promote a land use pattern that benefits everybody in the SJCHCNPA by enhancing neighborhood character, sense of community, pedestrian-friendliness and connectivity to neighborhood-serving amenities.

Summary of prominent land use desires in SJCHCNPA:

- Preserving Single Family residential housing stock.
- Promoting pedestrian friendly development.
- Increasing neighborhood connectivity and accessibility to neighborhood serving goods and services.
- Providing the space and environment for community gatherings and civic functions.
- Balancing the abundant Multi Family rental housing opportunities with Single Family housing opportunities.
- Providing additional open space and recreation opportunities, primarily in the Coronado Hills neighborhood.
- Balancing existing impacts of major highways on community life.

Key Vision Points

- Maintain and support historic qualities of the St. John neighborhood.
- In regards to future Multi Family housing, development types like the Domain are preferred to the downtown condominium typologies found in the 2nd street district.
- Introduce more Single Family residential in the St. John neighborhood.
- Housing typologies such as cottages and starter homes are preferred.
- Including front porches on new Single Family residential development is desired.

Objective L.1: Preserve existing use, character and integrity of residential neighborhoods.

Recommendation 178: Preserve the single-family land use in the established core Single Family neighborhoods in the Planning Area.

Recommendation 179: Preserve the Multi Family land use and PUD land use in the established owner occupied, townhome and condominium neighborhoods in the Planning Area.

Recommendation 180: Consider the use of vegetated buffers and landscaping to provide a buffer between existing residential neighborhoods and the more intense, non-residential land uses.

Recommendation 181: Non-residential uses should not encroach into established neighborhoods in the SJCHCNPA.

Recommendation 182: The St. John neighborhood (bounded by Atkinson Road to the south, E. Anderson to the north, Bennett Avenue to the west and Blessing Avenue to the east) should be surveyed to determine the existence and extent of potential historic landmarks and historic districts.

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.

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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.

STAFF'S LAND USE RECOMMENDATION

Neighborhood Mixed Use - An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.

Purpose

1. Accommodate mixed use development in areas appropriate for a mix of residential uses and neighborhood commercial uses that serve surrounding neighborhoods; and
2. Provide transition from residential use to high intensity commercial or mixed use.

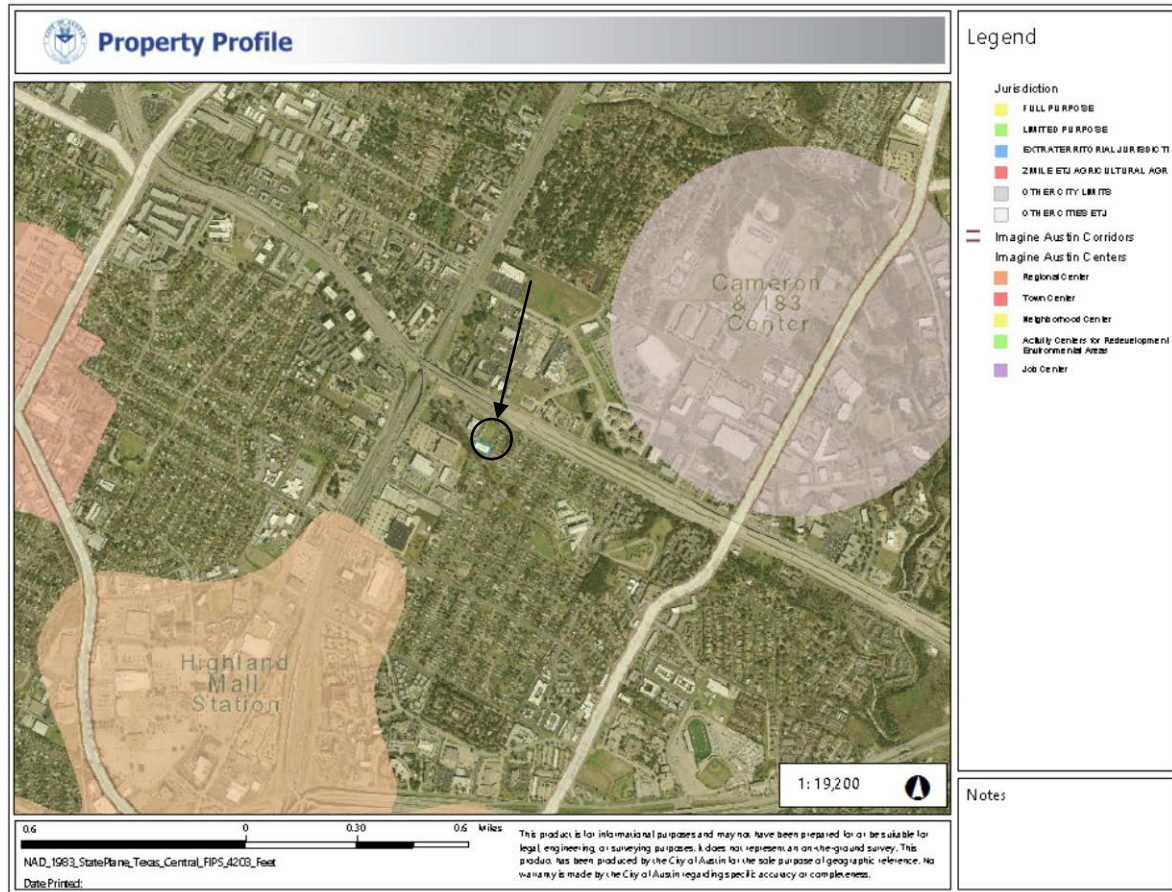
Application

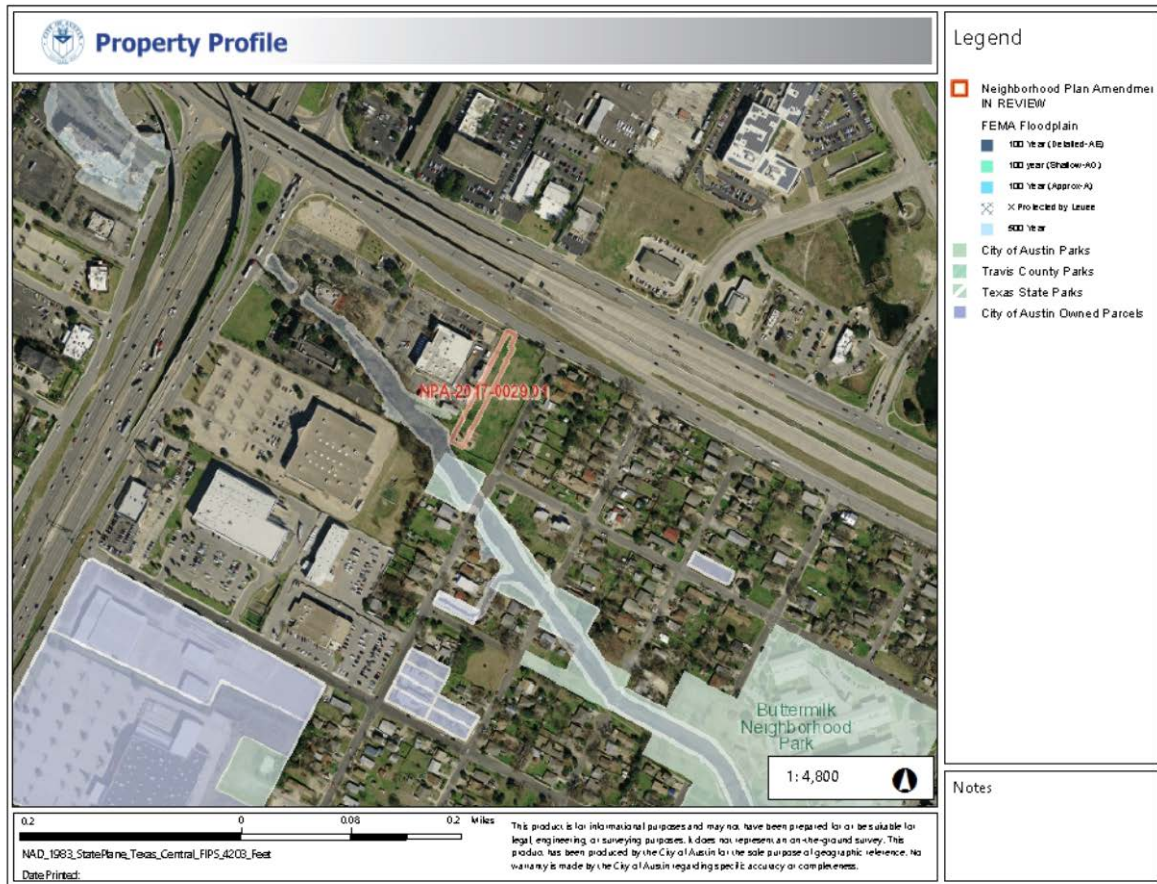
1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single-family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and
2. May be used as a transition from high intensity commercial and residential uses to single-family residential uses.

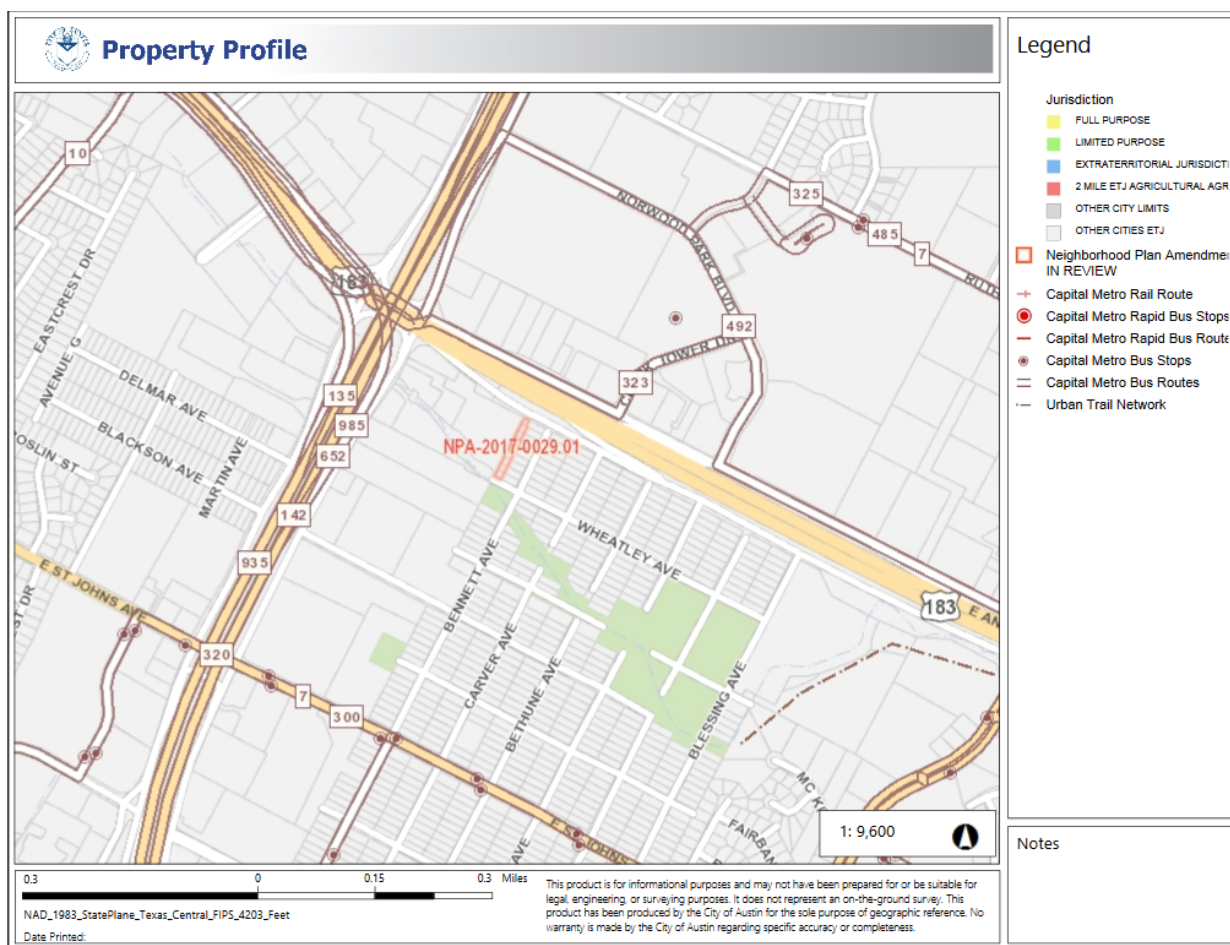
IMAGINE AUSTIN PLANNING PRINCIPLES

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 change to the future land use map and zoning is not proposed for the construction of residential units, although the zoning could allow for residential 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 not near an activity corridor and an activity center. There are bus routes and stops along the I.H.-35 frontage road.***
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 not near an activity corridor and an activity center.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***No residential uses are proposed for the subject property, although the staff recommendation of LR-MU-NP and the FLUM change to Neighborhood Mixed Use could allow residential uses.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***Staff's recommendation of Neighborhood Mixed Use is a more compatible land use adjacent to single family land uses.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.

- *The property is not within an environmentally sensitive area, although it is near a creek.*
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 directly applicable. The Austin Humane Society will use the area for a dog walk for pets in their facility, but it will not be a public space.*
 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 directly 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.

BACKGROUND: The application was filed on July 17, 2017, which is the open filing period for neighborhood planning areas located on the east side of I.H. 35.

The property is located within the St. John area of the combined St. John/Coronado Hills Combined Neighborhood Plan.

The applicant proposes to change the future land use map from Single Family to Mixed Use for the western portion of property currently zoned single family. The single family lots have frontage to Bennett Avenue. The property directly to the west was once a church but was recently purchased by the Austin Humane Society (AHS). The AHS is currently located at 124 W. Anderson Lane, but have outgrown the facility. They plan to move to the new location at the southeast corner of I.H.-35 and W. Anderson Lane, 7625 N. I.H.-35, where the church Victory Austin was located. The AHS proposes to use the area that is part of the plan amendment and zoning case for a dog-walk area.

The applicant also submitted a zoning change application to change the zoning from SF-3-NP to CS-MU-NP. The zoning staff is recommending a zoning change to LR-MU-NP, which is consistent with staff's recommended Neighborhood Mixed Use land use. For more information on the zoning case, see case report C14-2017-0086.

PUBLIC MEETINGS: The ordinance required community meeting was held on September 6, 2017. Approximately 127 meeting notices were mailed to people who live or own property within 500 feet of the subject property, in addition to neighborhood organizations and environmental groups who requested notification for this area.

After city staff gave a brief presentation regarding the request and the planning process, Mike Wilson and Jerry Goff, agents for the Austin Humane Society (AHS), told the attendees that the AHS bought the building and land at 7625 N. I.H.-35 from the Victory Church in May 2017. The area they are proposing to change the zoning and FLUM will be used as a dog-walk area. The remaining portion of the lots will remain SF-3-NP with the possibility to be sold to individual so single family homes can be built on each lot which will have 5,750 square feet for each of nine lots that face Bennett Avenue.

Their vision is to preserve the single family lots but to also have the dog walk area so the community can get involved with the animals. The AHS is a "no kill" facility and they want the animal to be adopted.

After the presentation, the following questions were asked:

Q. Could you build side-by-side duplexes on the lots facing Bennett Avenue?

A. Yes, but they would be small units.

Q. Could you build a 6 foot wall so we can't hear the dogs barking?

A. Yes, but all the animals will be inside a state-of-the-art modern building. There should be no noise at night. There could be occasionally barking during the day.

Q. How many single family lots do you intend to sell?

A. There are nine lots to be sold for single family homes.

Q. Could you sell the lots to Habitat for Humanity?

A. We don't know yet who will buy the lots.

Q. Why is the Austin Humane Society moving here?

A. The Humane Society outgrew the Hwy 183 site.

Q. Was the previous owner of the property the Victory Christian Center?

A. Yes, we bought the land from them.

Q. Why can't you have the dog walk area near the creek?

A. We can't touch the creek and the land near the creek is a steep slope. There wouldn't be a big enough area.

Q. Can you plow up area in the parking lot for the dog walk area?

A. No, because the parking is required by the City of Austin and we don't want to build a parking garage.

Q. Could the six foot fence be taller?

A. We propose a masonry fence. We'll have to check with the city if we can build a fence taller than 6 feet.

Q. The development will attract more traffic on the street and the cul-de-sac street already has pedestrians walking through our neighborhood from the frontage road.

A. We will direct all traffic and will have less traffic than the church.

Q. What is the timeline to sell the single family lots?

A. We would like to finish construction of the building before we sell the lots.

Q. Will the single family lots be used to stage construction of the Austin Humane Society building?

A. No.

Q. Can the Austin Humane Society help our neighborhood with the feral cat problem?

A. Yes, you can contact our staff person who oversees this program to help with this problem.

Q. Will there be an easement for the back part of the problem?

A. We will sell the lot in its entirety with an easement for the CS-MU-NP portion of the property. If we replat the lots to exclude the CS-MU-NP portion of the lots then we would lose two lots.

Q. How many dogs will be there and will it smell?

A. The building will have auto-cleaning devices and is a state-of-the art, architecturally designed building. It won't be like the old dog kennels. The dogs will be kept inside, except for when they are being walked.

Q. Why can't the dog walk area be nearer to the highway?

A. This is the best place for access to the inside of the building.

Q. Will you commit in writing what we discussed tonight, such as 1) planting trees on the dog walk area; 2) catch the stray cats in the neighborhood; 3) trap the raccoons and coyotes; 4) build a solid masonry fence six feet or higher, and 4) sell the single family home lots sooner rather than later?

A. I'd have to talk to the Austin Humane Society.

Q. What will be the price for the homes on the smaller lots?

A. We don't know at this time.

A. What will you do with the old building on U.S. Hwy 183?

A. We will sell it, maybe for a retail use.

Q. Could the entire area 7.48 acres be used for the dog walk area?

A. Yes, that could be an option, but the neighborhood plan mentions a desire for new housing in the planning area.

Q. What happens if you can't the funding to build the facility?

A. We will build in phases as we get the money.

Comments:

- It would be better to have the single family homes built sooner rather than later.
- We want something to improve the community. We need a wall at the end of the cul-de-sac to stop the prostitutes and drug dealers coming into our neighborhood.

CITY COUNCIL DATE:

November 9, 2017

ACTION: Postponed to the December 14, 2017 at the request of staff.

December 14, 2017

ACTION:

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: maureen.meredith@austintexas.gov

Summary Letter Submitted by the Applicant

City of Austin Application Packet for Neighborhood Plan Amendment
For Individual Property Owner

Page 13 of 16

Neighborhood Plan Amendment
SUMMARY LETTER

The proposed neighborhood plan amendment involves rezoning the back portion of the residential lots for use as a dog-walk area for the new Austin Humane Society (formerly Victory Christian Church). The dog-walk area will have no impervious cover and will be separated from the residential zoned portion of the property with a 6 foot tall solid wall. The remainder portion of the residential lots will be greater than 5,750 square feet for each lot so that residential structures will be constructed on these lots that face Bennett Avenue. This neighborhood plan amendment will return the residential component construction to the area as was envisioned in the St. John's Neighborhood Planning process.

St. John NPCT Letter of Recommendation

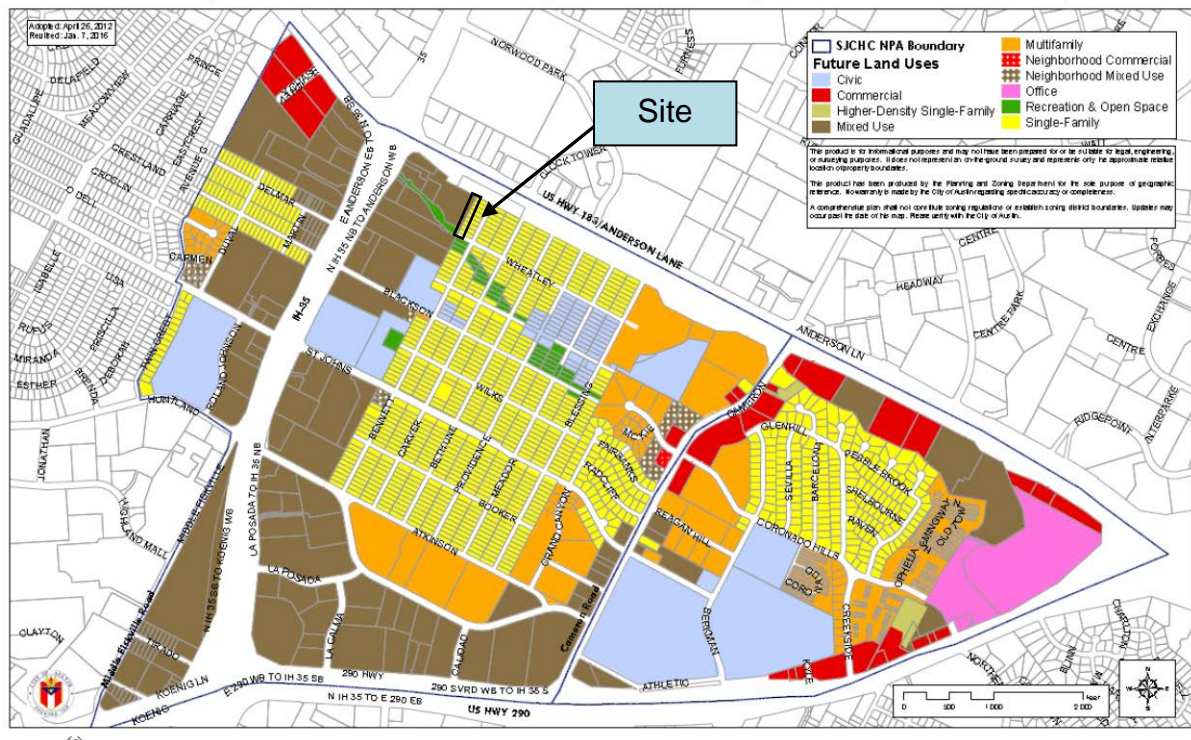
To: Planning Commission and City Council members
Re: NPA-2017-0029.01_Austin Humane Society
Date: December 3rd, 2017

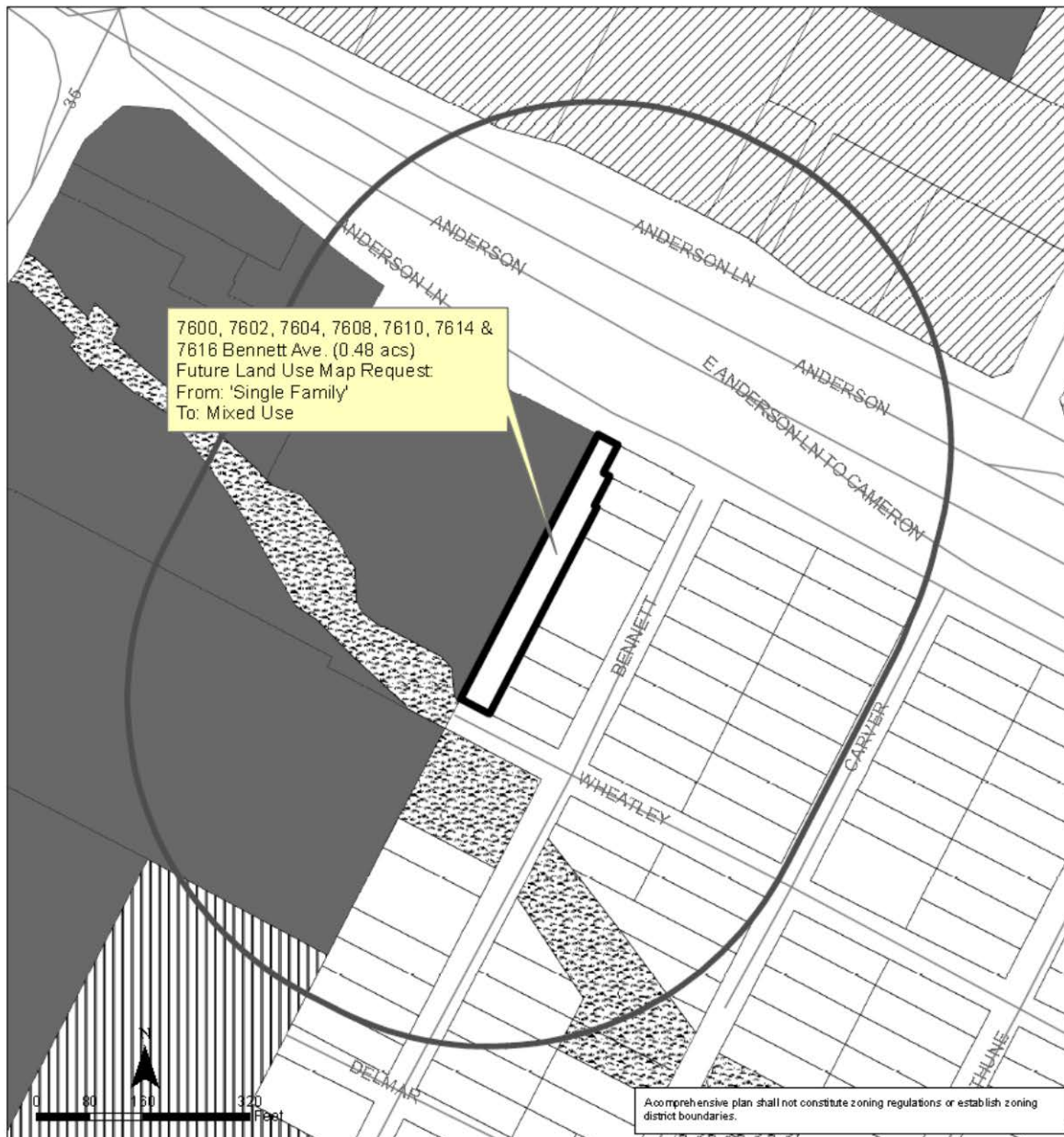
On September 12th, 2017, the St John Neighborhood Plan Contact team held a meeting in accordance with our bylaws to discuss the applicant's proposal to change the zoning on the property from SF-3-NP (Family Residence District-Neighborhood Plan) to CS-MU-NP (General Commercial). During this meeting, we discussed feedback we received from surrounding neighbors at the community meeting on September 6th, 2017.

In general, there is optimism within the community that the presence of the Austin Humane Society will help alleviate problems with stray and nuisance animals in the surrounding area. However, there were concerns that the proposed "General Commercial" mixed use zoning would provide too much leeway for increasing commercial activity beyond the scope of a dog walking area and discourage the construction of additional single family homes on the lots. The **St. John NPCT recommends the Limited Retail** land use category for this portion of Bennett Ave. We believe the Austin Humane Society qualifies as a "community oriented business" encouraged within the St John / Coronado Hills Combined Neighborhood Plan. The Limited Retail category allows the Humane Society to meet their zoning requirements for a dog walking area, while limiting the scope of future commercial activity in the area. The Austin Humane Society has also assured us that the remaining residential portion of land will be sold to developers of single family homes as part of their fundraising goals. As a result, **we support a rezoning from SF-3-NP to LR-MU-NP** for these properties.

Akeem McLennon, St John Contact Team Chair
404-290-4997

St. John/Coronado Hills Combined Neighborhood Planning Area - Future Land Use Map





St. John/Coronado Hills Neighborhood Planning Area NPA-2017-0029.01

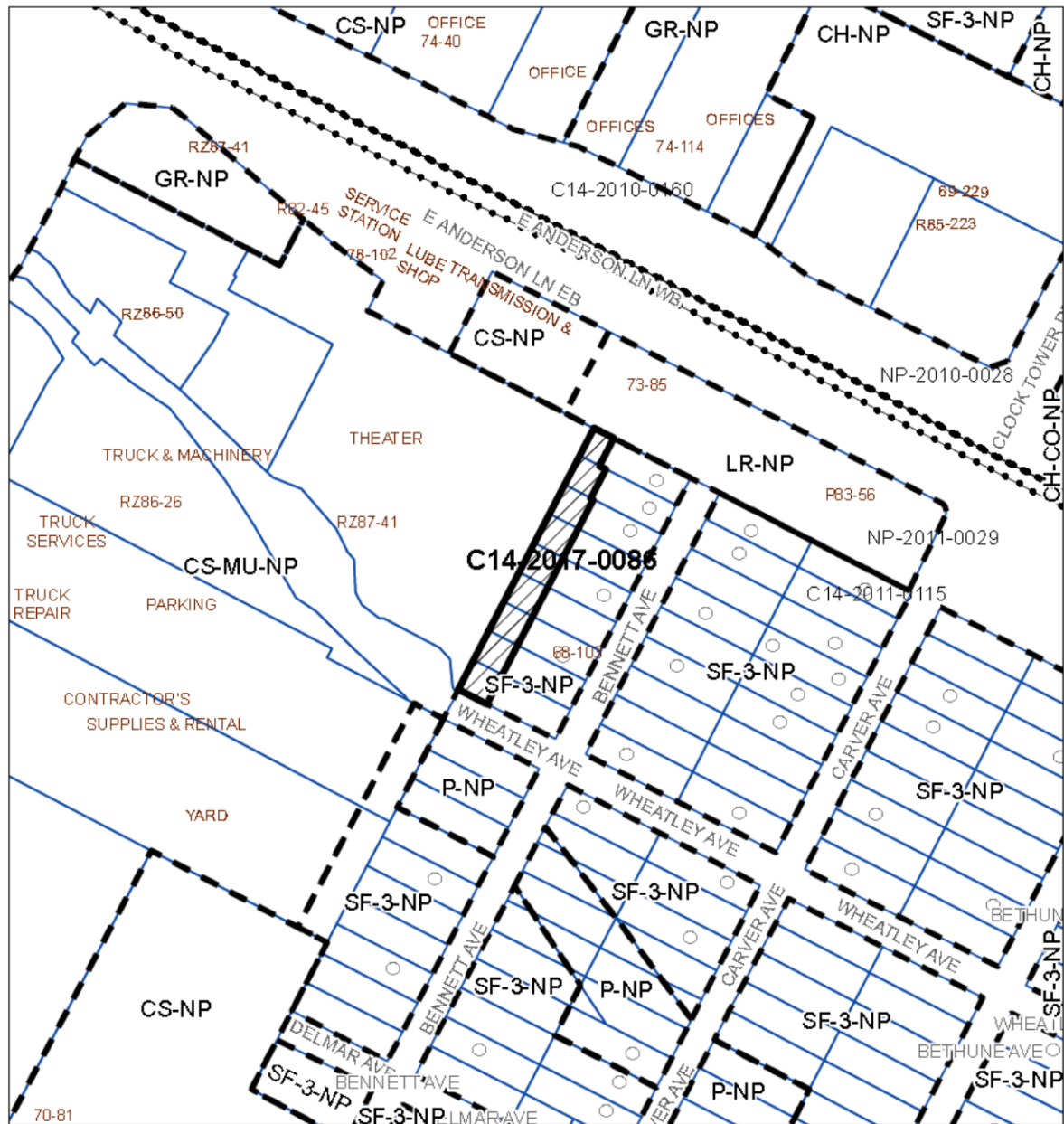
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City of Austin
Planning and Zoning Department
Created on 7/24/2017, by: meredithm

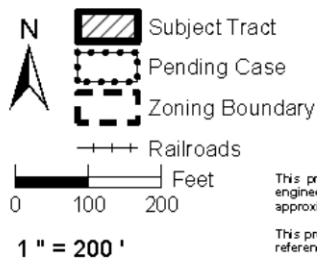
Future Land Use

	Subject Tract		Neighborhood Mixed Use
	Subject Property		Mixed Use
	Single-Family		Civic
	Multi-Family		Recreation & Open Space
	Commercial		



ZONING

Case#: C14-2017-0086

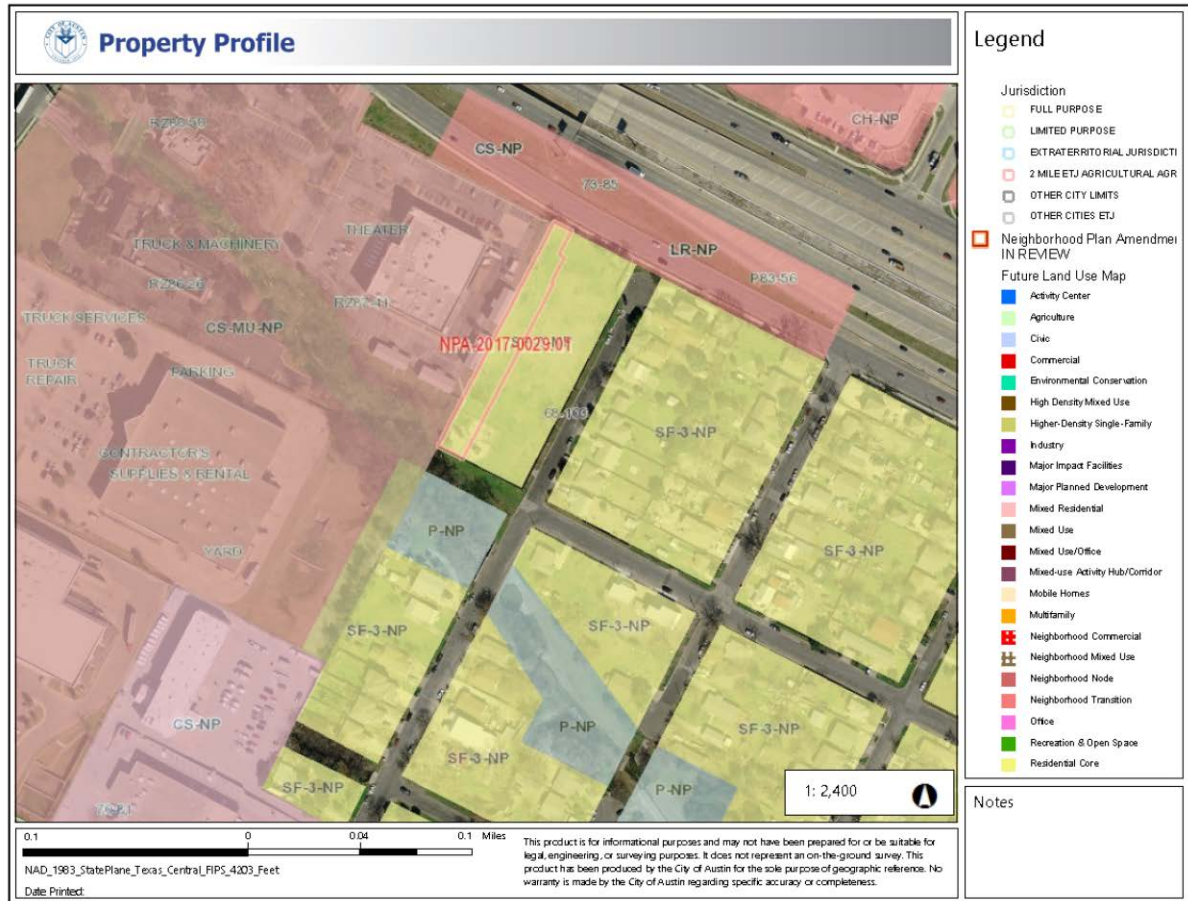


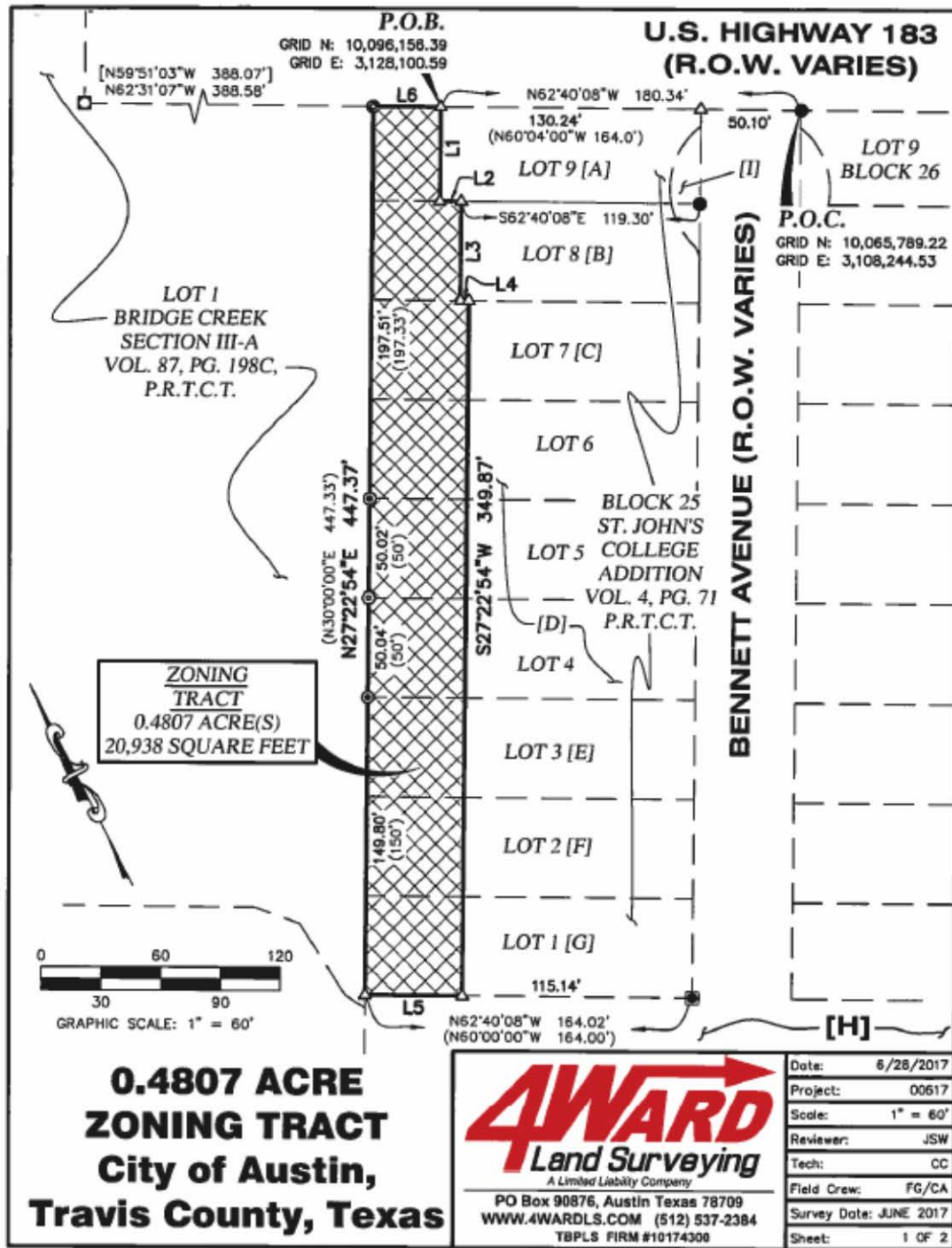
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Created: 7/18/2017





Applicant Criteria Worksheet Submitted by the Applicant

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: _____

(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 _____

(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 There will be no impervious cover on the rezoned area.

_____ 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 ☒ 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 Austin Humane society is a "community oriented business"
and the plan will reintroduce residential housing along
Bennett Ave. As called for in the Neighborhood Plan.

(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 ☒ 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;

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

The requested LR zoning will allow the property to be an
Accessory dog walk area in accordance with the LDC.

and

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

The proposed Amendment will allow single-family and two-family uses but will disallow duplex uses since the resulting SF-3 Zoned portion will be less than 7,000 square feet of land area.

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: The proposed Area is bounded by U.S. Hwy 183 and Wheatley Avenue.

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

Provide your analysis here: Not Applicable

3. Minimize negative effects between incompatible land uses;

Provide your analysis here: The Area will have no impervious cover and the use will be only during restricted hours.

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

Provide your analysis here: Not Applicable

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

Provide your analysis here: The area is being used only for a dog-walk area.

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

Provide your analysis here: The area will be walled off from the neighborhood.

7. Minimize development in floodplains and environmentally sensitive areas;Provide your analysis here: Not Applicable.**8. Promote goals that provide additional environmental protection;**Provide your analysis here: No impervious cover will be installed.**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: Not Applicable**10. Ensure adequate transition between adjacent land uses and development intensities;**Provide your analysis here: LR is an adequate transition between CS and SF-3.**11. Protect and promote historically and culturally significant areas;**Provide your analysis here: Not Applicable**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: Not Applicable

13. Avoid creating undesirable precedents;Provide your analysis here: Not applicable**14. Promote expansion of the economic base and create job opportunities;**Provide your analysis here: It will create volunteer opportunities.**15. Ensure similar treatment of land use decisions on similar properties;**Provide your analysis here: Not applicable**16. Balance individual property rights with community interests and goals;**Provide your analysis here: Not applicable**17. Consider infrastructure when making land use decisions;**Provide your analysis here: Not applicable**18. Promote development that serves the needs of a diverse population.**Provide your analysis here: Not Applicable

From: sa@
Sent: Saturday, September 30, 2017 4:22 PM
To: Meredith, Maureen
Subject: Neighborhood Plan Amendment: Formal Protest

I am inquiring regarding Case Number: NPA-2017-0029.01

I formally lodge a complaint and request NOT to convert land use from Single Family to Mixed Use. Converting this area from Single Family to Mixed Use is a disserve to a community that has seen de-escalating crime over the last 5 years. The zip code is already elevated for crime versus other single family neighborhoods, and allowing the jump from single family to mixed use (and not even multi-family to mixed use!) is much too big a step.

I am the owner of 7500 Bennett Avenue, and received the notice due to my proximity with the proposal to convert residential into mixed use space, only 500ft from existing single family dwellings.

Thank you,
Shantanu Agrawal
On Behalf of Bennett I Trust