

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Combined

CASE#: NPA-2017-0016.02

DATE FILED: July 26, 2017 (In-cycle)

PROJECT NAME: Flats on Shady

PC DATE: January 23, 2018
January 9, 2018

ADDRESS: 1125 Shady Lane

DISTRICT AREA: 3

SITE AREA: 7.93 acres

OWNER/APPLICANT: Otto Friedrich Jr. Estate

AGENT: Drenner Group (Amanda Swor)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: *Multifamily

Base District Zoning Change

Related Zoning Case: C14-2017-0094

From: SF-3-NP

To: *MF-4-NP

** The original NPA application was for Mixed Use and Multifamily land use and the original zoning request was for GR-MU-NP and MF-4-NP. The application was amended on December 4 and 7, 2017 for Multifamily land use and MF-4-NP zoning on the entire tract.*

NEIGHBORHOOD PLAN ADOPTION DATE: March 27, 2003

PLANNING COMMISSION RECOMMENDATION:

January 23, 2018-

January 9, 2018- Postponed on the consent agenda to January 23, 2018 at the request of staff. [P. Seeger – 1st; A. De Hoyos Hart – 2nd] Vote: 11-0 [F. Kazi and T. Nuckols absent. J. Schissler recused from Item C-17].

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: Even though the neighborhood plan recommends that this property to be developed as single family uses, staff supports the applicant's request for multifamily because the Think East PUD development to the north is mixed use PUD with multifamily uses directly to the north of this property which makes the applicant's request of multifamily land use compatible in this location.

Land Use Goals

Goal 1:	Adjacent land uses should be compatible. (Sector Plan)²
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Key Principles: Address the "over-zoning" of properties in the Govalle/Johnston Terrace Neighborhood Planning Area. (Sector Plan and modified by Gov/JT)

Non-residential development should not adversely affect existing businesses or neighborhoods, either by increases in traffic, noise, pollutants, or other safety hazards. (Sector Plan)

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

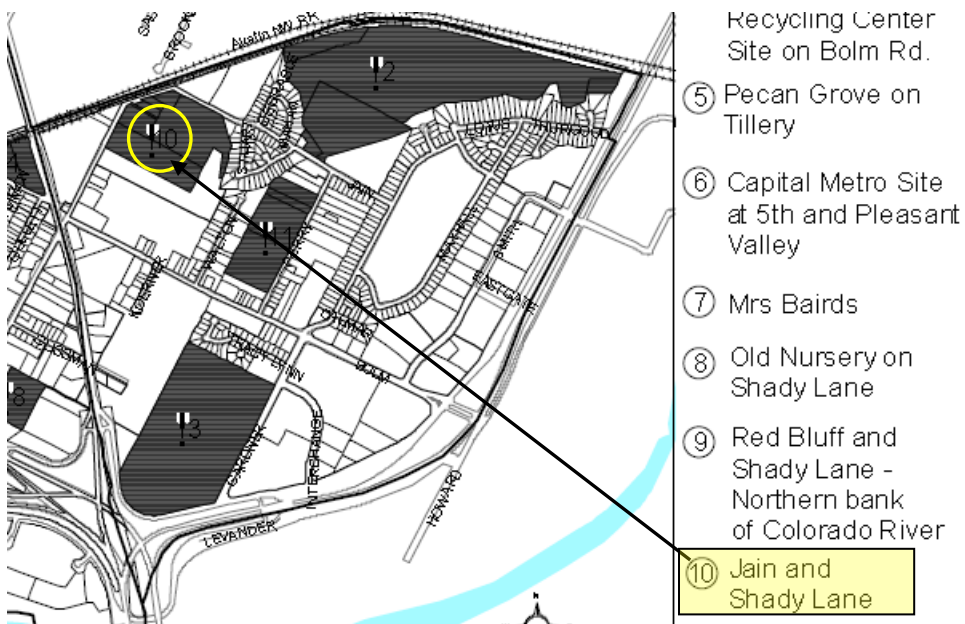
Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop) in a convenient and walkable environment. (Gov/JT)

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)

Jain and Shady Lane

This area is seen as developing as a single family residential area. Any redevelopment of this site is dependent on appropriate clean up of the contamination caused by the Tank Farm site.



LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

Purpose

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2. Encourage new infill development that continues existing neighborhood patterns of development; and
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Application

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PROPOSED LAND USE ON THE PROPERTY

Multifamily Residential - 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.

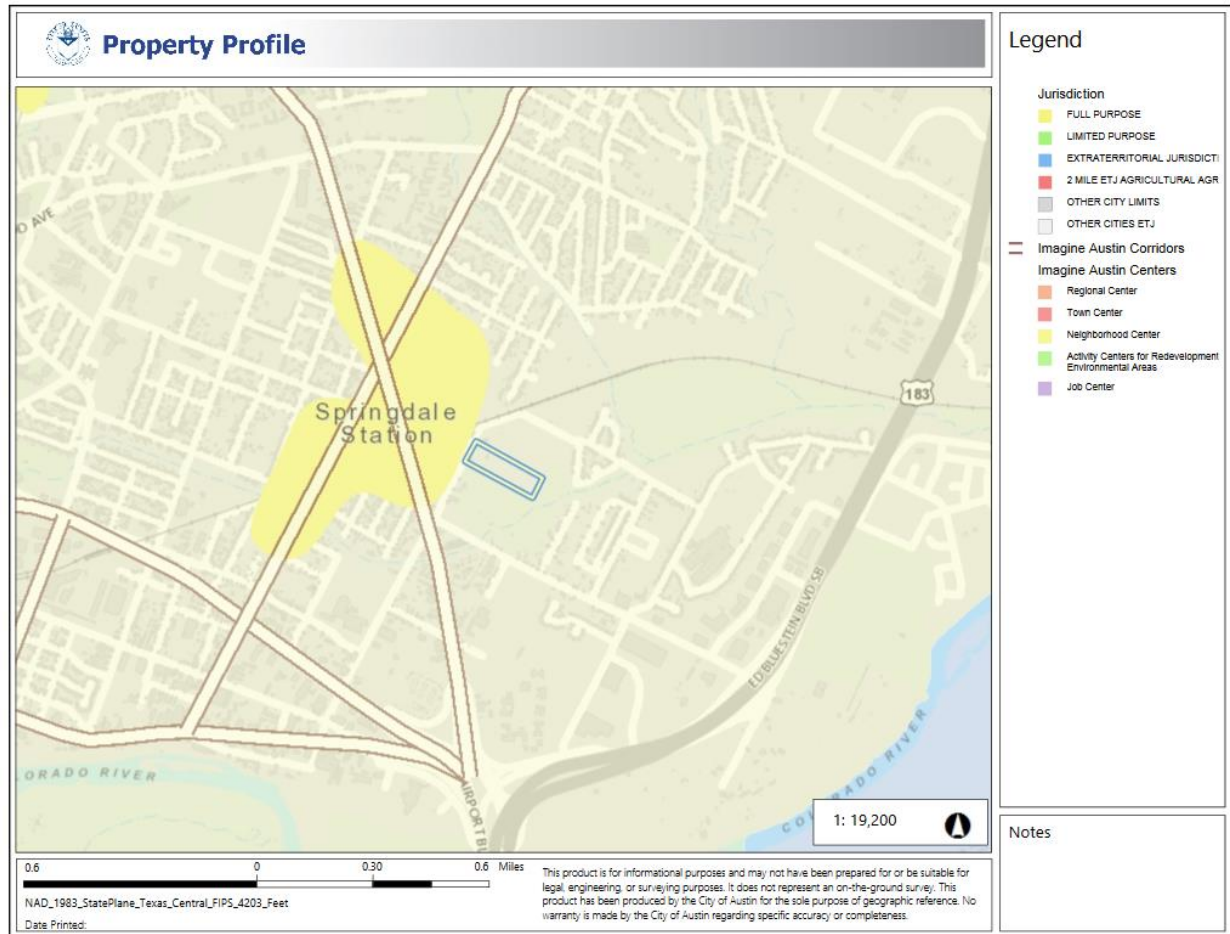
Application

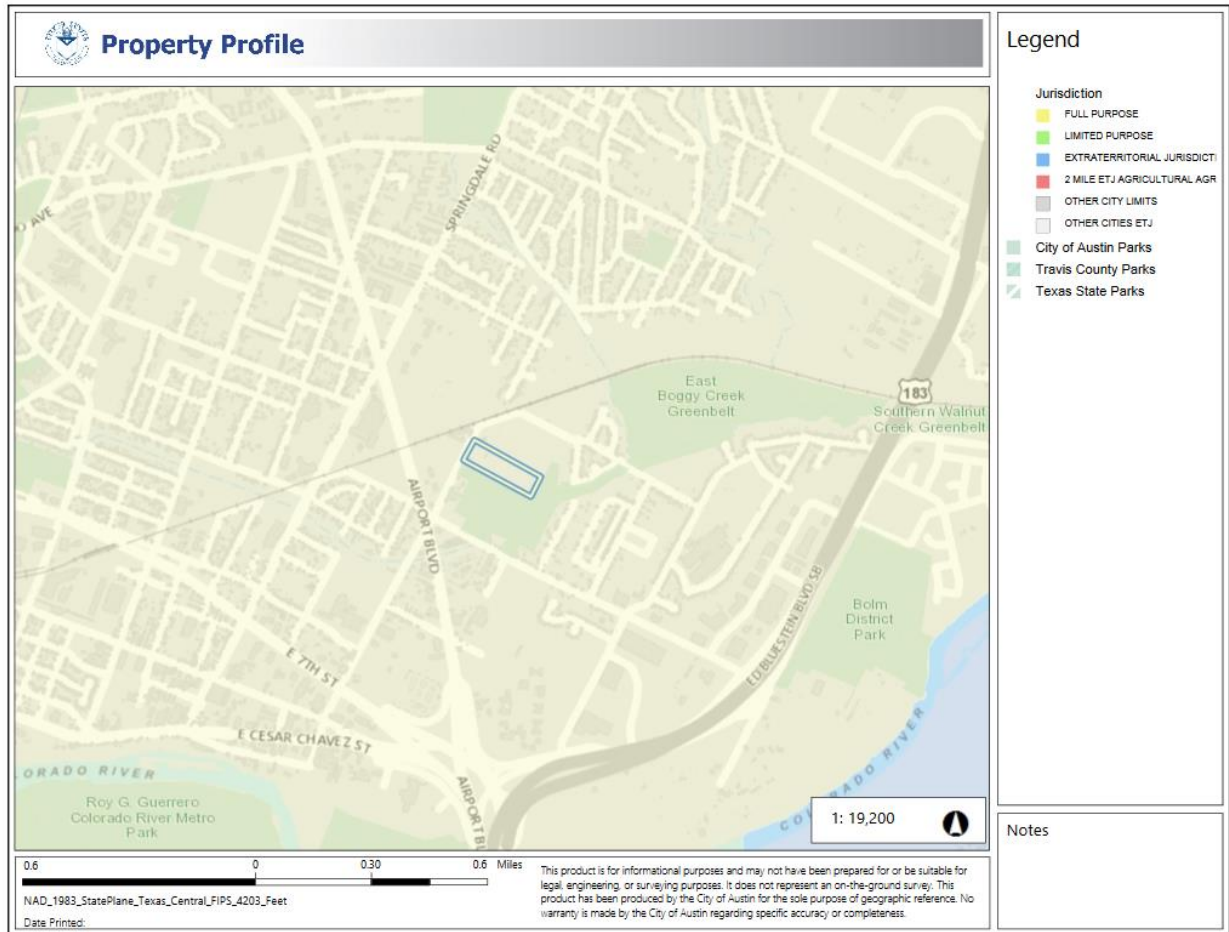
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged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

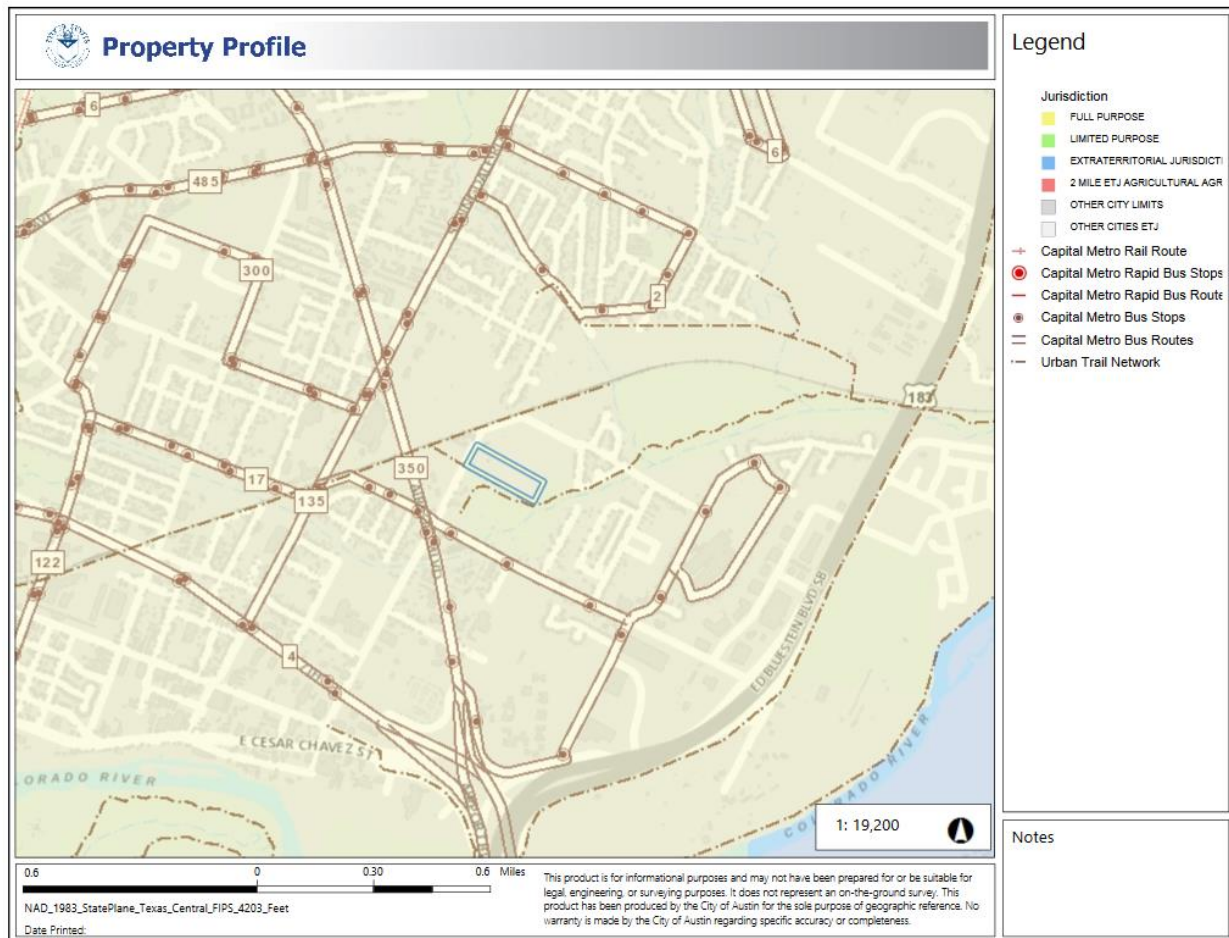
IMAGINE AUSTIN PLANNING PRINCIPLES

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 applicant proposes to build 290 apartment dwelling units on the property which will provide additional housing units for the planning area and the city. The property is near public transportation and is directly north of a public park which has an urban trail running through it.***
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 on the eastern edge of the Springdale Neighborhood Activity Center as identified on the Imagine Austin Growth Concept Map.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The property could be considered an infill site and is within the proximity of an Springdale Station Neighborhood activity center.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.

- *The applicant's proposal to build approximately 290 multifamily dwelling units will explain the number and variety of housing choices for the planning area and Austin.*
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - *To the north of the property is the Think East PUD which is developing parts of the property to multifamily uses, which would be compatible with the applicant's proposed multifamily zoning and land use.*
 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 within an environmentally sensitive area.*
 7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - *The property is located directly north of a city park.*
 8. Protect, preserve and promote historically and culturally significant areas.
 - *The property is not historic or culturally significant.*
 9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - *The property is located directly north of the Govalle Neighborhood Park which has an urban trail running through it.*
 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.*







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 plan amendment application was filed on July 26, 2017, which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The applicant's original application was to proposed Mixed Use land use on the western portion (the area was not clearly defined) of the site along Shady Lane and for Mixed Use land use for the remaining portion of the site. The ordinance required community meeting was held on September 7, 2017 and this request was discussed at the meeting. However, on

December 4 and 7, 2017 the applicant revised their zoning and plan amendment request to drop the Mixed Use request and to instead request Multifamily on the entire tract of the land, 7.93 acres. The applicant proposed approximately 290 multifamily dwelling units on the property.

The applicant also submitted an associated zoning case, C14-2017-0094, in which they request a zoning change from SF-3-NP to MF-4-NP. For more information on this case, please see the zoning case report. The original zoning change request was for GR-MU-NP and MF-4-NP but was revised on December 4, 2017 to request only MF-4-NP on the entire site.

PUBLIC MEETINGS: The ordinance-required community meeting was held on September 7, 2017. Approximately 98 meeting notices were mailed to people who live or own property within 500 feet of the subject property, in addition to neighborhood groups and environmental organizations who requested notification for the area. Twenty-three people signed the attendance sheets.

Amanda Swor, the applicant's agent, said the property is zoned SF-3-NP and has a vacant home on the property. She said the zoning request is for GR-MU-NP on small front portion of the property for adaptive reuse of the existing structure and MF-4-NP on back half for a proposed 290+ apartment dwelling units. They propose a trail access from the development to the public park located directly to the south. Five buildings are proposed including the adaptive reuse of the existing building.

There are approximately 53 protected trees greater than 19" caliper. There are 22 heritage trees. One tree will be removed because of its bad condition.

There is no Traffic Impact Analysis at this time, but they propose to limit the number of vehicle trips to 2,000 trips a day at the site plan stage.

Note: The NPA zoning applications were amended on December 4, 2017. The original NPA application was for Mixed Use and Multifamily land use and the original zoning request was for GR-MU-NP and MF-4-NP.

Q. What would be the change in impervious cover from SF-3-NP to storm water run-off into creek?

A. There will be an increase in impervious cover. Detention treat water quality will be met. We have to detain to existing condition, will be done at site plan extension watershed review process to assure no adverse impact to the stream.

Q. Rationale to change neighborhood plan?

A. Looking around and redevelopment, if developer to SF-3-NP cant get density.

Q. The proposed development will create lots of traffic.

A. We requested TIA later after we know what others are doing and take a broader look. We will be required to mitigate traffic. City is in favor of use doing this at site plan stage.

Q. Do you know what the proposed rents will be for the apartments?

A. The average rents will be \$1,250. There will be one, two, and three bedroom apartments.

Q. Will there be a change in Boggy Creek?

A. There will be no changes.

Q. Will you remove any trees?

A. We are not removing any large trees, but will mitigate if we do remove any trees.

Q. Can you show how the run-off will go?

A. At the lower right corner of the property is where the detention pond will be located.

Q. Will the Govalle Park be a point source?

A. Yes, but there will be no adverse effects.

Q. We moved here three years ago from a multifamily unit. At that apartment were people selling drugs, there was loud bass music and trash. The neighborhood plan shows this as single family and we thought that was rock solid and it wouldn't change. If multifamily is built, what would you do about drug use and people selling drugs in the park? And what will you do with the 600 vehicles?

A. I would suggest you drive by the Mueller area because this will be a Class A complex with quality tenants. The apartments will be a price point for people you would want to be around. This site offers a great hike and bike trail so hopefully people will have fewer cars.

Q. What is the rationale for you to change the neighborhood plan?

A. We think the GR-MU and MF-4 is consistent with the surrounding property. During the neighborhood planning process the property was shown as single family probably because there was a single family home on it.

Q. Airport is a Texas Department of Transportation right-of-way and has a bad five-way intersection. I would like a trail along the rail.

A. Our site is on the other side of the trail.

A. Will you pay a parkland fee?

Q. Our property is next to the parkland.

Q. How many dwelling units can you build on the property being zoned SF-3?

A. It depends on whether the planning area adopted the Small Lot or an infill tool. I don't know. *[Note: Below is a chart that shows was Infill Tools the G/JT NP area adopted].*

Q. What is the Code Next proposed zoning on the property?

A. LM-DR.

Q. Is this a “done deal”?

A. No, this is the beginning of the process.

Q. If the TIA shows adverse impact, what will be done to address it?

A. We will have a traffic engineer come up with recommendations.

SPECIAL USES CHOSEN IN ADOPTED NEIGHBORHOOD PLANS

Neighborhood Plan/Planning Area	Neighborhood-Wide					Property Specific		
	Small Lot Amnesty	Cottage Lot	Urban Home	Secondary Apartments	Corner Store	Neighborhood Urban Center	Residential Infill	Mixed-Use Building
East Riverside/Oltorf Combined NP								
Parker Lane (See Note 1)	Yes							
Pleasant Valley (See Note 1)	Yes							
Riverside (See Note 1)	Yes					Yes		Yes
Govalle/Johnston Terrace Combined NP								
Govalle	Yes					Yes		
Johnston Terrace	Yes							Yes
Greater South River City Combined NP								
South River City						Yes		Yes
St Edwards						Yes		Yes
Heritage Hills/Windsor Hills Combined NP								
Heritage Hills	Yes					Yes	Yes	
Windsor Hills	Yes	Subdistrict	Subdistrict				Yes	
Holly NP	Yes			Yes				Yes
Hyde Park NP	*See NCCD	*	*	*	*	*	*	*
Montopolis NP	Yes	Yes	Yes	Yes				Yes
North Austin Civic Association NP							Yes	Yes
North Burnet/Gateway NP								
North Lamar Combined NP								
Georgian Acres								
North Lamar			Yes				Yes	

CITY COUNCIL DATE:

February 15, 2018

ACTION:

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

EMAIL: maureen.meredith@austintexas.gov

Summary Letter Submitted by the Applicant

Amanda Swor
dial: (512) 807-2904
aswor@drennergroupp.com

**DRENNER
GROUP**

July 26, 2017

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: Flats on Shady – Rezoning application for the 7.93 acre piece of property located at 1125 Shady Lane in Austin, Travis County, Texas (the “Property”)

Dear Mr. Guernsey:

As representatives of the owner of the Property, we respectfully submit the enclosed zoning and neighborhood plan amendment application package. The project is titled Flats on Shady and consists of 7.93 acres located at 1125 Shady Lane. The property is currently developed with a single family home. This request is to rezone the Property from SF-3-NP, Single Family Residence-Neighborhood Plan to GR-MU-NP, Community Commercial-Mixed Use-Neighborhood Plan for the portion of the Property fronting on Shady Lane and MF-4-NP, Multifamily Residence Moderate-High Density-Neighborhood Plan for the remainder of the Property, see enclosed image.

The Property is located within the Full Purpose Jurisdiction of the City of Austin and within the Govalle/Johnston Terrace Future Neighborhood Planning Area. A Neighborhood Plan Amendment Application is being submitted concurrently with this zoning request to change the Future Land Use Map (“FLUM”) from Single Family to Mixed Use and Multifamily.

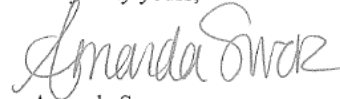
This rezoning and FLUM request will allow for the revitalization and adaptive reuse of the existing structure as well as development of a multifamily project on the remainder of the Property. The requested rezoning is consistent with the surrounding zoning and FLUM designations.

A Traffic Impact Analysis (“TIA”) has been waived because the proposed project will not exceed the thresholds established in the Land Development Code. See attached waiver.

July 26, 2017
Page 2

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in cursive script that reads "Amanda Swor".

Amanda Swor
Drenner Group

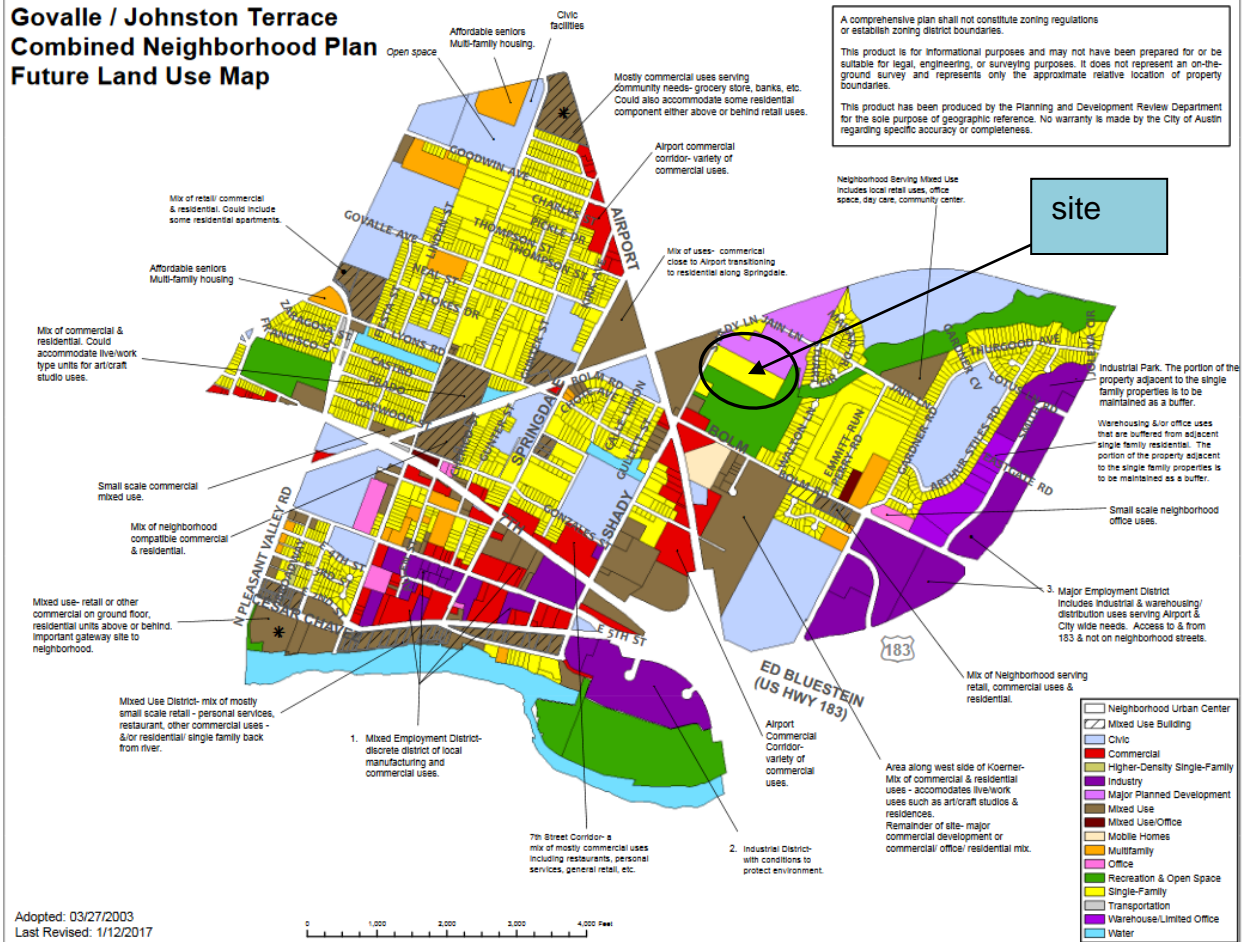
Enclosures

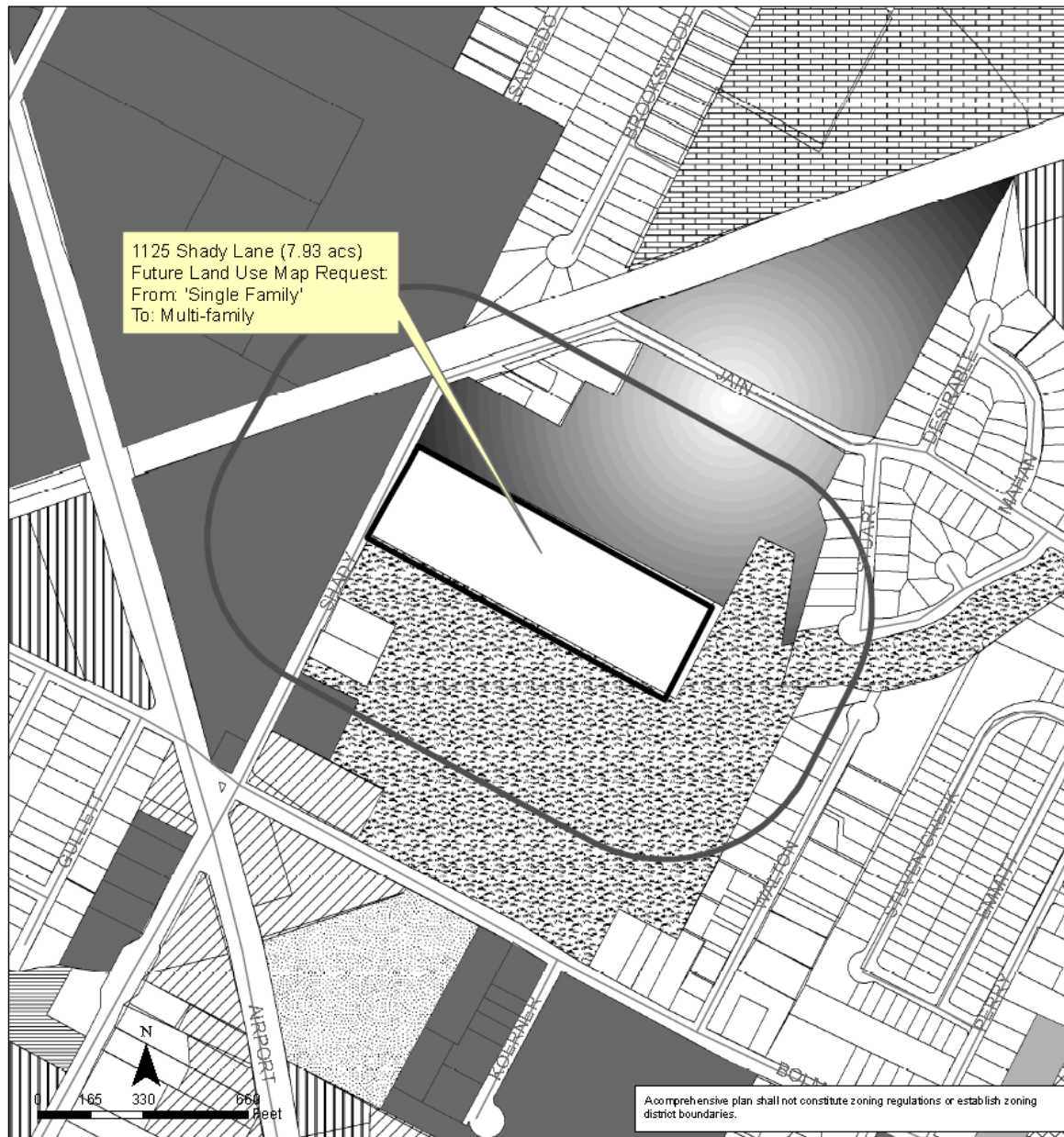
cc: Jerry Rusthoven, Planning and Development Review Department *(via electronic delivery)*
Heather Chaffin, Planning and Development Review Department *(via electronic delivery)*

Letter of Recommendation from the Govalle/Johnston
Terrace Neighborhood Plan Contact Team

(No letter received at this time)

Govalle / Johnston Terrace Combined Neighborhood Plan Future Land Use Map





Govalle/Johnston Terrace Combined Neighborhood Planning Area NPA-2017-0016.02

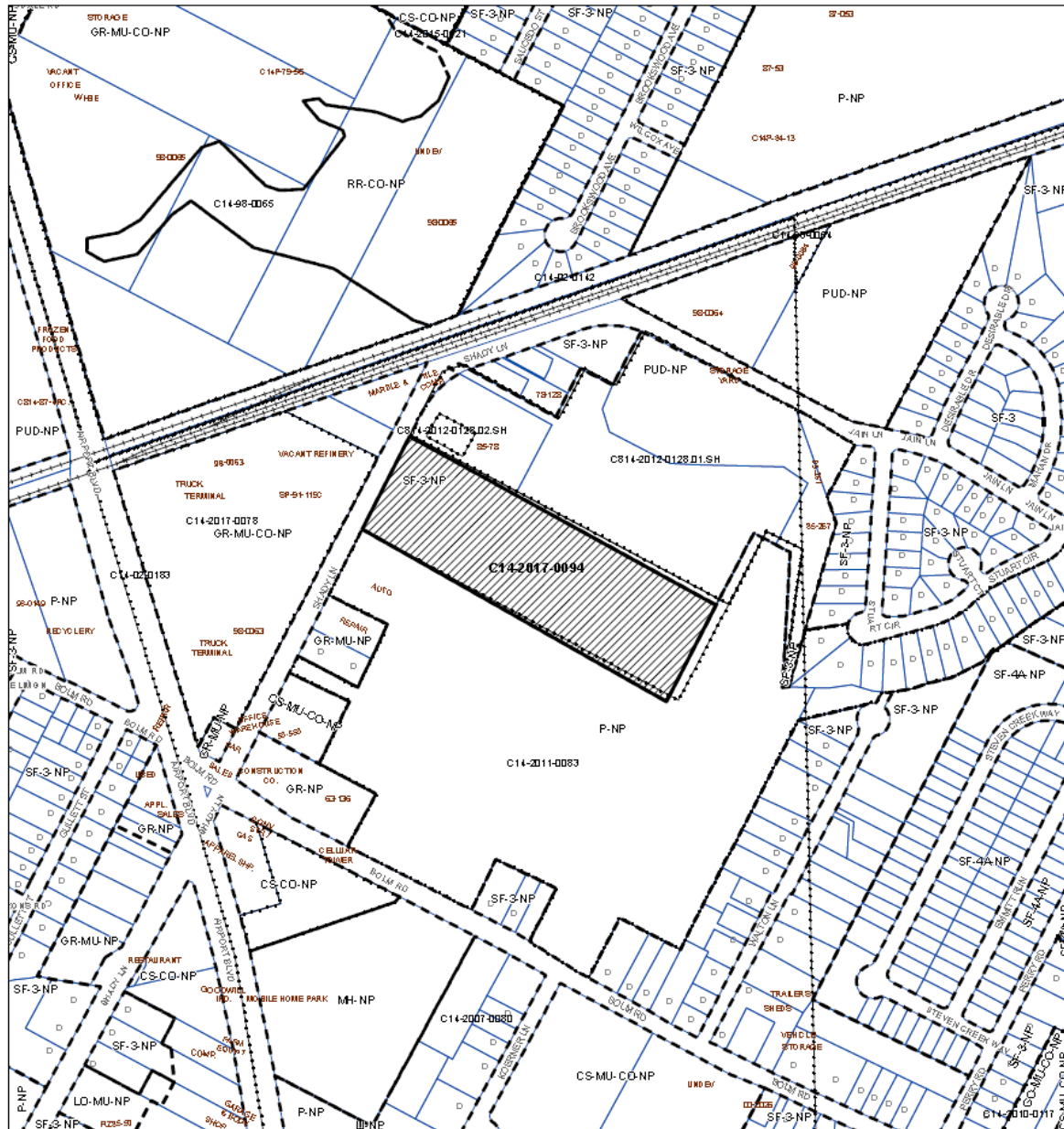
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City of Austin
Planning and Zoning Department
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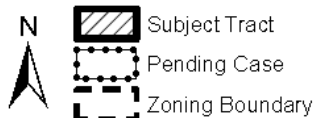
Future Land Use

500 ft. notif. boundary	Mixed Use/Office
Subject Property	Major Planned Development
Single-Family	Civic
Mobile Homes	Recreation & Open Space
Multi-Family	Utilities
Commercial	<Null>
Mixed Use	Water



ZONING

Case#: C14-2017-0094



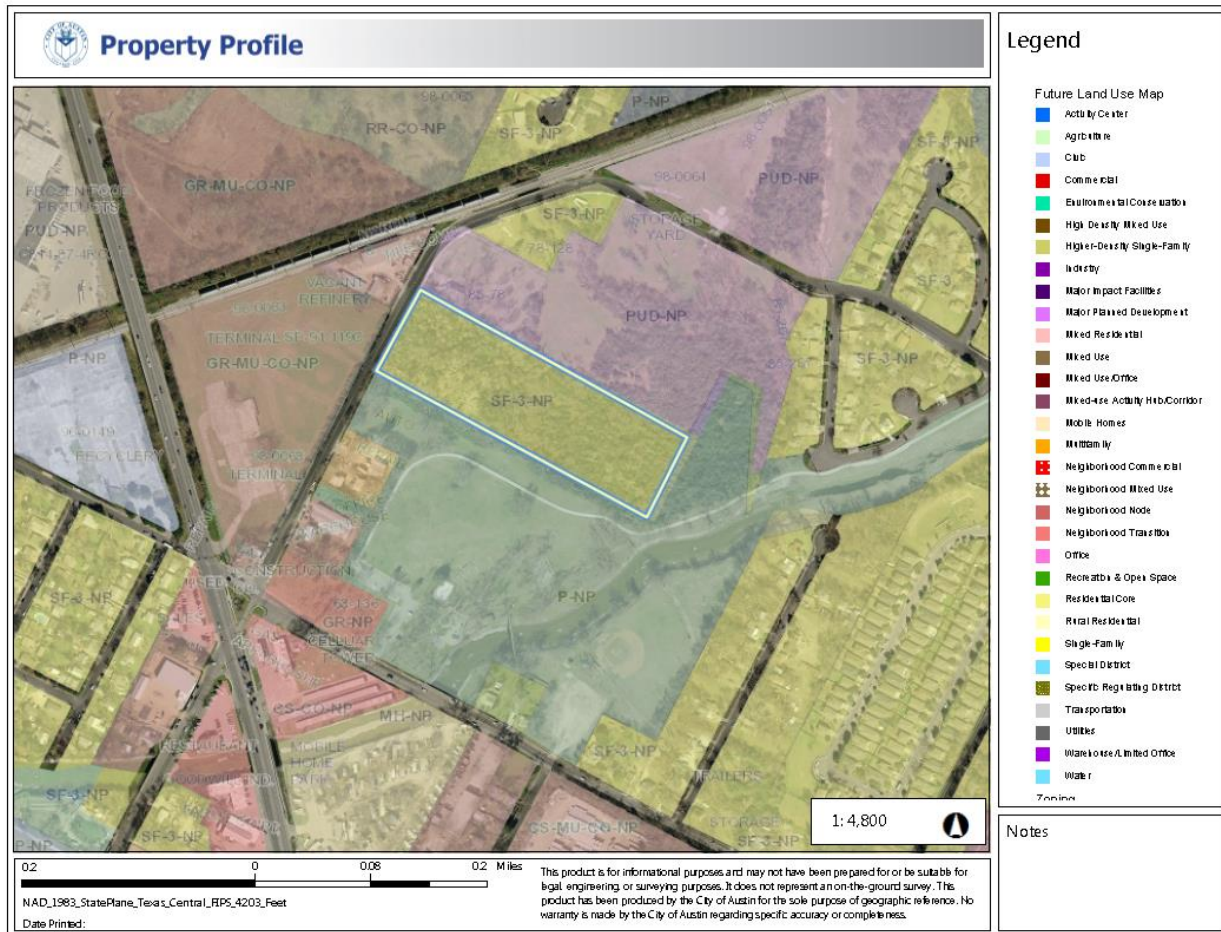
1" = 400'

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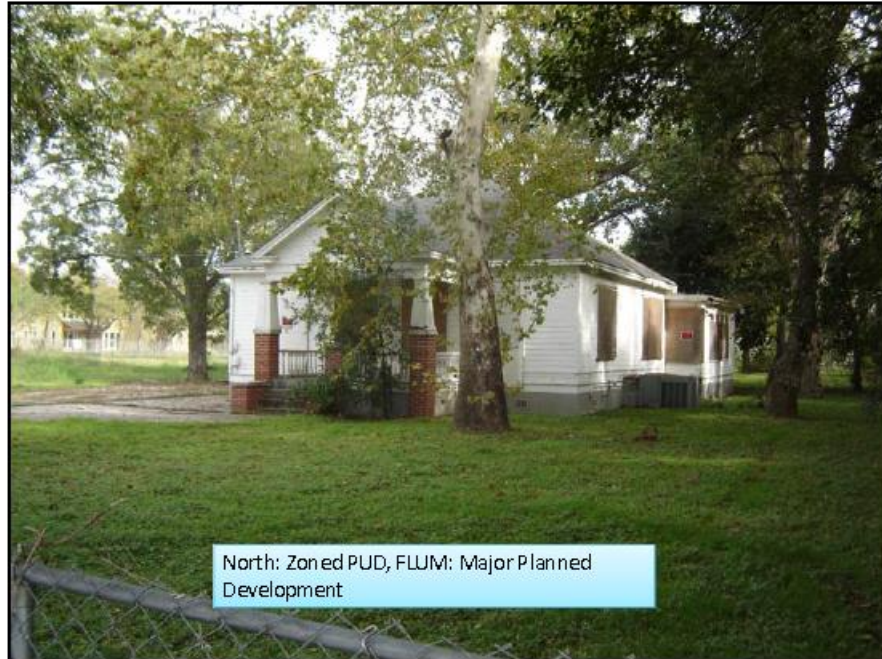
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Created: 7/28/2017









North: Zoned: PUD; FLUM: Major Planned Development

