

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Crestview/Wooten Combined (Crestview)

CASE#: NPA-2020-0017.01

DATE FILED: February 27, 2020 (In-cycle)

PROJECT NAME: 904 Morrow Street

PC DATE: August 25, 2020

ADDRESSES: 902-904 Morrow Street

DISTRICT AREA: 7

SITE AREA: 0.7433 acres

OWNER/APPLICANT: Vineway, LLC

AGENT: Thrower Design (A. Ron Thrower)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Multifamily

Base District Zoning Change

Related Zoning Case: C14-2020-0047

From: SF-3-NP

To: MF-1-NP

NEIGHBORHOOD PLAN ADOPTION DATE: April 1, 2004

PLANNING COMMISSION RECOMMENDATION:

August 25, 2020 – (pending)

STAFF RECOMMENDATION: Recommended for the applicant's request for Multifamily land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for multifamily land use because it will add additional housing to the planning area and the city. Multifamily land use is appropriate for this location because there is multifamily land use to the north and east of the property. The proposed change would allow for additional residential units located near the North Lamar Boulevard Activity Corridor and the Crestview Station Town Center as identified on the Imagine Austin Comprehensive Plan.

The Crestview Neighborhood Plan has objectives and recommendations that seek to protect existing single family uses and to also add housing types currently not available in the planning area for retirees and first time home buyers. The applicant's proposal to build townhomes could help meet these goals.

Land Use Objectives and Recommendations Land Use

Objective 1: Preserve the character and affordability of the Crestview and Wooten Neighborhoods.

Recommendations 1. Existing single-family residential areas should retain SF-3 zoning.

Land Use Objective 5: Provide opportunities for the ultimate redevelopment of the Huntsman Petrochemical site to "complete" the neighborhood and create quality open space.

Recommendations

1. Focus more intense commercial and mixed use development along Lamar Boulevard.
 - a. Change the zoning for parcels fronting Lamar Boulevard to allow current uses to continue, but encourage redevelopment with more pedestrian-oriented mixed use.
 - b. Prohibit or limit any additional development of incompatible industrial uses, such as basic industry and mining.
 - c. Preserve the historic farmhouse located at 810 Banyon Street.
2. Encourage the development of residential uses on Morrow Street adjacent to the existing neighborhood.
 - a. Morrow Street should be developed primarily with single family residential that complements the existing homes on the north side of the street.
 - b. Other portions of the site should be used to develop housing types currently not widely available in Crestview, particularly housing for retirees and first time homebuyers.

Land Use Objective 9: Encourage the redevelopment of Lamar Boulevard with more residential and neighborhood serving businesses.

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.

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.

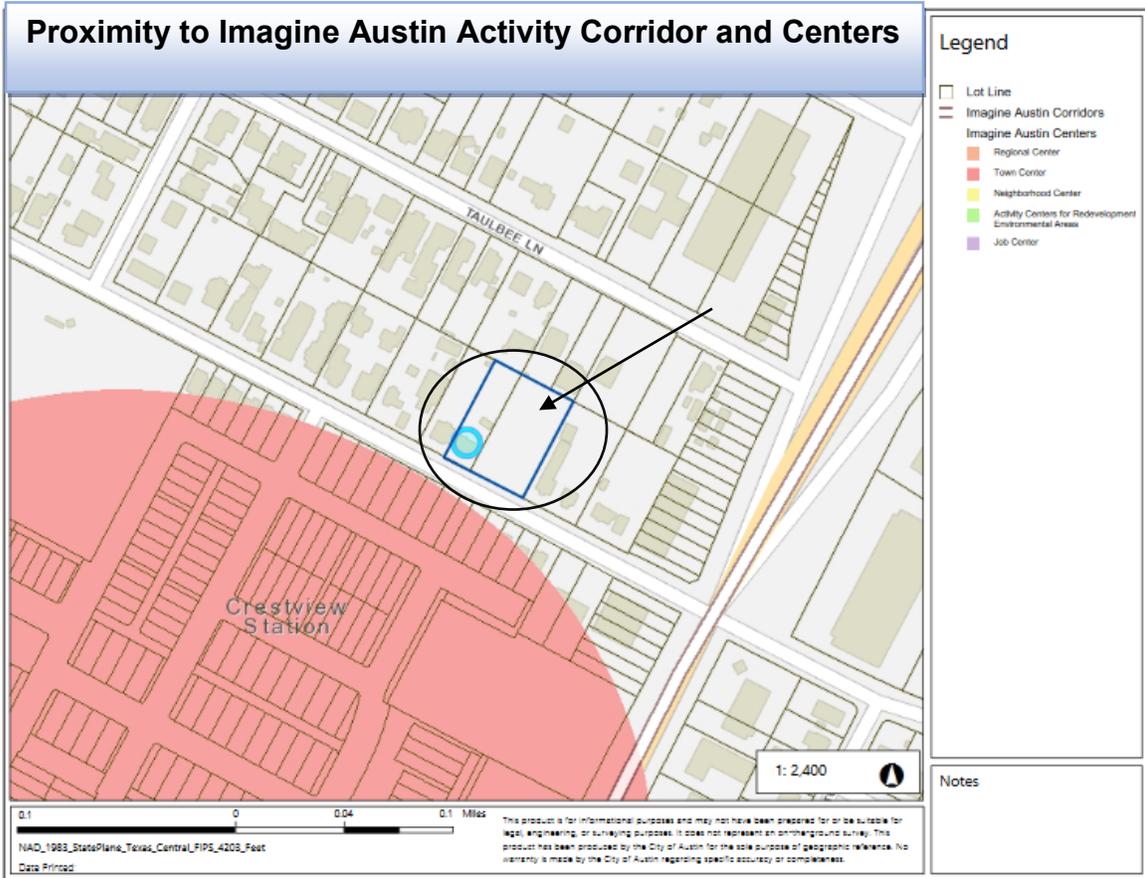
Application

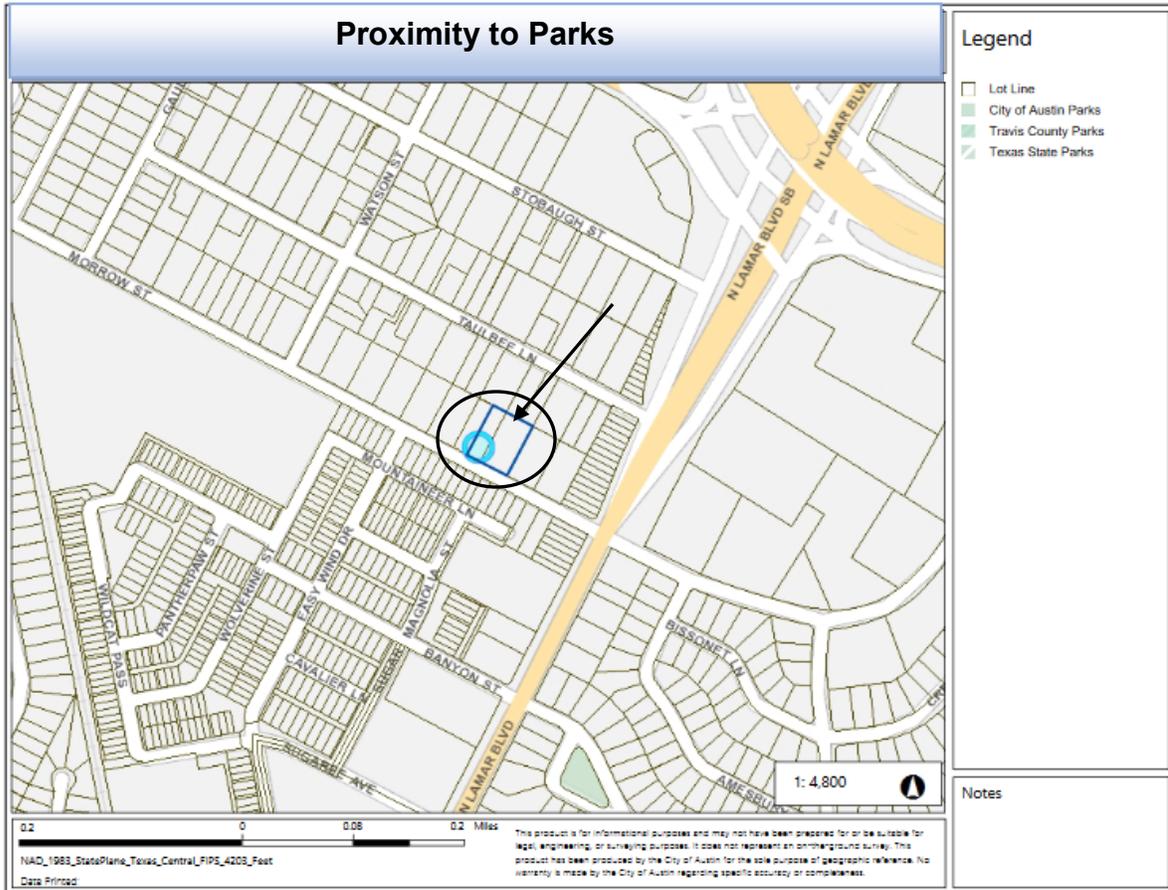
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged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

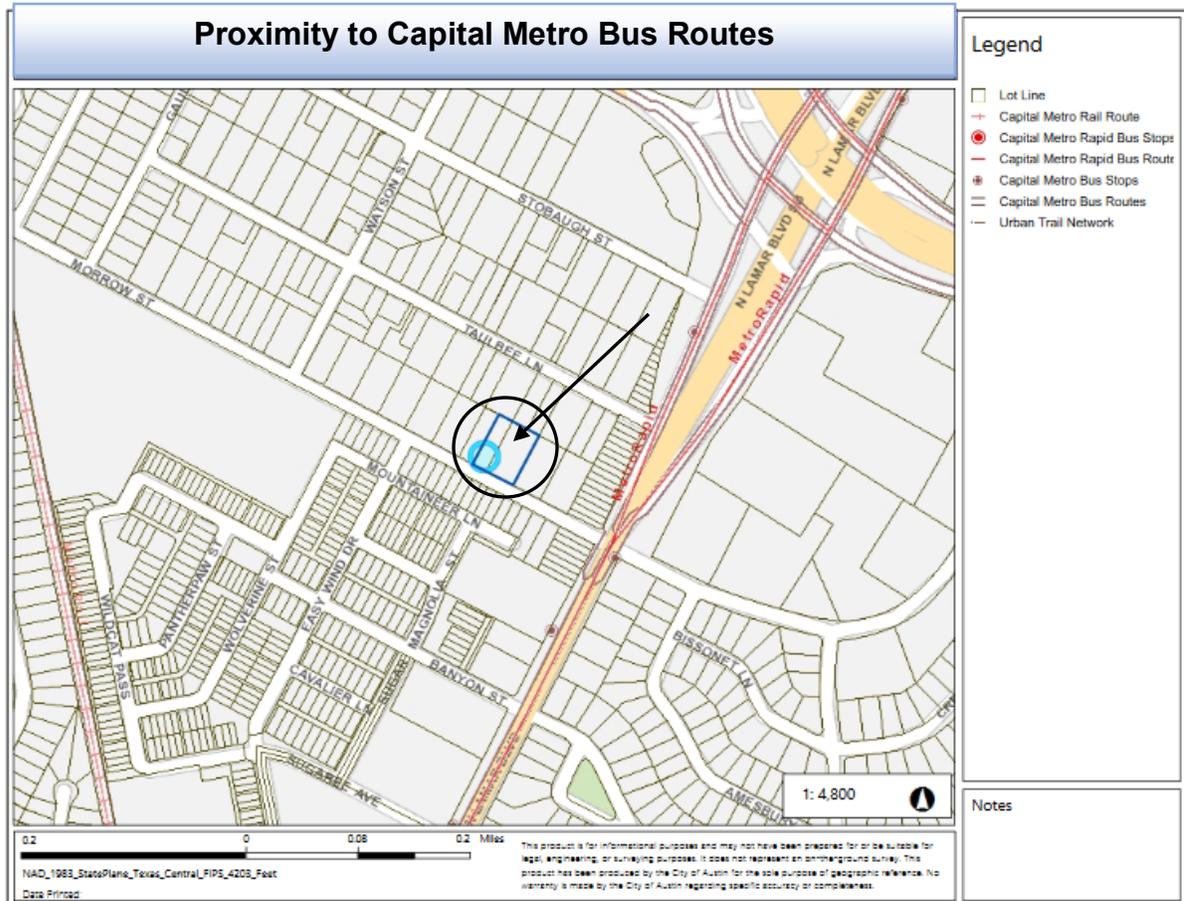
IMAGINE AUSTIN PLANNING PRINCIPLES

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 property is located within 400 feet of North Lamar which is an Activity Corridor and directly north of the Crestview Station Town Center. It is near numerous business located along North Lamar and Morrow Street. The property housing development of townhomes will add housing units to the planning area and the city and will add to the variety of housing options.***
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 within 400 feet of the North Lamar Activity Corridor where transit services are located and across the street of the Crestview Station Town Center Activity Center.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The property is located within 400 feet of the North Lamar Activity Corridor and directly north of the Crestview Station Town Center. It is an infill site that could enhance the neighborhood character.***
4. 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 change the land use to multifamily to build townhomes which could expand the number and variety of housing types for the planning area and the city.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The property has multifamily land use to the north and east of the property. To the south is the Crestview Station Town Center. Multifamily is appropriate for this location.***
6. Protect Austin’s natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The property is not located in an environmentally sensitive area such as the Drinking Water Protection zone.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.

- *Not applicable.*
8. Protect, preserve and promote historically and culturally significant areas.
 - *To staff's knowledge, there are no historic or cultural significance to this property.*
 9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - *Not directly applicable.*
 10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - *Not applicable.*
 11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - *Not applicable.*
 12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - *No 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 February 27, 2020, which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The applicant proposes to change the future land use map from single family to multifamily land use.

The associated zoning change proposes to change the zoning on the property from SF-3-NP to MF-1-NP to build 11 to 12 townhomes on approximately seven acres.

PUBLIC MEETINGS: The ordinance-required virtual community meeting was held on July 9, 2020. Approximately 243 meeting notices were mailed to people who own property or have utility accounts within 500 feet of the property, in addition to neighborhood groups and environmental organizations who requested notification for the area. Five city staff members participated in the meeting, in addition to Ron Thrower and Victoria Haase, the applicant's agents.

After staff gave a brief presentation about the applicant's plan amendment and zoning change requests and an overview of the neighborhood plan amendment process, Victoria Haase gave the following presentation.

Victoria Haase said the property is about seven acres of land. She said there is an existing house on the property that is in poor condition and is vacant. A permit to demolish the house has been approved by the city, although no demolition work has started. The request is to change the future land use map from single family to multifamily to allow the construction of eleven to twelve townhouse-style homes that will be sold individually. The rezoning request is to rezone the property from SF-3-NP to MF-1-NP. The benefits of a multifamily development is to protect more trees and it will provide greater building setbacks and required compatibility standards. A multifamily development will have less impact to taxpayers because multifamily development must have privately constructed and maintained internal drives, water detention, water quality ponds.

At this point, Ms. Haase presented the PowerPoint slide presentation that is provided at the end of this report. After her presentation, the following questions were asked.

Q. Are there any preliminary site plans for the proposed development available?

A. No, not at this time. We wanted to wait to see how this goes before the client starts expending resources. It's an expensive endeavor.

Q. Do you know how many people are participating in this meeting?

A. I think two or three that I'm aware of, but we are unable to know how many people are viewing on the web cast. We ask people to sign their name in the chat and what their affiliation with the community is. If people would like to add their name to the sign in sheet, we will know who is here. *Note: After the meeting ends, an attendance list is generated which shows the number of people who participated in the meeting.*

Q. How long is the overall application and approval process expected to take?

A. The application was filed in February but because of COVID 19 there was delay in scheduling this community meeting. The cases will be scheduled for Planning Commission probably in August but the City Council date has not been determined yet. When the cases are scheduled, a public hearing notice will be mailed to people who live or own property within 500 feet of the property.

CITY COUNCIL DATE:

September 17, 2020

ACTION: (Pending)

Applicant Summary Letter from Application

David J. Anderson
direct dial: (512) 807-2908
danderson@drennergroupp.com

DRENNER
GROUP

February 26, 2020

Ms. Denise Lucas
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: 904 Morrow Street – Neighborhood Plan Amendment application for the 0.7433-acre piece of property located at 904 Morrow Street in the City of Austin, Travis County, Texas (the “Property”).

Dear Ms. Lucas:

As representatives of the Owners of the Property, we respectfully submit the enclosed Neighborhood Plan Amendment application for 904 Morrow Street. The project is located in the full purpose jurisdiction of the City of Austin and consists of 0.7433 acres located on the north side of Morrow Street, approximately 350 feet west of the intersection of Morrow Street and North Lamar Boulevard. The Property is currently developed with one single family structure.

The site is currently zoned SF-3-NP, Family Residence – Neighborhood Plan zoning district. The Property is located within the Crestview neighborhood planning area and has a Future Land Use Map (FLUM) designation of Single Family and a Neighborhood Plan Amendment is required to be submitted.

The requested change to the FLUM is from Single-family to Multi-family. This proposed change in FLUM would allow the development of townhome or condo style units on the Property. This request is consistent with surrounding townhomes of the Crestview Station (TOD) directly across the street to the south.

We feel that the requested FLUM of Multi-family is appropriate for the property because:

1. The Property abuts MF-3 zoning immediately to the east and north and TOD zoning to the south across Morrow Street.
2. The Property serves as an appropriate transition area between the commercial zoning further to the east and the single family to the west.
3. While many of the lots to the west of the property are currently zoned SF-3, at least fourteen (14) of those lots have two dwelling units currently in place.

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4. The Property lies directly across the street from the Crestview Station Town Center identified in the Imagine Austin Comprehensive Plan.
5. The Property lies directly across the street from properties designated as Corridor Mixed Use and Medium Density Residential in the Lamar Blvd./Justin Lane Transit Oriented Development Station Area Plan. Medium Density Residential, as defined in the above-referenced Station Area Plan, allows multifamily, condominium, and townhouse uses and has a maximum density of 45 dwelling units per acre.
6. The height maximums in the multi-family zoning correlate to height limitations in the Lamar Blvd./Justin Lane Transit Oriented Development to the south.
7. The Property provides convenient access to the Capital Metro Crestview Station and Highland Station MetroRail stops, the North Lamar Transit Center (Park and Ride), and has abundant access to MetroBus and MetroRapid lines.
8. The Property is within ½ mile of the Crestview Station, with sidewalks already present along the entirety of the route to the station.
9. Robust “All Ages and Abilities” bicycle facilities traverse Morrow Street and provide bicycle connectivity throughout the area.
10. The Property is less than 0.4 miles to TA Brown Neighborhood Park.
11. The North Austin Optimist parks are less than a 4-minute walk from the Property, with additional open space within the Lamar Blvd./Justin Lane Transit Oriented Development only an 8-minute walk.

Considering the characteristics of the proposed multi-family zoning listed above, the Property meets numerous Imagine Austin Planning Principles, including:

1. Creating complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offering a variety of transportation options, and having easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
2. Supporting 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.
3. Protecting neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill site.
4. Expanding the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
5. Ensuring harmonious transitions between adjacent land uses and development intensities.

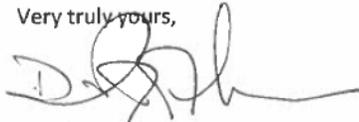
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Page 3

6. Protecting Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserving open space and protecting the function of the resource.
7. Integrating and expanding green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
8. Protecting, preserving and promoting historically and culturally significant areas.
9. Encouraging active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

We have intended to be thoughtful during the research and analysis involved with this Neighborhood Plan Amendment request, and have proposed the FLUM of Multi-family because it fits so well with the surrounding area, meets so many of the City of Austin Zoning Principles, and addresses the above-referenced Imagine Austin Planning Principles as well.

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,



David J. Anderson
Drenner Group

cc: Mark Graham, Planning and Zoning Department (*via electronic delivery*)
Joi Harden, Planning and Zoning Department (*via electronic delivery*)

Letter of Recommendation from the Neighborhood Plan
Contact Team (NPCT)

(No letter received as of August 18, 2020)

Correspondence Received

From: Don Shepard
Sent: Thursday, July 09, 2020 7:00 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Lisa Shepard
Subject: Advance Rezoning Request Comments Re: 902 and 904 Morrow Zoning Case #: C14-2020-0047

***** External Email - Exercise Caution *****

Hi Ms. Merideth: My wife Lisa and I own property in the 800-900 Block of Taulbee Lane at 7700 North Lamar in the Crestview/Wooten combined planning area, one block away from the proposed rezoning case C14-2020-0047. We oppose rezoning of the vacant lot at 902 Morrow and the house & lot at 904 Morrow from SF-3 to MF-1. Rezoning and cluster-building on what were large single family dwelling unit lots in the four block area from N. Lamar to Gault, Stobaugh to Taulbee, has had an adverse effect on affordability, walkability, traffic, safety, and quality of life here on the Eastern edge of Crestview. The only positive impact of overbuilding has been to profitability (to developers), and not to affordability of actual neighbors. This anti-affordability and anti-quality-of-life rampage by developers violates our approved neighborhood plan. We currently have five similar such housing developments within our four block area, causing housing prices to shoot up from \$300,000 to \$800,000 per home as a result of overbuilding, all as lot sizes and neighborhood harmony have shrunk dramatically. Moreover, Morrow has become a traffic and walkability mess due to already overbuilt Crestview Station Austin Commons development. This has to stop to maintain what little sense of harmony and affordability remain in our neighborhood. Please disapprove of the rezoning request and honor our City approved neighborhood plan. Lisa and I may try to listen in tonight on the virtual meeting, but wanted to submit our comments in advance, in accordance with the letter which your department mailed and emailed.

Thank you!

Don Shepard and Lisa Shepard
512-799-0202

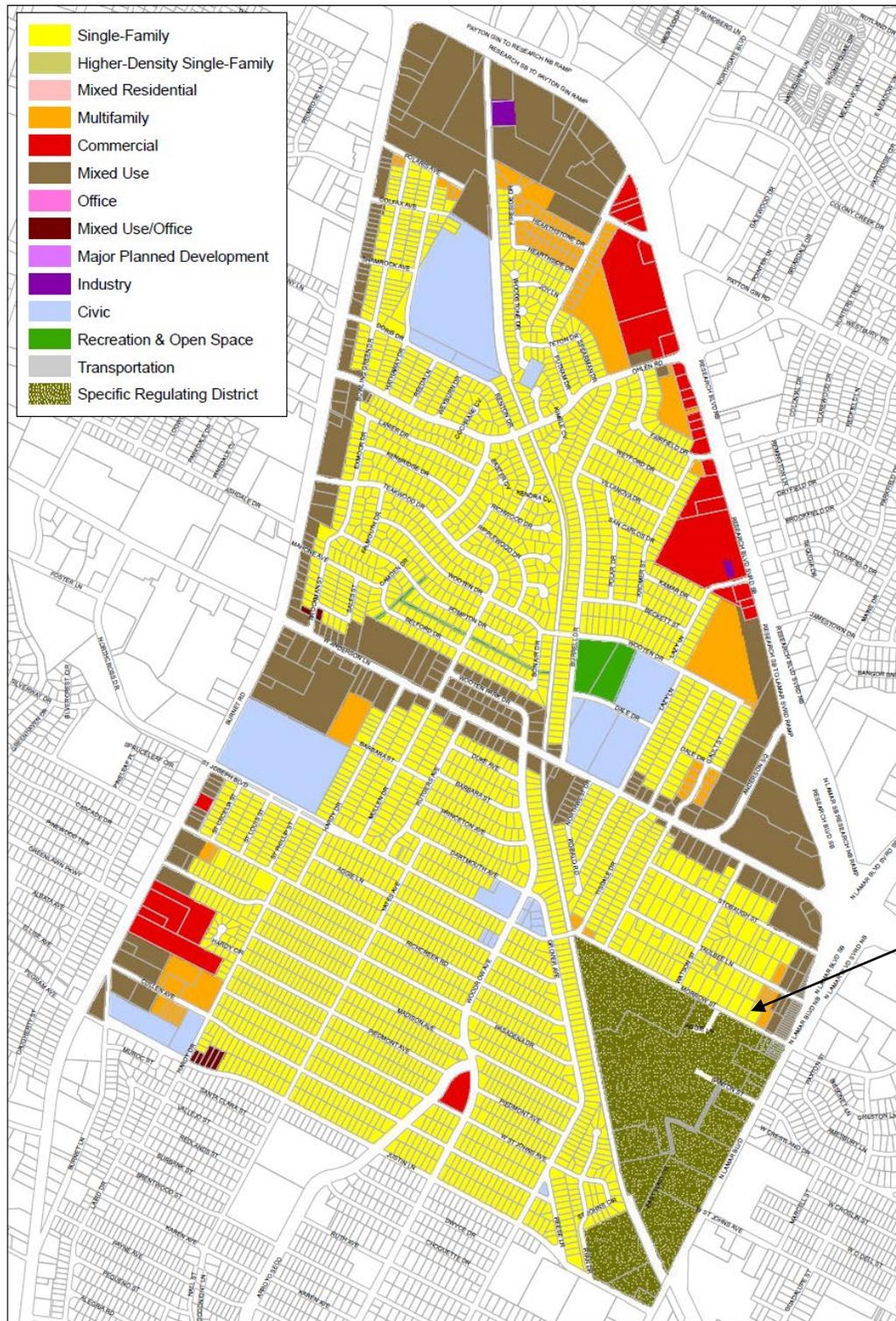
From: Tanner Blair
Sent: Friday, July 10, 2020 11:34 AM
To: Graham, Mark <Mark.Graham@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: NPA-2020-0017.02 - 902 & 904 Morrow Street

*** External Email - Exercise Caution ***

Hello Mark and Maureen,

I'm glad to see this plan come to fruition, and as an interested party in this case I'm supportive of multi-family uses on this site. I'm especially supportive of the townhouse/garden home vision that the owner seems interested in developing there, and it is a great opportunity to provide homes for a dozen people at a location that underutilized now and close to transit and amenities.

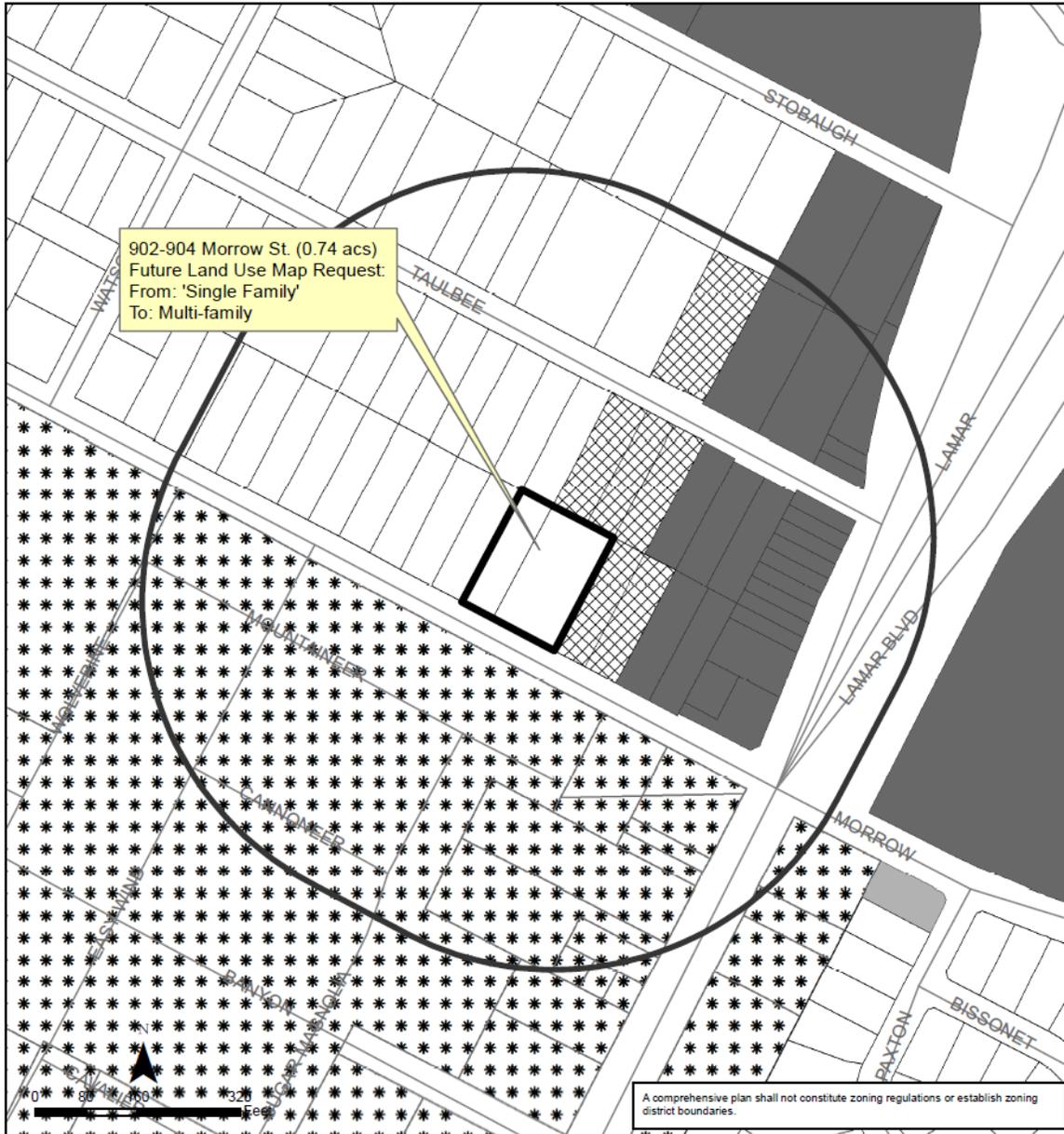
Regards,
Tanner Blair



Crestview/Wooten Neighborhood Planning Area Future Land Use Map

Adopted April 1, 2004
Updated May 12, 2011

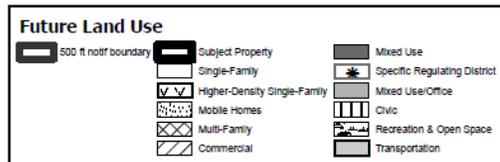


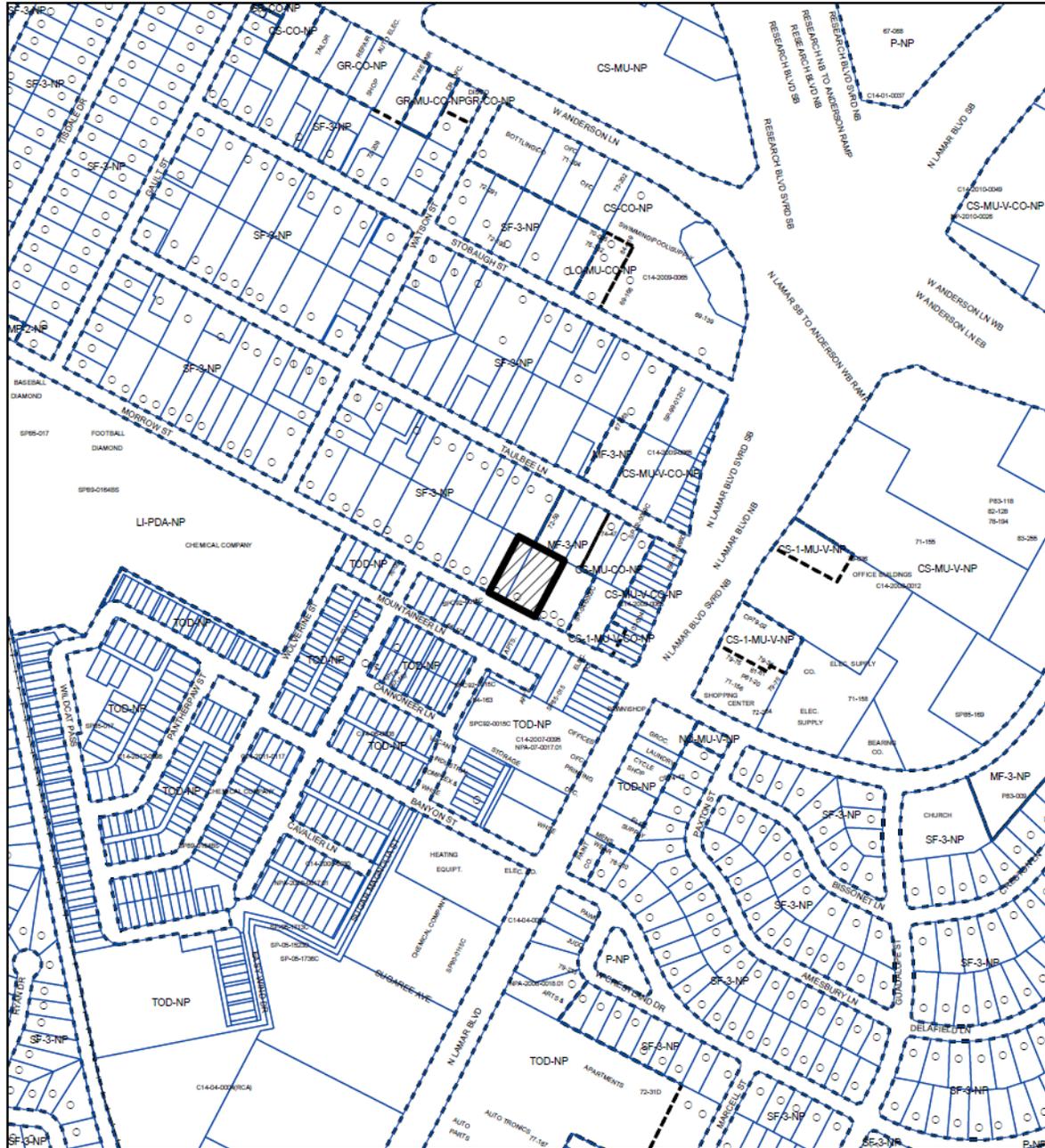


**Crestview Neighborhood Planning Area
 NPA-2020-0017.02**

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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.





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

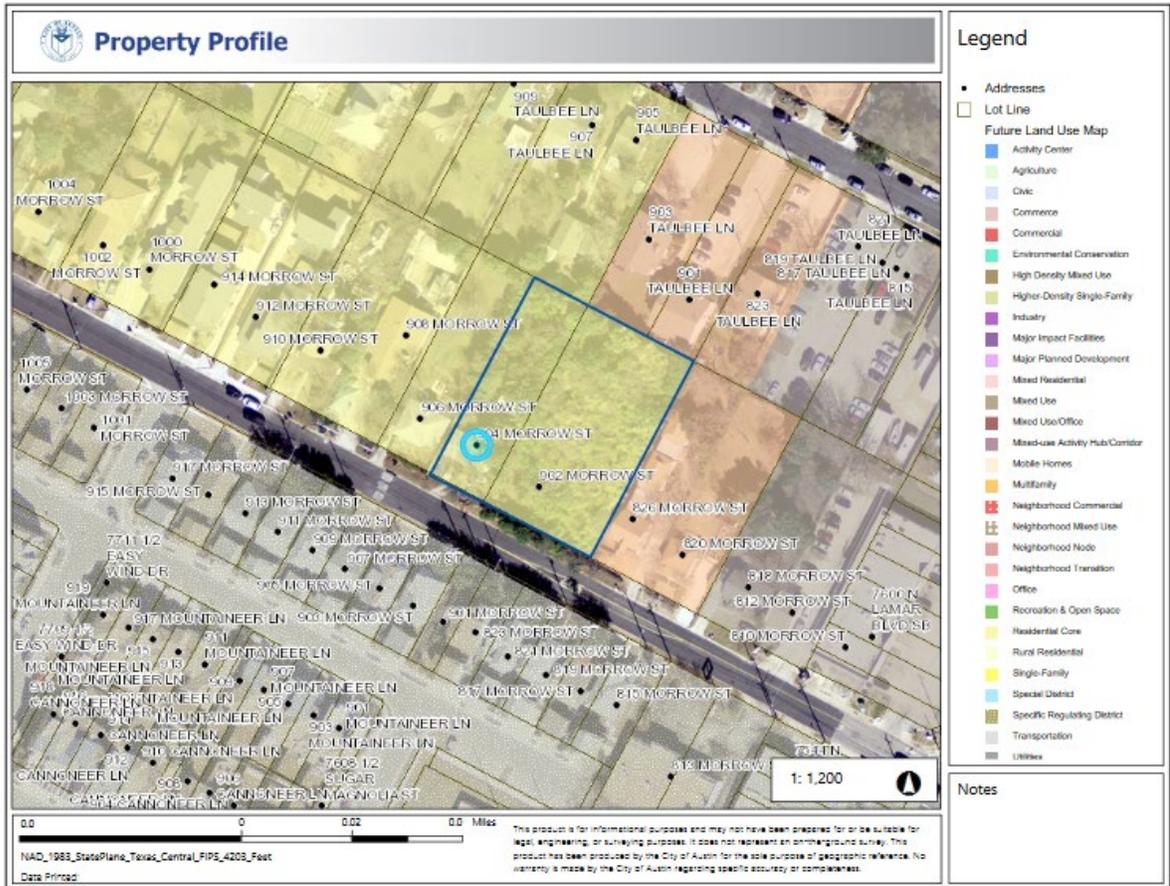
ZONING CASE#: C14-2020-0047

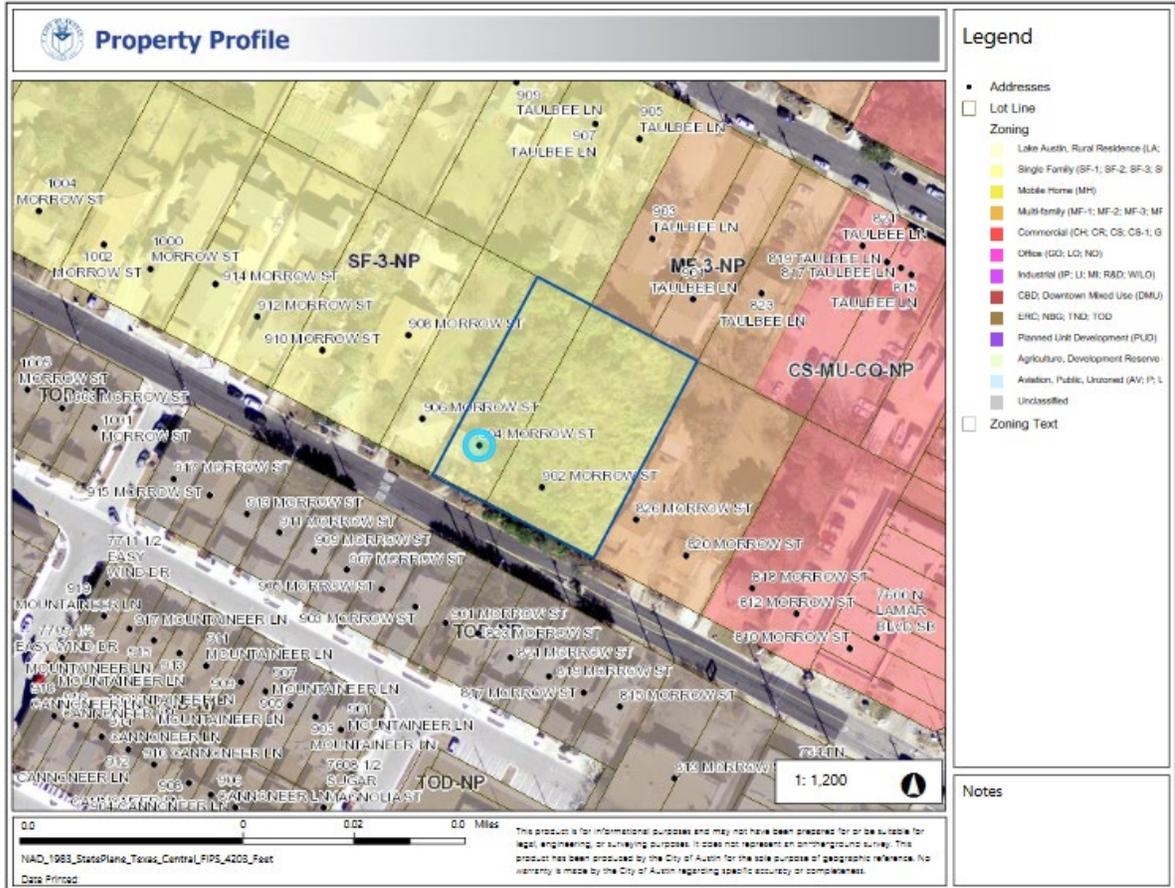
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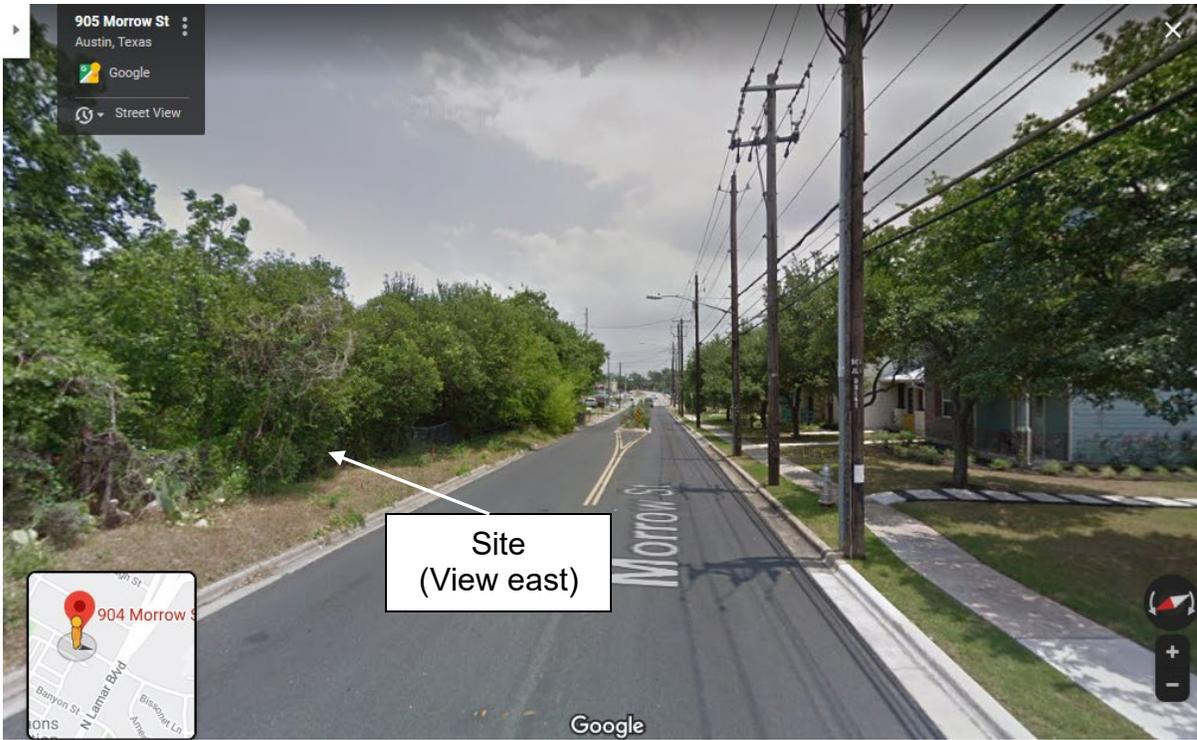
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Created: 4/14/2020







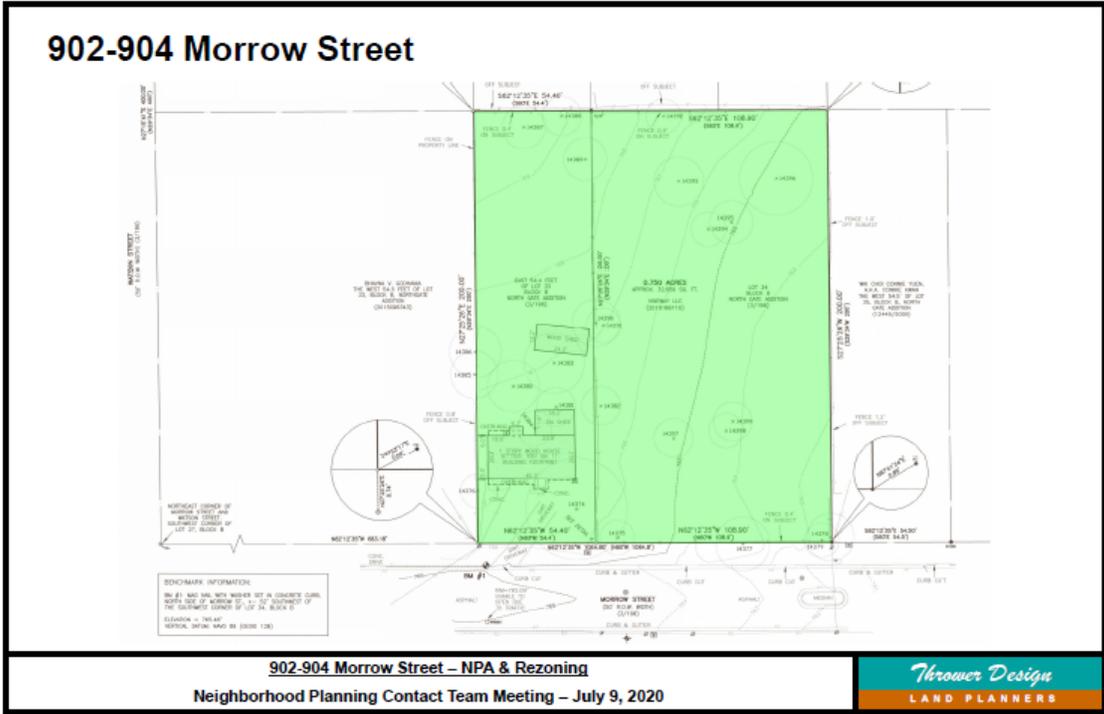


Southside of Morrow Street – view west.



Southside of Morrow Street – view east towards N. Lamar Blvd.

Applicant's Virtual Meeting Presentation



Proposed Project

11-12 Townhouse-style, Single-Family Homes

Benefits over current SF-3 zoning:

- Greater tree protections
- Greater setback of new construction from existing homes
- Less burden on taxpayers

902-904 Morrow Street – NPA & Rezoning
Neighborhood Planning Contact Team Meeting – July 9, 2020

Thruway Design
LAND PLANNERS

Proposed Project

11-12 Townhouse-style, Single-Family Homes

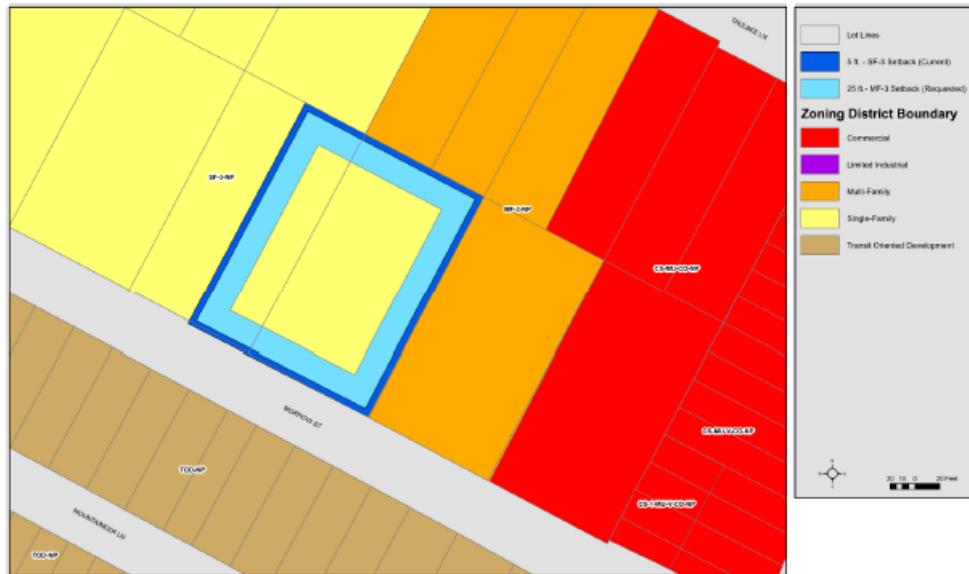
Standard Site Development Regulations	SF-3	MF-1
Min. Lot Size (sf)	5,750	8,000
Min. Lot Width:	50	50
Max. DU's/Lot	*	*
Max. Height:	35	40
Min. Setbacks:		
Front:	25	25
Street Side:	15	15
Interior Side:	5	5
Rear:	10	10
Max. Bldg Cover:	40%	45%
Max. Imp. Cover:	45%	55%
Max. F.A.R.	N/A	N/A

This Property	SF-3 Development	MF-1 Development
32,659 sf / 0.74 ac		
Lot's	5	1
# of dwelling units	10	12
Max. Height:	35ft (2flrs)	40ft (3flrs)
Min. Setbacks from existing SF-3 lots		
Front:	25	25
Street Side:	15	25
Interior Side:	5	25
Rear:	10	25
Max. Bldg Cover:	40%	45%
Max. Imp. Cover:	45%	55%
Max. F.A.R.	N/A	N/A

902-904 Morrow Street – NPA & Rezoning
 Neighborhood Planning Contact Team Meeting – July 9, 2020

Thromer Design
 LAND PLANNERS

Compatibility Protections



902-904 Morrow Street – NPA & Rezoning
 Neighborhood Planning Contact Team Meeting – July 9, 2020

Thromer Design
 LAND PLANNERS

