

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0002.SH – Juniper Creek DISTRICT: 7

ZONING FROM: LO, MH TO: GR-MU

ADDRESS: 11630 North Lamar Boulevard

SITE AREA: 4.94 acres (215,186 sq. ft.)

PROPERTY OWNER: FC Austin Twelve Housing Corp. (Walter Moreau)

AGENT: Civiltude, LLC (Aisling Riley)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

The staff recommends GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay Combining District, zoning for the front/or eastern 500-feet of the property (Tract 1) and LO-MU, Limited Office-Mixed Use Combining District, zoning for the remaining western portion of the property aligned with Walnut Creek (Tract 2) – Please see Proposed Tract Map - Exhibit D. The conditional overlay prohibit the following uses on Tract 1:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Business or trade school	Business support services
Commercial off-street parking	Exterminating services
Financial services	Funeral services
General retail sales (general)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Off-site accessory parking	Outdoor sports and recreation
Pawn-shop services	Pet services
Research services	Service station
Theater	Community recreation (private)
Community recreation (public)	Congregate living
College and University facilities	Guidance services
Hospital services (limited)	Private secondary educational facilities
Residential treatment	

In addition, drive-in service as an accessory use to restaurant (general and limited) use shall be prohibited.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
April 20, 2021

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

The staff sent an Educational Impact Statement to the Pflugerville Independent School District on February 6, 2021 for their review and comment.

CASE MANAGER COMMENTS:

This 4.94 acre property currently contains two outbuildings, a billboard and a vacant tract of land that fronts North Lamar Boulevard. The property was annexed by the city on November 15, 1984 through case C7a-84-019 and zoned LO, MH through zoning Ordinance No. 99-0225-70(b). Surrounding land uses include a developing multifamily project and a convenience storage facility to the north. To the south, there is a construction sales and services business office and mobile home park (Mobile Home Haven). Across North Lamar Boulevard, there is a vacant office and a private school (French School of Austin). To the west there is floodplain/Walnut Creek and lots developed with single-family homes as part of the North Park Estates neighborhood. The applicant is requesting to rezone the property to GR-MU, Community Commercial-Mixed Use Combining District, to redevelop the property with a 137-unit multifamily residential development.

The staff recommends GR-MU-CO zoning for the front or eastern 500 feet of the property (adjacent to North Lamar Boulevard) and LO-MU district zoning for the remaining western portion of the property (adjacent to Walnut Creek). The staff recommends GR-MU-CO zoning for Tract 1 because the proposed zoning will allow for commercial/ mixed use development with frontage on North Lamar Boulevard, a major arterial roadway and designated Activity Corridor. The staff's recommendation for the conditional overlay on Tract 1 is consistent with the conditional overlays approved in zoning cases C14-2019-0044.SH, C14-C14-03-0133 and C14-05-0066.

The proposed LO-MU zoning for Tract 2 will provide a transition in the intensity of uses to the west adjacent to the Walnut Creek residential neighborhood. Limited Office-Mixed Use zoning on the western portion of the site will allow for a greater protection of trees and reduced impervious cover along the Walnut Creek tributary.

The requested addition of a MU designation to Tracts 1 and 2 on this property will permit the applicant to develop an up to 137-unit multi-family apartment project over the entire site that will meet S.M.A.R.T Housing Standards: **10% (14)** of the units will serve households at or below **30% MFI**, **30% (41)** of the units will serve households at or below **50% MFI** and **60% (82)** of the units will serve households at or below **60% MFI**. (*Please see S.M.A.R.T. Housing Certification Letter – Exhibit C*).

The North Lamar Area Study recommends LO, Limited Office District, zoning for the properties in this area. However, the North Lamar Area Study has not been strictly upheld along this section of western side of North Lamar Boulevard, as intensive commercial uses have developed along the frontage of this arterial roadway. In addition, the Imagine Austin Comprehensive Plan designates North Lamar Boulevard as an Activity Corridor, which is

intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Community Commercial (GR) zoning district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

The Limited Office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed rezoning is compatible with the commercial/mixed use nature of the area. The recommended GR-MU-CO zoning for Tract 1 will allow for commercial/mixed use development with frontage on North Lamar Boulevard, a major arterial roadway and designated Activity Corridor. There is GR-MU-CO and LO-MU zoning to the north, LO and MH and LR-CO zoning to the south, LO and SF-1 zoning to the east and SF-2 zoning to the west of this site. Surrounding land uses include a developing multifamily project and a convenience storage facility to the north, an office and a mobile home park to the south, an office and a private school to the east, across N. Lamar Boulevard. There are single family residential uses to the west across the Walnut Creek tributary and to the east, across N. Lamar Boulevard.

The proposed LO-MU zoning for Tract 2 will provide a transition in the intensity of uses to the west adjacent to the Walnut Creek residential neighborhood. Limited Office-Mixed Use zoning will also allow for a greater protection of trees and reduced impervious cover along the Walnut Creek tributary.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

The requested addition of a MU overlay designation to Tracts 1 and 2 on this property will permit the applicant to develop an up to 137-unit multi-family units over the entire

site that will meet S.M.A.R.T Housing Standards. This will provide for additional housing opportunities in this area of the City along a designated Activity Corridor.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO, MH	Two Warehouse Structures, Billboard, Undeveloped Area
<i>North</i>	LO-MU, GR-MU-CO	Multifamily use under construction
<i>South</i>	LR-CO, MH	Mobile Home, Construction Sales and Services Office
<i>East</i>	LO	Vacant Office, Private School (French School of Austin)
<i>West</i>	SF-2	Walnut Creek, Single-Family Residential Neighborhood

AREA STUDY: North Lamar Area Study

TIA: Deferred

WATERSHED: Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

- Austin Lost and Found Pets
- Austin Neighborhoods Council
- Bike Austin
- Friends of Austin Neighborhoods
- Gracywoods Neighborhood Association
- Homeless Neighborhood Association
- Neighborhood Empowerment Foundation
- North Growth Corridor Alliance
- North Park Estates Neighborhood Association
- Pflugerville Independent School District
- SELTEXAS
- Sierra Club, Austin Regional Group
- Walnut Creek Neighborhood Association, Inc.
- Yager Planning Area

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0044.SH (FC North Lamar: 11704 and 11706 North Lamar Boulevard)	<p>Tract 1: GR-CO, LO to GR-MU-CO</p> <p>Tract 2: LO to LO-MU</p>	<p>May 7, 2019: Approved staff’s recommendation of GR-MU-CO zoning for Tract 1 with a CO to prohibit the following uses: Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type),</p>	<p>May 23, 2019: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20190523-052 for community commercial-mixed use-conditional overlay (GR-MU-CO) combining district</p>

		Business or trade school, Business support services, Commercial off-street parking, Exterminating services, Financial services, Funeral services, General retail sales (general), Hotel-motel, Indoor entertainment, Indoor sports and recreation, Off-site accessory parking, Outdoor sports and recreation, Pawn-shop services, Pet services, Research services, Service station, Theater, Community recreation (private), Community recreation (public), Congregate living, College and University facilities, Guidance services Hospital services (limited), Private secondary educational facilities and Residential treatment. In addition, drive-in service as an accessory use to restaurant general and limited shall be prohibited; and LO-MU zoning for Tract 2 by consent (9-0, N. Barrera-Ramirez-absent); D. King-1 st , A. Tatkow-2 nd .	zoning for Tract 1 and limited office-mixed use (LO-MU) combining district zoning for Tract 2 was approved on Council Member Flannigan's motion, Council Member Casar's second on an 11-0 vote.
C14-2019-0016 (Mobile Home Haven: 11606 North Lamar Boulevard)	P, MH to MH	5/07/19: Approved staff's recommendation of MH zoning by consent (9-0, N. Barrera-Ramirez-absent); D. King-1 st , A. Tatkow-2 nd .	6/06/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance 20190606-087 for mobile home residence (MH) district zoning was approved on Council Member Flannigan's motion, Council Member Renteria's second on a 10-0 vote. Council Member Harper-Madison was absent.
C14-2014-0114: 11712 North Lamar Rezoning	LO to CS	10/21/14: Approved staff's recommendation of GR-CO zoning for Tract 1 and LO-CO zoning for Tract 2, adding back General Retail Sales (General) as a permitted use on Tract 1, with ROW dedication condition (5-0, P. Seeger and R. McDaniel-absent); G. Rojas-1 st , J. Goodman-2 nd .	2/26/15: Closed the public hearing and approved general commercial services-conditional overlay (CS-CO) combining district zoning for the front or eastern 630 feet of the property (adjacent to North Lamar Boulevard – Tract 1) and limited office-conditional overlay (LO-CO) combining district zoning for

			<p>the remaining 100 feet or western portion of the property (adjacent to Walnut Creek – Tract 2) on 1st reading only. The conditional overlay for Tracts 1 and 2 will limit development on the site to less than 2,000 vehicle trips per day. The CO for Tract 1 will also prohibit the following uses: Agricultural Sales and Services, Alternative Financial Services, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Business or Trade School, Business Support Services, Campground, Commercial Blood Plasma Center, Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Electric Prototype Assembly, Electronic Testing, Equipment Repair Services, Equipment Sales, Exterminating Services, Financial Services, Food Preparation, Food Sales, Funeral Services, General Retail Sales (General), Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Laundry Services, Kennels, Monument Retail Sales, Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Pet Services, Plant Nursery, Research Services, Service Station, Theater, Veterinary Services, Custom Manufacturing, Indoor Crop Production, College and University Facilities,</p>
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			<p>Community Recreation (Private), Community Recreation (Public), Congregate Living, Guidance Services, Hospital Services (Limited), Maintenance and Service Facilities, Private Secondary Educational Facilities, Residential Treatment, Adult Oriented Businesses and Drive-in Services as an accessory use to Restaurant (General or Limited) use. In addition, 70 feet of right-of-way should be dedicated from the existing centerline of North Lamar Boulevard through a street deed prior to third reading of the case as City Council in accordance with the Transportation Plan. (9-2, P. Renteria and K. Tovo-No); L. Pool-1st, D. Zimmerman-2nd.</p> <p>4/16/15: Approved CS-CO zoning for Tract 1 and LO-CO zoning for Tract 2 (7-2, K. Tovo and P. Renteria-No, Garza and A. Kitchen-off the dais); L. Pool-1st, D. Zimmerman-2nd.</p>
<p>C14-05-0066 (Trans: 11704-11706 North Lamar Boulevard)</p>	<p>LO to GR</p>	<p>7/05/05: Approved GR-CO zoning for Tract 1. The conditional overlay for Tract 1 will prohibit the following uses set out by staff: Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type), Business or trade school, Business support services, Commercial off-street parking, Exterminating services, Financial services, Funeral services, General retail sales (general), Hotel-motel, Indoor entertainment,</p>	<p>8/04/05: Approved ZAP recommendation for GR-CO zoning (7-0); 1st reading only</p> <p>9/01/05: Approved GR-CO zoning (7-0); 2nd/3rd readings</p>

		Indoor sports and recreation, Off-site accessory parking, Outdoor sports and recreation, Pawn-shop services, Pet services, Research services, Service station, Theater, Community recreation (private & public), Congregate living, College and University facilities, Guidance services, Hospital services (limited), Private secondary educational facilities, Residential treatment and to prohibit drive-in service as an accessory use to restaurant general and limited, except to allow Food Sales as a permitted use. Approved LO-CO zoning for Tract 2. The conditional overlay will limit Tract 2 to NO (Neighborhood Office) development regulations, prohibit Medical uses, prohibit parking for uses developed on Tract 1, and require a minimum 100 foot development setback from the centerline of Walnut Creek. Vote: (7-1, C. Hammond-Nay; M. Hawthorne-Absent)	
C14-04-0133 (Lamar Zoning: 11800 North Lamar Boulevard)	DR, LO to GR	10/5/04: Approved staff's recommendation of GR-CO district zoning for Tract 1 and LO-CO district zoning for Tract 2. Additional condition for Tract 1 is LR development standards. The following uses are removed from the prohibited use list: Business or Trade School; General Retail Sales (General); Business Support Services; Consumer Repair Services; Financial Services, and Pet Services (9-0); K. Jackson-1 st , J. Martinez-2 nd .	10/21/04: Approved staff's recommendation of GR-CO zoning for Tract 1 and LO-CO zoning for Tract 2, with additional condition of 'LR' district development standards for Tract 1 (7-0); 1 st reading 11/4/04: Approved GR-CO zoning for Tract 1 and LO-CO for Tract 2 (7-0); 2 nd /3 rd readings
C14-03-0162 (Rufi's Taqueria: 11800 North Lamar Boulevard)	LO to GR-CO	12/2/03 – Postponed at the request of staff, due to a notice error (9-0) 12/16/03 – Approved GR-CO, with added condition (8-0)	1/29/04: Approved GR-CO (5-0); all 3 readings

RELATED CASES:

Previous Zoning Case: C14-05-0066

North Lamar Area Study: C14-85-149

Annexation Case: November 15, 1984: C7A-84-019

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lamar Blvd	101'	130'	61'	3	Yes	Yes	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

This zoning request is located on the west side of North Lamar Boulevard, on a 4.9 acre property that contains two outbuildings. The property is located along the **North Lamar Activity Corridor** but is outside the boundaries of a small area planning area. Surrounding land uses include a developing apartment complex, convenience storage facility, several restaurants, vacant buildings and a worship center to the north; to the south a manufactured housing park and commercial and office uses; to the west is single family housing; and to the east is office, a French school single family housing uses. The proposed use is a 137 unit multi-family apartment project that meets S.M.A.R.T Housing Standards; 10% (14) of the units will serve households at or below 30% MFI, 30% (41) of the units will serve households at or below 50% MFI and 60% (82) of the units will serve households at or below 60% MFI.

Connectivity

A public sidewalk system is located only intermittently along this portion of North Lamar Boulevard. There are no bike lanes or urban trails located within a quarter of a mile of this site. There is a CapMetro transit stop located 80 linear feet away on North Lamar Boulevard. The mobility options in the area are limited, however, while connectivity options are average. There are a variety of goods and services (retail shops, restaurants and an international grocery store) located within a quarter of a mile of the property.

Imagine Austin

The project is located along the North Lamar Boulevard Activity Corridor. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following Imagine Austin Comprehensive Plan policies are applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- **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 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.

The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. While this project supports the Austin Strategic Housing Blueprint and is located on an Imagine Austin Activity Corridor, mobility options in the area are only fair and thus this project only partially supports the policies of the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location. However, there is a critical water quality zone along the rear of the property; development in a critical water quality zone is restricted by the Land Development Code (25-8-261).

There appears to be slopes on the property with a gradient in excess of 15 percent. Some slopes appear artificial and generated based on the existing development, however other areas of slopes appear naturally occurring. Development on slopes is restricted by the Land Development Code (25-8-301, 302).

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any ls that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new residential units proposed by this development, multifamily with GR-MU zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

COMPATIBILITY STANDARDS

The site is subject to compatibility standards due to adjacency of SF-2 zoning to the west and the proximity of SF-2 zoning to the south (approximately 245 ft. from the property line).

The following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the property line.
- Landscaping or screening is required along the west property line in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

DEMOLITION AND HISTORIC RESOURCES

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies a need for 130' of right-of-way for Lamar Boulevard. Right-of-way should be dedicated for Lamar Boulevard at the time of subdivision or site plan. A traffic impact analysis is not required for city initiated zoning applications.

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments

required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

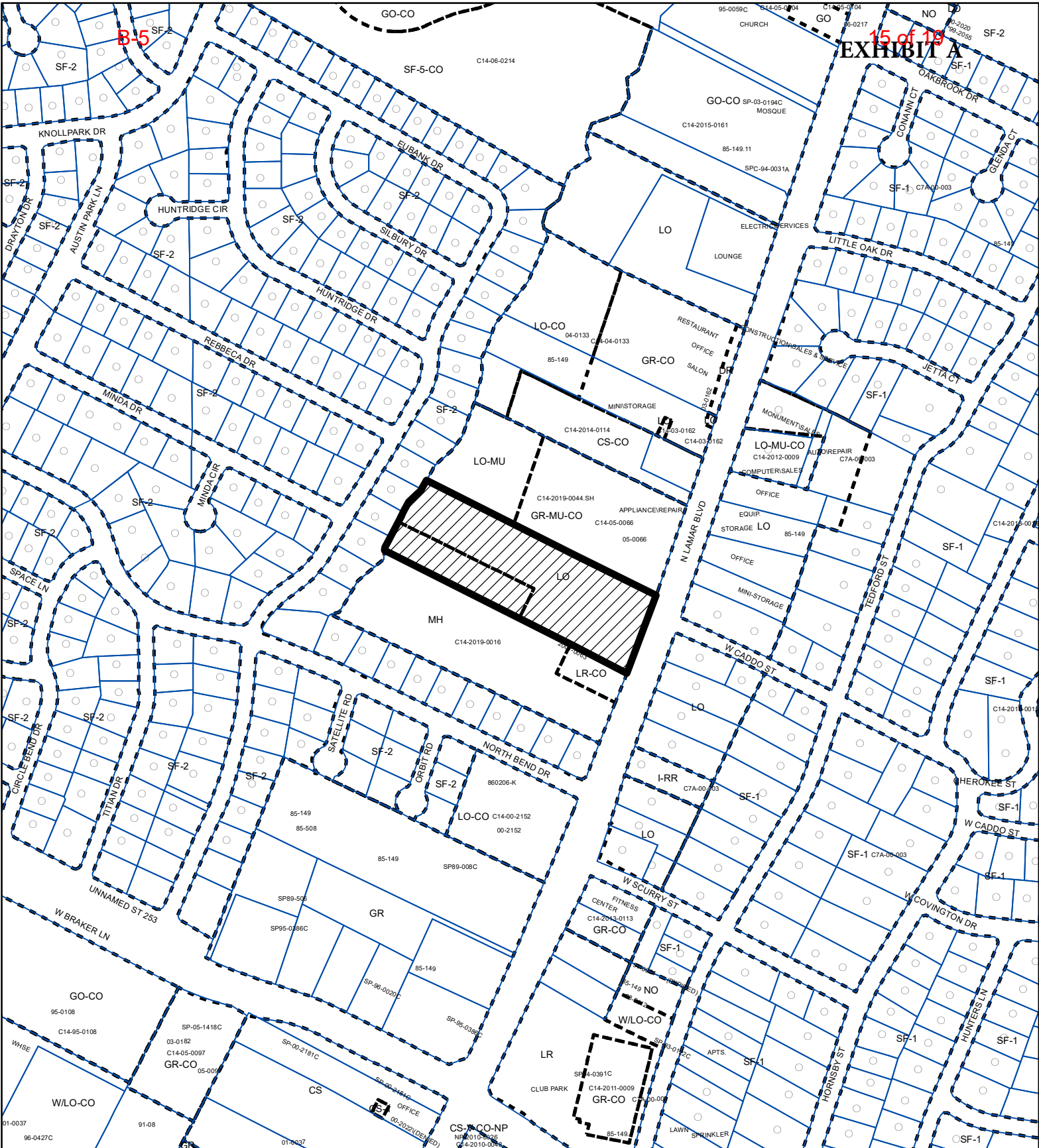
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

City record indicate the site is served by multiple On-Site Sewage Facilities (OSSF). The owner must connect the site to city wastewater service through the cutover process. For more information pertaining to the wastewater cutover process, contact the AW OSSF team at OSSF@austintexas.gov or call 512-972-0050. The cutover process may also initiate a required review by the Industrial Waste Division and/or the Cross Connection Division depending on building usage.




INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. S.M.A.R.T. Housing Certification Letter
- D. Proposed Tract Map for Staff's Recommendation



ZONING

ZONING CASE#: C14-2021-0002.SH

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 1/8/2021



Juniper Creek

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2021-0002.SH
 LOCATION: 11630 N. Lamar Blvd.
 SUBJECT AREA: 4.9 Acres
 GRID: M32
 MANAGER: Sherri Sirwaitis



1" = 300'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Housing and Planning Department

December 16, 2020

S.M.A.R.T. Housing Certification- Foundation Communities, Inc. – Juniper Creek – Project ID 769

TO WHOM IT MAY CONCERN:

Foundation Communities, Inc. (development contact: Walter Moreau: 512-610-4016 (o); walter.moreau@foundcom.org) is planning to develop Juniper Creek, a **137-unit, multi-family** development at **11630 and 11616 North Lamar Blvd**, Austin TX 78753. The project is subject to a minimum 5-year affordability period after issuance of certificate of occupancy, unless project funding requirements are longer.

The development is seeking a zoning change from LO & MH to GR-MU. The applicant has submitted evidence that they have reached out to Gracywoods Neighborhood Association President advising them of their project but have yet to receive a response back. Foundation Communities is committed to working with the neighborhood and will address any concerns that may come up.

Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **10% (14)** of the units will serve households at or below **30% MFI**, **30% (41)** of the units will serve households at or below **50% MFI** and **60% (82)** of the units will serve households at or below **60% MFI**, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication (<i>by separate ordinance</i>)
Electrical Permit	Subdivision Plan Review	
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that the required accessibility or visitability standards have been met.

- An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.2108 or by email at alex.radtke@austintexas.gov if you need additional information.

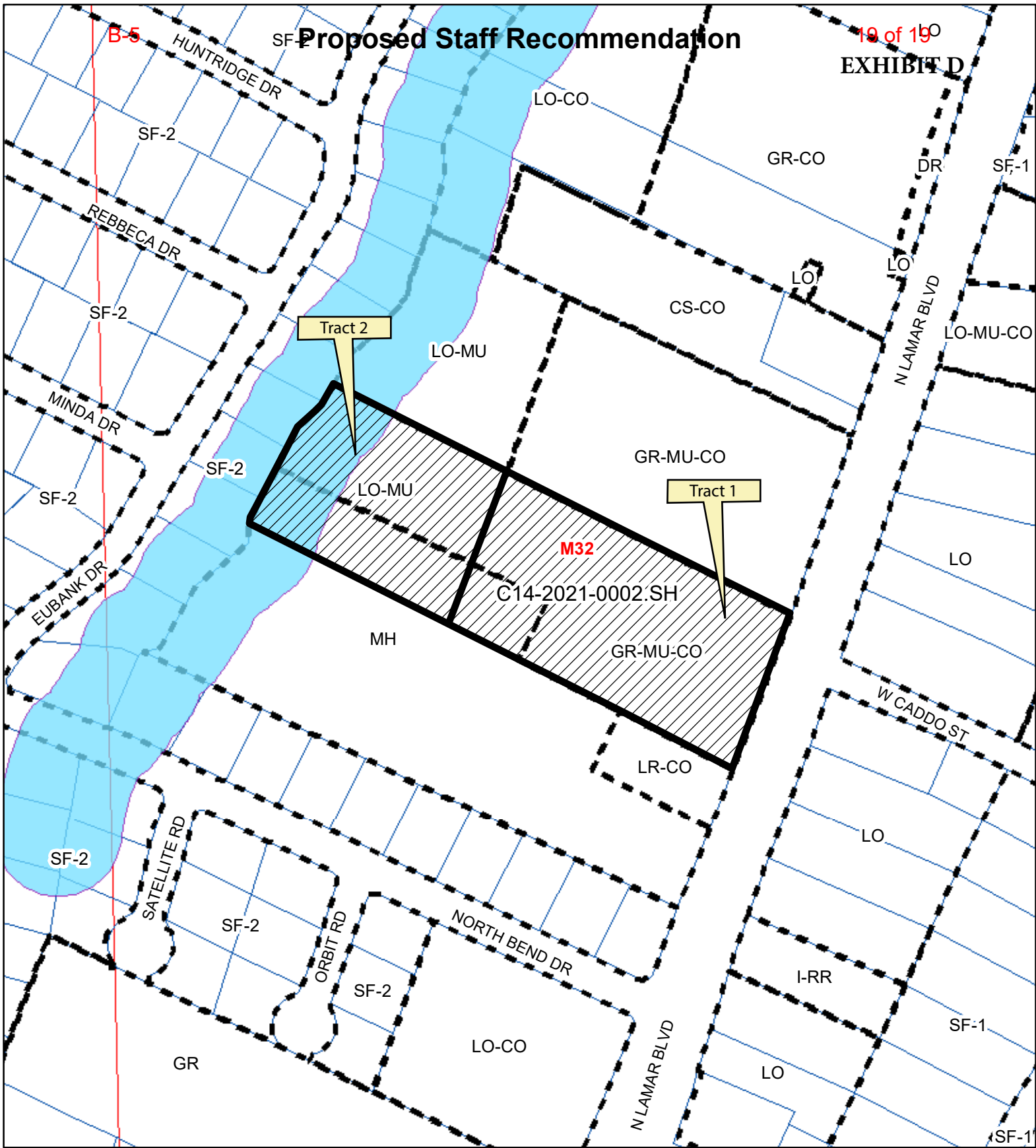
Sincerely,



Alex Radtke, Senior Planner
Housing and Planning Department

Cc: Kristin Martinez, AE Ellis Morgan, HPD Jonathan Orenstein, AWU
Mashell Smith, ORS





Proposed Staff Recommendation



Juniper Creek

ZONING CASE#: C14-2021-0002.SH
 LOCATION: 11630 N. Lamar Blvd.
 SUBJECT AREA: 4.9 Acres
 GRID: M32
 MANAGER: Sherri Sirwaitis



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

1" = 200'



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