

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Montopolis

CASE#: NPA-2021-0005.01

DATE FILED: July 26, 2021 (In-cycle)

PROJECT NAME: Alpha .95

PC DATE: September 28, 2021

ADDRESS/ES: 2404 Thrasher Lane

DISTRICT AREA: 3

SITE AREA: 0.95 acres

OWNER/APPLICANT: Alpha Builders (Gino Shvetz)

AGENT: Bennett Consulting (Rodney K. Bennett)

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: Higher Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2021-0128

From: CS-NP

To: SF-6-NP

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

CITY COUNCIL DATE:

ACTION:

November 4, 2021

Pending

PLANNING COMMISSION RECOMMENDATION:

October 12, 2021-

September 28, 2021- Postponed on the consent agenda to October 12, 2021 at the request of the neighborhood. [A. Azhar – 1st; R. Schneider – 2nd] Vote: 10-0 [G. Cox and J. Shieh absent. C. Hempel recused from Item B-10].

STAFF RECOMMENDATION: Recommended for applicant's request for Higher Density Single Family land use.

BASIS FOR STAFF'S RECOMMENDATION: The property is a 0.95-acre vacant tract of land with zoned CS-NP with Commercial future land use. To the north is a single-family home zoned SF-3-NP with primary frontage on Carson Ridge. The FLUM shows Transportation on this property presumably because the plan supported the extension of Carson Ridge, an undeveloped road that has proposed right-of-way through this property. The property to the south is a single-family home zoned CS-NP with a future land use of Commercial.

Staff supports the applicant's request for Higher Density Single Family land use because it will provide a transition between the single-family use and zoning north of the property and commercial land use and zoning to the south of the property. The request will also add additional housing units and types to the Montopolis planning area and the city. The Montopolis Plan supports creating homes for all stages of life and the creation of multiple housing types.

LAND USE

Goal 1: Improve the Quality of Life in Montopolis through Land Use and Zoning Decisions.

Goal 2: Create Homes for all Stages of Life within Montopolis.

Objective 4: Enhance and protect existing single family housing.

Objective 5: Create multiple housing types of varied intensities.

Action 16: Allow "**Small Lot Amnesty**" throughout the entire Montopolis neighborhood as described in the Smart Growth Infill proposals, permitting new single-family development on existing lots of 2,500 square feet or greater.

Action 17: Allow **garage apartments** and secondary residential units throughout the Montopolis neighborhood on lots of 5,750 square feet or greater with MF-6 or less restrictive zoning. Other site development standards would apply, as specified in the Smart Growth Infill "Secondary Apartment" option.

Action 18: Allow "**Cottage Lot**" development - single-family units on lots of 2,500 square feet or greater with MF-6 or less restrictive zoning. Other site development standards would apply, as specified in the Smart Growth Infill "Cottage Lot" option.

Action 19: Allow "**Urban Home**" development - single-family units on lots of 3,500 square feet or greater with MF-6 or less restrictive zoning. Other 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.

PROPOSED LAND USE ON THE PROPERTY

Higher Density Mixed Use - An area that is appropriate for a mix of residential and non-residential uses with floor-to-area ratios of 3.0 or higher.

Purpose

1. Encourage dense, pedestrian- oriented development in downtown, areas near downtown, and sites with exceptional transportation access;
2. Provide a transition between the central core and surrounding districts; and
3. Encourage redevelopment of sites in or near the center city.

Application

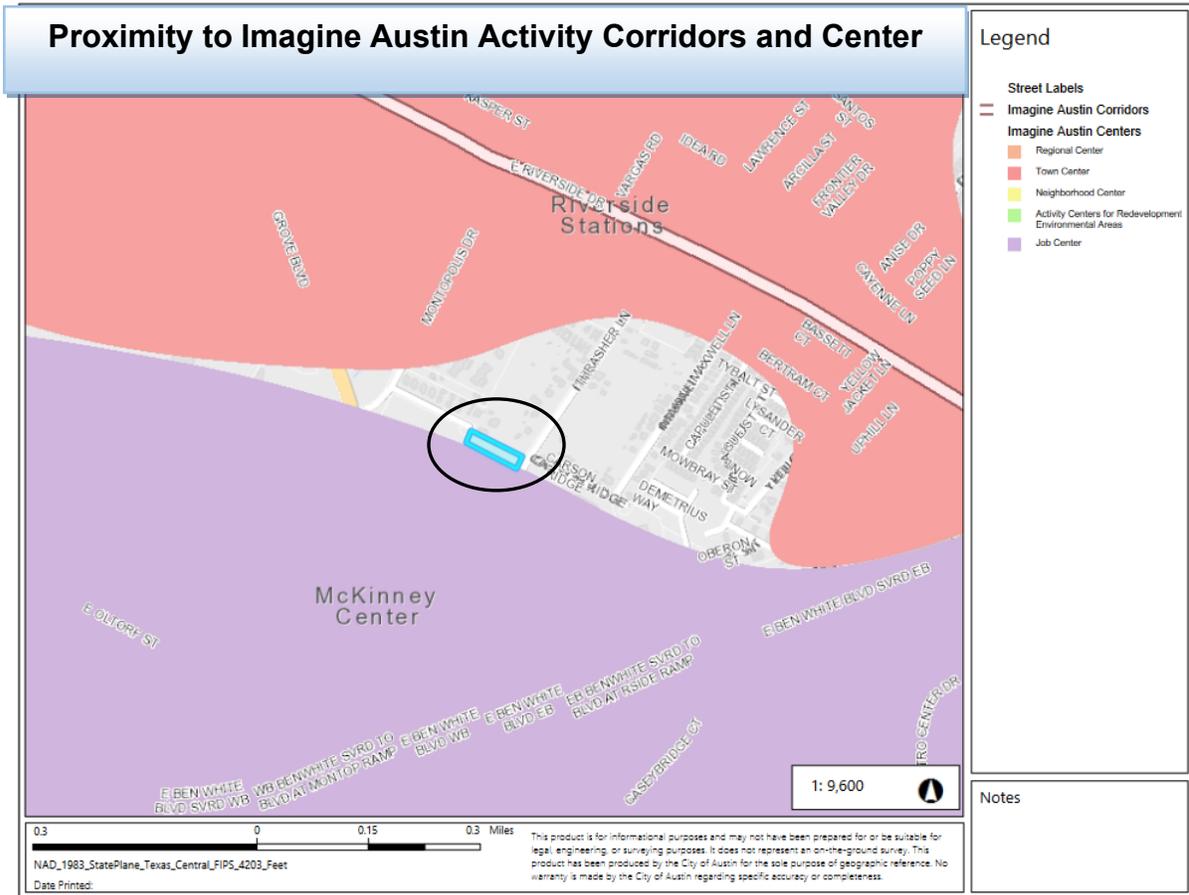
1. Applicable to most mixed-use/commercial sites in the Central Business District;
2. May be applied to other central areas, such as the Central Urban Redevelopment Area, where existing population and infrastructure can support higher-density development;
3. May also be applied to areas outside of the central core where higher densities can be supported and neighborhood impacts are minimal; and
4. Can be used to accommodate Transit-Oriented Development at existing or proposed transit stations.

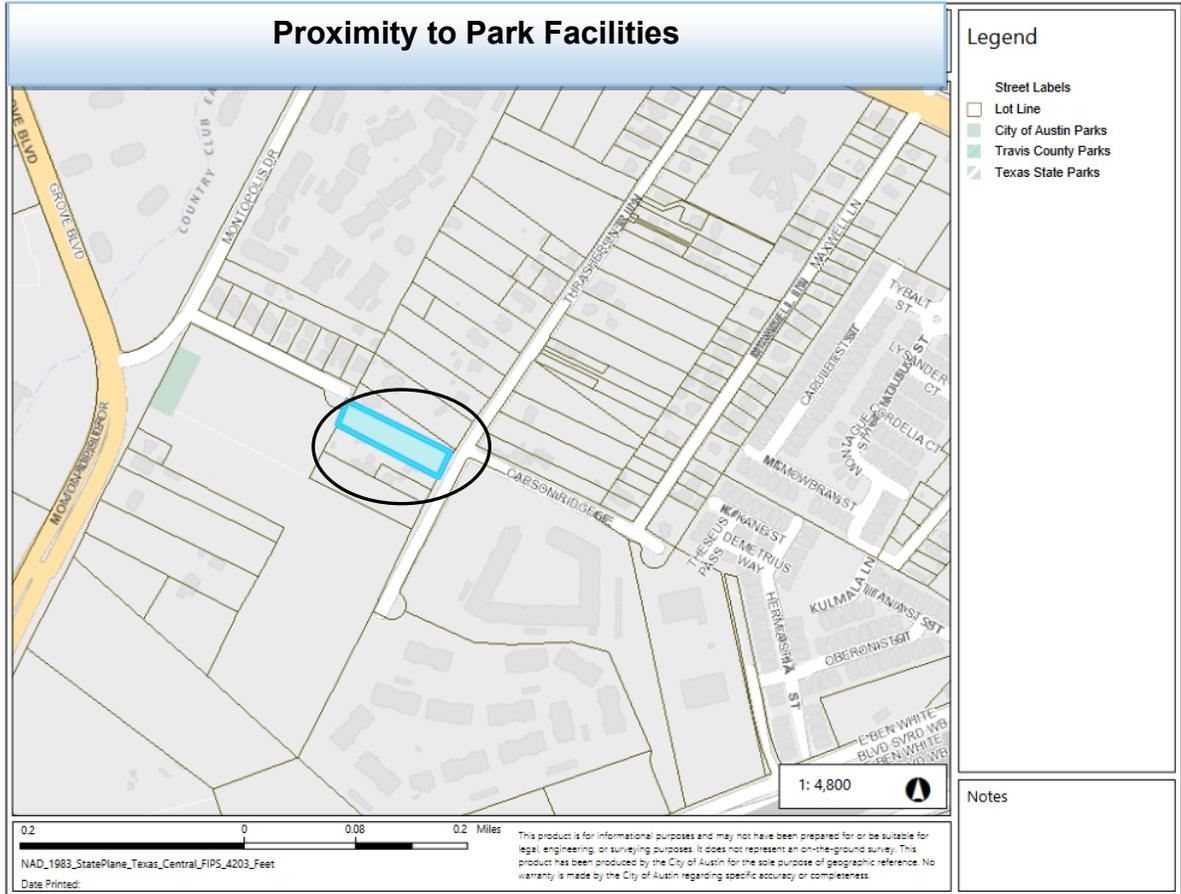
IMAGINE AUSTIN PLANNING PRINCIPLES

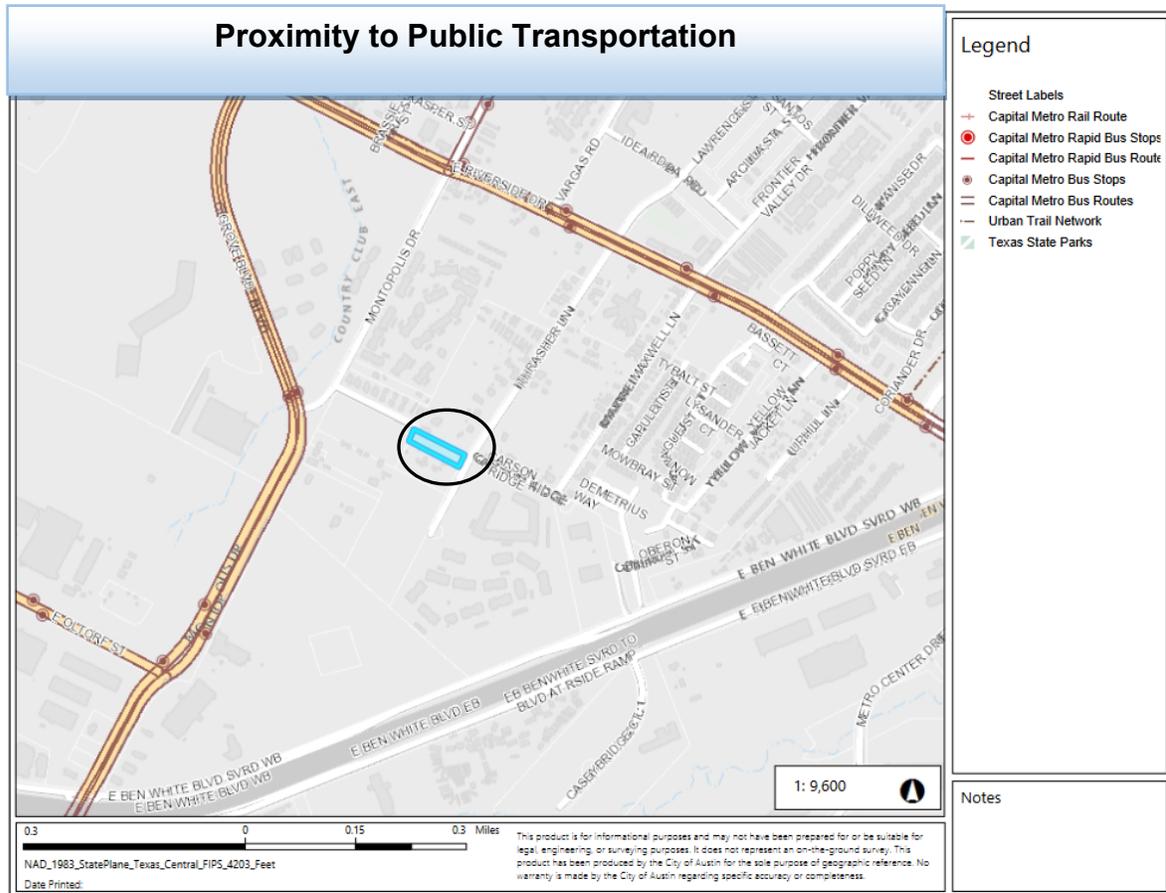
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The applicant proposes to build ten townhomes on a 0.95 tract of land. The proposed development will add to the variety of housing types in the City and the planning area. There are bus routes on E. Riverside Drive to the north and along Grove Boulevard to west. There are numerous businesses located along E. Riverside Drive.***
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 located between the McKinney Jobs Center to the south of the property and the Riverside Station Town Center to the north of the property. E. Riverside Drive is an activity corridor.***

3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The proposed development of ten townhomes is an appropriate density for this location.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The proposed development of 10 townhomes will expand the number and variety of housing choices.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The proposed Higher Density Single Family land use will provide a transition between the single-family use to the north and the commercial land use to the south.***
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 in the Desired Development 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.
 - ***The nearest park is to the west of the property that appears to be associated with The Mont apartment complex.***
8. Protect, preserve and promote historically and culturally significant areas.
 - ***To staff’s knowledge there is 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.
 - ***The property is not the most walkable environment.***
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.
 - ***There are several music venues along E. Riverside Drive to the north of the property.***
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.*







2404 Thrasher Lane

Montopolis, Austin, 78741

Commute to **Downtown Austin**

23 min
 43 min
 33 min
 60+ min
 [View Routes](#)

Favorite

Map

Nearby Apartments

[More about 2404 Thrasher Lane](#)

Walk Score

19

Car-Dependent

Almost all errands require a car.

Transit Score

45

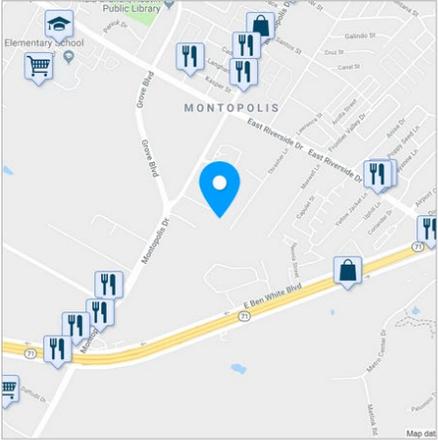
Some Transit

A few nearby public transportation options.

Bike Score

27

Somewhat Bikeable



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 26, 2021 which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The applicant proposes to change the land use on the future land use map from Commercial from Higher Density Single Family land use.

The applicant proposes to change the zoning from CS-NP (General Commercial Services district – Neighborhood Plan) to SF-6-NP (Townhouse and Condominium Residence district) for ten townhomes. For more information on the proposed zoning, see case report C14-2021-0128.

PUBLIC MEETINGS: The ordinance-required virtual community meeting was held on August 30, 2021 and can be found at <https://www.speakupaustin.org/npa>. Approximately

1,500 meeting notices were mailed to people who have a utility account or own property within 500 feet of the property. Two staff members attended the meeting and two people from the neighborhood. The applicant's agent did not attend the meeting because he confused the start time of the meeting for 7:30 p.m. instead of the actual start time of 6:00 p.m. One attendee asked questions about the process which staff provided information. Staff received Rodney Bennett's presentation and uploaded it to the SpeakUpAustin/NPA website.

Applicant Summary Letter from Application

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

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Neighborhood Plan Amendment

SUMMARY LETTER

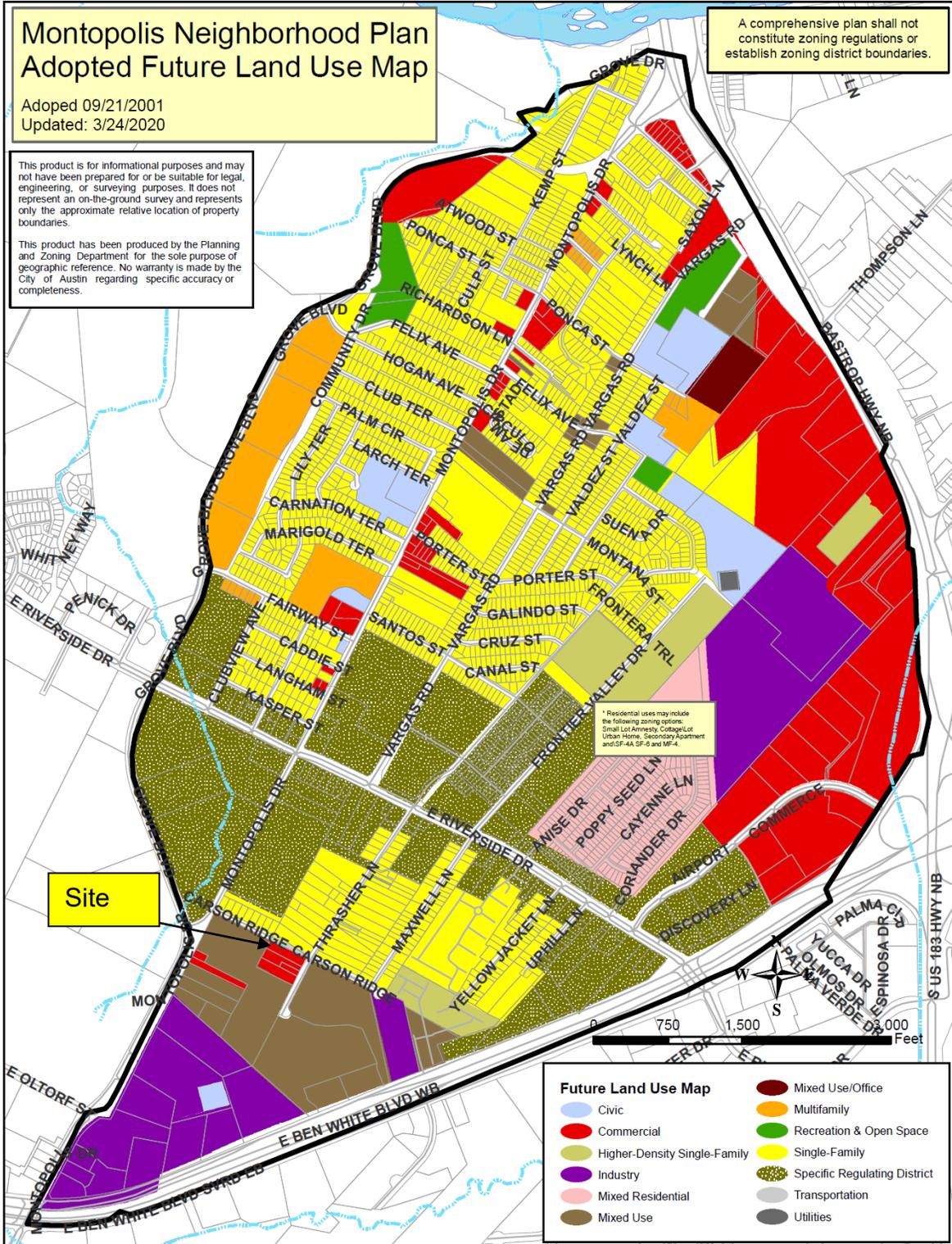
TO MODIFY THE FLUM TO SHOW RESIDENTIAL LAND USE

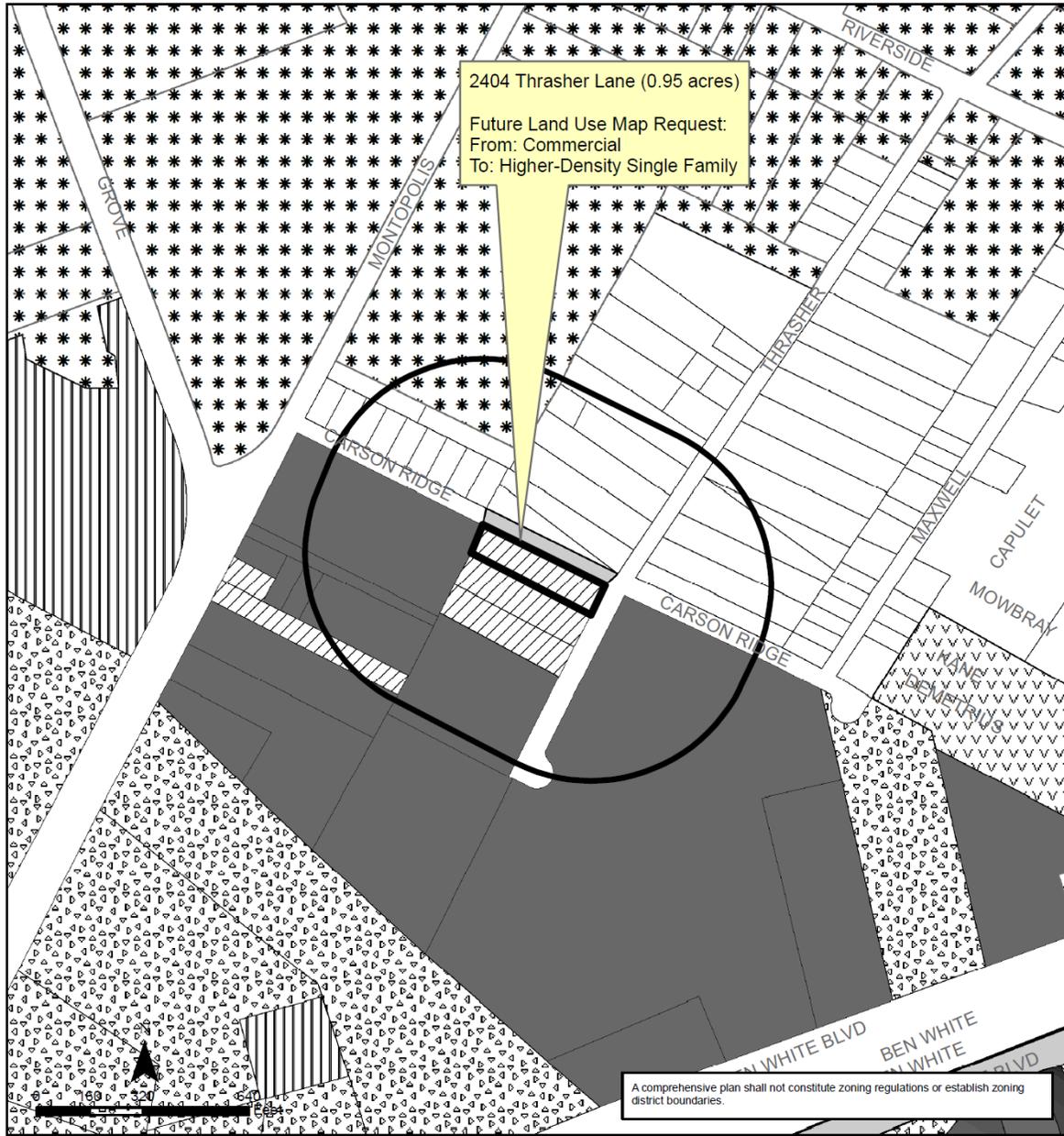
Letter of Recommendation from the Neighborhood Plan Contact Team (NPCT)

(As of Tuesday, October 5, 2021 no letter was received)

From: Meredith, Maureen
Sent: Thursday, September 30, 2021 3:56 PM
To: mlallen14@[redacted]; Poder.austin@[redacted]; candacecar@[redacted];
 Delwingoss@[redacted]; evasmic2@[redacted]; mdjackson38@[redacted];
 corpezcontracting@[redacted]; pataym@[redacted]; flm@[redacted];
 tmonrealmendoza@[redacted]; florence.ponziano@[redacted]; Pam@[redacted];
 stefan@[redacted]; flm@earthlink.net; mrs.m.noyola@[redacted]; munizmillie@[redacted];
 agolden@[redacted]; crharrismore@[redacted]; Serape2@[redacted]; Corazon.renteria@[redacted];
 Liberated512@[redacted]; liz_brightwell@[redacted]; mannyvcamero1@[redacted];
 wayne.gerami@[redacted]; paul.karagas@[redacted]; junior612ph@[redacted]; csebiliala@[redacted];
 rjarmstrongatx@[redacted]
Cc: Clark, Kate <Kate.Clark@austintexas.gov>; Rodney K. Bennett
Subject: Montopolis NPCT Rec: NPA-2021-0005.01_2404 Thrasher Ln
Importance: High

Dear Montopolis NPCT:
 If you would like your letter of recommendation added to the staff case reports for Oct. 12 PC hearing, please email it to me and Kate Clark **no later than Tuesday, October 5, 2021 by 4:30 pm**. If we get the letter after that date and time it will not be in our reports but we will submit it as late back-up to the Planning Commissioners.
 Thanks.
 Maureen





**Montopolis Neighborhood Planning Area
 NPA-2021-0005.01**

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.

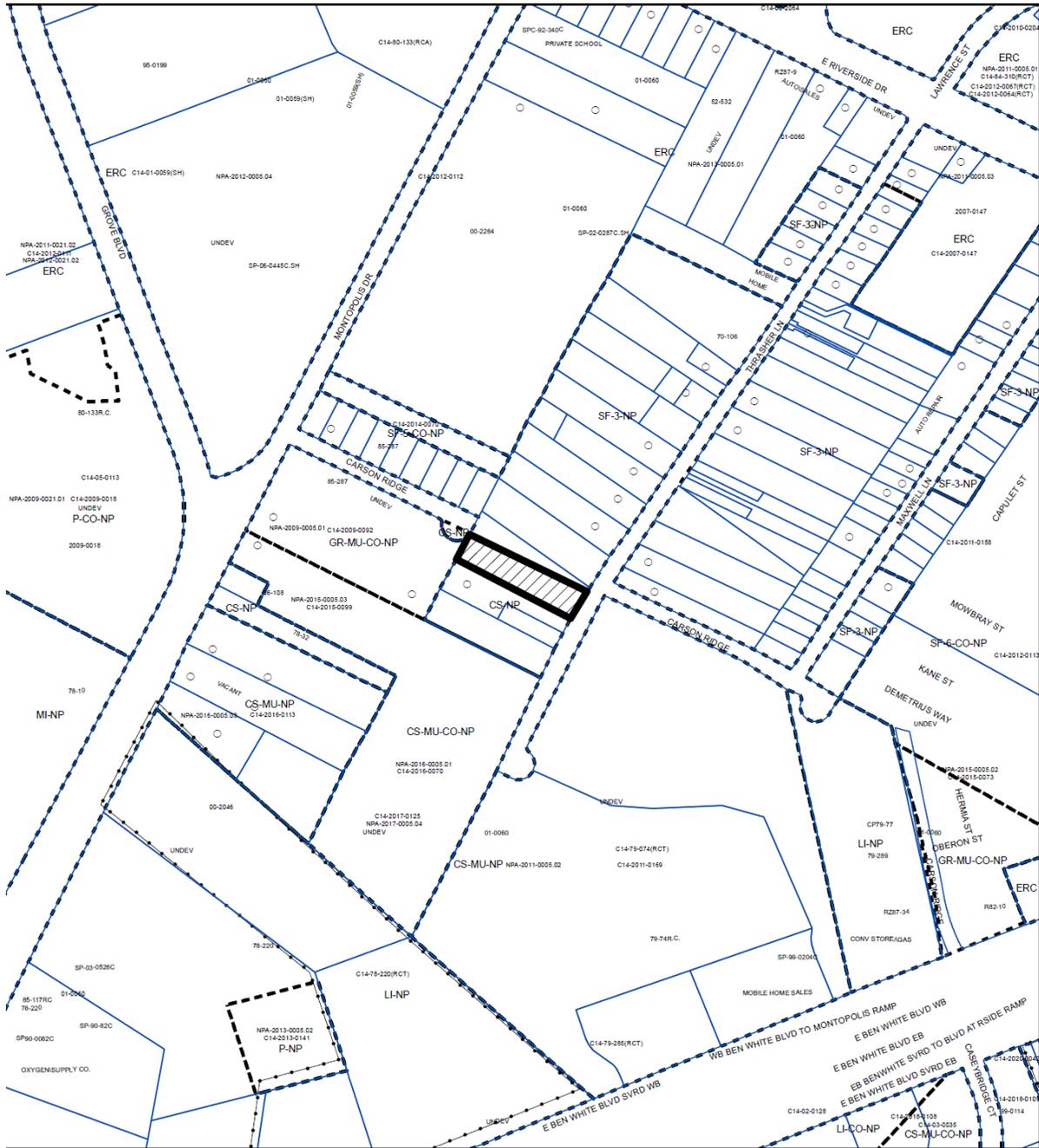
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City of Austin
 Housing and Planning Department
 Created on 7/30/2021, by: MeeksS

Future Land Use

	500 ft. notif. boundary		Major Planned Development
	Subject Tract		Mixed Use
	Civic		Multi-Family
	Commercial		Single-Family
	Higher-Density Single-Family		Specific Regulating District
	Industry		Transportation




 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2021-0128

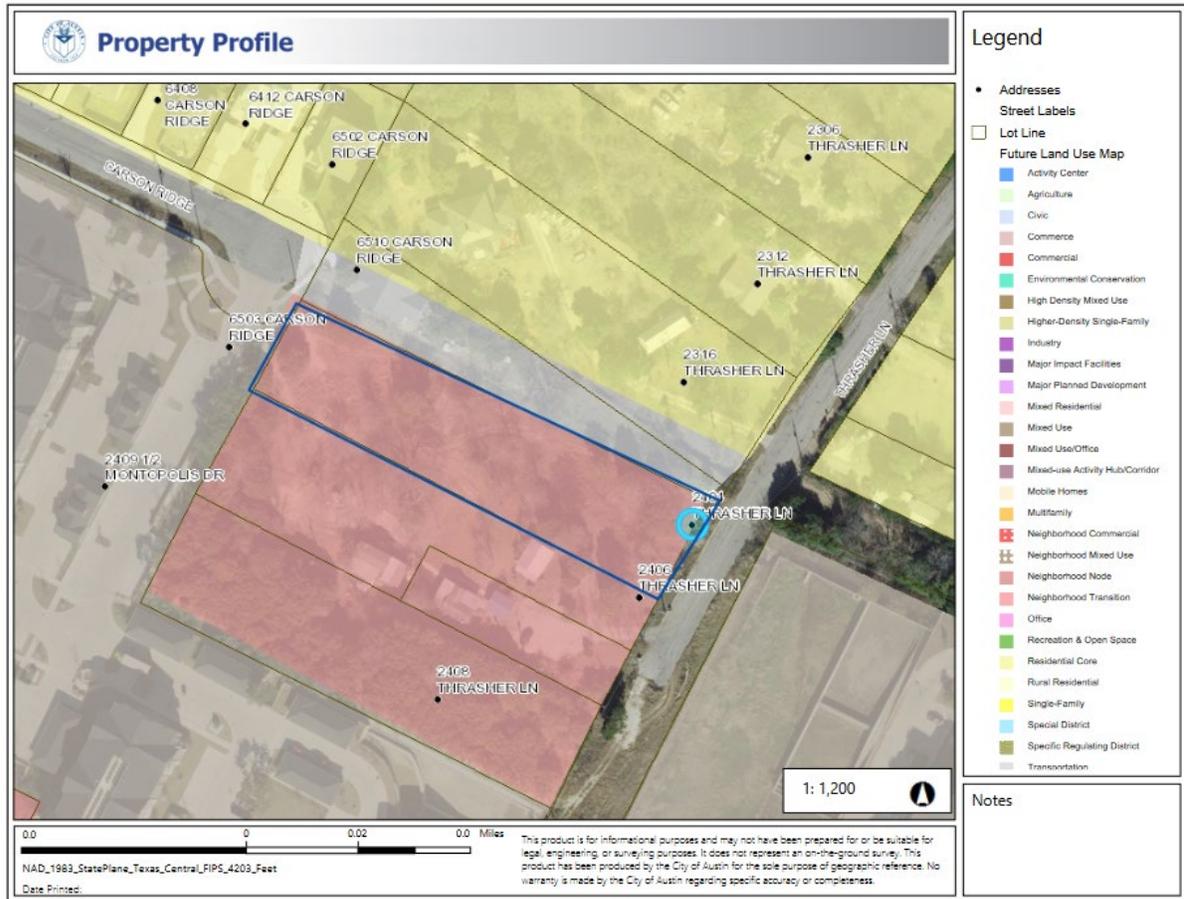
1" = 400'

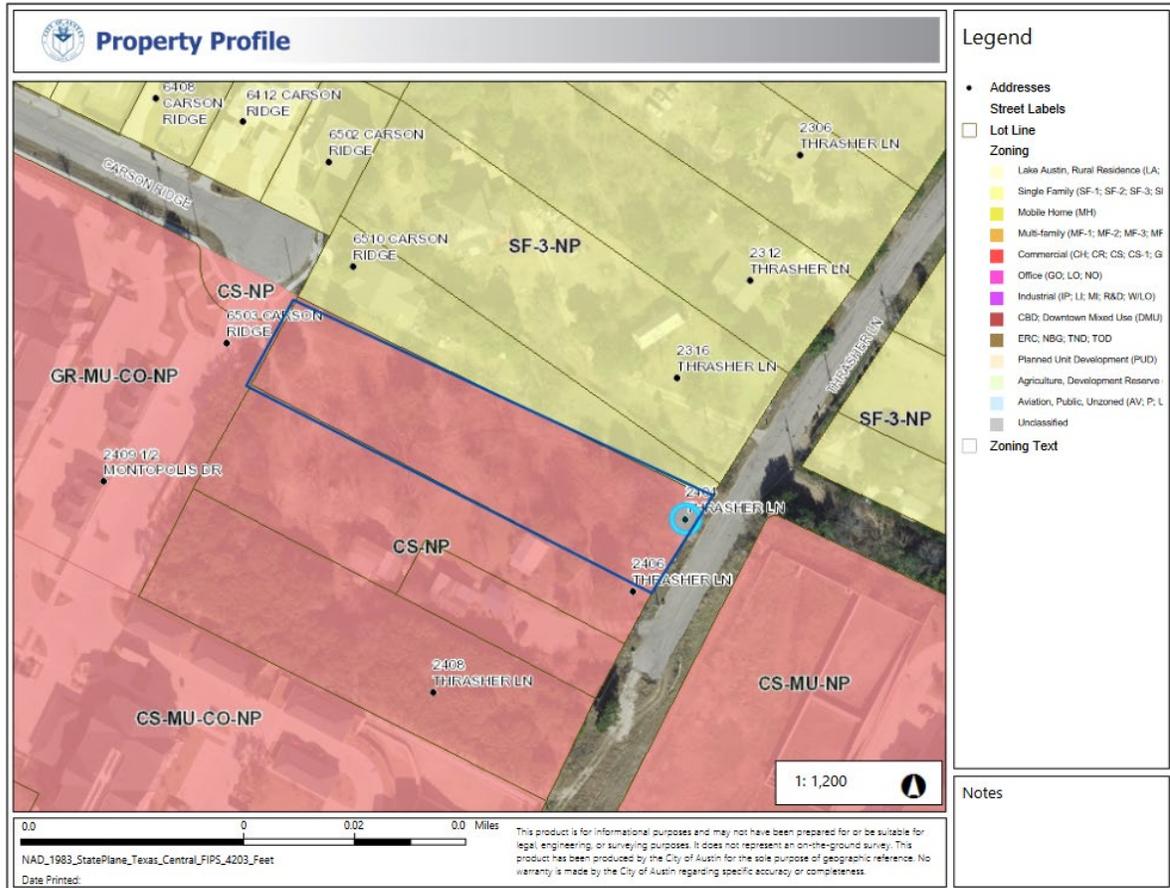
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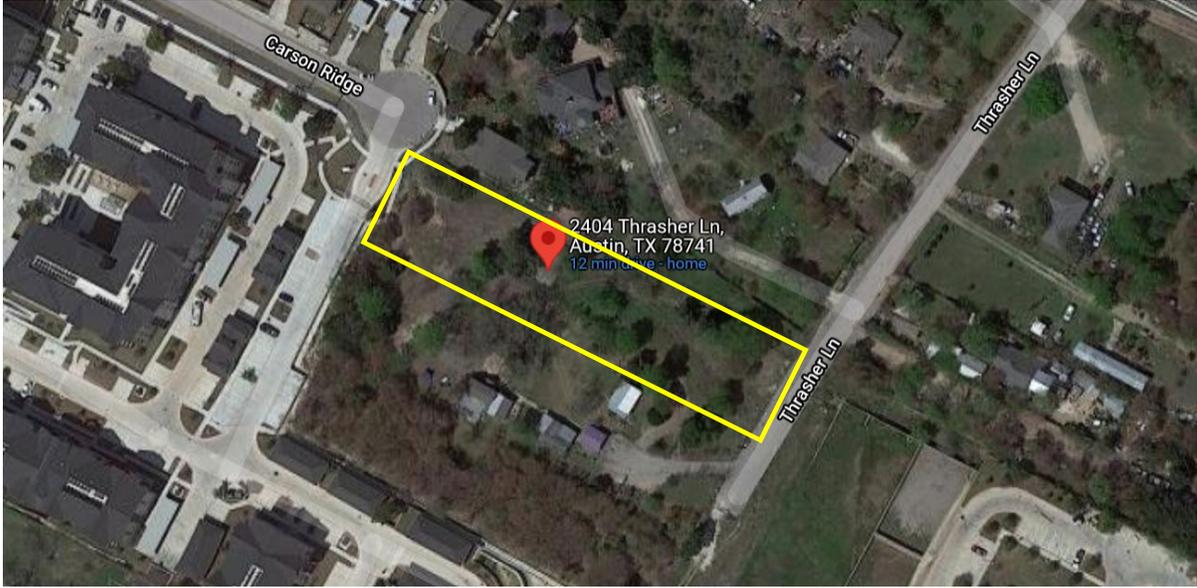
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Created: 8/4/2021









View north on Thrasher Lane



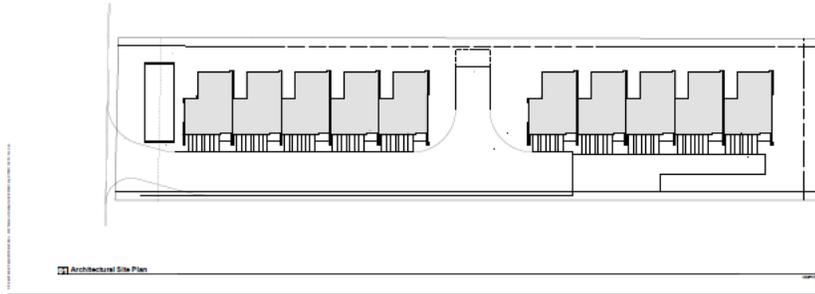
View east of property across Thrasher Lane



View south on Thrasher Lane

Applicant's Proposed Development Drawings

Not for regulatory approval, permitting, or construction



Not for regulatory approval, permitting, or construction

N-VIZION

Architectural Site Plan

A040



Not for regulatory approval, permitting, or construction

Not for regulatory approval, permitting, or construction

N-VIZION

Exterior Renderings

A400

Exterior Renderings

August 31, 2021

RE: 2104 Thrasher LN.

To whom it may concern,

Hello, my name is Rodney Bennett, I am the agent of the local property owner for the vacant .96-acre lot located at 2104 Thrasher Lane. Mr. Gino Shvetz (owner) and I are requesting the tract have it's zoning changed from CSNP (one of the highest commercial zonings) to SF6NP. The change would allow for the construction of TEN townhomes. Along with this request is a mandatory request to change the FLUM (Future Land Use MAP) to match the requested land use of single family.

Please see the included drawings. They are an example of what the owner wishes to build at this location.

If you have any questions, please do not hesitate to contact me via email at:
Jb.rbconsulting@yao.com

Respectfully,

Rodney K. Bennett

Rodney K. Bennett
Bennett Consulting