

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** East MLK Combined (MLK-183)

**CASE#:** NPA-2021-0015.02

**DATE FILED:** July 29, 2021 (In-cycle)

**PROJECT NAME:** 3101 Hibbetts Road

**PC DATE:** April 12, 2022

**ADDRESS/ES:** 3101 Hibbetts Road

**DISTRICT AREA:** 1

**SITE AREA:** 1.08 acres

**OWNER/APPLICANT:** George, Jr. & Barbara Kurachi

**AGENT:** Drenner Group, PC (Leah Bojo)

**CASE MANAGER:** Maureen Meredith, Housing and Planning Dept.

**PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.Meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Industry

**To:** Higher Density Single Family

**Base District Zoning Change**

**Related Zoning Case:** C14-2021-0134

**From:** SF-2-NP

**To:** SF-6-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** November 7, 2002

**CITY COUNCIL DATE:**

**ACTION:**

**May 19, 2022**

**PLANNING COMMISSION RECOMMENDATION:***April 12, 2022 – (Pending)***STAFF RECOMMENDATION:** To support the applicant's request for Higher Density Single Family land use.**BASIS FOR STAFF'S RECOMMENDATION:** The property is located on the east side of US Hwy 183 approximately 1.3 miles south of E. MLK Jr. Blvd/969. The current land use on the property is Industry with the existing zoning of SF-2-NP. On the property is a single-family home. The proposed zoning is SF-6-NP with a proposed change in the future land use map of Higher Density Single Family. Recently a 15.67 acres tract was approved by City Council for LI-PDA-NP for a mix of uses that includes residential uses. Although not an ideal location for Higher Density Single Family land use, this node is transitioning to an area that includes residential uses. The proposed zoning will allow for additional residential uses that will contribute the housing options in the city.

The property is in a subarea of the plan called Craigwood. North of the property is NXP Semiconductors and DXC Technologies. The plan recognizes the area for industrial uses, but over time has been transitioning to uses that include residential opportunities.

## **Recommendations**

Due to the size and location of the industrial land uses in Craigwood, little or no land is available for new residential development. The primary goal is maintaining the stability of the existing residential area and minimizing potential impacts from additional commercial or industrial development. The vacant and underused land on FM 969 is best suited for community-serving commercial uses, but some residential uses can be added through mixed-use development. The vacant and residential tracts to the south of Motorola should be allowed to develop as highway commercial or industrial uses. Existing light manufacturing uses along FM 969 should continue as long as they do not negatively affect the neighborhood. (Revised December 13, 2007 by Ordinance No. 20071213-110)

## **Action Items**

**Action 70** - Maintain single-family zoning in established residential areas.

**Goal 1**- Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

**Objective 1.1**: Maintain single-family zoning in established residential areas.

**Objective 1.2**: Promote new infill housing in appropriate locations.

**Goal 2** - Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

**Objective 2.1**: Where appropriate, address mis-matches between desired land use and zoning.

**Objective 2.2**: Reduce the impact of commercial and industrial uses on residential areas.

## **LAND USE DESCRIPTIONS**

### ***EXISTING LAND USE ON THE PROPERTY***

**Industry** - Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, manufacturing, research and development, and storage of hazardous materials.

**Purpose**

1. To confine potentially hazardous or nuisance-creating activities to defined districts;
2. To preserve areas within the city to increase employment opportunities and increased tax base;
3. To protect the City's strategic advantage as a high tech job center; and
4. To promote manufacturing and distribution activities in areas with access to major transportation systems.

**Application**

1. Make non-industrial properties in areas with a dominant industrial character compatible with the prevailing land use scheme;
2. Where needed, require a buffer area for industrial property that abuts residentially used land;
3. Industry should be applied to areas that are not appropriate for residential or mixed use development, such as land within the Airport Overlay; 4. In general, mixed use and permanent residential activities are not appropriate in industrial areas. An exception may be the edge of an industrial area along the interface with an area in which residential activities are appropriate. Such exceptions should be considered case by case, with careful attention to both land use compatibility and design;
5. Industry should not be either adjacent to or across the road from single family residential or schools;
6. Use roadways and/or commercial or office uses as a buffer between residential and industry; and
7. Smaller scale "local manufacturing" districts may be appropriate in some locations to preserve employment opportunities and cottage industries of local artisans. In these areas, hazardous industrial uses (i.e. basic industry, recycling centers, and scrap yards) should be prohibited.

***PROPOSED LAND USE ON THE PROPERTY***

**Higher Density Single Family** - Is housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.

**Purpose**

1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

### Application

1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.
3. Applied to existing or proposed mobile home parks.

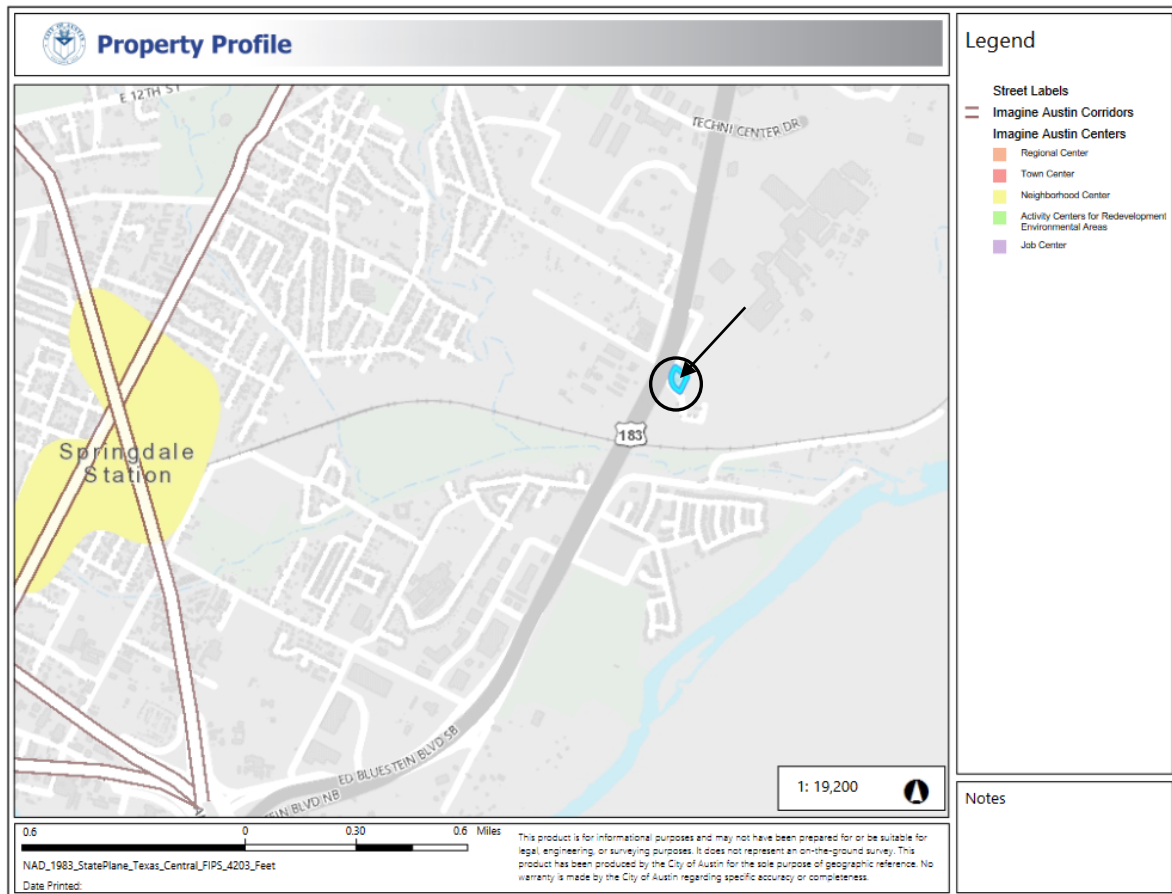
### IMAGINE AUSTIN COMPREHENSIVE PLAN REVIEW

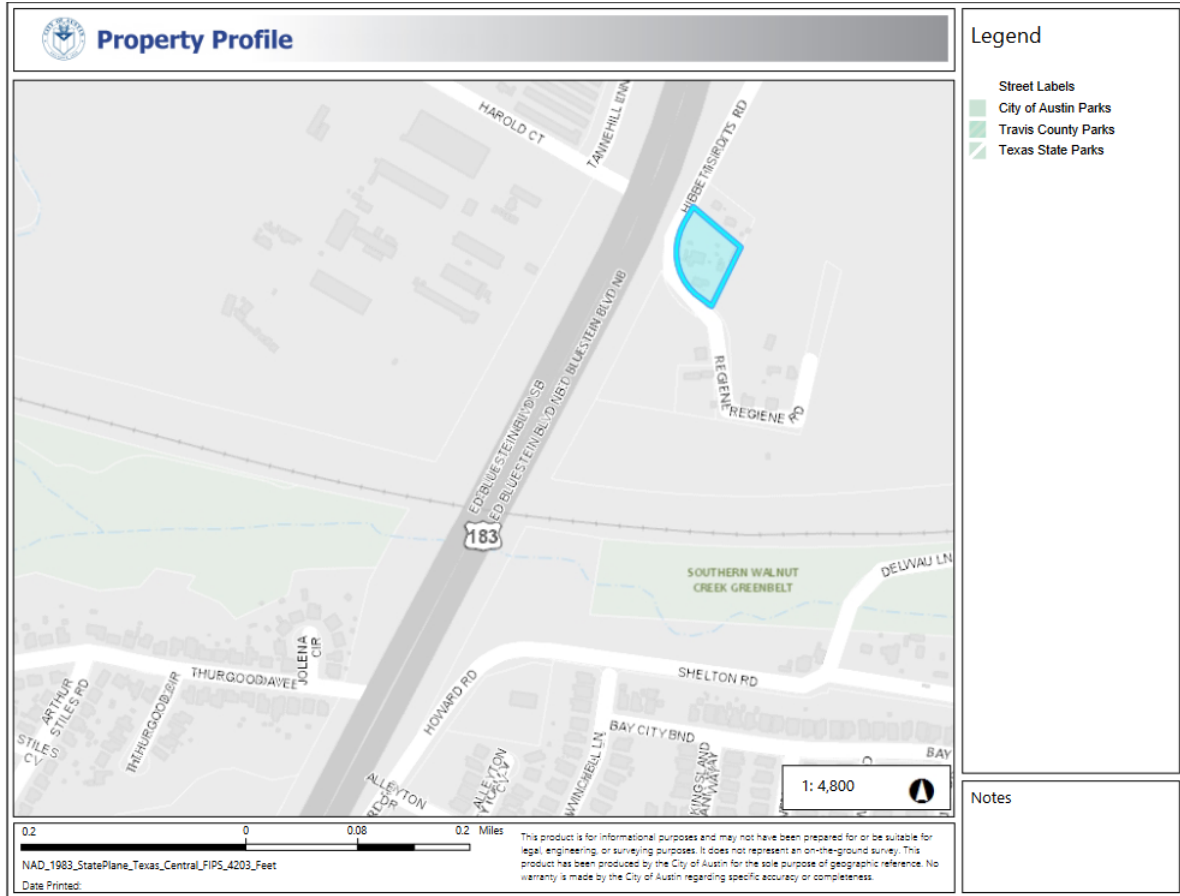
#### *Proposed Use:* Single Family

Yes	Imagine Austin Decision Guidelines
<b>Compact and Connected Measures</b>	
	<b>Imagine Austin Growth Concept Map:</b> Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>• The property is not near an activity center or corridor.</li> </ul>
	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
x	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• Property is 0.20 miles north from Urban Trail Network</li> </ul>
x	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• Property is less than a mile south of DXC Technology and NXP Semiconductor</li> </ul>
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Is located within 0.50 miles from a public school or university.
x	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreational area, park and/or walking trail. <ul style="list-style-type: none"> <li>• Approximately 0.20 miles north of the Urban Network Trail and Southern Walnut Creek Greenbelt</li> </ul>
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
x	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> <li>• The proposed SF-6-NP zoning would allow for additional residential units to be built on the property</li> </ul>
	<b>Mixed Use:</b> Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
4	<b>Total Number of "Yes's"</b>
<b>Imagine Austin Priority Program Bonus Features (Extra Points)</b>	
x	<b>Small Area Plan Policies:</b> Supports applicable Small Area Plans, including the Future Land Use Map, goals,

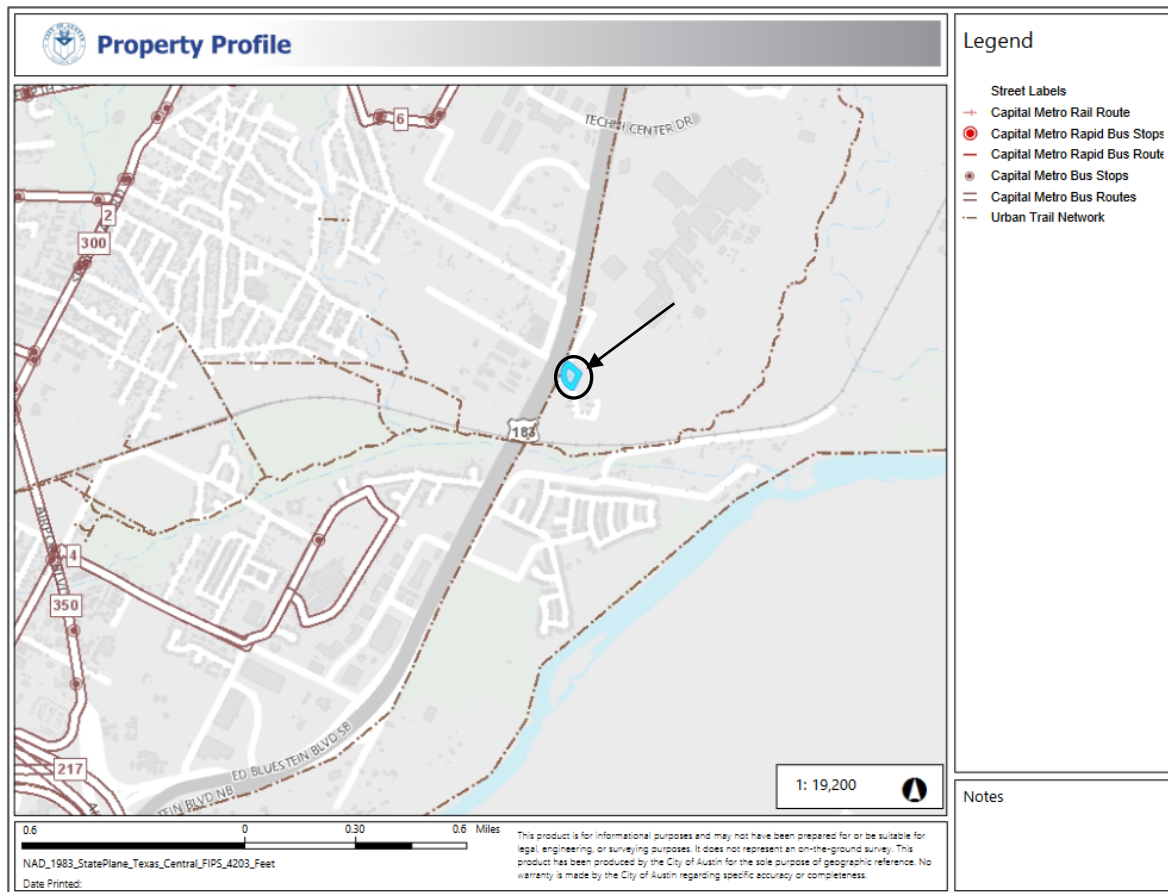
	objectives, actions and text. List three small area plan policies that relate to this project. <b>Name of Small Area Plan: East MLK Combined Neighborhood Plan</b> <ul style="list-style-type: none"> <li>The plan recognizes the residential uses in this area of Craigwood and says the properties should be allowed to develop as commercial or industrial uses; however, the properties appears to be transitioning to a mixed use-type area that includes residential development.</li> </ul>
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Culture and Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially an industry that is currently not represented in particular area or that promotes a new technology.
	<b>Workforce Development, the Economy and Education:</b> Promotes educational opportunities or workforce development training.
<b>Imagine Austin Priority Program PUD Specific Bonus Features (Extra Points)</b>	
	<b>Public Space Features and Public Art:</b> Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
	<b>Integrates and/or Expands Green Infrastructure:</b> Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
	<b>Protects the Environment:</b> Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
	<b>Protects Environmentally Sensitive Lands:</b> Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources in excess of ordinance requirements. <ul style="list-style-type: none"> <li>Property is not located in the Drinking Water Protection Zone</li> </ul>
	<b>Water/Waste Water Infrastructure:</b> Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques in excess of ordinance requirements.
	<b>Total Number of "Yes's" Under Bonus Features</b>











## 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.

**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

**Activity Centers for Redevelopment in Sensitive Environmental Areas** - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

**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 29, 2021 which is in-cycle for neighborhood planning areas located on the east side of IH-35.

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

The applicant proposes to change the zoning on the property from SF-2-NP (Single Family Residence Standard Lot district -Neighborhood Plan) to SF-6-NP (Townhouse and Condominium Residence district- Neighborhood Plan) for single family use. For more information on the zoning request, see case report C14-2021-0134.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on September 8, 2021. The recorded meeting can be found here: <https://www.speakupaustin.org/npa>. Approximately 68 community meeting notices were mailed to utility account holders and property owners who live within 500 feet of the subject tract, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members from the Housing and Planning Department attended the meeting, Maureen Meredith and Mark Walters, in addition to Leah Bojo and Drew Raffaele from Drenner Group. Four people from the neighborhood were also in attendance.

Leah Bojo, Drenner Group:

- Property is 1.08 acres.
- The proposed zoning is a request from SF-2-NP to SF-6-NP.
- The access will be off Hibbetts Road.
- The proposed FLUM change is from Industry to Higher Density Single Family.
- The owners don't have immediate plans to redevelopment but will continue to use this as a residential use.
- There are cases surrounding the property that are pending with request to change the FLUM from Industry to Major Planned Development.

***Q: Do you have a rendering of what is proposed there?***

A: No, we do not have any renderings. Mr. Kurachi doesn't have any renderings or any timeline for the development of the site.

***Q: I drove by the property, and I have concerns about the access in and out of the property. It looks dangerous to me. Also, what about the Heritage Trees. Are you preserving them? Will the owners build a pool? What about flood mitigation?***

A: This Hibbett's property is close to two other projects in process, although they are separate, they are complementary. We are working on connections to the trail system to the south. We really want to embrace those trails and make those connections to the development for the folks who live there. We are in conversations with Capital Metro right now because of the Green Line that is proposed. They don't know where the station will be but we're hoping it will be close by and adjacent so the people in the bigger development can use it. I don't know if there will be a pool on the Hibbetts site or the larger adjacent development. Right now, for the Hibbetts site, we do not need to do a TIA but might have to do one at site plan stage, we just don't know yet. There is a TIA in process for the larger site adjacent to the Hibbetts site.

**Applicant Summary Letter from Application**

on: April 12, 2022

Leah Bojo  
lbojo@drennergroupp.com  
512-807-2918

**DRENNER**  
GROUP

July 28, 2021

Ms. Rosie Truelove  
Housing and Planning Department  
City of Austin  
1000 E 11<sup>th</sup> Street  
Austin, TX 78702

Via Electronic Delivery

Re: 3101 Hibbetts Road – Zoning and neighborhood plan amendment application for the approximately 1.08-acre property located at the northeast corner of Hibbetts Road and Regiene Road, in Austin, Travis County, Texas (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning and Neighborhood Plan Amendment (NPA) application packages. The project is titled 3101 Hibbetts Road and is approximately 1.08 acres of land, located at the northeast corner of Hibbetts Road and Regiene Road. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned SF-2-NP (Single Family Residence Standard Lot – Neighborhood Plan). The requested rezoning is from SF-2-NP to SF-6-NP (Townhouse and Condominium Residence – Neighborhood Plan). The Property is currently developed with one single family home, occupied by the owner. Rezoning this property to SF-6-NP will provide an appropriate transition between the SF-2-zoned lot to the north and the lots currently zoned LI and being requested to be rezoned to LI-PDA to the south.

The Property is located in the MLK-183 planning area, a subdistrict of the East MLK Combined Neighborhood Plan. The Future Land Use Map (FLUM) is currently mismatched with the zoning and is designated as Industry, though the zoning is currently SF-2. This rezoning requires an amendment to the FLUM to make it consistent with the zoning, changing the designation from Industry to Higher-Density Single Family. Accompanying the zoning application is a NPA application.

This proposed rezoning and NPA aligns with goal two of the East MLK Combined Neighborhood Plan, “Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses”, set out in the East MLK Combined Neighborhood Plan.

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200 Lee Barton Drive, Suite 100 | Austin, Texas 78704 | 512-807-2900 | [www.drennergroupp.com](http://www.drennergroupp.com)

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The Traffic Impact Analysis ("TIA") has been waived until site plan, per the attached TIA waiver dated XXXX XX, 2021 and executed by Amber Mitchell.

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.

Sincerely,

Leah M. Bojo

cc: Joi Harden, Housing and Planning Department (*via electronic delivery*)  
Heather Chaffin, Housing and Planning Department (*via electronic delivery*)  
Jesse Gutierrez, Housing and Planning Department (*via electronic delivery*)

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

(No letter as of April 5, 2022)

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**From:** Meredith, Maureen  
**Sent:** Thursday, March 31, 2022 2:35 PM  
**To:** andersonmlkassociation@; msangelabgarza1@; cynthiaabond@gmail.com; mtysonbrown@; andrewbucknall@; ursulatheladybear@; loisirenecoleman@; dianna.holman@; chris.j.gannon@; pinaghosh@; jgolech@gmail.com; jonhagar@; mhouse721@gmail.com; pippa@; coolwhip1120@; jardinpuravida@; cliffordmay@; john@; auntiedrea4412@; chrisring@; alironder@; NLScott@; puppetry709@; xinefoto@; jwilliams273@; naja2183@; mdixonmlk@gmail.com; emlkchair@; woahcity@; jjseabrookpresident@; Alexandria Anderson <andersonmlkassociation@ >; Melonie Dixon <dixonm.emlkcontactteam@ >; Nadia Barbot <naja2183@ >; dianna holman <dianna.holman@ >  
**Cc:** Leah Bojo <lbojo@drennergroupp.com>; Drew Raffaele <draffaele@drennergroupp.com>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** E MLK NPCT Rec?: NPA-2021-0015.02\_3101 Hibbetts Rd  
**Importance:** High

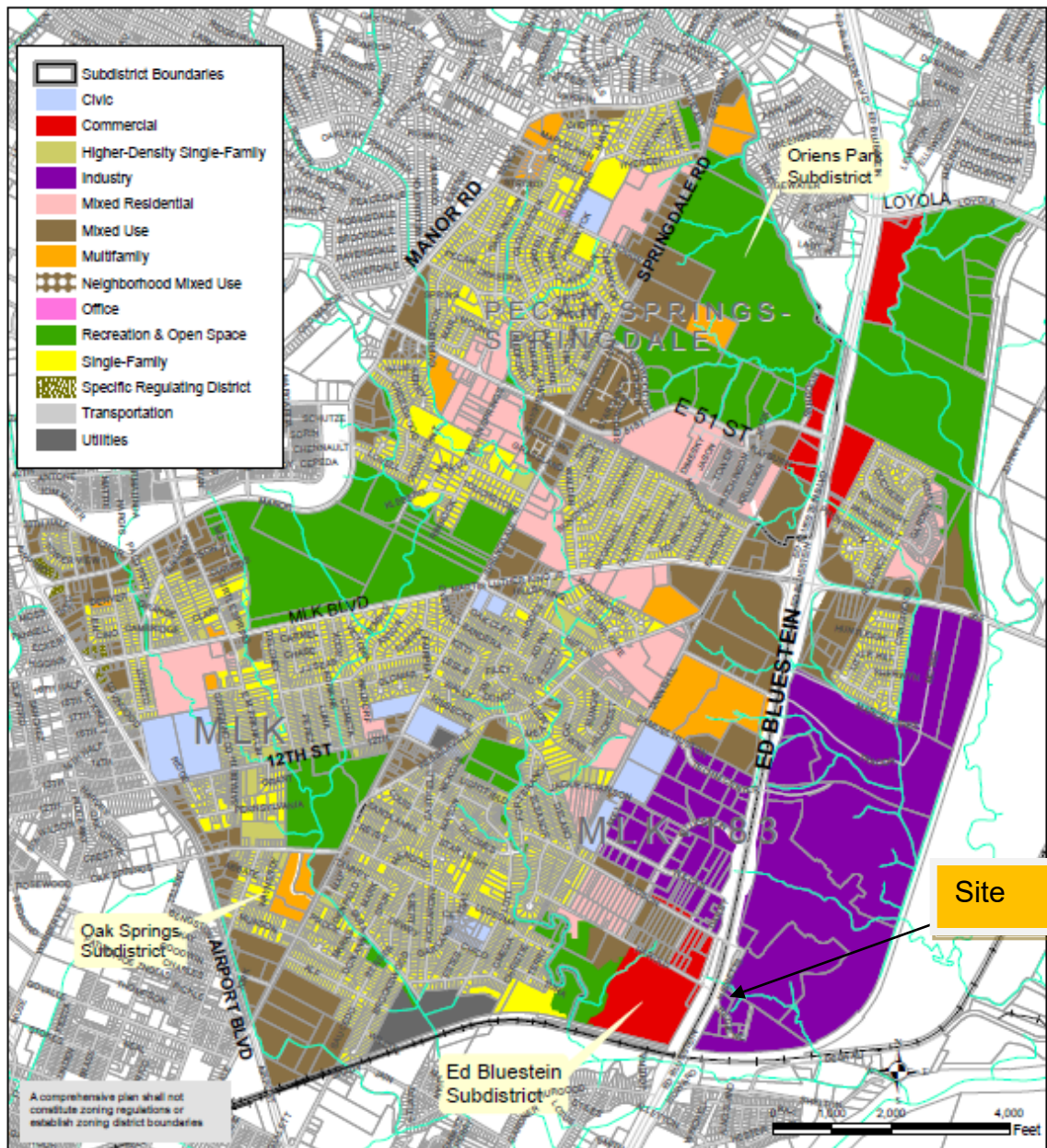
Dear East MLK NPCT:

The plan amendment and zoning case for **3101 Hibbetts Rd** (NPA-2021-0015.02 & C14-2021-0134) are scheduled for the **April 12, 2022 Planning Commission hearing date**. If your team would like to submit a letter of recommendation for staff case reports, please email it to me and Heather no later than **Tuesday, April 5, 2022 by 4:30 pm**. If we get the letter after that date and time it will be submitted as late back up.

Please let me know if you have any questions.

Maureen





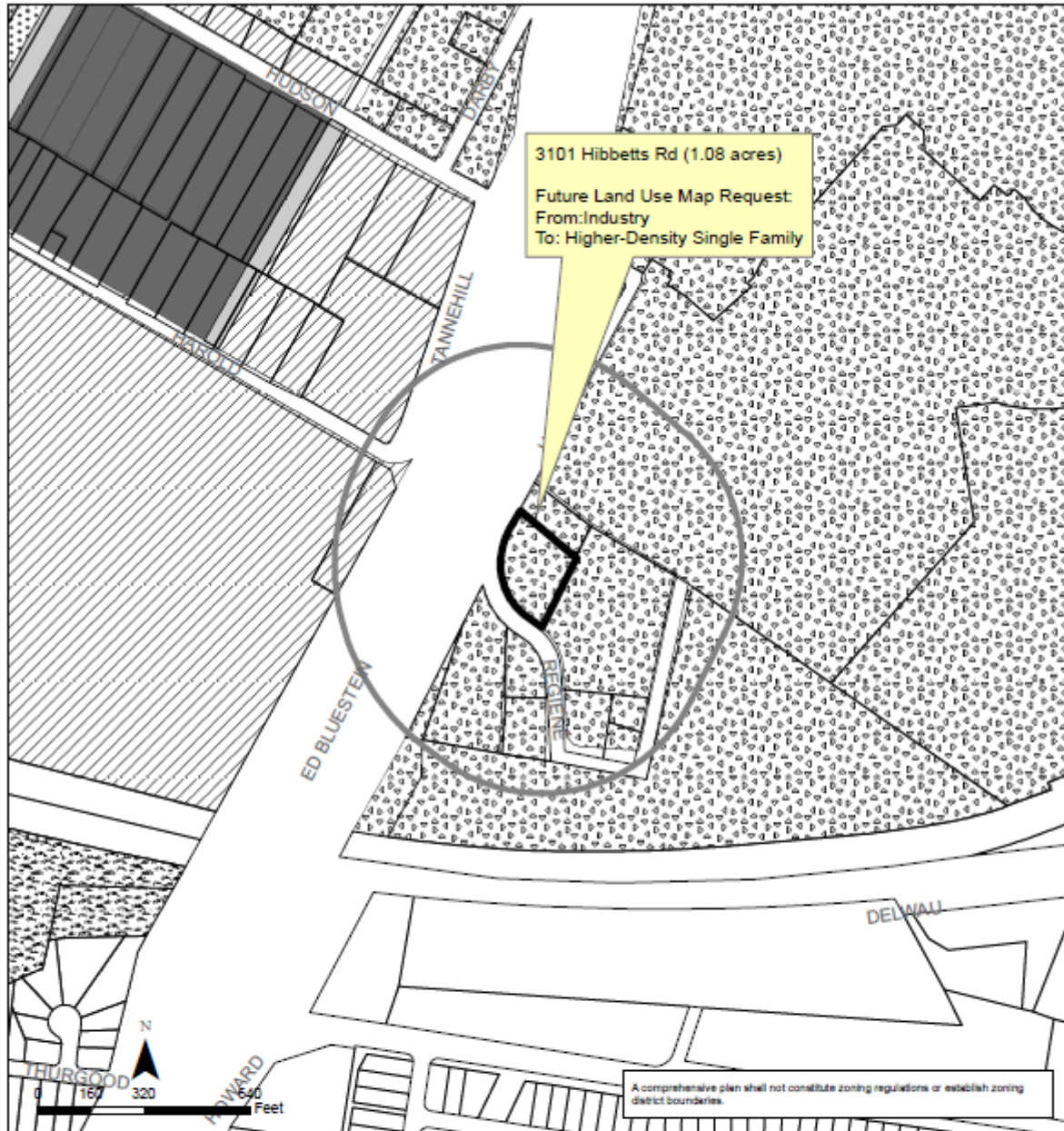
## East MLK Combined Neighborhood Planning Area Future Land Use Map

City of Austin  
Housing and Planning Department

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 completeness.

Last Updated: 5/27/2021



### East MLK Combined (MLK-183) Neighborhood Planning Area NPA-2021-0015.02

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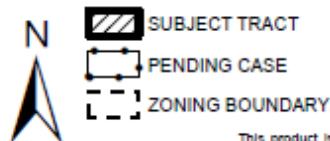


City of Austin  
Housing and Planning Department  
Created on 12/21/2021, by: MeeksS

#### Future Land Use

Subject Tract	Mixed Residential
500 ft. notif. boundary	Mixed Use
Civic	Recreation & Open Space
Commercial	Single-Family
Industry	Transportation





1" = 400'

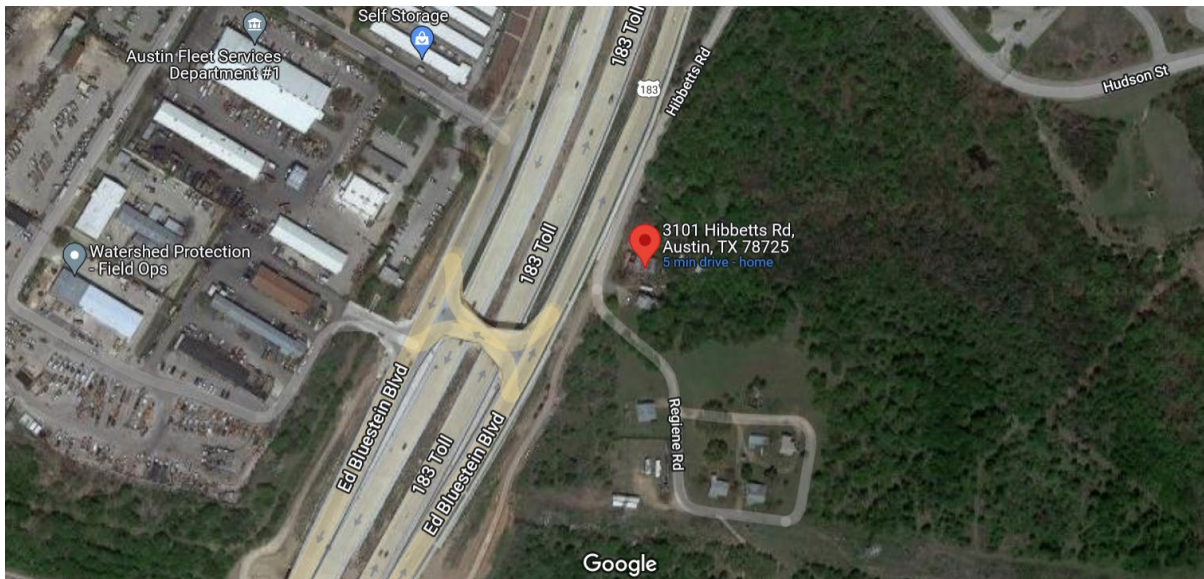
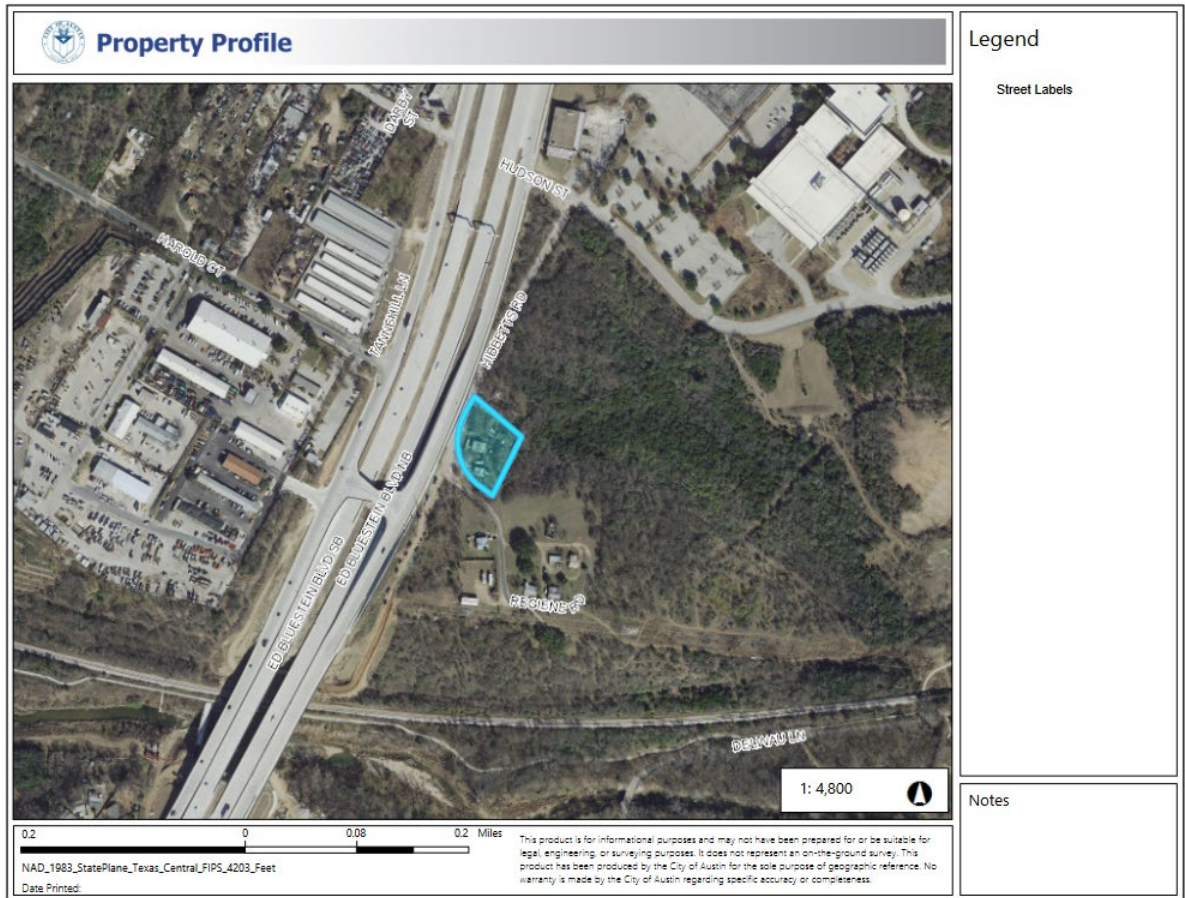
**ZONING****ZONING CASE#: C14-2021-0134**

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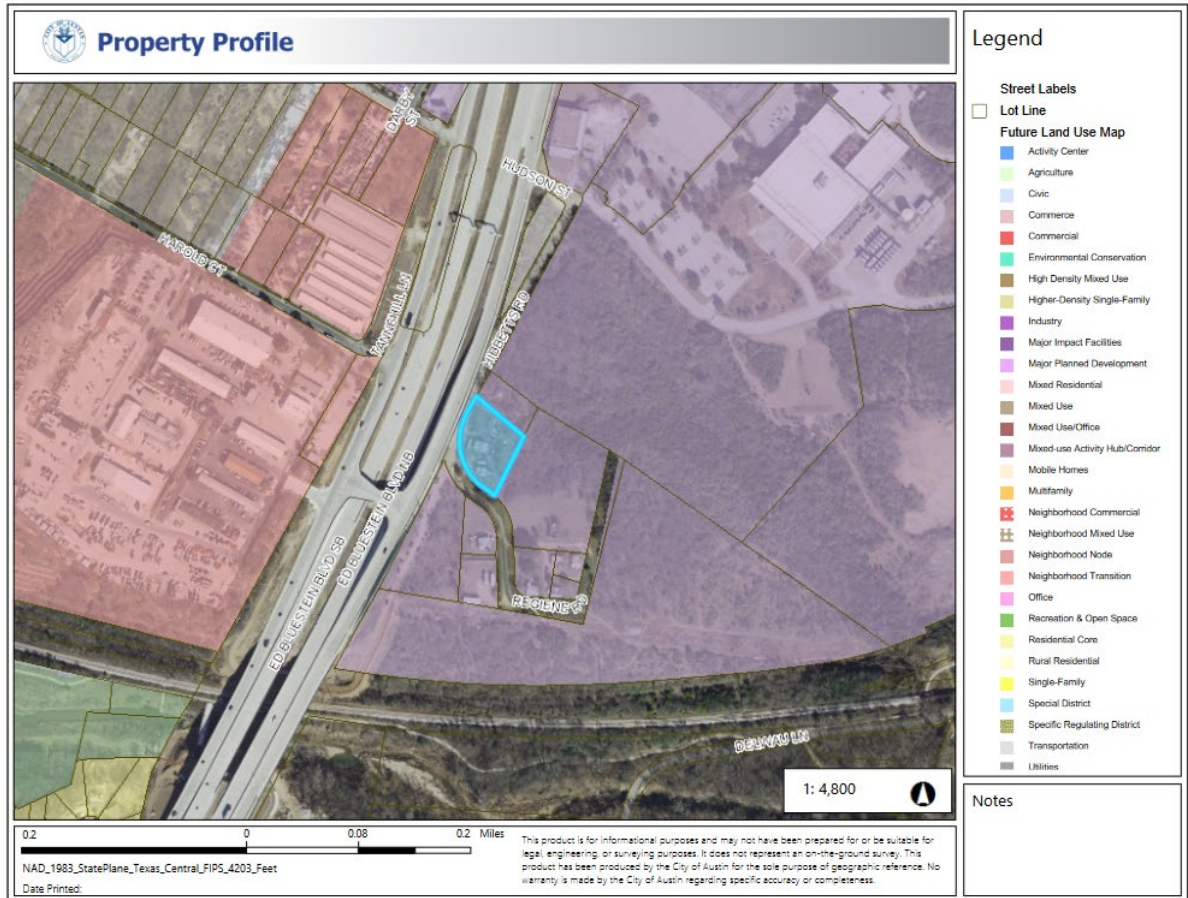
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Created: 8/9/2021









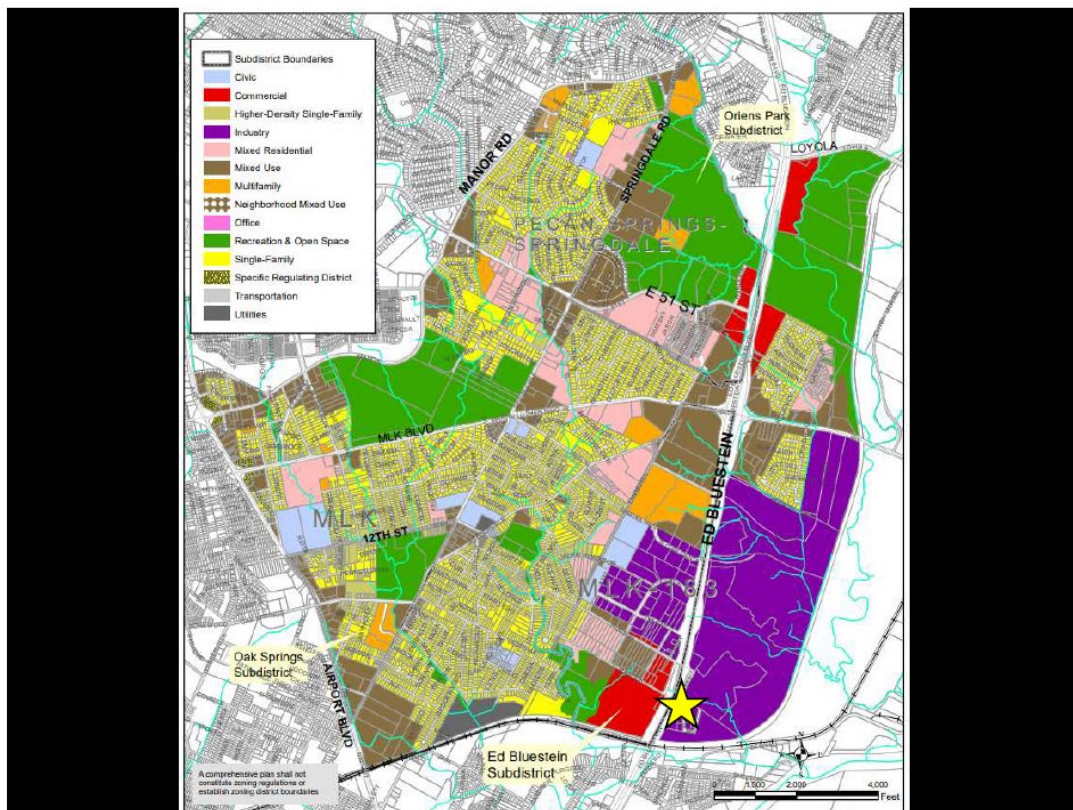
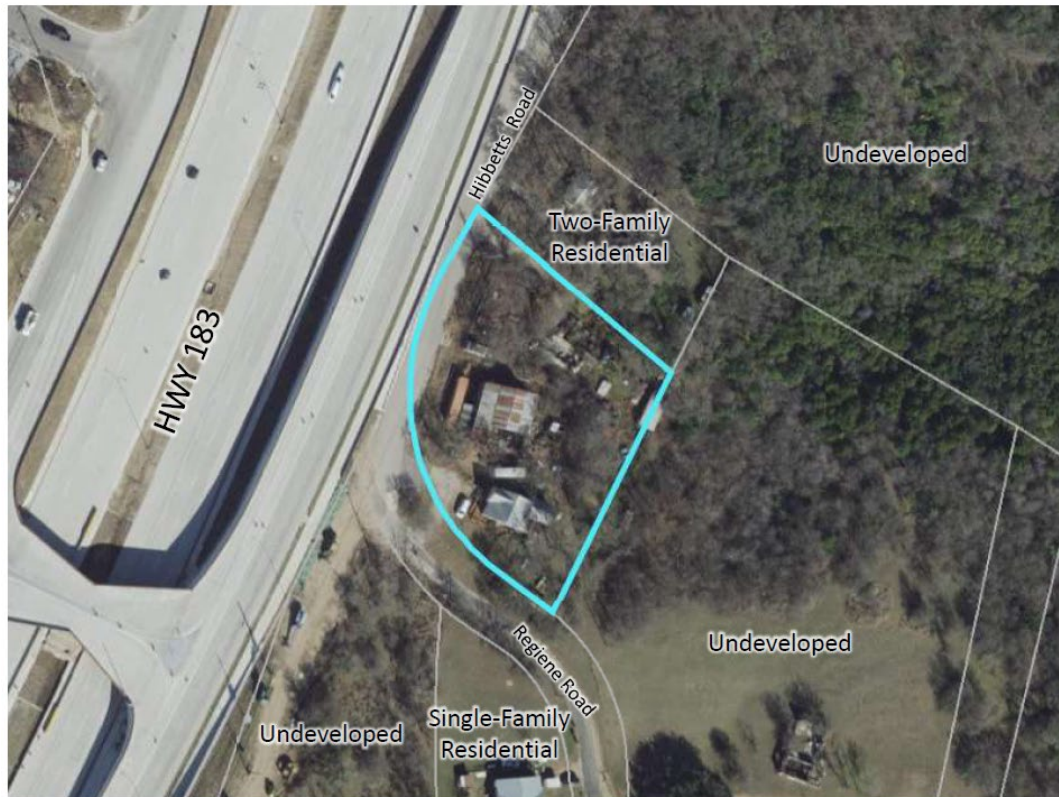
Applicant's Presentation at the September 8, 2021  
Community Meeting

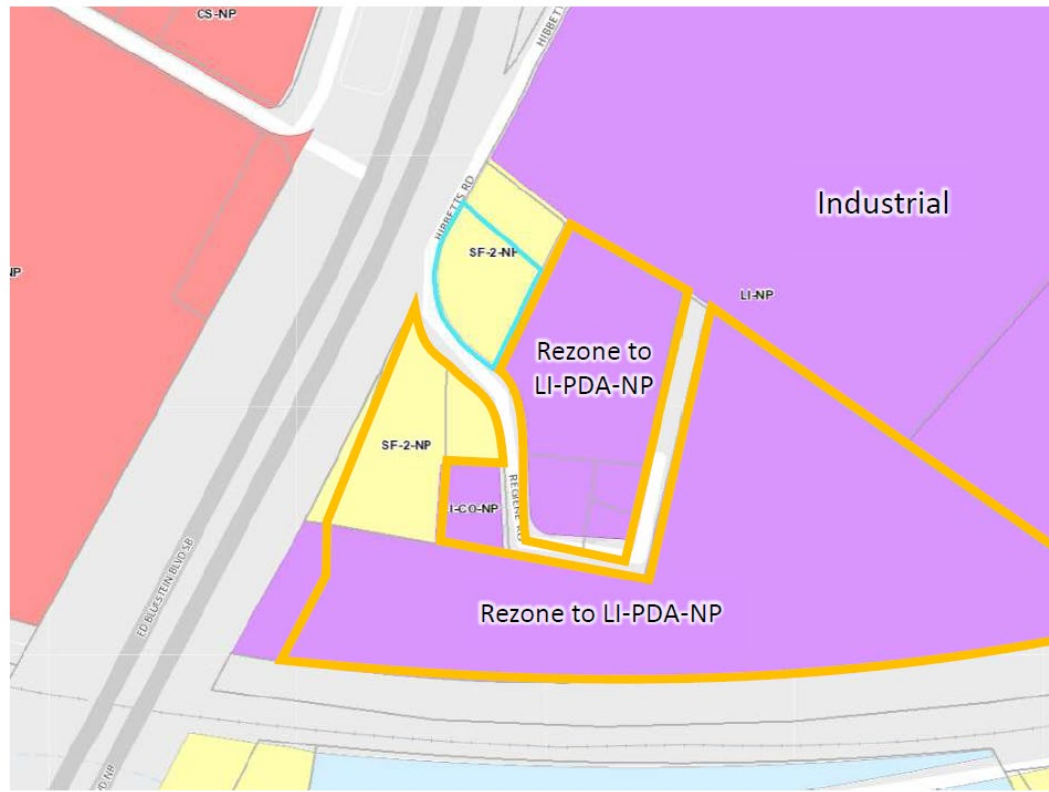
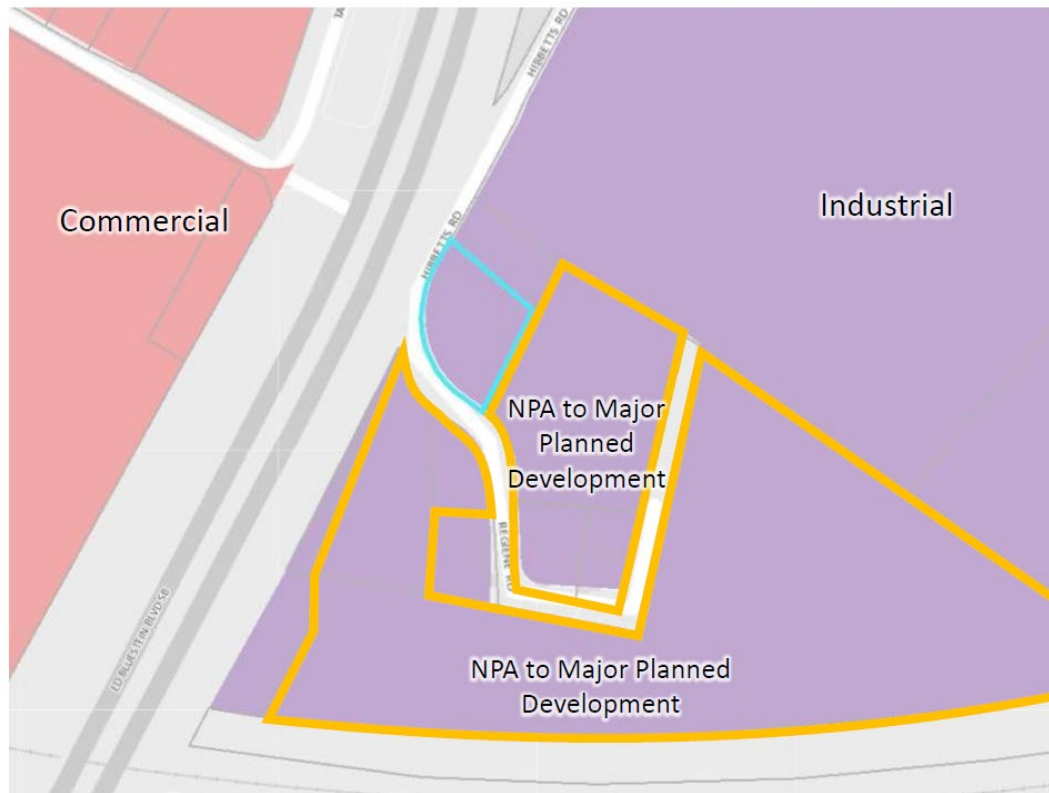
## 3101 Hibbetts Road

September 8, 2021









## Current/Requested Entitlements

### Current FLUM:

- Industry

### Current Zoning:

- SF-2-NP (Single Family Residence Standard Lot – Neighborhood Plan)

### Proposed FLUM:

- High-Density Single Family

### Proposed Zoning:

- SF-6-NP (Townhouse and Condominium Residence – Neighborhood Plan)

## Site Summary

### Property:

- 1.08 acres, or approximately 47,045 SF
- Single Family Residence

### Access:

- Hibbetts Road

### Intent:

- Request allows owner to continue to use his property as single family use while deciding redevelopment timeline.

## Neighborhood Plan

Goal 2 - Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

## Request

We respectfully request the Neighborhood Plan Contact Team's support of the owner's FLUM amendment to High-Density Single Family and rezoning request to SF-6-NP.

## Questions? Contact Info:

Project: 3101 Hibbetts Road  
Agent: Leah M. Bojo  
Email: [lbojo@drennergroupp.com](mailto:lbojo@drennergroupp.com)  
Office: 512-807-2900  
Direct: 512-807-2918