NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Montopolis

CASE#: NPA-2022-0005.02 **DATE FILED**: July 27, 2022 (In-cycle)

PROJECT NAME: Second Alpha .095

PC DATE: March 28, 2023
February 28, 2023
January 10, 2023

ADDRESS/ES: 2404 Thrasher Lane

DISTRICT AREA: 3

SITE AREA: 0.96 acres

OWNER/APPLICANT: Alpha Builders (Gino Shvetz)

AGENT: 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: Commercial **To:** Single Family

Base District Zoning Change

Related Zoning Case: C14-2022-0114
From: CS-NP **To:** SF-3-NP

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

CITY COUNCIL DATE:
February 9, 2023 **ACTION:** Postponed to March 23, 2023 by staff.

March 23, 2023 **ACTION:**

PLANNING COMMISSION RECOMMENDATION:

March 28, 2023 – (pending)

February 28, 2023 – Postponed to March 28, 2023 on the consent agenda at the request of the applicant. [R. Schneider – 1st; P. Howard -2nd] Vote: 11-0 [Y. Flores absent. One vacancy on the dais].

January 10, 2023 – Postponed on the consent agenda to February 28, 2023 at the request of the neighborhood. [A. Azhar – 1st; J. Thompson – 2nd] Vote: 11-0 [P. Howard absent. One vacancy].

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

BASIS FOR STAFF'S RECOMMENDATION: The property is a 0.95-acre vacant tract of land with CS-NP zoning and 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 the property to the north 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 Single Family land use. The Single Family land use and SF-3-NP zoning would allow for the development of housing units which could provide additional housing units 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

Commercial -Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

Purpose

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and

2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

Application

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and

2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

PROPOSED 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

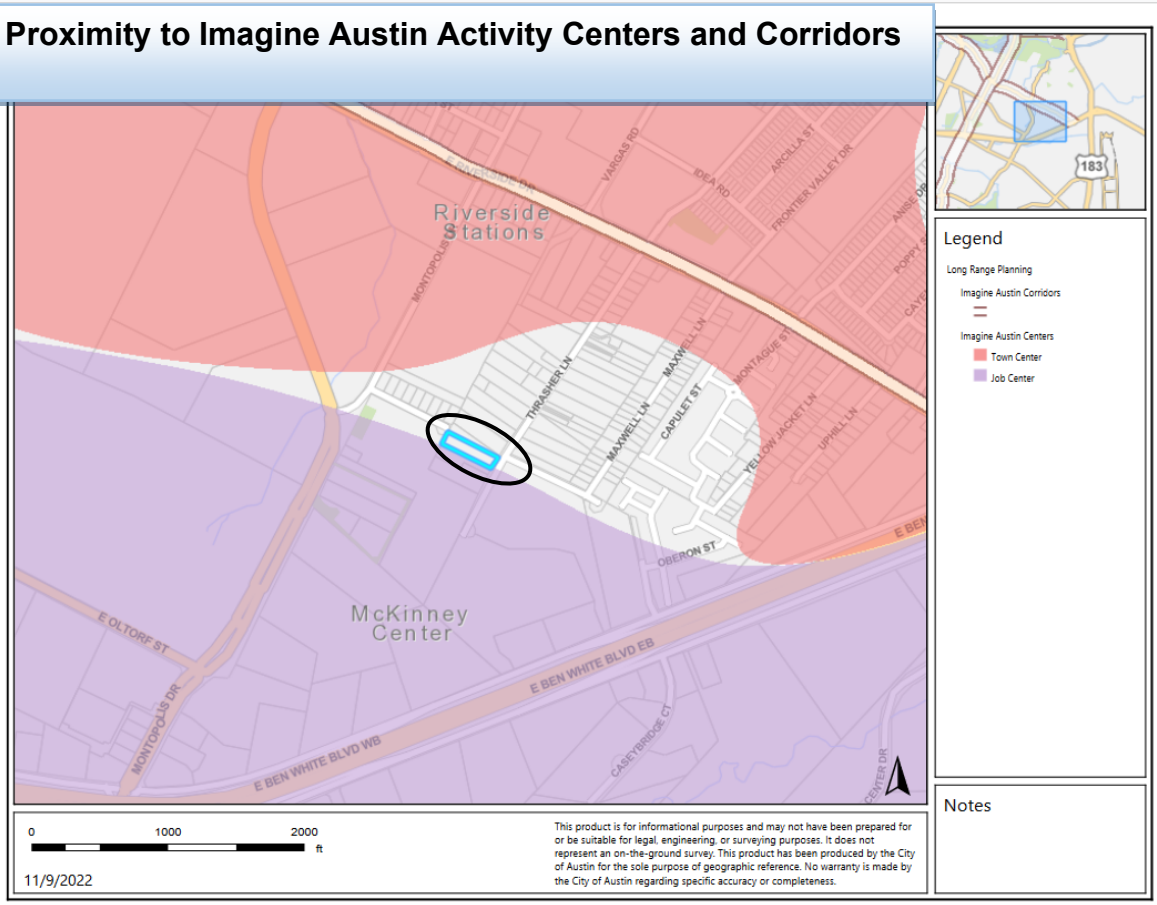
1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and

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.

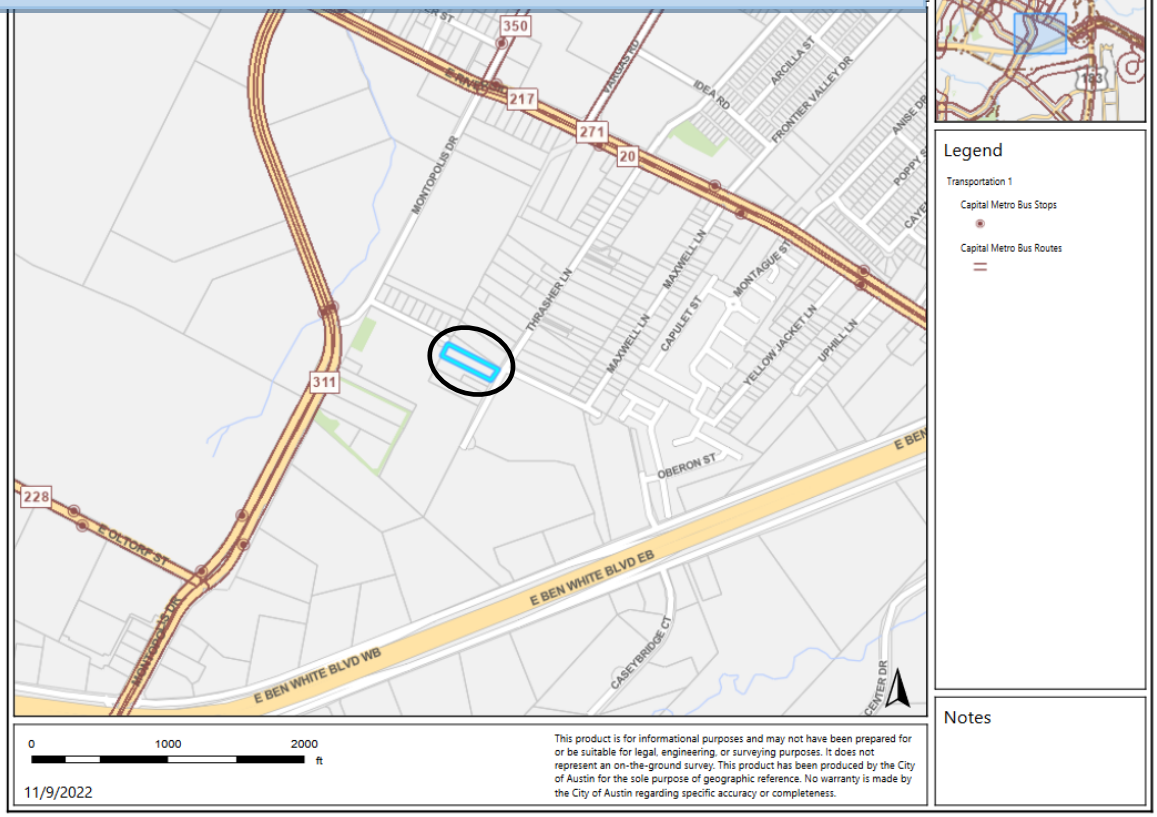
Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
Yes	**Imagine Austin Growth Concept Map:** Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center:** • The property is directly north of the McKinney Jobs Center and south of the Riverside Stations Town Center. • The property is approximately 0.36 miles south of the E. Riverside Drive, which is an activity corridor.
Yes	**Mobility and Public Transit**: Located within 0.25 miles of public transit stop and/or light rail station. • There are bus routes along Montopolis Drive to the west and E. Riverside Drive to the north.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Yes	**Connectivity and Healthy Living**: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • Carson Ridge Pocket Park and Bark Park is to the west
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Yes	**Housing Choice**: 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.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).

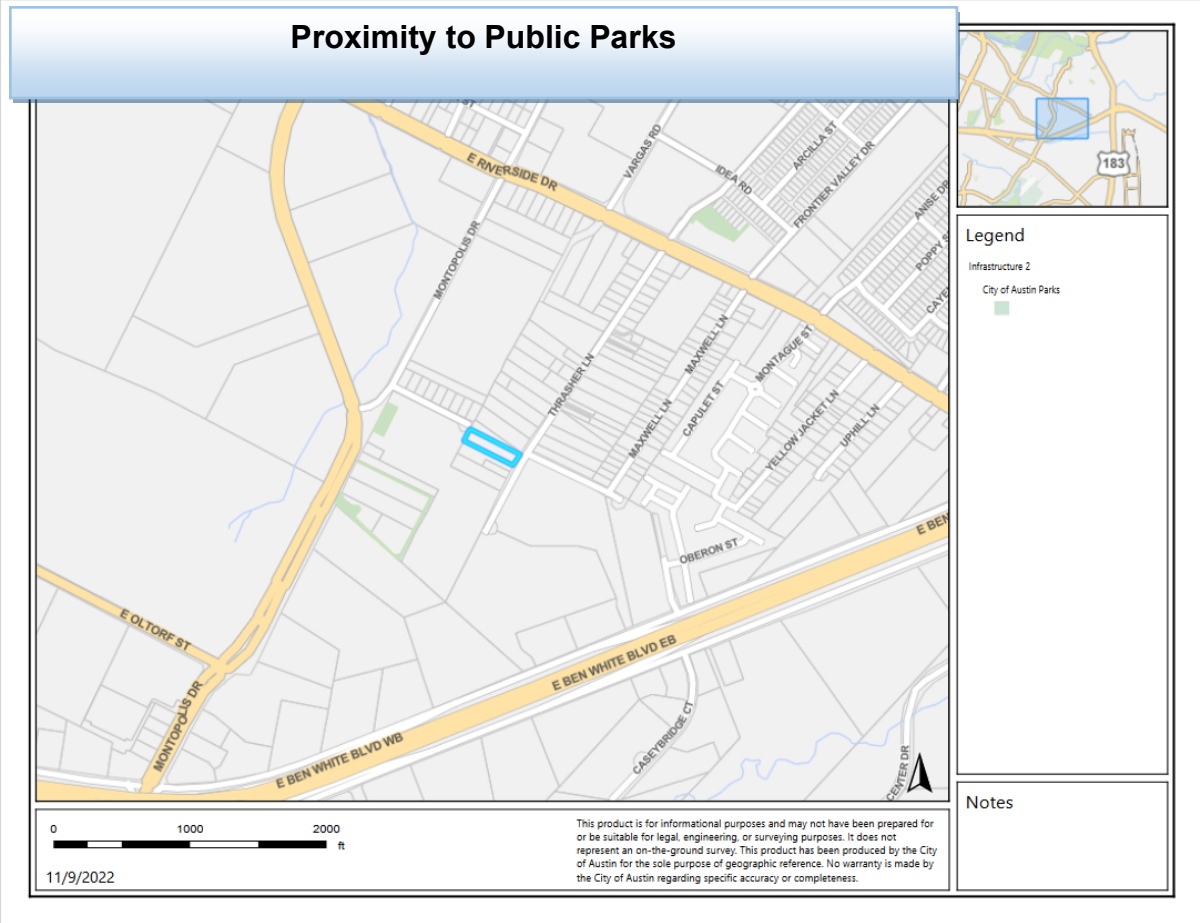
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
5	**Number of "Yes's"**
Imagine Austin Priority Program PUD Specific Bonus Features	
	Public Space Features and Public Art: 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).
	Integrates and/or Expands Green Infrastructure: 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.
	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
	Protects Environmentally Sensitive Lands: 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 more than ordinance requirements.
	Water/Wastewater Infrastructure: 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 more than ordinance requirements.
	Total Number of "Yes's"

Proximity to Imagine Austin Activity Centers and Corridors



Proximity to Public Transportation





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 application was filed on July 27, 2022 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 (FLUM) from Commercial to Single Family land use.

The applicant proposes to change the zoning on the property from CS-NP (General Commercial Services district – Neighborhood Plan) to SF-3-NP (Family Residential district – Neighborhood Plan) for two-family residential development with a total of ten units. For more information on the proposed zoning change, see case report C14-2022-0114.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on October 6, 2022. The recorded meeting can be found at https://www.speakupaustin.org/npa. Approximately 1475 meeting notices were mailed to people who rent or own property within 500 feet of the subject tract, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended, Maureen Meredith and Mark Walters from the Housing and Planning Department. Rodney Bennett, the applicant's agent attended. No one from the neighborhood attended the meeting.

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Applicant Summary Letter from Application

Neighborhood Plan Amendment

SUMMARY LETTER

TO MODIFY THE FLUM TO SHOW RESIDENTIAL LAND USE

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

From: Susana Almanza < >
Sent: Tuesday, January 10, 2023 9:48 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Rodney K. Bennett <jb.rbconsulting@yahoo.com>; Llanes, Carmen - BC <bc-Carmen.Llanes@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Schneider, Robert - BC <BC-Robert.Schneider@austintexas.gov>
Cc: Fred McGhee < >; Noe Elias < >; Anita Villalobos < >; Monica Allen < >; Pedro Hernandez < >; Eric Paulus < >; Peter Simonite < >; Mary Garza < >; Corazon Renteria < >
Subject: 2404 Thrasher Lane C14-2022-0114 NPA-2022-0005.02 - MNPCT

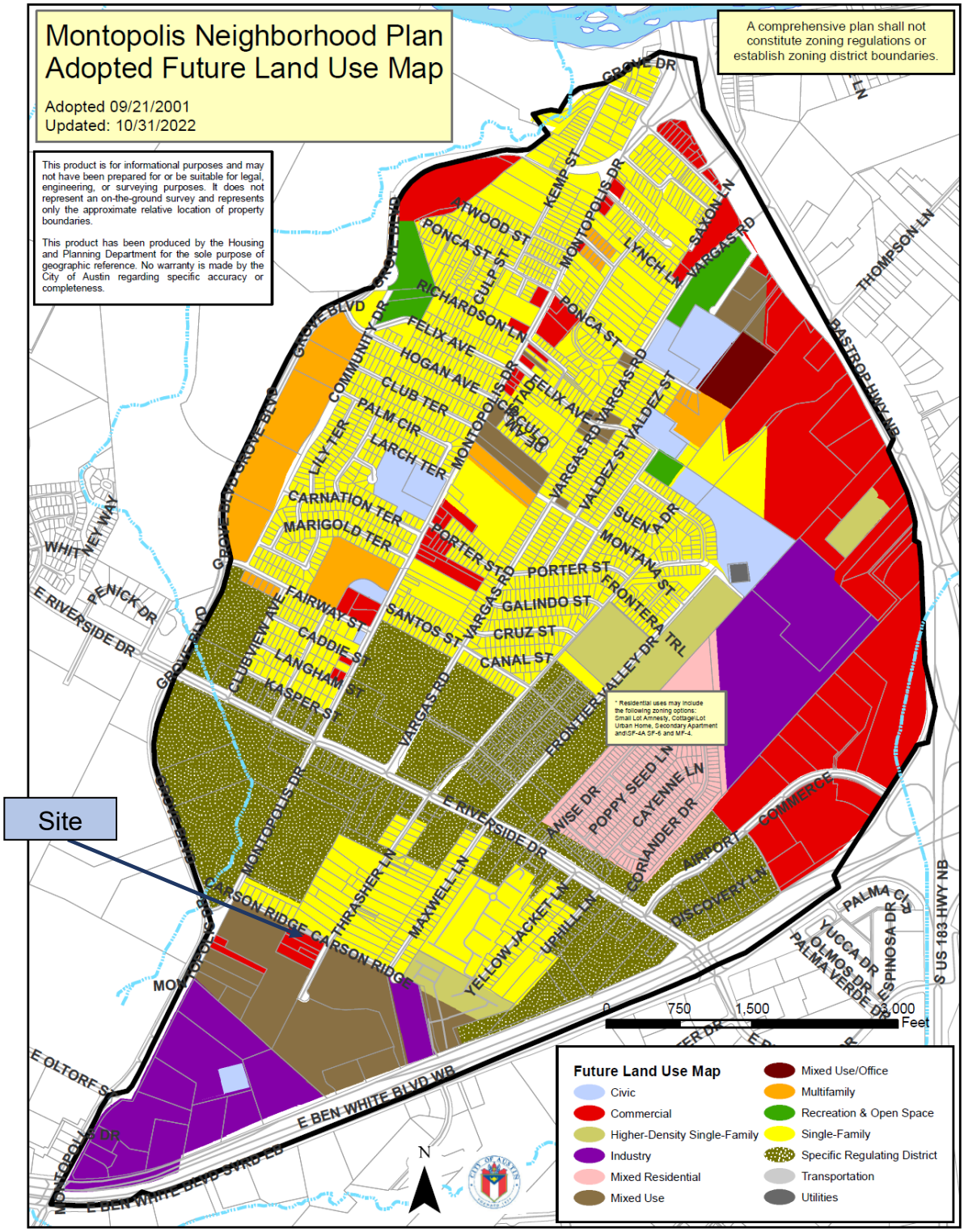
Hello Planning Commissioners-

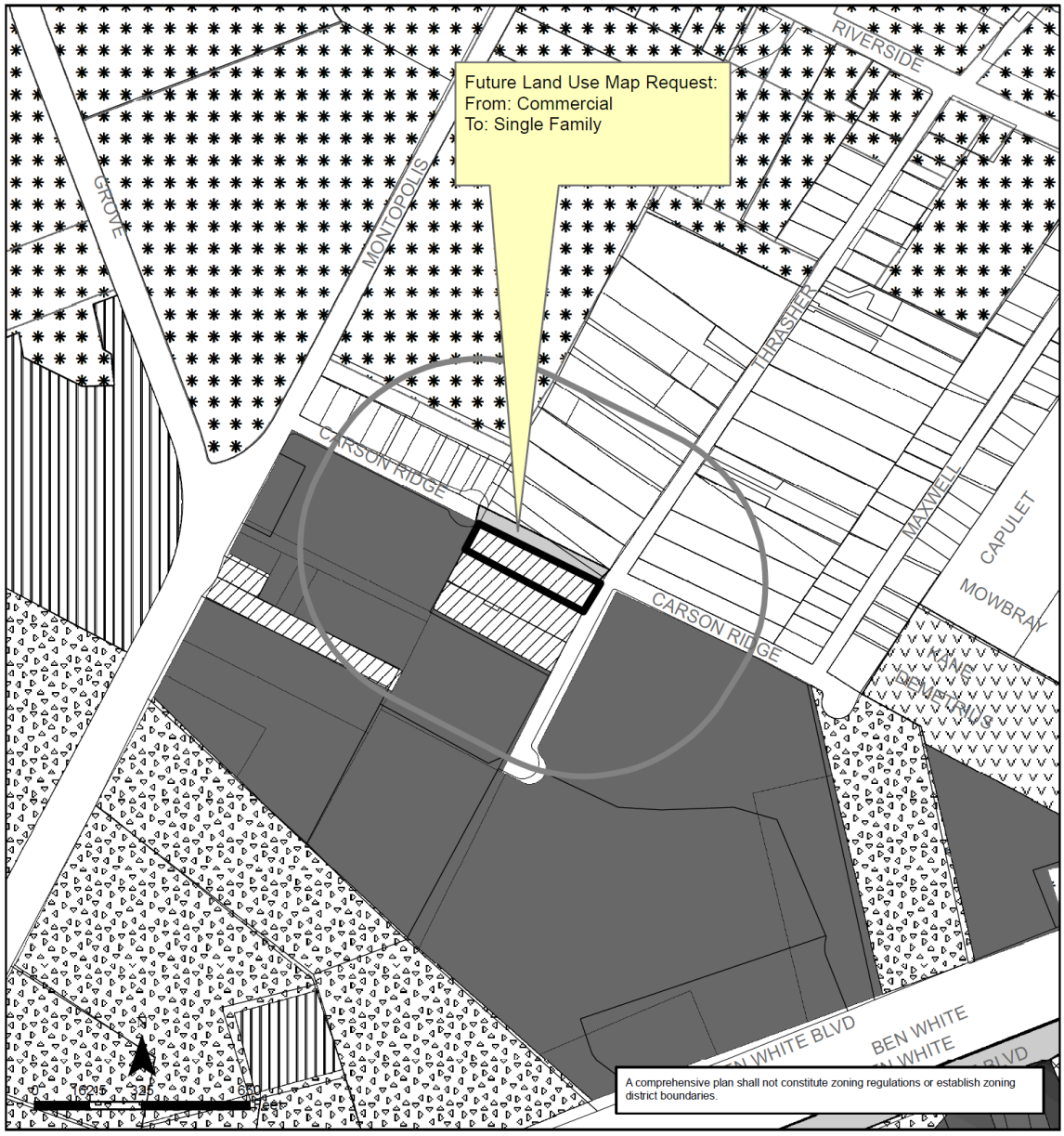
The Montopolis Neighborhood Plan Contact Team does not oppose single family zoning in our community. The Contact Team has fought hard to protect and preserve single family zoning in our community, especially single family housing that is truly affordable. We recommend that some of the units being built at 2404 Thrasher Lane be affordable.

Montopolis is one of the neighborhoods that is within Project Connect's Anti-Displacement protection area. Montopolis is also a State designated Opportunity Zone Development area.

It cannot be stressed enough: the median family income for Montopolis is different from the MFI for Travis County. According to 2019 American Community survey data, the per capita income for Montopolis is $20,859 and the median household income is $42,344. Our overall poverty rate is 26.4%, our childhood poverty rate (under 18) stands at 30%, and the poverty rate for seniors (over 65) is 32%. These numbers reflect increases in both population and income caused by already occurring gentrification. The construction of rental housing at 60% MFI and ownership housing at 80% MFI will just exacerbate displacement and gentrification.

Stop the Displacement,
Susana Almanza, President Montopolis Neighborhood Plan Contact Team
--
PODER
P.O. Box 6237
Austin, TX 78762-6237
www.poderaustin.org


Montopolis Neighborhood Plan
Adopted Future Land Use Map
Adopted 09/21/2001
Updated: 10/31/2022
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.
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
Site
* Residential uses may include the following zoning options: Small Lot Amnesty, CottageLot Urban Home, Secondary Apartment and/or SF-4A SF-6 and MF-4.
0 750 1,500 3,000 Feet
N
Future Land Use Map
Civic
Commercial
Higher-Density Single-Family
Industry
Mixed Residential
Mixed Use
Mixed Use/Office
Multifamily
Recreation & Open Space
Single-Family
Specific Regulating District
Transportation
Utilities



Montopolis Neighborhood Planning Area
NPA-2022-0005.02

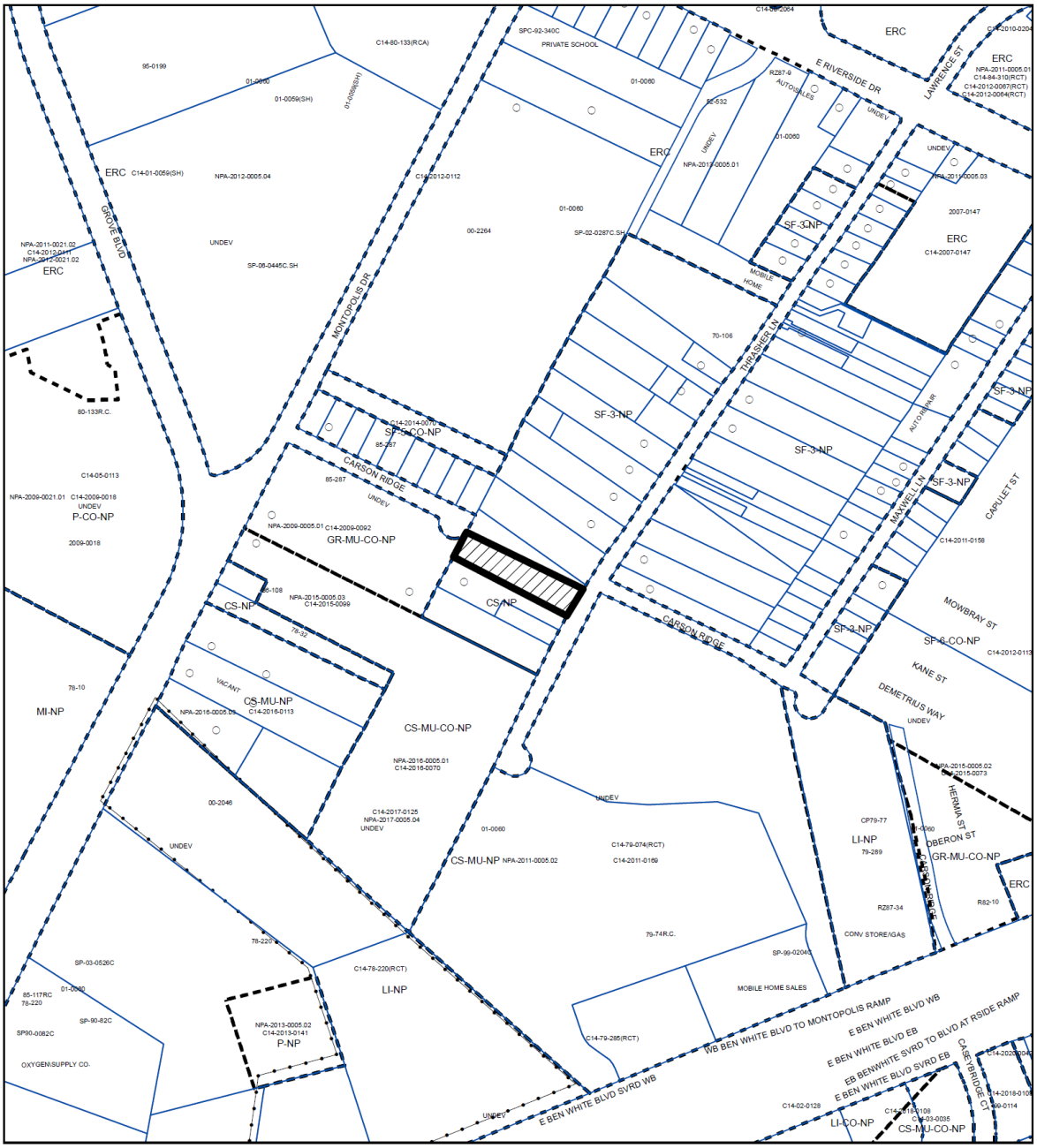
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City of Austin
Housing and Planning Department
Created on 8/22/2022, by: MeeksS

Future Land Use

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



ZONING

ZONING CASE#: C14-2022-0114

N

SUBJECT TRACT

PENDING CASE

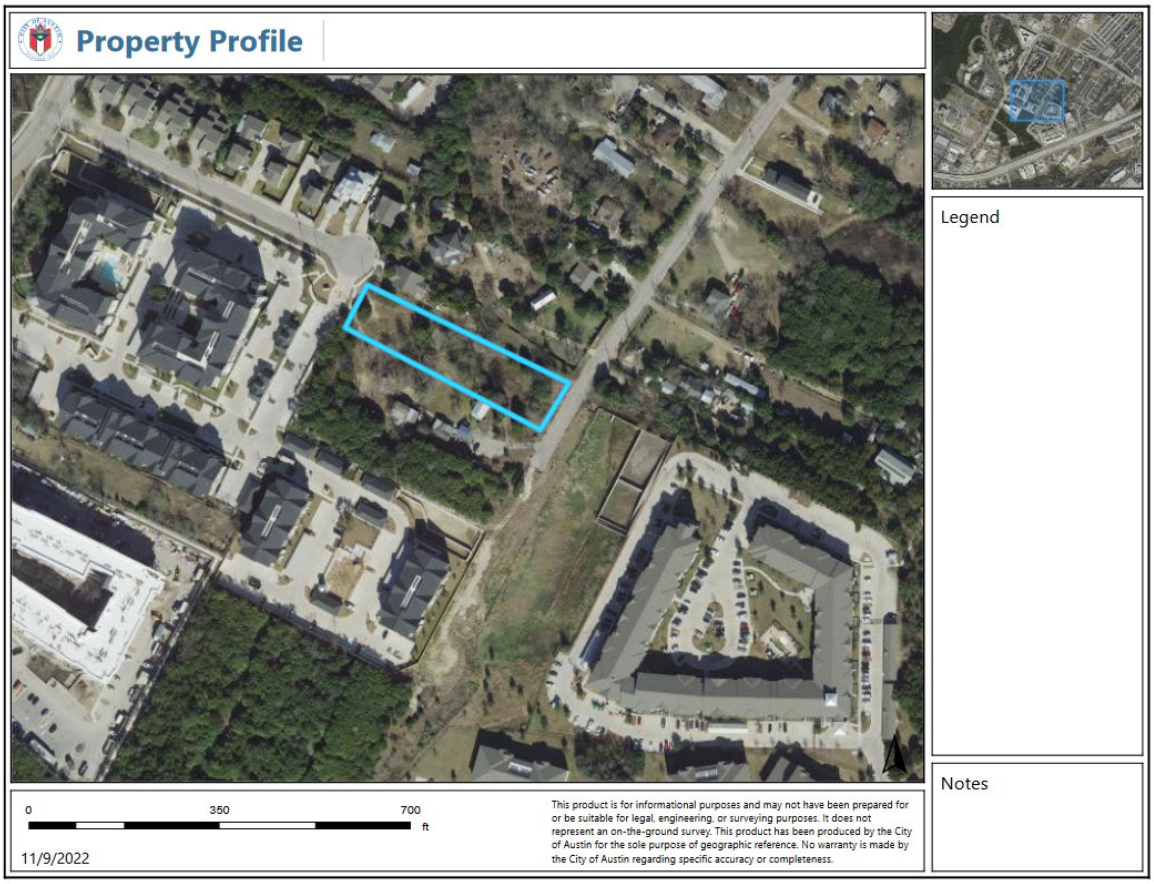
ZONING BOUNDARY

1 " = 400 '

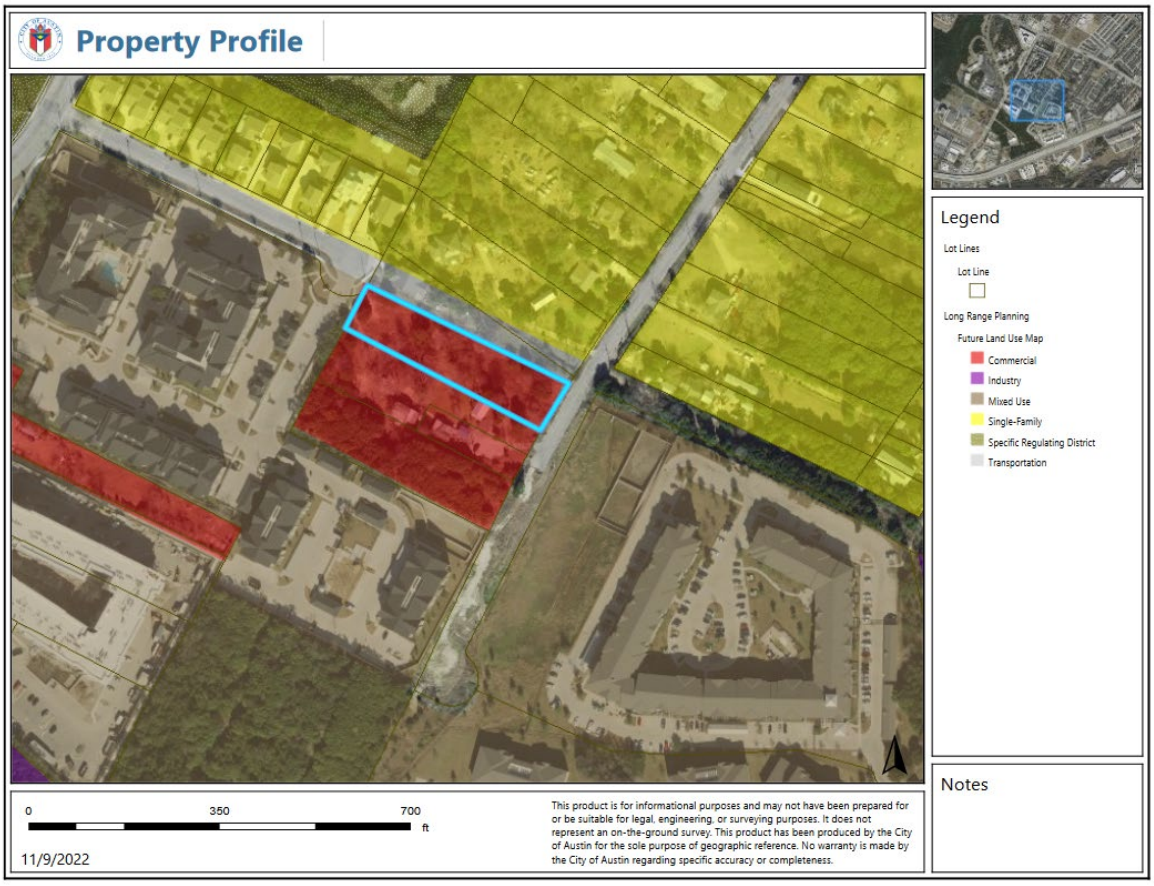
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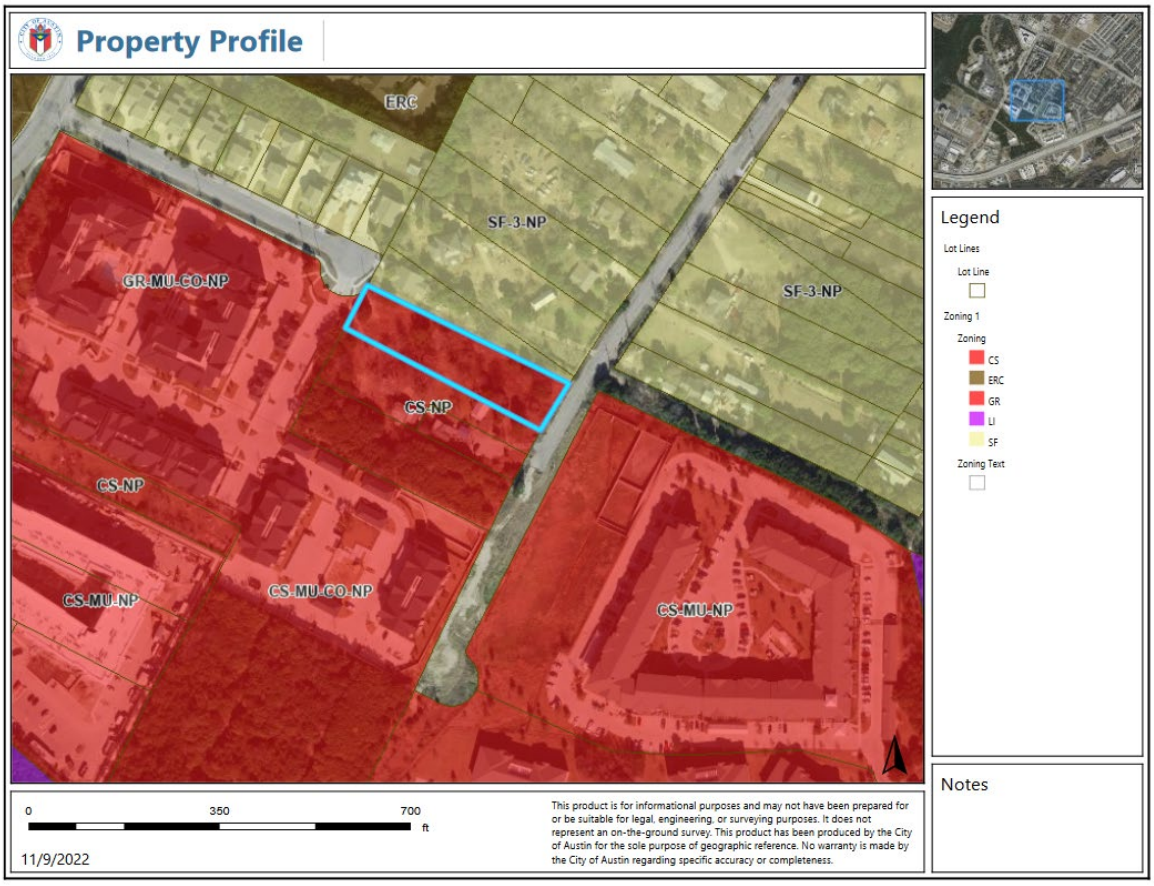
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Created: 8/26/2022


Property Profile
Legend
Notes
0
350
700
ft
11/9/2022
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2500 Montopolis Dr Parking
Austin Energy
Carson Rdg
Montopolis Dr
The Mont Apartments
2404 Thrasher Ln, Austin, TX 78741
12 min drive - home
Maxwell Ln
Kane St
The Monroe
The Villages at Ben White 55+ Apartments
SiteOne Landscape Supply
Hermia St


Property Profile
Legend
Lot Lines
Lot Line
Long Range Planning
Future Land Use Map
Commercial
Industry
Mixed Use
Single-Family
Specific Regulating District
Transportation
Notes
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11/9/2022
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Property Profile
ERC
SF-3-NP
GR-MU-CO-NP
SF-3-NP
CS-NP
CS-NP
CS-MU-NP
CS-MU-CO-NP
CS-MU-NP
Legend
Lot Lines
Lot Line
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Zoning
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GR
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11/9/2022
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Postponement Request

From: ssouerbry@
Sent: Friday, January 6, 2023 5:01 PM
To: Wendy.Rhodes@austintexas.gov
Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: RE: 2404 Thrasher Lane, Austin, Texas 78741 (Case Number NPA-2022-0005.02 and C14-2022-0114)

*** External Email - Exercise Caution ***

Wendy,

As the owner of the two properties adjacent to the south, I would like to ask for postponement of cases **NPA-2022-0005.02** and **C14-2022-0114** to February 14th.

I have been in communication with the owner's agent and was told that we would be able to speak before this public hearing. That has not happened yet, though I have reached out several times.

Best regards,

Sara Souerbry
Austin CRE, LLC

From: Rodney K. Bennett <jb.rbconsulting@yahoo.com>
Sent: Tuesday, January 10, 2023 2:27 PM
To: Meredith, Maureen <maureen.meredith@austintexas.gov>; ssouerbry@austin.rr.com; Rhoades, Wendy <wendy.rhoades@austintexas.gov>
Cc: Rivera, Andrew <andrew.rivera@austintexas.gov>
Subject: Re: Thrasher - Items 22 and 23

I am fine a postponement to Feb 28th and a subsequent postponement. Ms Souerbry, if you agree, I will make this the request to postpone until 2-28-23 and you can then ask for an additional postponement to 3-14-23.

Thank you,

Rodney K. Bennett
Bennett Consulting
529 Evening Star
Kyle, Texas 78640
Rodney 512-627-7227

From: ssouerbry@
Sent: Tuesday, January 10, 2023 2:46 PM
To: 'Rodney K. Bennett' <jb.rbconsulting@yahoo.com>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: RE: Thrasher - Items 22 and 23

*** External Email - Exercise Caution ***

Yes, I agree with this and request the additional postponement to 03/14/23.

Sara Souerbry