

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: E. MLK Combined

CASE#: NPA-2022-0015.06

DATE FILED: July 29, 2022 (In-cycle)

PROJECT NAME: Gloucester Dwellings

PC DATE: March 28, 2023
February 28, 2023
February 14, 2023

ADDRESS/ES: 5803 Gloucester Lane

DISTRICT AREA: 1

SITE AREA: 1.65 acres

OWNER/APPLICANT: Denise Shannon & Shannon Batson

AGENT: Thrower Design, LLC (Ron Thrower and Victoria Haase)

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: C14-2022-0115

From: SF-3-NP

To: SF-6-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 7, 2002

CITY COUNCIL DATE: May 4, 2023

ACTION:

PLANNING COMMISSION RECOMMENDATION:

March 28, 2023 – After discussion, approved staff's recommendation of Higher Density Single Family land use. [A. Azhar – 1st; G. Cox -2nd] Vote: 13-0.

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

February 14, 2023 -Postponed to February 28, 2023 on the consent agenda at the request of staff. [C. Hempel – 1st; J. Thompson – 2nd] Vote: 12-0 [One vacancy on the dais].

STAFF RECOMMENDATION: Staff supports the applicant's request for High Density Single Family land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for High Density Single Family because the proposed infill development will provide additional housing units for the area and the city near transit and services. The E. MLK Combined Neighborhood Plan supports new infill housing.



Below are sections from the neighborhood plan that staff believe supports the request:

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.

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 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.

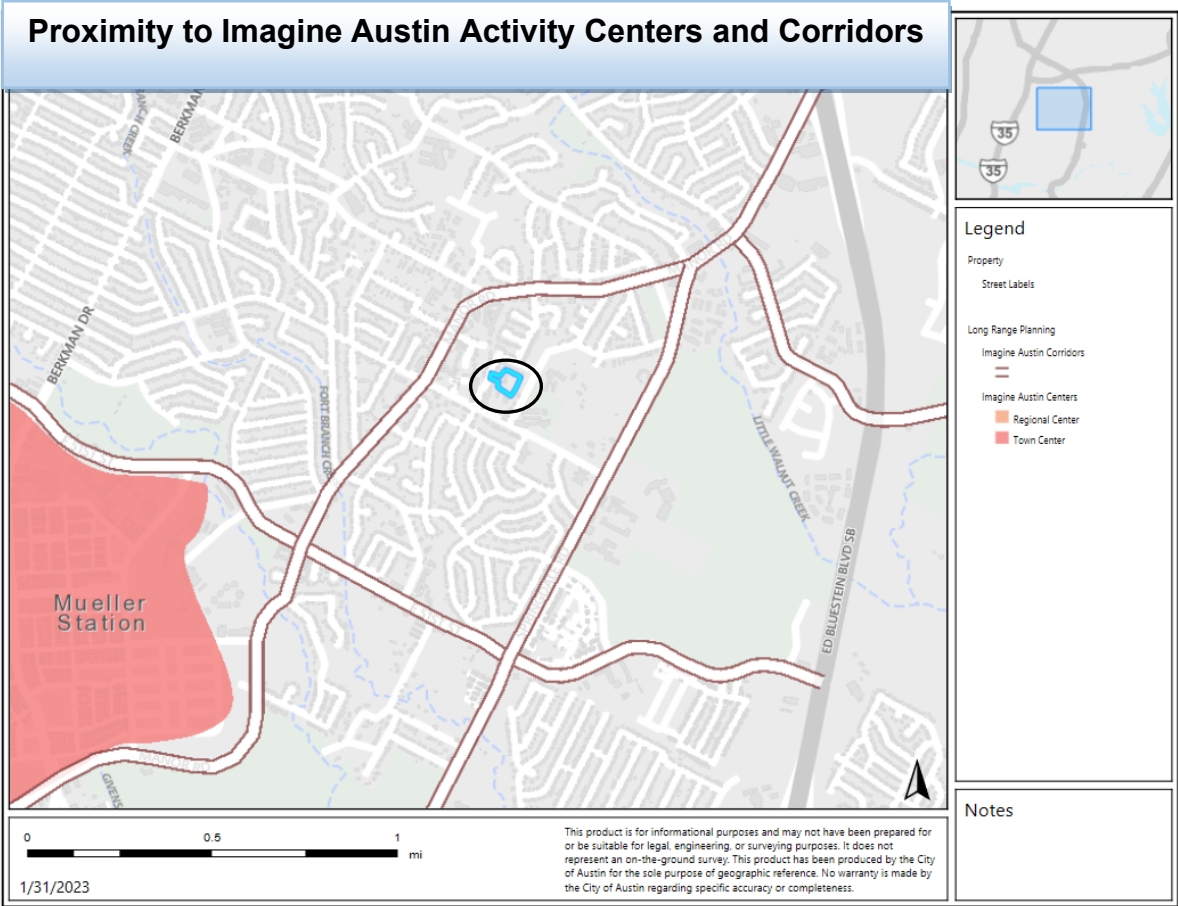
Application

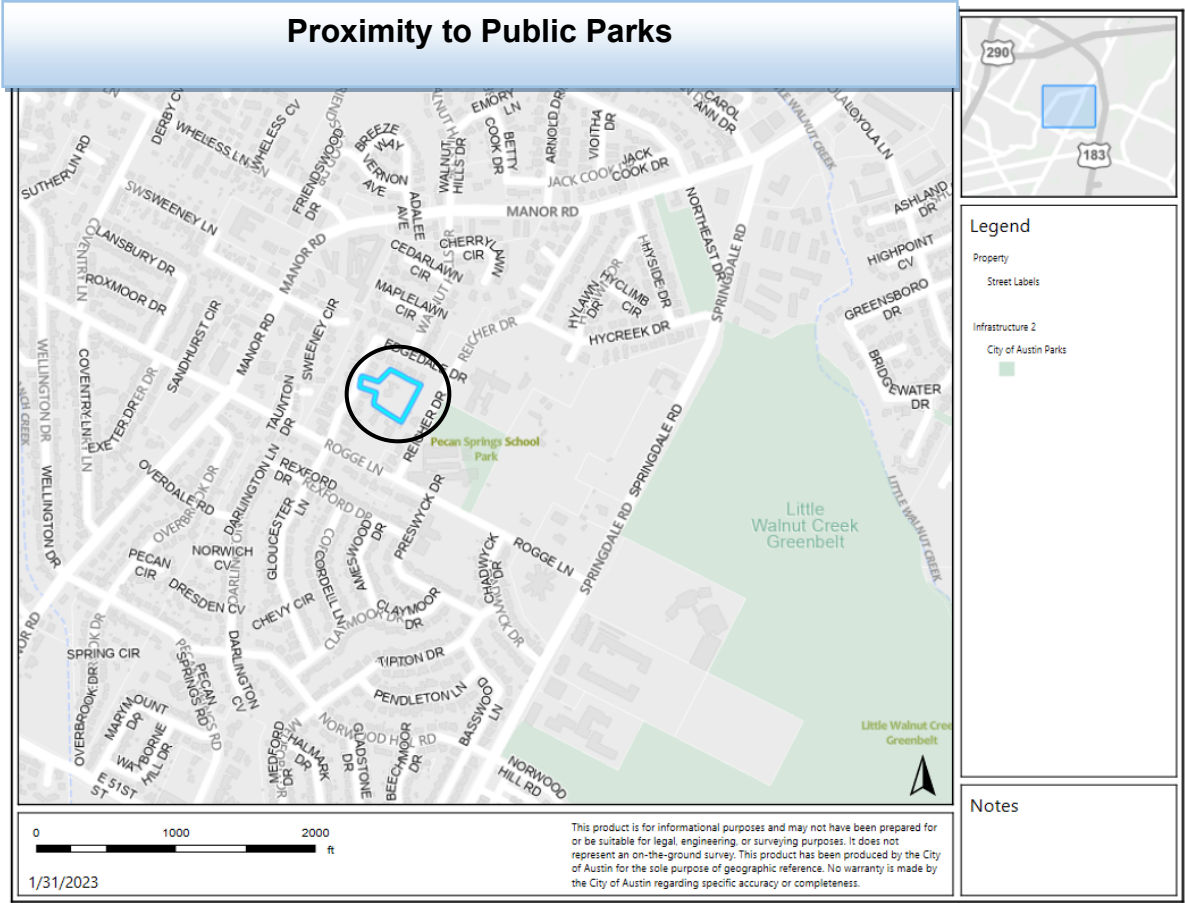
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.

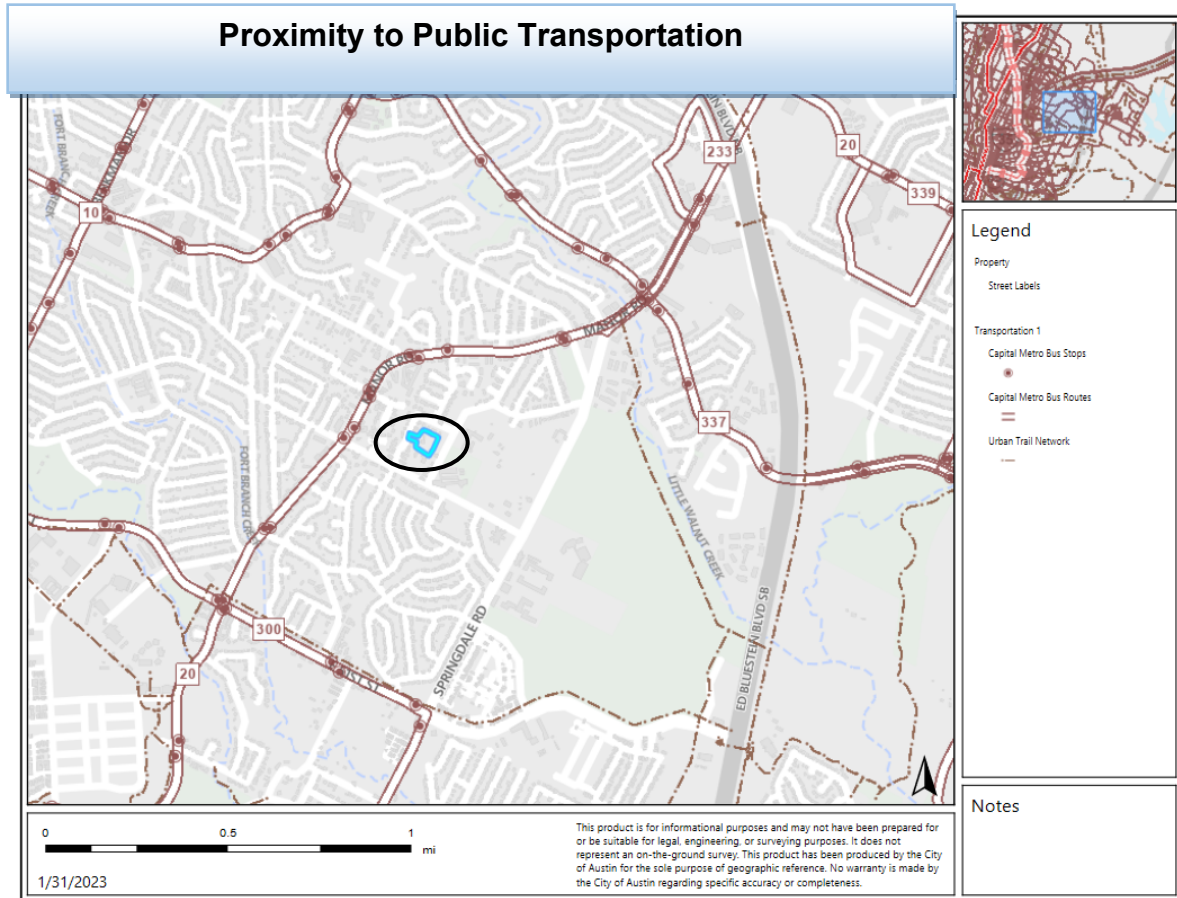
3. Applied to existing or proposed mobile home parks.

Imagine Austin 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: <ul style="list-style-type: none"> • Manor Road and Springdale Road are activity corridors
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • Bus routes along Manor Road
	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. <ul style="list-style-type: none"> • Commercial uses along Manor Road
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • Pecan Springs Elementary School 0.3 miles
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • Pecan Springs School Park 0.3 miles
	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. <ul style="list-style-type: none"> • SF-6 zoning will provide housing choices
	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.
	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
n/a	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).
n/a	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.
n/a	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	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.
n/a	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.
n/a	Total Number of “Yes’s”







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, 2023 which is in cycle for planning areas located on the east side of IH-35.

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

The applicant proposes to change the zoning from SF-3-NP to SF-6-NP for a single-family condominium development. For information on the proposed zoning, see case report C14-2022-0115.

PUBLIC MEETINGS: The ordinance-required community meeting was held on October 10, 2022. Approximately 423 meeting notices were mailed to people who rent or own property within 500 feet of the subject tract. Two city staff members from the Housing and Planning Department attended, Maureen Meredith and Kathleen Fox. Two people representing the applicant attended, Ron Thrower and Victoria Haase from Thrower Design attended and five people from the neighborhood attended.

- Under the current zoning of SF-3, the property could be divided into 8 or 9 lots. Those lots each could have a house and a ADU which would produce somewhere around 16 to 18 dwelling units that would be direct comparable in terms of property tax appraisal and would have a direct impact on increasing the property taxes of all the single-family residents in the area.
- Versus SF-6 lot would stay as a single lot, which would allow anywhere from 17 to at most 19 units. These new units would not be comparable to the single family lots in the area. These homes are going to be new and they're going to sell for quite a bit more, than what people paid for their homes in this area, but Travis County Appraisal District would not be comparable.
- One lot allows flexibility to work around trees and other environmental matters.
- There is not much different in density between SF-3 and SF-6, but SF-6 allows development in cohesive way and less impact on the single-family homes in the area.

Q: I oppose the rezoning. It's a quality-of-life issue for me and I think it would be detrimental to the neighborhood. I want to preserve my privacy and I don't want buildings looming over my property.

A: The proposed zoning has the current height of 35 feet that is allowed under the current zoning of SF-3. Also, SF-6 has bigger setbacks than SF-3.

Q: In your presentation you say the maximum number of units you could build under SF-6 is 17-19 units. Is that how many our plan to build or is that maximum that would be allowed? Also, I know the city is having a housing crisis and this is what needs to happen.

A: That is the maximum density that would be allowed, but we won't know the exact number until we have full site planning done, but that is very time consuming and costly. That is usually not done until the zoning is certain. Also, I don't have a tree survey in front of me right now, but I know there are Heritage Trees on the site and any new development will need to work around those key areas, which is why SF-6 is better because it allows the flexibility to do that.

Q: If you get the property rezoned, how long will it take to start building? Could you explain what you said earlier about how the TCAD appraisals on these proposed new homes would not be compared to our homes?

A: It would take anywhere between 18 to 24 months, at least. For SF-3 zoning, each home has its own lot with a backyard and that raises the value of the home. For SF-6, homes are on one large lot that is co-owned by the people in the HOA regime. These condos typically cost less. It's a different ownership product. TCAD does not compare the two types the same when you have one person owning the one lot versus multiple people owning the one lot in an HOA.

Q: Can you clarify why SF-6 allows more flexibility in saving the trees?

A: Heritage Trees will need to be protected whether it's developed as SF-3 or SF-6, but with SF-6 there is a higher-level of review. In SF-3, any tree that is 19 inches or smaller, you don't need a permit to remove. For SF-6 development, any tree that is 8 inches or greater, you will have to show on your site plan.

Q: Does SF-6 change the impervious cover requirements?

A: SF-6 55% IC and SF-3 is 45%?

Q: What are the requirement of access to the property?

A: There is access to the property on Gloucester today, so that will remain and it meets the Code requirements for the proposed development.

Applicant Summary Letter from Application



July 26, 2022

Ms. Rosie Trulove
Housing & Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Rezoning of 5803 Gloucester Lane, Austin, 78723 – Gloucester Dwellings

Dear Ms. Trulove:

On behalf of the Owner(s) of the property referenced above, we respectfully submit the enclosed package including Neighborhood Plan Amendment and Rezoning applications. The property is a platted lot within Council District 1, represented by Natasha Harper-Madison and is also located within the Pecan Springs-Springdale subdistrict of the East MLK Combined Neighborhood Planning Area.

The property is designated as *Single-Family* on the Future Land Use Map (FLUM) and is zoned *SF-3-NP* (Single-Family – Neighborhood Plan). The request is to amend the FLUM to *Higher-Density Single-Family* and to rezone the property to *SF-6-NP* (Townhouse & Condominium Residence – Neighborhood Plan). SF-6 zoning district regulations will allow development of approximately 18 single-family units.

The property is in an ideal location to accommodate increased residential density since the property is a quarter mile from an existing bus stop and transit service on Manor Road and is within a half mile of Pecan Springs Elementary School and Little Walnut Creek Greenbelt. Further, Manor Road is an Imagine Austin Corridor and is of the Austin Strategic Mobility Plan Transit Priority Network that anticipates improvements for multi-modal transit. The request for infill density at this location is supported by several Imagine Austin Principles:

1. Creating complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offering a variety of transportation options, and having easy access to daily needs such as schools, retail, employment, community services, and parks and recreations options.

P.O. BOX 41957, AUSTIN, TEXAS 78704

2. Supporting the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
3. Protecting neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers, corridors, redevelopment, and infill site.
4. Expanding the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
5. Ensuring harmonious transitions between adjacent land uses and development intensities.
6. Protecting Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserving open space and protecting the function of the resource.
7. Encouraging active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

While it is understood that the requested changes do not fully align with the East MLK Combined Neighborhood Plan, Austin has gone through significant change and growth since the plan was adopted in 2002 to suggest that the requests are appropriate and urgently needed to bring more homes to the City and to do so without creating further sprawl in our rural lands.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

A handwritten signature in black ink, appearing to be 'Victoria Haase', with a stylized, flowing script.

Victoria Haase

cc: Heather Chaffin, Housing & Planning Department (*via electronic delivery*)

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

Pecan Springs ♦ Springdale Hills

NEIGHBORHOOD ASSOCIATION

Pecan Springs- Springdale Hills Neighborhood Association, PSSNA
Re: 5803 Gloucester Ln, NPA-2022-0015.06 and C14-2022-0115
March 26, 2023

Hello Planning Commission,

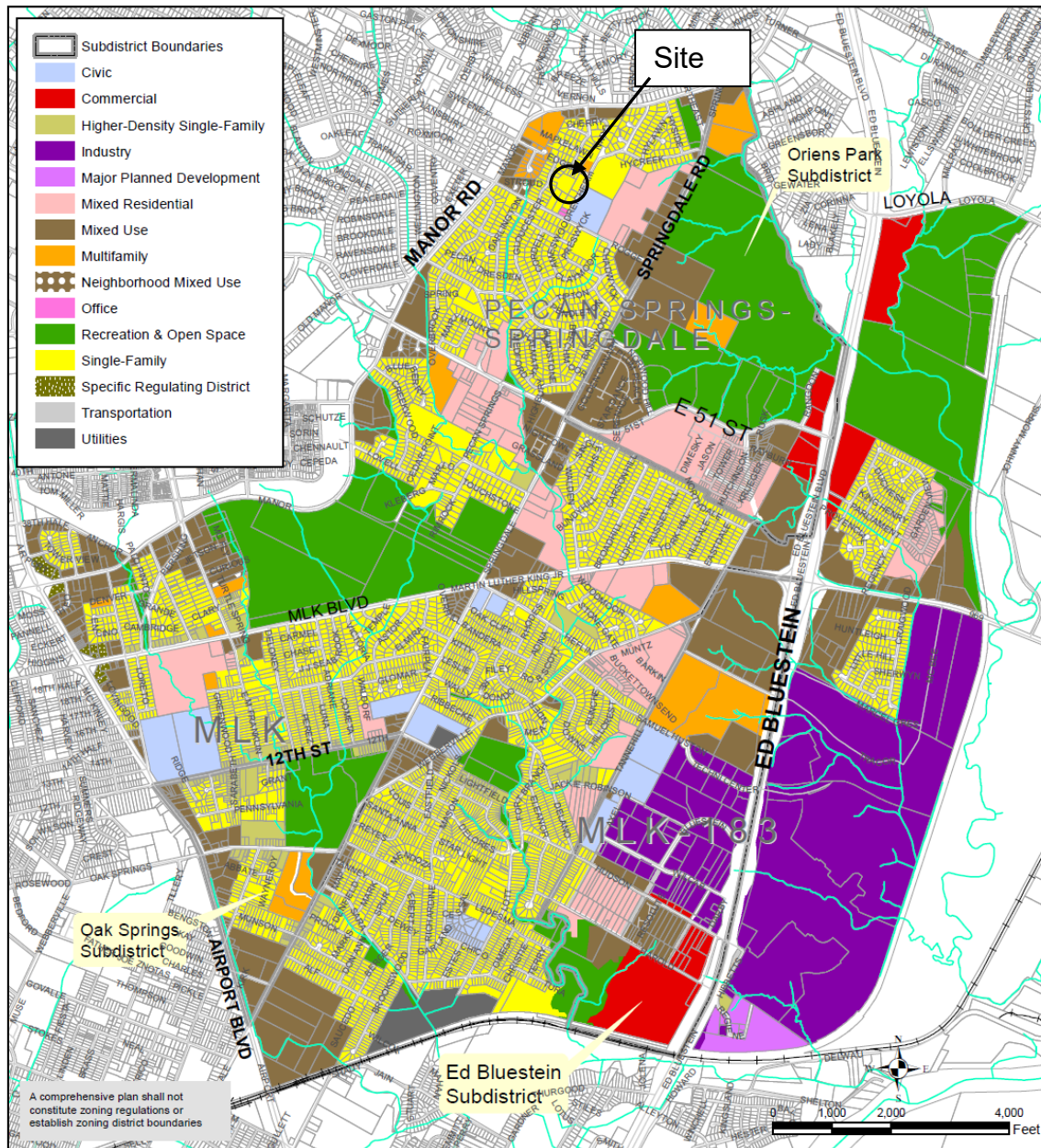
We are writing to share input from the members of the neighborhood association regarding the zoning and FLUM application for 5803 Gloucester Ln.

The PSSNA first reviewed the project during our November 2022 meeting and at that point, we had no neighbors that had received notices or were aware of the application; we reviewed the presentation shared by Thrower Design following the Oct 10 Community Meeting. In January 2023, an immediate neighbor of 5803 Gloucester Ln, Kendra Araujo, attended the PSSNA meeting and we shared the information we knew about the project. The PSSNA Development Committee connected with Kendra to discuss the practices of the rezoning process, development once it occurs on the site, and the fact that it was unusual to be negotiating without a developer / buyer for the property involved. During the February meeting, she updated us that she reached out to several neighbors along the street to discuss their opinions about the application and that they were in touch with the agent and working on an agreement to support the rezoning & FLUM change.

During the March 2023 PSSNA meeting, Kendra let us know that conversations were ongoing with the agent, owner, and nearby neighbors. There were outstanding requests regarding setback from the property line, lighting, vegetation, and removing the potential for short term rentals, and the conversations were ongoing, but no restrictive covenant had been reached. After much discussion among the members present, the PSSNA voted against the zoning & FLUM change for 5803 Gloucester, noting that (1) we would support if Kendra Araujo and nearby neighbors' concerns were upheld in a signed restrictive covenant, and (2) it was unusual to be unable to negotiate with a developer building the new project.

Thank you,
PSSNA Officers
Nat Bradford, President
Nadia Barbot, Secretary
Clifton Bailey, ANC Rep

*P.O. Box 14206 * Austin, TX 78761 * pssnapresident@gmail.com
www.pecansprings.org*



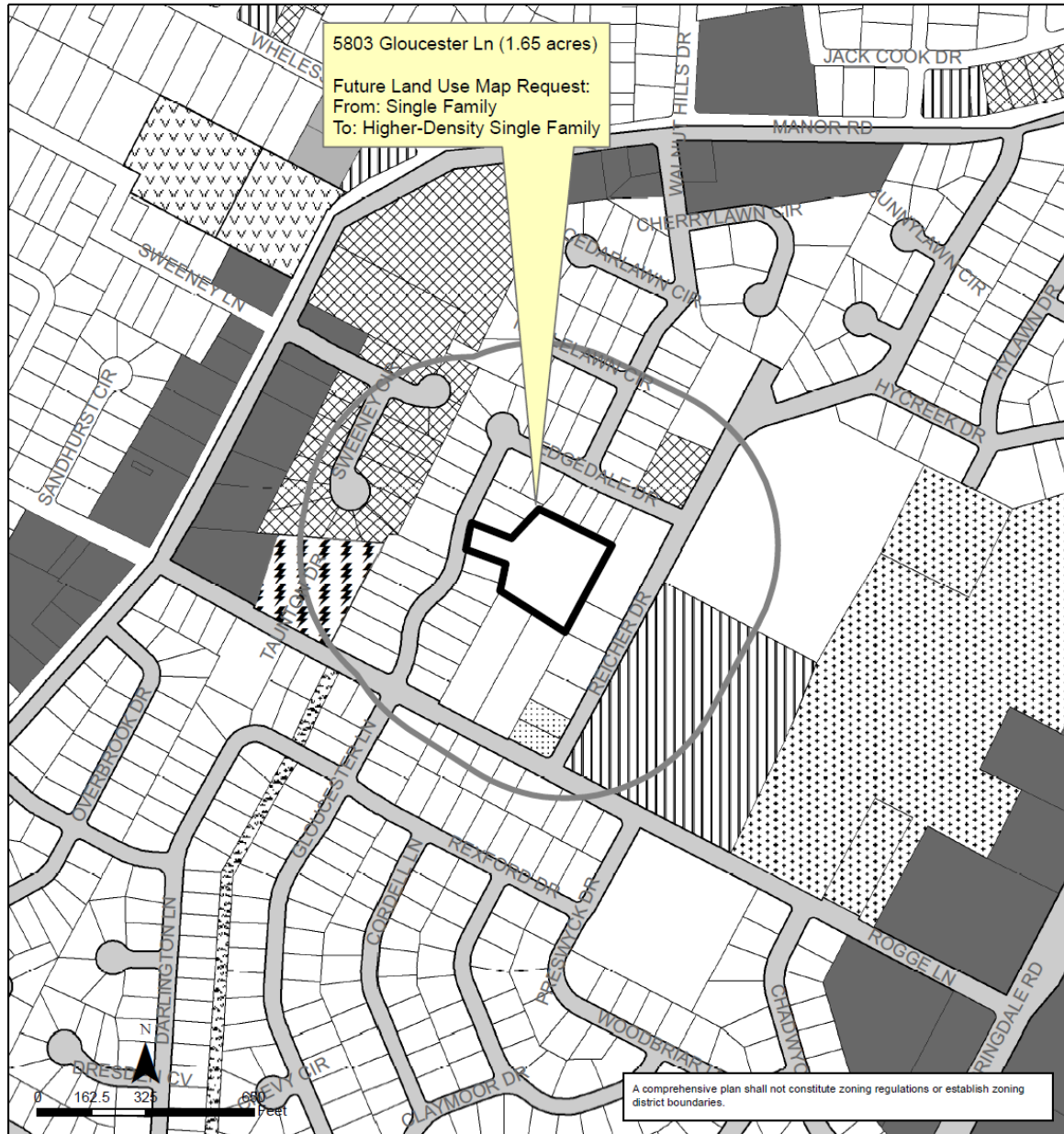
East MLK Combined Neighborhood Planning Area Future Land Use Map

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.

City of Austin
Housing and Planning Department

Last Updated: 1/4/2023



East MLK Combined (Pecan Springs-Springdale) Neighborhood Planning Area NPA-2022-0015.06

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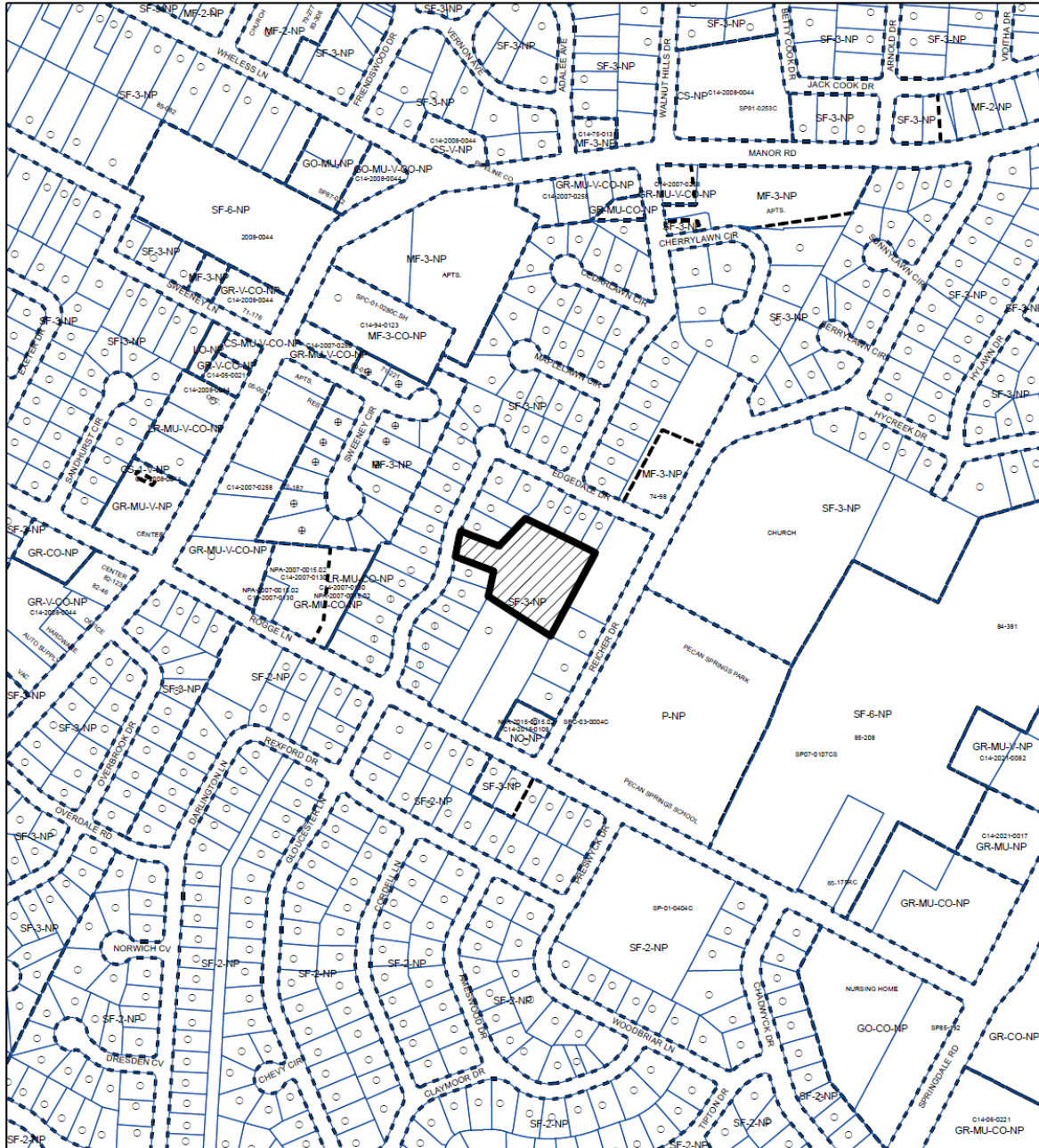
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


City of Austin
Housing and Planning Department
Created on 8/30/2022, by: MeeksS

Future Land Use

	Subject Tract		Multi-Family
	500 ft. notif. boundary		Neighborhood Mixed Use
	Civic		Office
	Higher-Density Single-Family		Recreation & Open Space
	Mixed Residential		Single-Family
	Mixed Use		Transportation
	Mixed Use/Office		Utilities



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

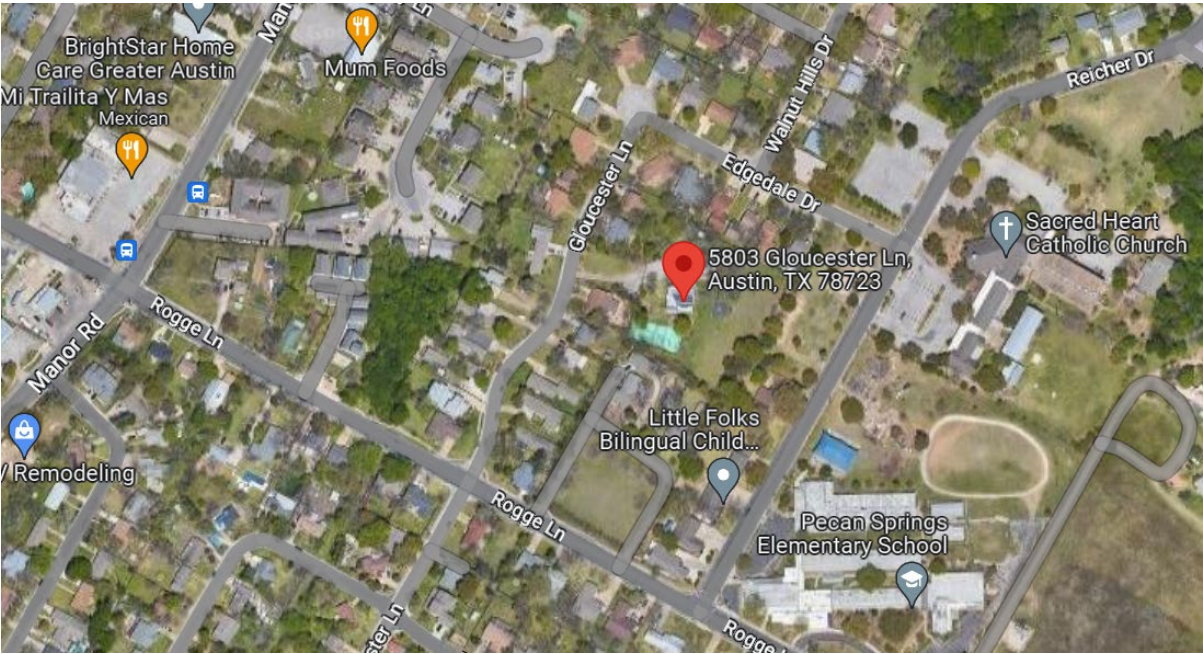
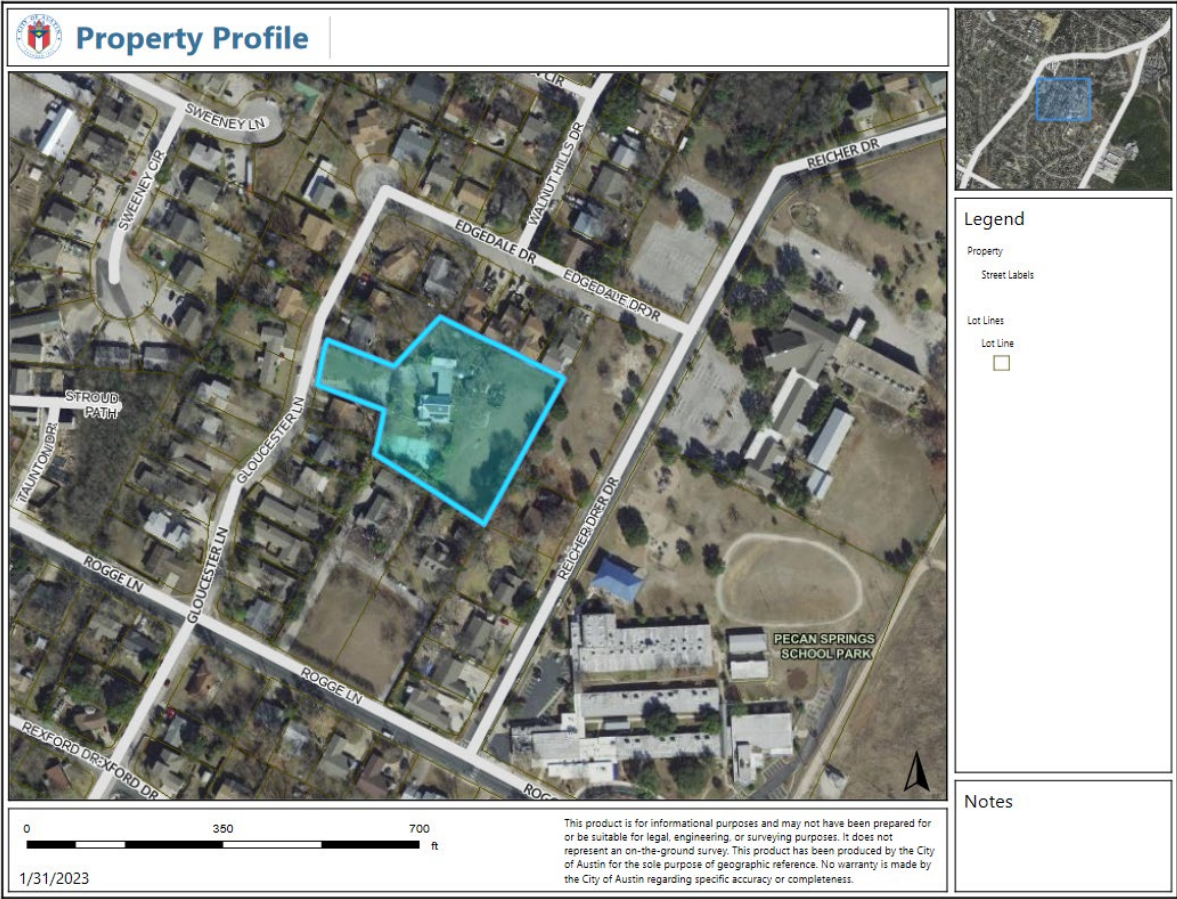
ZONING CASE#: C14-2022-0115

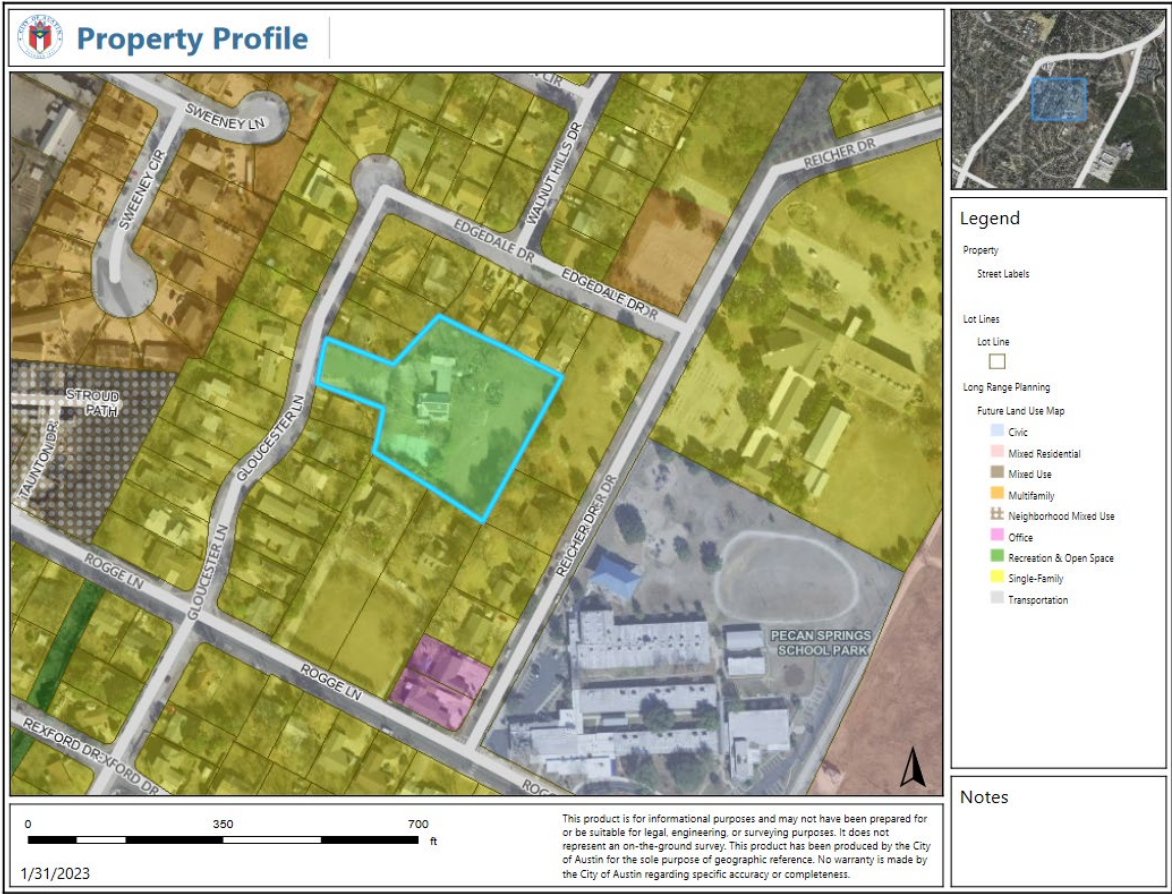
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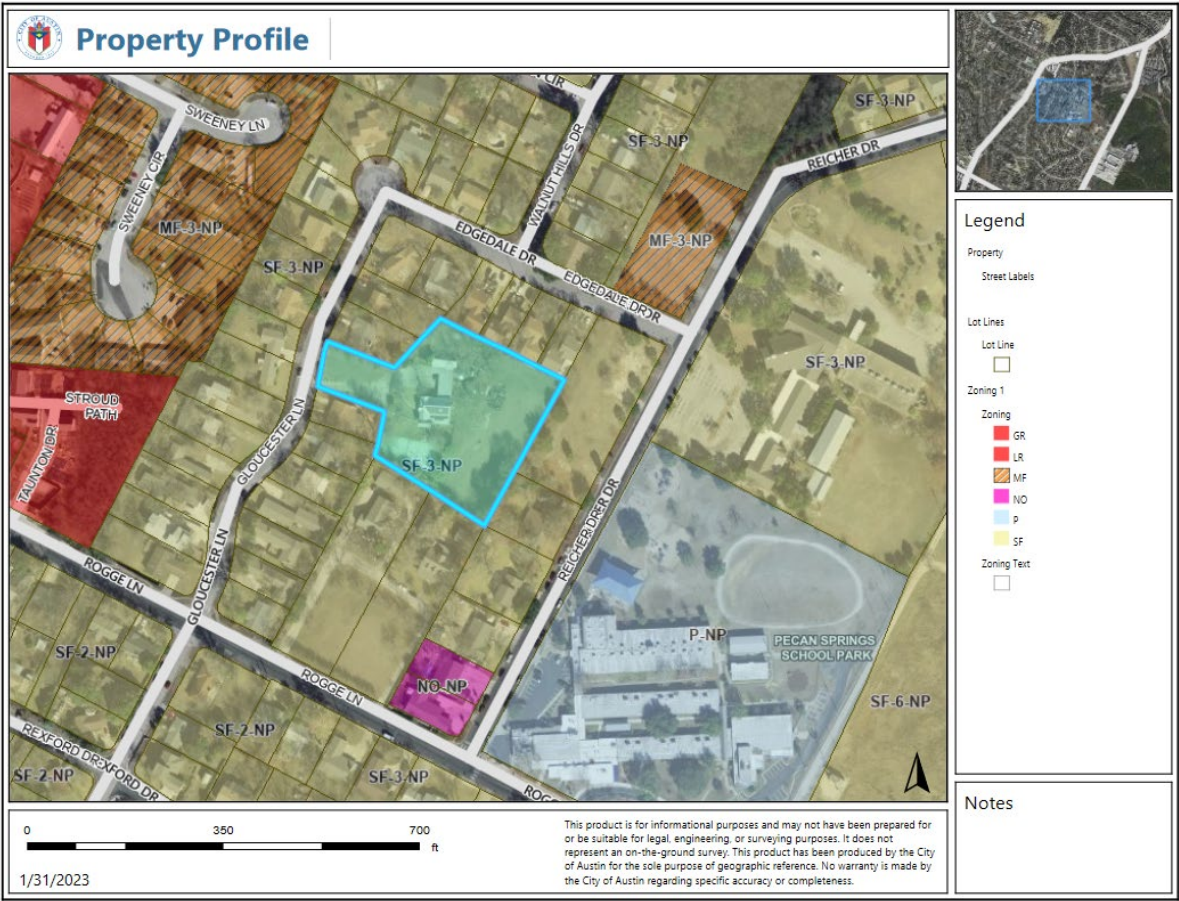
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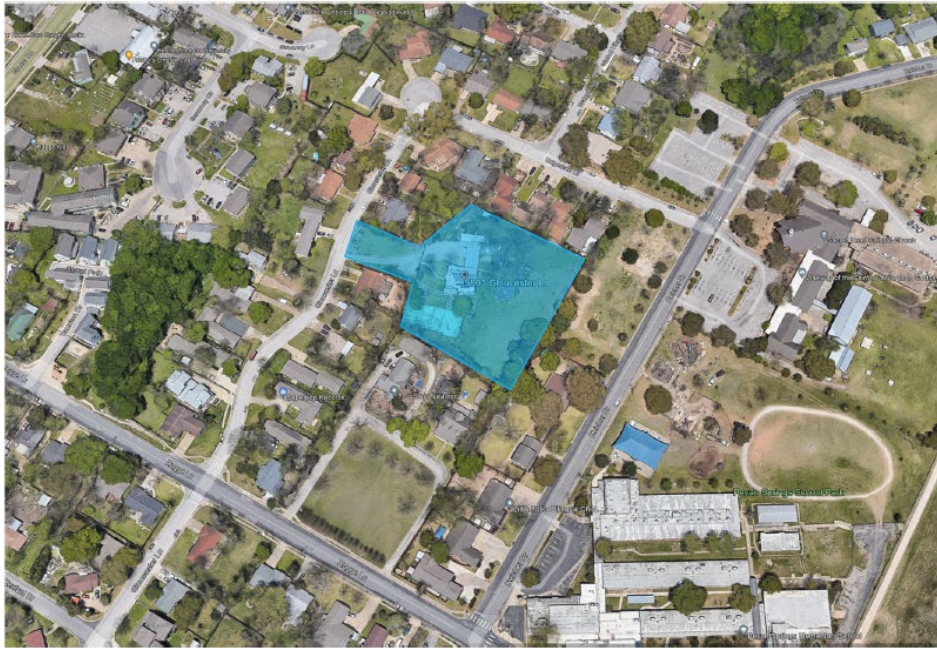
Created: 8/26/2022







Agent's Presentation at the Virtual Community Meeting

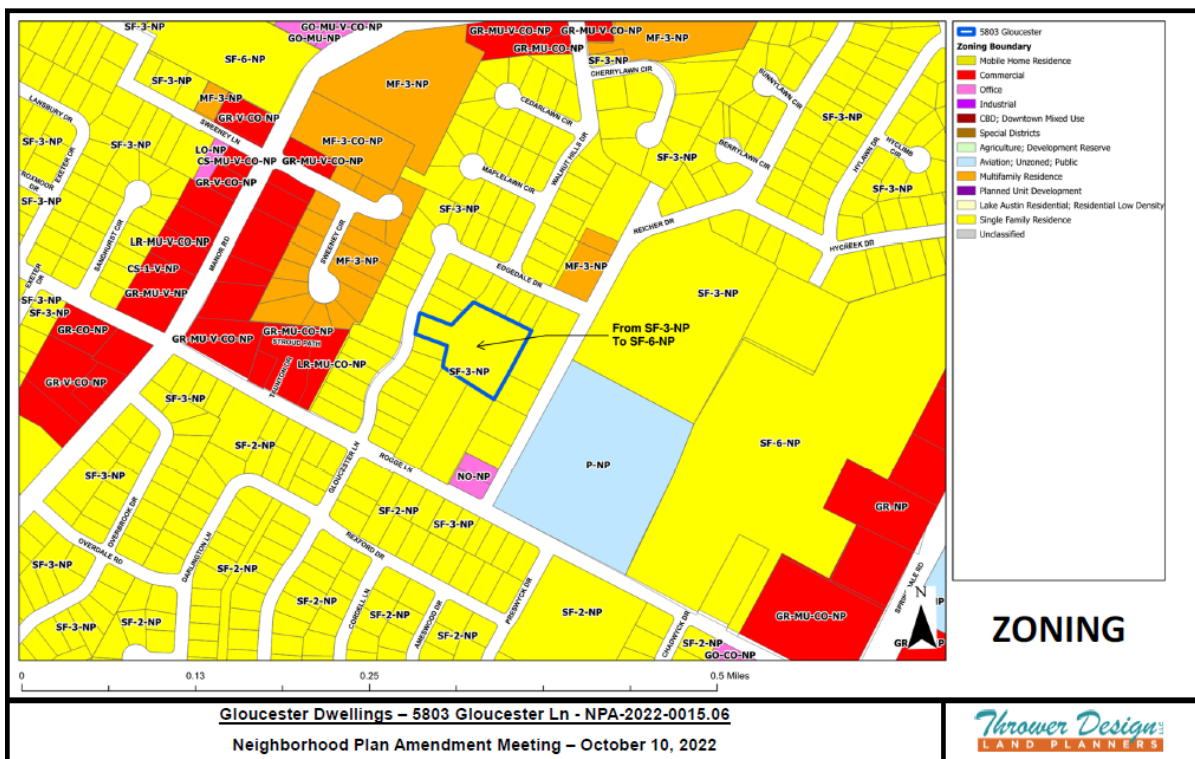
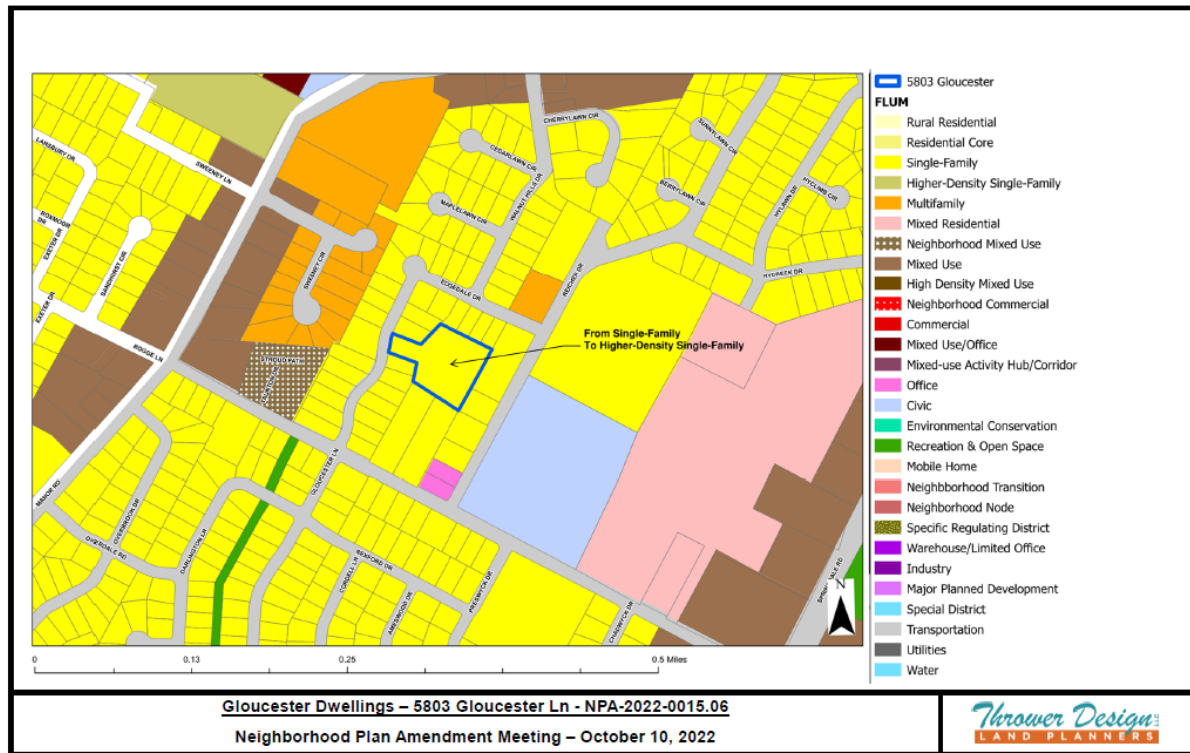


1.65 acres

Gloucester Dwellings – 5803 Gloucester Ln - NPA-2022-0015.06

Neighborhood Plan Amendment Meeting – October 10, 2022

Thruway Design
LAND PLANNERS



SF-3

- 8-9 lots
- 16-18 units
- Increased property taxes

SF-6

- 1 lot
- 17-19 units
- Not comparable for property taxes
- Greater flexibility to work around existing features - trees, etc.

Correspondence Received

-----Original Message-----

From: cobianwu@

Sent: Tuesday, January 10, 2023 2:39 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Gloucester Dwellings

*** External Email - Exercise Caution ***

Case C14-2022-0115

Dear Maureen,

I have lived at 3109 Rogge Lane for about 35 years. I bought this house in a single family zoned area. I STRONGLY OPPOSE AN CHANGE FROM SINGLE FAMILY TO HIGH DENSITY SINGLE FAMILY.

I will not be able to attend meeting tonight, but would appreciate my opposition is noted.

Thank You

Carol Obianwu

512 771 9566

PUBLIC HEARING COMMENT FORM	
<p>If you use this form to comment, it may be submitted to:</p> <p>City of Austin Housing and Planning Department Maureen Meredith P. O. Box 1088 Austin, TX 78767-8810</p>	
<p>If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.</p>	
<p>Case Number: NPA-2022-0015.06 Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov Public Hearing: Jan 10, 2023 - Planning Commission</p>	
<p><input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object</p>	
<p>Your Name (please print) Maureen Nolan</p>	
<p>Your address(es) affected by this application 5802 Gloucester Lane</p>	
<p>Signature Maureen Nolan</p>	
<p>Date 1-1-23</p>	
<p>Comments: Please require adequate parking for residents AND guests so that street parking remains available for guests of my property.</p>	