

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** Brentwood/Highland Combined (Highland)

**CASE#:** NPA-2023-0018.04

**DATE FILED:** February 28, 2023

**PROJECT NAME:** 7009 Guadalupe St - Rezoning

**PC DATE:** July 11, 2023

**ADDRESS/ES:** 7009 Guadalupe St.

**DISTRICT AREA:** 4

**SITE AREA:** 0.3448 acs

**OWNER/APPLICANT:** Julian Partridge

**AGENT:** Permit Solutions (Crystal Lemus)

**CASE MANAGER:** Maureen Meredith **PHONE:** (512) 974-2695

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

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** High Density Single Family

**To:** Multifamily Residential

**Base District Zoning Change**

**Related Zoning Case:** C14-2023-0029

**From:** SF-6-NP

**To:** MF-2-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** May 13, 2004

**CITY COUNCIL DATE:**

**August 31, 2023**

**ACTION:**

**PLANNING COMMISSION RECOMMENDATION:**

**July 11, 2023** – After discussion, approved the applicant's request and staff recommendation for Multifamily Residential land use. [A. Azar – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 12-0 [One vacancy on the dais].

**STAFF RECOMMENDATION:** Staff supports the applicant's request for Multifamily Residential land use.

**BASIS FOR STAFF'S RECOMMENDATION:** The property has Multifamily Residential land use to the north and south and there is Multifamily Residential land use along the east side of Guadalupe Street and on Swanee Drive. Across the street to the west is Specific Regulating District in the Lamar Blvd/Justin Lane Station Area Plan/Regulating Plan (TOD). Multifamily Residential land use is appropriate in this location.



**Land Use Objective H3:** Ensure that there is a mix of residential and commercial zoning to accommodate both housing and the services resident's need in the neighborhood, and that commercial zoning in each area is appropriate for its location.

**Recommendations:**

1. Maintain residential zoning in the interior of the neighborhood.
2. Maintain commercial zoning on the corridors and in transitional areas between the corridors and residential areas.
3. Allow mixed use on commercial corridors.

**Land Use Objective H5:** Focus higher density uses on major corridors and add special use options to enhance the corridors

**LAND USE DESCRIPTIONS**

***EXISTING 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.

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

**Multifamily Residential** - Higher-density housing with 3 or more units on one lot.

**Purpose**

1. Preserve existing multifamily and affordable housing;

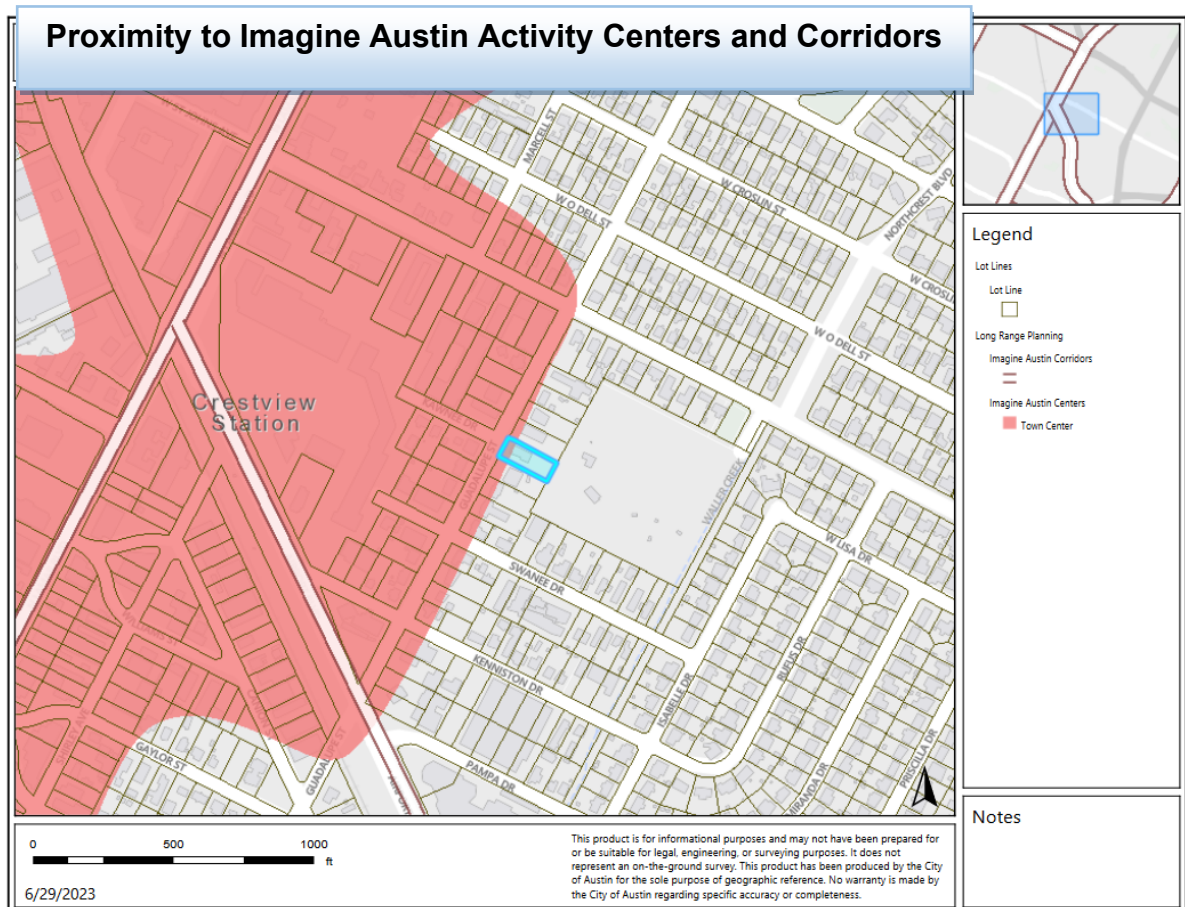
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

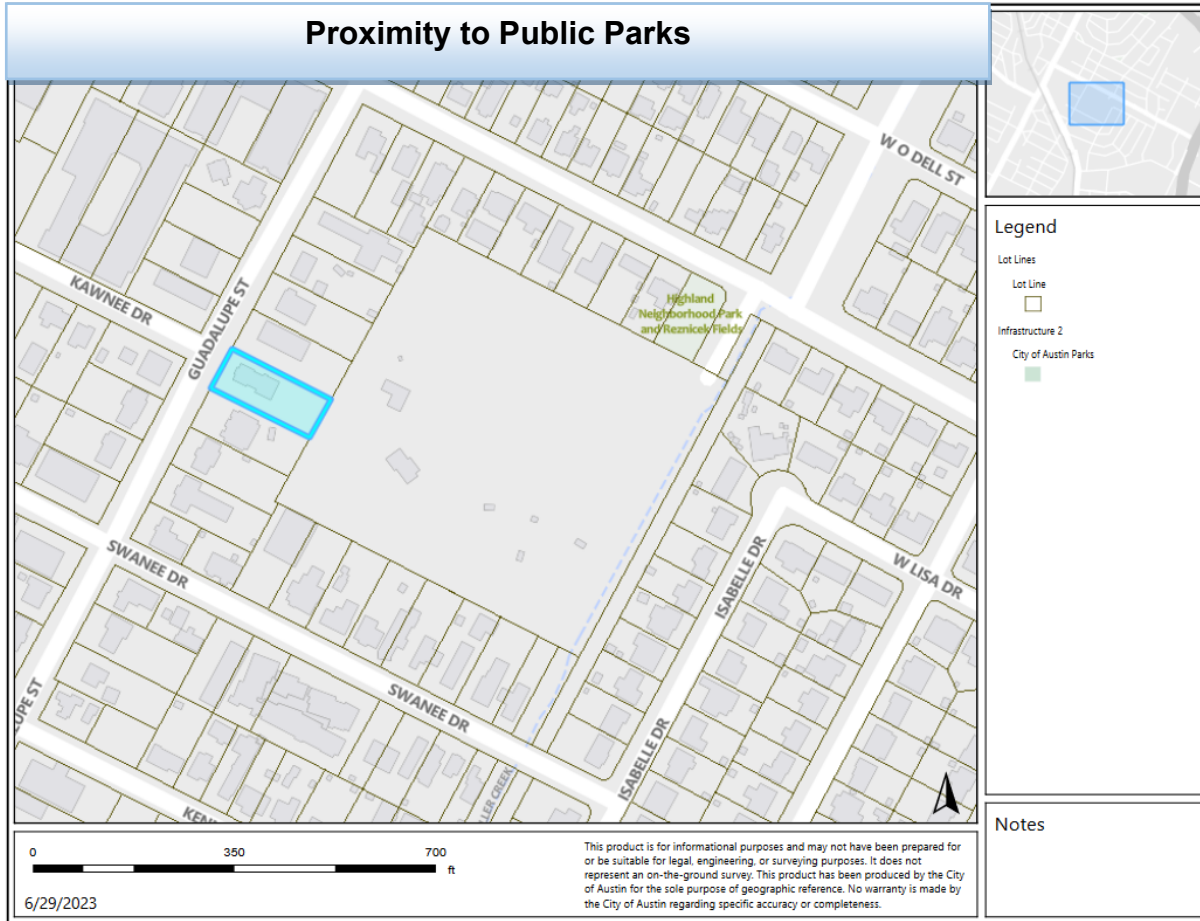
### Application

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

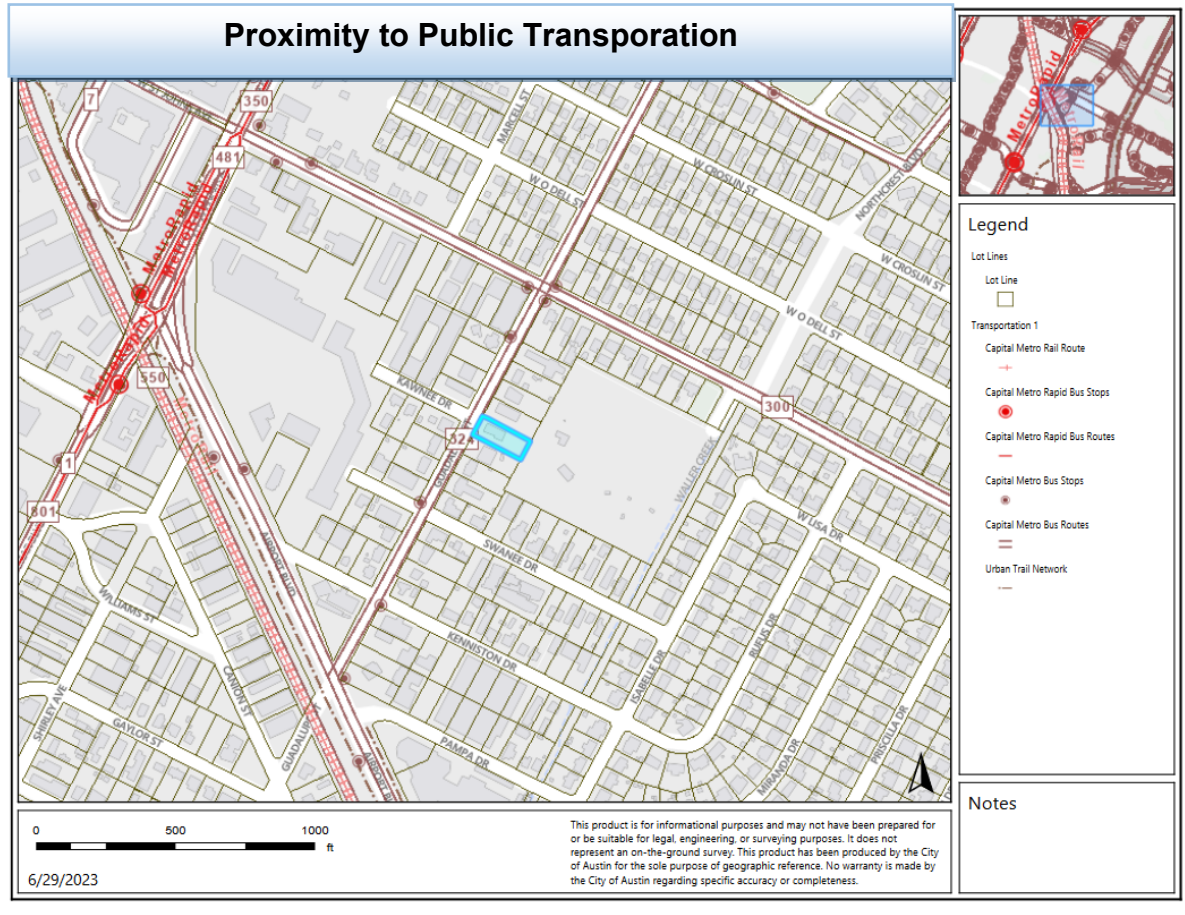
Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Yes	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>• Directly across the street from the N. Lamar/Justin Lane TOD</li> <li>• Crestview Station Town Center</li> <li>• N. Lamar and Airport Blvd are Activity Corridors</li> </ul>
Yes	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Yes	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
Yes	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• Highland Montessori School – 0.3 miles</li> </ul>
Yes	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<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, and/or 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 housing.
Yes	<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.
	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>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 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.
	<b>Industrial Land:</b> Preserves or enhances industrial land.

8	<b>Number of “Yes’s”</b>
<b>Imagine Austin Priority Program PUD Specific Bonus Features</b>	
n/a	<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).
n/a	<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.
n/a	<b>Protects the Environment:</b> Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	<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 more than ordinance requirements.
n/a	<b>Water/Wastewater 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 more than ordinance requirements.
n/a	<b>Total Number of “Yes’s”</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 February 28, 2023, which is in-cycle for neighborhood planning areas located on the west side of IH-35.

The applicant proposes to change the land use on the future land use map (FLUM) from High Density Single Family to Multifamily Residential to build five or six condos or townhomes.

The applicant proposes to change the zoning on the property from SF-6-NP (Townhouse and Condominium Residence district – Neighborhood Plan) to MF-2-NP (Multifamily Residence Low Density district – Neighborhood Plan). For more information on the proposed zoning application see case report C14-2023-0029.

**PUBLIC MEETINGS:** The ordinance-required community meeting was held on April 12, 2023. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 1034 community meeting notices were mail to property owners and utility account holders who live within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area. Two staff members attended the meeting, Maureen Meredith and Mark Walters from the Planning Department. Crystal Lemus, Permit Solutions, the owner's agent attended, in addition to Julian Partridge, the property owner. Three people from the neighborhood attended.

Julian Partridge, the property owner, provided the following information:

- He and his wife have owned the property for over 25 years.
- Proposing a zoning change from SF-6-NP to MF-2-NP.
- There are two units on the property now.
- He's proposing five or six units.
- Currently he could have maximum of four units.
- The property has no Heritage Trees.
- He's proposing MF-2-NP zoning, which is the same zoning on adjacent properties.
- Might have access to the park behind the property.
- Property is across the street from the N. Lamar/Justin Lane TOD.

***Q: What is the difference between SF-6 and MF-2?***

***A:*** Staff showed the site development standards chart shown below.

**Site Development Standards**

Residential Zoning Districts

	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH
Minimum Lot Size (Square Feet)	43,560	43,560	10,000	5,750	5,750	3,600**	**	5,750	5,750	8,000	8,000	8,000	8,000	8,000	8,000	--
Minimum Lot Width	100	100	60	50	50	40	**	50	50	50	50	50	50	50	50	--
Maximum Dwelling Units Per Lot	1	1	1	1	**	1	**	--	--	**	**	**	**	**	**	--
Maximum Height	35	35	35	35	35	35	**	35	35	40	40 or 3 stories	40	60	60	90	--
Minimum Setbacks																--
Front Yard	40	40	25	25	25	15	**	25	25	25	25	25	15	15	15	--
Street Side Yard	25	25	15	15	15	10	**	15	15	15	15	15	15	15	15	--
Interior Side Yard	10	10	5	5	5	**	10	5	5	5	5	5	5	5	5	--
Rear Yard	20	20	10	10	10	**	**	10	10	10	10	10	10	10	10	--
Maximum Building Coverage	--	20%	35%	40%	40%	55%	40%	40%	40%	45%	50%	55%	60%	60%	70%	--
Maximum Impervious Cover	**	25%	40%	45%	45%	65%	60%	55%	55%	55%	60%	65%	70%	70%	80%	--
Maximum Floor Area Ratio	--	--	--	--	--	--	--	--	--	--	--	0.75:1	0.75:1	1:1	--	--
Maximum Units Per Acre	--	--	--	--	--	--	--	--	--	17	23	36	36-54**	54	--	--

## Applicant Summary Letter from Application

Due Date: August 31, 2023

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

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### Neighborhood Plan Amendment SUMMARY LETTER

The existing property 7009 Guadalupe Street also known as the legal description LOT 8 BLK 5 SILVERTON HEIGHTS.  
is located in the 2004 adopted Future Land Use Map of Neighborhood Plan Brentwood / Highland Combined.  
According to the Neighborhood Plan the property's issued land use is for High Density-Single Family and also currently z  
as SF-6. Requesting for a plan amendment to consider proposing to a Multifamily land use and rezoning to a MF-2.  
The property owner, Julian Partridge, is requesting to match its neighboring properties in Multifamily land use, and  
propose a future development that meets the visions and goals of the Brentwood / Highland Neighborhood Plan.

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

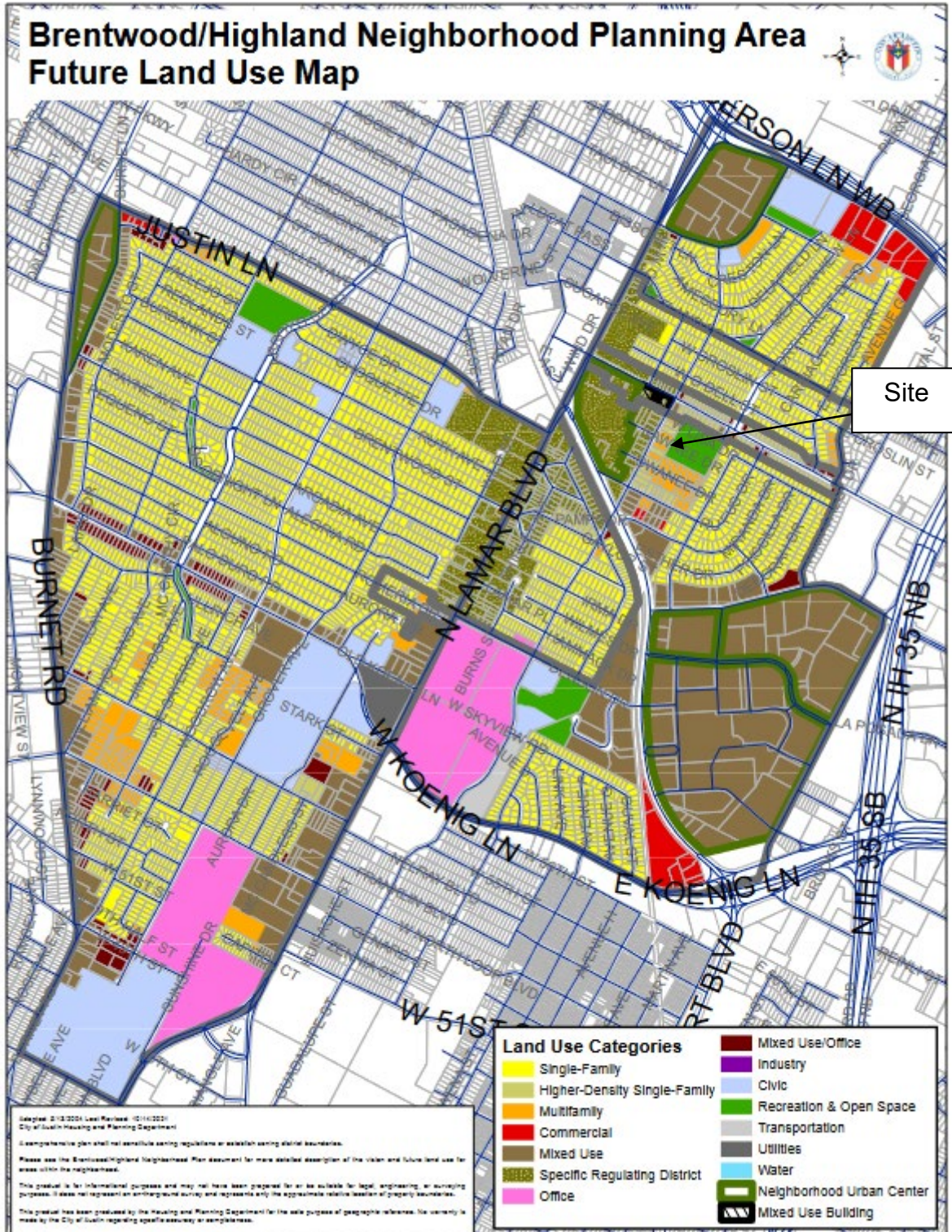
(No letter as of August 3, 2023)

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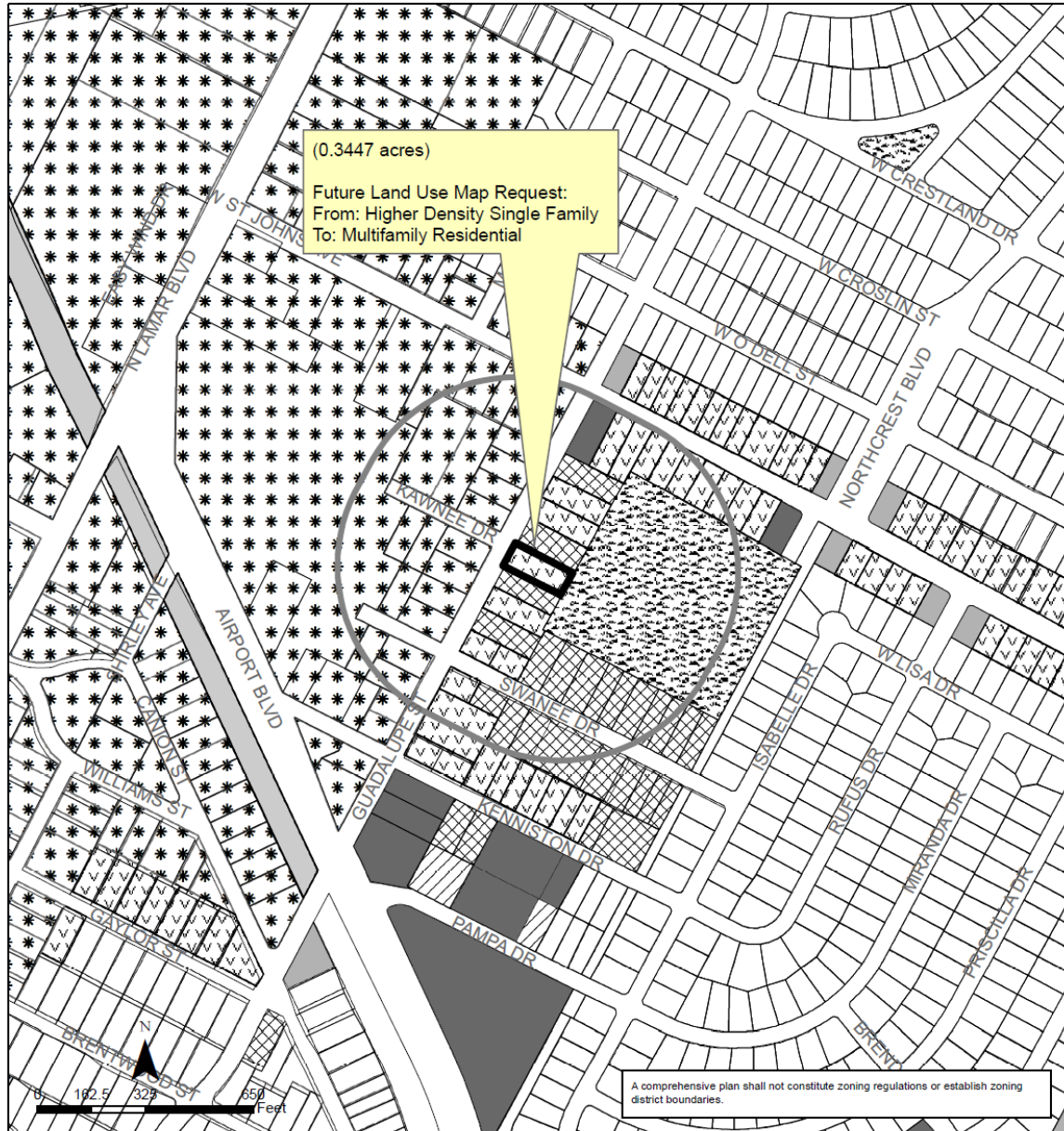
**From:** Meredith, Maureen  
**Sent:** Thursday, June 29, 2023 2:57 PM  
**To:** nick.pellicciotto@[REDACTED] drinkwaterkid\_2000@[REDACTED]  
katrina.daniel@[REDACTED]; sarahbigger@[REDACTED]; carrietea@[REDACTED];  
darienclary@[REDACTED]; mwilliambeaton@[REDACTED]; rtomayko@[REDACTED]  
**Cc:** Barba, Ricky <Ricky.Barba@austintexas.gov>  
**Subject:** Highland NPCT Rec: NPA-2023-0018.04\_7009 Guadalupe  
**Importance:** High

Dear Highland NPCT:  
NPA-2023-0018.04 and C14-2023-0029\_7009 Guadalupe Street cases are scheduled for the July 11, 2023 Planning Commission hearing date. If you'd like your letter of recommendation included in the staff case reports, please email it to me and Ricky Barba no later than **12:00 noon on Wednesday, July 5.** If we get it after this date and time, we submit it as late material to the Planning Commissioners.  
Thanks.  
Maureen









## Brentwood/Highland Combined Neighborhood Planning Area NPA-2023-0018.04

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.

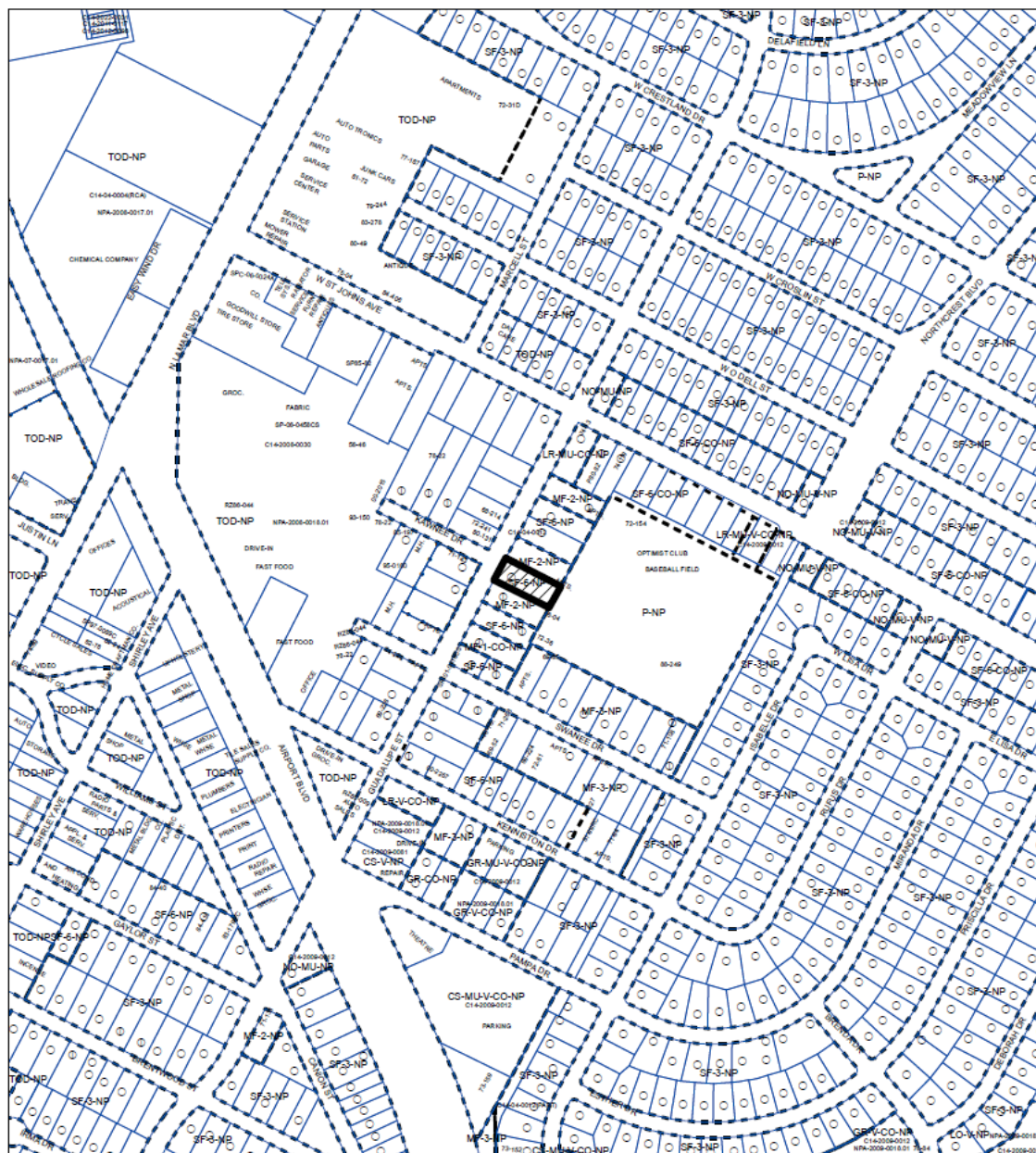
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City of Austin  
Housing and Planning Department  
Created on 3/8/2023, by: meekss

### Future Land Use

	Subject Tract		Multifamily Residential
	500 ft. notif. boundary		Recreation & Open Space
	Commercial		Single-Family
	Higher-Density Single-Family		Specific Regulating District
	Mixed Use		Transportation
	Mixed Use/Office		



 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

**ZONING**  
ZONING CASE#: C14-2023-0029

$$1'' = 400'$$

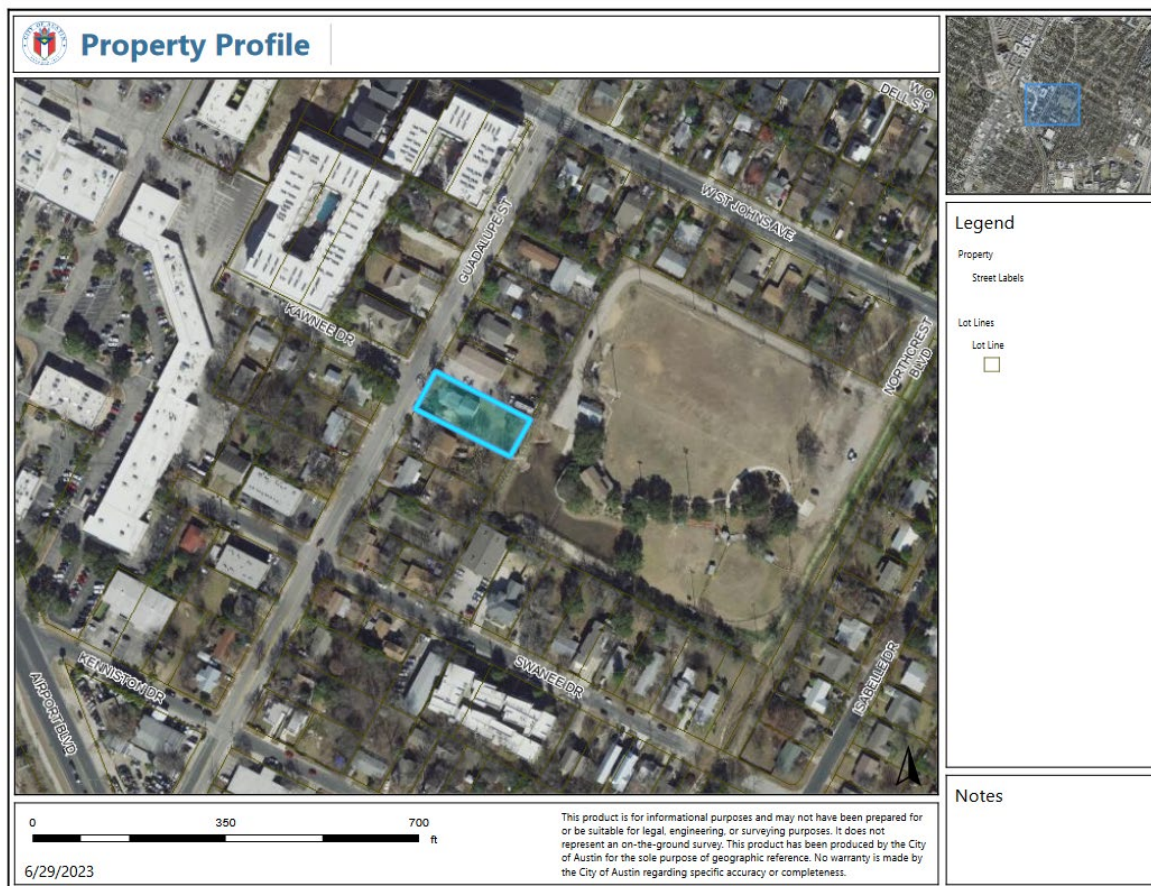
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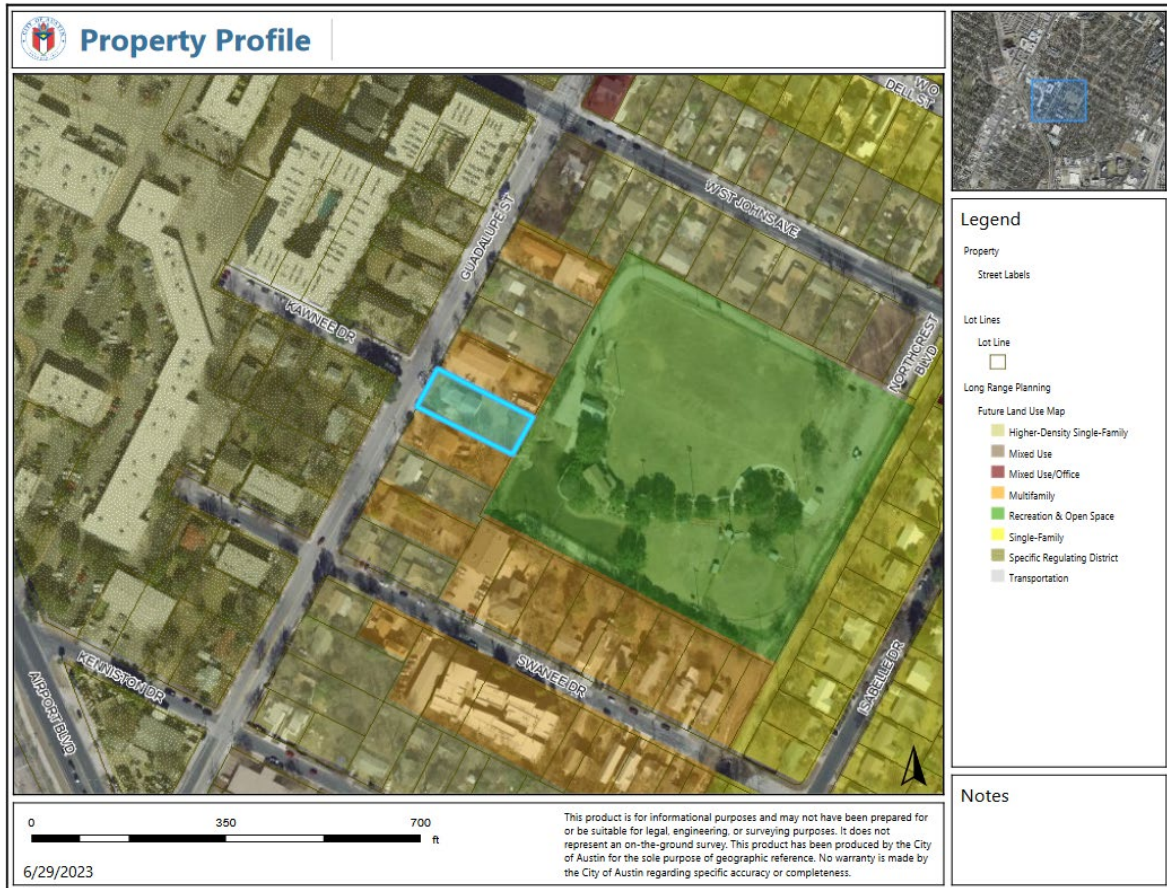
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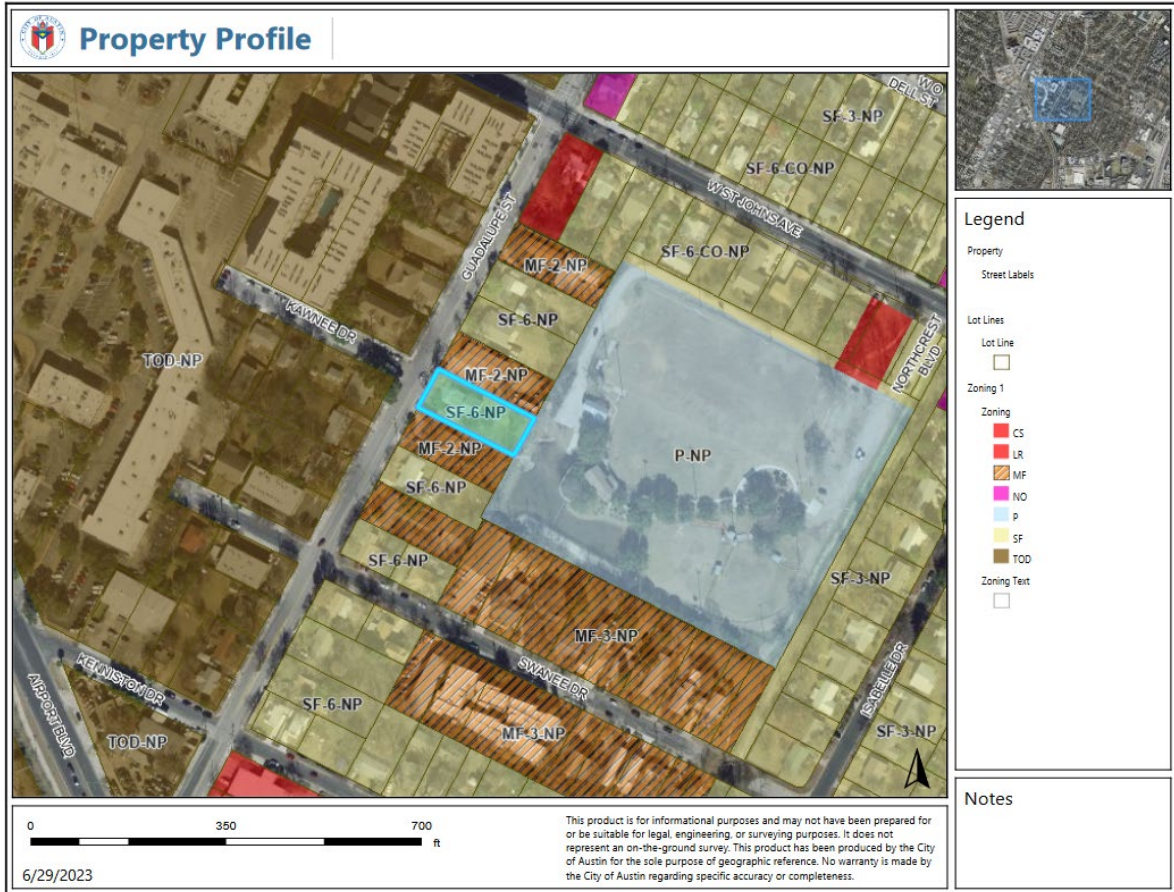
**Created: 3/13/2023**













**Julian Partridges's presentation at the April 12,  
2023 Virtual Community Meeting**

**7009 Guadalupe Street**  
**Austin, TX 78702**  
Zoning change application  
Brentwood NP

For Neighborhood Meeting  
4/12/2023

**Application Summary:**

Applying to change from SF6 to MF2 zoning

- Property has been owned by the applicant and wife for 25+ years
- Properties on each side are both MF2

**SF-6:**

Townhouse & Condominium Residence District

**MF-2:**

Multifamily residence (low density)

Per COA: "This district is appropriate for multifamily residential areas located near single-family neighborhoods"



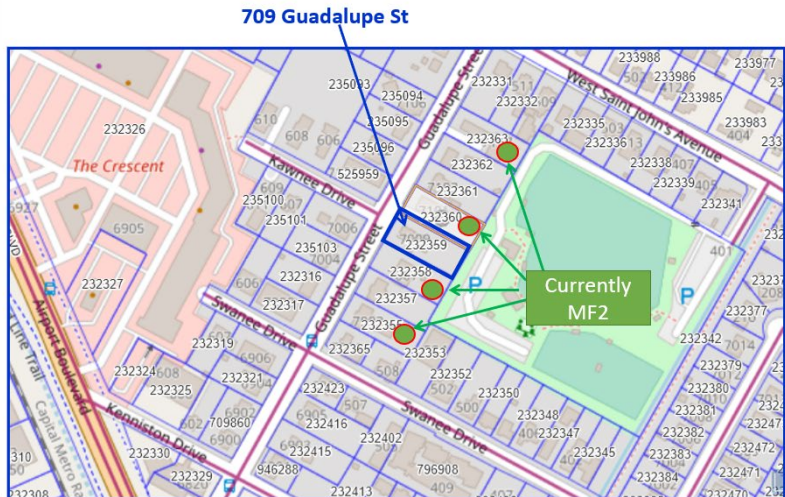
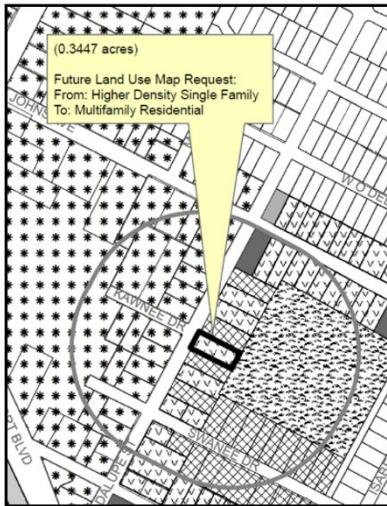
**Neighbor is multi-family  
at 7101 Guadalupe  
(8 units on 0.336 Acre)**

**7009 Guadalupe  
(Duplex on 0.344 Acre)**

MF2 is consistent with many neighboring lots

➤ MF2 would allow 5 or 6 units versus current max 4 units

City notice to neighbors



Satellite view from Google maps

My house

New retention pond

Park

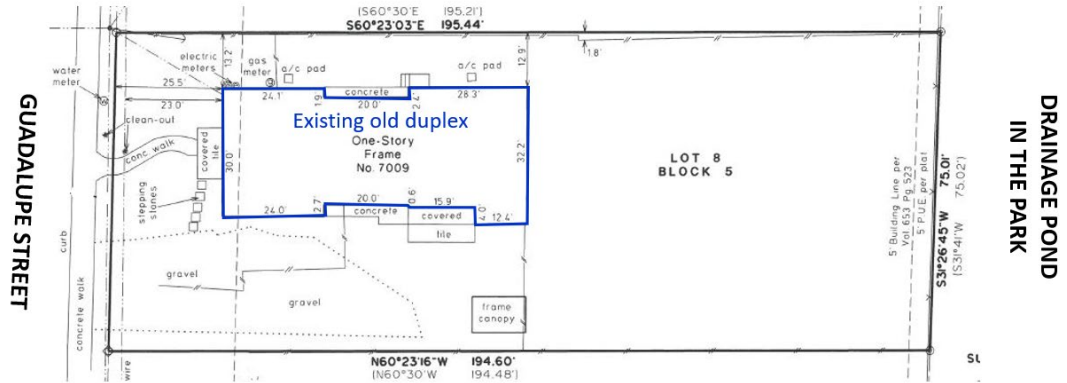


## Future options with MF2 zoning

- Maximum building coverage is 50%
- Could build 5 or 6 units as condo or townhouse
- With backyard & front yard
- Off-street parking
- No heritage trees impacted

### Minimum Setbacks

Front yard	25 ft
Street side yard	15 ft
Interior side yard	5 ft
Rear yard	10 ft



**Correspondence Received**

**From:** Jolie Willis  
**Sent:** Tuesday, July 4, 2023 9:33 AM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** Public Hearing Comment Form

**Case number:** NPA-2023-0018.04  
**Contact person:** Maureen Meredith, 512-974-2695,  
[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)  
**Public Hearing:** July 11, 2023 - Planning Commission

I, Jolie Willis, object to this amendment request.

We purchased our home at 106 E. Lisa Drive in 2008. We are currently experiencing a glut of multi-family and high density developments around all sides of our neighborhood. The intersection at Kenniston and Guadalupe was a safe and convenient way to access our neighborhood for many years. However, with the completion of the large development at the corner of St Johns and Guadalupe, the number of cars, bikes, and pedestrians on Guadalupe has become highly congested and much more dangerous. This narrow street cannot accommodate the number of people who are trying to use it.

I oppose increasing the density allowed on any property on the 7000 block of Guadalupe Street on the grounds of safety for pedestrians, motorists, bus drivers, and cyclists.

Signed,  
Jolie Willis  
July 4, 2023