

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace (Govalle) Combined

CASE#: NPA-2023-0016.01.SH

DATE FILED: February 21, 2023

PROJECT NAME: Lifeworks III at Tillery

PC DATE: September 12, 2023

August 22, 2023

July 11, 2023

ADDRESS/ES: 701 Tillery Street

DISTRICT AREA: 3

SITE AREA: 1.18 acres

OWNER/APPLICANT: Ben Barlin

AGENT: Capital A Housing (Conor Kenny, on behalf of Lifeworks)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Water

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2023-0018.SH

From: SF-3-NP

To: CS-MU-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: March 27, 2003

CITY COUNCIL DATE: October 19, 2023

ACTION:

PLANNING COMMISSION RECOMMENDATION:

September 12, 2023 – Approved on the consent agenda for Mixed Use land use. [C. Hempel- 1st; A. Azhar – 2nd] Vote: 12-0 [A. Phillips off the dais pending completion of membership requirements].

August 22, 2023 – Postponed to September 12, 2023 on the consent agenda at the request of staff. [A. Azhar – 1st; A. Woods – 2nd] Vote: 12-0 [A. Phillips off the dais pending completion of membership requirements.]

July 11, 2023 – Postponed to August 22, 2023 on the consent agenda at the request of staff. [J.P. Connolly – 1st; C. Hempel – 2nd] Vote: 12-0 [One vacancy on the dais.]

STAFF RECOMMENDATION: Recommended for the applicant’s request for Mixed Use land use.

BASIS FOR STAFF’S RECOMMENDATION: The applicant proposes to change the land use on the future land use map from Water to Mixed Use. The proposed use on the property is a 120-multifamily development of affordable permanent supportive housing. There is Mixed Use land use directly to the west of the property. Mixed Use land use is appropriate.



Below are sections from the Govalle/Johnston Terrace Neighborhood Plan that supports the applicant’s request.

Land Use Goals

Goal 1: **Adjacent land uses should be compatible.** (Sector Plan)²

Key Principles: Address the “over-zoning” of properties in the Govalle/Johnston Terrace Neighborhood Planning Area. (Sector Plan and modified by Gov/JT)

Non-residential development should not adversely affect existing businesses or neighborhoods, either by increases in traffic, noise, pollutants, or other safety hazards. (Sector Plan)

Goal 3: **Develop a balanced and varied pattern of land use.** (Sector Plan)

Key Principles: Provide a balance of land use and zoning for people to both live and work in the area. (Gov/JT)

Encourage mixed use so that residential uses are allowed on some commercial properties. (Gov/JT)

Provide opportunities for land uses that serve the needs of daily life (live, work, play, shop) in a convenient and walkable environment. (Gov/JT)

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Water - Any public waters, including lakes, rivers, and creeks.

Purpose

1. Identify and preserve existing water features.

Application

1. Generally applies to any water feature, including lakes, creeks, rivers, and water courses; and
2. Not intended to be a prescriptive land use category, but an accurate reflection of future land use where water features are present.

PROPOSED LAND USE ON THE PROPERTY

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

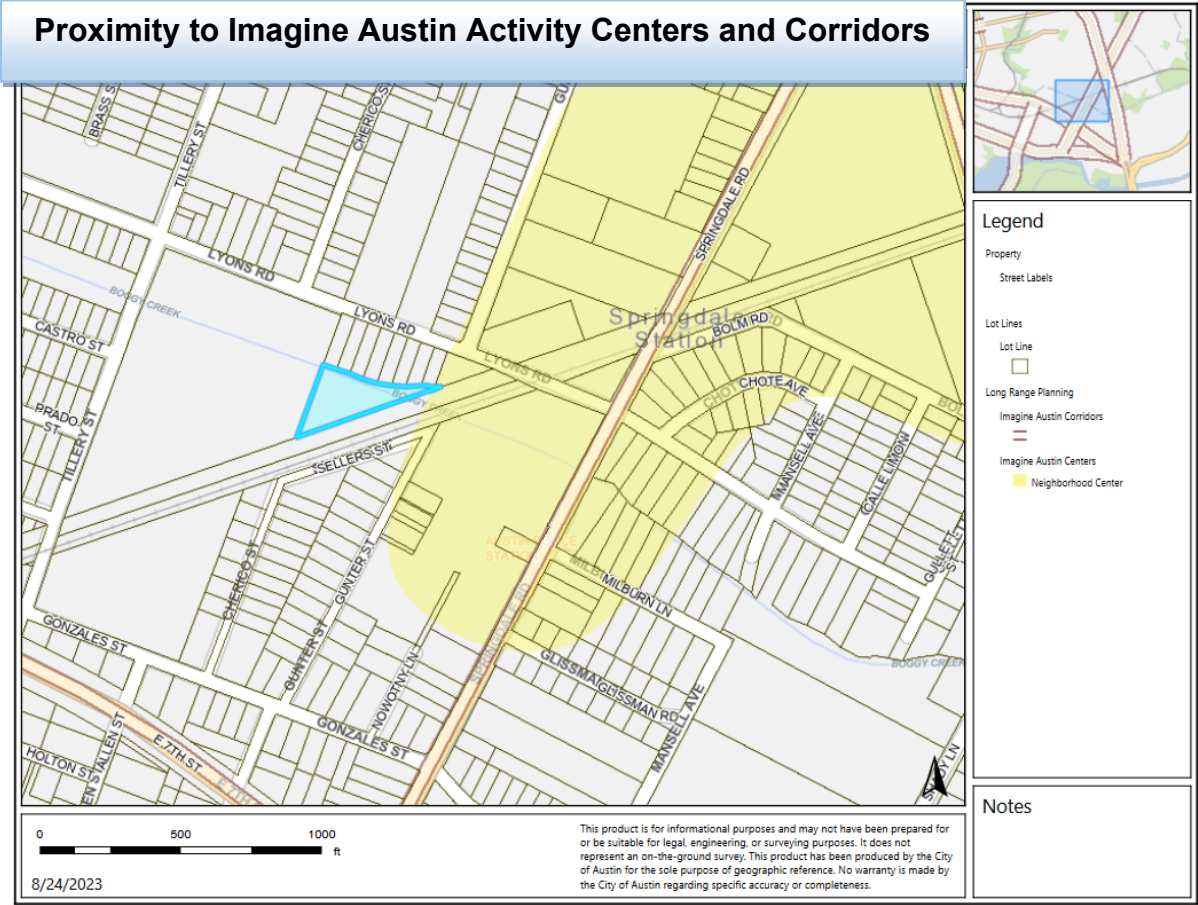
Application

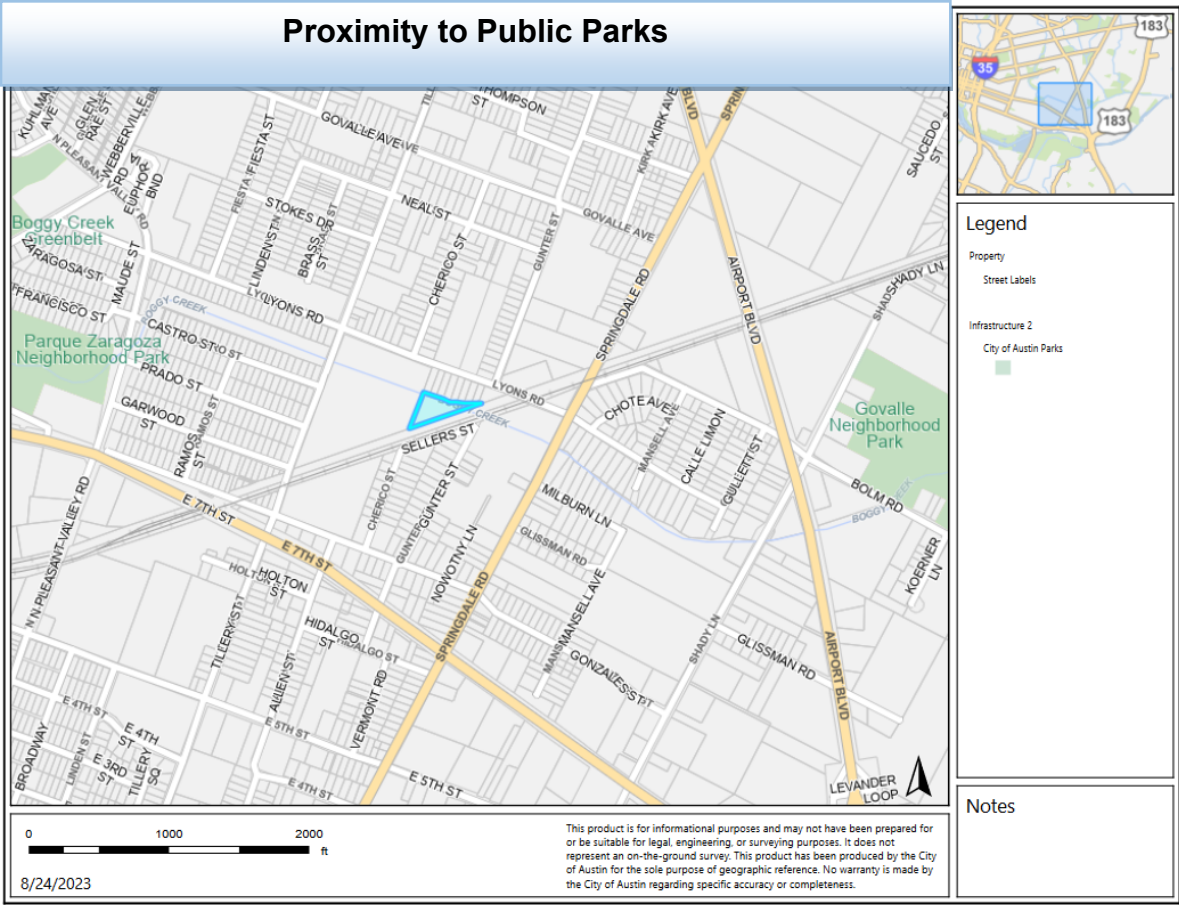
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

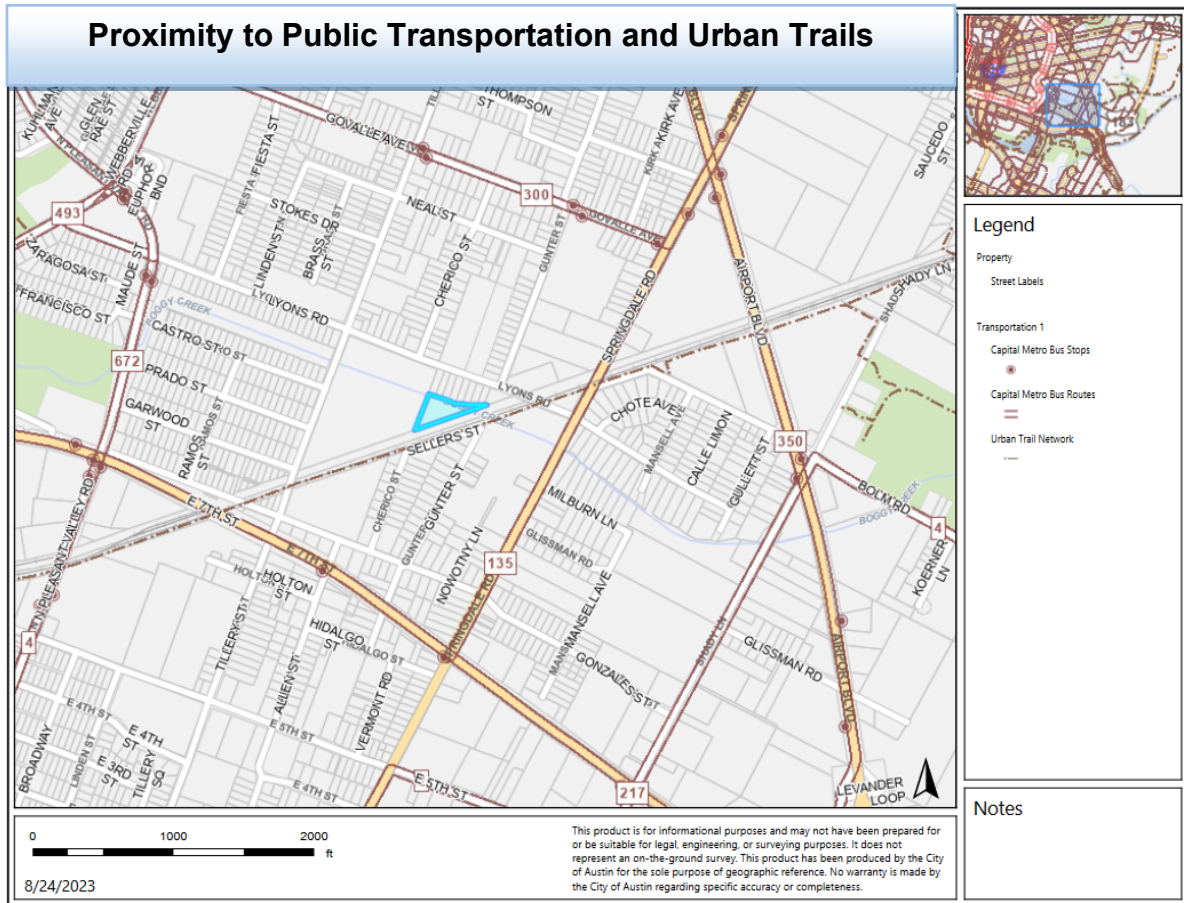
Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> Near Springdale Station Neighborhood Center

	<ul style="list-style-type: none"> Near Springdale Road an activity corridor
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> Sidewalks on Tillery Street
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> 0.7 miles HEB on E. 7th Street
	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> 0.6 miles Govalle Elem. School
	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"> 0.7 miles Parque Zaragoza Neighborhood Park 1.0 mile Govalle Neighborhood Park
	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.)
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> The applicant proposes 41% (49) of the units will serve households at or below 30% MFI, 33% (39) of the units will serve households at or below 40% MFI, and 27% (32) of the units will serve households at or below 80% MFI
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.
7	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.

PUD zoning is not requested	Total Number of "Yes's"
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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 21, 2023. The application is S.M.A.R.T. Housing certified which allowed the application to be filed outside of the July open filing period for neighborhood planning areas located on the east side of IH 35.

The applicant proposes to change the future land use map from Water to Mixed Use for 120 multifamily development for permanent supportive housing.

The applicant proposes to change the zoning on the property from SF-3-NP to CS-MU-CO-NP. For more information on the proposed zoning, see the zoning case report C14-2023-0018.SH.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on August 10, 2023. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 523 community meeting notices were mailed to people with utility accounts or own property within 500 feet of the subject tract. Two city staff members from the Planning Department attended, Maureen Meredith and Mark Walters. The applicant's agent, Conor Kenny from Capital A Housing attended, and Susan McDowell from Lifeworks. No one from the neighborhood was at the meeting.

Conor Kenny provided the following information. His presentation is provided in this report:

- Lifeworks is a non-profit organization.
- They propose to build a 120-multifamily unit development for foster care and criminal justice youth.
- The proposed height is 50 feet, four-stories.
- The first floor will have supportive services and common areas.
- It will look like a standard apartment building with a courtyard.
- The units will be 100% permanent supportive housing.

S.M.A.R.T. Housing Letter (If applicable)

9, 2023



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

Housing and Planning Department S.M.A.R.T. Housing Program

February 14, 2023

S.M.A.R.T. Housing Certification
The Works III at Tillery, LLC
701 Tillery St. (ID 892)

TO WHOM IT MAY CONCERN:

Owner The Works III at Tillery, LLC (development contact Conor Kenny; ph: 512-761-6161; email: conor@capitalahousing.com) is planning to develop The Works III at Tillery, an 120-unit multifamily residential development at 701 Tillery Street, Austin, Texas 78702.

A minimum of 48 (40%) of the units will be leased to households at or below 80% Median Family Income (MFI). As a result, the development will be eligible for a 100% waiver of fees. The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since the applicant proposes 41% (49) of the units will serve households at or below 30% MFI, 33% (39) of the units will serve households at or below 40% MFI, and 27% (32) of the units will serve households at or below 80% MFI, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. This development is fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore all of the units will be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning Fee	

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).

- ♦ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ♦ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.978.1594 or by email at brendan.kennedy@austintexas.gov if you need additional information.

Sincerely,

Brendan Kennedy

Brendan Kennedy, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

Applicant Summary Letter from Application

Date: October 19, 2023

DocuSign Envelope ID: 2E680E8A-5759-4407-AB9A-AC5D85888A19

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

Page 13 of 16

Neighborhood Plan Amendment SUMMARY LETTER

The tract referenced in this respective NPA and Rezoning application is currently zoned SF-3-NP with a current land use designation of Vacant. The tract is located adjacent to the eastern property boundary of 701 Tillery St and is enclosed to the south by railroad tracts and to the north by the Boggy Creek channel separating the tract from other existing SF-3 lots. We propose rezoning the tract to CS-MU-CO-NP to match the adjacent tract along with all conditional uses. This includes changing the future land use designation from "Water" to "Mixed-Use" to match with the adjacent tract. The proposed rezoning allowed for uniformity in both the zoning and future land use designation for the site.

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

From: Daniel Llanes
Sent: Tuesday, September 12, 2023 9:19 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Conor Kenny <>; Todd Podbielski <>; Andrea Custode <>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Candi Fox <>
Subject: Re: G/JT NPCT Rec?: NPA-2023-0016.01.SH_Lifeworks III at Tillery

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Dear Planning Commissioners and City Council Members,

re: **C14-2023-0018.SH Lifeworks III at Tillery**

Please accept this letter on behalf of the G/JTNP Contact Team.

We are in **Support** of the zoning change from

- NPA-2023-0016.01.SH is a FLUM request from **Water** to **Mixed Use** land use.
- C14-2023-0018.01.SH is a zoning change request from **SF-3-NP** to **CS-MU-CO-NP**.

on the 1.18 acre triangle only, Lifeworks 111 at Tillery.

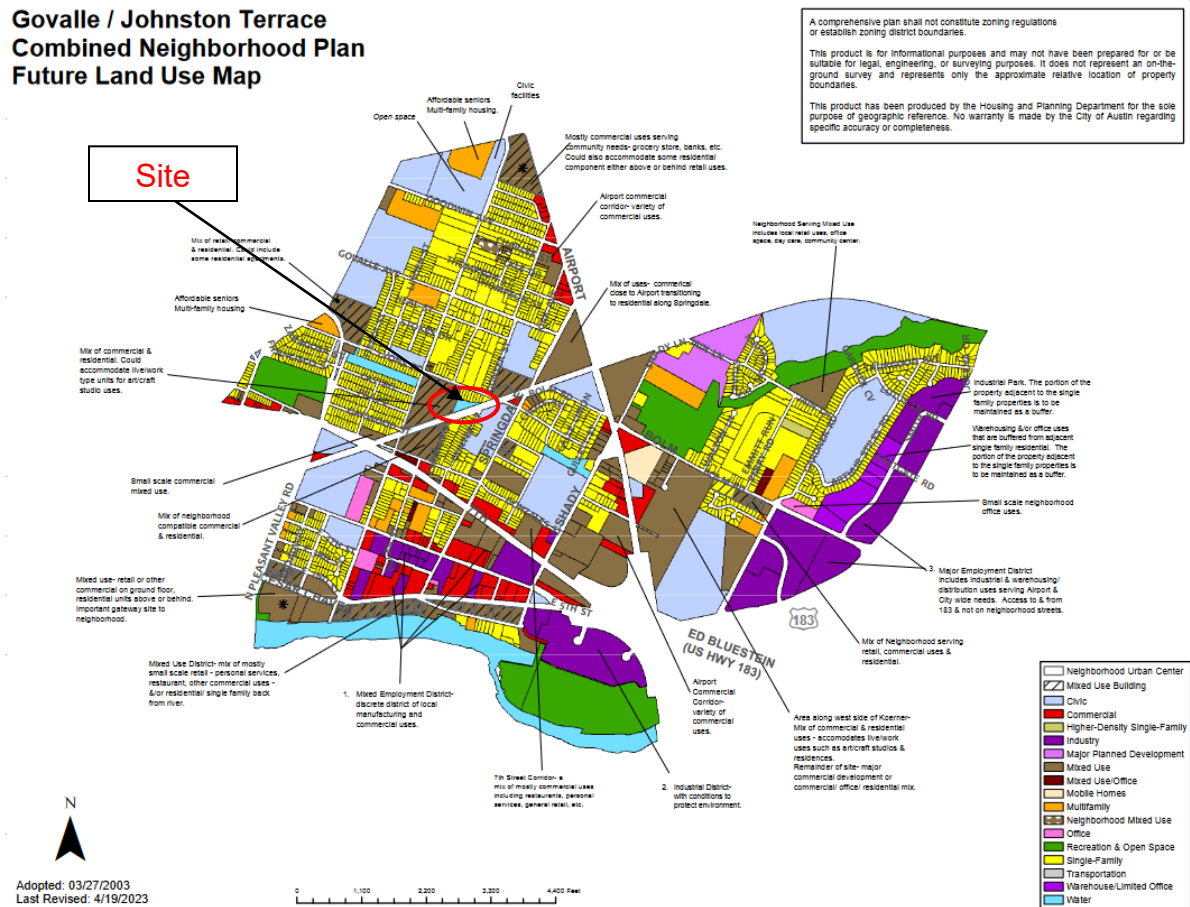
Please feel free to contact me directly with any questions or comments regarding this zoning case.

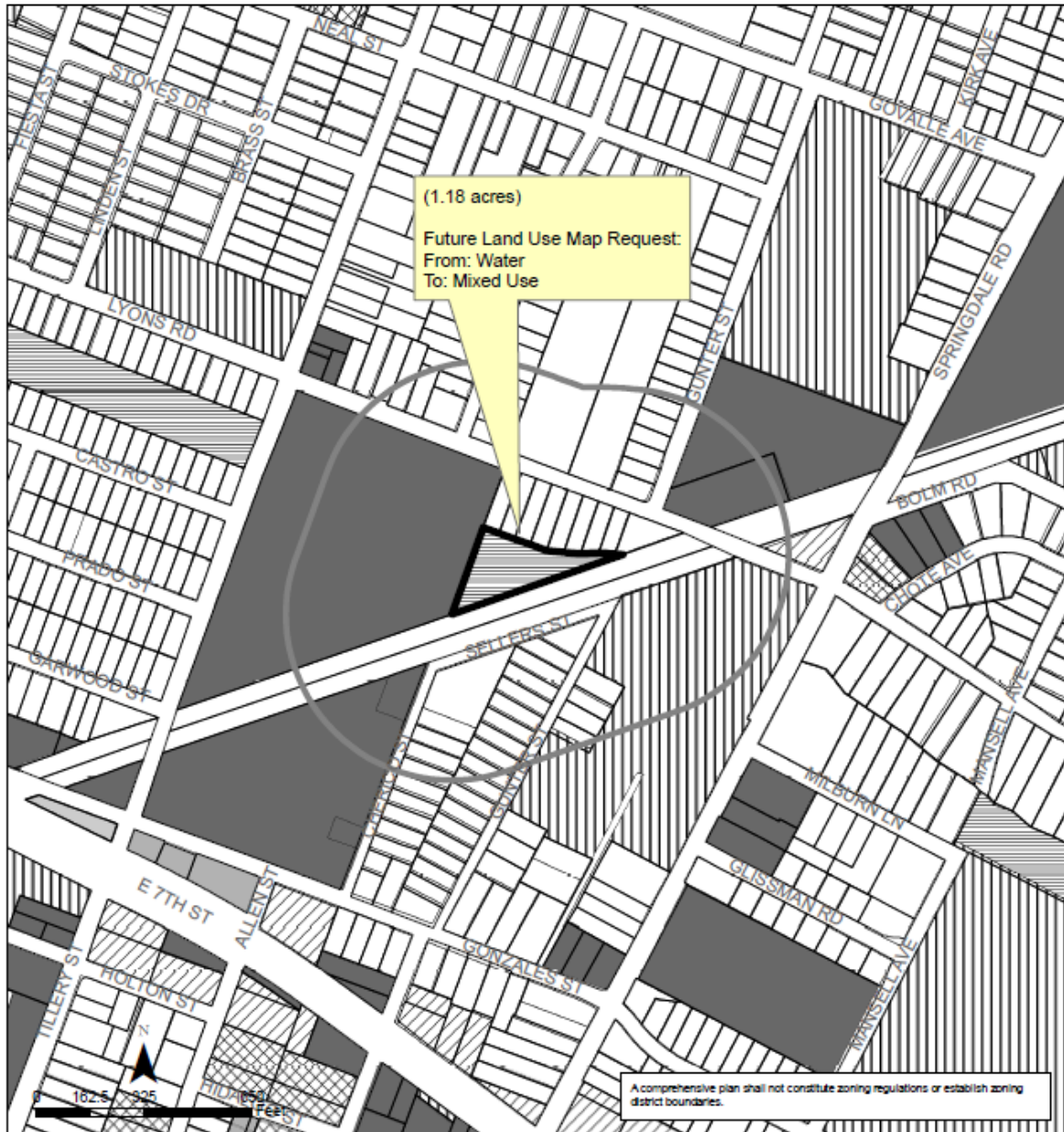
Thank you,

Daniel Llanes, Chair
G/JTNP Contact Team
512-431-9665

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Govalle / Johnston Terrace Combined Neighborhood Plan Future Land Use Map





Govalle/Johnston Terrace Combined Neighborhood Planning Area **NPA-2023-0016.01.SH**

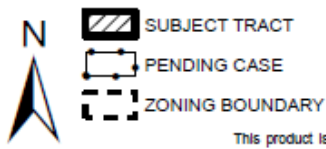
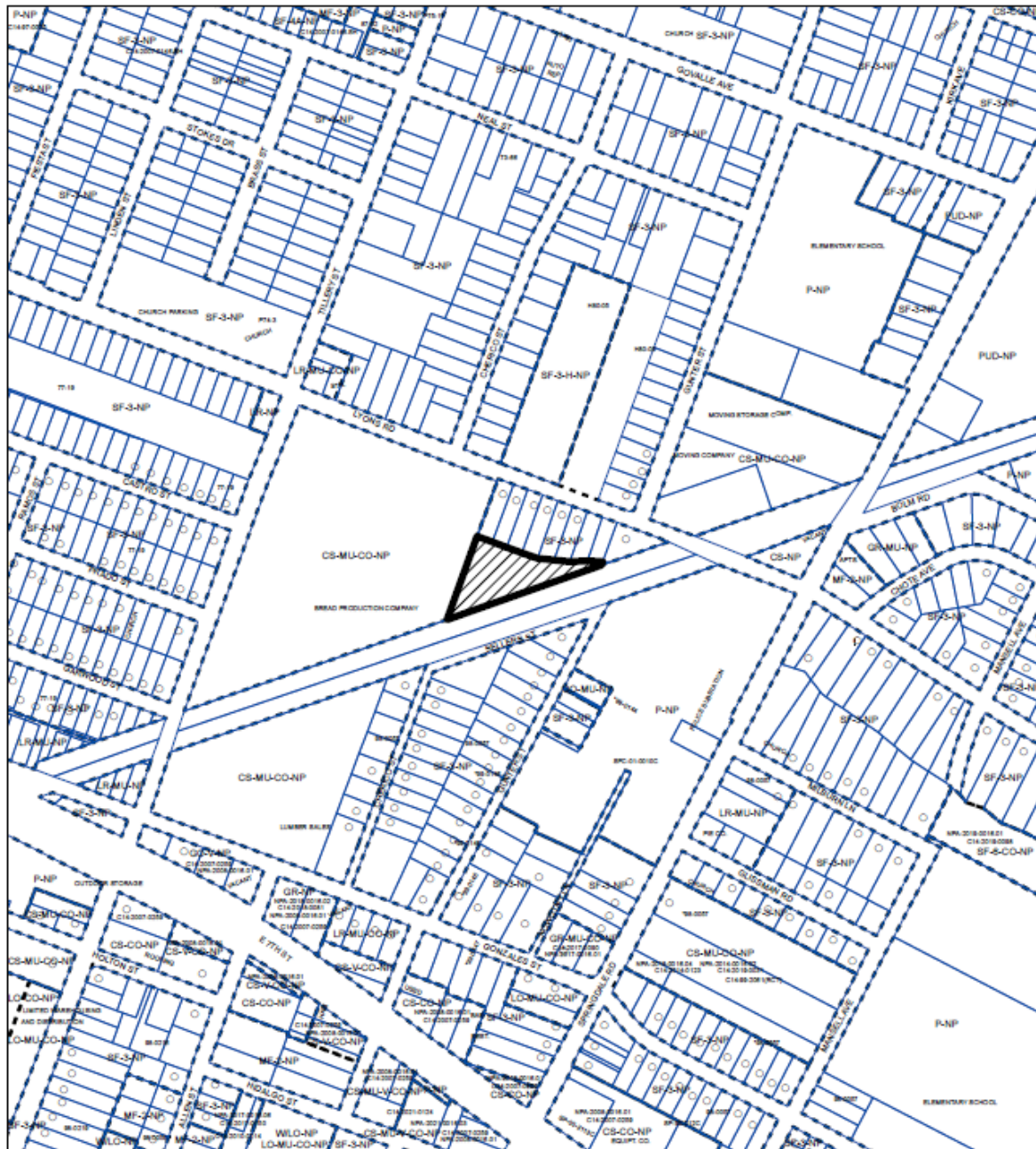
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This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.






City of Austin
Housing and Planning Department
Created on 2/24/2023, by: MeeksS

Future Land Use	
	Subject Tract
	500 ft. notiff. boundary
	Civic
	Commercial
	Mixed Use
	Mixed Use/Office
	Multi-Family
	Office
	Single-Family
	Transportation
	Water



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

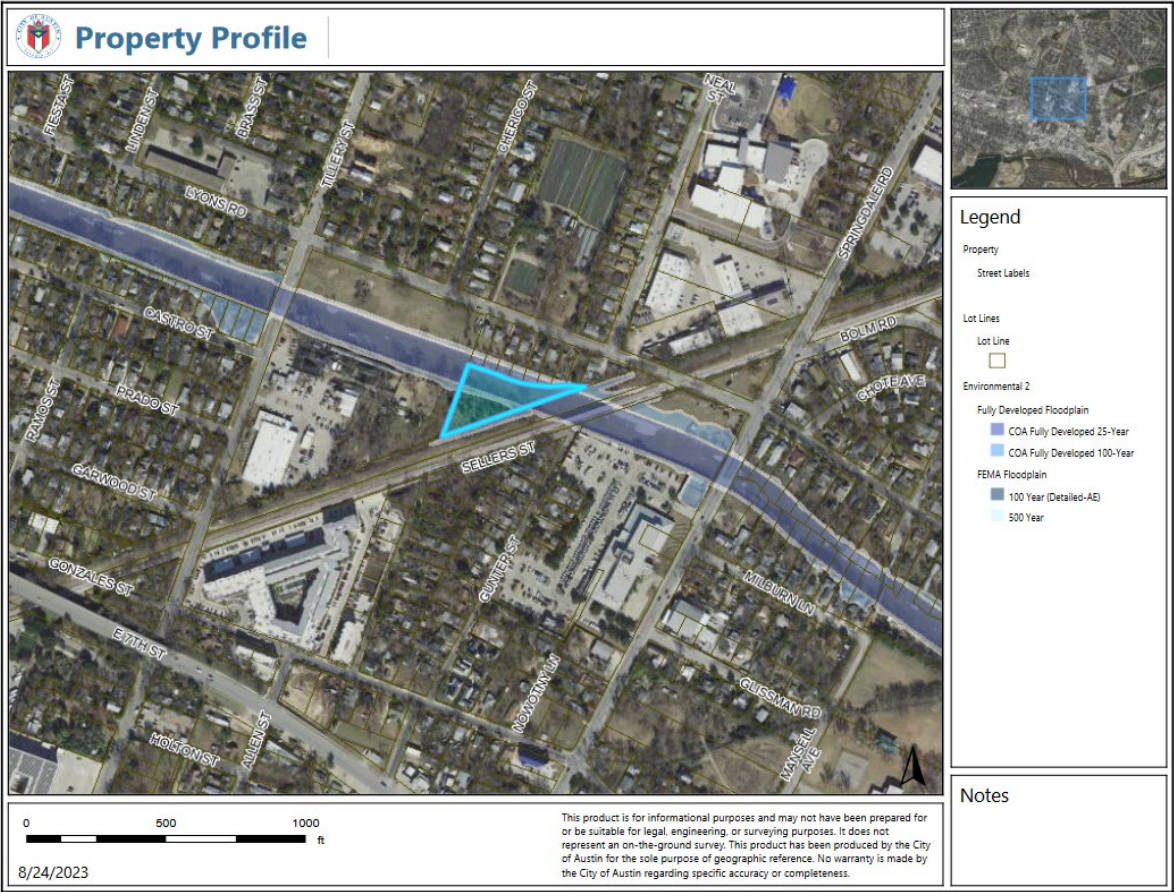
ZONING CASE#: C14-2023-0018.SH

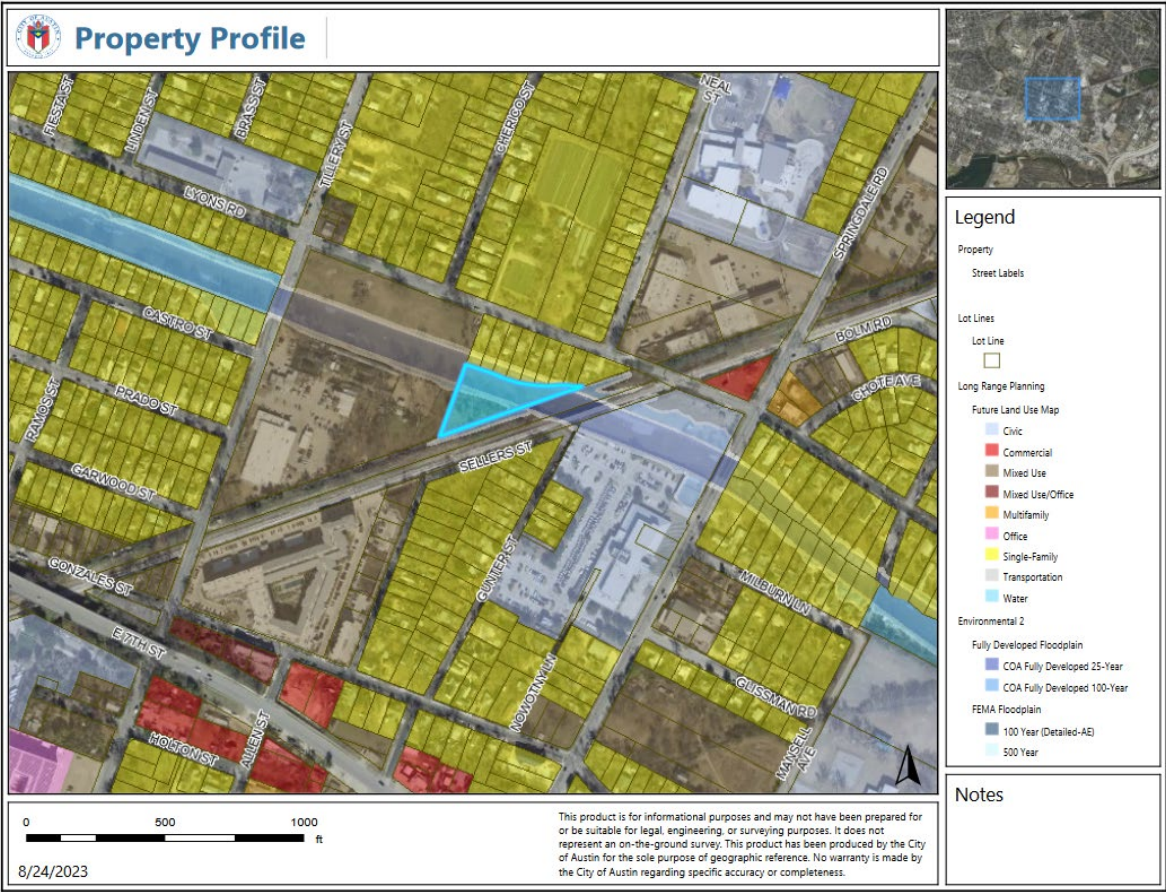
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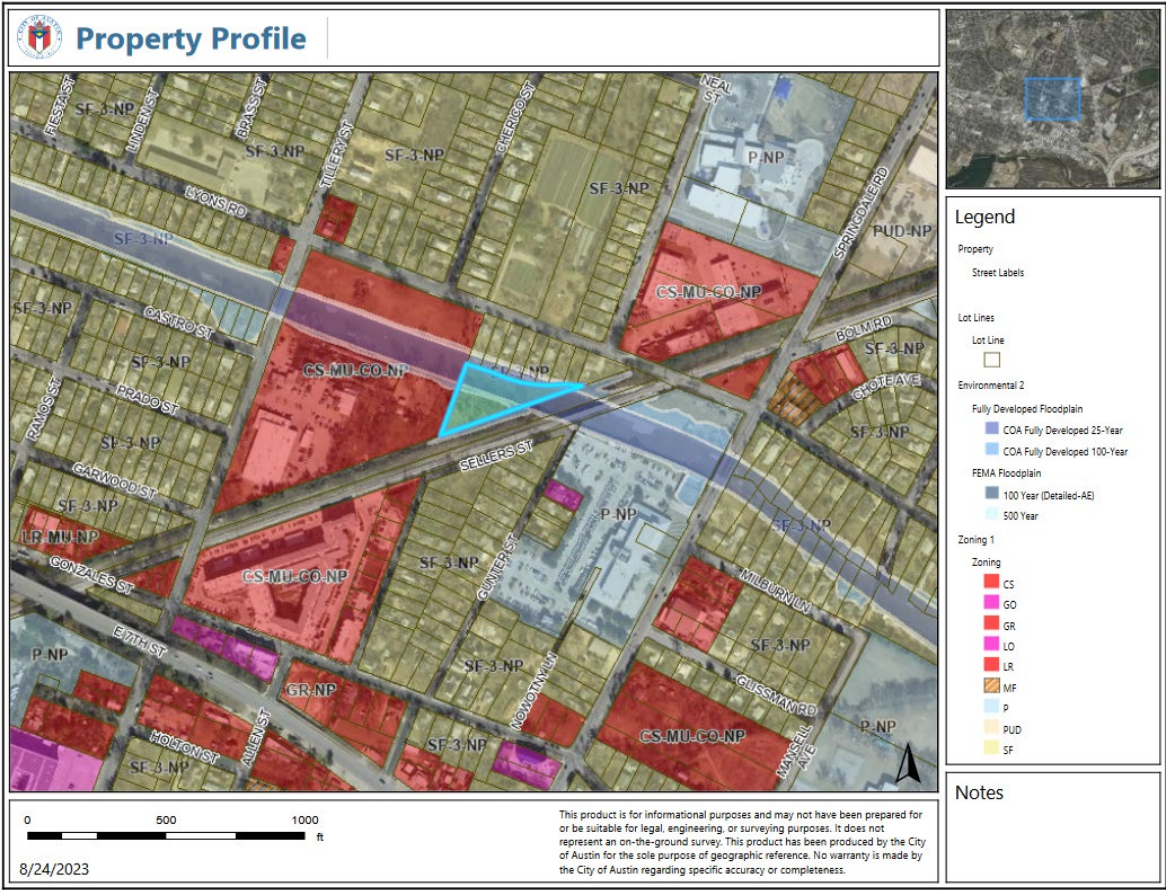
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Created: 2/21/2023







**Conor Kinney's Presentation at the August 10, 2023
Virtual Community Meeting**

701 Tillery
Rezoning & Neighborhood Plan Amendment
Govalle/ Johnston Terrace Combined Neighborhood Plan

Owner:
LifeWorks

Developer:
Conor Kenny, Capital A Housing

August 10, 2023

701 Tillery St Development

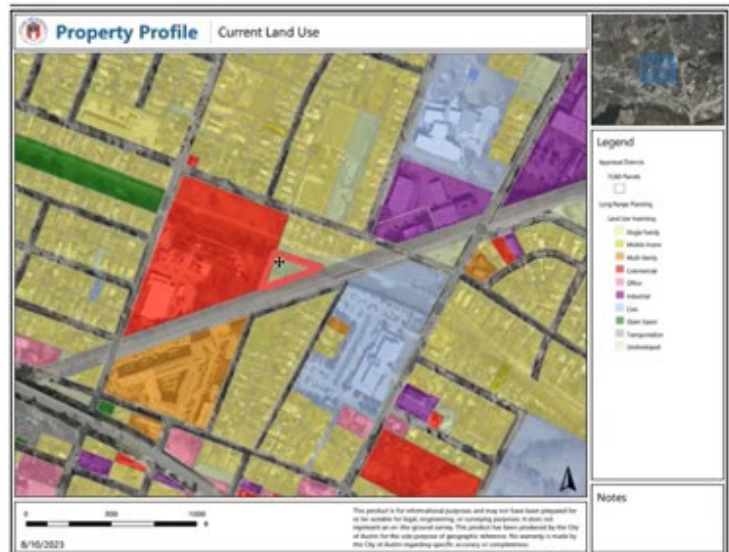
Proposed development w/ one building for Lifeworks

- Project is on 1 acre in rear of larger site
- Project takes up all of the area requested for rezoning - no changes for rest of site
- 100% permanent supportive housing for younger adults exiting foster care and the juvenile justice system
- To be owned and operated by LifeWorks
- Building details
 - ~50 ft height
 - 120 units
 - Expected tenancy of a few years, then transitioning into self-sufficiency
 - Studios, 1BR and 2BR for singles, parents with one child, and parents with two children
 - On-site support services and 24/7 staffed single-entry gate

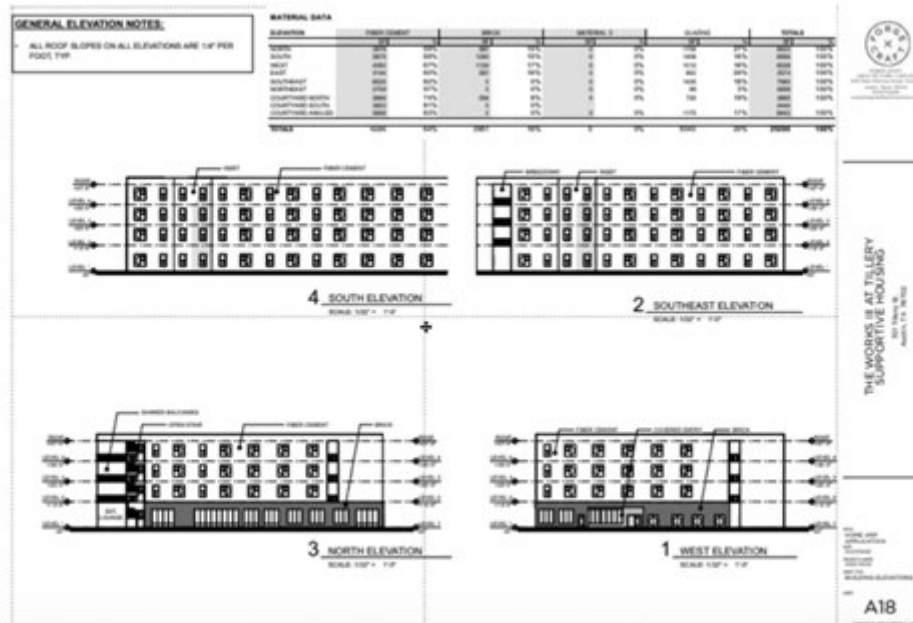


Current Zoning

Project Site: SF-3-NP
Adjacent Site: CS-MU-CO-NP







LifeWorks

Operates "The Works" in the neighborhood at 835 Pleasant Valley

