

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: South Austin Combined (Garrison Park)

CASE#: NPA-2023-0030.02

DATE FILED: February 28, 2023

PROJECT NAME: 714 Turtle Creek Multifamily

PC DATE: October 10, 2023
September 12, 2023
August 8, 2023

ADDRESS/ES: 714 Turtle Creek Blvd

DISTRICT AREA: 2

SITE AREA: 5.36 acres

OWNER/APPLICANT: 714 Turtle Creek LP, a Texas limited partnership

AGENT: DuBois Bryant & Campbell, LLP (David Hartman)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Neighborhood Transition

To: Mixed Use Activity HUB/Corridor

Base District Zoning Change

Related Zoning Case: C14-2023-0042

From: MF-2-NP

To: GR-MU-V-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 6, 2014

CITY COUNCIL DATE: November 9, 2023

ACTION:

PLANNING COMMISSION RECOMMENDATION:

October 10, 2023 – Approved on the consent agenda for applicant’s request for Mixed Use Activity HUB/Corridor character district. Vote: 11-0 [G. Cox and A. Phillips absent. J.P. Connolly abstained from Item #25].

September 12, 2023 – Postponed to September 26, 2023 on the consent agenda at the request of staff. [C. Hempel – 1st; A. Azhar – 2nd] Vote: 12-0 [Alberta Phillips is off the dais pending completion of membership requirements].

August 8, 2023 – Postponed to September 12, 2023 on the consent agenda at the request of staff. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 10-0 [J. Mushtaler absent. Alberta Phillips is off the dais pending completion of membership requirements].

STAFF RECOMMENDATION: Recommended applicant’s request for Mixed Use Activity HUB/Corridor.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the applicant’s request for Mixed Use Activity HUB/Corridor because the property has frontage on South First Street which is designated as an activity corridor on the Imagine Austin Comprehensive Plan’s Growth Concept map. Mixed use Activity HUB Corridor is appropriate along this roadway.

Below are pertinent sections of the South Austin Combined Neighborhood Plan:

VISION & KEY PRINCIPLES

The goals, policies, and actions in the South Austin Combined Neighborhood Plan reflect the vision and input from participants in the nearly year-long planning process. The neighborhood plan implements the *Imagine Austin Comprehensive Plan* by tailoring citywide policies to the neighborhood scale. Creating a city of complete communities is a key part of the *Imagine Austin* vision. The comprehensive plan recognizes that complete communities will look different across Austin, depending on local context; this plan details what a complete community should look like in South Austin.

VISION: Create a complete community that is mobile and interconnected; compact, accessible, and affordable; natural and sustainable; healthy, safe, creative, and engaged.

COMPACT, ACCESSIBLE, & AFFORDABLE

1. Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district. Create walkable, people-friendly destinations in Neighborhood Node, Mixed-Use Activity Hub, and Activity Center districts. Expand housing options in all districts.
2. Encourage a diverse, intergenerational, family-friendly community by maintaining household affordability.

VISION: The Mixed-Use Activity Hub/Corridor District contains a mix of uses and is accessible by car, bus, bike, and foot. Ample public amenities including trees and landscaping, plazas, outdoor seating, and public art create a sense of place.

Policies for the Mixed-Use Activity Hub/Corridor:

MUH P1: Mixed-Use Activity Hubs/Corridors should be designed to be people-friendly, walkable, bikeable, and transit-accessible.

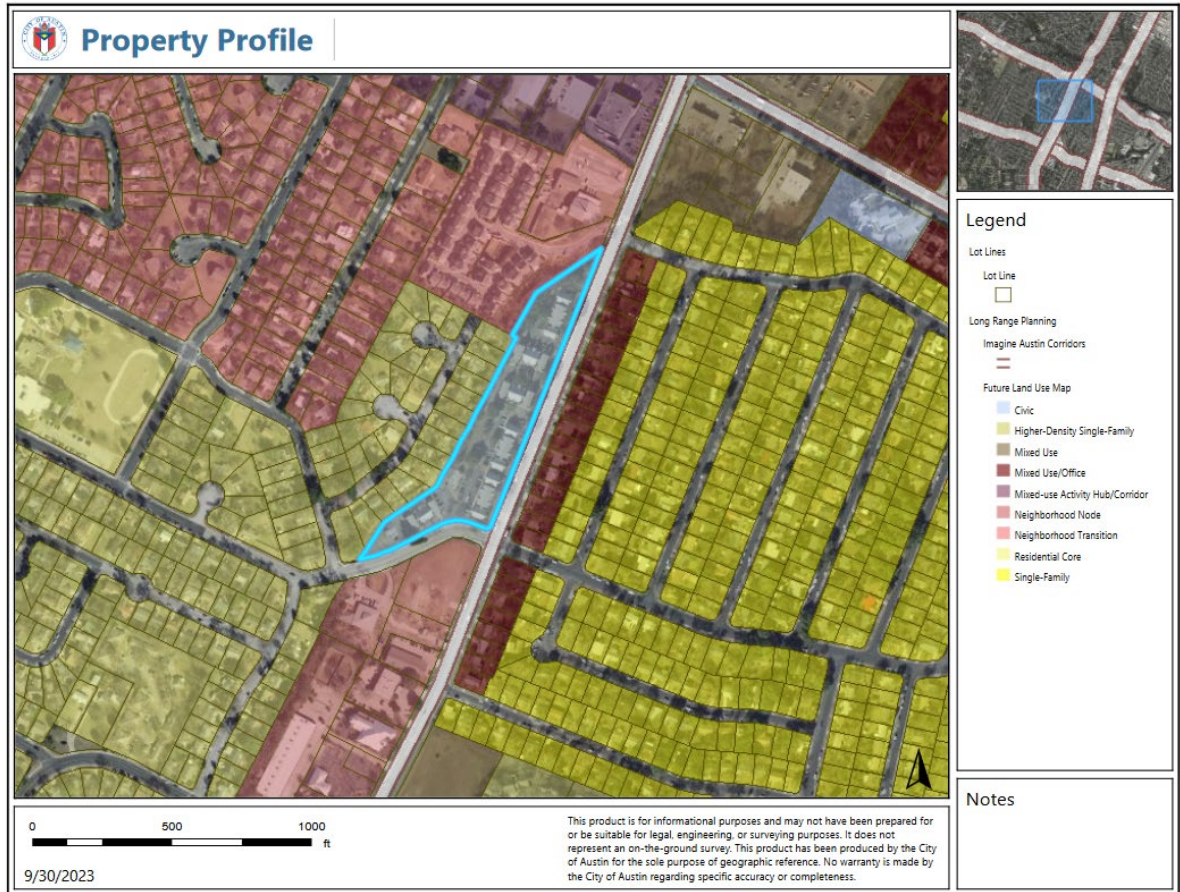
MUH P2: Many sites are likely to redevelop in the future, but the following design elements should be encouraged in the interim:

- windows and awnings
- street trees
- outdoor dining areas
- reduce the number of driveways
- pedestrian paths through parking lots
- creative use of surface parking

As properties within Mixed-Use Activity Hubs/Corridors redevelop, the following policies should guide building siting and form.

MUH P3: Buildings should be up to five stories at the tallest part of the district, depending on context, including consideration of adjacent districts, buildings, and land uses. Buildings should have appropriate step down in height or other buffering to the adjacent Residential Core and Neighborhood Transition districts.

MUH P4: New buildings should be constructed closer to the street to create people-friendly places.



LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

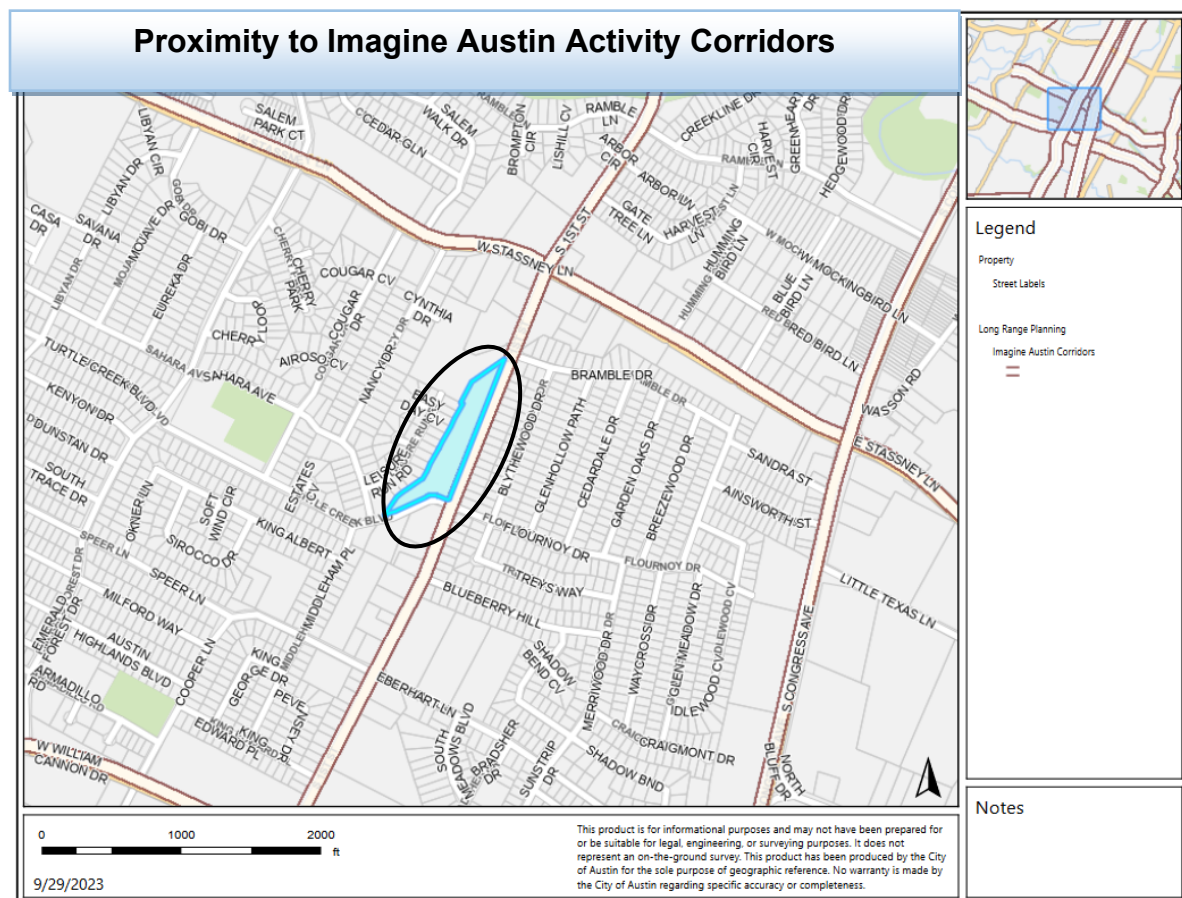
Neighborhood Transition - Neighborhood Transition character districts, along with Neighborhood Nodes, border the Residential Core along arterial roadways. Primarily residential, these areas consist of clusters of duplexes, fourplexes, and apartment buildings, along with small-scaled offices and neighborhood-serving businesses. Neighborhood Transition districts create a buffer between Residential Core districts and more intense character districts or busy roads

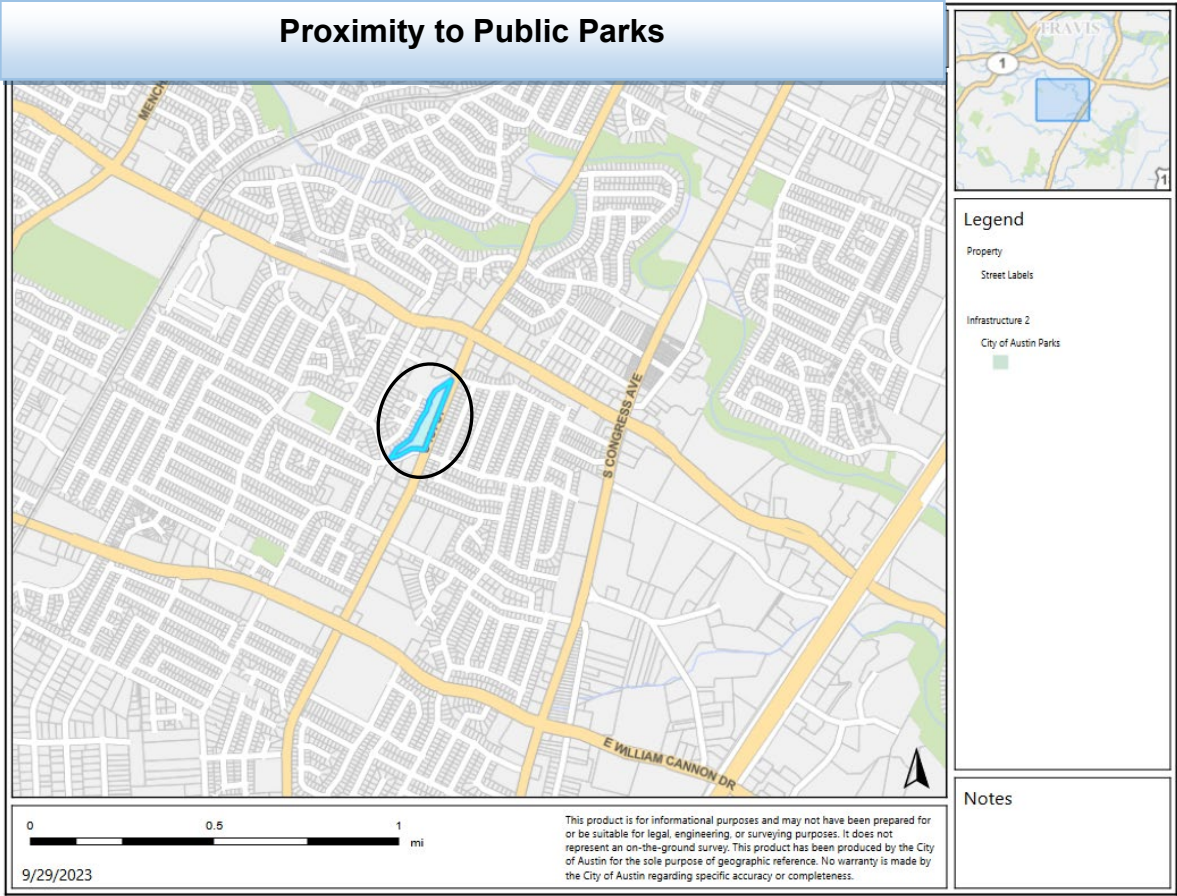
PROPOSED LAND USE ON THE PROPERTY

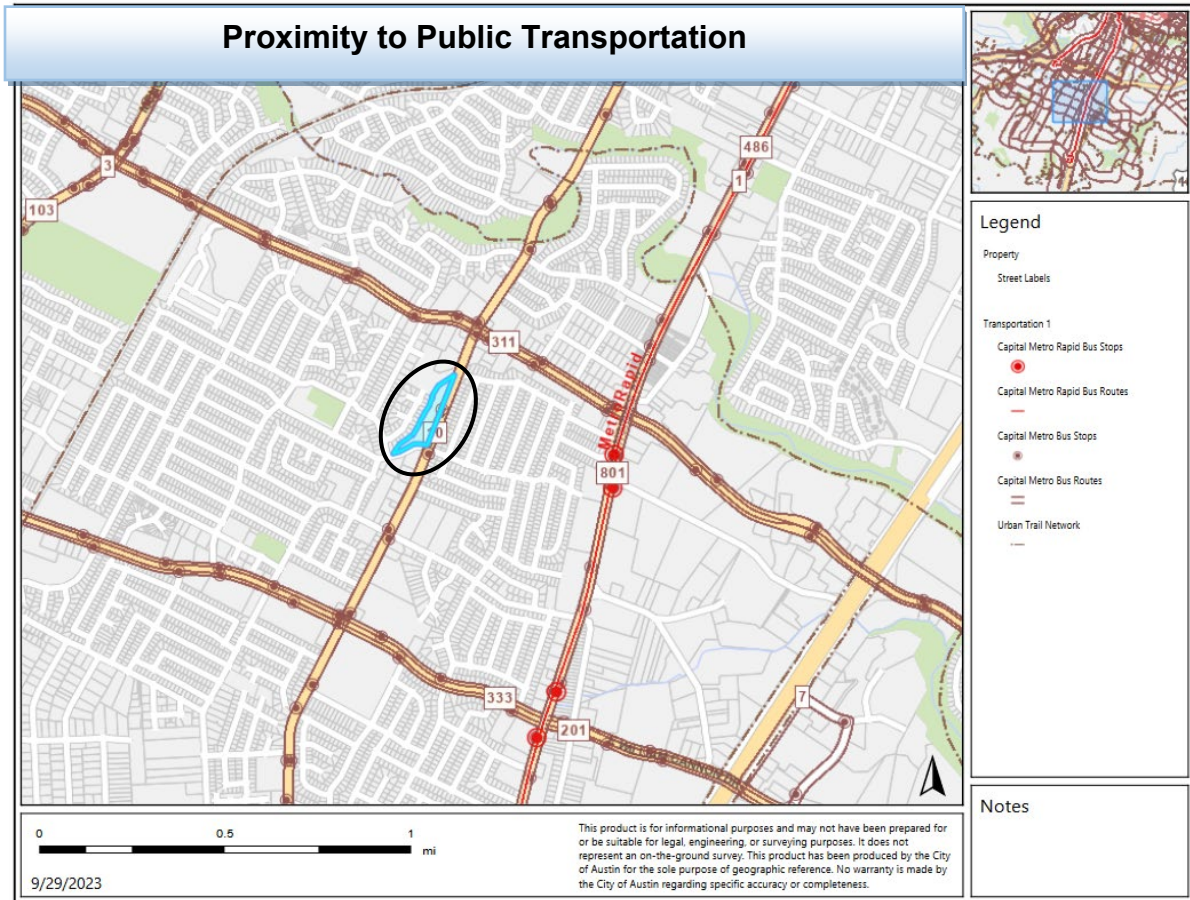
Mixed-Use Activity Hub/Corridor - Located at the intersections of major roadways, Mixed-Use Activity Hubs/Corridors are the most urban areas of the neighborhood and serve the surrounding neighborhoods and the broader community. They consist of a mix of services and housing types at a more intensive scale than a Neighborhood Node.

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"> As frontage on South First Street, an activity corridor.
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 long S. 1st Street, Stassney Lane and E. William Cannon Rd
Yes	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.
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"> 0.5 miles from Lone Start Market 0.4 miles from La Buena Supermercado 0.7 from 7 Days Food Store
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> 0.5 mile from Odom Elementary School 1.0 mile from Pleasant Hill Elementary School 2.2 miles from Cunningham Elementary School
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"> 0.5 miles from Odom School Park 0.9 miles from Armadillo Neighborhood Plan 1.8 miles from Garrison Park
Yes	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.) <ul style="list-style-type: none"> 0.5 miles from Far South Health Center 1.2 miles from Austin Oaks Hospital 1.7 miles from St David's South Austin Medical Ctr
	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"> Applicant proposes to convert some two-bedroom apartments to one-bedroom apartments which will increase the number of apartment units available.
Yes	Mixed use: Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> The proposed GR-MU-V-NP zoning would allow for a mix of residential and commercial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> 1.7 miles from Menchaca Road Branch Library
	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.
10	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 proposed	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 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 character district on the future land use map from Neighborhood Transition to Mixed Use Activity HUB/Corridor.

The applicant proposes to change the zoning on the property from MF-2-NP (Multifamily Residence Low Density district – Neighborhood Plan) to GR-MU-V-NP (Community Commercial district – Neighborhood Plan) for a multifamily development. For information on the zoning case, please see case report C14-2023-0042.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on July 12, 2023. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 582 community meeting notices were mailed to people who have utility accounts or own property within 500 feet of the subject tract. Two staff members from the Planning Department attended the meeting, Maureen Meredith, and Kathleen Fox. David Hartman, the applicant's agent, attended the meeting with Billy White, Narrow Road Group, the applicant. Six people from the neighborhood attended.

Below are highlights from David Hartman's presentation, which is provided in the back of this report:

- There are 101 existing multifamily units on the property.
- We met with the tenants and the Right to Return was discussed with them.
- The plan to is revitalize the existing structures.

Q: What is gained with the upzoning?

A: MF-2-NP is out of character for the area. It's an artifact from when the property was annexed into the city in the 1980's. We want to add units and lower the price point. We are limited to the minimum site area with MF-2-NP zoning. We are maxed out and need GR-MU-V-NP to add units. We do not plan to demolish the buildings because they are in good shape.

Q: What is the timeline for construction?

A: We are not scraping the existing structures. We will take the existing two bedrooms and convert to one-bedrooms. We hope to have the rezoning done early next year, then the permitting which will be for all interior work. The first quarter of 2025 we plan to begin work.

Q: Will there be any drilling? I live on Leisure Run Road.

A: We started conversions but need the rezoning to continue work. If you haven't had any issues already, then you should be OK.

Q: Can you clarify that you only plan to convert existing two-bedroom units to one-bedroom units?

A: Yes, that's correct.

Q: Odom Elementary School is nearby. One-bedroom units are not acceptable for families.

A: All zoning applications have an Educational Impact Statement where AISD will analyze the impact of the development on schools. Teachers and First Responders live in the city and one-bedroom units are good for them.

Q: Do you anticipate site plan review will trigger environmental improvements?

A: The order is zoning, subdivision and then site plan. It is at the site plan stage where the environmental review happens. We will comply with all the city regulations to get the units done.

Q: Are you anticipating any obvious reconfigurations? Also, adding units will impact the number of cars on the property.

A: The exterior will remain the same. There will be enough parking spaces on-site. When the apartment complex was built in the 1980's they tended to over-park.

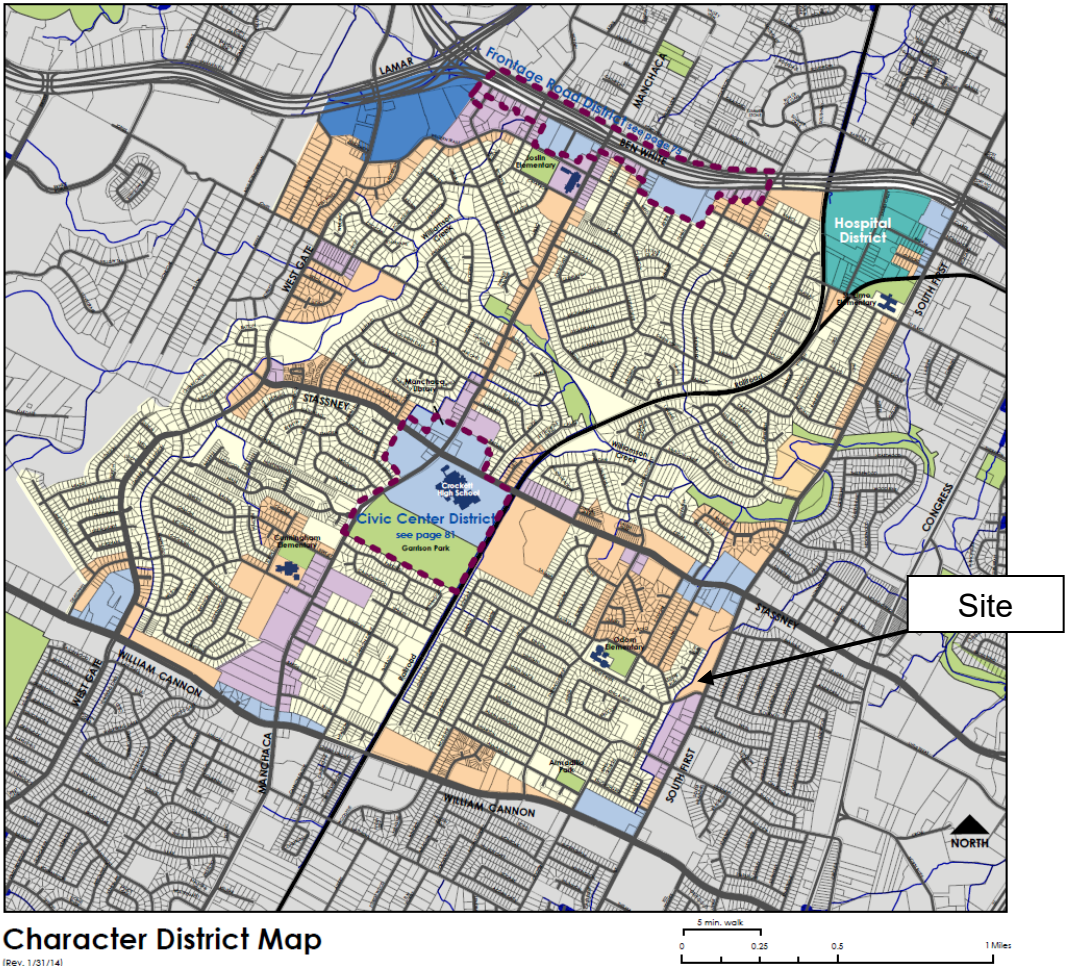
Neighborhood Plan Amendment
SUMMARY LETTER

The applicant seeks to change the Future Land Use Map of the South Austin Combined Neighborhood Plan from Neighborhood Transition to Mixed-Use Activity Hub/Corridor.

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

(There is no Neighborhood Plan Contact Team in the Garrison Park Planning area)

South Austin Combined Neighborhood Plan
Character District Map



Character District Map

(Rev. 1/31/14)

- | | |
|---------------------------------|--|
| Activity Center | Residential Core |
| Mixed-Use Activity Hub/Corridor | Special District |
| Neighborhood Node | District with Illustrative Vision
(Character Districts applied to fit community vision) |
| Neighborhood Transition | |

- | | |
|----------------------|----------|
| City of Austin Parks | Streets |
| Civic Buildings | Railroad |
| Parcels | Creeks |

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**South Austin Combined Neighborhood Planning Area
NPA-2023-0030.02**

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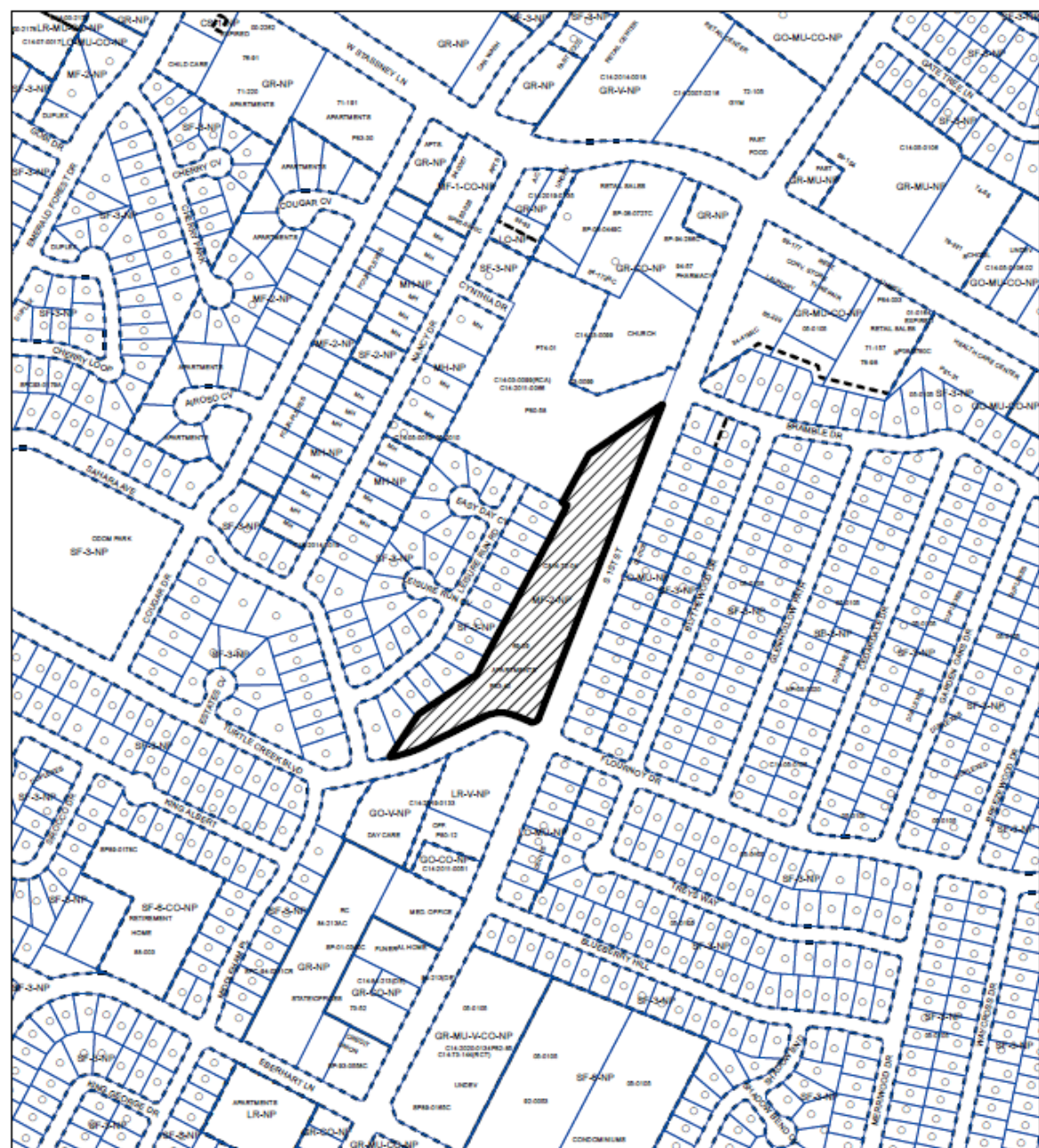
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City of Austin
Housing and Planning Department
Created on 3/13/2023, by: MeeksS

Future Land Use

	Subject Tract		Civic
	500 ft. notif. boundary		Higher-Density Single-Family
	Neighborhood Node		Mixed Use
	Neighborhood Transition		Mixed Use/Office
	Residential Core		Single-Family
	Mixed-use Activity Hub/Corridor		



- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2023-0042

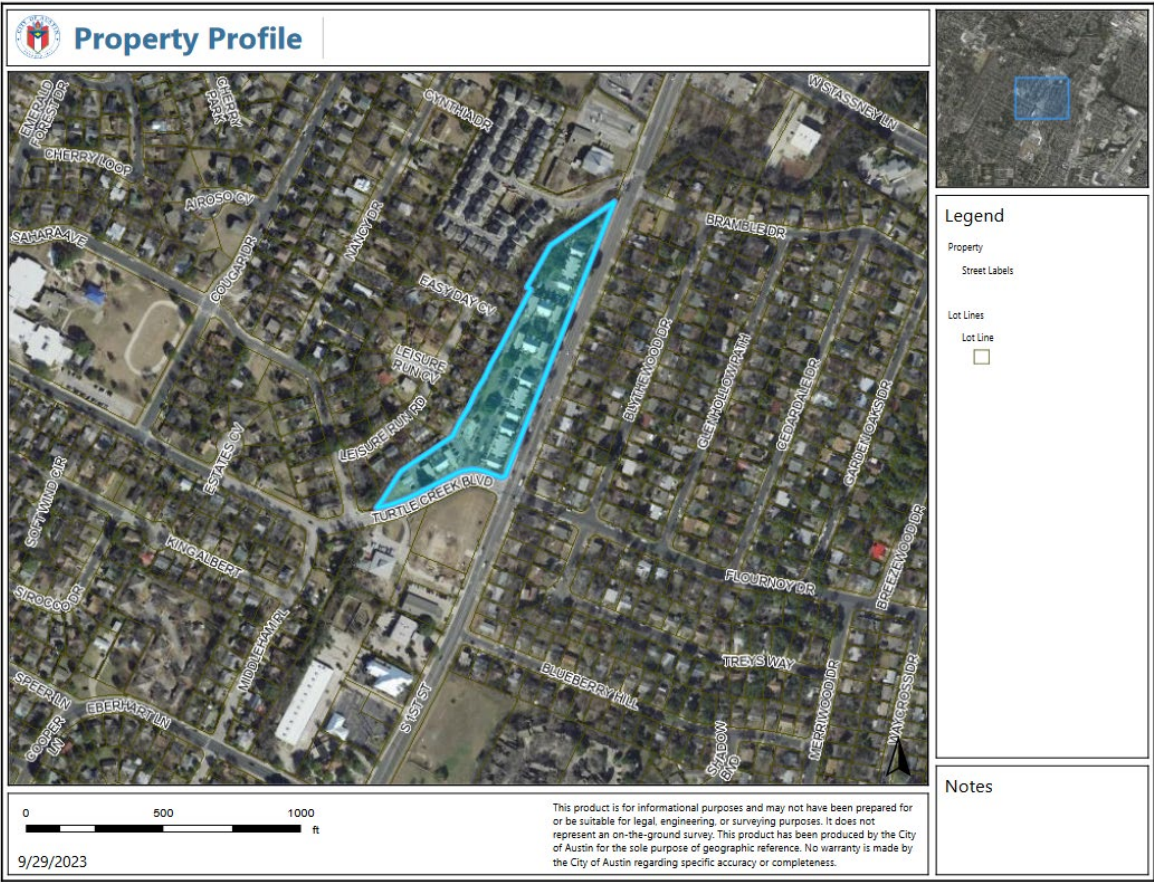
1" = 400'

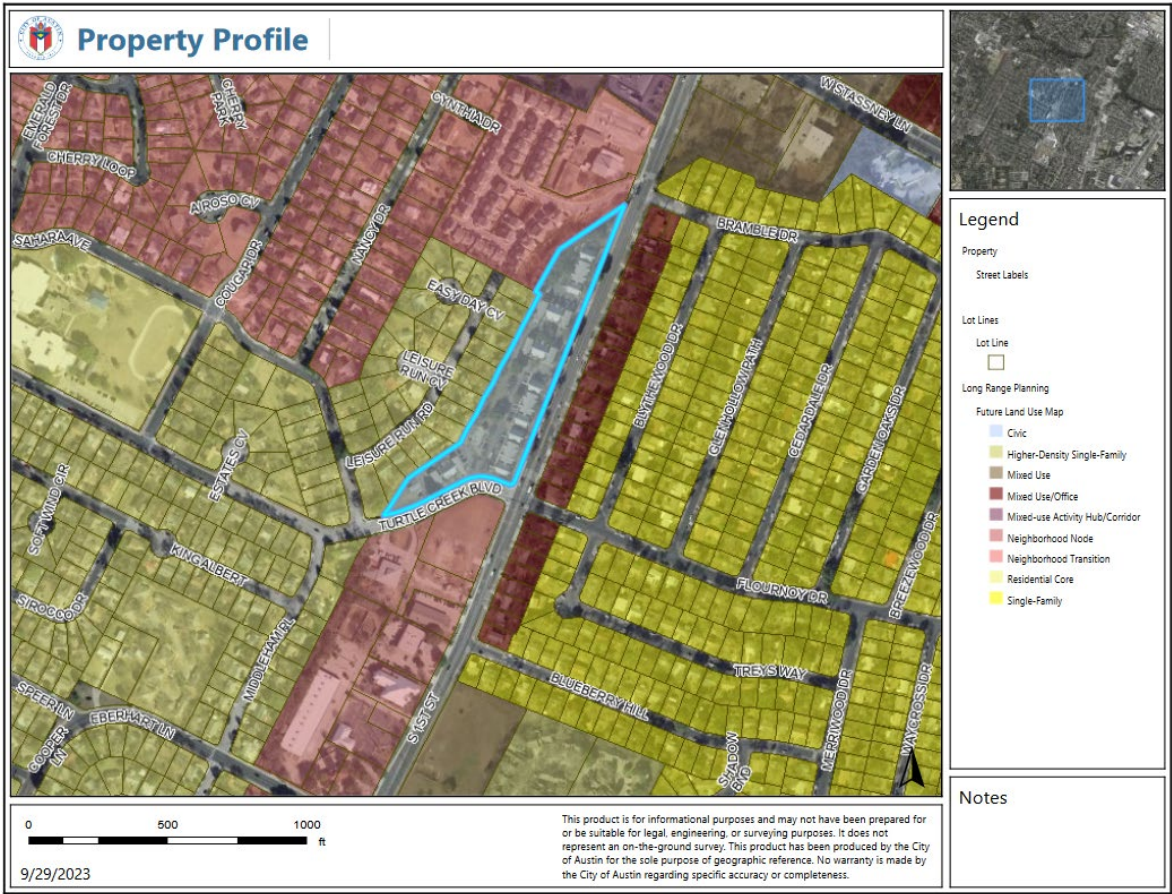
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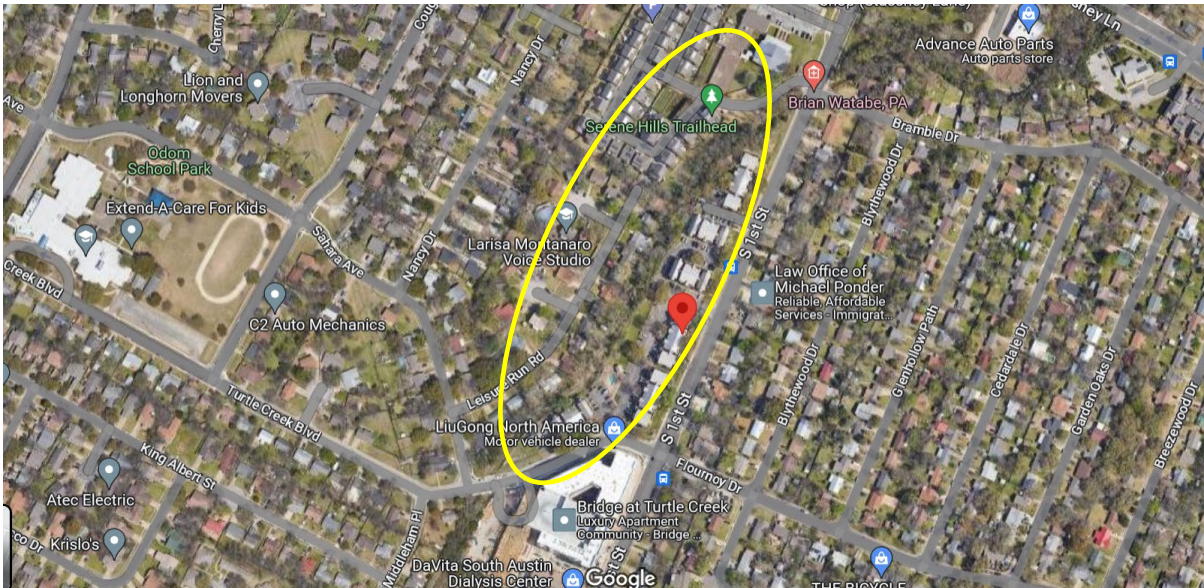
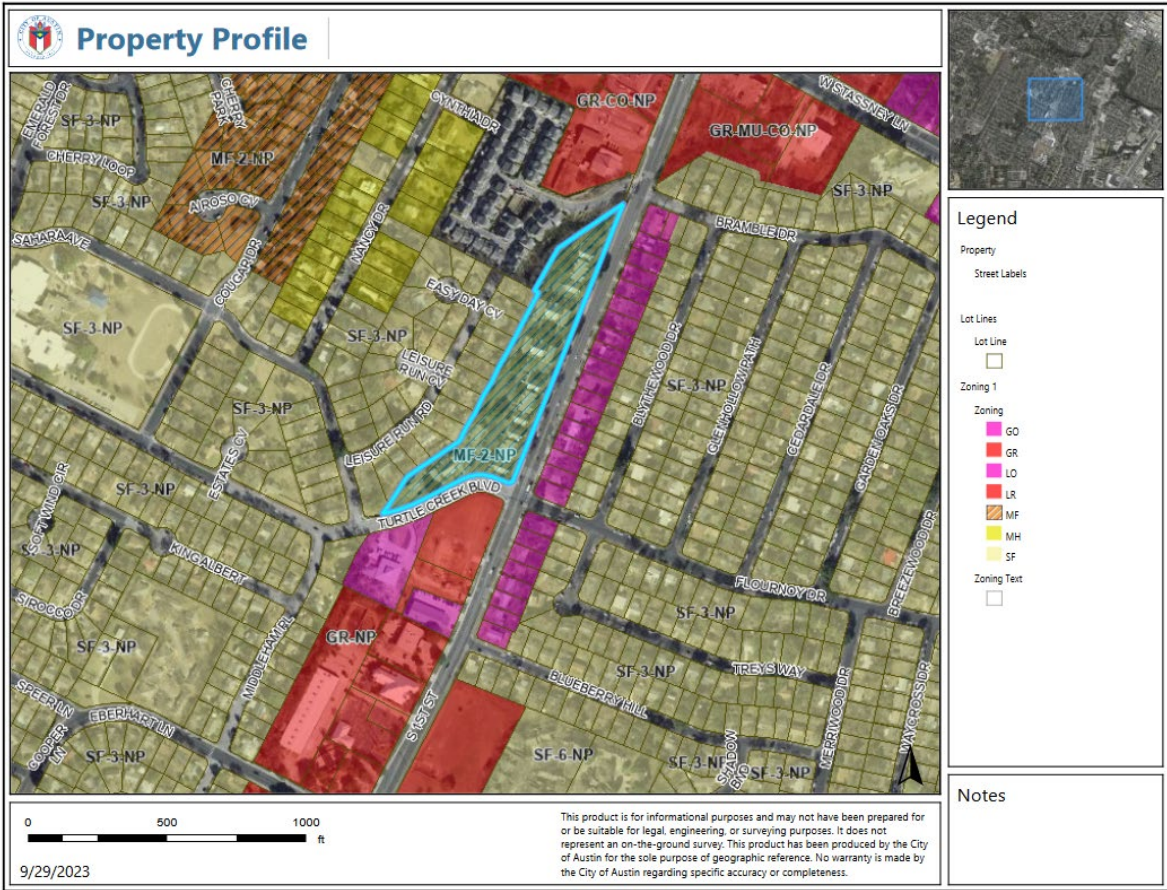
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Created: 4/7/2023







**David Hartman's Presentation at the July 19, 2023 Virtual
Community Meeting**

714 Turtle Creek Multifamily
C14-2023-0042 and NPA-2023-0030.02

Virtual Community Meeting
July 19, 2023

1

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Project Overview

Approximately 5 acres located at 714 Turtle Creek Blvd. 101 existing multifamily units. Cap Metro Bus route/bus stop at the property. S. 1st Street is Imagine Austin Corridor.

Currently zoned "MF-2-NP."

South Austin Combined (Garrison Park) Neighborhood Plan "Neighborhood Transition" FLUM/Character District.

Adjacent zoning includes SF-3NP, GR-CO-NP, LO-MU-NP, LR-V-NP and GO-V-NP.

Applications:

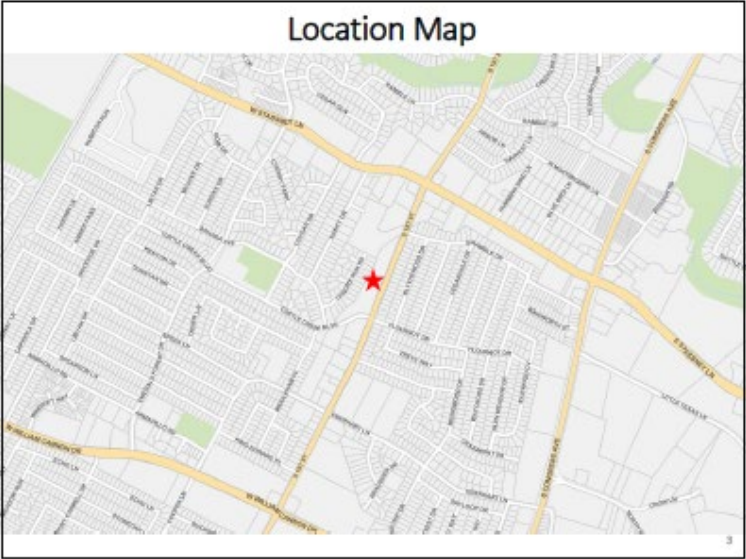
	Current	Proposed
Zoning	MF-2-NP	GR-MU-V-NP
Neighborhood Plan Application	Neighborhood Transition	Mixed-Use Activity Hub/Corridor

Proposed adaptive reuse in-place of existing structures, involving revitalizing only existing 2 bedroom units. No current plans for demolition.

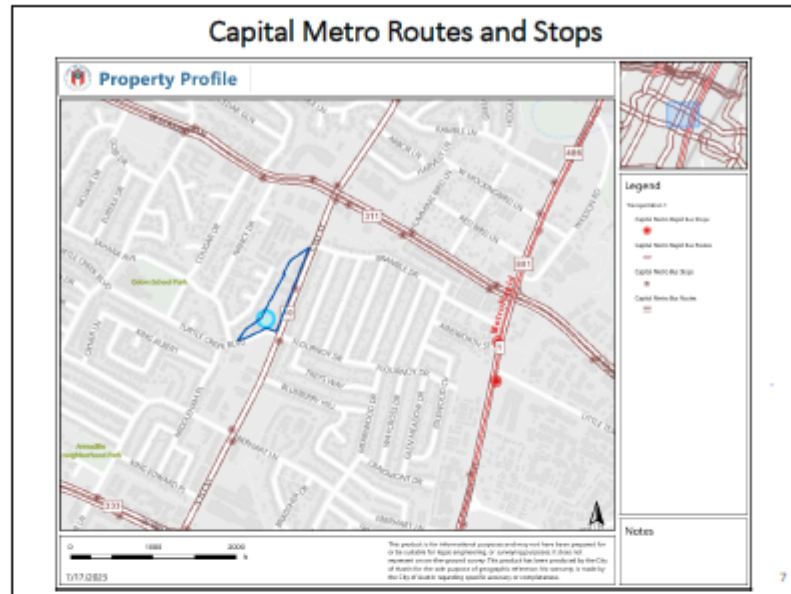
Authorizes conversion of existing 2 bedroom into a studio + 1 bedroom to increase the housing supply in the neighborhood along with lowering the price point.

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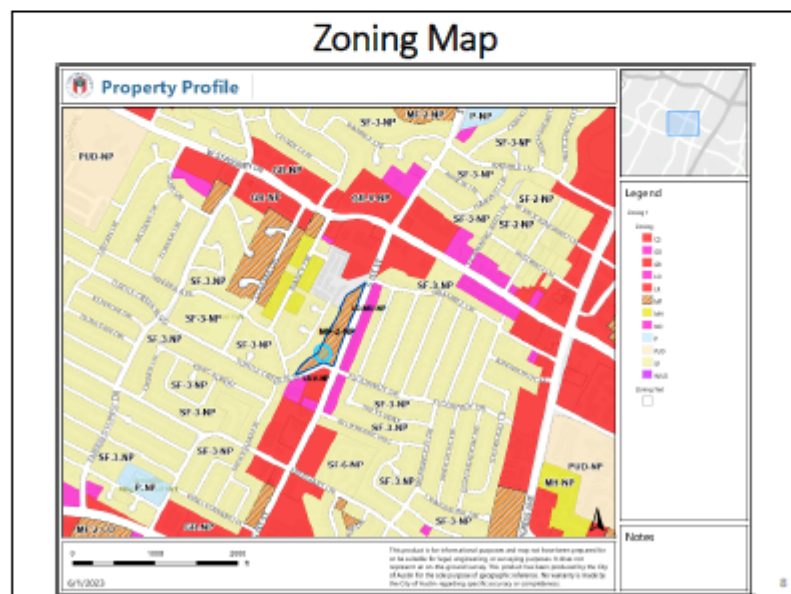
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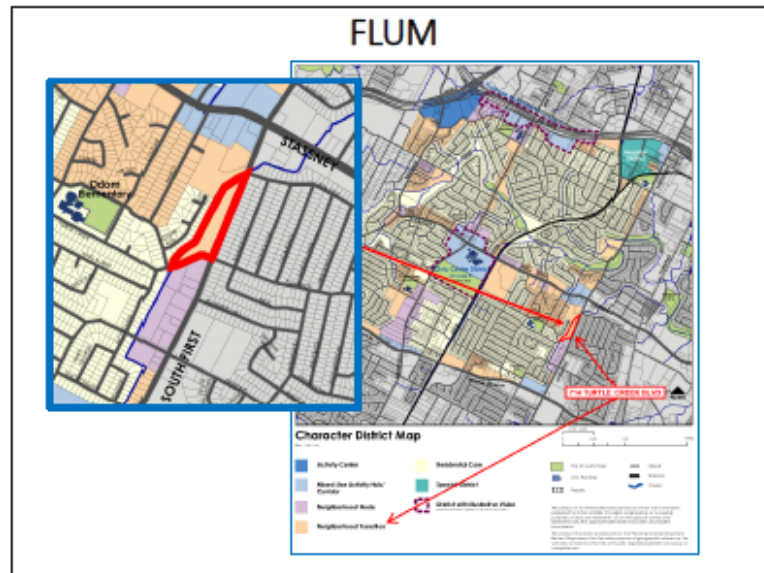
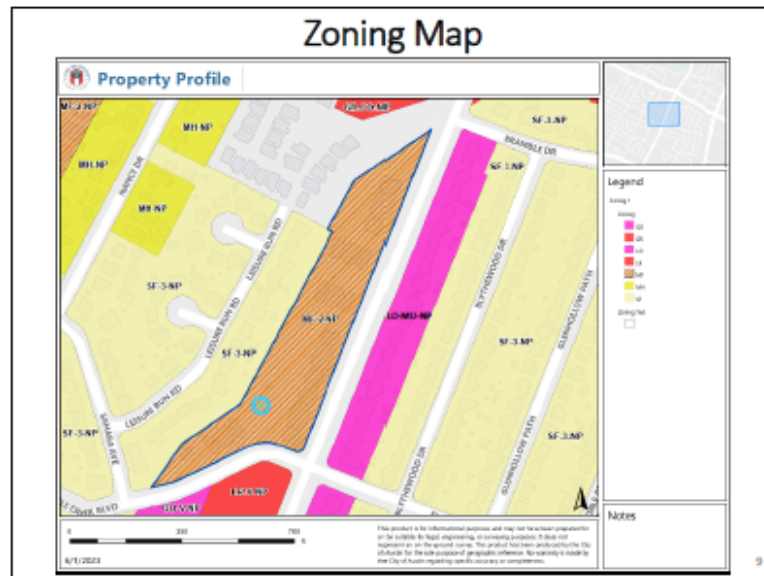


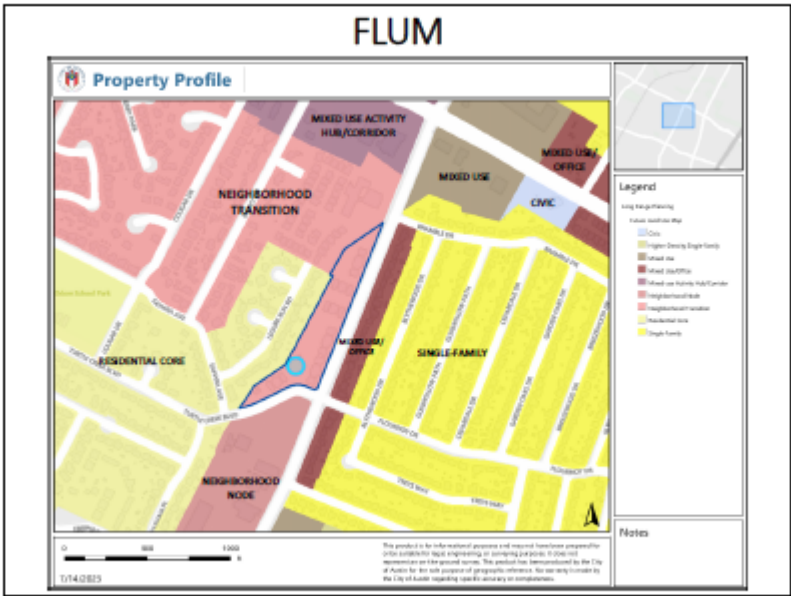


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South Austin Combined Neighborhood Plan

Vision: Create a complete community that is mobile and interconnected; compact, accessible, and affordable; natural and sustainable; healthy, safe, creative and engaged.

Policy HA P1: Work to maintain existing affordable housing stock in the neighborhood.

Policy HA P2: Encourage development of additional affordable housing integrated into the neighborhood.

12

12

Contact Information:

David Hartman

Dubois Bryant & Campbell LLP

303 Colorado St., Ste. 2300

Austin, TX 78701

(512) 685-3409

dhartman@dbcllp.com

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714 Turtle Creek Multifamily
C14-2023-0042 and NPA-2023-0030.02

Virtual Community Meeting
July 19, 2023

14

14

Correspondence Received

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

Maureen Meredith
City of Austin
Street Jones Bldg
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

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.

Case Number: NPA-2022-0030.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: July 20, 2023- City Council

Maresha Garcia ☒ I am in favor
of the subject

Your Name (please print)

1304 Central Park Court 78745

Your address(es) affected by this application

Maresha Garcia 7.4.23
Signature Date

Comments:

The traffic in this
area will be negatively
impacted.

No traffic impact study
has been shared. I
was in a personal area
when the study was
done.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Maureen Meredith
Street Jones Bldg.
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2023-0030.02
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: Aug 08, 2023 - Planning Commission

☐ I am in favor
☒ I object

SILVESTER DCATO
Your Name (please print)

6003 LEISURE RUN 78745
Your address(es) affected by this application

Maureen Meredith 8/1/2023
Signature Date

Comments:

