

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: E. MLK Combined (MLK-183)

CASE#: NPA-2023-0015.02

DATE FILED: July 24, 2023

PROJECT NAME: Delano Street Residential

PC DATE: December 12, 2023

ADDRESS/ES: 1331 Delano Street

DISTRICT AREA: 1

SITE AREA: 2.92 acres

OWNER/APPLICANT: 5600 Jackie Robinson Investments, LP

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

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: C14-2023-0108

From: SF-3-NP

To: SF-6-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 7, 2002

CITY COUNCIL DATE: TBD

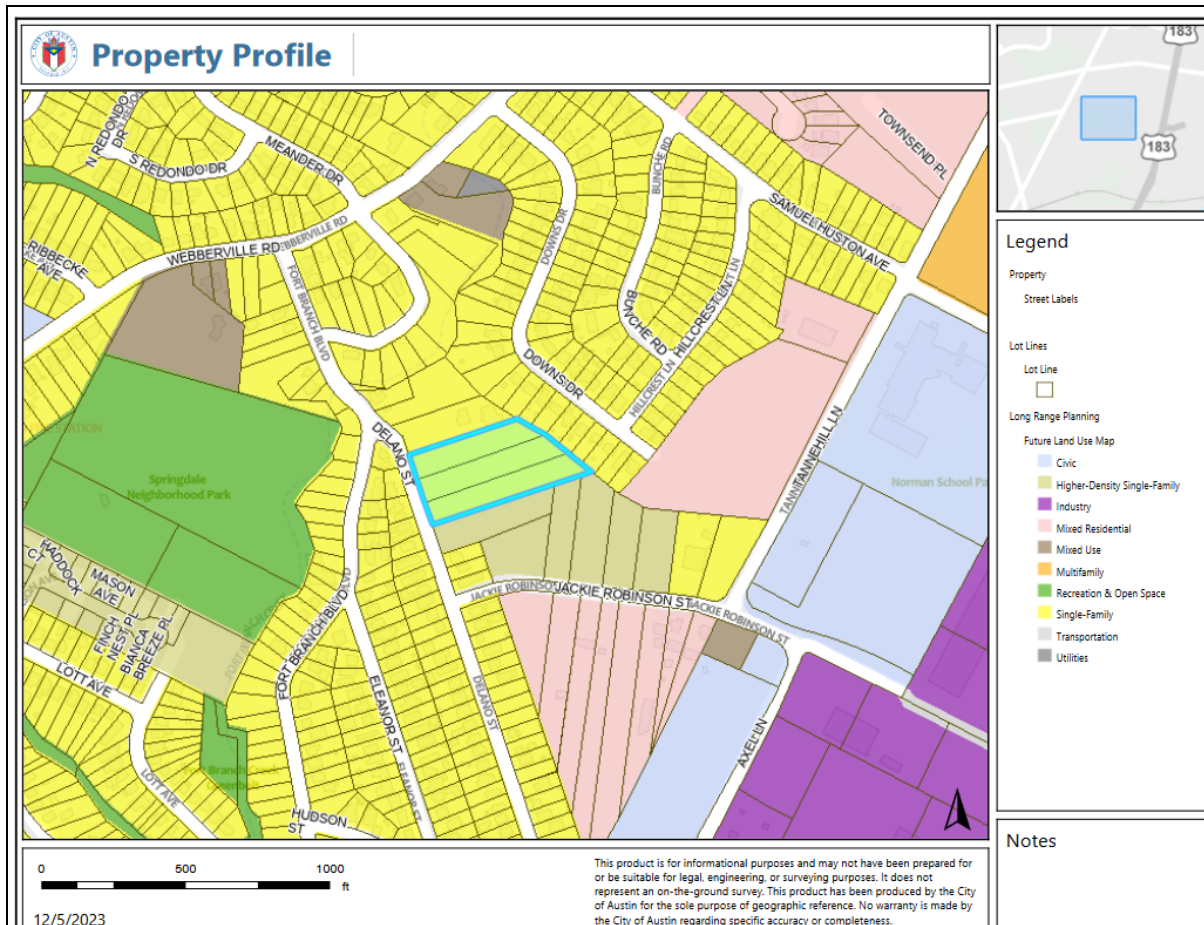
ACTION:

PLANNING COMMISSION RECOMMENDATION:

December 12, 2023 - (action pending)

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

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for Higher Density Single Family because there is Higher Density Single Family land use directly to the east, which will included in the development of subject tracts. The proposed single family development will provide additional housing choices for the planning area and the city.



Below are sections from the E. MLK Combined Neighborhood Plan staff believe supports the applicant's 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.

Objective 1.3: Establish an ongoing system for providing information on housing rehabilitation and home ownership resources to residents and property owners.

Goal 2 - Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

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

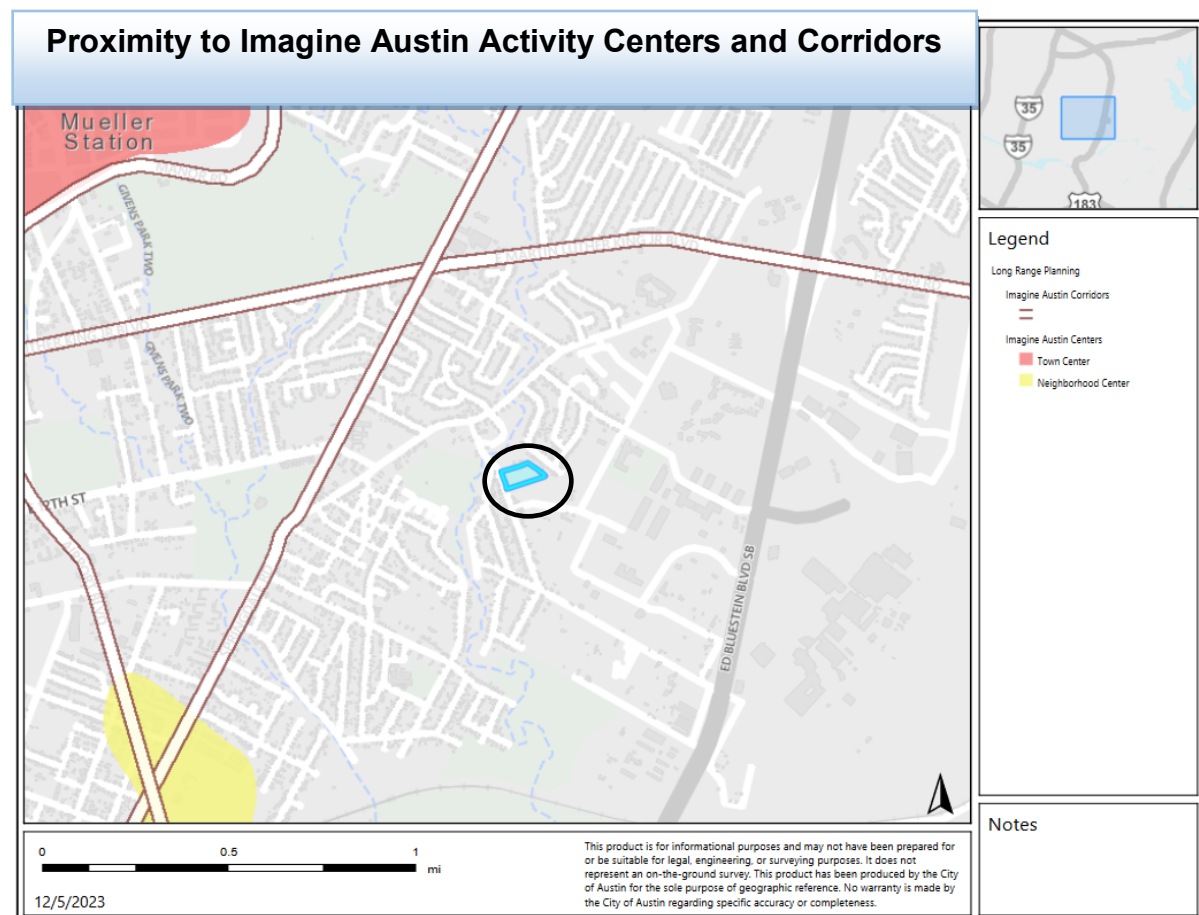
1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

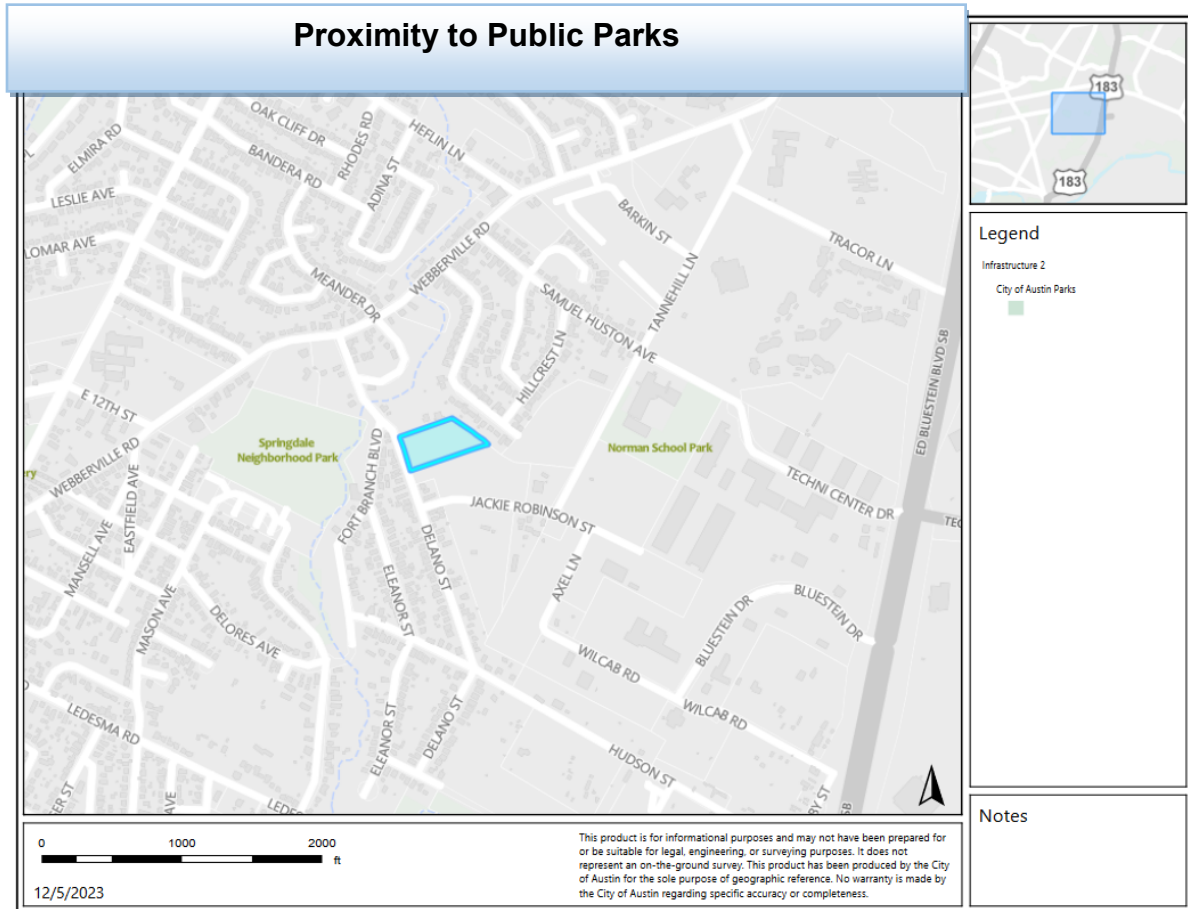
Application

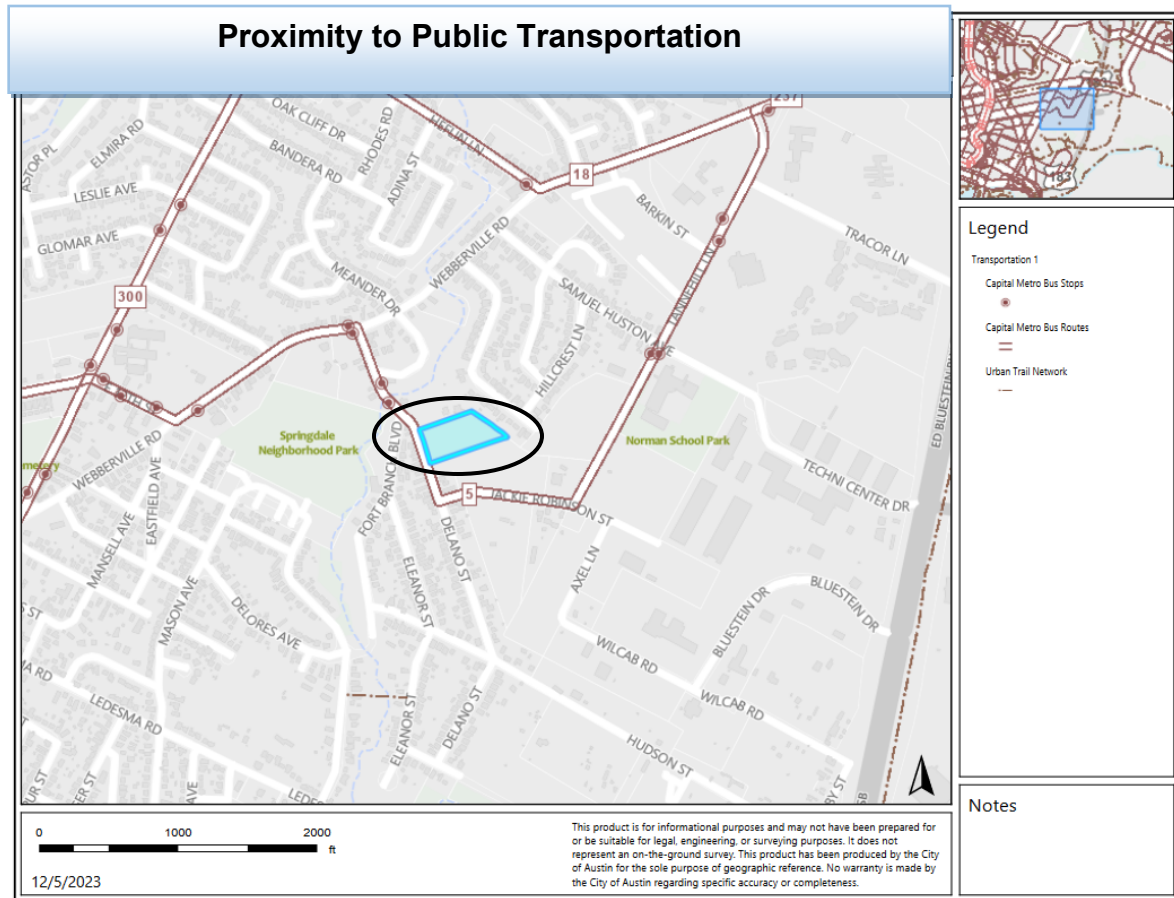
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.
3. Applied to existing or proposed mobile home parks.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
	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"> • Approx. 0.5 miles from Springdale Road, 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"> • Public transit on Delano Road (See map below)
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. <ul style="list-style-type: none"> • Limited commercial services along Springdale Road
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.5 miles from Springdale 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.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
5	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	

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 July 24, 2023.

The applicant proposes to change the land use on the future land use map (FLUM) from Single Family to Higher Density Single Family for a single family residential development.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence District) to SF-6-NP (Townhouse and Condominium Residence district – Neighborhood Plan). For more information on the proposed zoning, see case report C14-2023-0108.

PUBLIC MEETINGS: The ordinance-required community meeting was held on October 16, 2023. Approximately 224 meeting notices were mailed to people with utility accounts or own property within 500 feet of the subject tracts. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Two city staff members attended the meeting, Maureen Meredith and Mark Walters. Victoria Haase from Thrower Design, LLC, the applicant's agent, attended and no one from the neighborhood attended.

Below are highlights from Victoria Haase's presentation:

- The property is currently zoned SF-3-NP and we are requesting SF-6-NP.
- With and ADU, the SF-3-NP zoning could have up to 15 units per acres and with the SF-6-NP about 12.5 units per acre.
- The SF-6-NP zoning is better for us to respond to environmental features. There is a creek that runs through the property.
- SF-6-NP does not require the subdivision process so it reduces the development costs so the units cost less.
- There is a site plan under review the property directly to the east. This property will be included in the site plan.

Applicant Summary Letter from Application

July 21, 2023

Ms. Lauren Middleton-Pratt
Director, Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Neighborhood Plan (FLUM) Amendment – 1323, 1327, 1331 Delano Street; Delano Residential

Dear Ms. Middleton-Pratt:

On behalf of the Owner(s) of the property referenced above, we respectfully submit the enclosed package including a Neighborhood Plan Amendment application. The subject lands are un-platted lots that total approximately 3.0 acres. The lands are located within Council District 1, represented by Natasha Harper-Madison and are in the "MLK-183" planning area of the East MLK Combined Neighborhood Plan.

The lots have "Single Family" Future Land Use designations and are zoned "SF-3-NP". The request is to amend the FLUM to *Higher-Density Single Family* FLUM designation and to rezone from SF-3-NP to SF-6-NP to allow for infill residential development that is compatible with existing residential uses and will provide necessary flexibility to work with and around the critical environmental features on the site, including a spring, wetlands, and several protected trees, some of which achieve "Heritage" designation. Further, Delano Street hosts Capitol Metro's Route 5 – Woodrow/East 12th Street bus line, thereby creating easy access to transit options for a greater number of residents.

Allowing this site to develop under the provisions of SF-6 versus SF-3 is an opportunity for development that helps to achieve the City's sustainability goals. Infill development at this location will take pressure off of sprawling development and can only cause for improvements and upgrades to current and aging infrastructure, all the while, keeping and respecting environmental features that make Austin a desirable place to live.

We respectfully request support for the requests made. Please contact our office should you have need for additional information. Thank you for your time and attention to this application.

P.O. BOX 41957, AUSTIN, TEXAS 78704

Kind regards,

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

Victoria Haase

cc: Jol Harden, Housing & Planning Department (via electronic delivery)

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

(No letter as of December 5, 2023)

.....

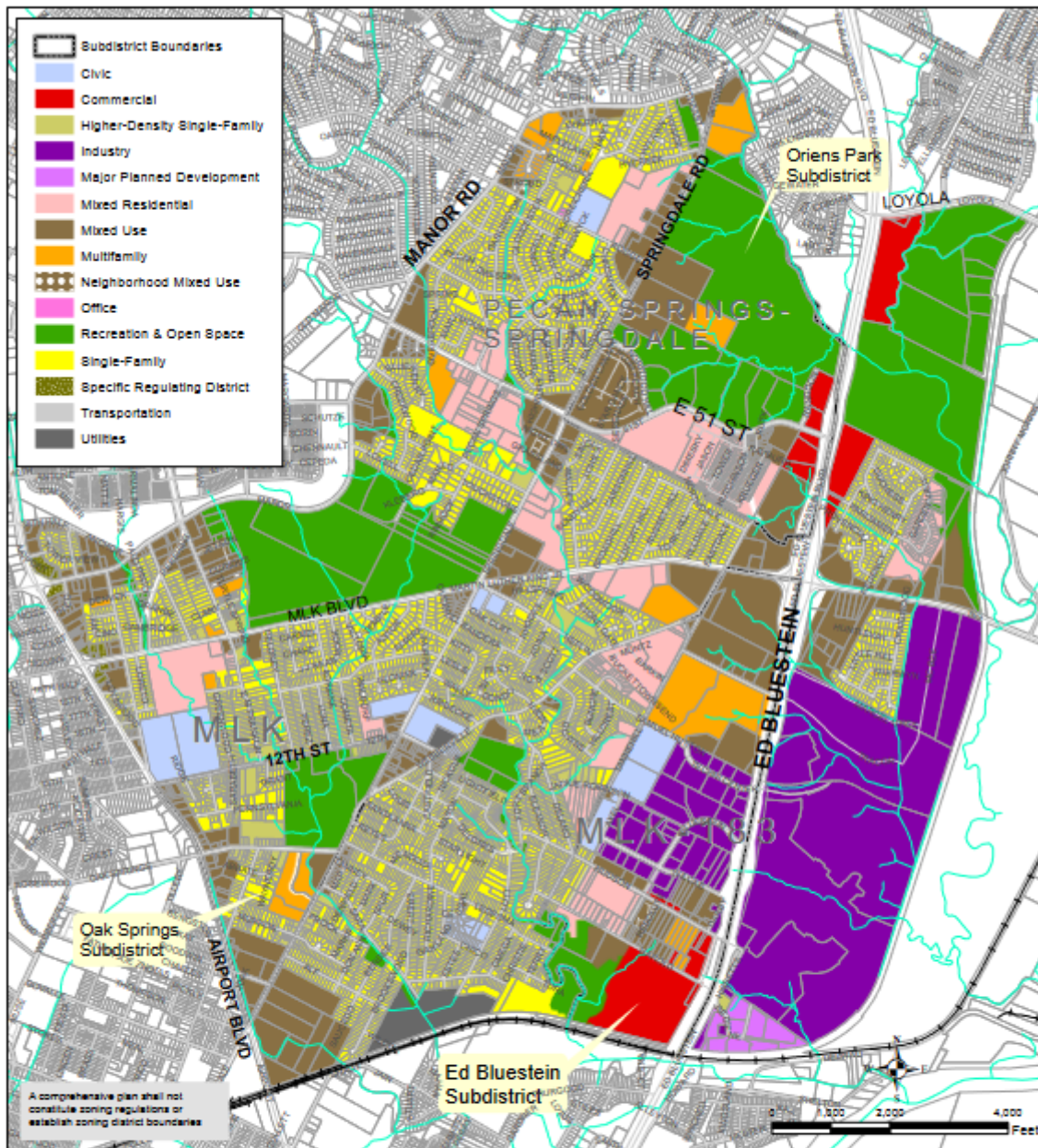
From: Meredith, Maureen
Sent: Wednesday, November 29, 2023 4:55 PM
Cc: Victoria <Victoria@RonThrower.com>; Tomko, Jonathan
<Jonathan.Tomko@austintexas.gov>
Subject: E MLK NPCT Rec?: NPA-2023-0015.02_1331 Delano St
Importance: High

Dear E MLK Combined NPCT:

Cases **NPA-2023-0015.02** and **C14-2023-0108_1331 Delano Street** are scheduled for the December 12, 2023 Planning Commission hearing. If your NPCT would like to submit a letter of recommendation to be included in staff reports, please email it to me and Jonathan (the zoning planner) **no later than Tuesday, December 5, 2023 by 4:30 pm** which is when our staff reports are due. If we get the letter after this date and time, we will submit it as late material.

Thanks.

Maureen



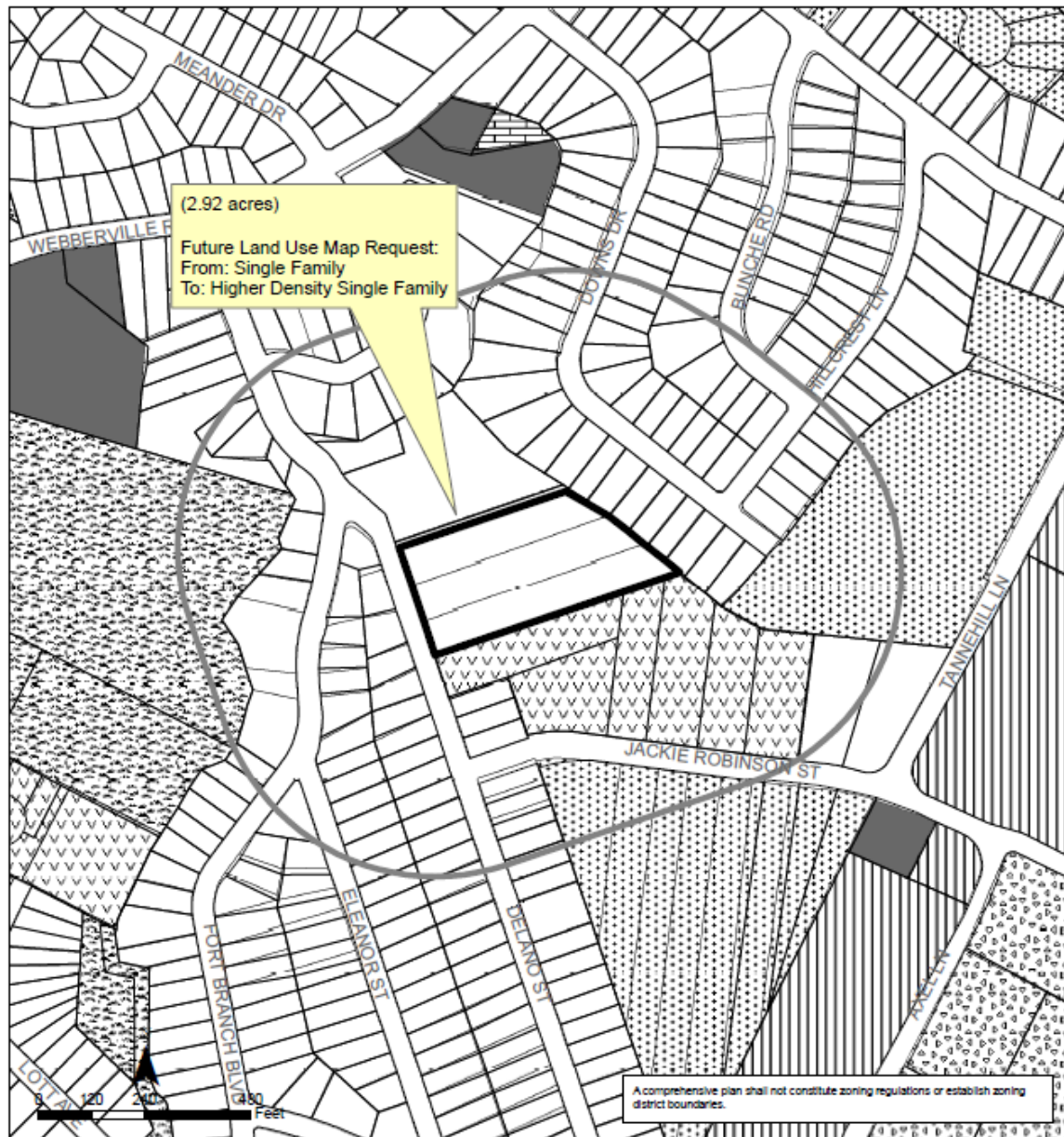
East MLK Combined Neighborhood Planning Area Future Land Use Map

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: 8/30/2023



East MLK Combined Neighborhood Planning Area NPA-2023-0015.02

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.

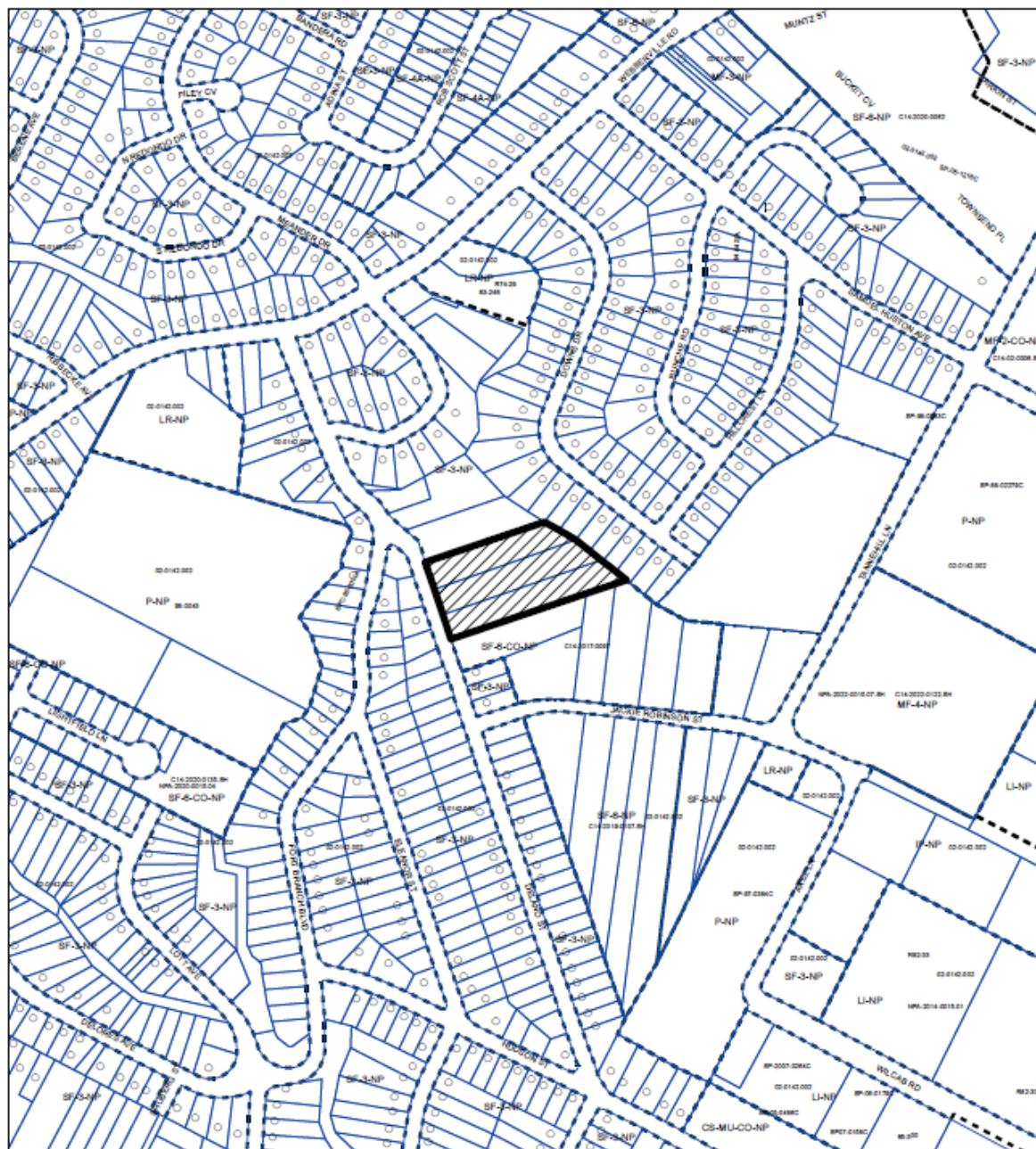
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.






City of Austin
Housing and Planning Department
Created on 8/1/2023, by: meekss

Future Land Use

	Subject Tract		Mixed Residential
	500 ft. notif. boundary		Mixed Use
	Civic		Recreation & Open Space
	Higher-Density Single-Family		Single-Family
	Industry		Utilities



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

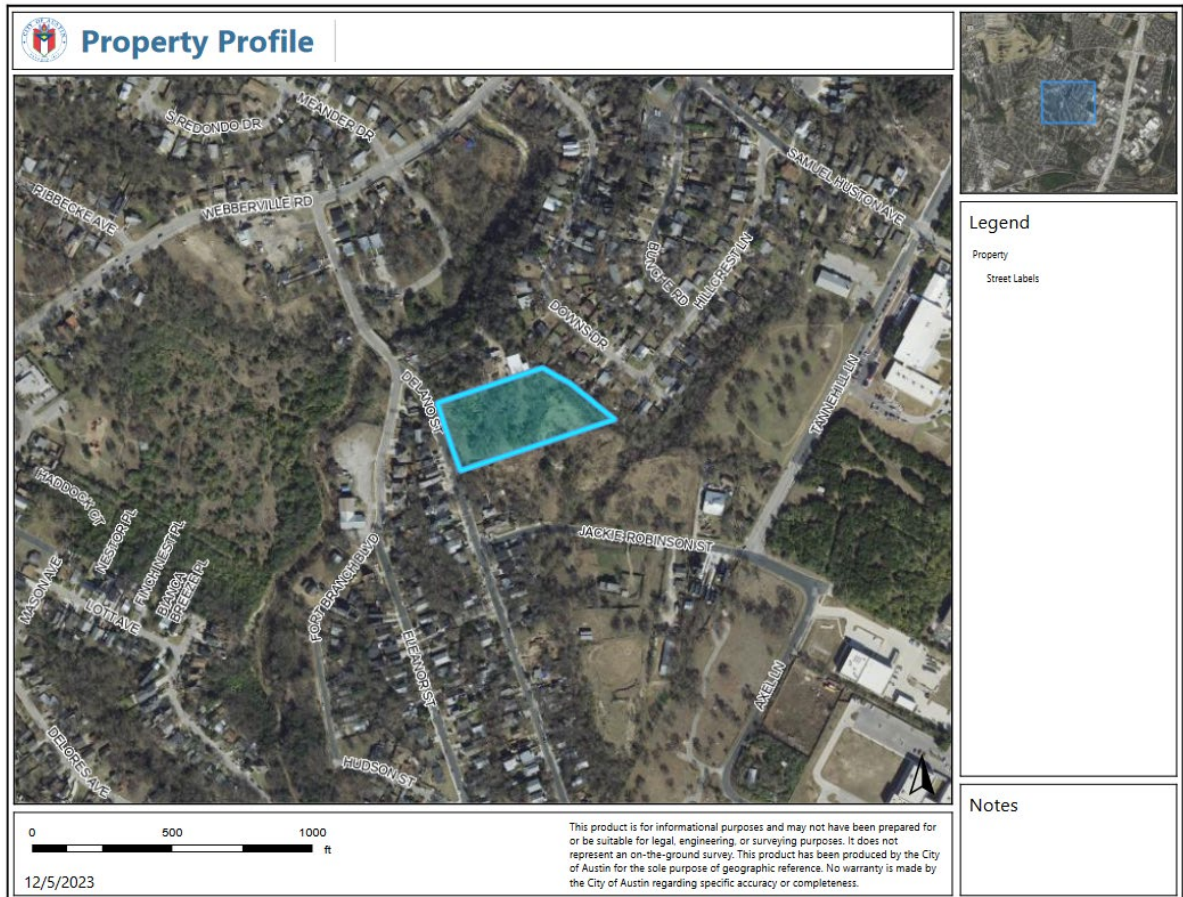
ZONING CASE#: C14-2023-0108

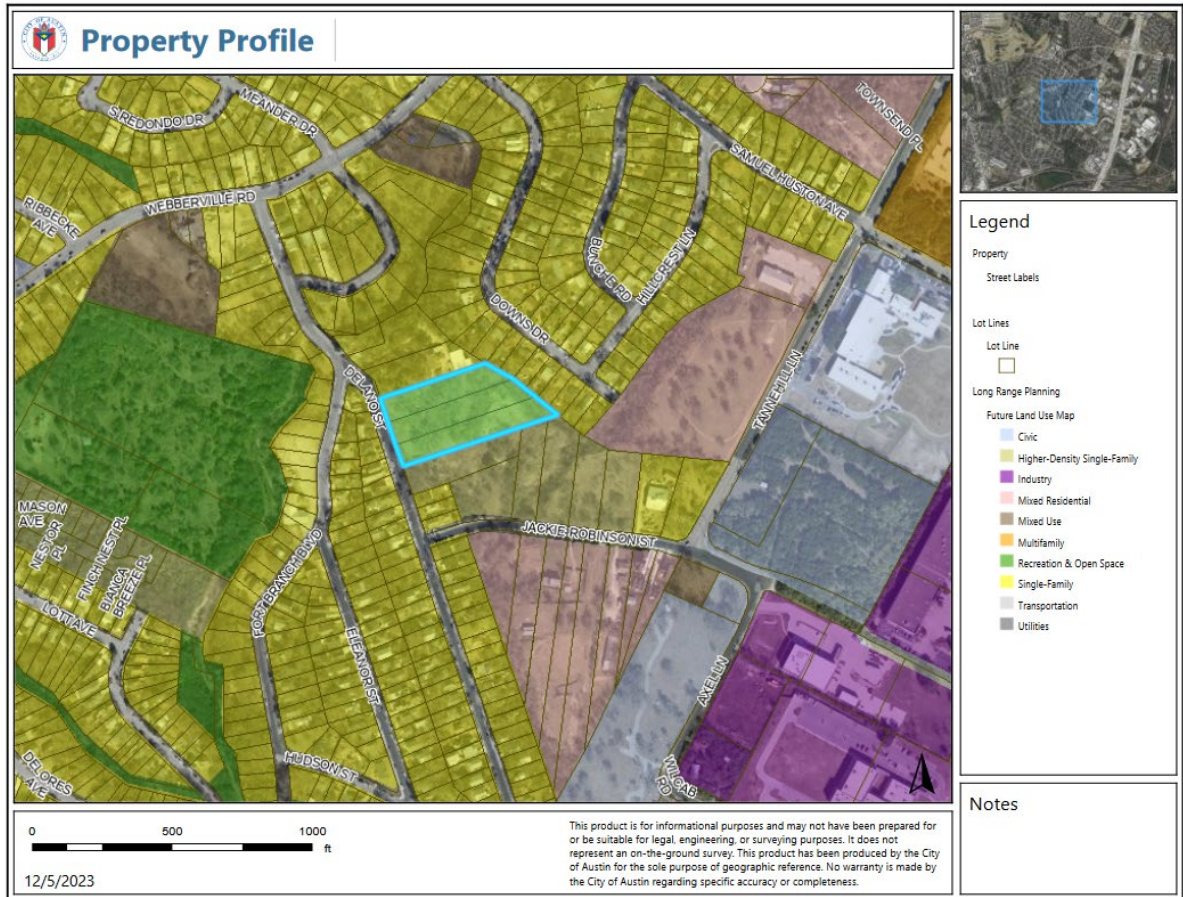
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

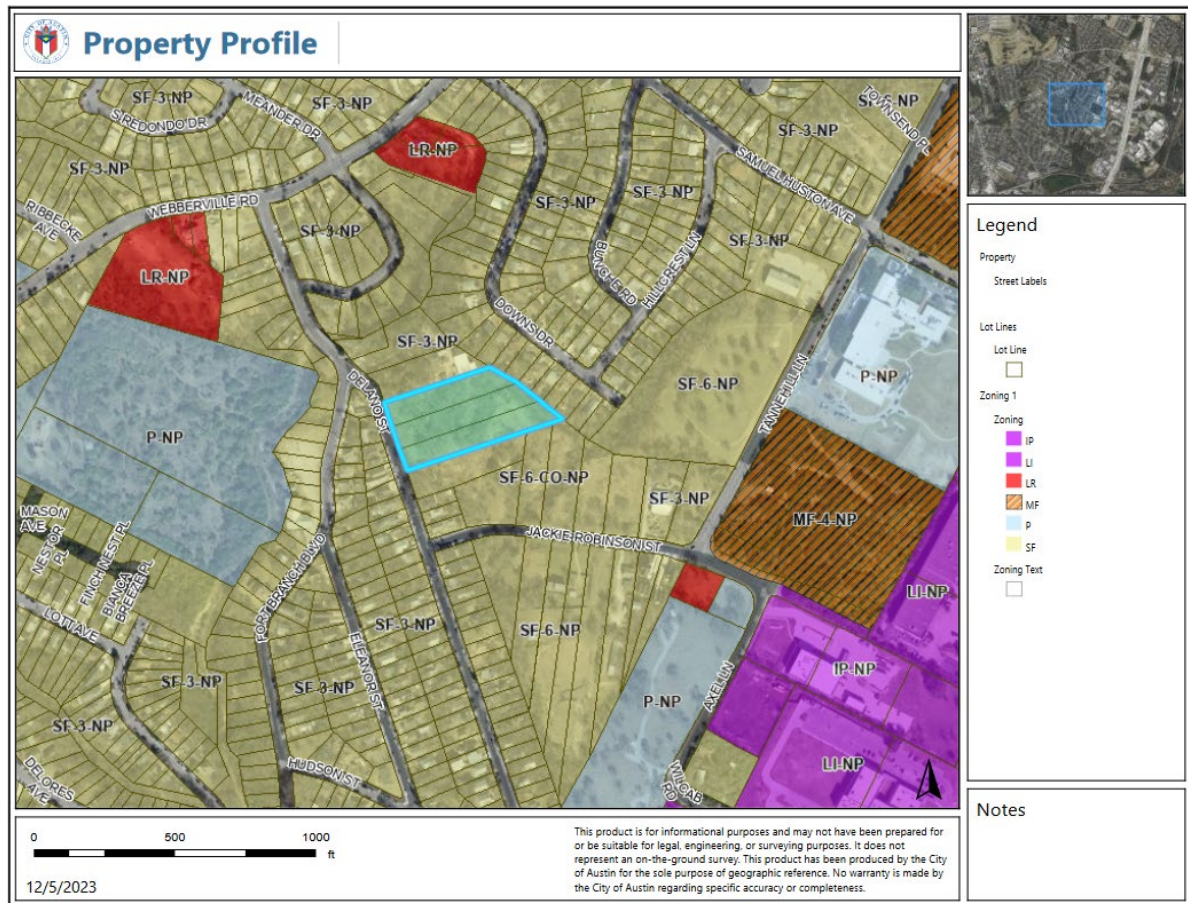
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



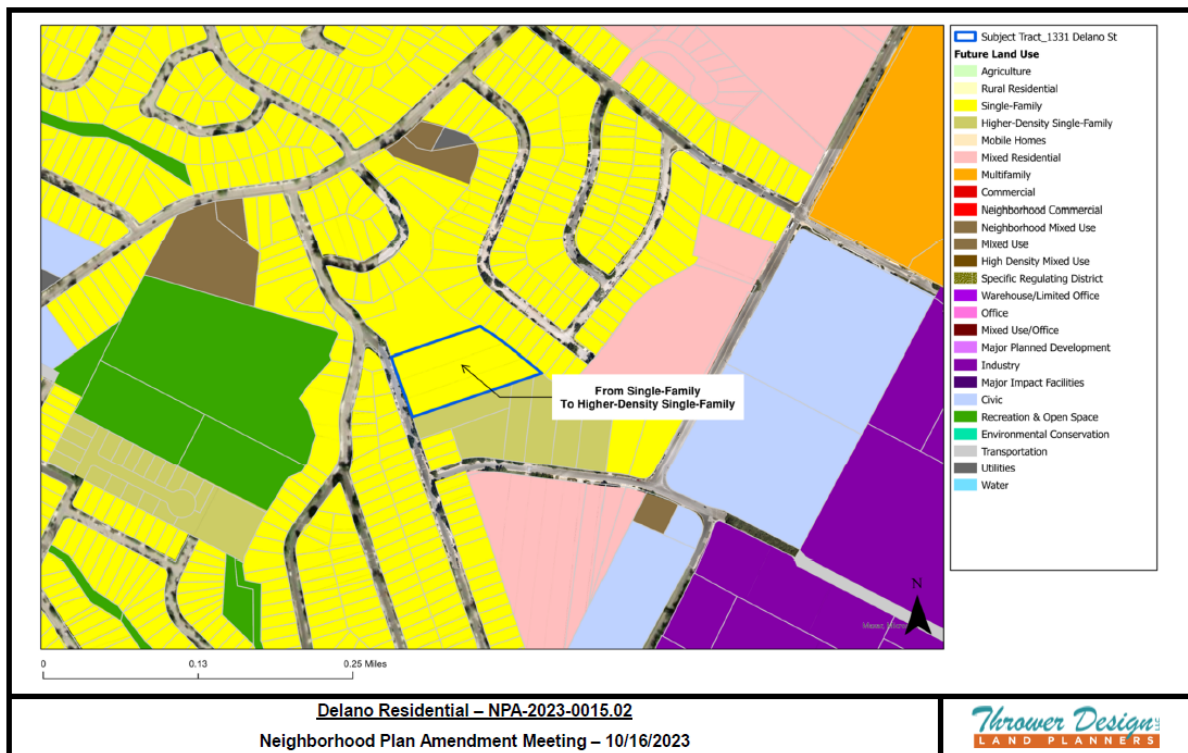
Created: 9/19/2023

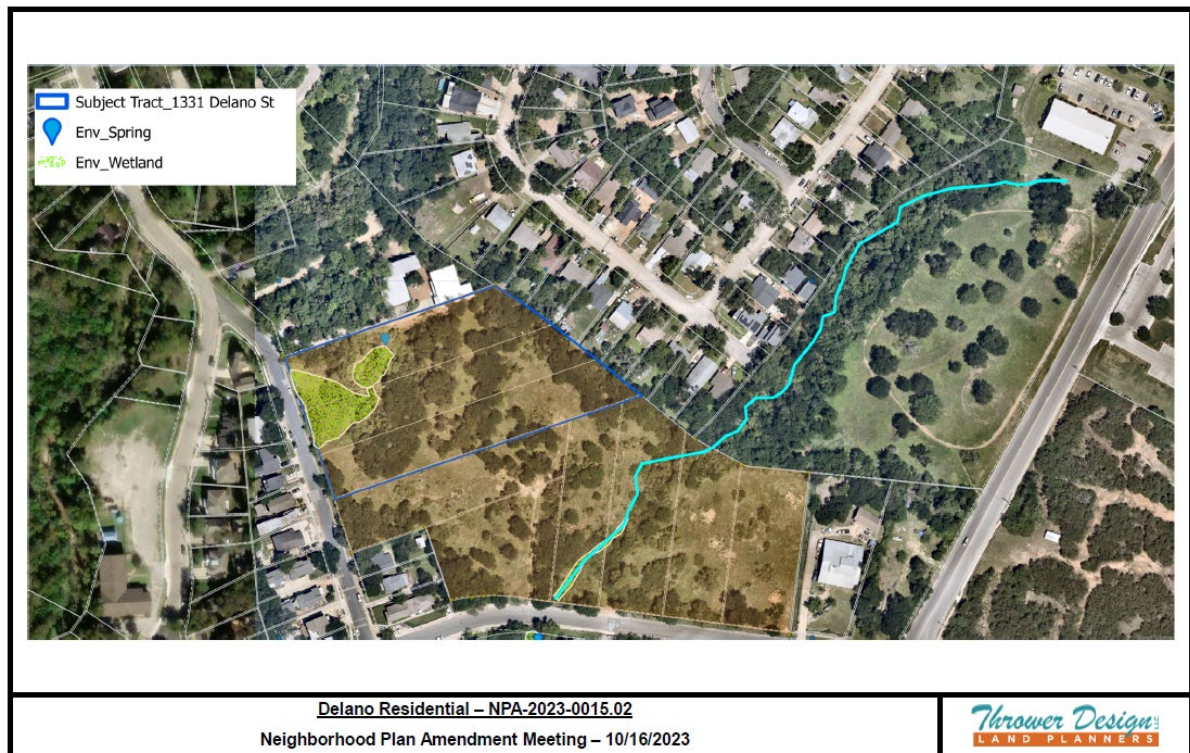






**Victoria Haase's Presentation at the October 16, 2023
Virtual Community Meeting**





Benefits of development of SF-6

- Site layout that better responds to environmental features
- Greater tree protections (8in vs 19in)
- Maintains single-family character
- Does not require a subdivision process, therefore units cost less

Density allowances:

SF-3 = 15 dwelling units per acre

SF-6 = 12.5 dwelling units per acre

Correspondence Received

(No correspondence received)