

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** University Hills/Windsor Park Combined

**CASE#:** NPA-2023-0023.01

**DATE FILED:** June 5, 2023

**PROJECT NAME:** Sheridan

**PC DATE:** November 28, 2023

October 10, 2023

September 12, 2023

**ADDRESS/ES:** 6103 Sheridan Ave

**DISTRICT AREA:** 4

**SITE AREA:** 0.1866 acres

**OWNER/APPLICANT:** Leslie Elliott

**AGENT:** Leslie Elliott

**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:** Commercial

**Base District Zoning Change**

**Related Zoning Case:** C14-2023-0035

**From:** SF-3-NP

**To:** LR-MU-CO-NP (as amended)

**NEIGHBORHOOD PLAN ADOPTION DATE:** May 29, 2008

**CITY COUNCIL DATE:** TBD

**ACTION:**

**PLANNING COMMISSION RECOMMENDATION:**

**January 23, 2024** – (action pending)

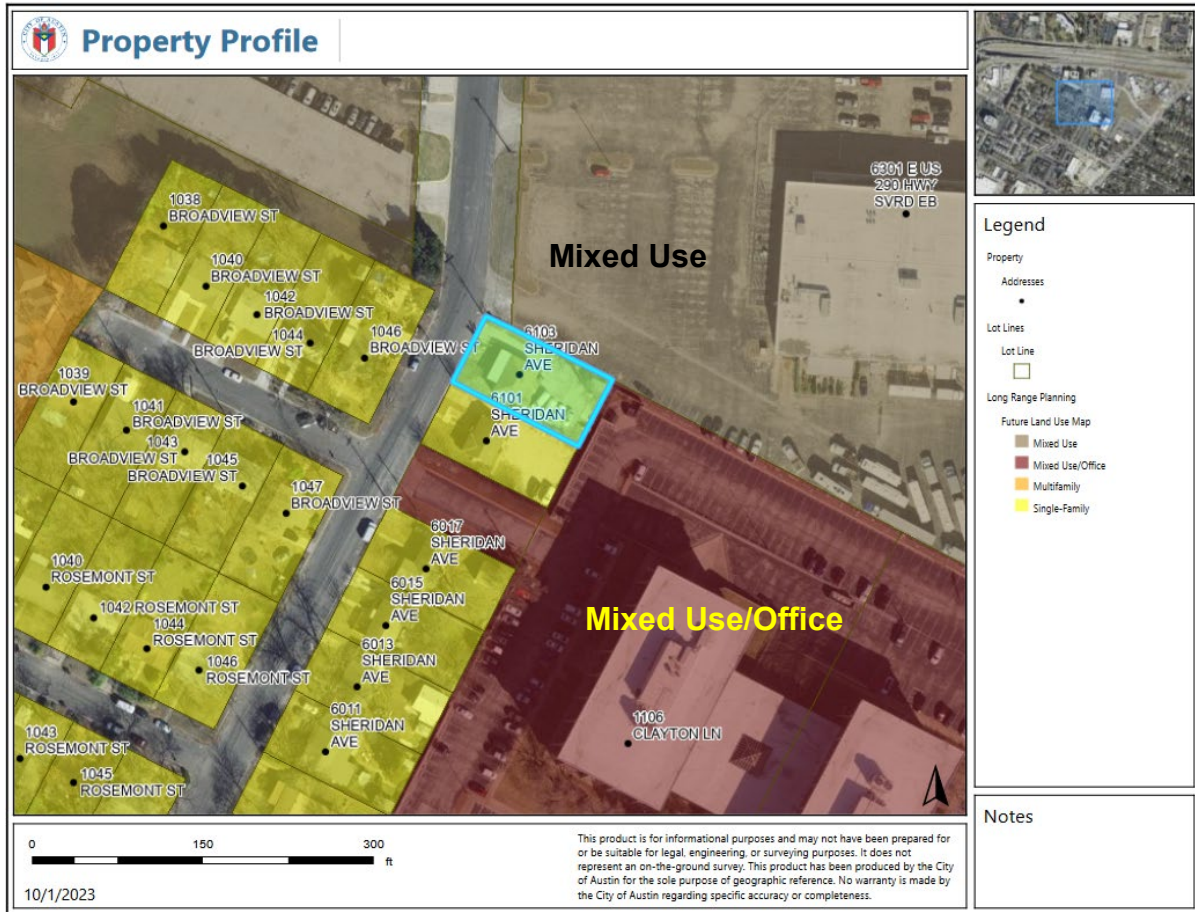
**November 28, 2023** – Approved for the applicant's request for a postponement to January 23, 2023 on the consent agenda. [A. Azhar – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 10-0 [C. Hempel and A. Woods absent].

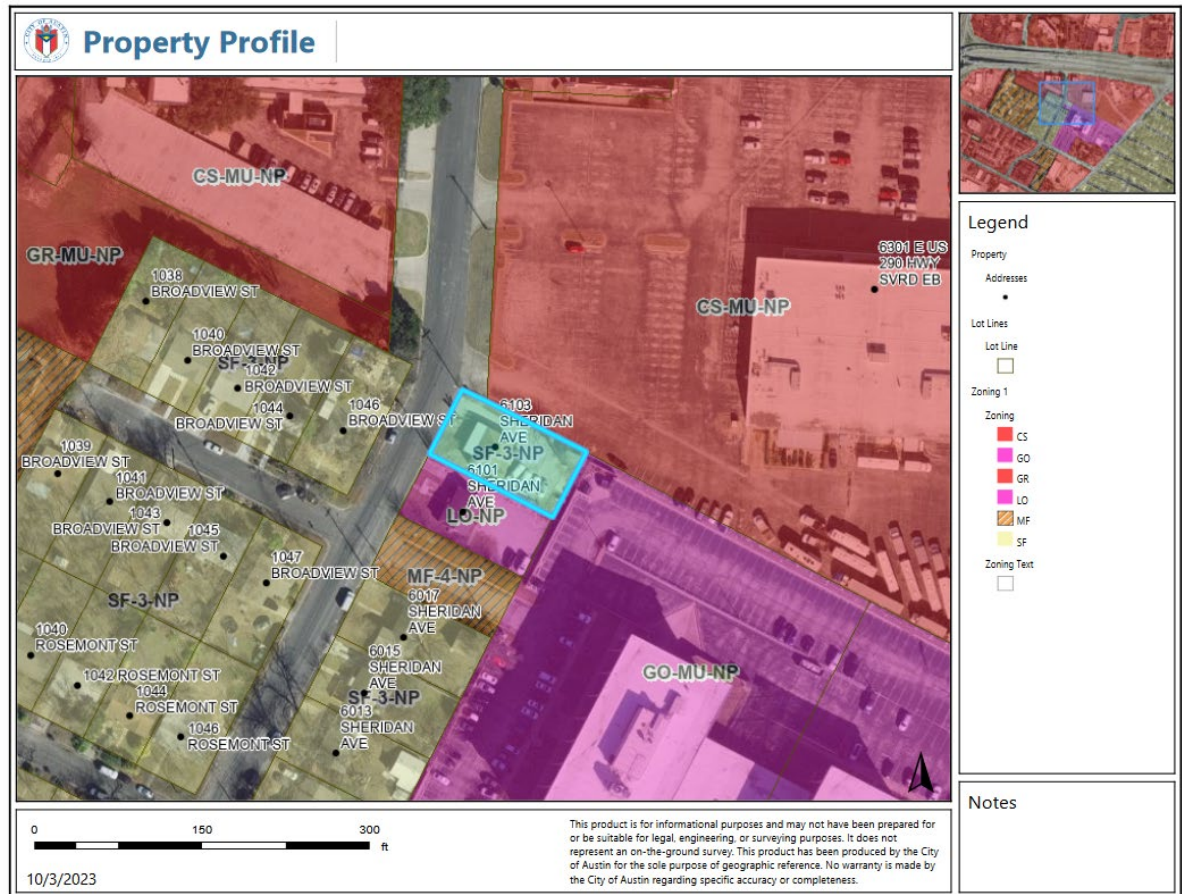
**October 10, 2023** - Postponed to November 28, 2023 on the consent agenda at the request of the applicant. [A. Azhar – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 11-0 [A. Phillips and G. Cox absent].

**September 12, 2023**- Postponed to October 10, 2023 on the consent agenda at the request of staff. [C. Hempel – 1<sup>st</sup>; A. Azhar – 2<sup>nd</sup>] Vote: 12-0 [A. Phillips off the dais pending completion of membership requirements].

**STAFF RECOMMENDATION:** To support an alternate land use of Mixed Use land use.

**BASIS FOR STAFF'S RECOMMENDATION:** To the north of the property are commercial and office buildings with Mixed Use land use. To the east of the subject property is an office building with Mixed Use/Office land use. Transitioning the land use to Mixed Use on this property is appropriate given the property's location between three commercial tracts. The property to the south at 6101 Sheridan Ave is zoned LO-NP although it has Single Family land use on the future land use map. See maps below.





## LAND USE

Objective: Preserve the single-family residential homes on Rosemont, Sheridan, and Broadview Streets

– They provide affordable housing and are nearby many services.

Recommendation:

- Maintain the existing residential zoning on these properties.

## ECONOMIC DEVELOPMENT

This section includes objectives and recommendations that support the following



UHWP Neighborhood Plan goal:

- Attract needed vendors and service providers into the planning area through support for local businesses, and encourage revitalization/redevelopment of neighborhood shopping areas

Objective: Attract desired businesses and service providers into the planning area.

Recommendations:

- Create an inventory and directory of all existing area businesses located in the area.
- Define desirable uses for specific areas within UHWP, quality retail, coffee shops, cafes, more restaurants, a movie theater and businesses that cater to daily needs

## **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***

**Commercial** -Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

#### **Purpose**

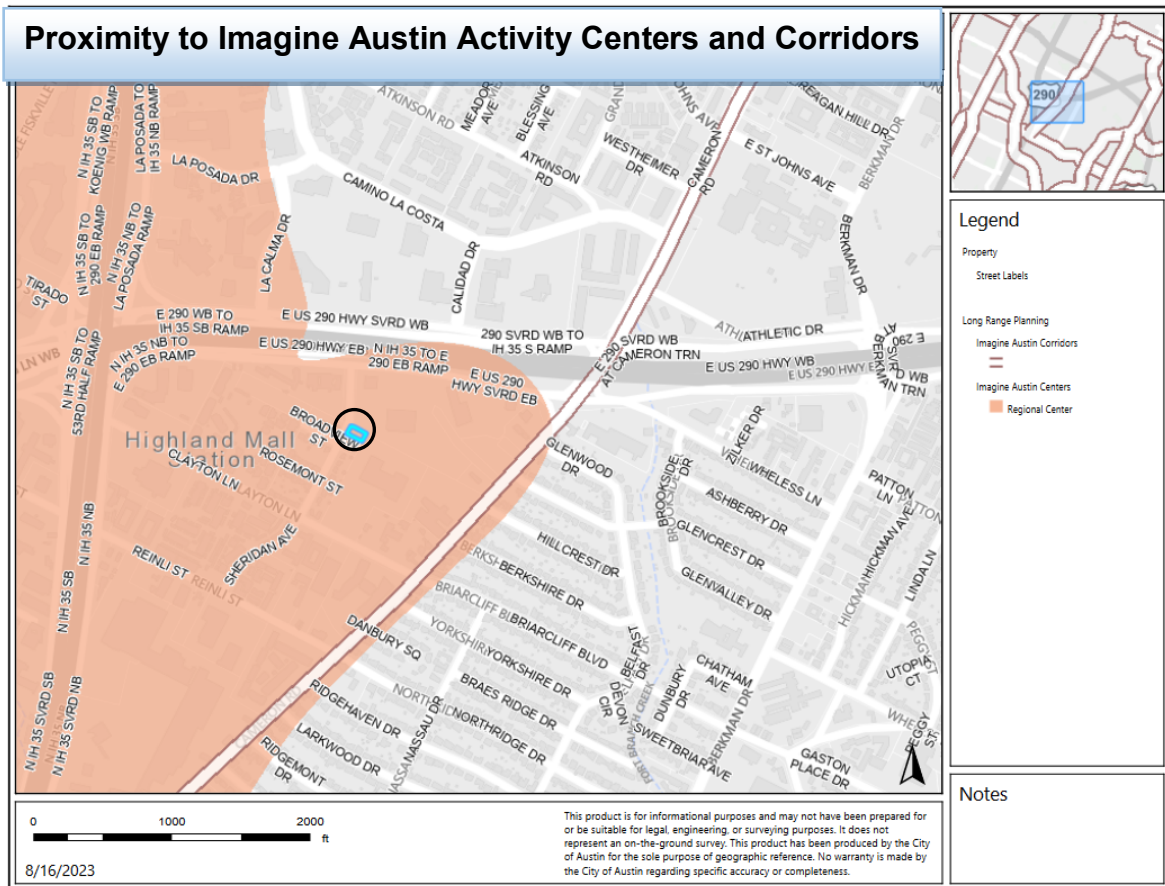
1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

### Application

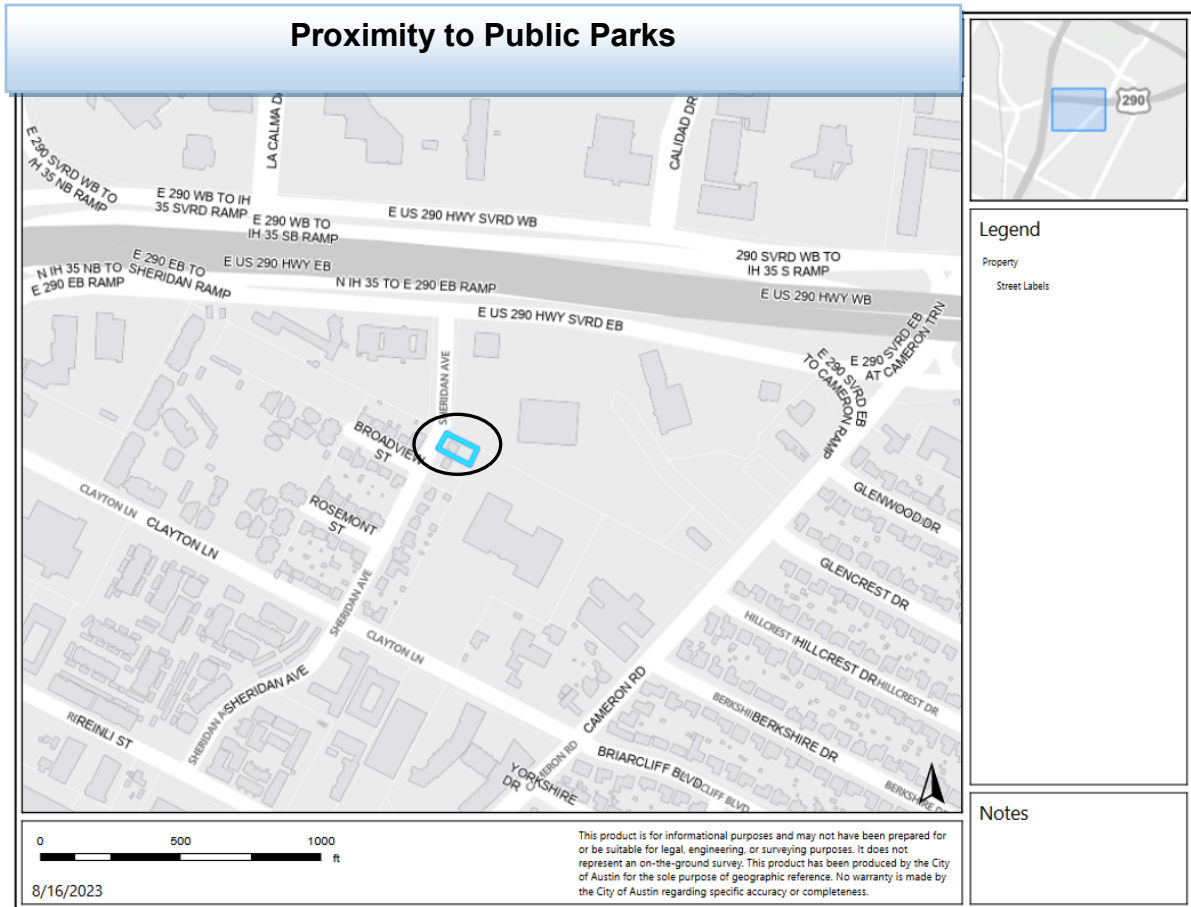
1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

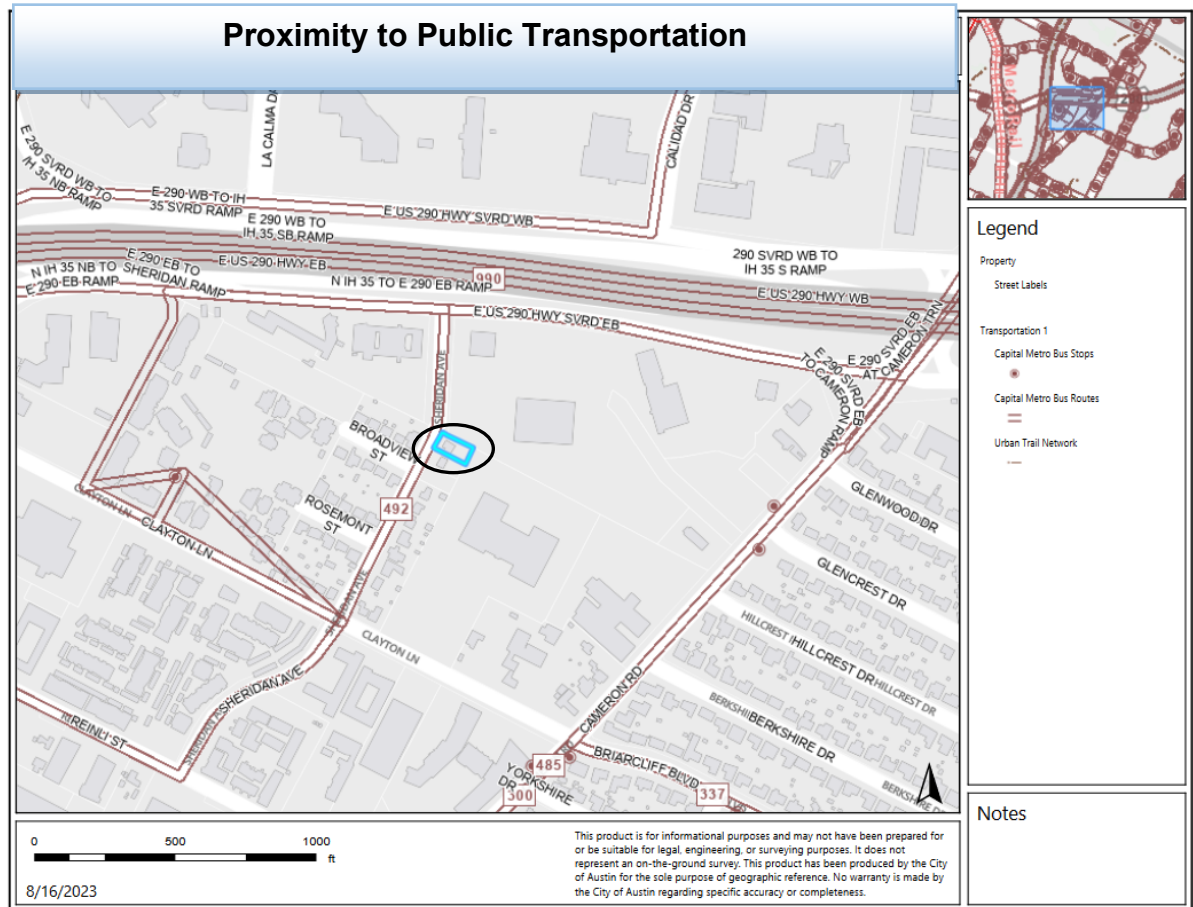
Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Yes	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>• Within the Highland Mall Reginal Center</li> </ul>
Yes	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
	<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. <ul style="list-style-type: none"> <li>• 0.4 miles from Mi Pueblito</li> <li>• 0.6 miles from Target</li> <li>• 0.8 miles from El Rancho Supermercado</li> </ul>
Yes	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• 0.1 miles from TEACH Quest Special Education School</li> <li>• 0.5 miles from Ascent Academy</li> <li>• 1.1 miles from Harris Elementary School</li> </ul>
	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Yes	<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.) <ul style="list-style-type: none"> <li>• 0.1 miles from Family Medicine Austin</li> <li>• 1.0 miles from WellMed at St. John's</li> <li>• 0.8 miles from People's Community Clinic</li> </ul>
	<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. <ul style="list-style-type: none"> <li>• The proposed LR-MU-CO-NP zoning could allow for residential uses.</li> </ul>
Yes	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> <li>• The proposed LR-MU-CO-NP zoning could allow for a mix of commercial and residential uses.</li> </ul>
	<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.
na	<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.
PUD zoning is not proposed	<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 June 5, 2023, which is out-of-cycle for neighborhood plan areas located on the east side of IH-35. The Windsor Park Neighborhood Plan Contact Team allowed the application to be filed out-of-cycle.

The applicant proposes to change the land use on the future land use map (FLUM) from Single Family to Commercial land use.

The applicant proposes to change the zoning on the property from SF-3-NP to LR-MU-NP for commercial/office use. For more information on the zoning request, see case report C14-2023-0035.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on July 27, 2023. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 84 community meeting notices were mailed to people who have utility accounts or own property within 500 feet of the subject property, in addition to neighborhood and environmental groups who requested notification for the area.

Below are highlights from Ricca Keeper's presentation. Her full presentation is at the back of this report.

- Leslie Elliot, the owner/applicant, bought the property for her pool staffing business and was originally told by the Development Services Department that LR-NP would be the zoning she needed. However, it was discovered that the outside storage she needs for her business is not allowed in LR, so she is requesting CS-CO-NP zoning with conditions to prohibit certain uses.
- Leslie wanted a lot inside Austin. There were previous businesses on the property. We want to be good neighbors.
- For LR zoning, we would only be allowed a shed that could be only 10% of the square footage of the primary structure, which would only be 80 sq. ft. which is not enough for her needs.
- The uses highlighted in the list of CS uses are the ones we are requesting to be prohibited.
- We need Construction, Sales and Services use and an office use.
- We want to work with the neighborhood to limit the site development standards to the LR zoning district.

***Q: What is the size of lot?***

A: It's 8, 130 sq. ft.

***Q: Do you plan to expand the structure?***

A: Not really. It's a great space. The previous owner opened up inside, so the space works well for us. We are also renting the lot next door at 6101 Sheridan Ave for office space. We just need a space for the parts and supply area.



## Applicant Summary Letter from Application

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

Page 13 of 16

### Neighborhood Plan Amendment

## SUMMARY LETTER

Seeking a rezone for 6103 Sheridan. Property is currently being used as a commercial office space for the owner's business, the neighbors to the side and back are already zoned commercial. The owner would like for the property to come into compliance with the existing and current use.

Owner would like to change zoning and future land use map

Future land use is single family would like commercial

Current zoning: SF-3-NP, requesting zoning change to GR

**Out-of-Cycle Letter Authorization from  
Neighborhood Plan Contact Team (NPCT)**

**From:** rodneyeahart@

**Sent:** Tuesday, September 13, 2022 10:30 AM

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

**Cc:** Ricca Keepers <>; Denise Jordan <denise@>; Shae Willard <

**Subject:** 6103 Sheridan Avenue

\*\*\* External Email - Exercise Caution \*\*\*

Dear Maureen,

On September 12, 2022, the Windsor Park Neighborhood Plan Contact Team (WPNPCT) met to discuss an out-of-cycle neighborhood plan amendment request for 6103 Sheridan Avenue. The property is located within the boundaries of the Windsor Park Neighborhood Planning Area.

The WPNPCT voted unanimously to support the filing of an out-of-cycle neighborhood plan amendment for this property. After the application is submitted and the required community meeting is held, the contact team will make a recommendation on the applicant's official request.

If you have any questions, please do not hesitate to contact me.

Thank you,

Rodney E. Ahart, Chair

Windsor Park Neighborhood Plan Contact Team

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

To: Planning Commission and Austin City Council  
From: Windsor Park Neighborhood Plan Contact Team  
Date: October 2, 2023  
Re: 6103 Sheridan Avenue (NPA-2023-0023.02 and C14-2023-0107)

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Dear Members of the Planning Commission and Austin City Council:

On October 2, 2023, the Windsor Park Neighborhood Plan Contact Team (WPNPCT) convened to review and discuss its recommendation on the neighborhood plan amendment and rezoning requests submitted by the applicant for 6103 Sheridan Avenue. The proposed project is located entirely within the boundaries of the Windsor Park Neighborhood Planning Area.

*The WPNPCT strongly opposes the applicant's neighborhood plan amendment and rezoning requests.*

The proposed zoning changes for 6103 Sheridan Avenue are inconsistent with the Land Use and Development objectives and recommendations set forth in the adopted Windsor Park Neighborhood Plan:

**Objective:** Preserve the single-family residential homes on Rosemont Street, Sheridan Avenue, and Broadview Street (page 42).

**Recommendation:** Maintain the existing residential zoning on these properties.

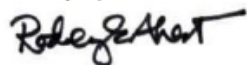
These single-family structures along Sheridan Avenue serve a pivotal role in ensuring the availability of diverse housing options within Windsor Park. Their strategic proximity to a variety of essential neighborhood services further enhances their value. We firmly believe it is imperative that these homes continue to be accessible to families in our community.

Furthermore, since 2021, the applicant has operated Poolie, a pool construction and repair business, on a property zoned SF-3-NP. This type of business requires a commercial land use classification of 'Construction Sales and Services,' which is only permissible within the zoning category of CS or higher. Unfortunately, neighbors have expressed huge concerns over the applicant's apparent disregard for public health and safety. Unsightly trash, the presence of non-permitted storage facilities, and the mishandling of hazardous chemicals have become alarmingly prevalent at the site.

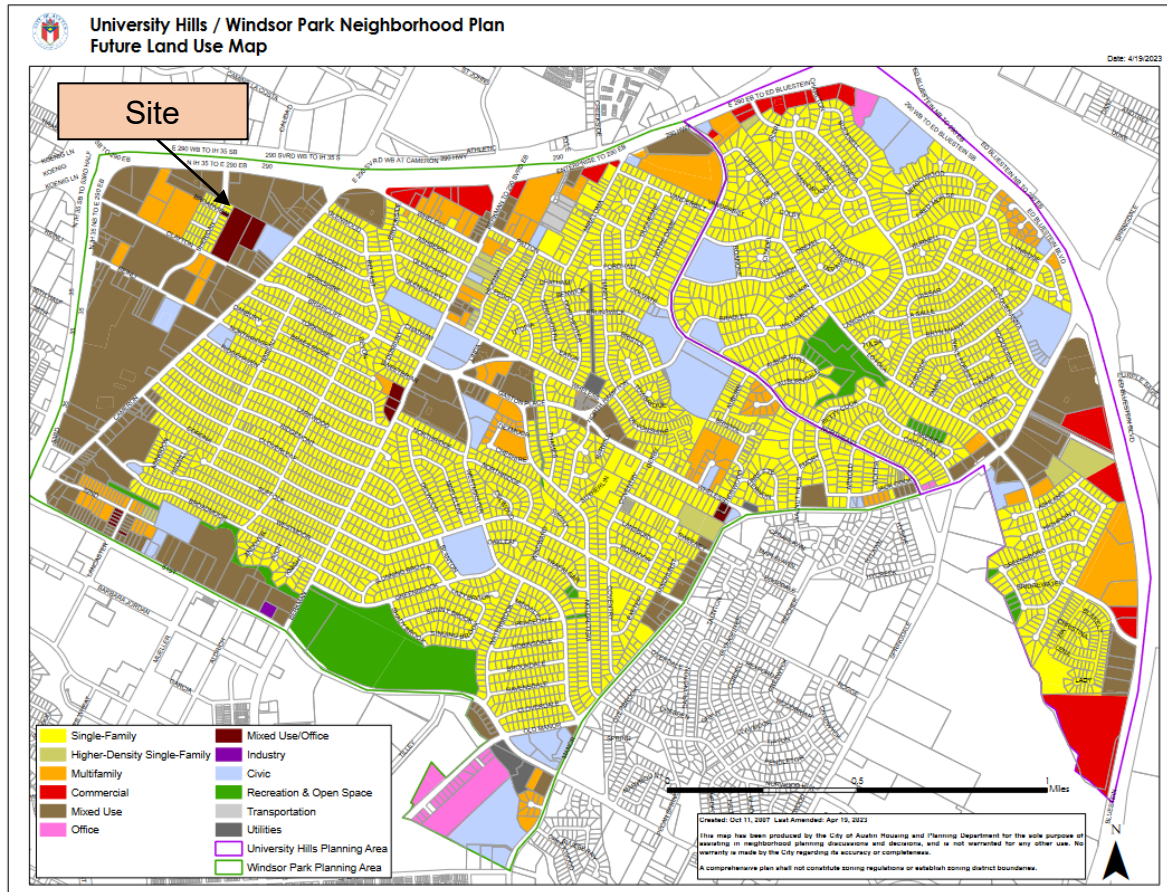
For these reasons, we strongly urge you to deny the applicant's request for 6103 Sheridan Avenue, maintain the current zoning, and preserve these single-family homes.

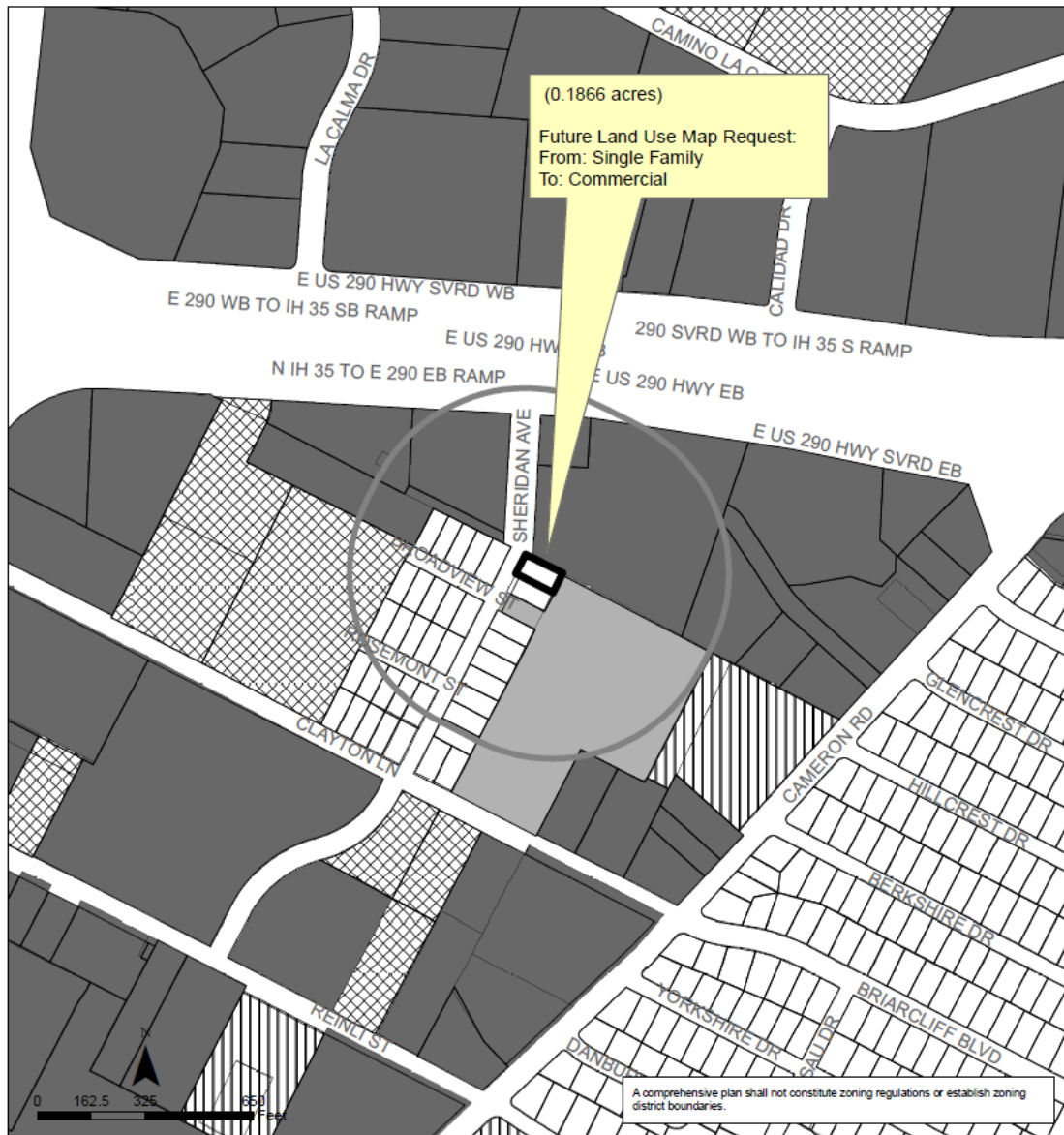
If you have any questions regarding our opposition to the 6103 Sheridan Avenue case, please contact me.

Thank you,



Rodney Ahart, Chair  
Windsor Park Neighborhood Plan Contact Team





### University Hills/Windsor Park Combined Neighborhood Planning Area NPA-2023-0023.01

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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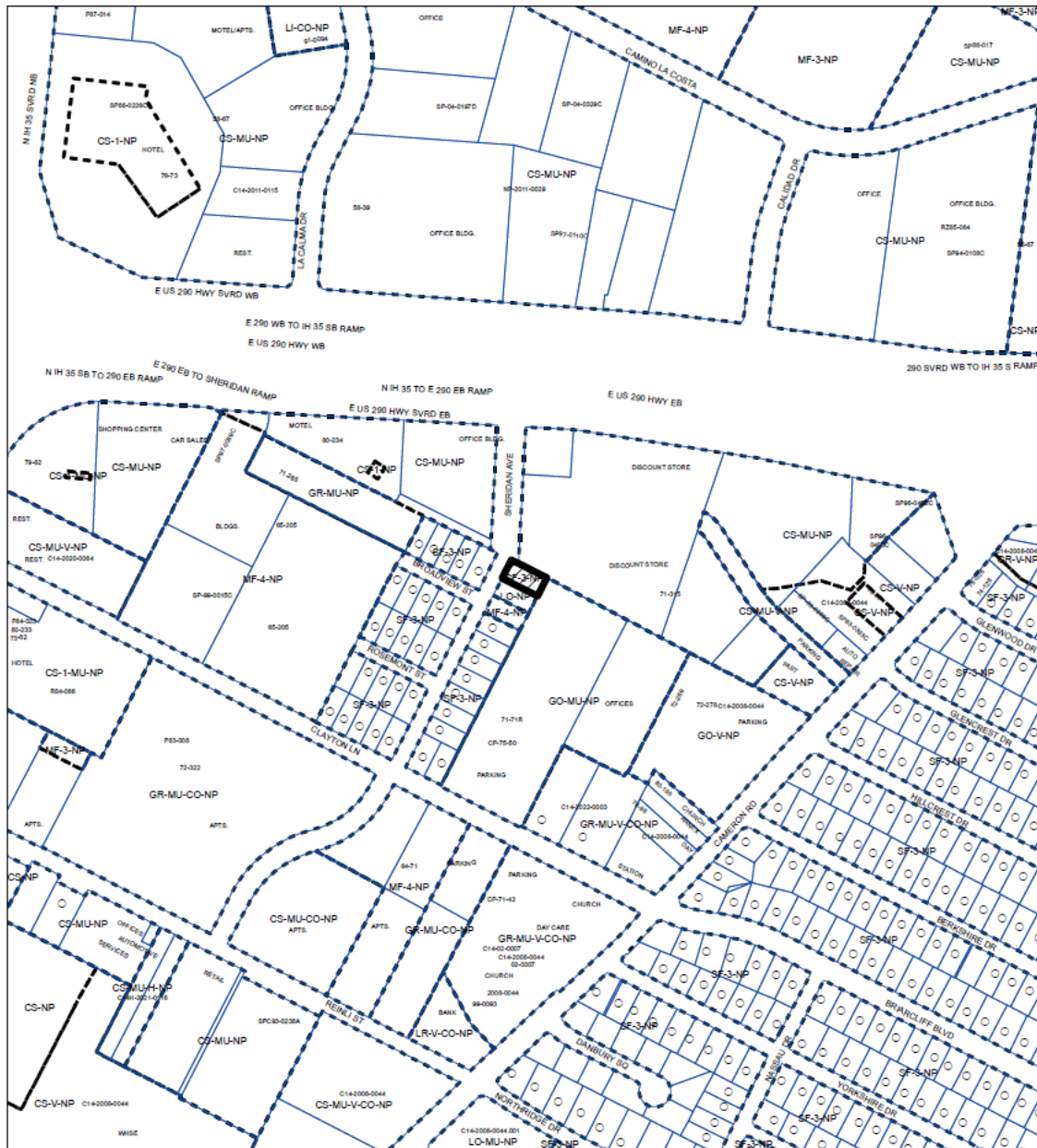


City of Austin  
Planning Department  
Created on 7/5/2023, by: MeeksS

#### Future Land Use

	Subject Tract		Mixed Use/Office
	500 ft. notif. boundary		Multi-Family
	Civic		Single-Family
	Mixed Use		








## ZONING

ZONING CASE#: C14-2023-0035



-  SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

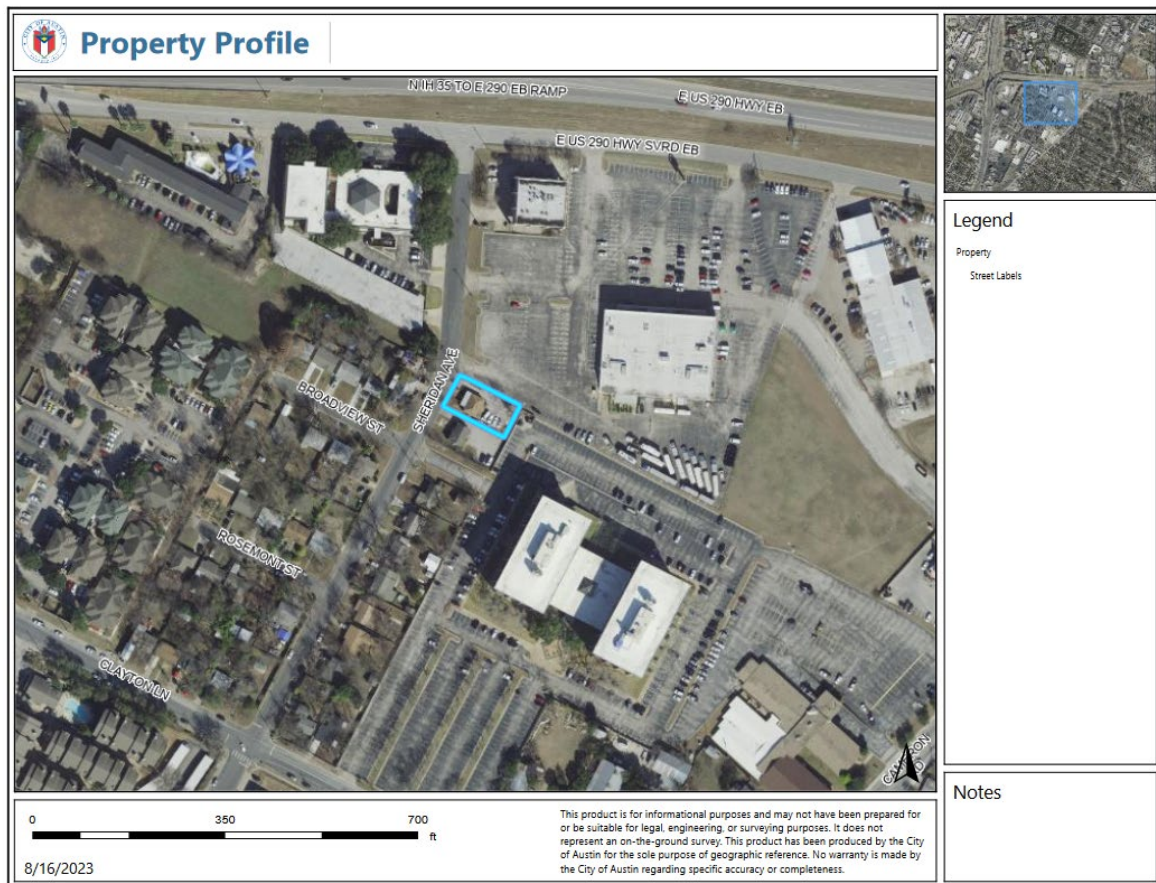
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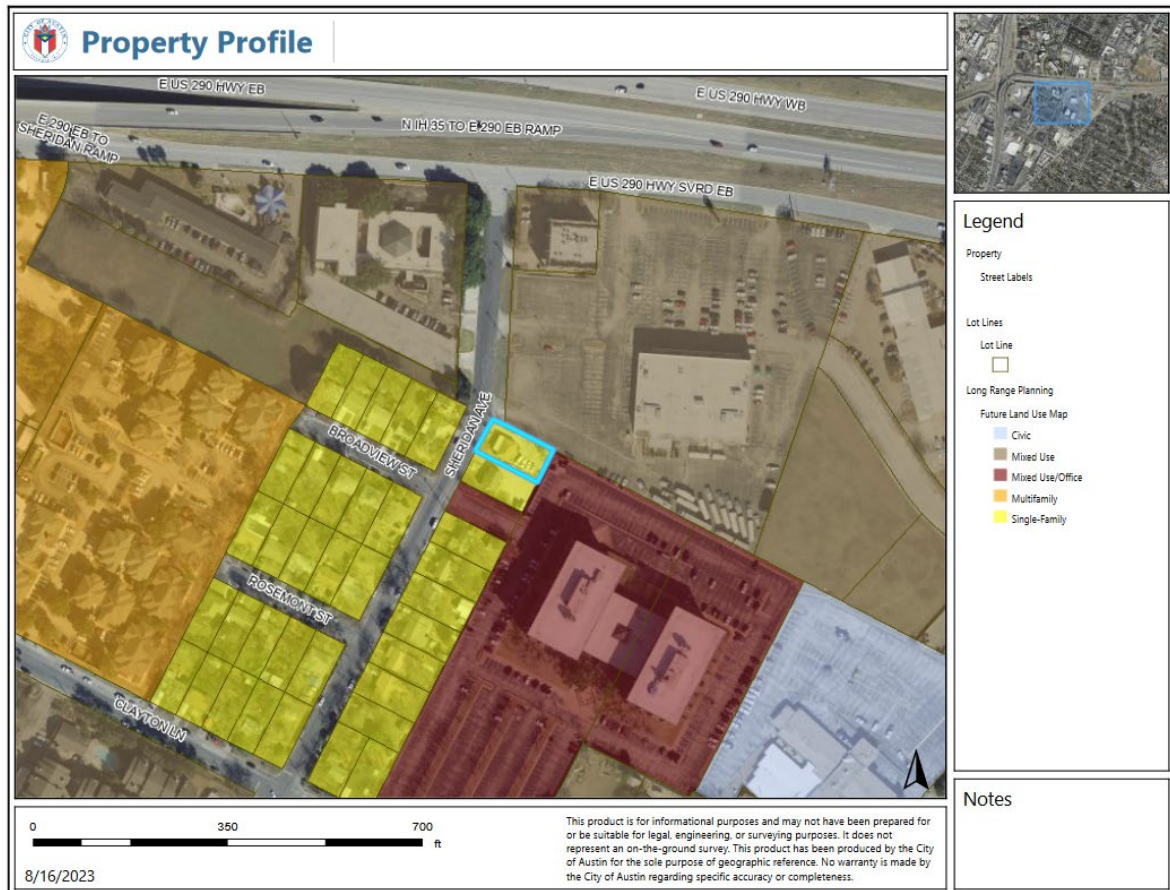
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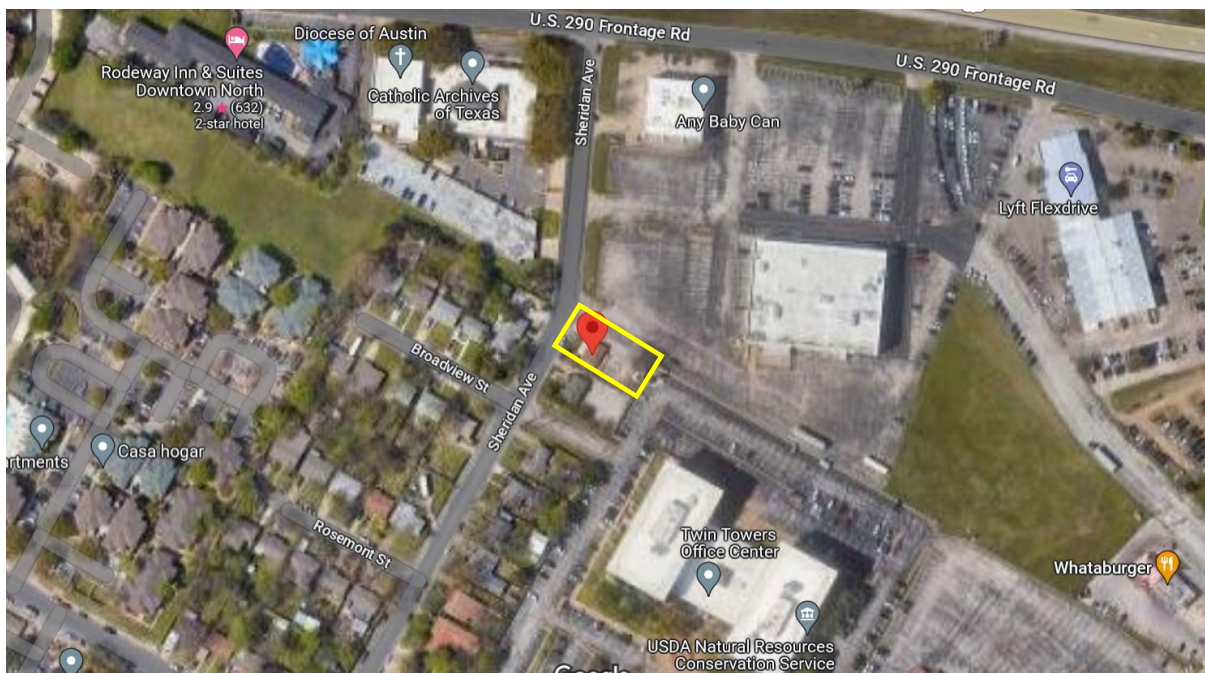
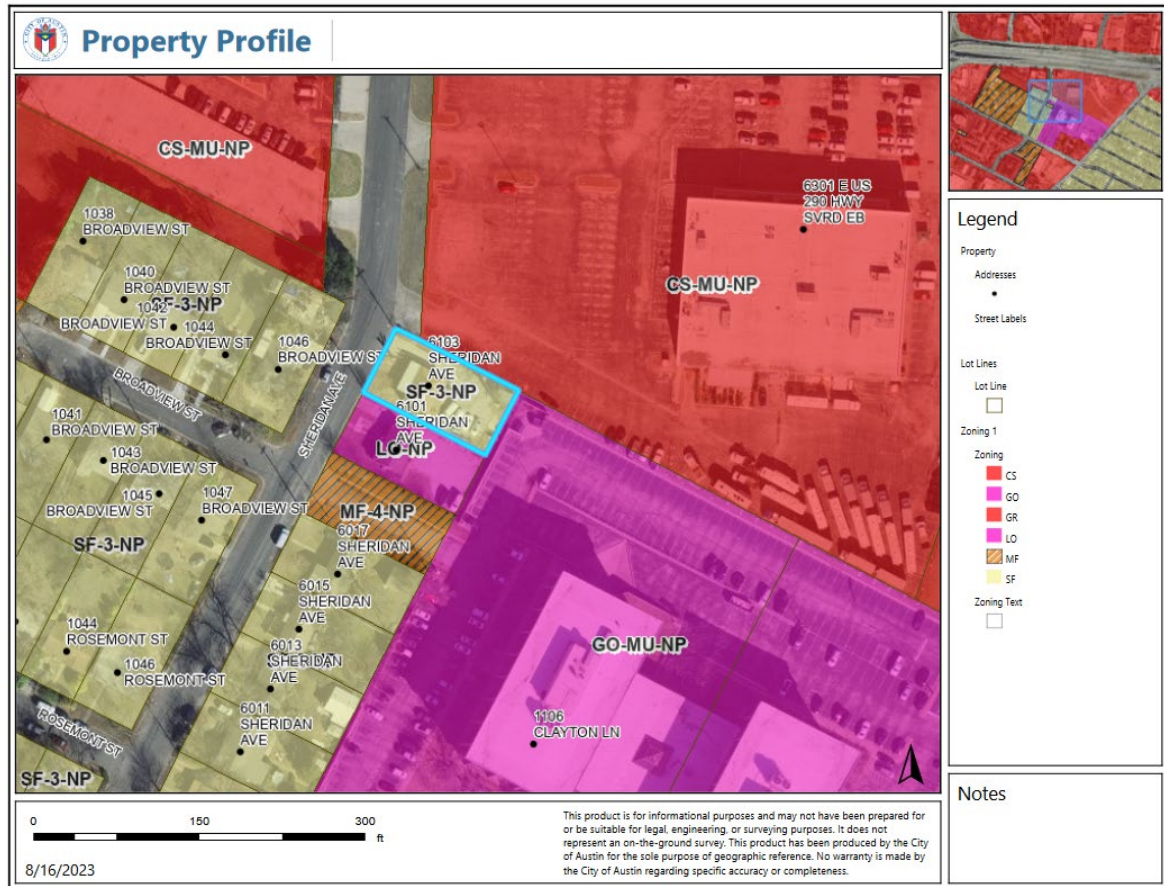


Created: 3/21/2023













## Applicant's Presentation at the Community Meeting

# Rezone Request

- Subject property 6103 Sheridan. The owner runs a small pool staffing company, the owner purchased the property with the intent to rezone and use the home as their office space.
- We previously understood from City Staff that LR would give us the office use needed to be in compliance.
- Another requirement that was surprising to us. In order to have an accessory shed we have to obtain CS zoning with conditions. In the next slides we have listed the conditions.
- We want to know which uses the neighborhood does not want.

September 2015	Commercial Districts	Zoning Guide
<b>CS (continued)</b>		
<b>Commercial</b>		
Administrative and Business Offices	Hotel/Motel	
Adult-Oriented Business *	Indoor Entertainment	
Agricultural Sales and Services	Indoor Sports and Recreation	
Automotive Rentals	Kennels	
Art Gallery	Laundry Services	
Art Workshop	Medical Offices—not exceeding	
Automotive Repair Services	5,000 sq/ft of gross floor space	
Automotive Sales	Medical Offices—exceeding	
Automotive Washing—of any type	5,000 sq/ft of gross floor space	
Ball Bond Services	Monument Retail Sales	
Building Maintenance Services	Off-Site Accessory Parking	
Business or Trade School	Outdoor Entertainment (c)	
Business Support Services	Outdoor Sports and Recreation	
Campground	Pawn Shop Services	
Commercial Blood Plasma Center *	Personal Improvement Services	
Commercial Off-Street Parking	Personal Services	
Communications Services	Pet Services	
Construction Sales and Services	Plant Nursery *	
Consumer Convenience Services	Printing and Publishing Services	
Consumer Repair Services	Professional Office	
Convenience Storage	Research Services	
Drop-Off Recycling Collection Facilities *	Restaurant—Limited	
Electronic Prototype Assembly	Restaurant—General *	
Electronic Testing *	Service Station *	
Employee Recreation	Software Development	
Equipment Repair Services	Theater	
Equipment Sales	Vehicle Storage	
Exterminating Services	Veterinary Services	
Food Preparation		
Food Sales		
Funeral Services		
Financial Services		
General Retail Sales—Convenience		
General Retail Sales—General		
<b>Industrial</b>		
Custom Manufacturing	Limited Warehousing and Distribution	
<b>Agricultural</b>		
Community Garden		
Urban farm		

## LR Coverage and Setbacks

Limiting impervious coverage 80% FAR, Setbacks, Height 40 ft to LR restrictions.

Site Development Standards are:

1. Minimum Lot Size of 5,750 sq ft
2. Minimum Lot Width 50 ft
3. Maximum Building Coverage 50%
4. Maximum Impervious Coverage 80%
5. Maximum Floor Area Ratio .5:1
6. Maximum Height 40 ft or 3 stories

Minimum Setbacks

1. Front Yard 25 ft
2. Street Side Yard 15 ft
3. Interior Side Yard N/a
4. Rear Yard N/a

## Support from Neighbors

- We are requesting your support of allowing us to rezone outside of the NP planning cycle
- Also, we are requesting support for the rezone