

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Govalle/Johnston Terrace Combined (Govalle)

CASE#: NPA-2025-0016.01

DATE FILED: June 25, 2025

PROJECT NAME: P & P .72

PC DATE: November 13, 2025
October 28, 2025
September 23, 2025

ADDRESS/ES: 905 Shady Lane

DISTRICT AREA: 3

SITE AREA: 0.71 acs

OWNER/APPLICANT: UA Plumbers & Pipefitters Local 286

AGENT: Bennett Consulting (Rodney K. Bennett)

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: Mixed Use/Office

Base District Zoning Change

Related Zoning Case: C14-2025-0073

From: SF-3-NP

To: LO-MU-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE:

March 27, 2003

CITY COUNCIL DATE: TBD

ACTION:

PLANNING COMMISSION RECOMMENDATION:

November 13, 2025 – (action pending)

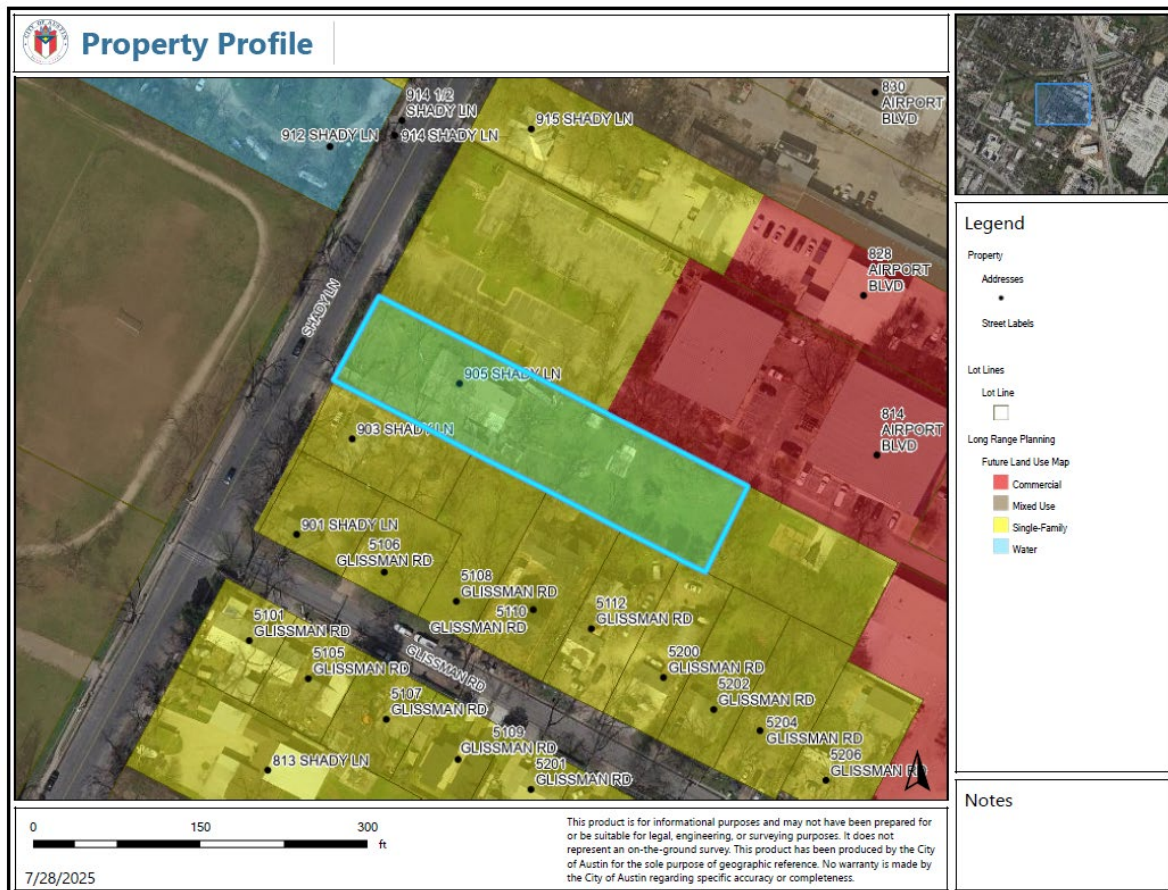
October 28, 2025 – Postponed to November 13, 2025 on the consent agenda at the request of the Neighborhood. [P. Breton – 1st; J. Hiller – 2nd] Vote: 11 – 0 [A. Lan absent. One vacancy on the dais].

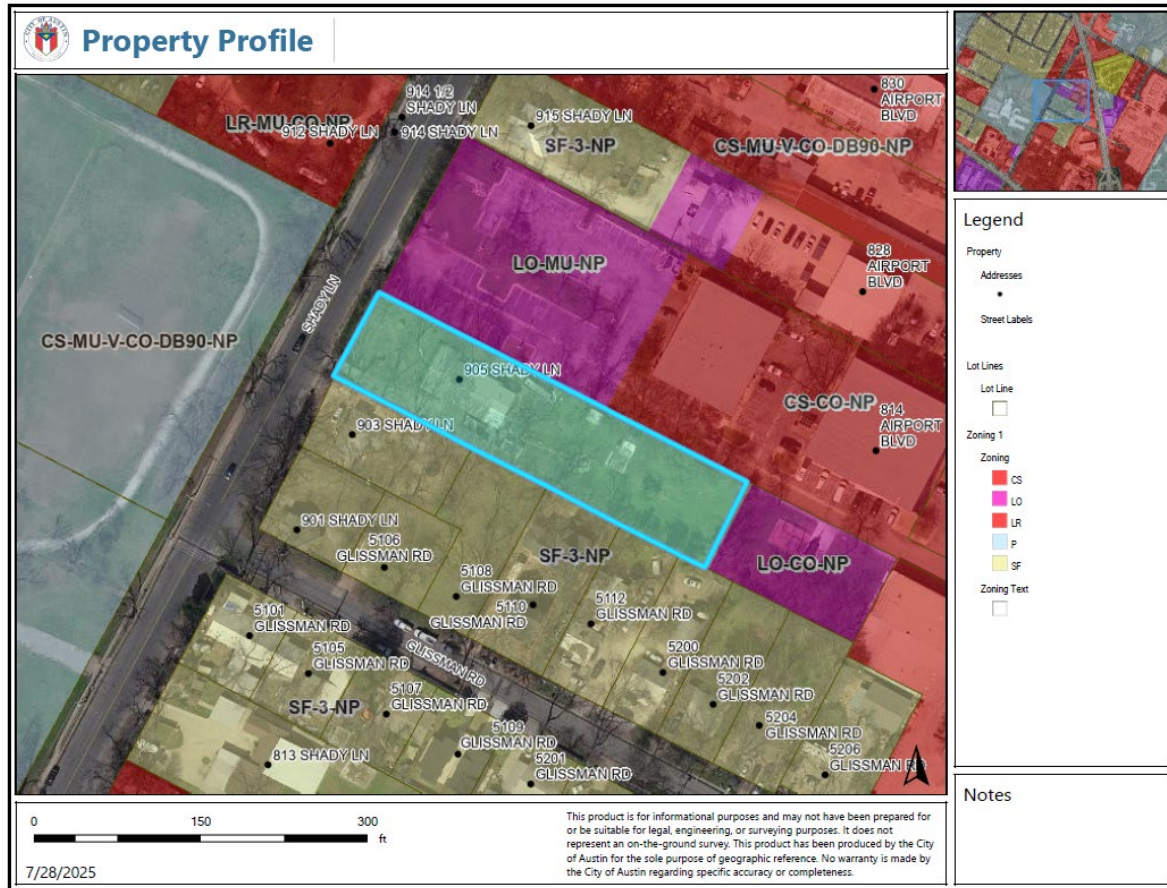
September 23, 2025 – Postponed to October 28, 2025 on the consent agenda at the request of the neighborhood. [I. Ahmed – 1st; F. Maxwell – 2nd] Vote: 9-0 [C. Haney, A. Lan, and P. Howard absent. One vacancy on the dais].

STAFF RECOMMENDATION: Staff supports the Applicant’s request for Mixed Use/Office land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the applicant’s request for Mixed Use/Office land use. Although the future land use map shows Single Family land use to the north and east of the property, the underlying zoning of those tracts are LO-MU-NP and LO-CO-NP. The applicant’s request for LO-MU-CO-NP zoning with Mixed Use/Office land use is appropriate in this location.

The Govalle/Johnston Terrace plan desires to keep single family zoning, but it also supports a balanced and varied land uses that encourages a mixed of residential and commercial uses within walking distances to each other.





Goal 2: Preserve and protect current and future single-family neighborhoods. (Gov/JT)

Key Principles: Initiate appropriate rezoning to preserve and protect established and planned single-family neighborhoods. (Gov/JT)

Encourage higher density residential developments to locate near major intersections, and in locations that minimize conflicts with lower density single-family neighborhoods. (Sector Plan)

Encourage higher density non-residential land uses to locate near major intersections and in industrial districts/business parks. (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:**

Single family - Single family detached or up to three 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:

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

Purpose

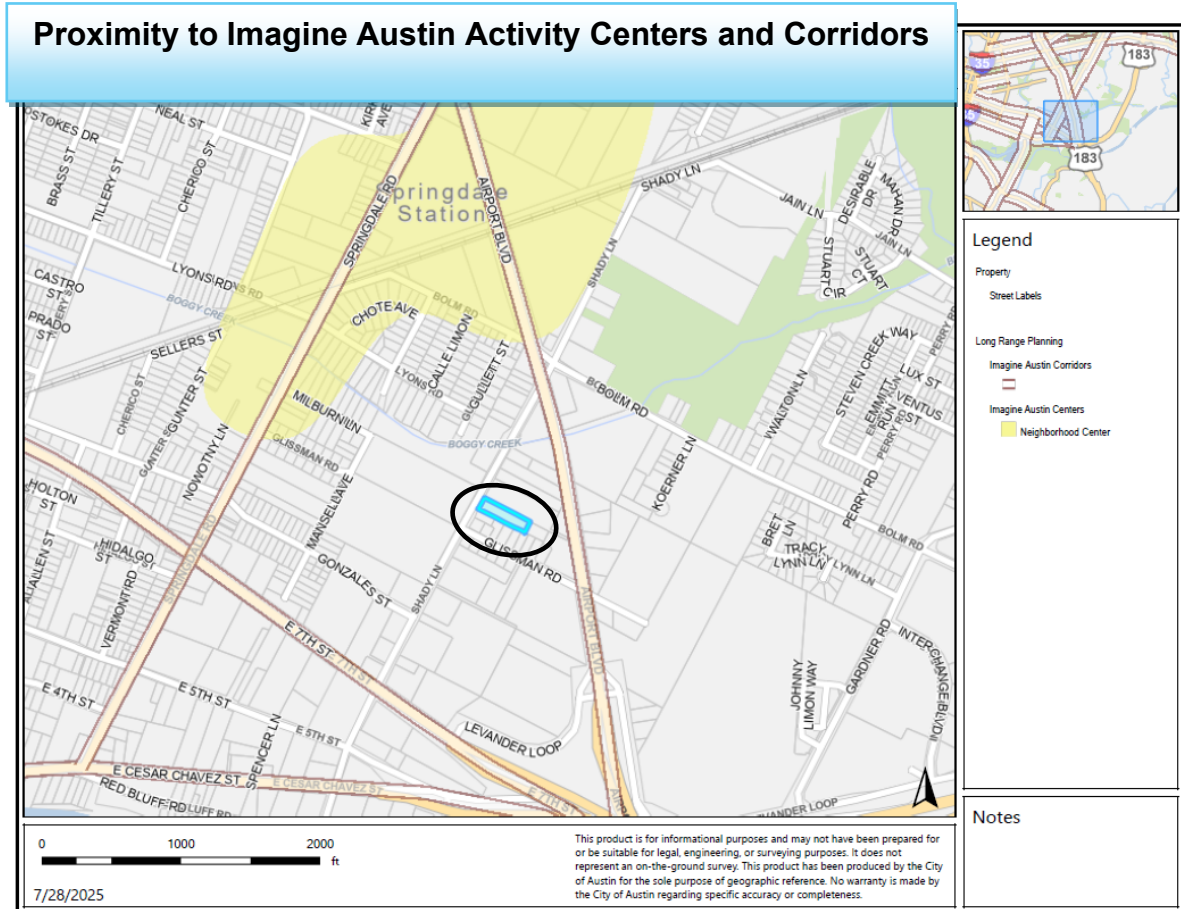
1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

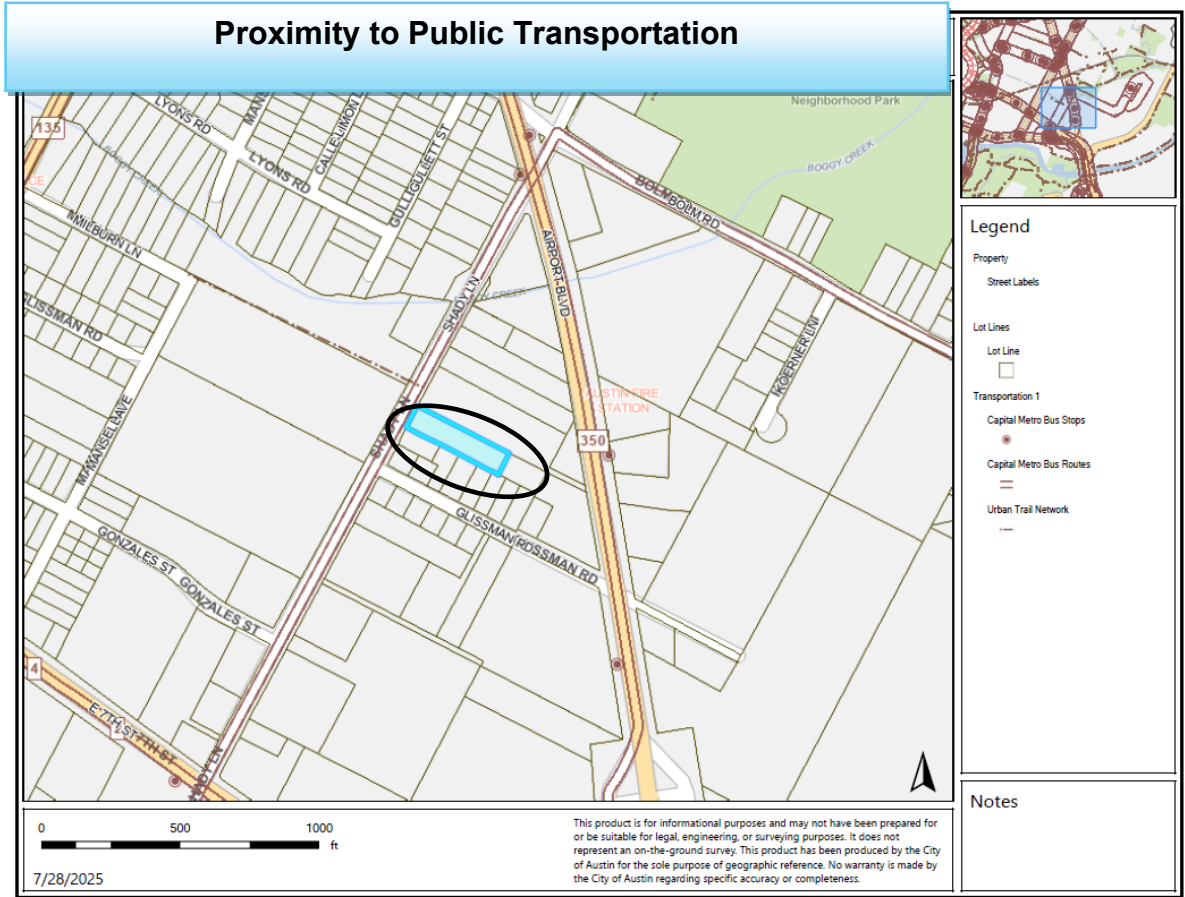
Application

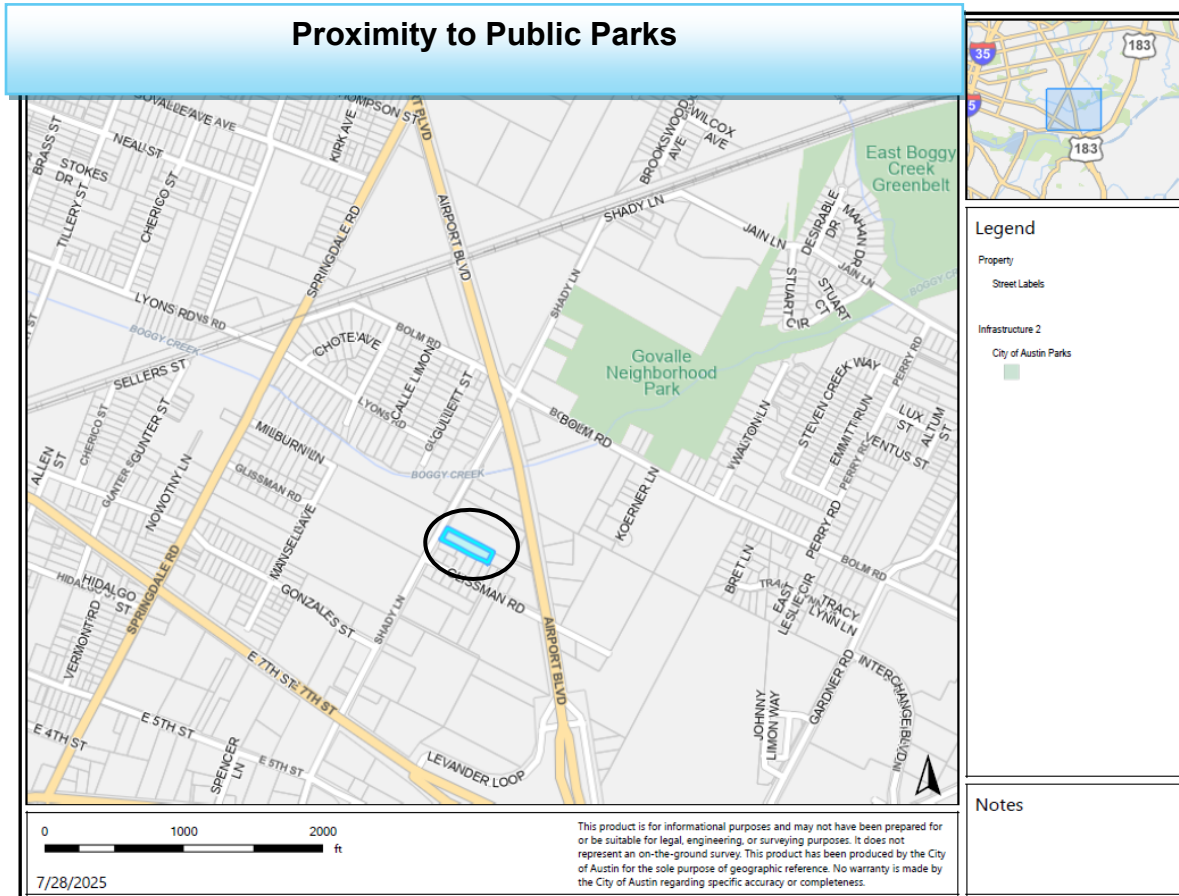
1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	<p>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:</p> <ul style="list-style-type: none"> • 0.16 miles from Airport Blvd, an activity corridor • 0.21 miles from the Springdale Station Neighborhood activity center
Yes	<p>Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> • Bus routes along Shady Lane, E. 7th Street, and Airport Blvd
Yes	<p>Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.</p>
Yes	<p>Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.</p>
No	<p>Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.</p>
Yes	<p>Connectivity and Education: Located within 0.50 miles from a public school or university.</p> <ul style="list-style-type: none"> • 0.6 miles from Anita Ferrales Coy Facility, 4900 Gonzales St, Austin, TX 78702 • 1.1 miles from Govalle Elementary School, 3601 Govalle Ave, Austin, TX 78702
Yes	<p>Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.</p> <ul style="list-style-type: none"> • 0.6 miles from Govalle Neighborhood Park • 0.6 miles from Walnut Creek Trail
No	<p>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.)</p> <ul style="list-style-type: none"> • 1.8 miles from Harbor Health - East Austin, 507 Calles St Ste. 100 Suite 100, Austin, TX 78702 • 2.1 miles from Ascension Medical Group Seton Primary Care McCarthy, 2811 E 2nd St, Austin, TX 78702
No	<p>Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.</p>
No	<p>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.</p>
No	<p>Mixed use: Provides a mix of residential and non-industrial uses.</p> <ul style="list-style-type: none"> • The proposed zoning for LO-MU-CO-NP would allow for a mix of residential and commercial uses, but the applicant is not proposing a mixed use development.
No	<p>Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).</p> <ul style="list-style-type: none"> • 1.7 miles from Cepeda Branch, Austin Public Library, 651 N Pleasant Valley Rd, Austin, TX 78702
No	<p>Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.</p>
No	<p>Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)</p>
No	<p>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.</p>

No	Industrial Land: Preserves or enhances industrial land.
6	Number of “Yeses”







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 applicant proposes to change the land use on the future land use map from Single Family to Mixed Use/Office land use.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence district – Neighborhood Plan) to LO-MU-CO-NP (Limited Office district – Mixed Use combining district – Conditional Overlay combining district – Neighborhood Plan) for an office and parking.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on July 30, 2025. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 103 meeting notices were mailed to people with utility accounts or own property within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area. Maureen Meredith and Mark Walters from Austin Planning attended, along with Rodney Bennett, the applicant’s agent and Chap Thornton from UA Plumbers & Pipefitters Local 286. Five people from the neighborhood attended.

Below are highlights from Rodney Bennett’s presentation:

- The Union Hall is seeking a zoning change to expand their parking.
- They own property that faces Airport Blvd.
- They don’t propose to build a building at this time.

Q: Are you planning to leave the building as is or do you plan to tear down and rebuild?

A: The current plan to keep the existing buildings. There is no new construction being proposed other than the parking lot.

Q: What type of meetings are held there?

A: We are a labor union for plumbers, pipe fitters and HVAC technicians. We provide labor to about 35 contractors. The building is used as a training facility for about 150 apprentices in the Austin area. We have classes in evening from 5:00 – 9:00 pm, two nights a week Monday – Friday. We have had a lot of growth. The property is 100% a training facility.

Q: Are there any neighboring properties that would allow you to use their parking lots in the evening? How many parking spaces would you be able to get on the property?

A: There's not much parking around here. Our number one problem is parking. We don't know how many spaces we can get at this time because we have not done a site plan.

A: The proposed use is an accessory off-street parking?

Q: The LO zoning is the first zoning district to allow parking.

Q: Is there a house on the property?

A: Yes, there is a house.

Postponement Request

From: Rodney K. Bennett

Sent: Wednesday, September 17, 2025 2:14 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>

Cc: c13fox@

Subject: Re: C14-2025-0073 & NPA-2025-0016.01 @ 905 Shady Ln

Please accept this communication as a formal request to postpone the above two cases. We wish to proceed with the hearing on the November 13th Planning Commission meeting.

Thank you,

Rodney K. Bennett
Bennett Consulting
529 Evening Star
Kyle, Texas 78640
Rodney 512-627-7227

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

GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD PLAN CONTACT TEAM
“Strength Through Unity”

To: Austin City Council and Planning Commission
From: Govalle/Johnston Terrace Neighborhood Plan Contact Team

Re: UA Plumbers & Pipefitters
905 Shady Lane, Austin, TX 78702
Proposed zoning change from SF-3-NP to LO-MU-CO-NP
Case # NPA-2025-0016.01/C14-2025-0073

Dear Council and Planning Commissioners,

Please accept this letter on behalf of the Govalle/Johnston Terrace Neighborhood Plan Contact Team as an expression of:

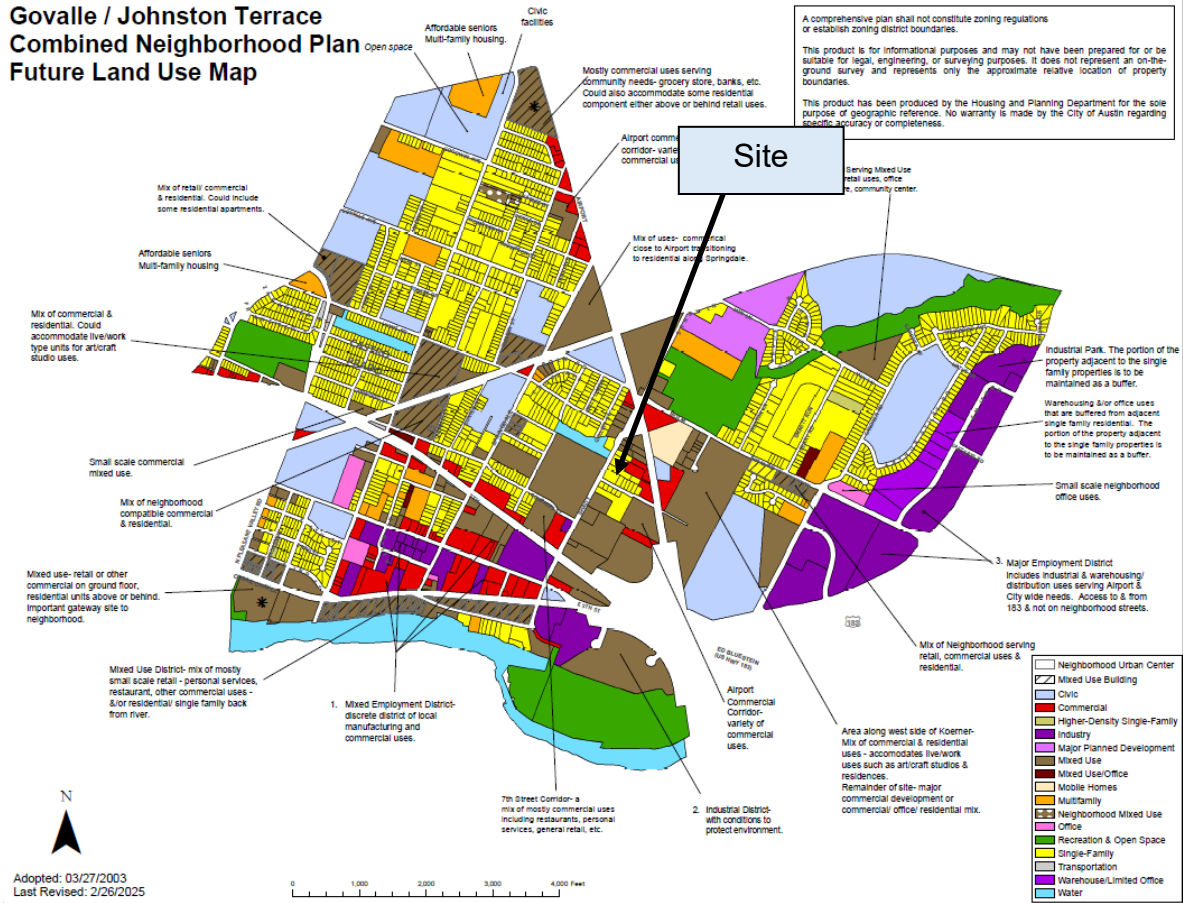
SUPPORT this zoning request under the conditions of the Restrictive Covenant mutually agreed to by the applicant and the Govalle/Johnston Terrace Neighborhood Plan Contact Team.

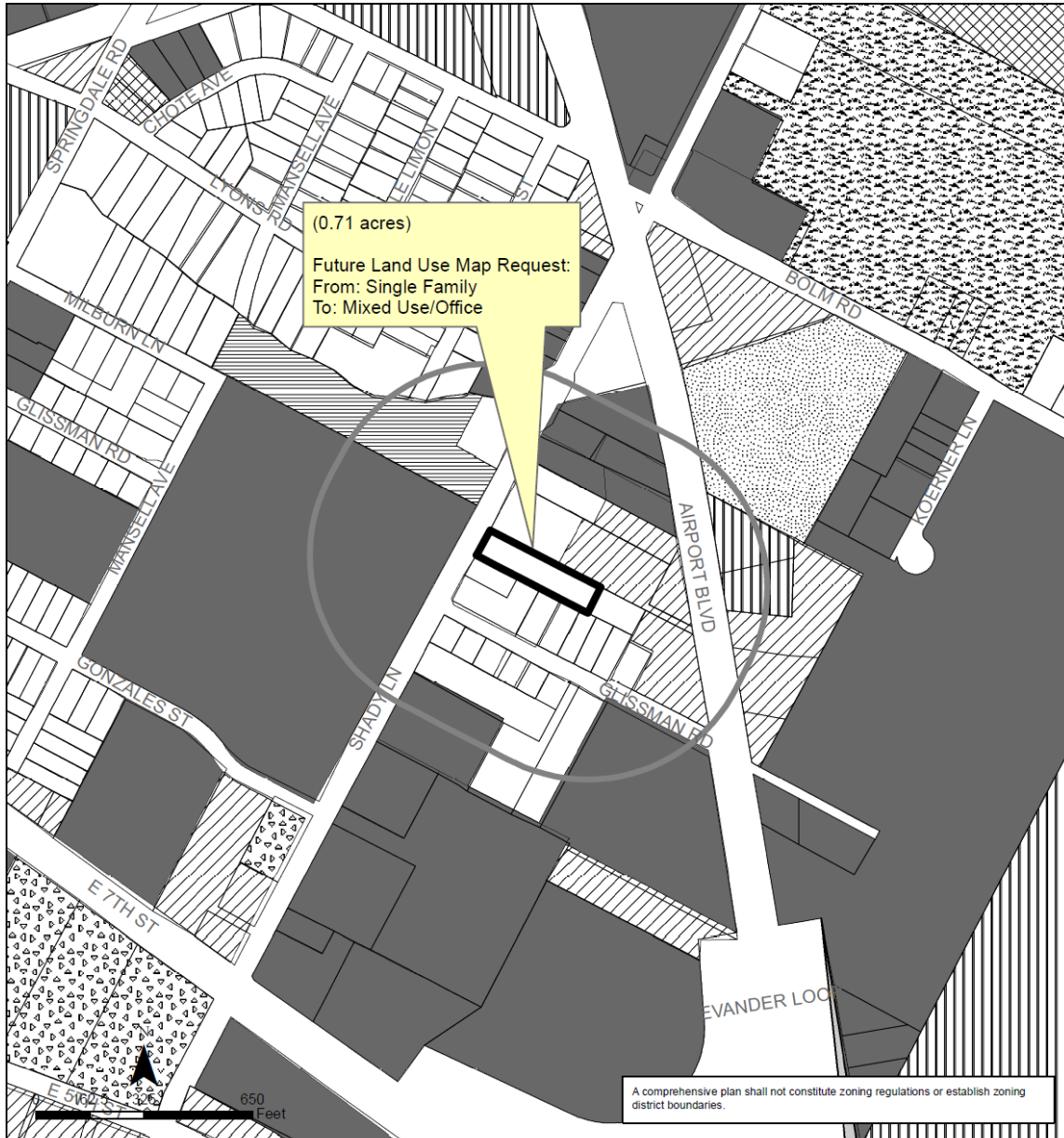
- The restrictive covenant confines permissible uses to single-family residential purposes and commercial parking.
- Single-family residences may be constructed and inhabited. These are standalone housing units designed for one household, thereby excluding multi-family developments such as apartment buildings, duplexes, or townhouses.
- In addition to residential use, the property may be utilized for commercial parking, subject to municipal zoning regulations and must comply with relevant design, safety, and operational standards.
- Successive owners are required to adhere to these restrictions.

Please feel free to contact me with any questions or comments you might have regarding this case.

Thank you,
Candace Fox, Chair
Govalle/Johnston Terrace Neighborhood Plan Contact Team
512-203-5208

Govalle / Johnston Terrace Combined Neighborhood Plan Future Land Use Map





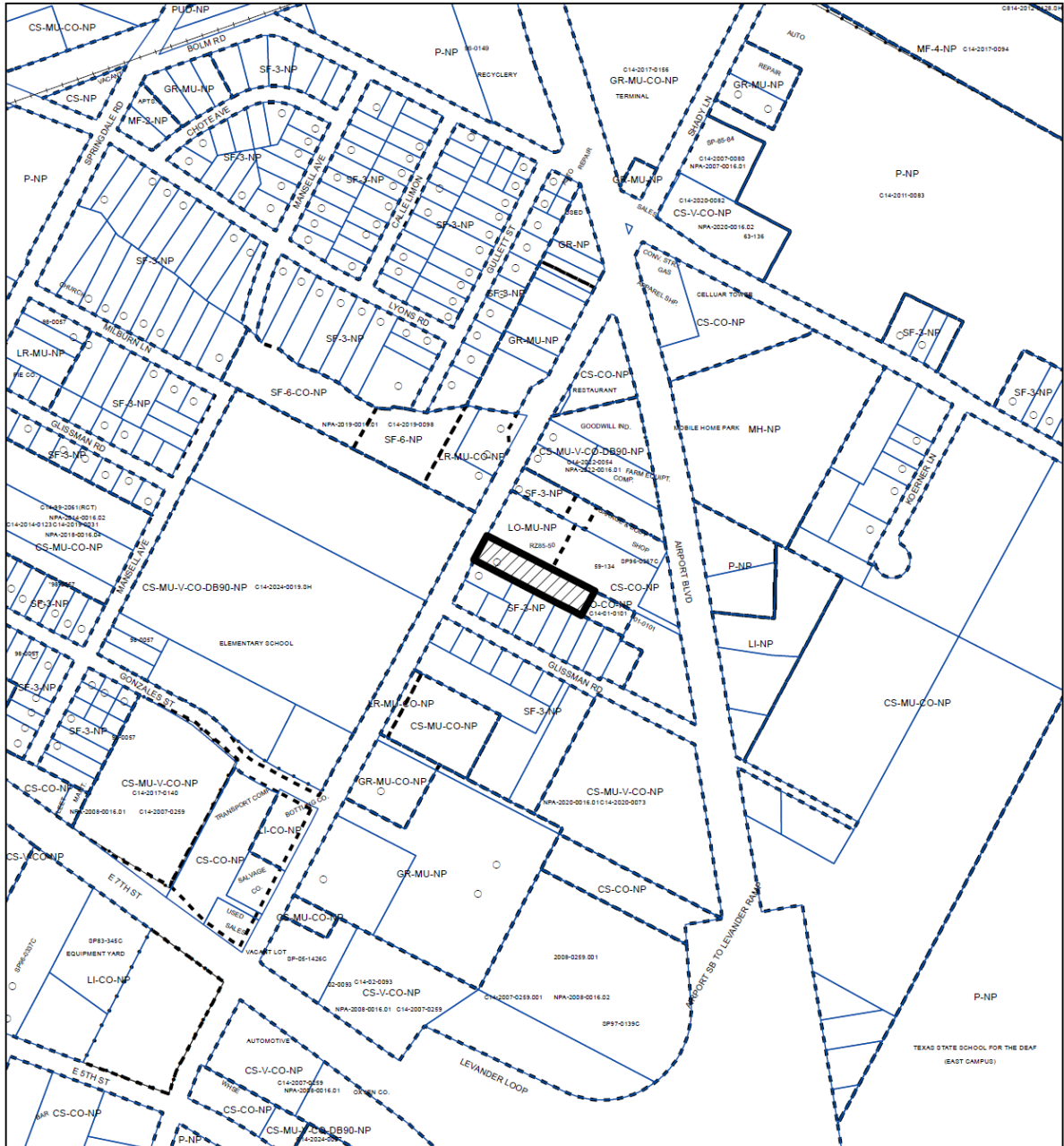
**Govalle/Johnston Terrace Combined Neighborhood Planning Area
 NPA-2025-0016.01**


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 7/2/2025, by: meekss


Future Land Use			
	Subject Tract		Mobile Homes
	500 ft. notif. boundary		Multi-Family
	Civic		Recreation & Open Space
	Commercial		Single-Family
	Industry		Transportation
	Mixed Use		Water





 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING
 ZONING CASE#: C14-2025-0073

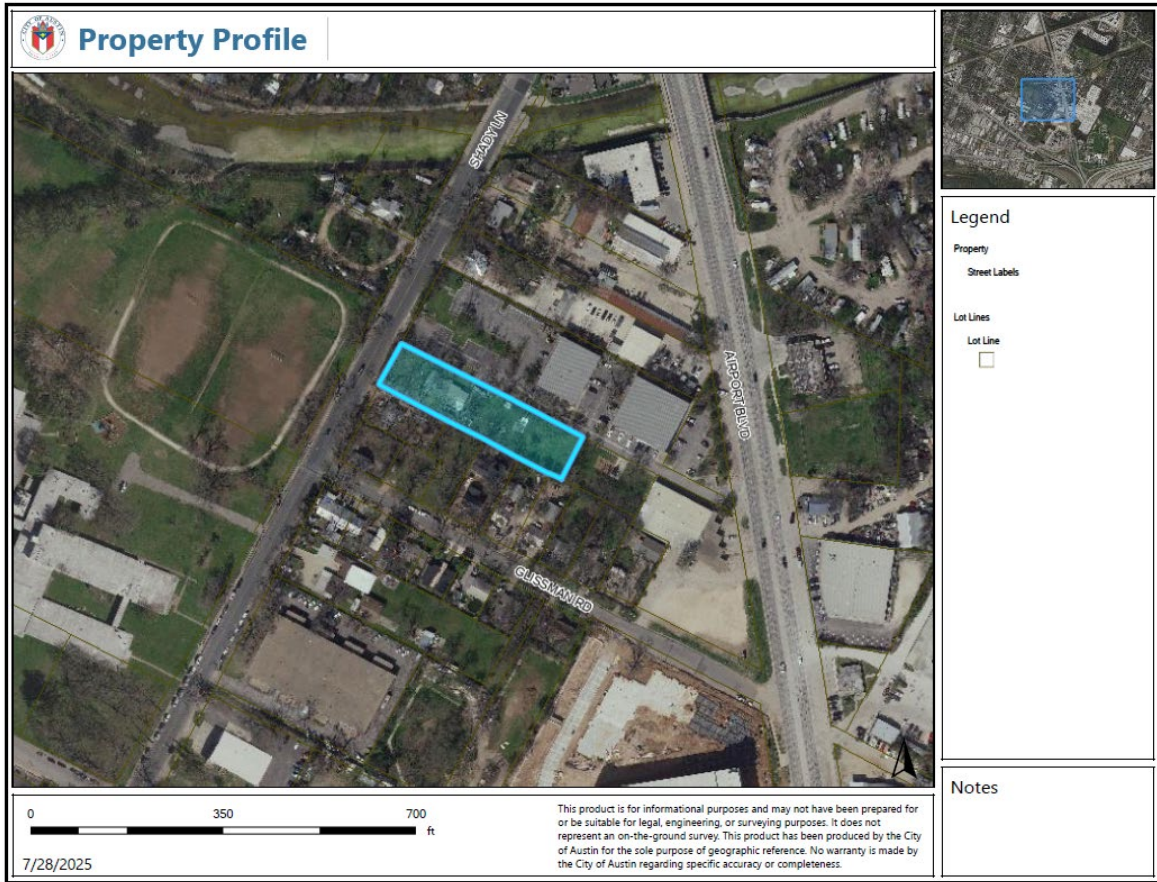
1" = 400'

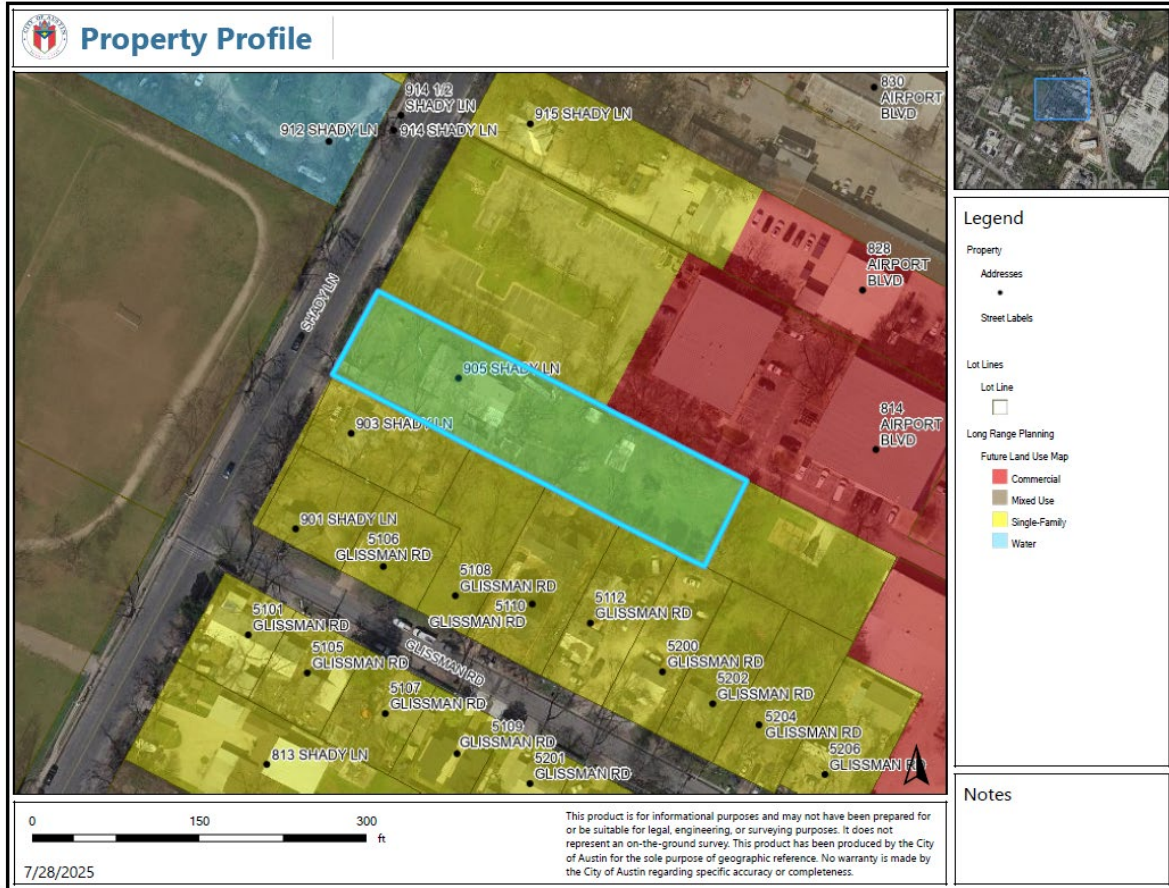
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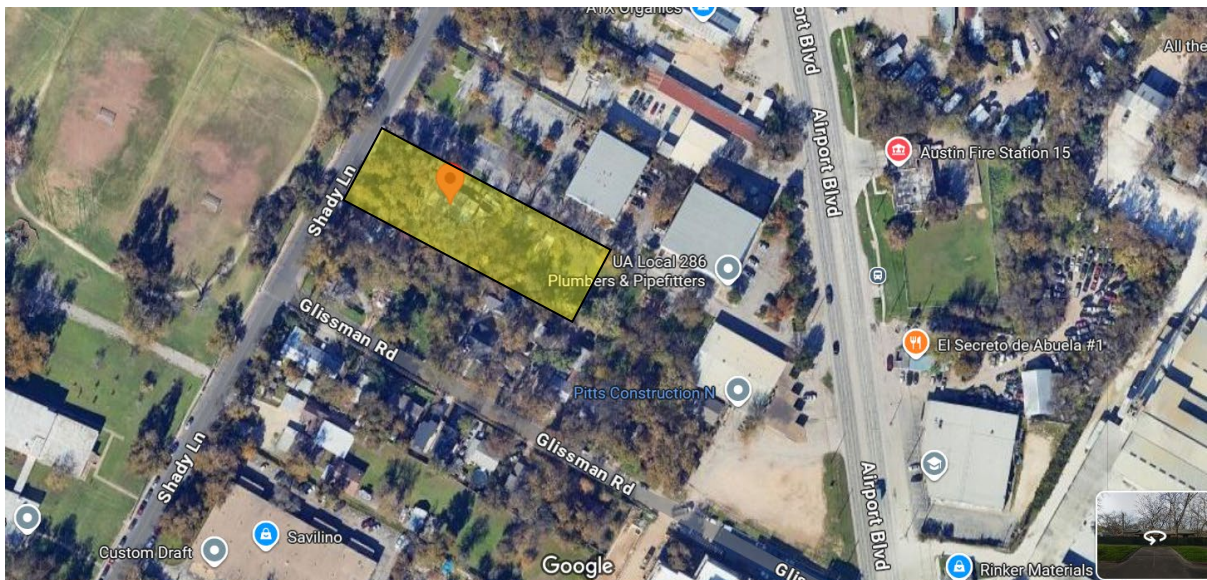
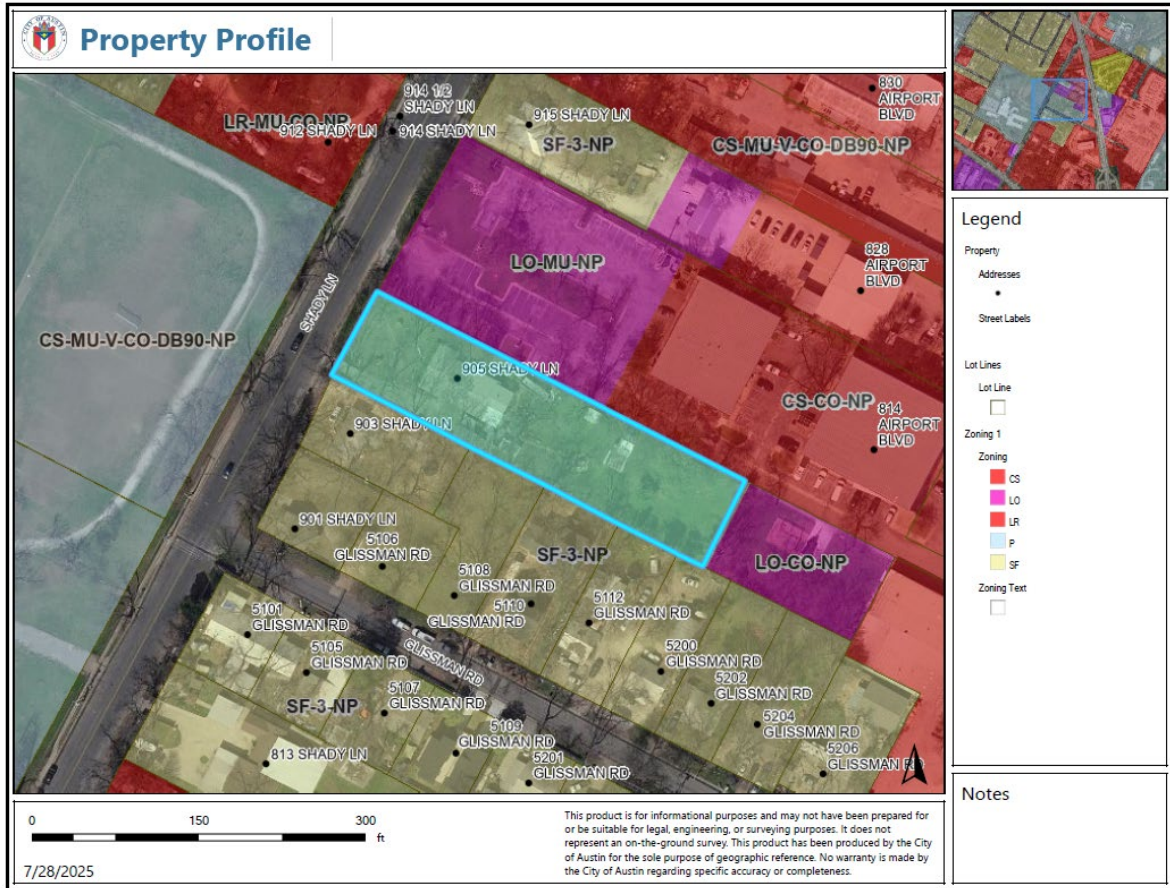
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Created: 6/30/2025







Applicant's Presentation at the Community Meeting

(No presentation was made)

Correspondence Received

No correspondence received.