



Thursday, February 15, 2007

+ Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 65

Subject: NPA-06-0015.01 - Springdale Road -East MLK Combined Neighborhood Plan - Conduct a public hearing and approve an ordinance amending Ordinance No. 021107-Z-11, the East MLK Combined Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, by amending the future land use map from open space to mixed use for the property located at O (21.2 Ac. of Abs. 22 Sur. 29 Tannehill JC) Springdale Road. Staff Recommendation. To grant mixed use designation. Planning Commission Recommendation. To grant mixed use designation. Applicant: Neighborhood Planning and Zoning Department, Seiders Family Trust, Et Al. Agent: Peter Cesaro. City Staff: Kathleen Welder, 974-2856

**Additional Backup
Material**

(click to open)

Staff_Report

For More Information:

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: East Martin Luther King Combined Neighborhood Plan

CASE#: NPA-06 0015.01

REQUESTED PLAN AMENDMENT:

Change in Future Land Use Designation

From: Open Space

To: Mixed Use General and Multi-Family

PLAN ADOPTION DATE: November 7, 2002

STAFF RECOMMENDATION :

Staff recommends that the land use designation be changed from Open Space to Mixed Use General and Multi-family. The Mixed Use designation would extend from the front property line facing Springdale Rd to the rear boundary of the Mixed Use parcel to the north. The remainder of the parcel, which is adjacent to Open Space and Higher-density Single Family, would be Multi-family.

The Open Space designation at the time of the plan adoption was an error by staff. The property was thought to be owned by the City, along with adjacent property to the east and north that will be developed as a regional park sometime in the future. Staff recommends a change to Mixed Use and Multi-family for the following reasons.

- Properties to the north and south along Springdale Rd, as well as those on the opposite side of the street, are designated Mixed Use.
- Springdale Rd is a major arterial.
- The rear half of the tract is adjacent to Open Space (future parkland) on the north and Higher-Density Single-Family on the south. The Multi-family land use is a reasonable transition from Mixed Use on the front of the property that also considers the residential and open space land uses adjacent on the back.
- Multi-family residential is compatible with a regional park.

PLAN AMENDMENT MEETING and NEIGHBORHOOD RECOMMENDATION(S):

A meeting to discuss the plan amendment among planning team representatives, property owners in the vicinity, a representative of the subject property, and staff was held on January 4, 2007. Fifteen people (including two staff members) attended. At the time of this report, a letter of support, opposition, or recommendation for an alternate land use has not been submitted by neighborhood associations or members of the original neighborhood planning team. The case will be discussed again at the Pecan Springs-Springdale Neighborhood Association's regularly scheduled meeting on Saturday, January 13, 2007.

The following were concerns expressed by various members of the community about the proposal to change the land use from Open Space to Mixed Use General or to Mixed Use General in combination with Multi-family (staff recommendation):

- They have concerns about the likelihood that the tract could become a low-rent, crime-ridden apartment complex like others in the area, particularly since it is adjacent to a planned regional park. Several could only support single-family type residential on a mixed use tract if the zoning cannot give assurances preventing that. Others considered putting a cap on the density
- Traffic should be limited unless major improvements are made along the length of Springdale Rd before or during the property's development. The road has become a fast throughway that serves the community less than it does cars passing through.
- The President of the Pecan Springs-Springdale Neighborhood Association and representative of the association's land development committee asked that the zoning require commercial to locate along Springdale Road, ensuring mixed use.
- Some recommended a rollback to the original zoning (SF-3), believing the developer should reapply and present the proposed project to the neighborhood at the time of the request.
- Members of the original planning team stated their vision at the time of the plan was to maintain and encourage more owner-occupied single-family residential.

CASE MANAGER: Kathleen Welder (plan amendment) **PHONE:** 974-2856

EMAIL: Kathleen.welder@ci.austin.tx.us

