

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

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.

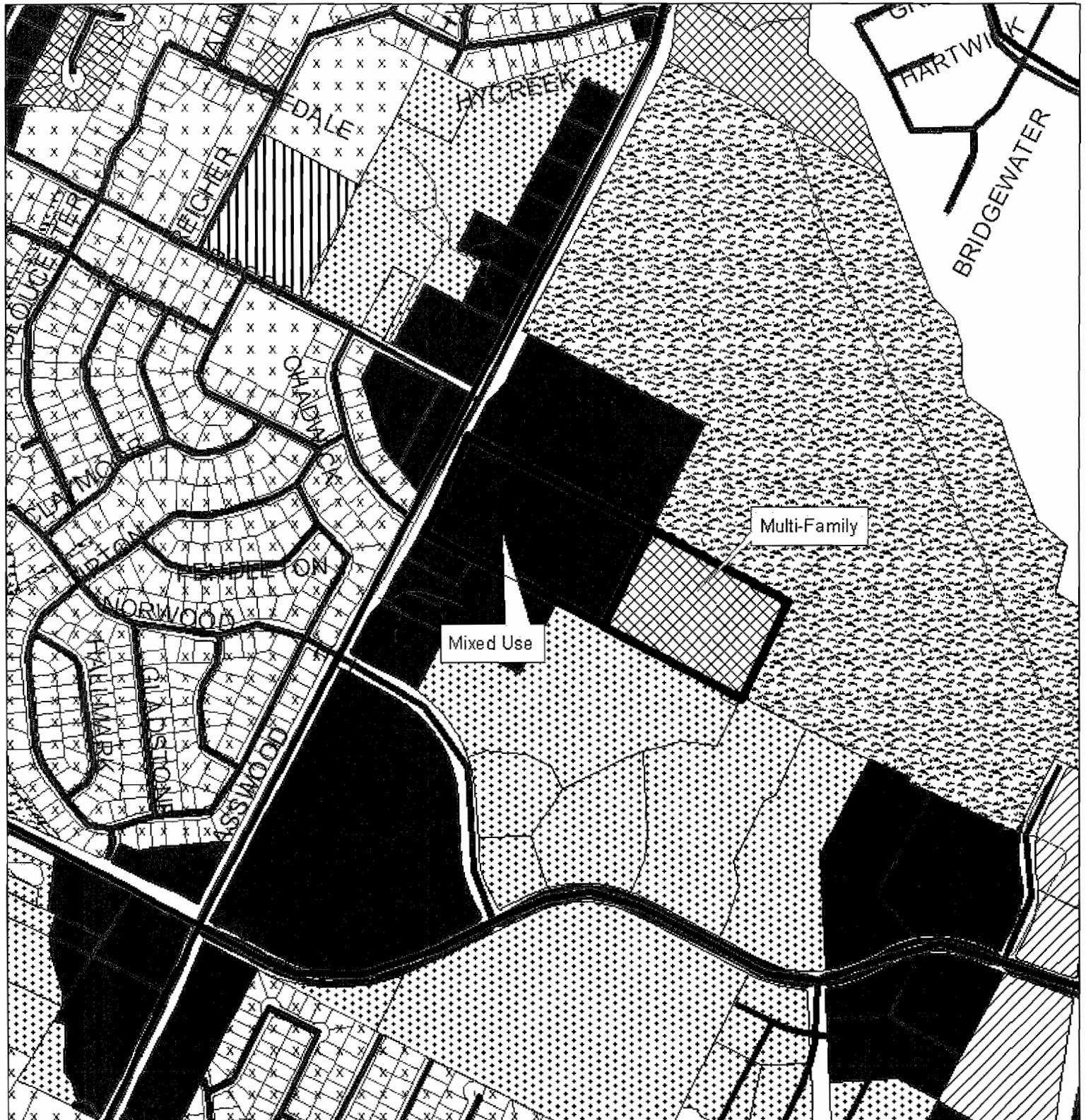
The following were concerns expressed by various members of the community about the proposal to change the land use from Open Space to Mixed Use General or to Mixed Use General in combination with Multi-family (staff recommendation):

- 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.

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Future Land Uses



	Single-Family Residential		Multi-Family Residential		High-Density Mixed-Use		Chic		Water
	High-Density Single-Family		Commercial		Office		Open Space		
	Mobile Home		Mixed Use		Mixed Use/Office		Environmental Conservation		
	Mixed Residential		Warehouse/Limited Office		Industrial		Utilities		



COMPREHENSIVE PLANNING CONSIDERATIONS

RELEVANT NEIGHBORHOOD PLAN RECOMMENDATIONS

(p. 3) Neighborhood Plan Goals

- #2. Create housing that is affordable, accessible, and attractive to a diverse range of people.
- #3. Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.
- #9. Ensure compatibility and encourage a complimentary relationship between adjacent uses.

(p. 4) Top Ten Neighborhood Planning Priorities

- #3. Pursue zoning rollbacks to single-family for properties in the Blackshear/Prospect Hill area that are currently zoned multi-family, commercial, or industrial but used as single-family or are vacant lots to preserve existing housing and encourage infill.

(p. 6) Historic Preservation

Objective 1.1: Maintain and preserve the integrity of current residential districts. Action 1: Preserve residential character as shown on the Future Land Use Map (page 12), implement the land use plan.

(p. 13) Land Use and Public Infrastructure

Goal 3- Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.

Objective 3.1: Recognize that this is an urban area and identify areas for increased residential density. Action 15- Permit additional residential development as stated in other action items related to allowing garage apartments, homes on smaller lots (urban home and small lot amnesty), mixed-use development along commercial corridors, and new multi-family as noted on the Future Land Use Map, page 12.

Objective 3.2: Provide incentives for creating or maintaining neighborhood serving businesses.

Objective 3.3: Increase mixed-use opportunities where appropriate on commercial corridors.

Sub-district established to remove Residential Infill Options from the Blackshear/Prospect Hill Neighborhood

On January 29, 2004, the City Council passed and approved Ordinance 040129-Z-7 to create Sub-district 1. Secondary Apartment and Urban Home Special Use Infill Options are only allowed within Sub-district 1. The Blackshear/Prospect Hill Neighborhood and the subject tracts are located outside the boundaries of Sub-district 1.

LAND USE AND ZONING IMPACTS

1. Residential uses are appropriate for this site.
2. The CEA plan encourages mixed-use opportunities, “where appropriate on commercial corridors.” It is not clear in the CEA Plan that Chicon Street is designated as a commercial

corridor. Currently, Chicon Street is primarily a residential street in this immediate area with a large percentage of civic uses (Huston Tillotson College and church uses).

ENVIRONMENTAL IMPACTS

There are several trees on these vacant tracts. NPZD staff would request the City Arborist determine their significance.

TRANSPORTATION IMPACTS

- College Row is a narrow one-way residential lane and commercial access would be difficult.
- There is a retaining wall along Chicon currently limiting access from Chicon.
- East 11th Street is a residential street east of Chicon.