

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Greater South River City Combined Neighborhood Plan

CASE#: NPA-07-0022.01

PC PUBLIC HEARING DATE: May 22, 2007

ADDRESS: 112 Academy Drive B **AREA:** N/A

APPLICANT: 112 Academy, LLC

OWNER: 112 Academy, LLC

AGENT: Brown McCarroll, LLP (Nikelle Meade or Andrew Martin)

TYPE OF AMENDMENT: Future Land Use Map Designation

The proposed amendment would change the land use designation on the Greater South River City Neighborhood Planning Area (GSR CNPA) for property on 112 Academy Drive, from **Multi-family** to **Commercial**. The change in designation will allow the property to operate as a hotel/motel, as opposed to its current use as a Bed and Breakfast.

PLAN ADOPTION DATE: September, 2005

NPCD ADOPTION DATE: September, 2005

STAFF RECOMMENDATION: The staff recommendation is to **RECOMMEND** the requested change to the future land use map.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommendation is to **RECOMMEND** the requested change to the future land use map.

BASIS FOR STAFF RECOMMENDATION: The recommendation is not in conflict with the adopted neighborhood plan. The proposal to change the land use designation from **Multi-family** to **Commercial** is consistent with the following sections of the plan:

“Goal 1: Maintain the historic fabric and respect the established neighborhood character and natural assets.”

***Staff comments:** The property owner intends to maintain the historic structure, respecting its historic designation through this proposal.*

Also, in their zoning application (from MF-4-H-NCCD-NP to GR-4-H-NCCD-NP), the property owner and the agent have expressed their willingness to prohibit all other uses except for hotel/motel on this site by amending the existing NCCD.

As part of said application, the agent and owner have submitted a draft ordinance that includes site development standards that would apply to the property. These include a lower maximum height, maximum impervious cover and maximum floor area ratio than allowed under the GR zoning they are requesting.

“Recommendation B13: Develop an effective and efficient way for the South River City Citizens Neighborhood Association and property owners to work together to ensure the terms of any development agreements are enforced (SRCC & Property owners)

Staff comments: *The applicant has been in communication with the neighborhood contact team, and the neighborhood contact team supports the project as it has been presented to them.*

BACKGROUND: The Greater South River City Combined Neighborhood Plan (GSRCCNP) comprises two neighborhood planning areas: South River City and St. Edwards. The plan was initiated on November 6, 2003 by City Council and was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on September 2005. The boundaries of the planning area are: Town Lake on the north, Interstate Highway 35 on the east, Ben White Boulevard on the south, and South Congress on the west.

On February 28 2007, a plan amendment case was filed to change the GSRCCNP's future land use map (FLUM) to change the land use designation on the property at 112 Academy Drive from the land use designation of MULTI-FAMILY to COMMERCIAL. The request was made to facilitate the conversion of a Bed and Breakfast to a small hotel. A zoning case was filed concurrently, as well as a Certificate of Appropriateness.

In 1999, the property in question was given historic designation; in 2003 it was added to the Fairview Park Neighborhood Conservation Combining District area (NCCD), and its zoning was established as MF-4-H-NCCD.

The property abuts a music academy to the east, and has multifamily buildings to the north and south, across the street on Academy Drive. The owner intends to preserve the historic structure of the property, and prohibit any uses different from Hotel-Motel by amending the NCCD.



Historic structure (112 Academy Dr)



Multi-family to the south



Academy Drive



Music Academy to the north

On Wednesday, May 16, 2007, Neighborhood Planning and Zoning Staff held a community meeting that allowed the applicant to present the proposed land use amendment to the neighborhood contact team, and to property owners and residents within 300' of 112 Academy Drive. There was general support for the proposed project and zoning and land use change, except for one participant who expressed concern about the fact that the proposed GR zoning and commercial land use designation on that site would set an unwanted precedent for the area. Other attendees shared their own views with this participant, regarding the surrounding CS-zoned properties (to the north and west of the property), and the fact that the prohibited uses, the lower maximum height, impervious cover and saving the historic structure were also part of that precedent. The participant in opposition to the proposal said at the end he would go with the neighborhood's recommendation and stated he just wanted to make his position clear to them.

CASE MANAGERS: Mira Hahn (Plan Amendment)

PHONE: 974-6404

EMAIL: mira.hahn@ci.austin.tx.us

MAP: Please see next page

