

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Southeast Combined **CASE#:** NPA-07-0014.01
Neighborhood Planning Area (Franklin Park)

ADDRESS: Teri Lane and Freidrich Lane (Southwest Corner) **AREA:** 3.6 acres

APPLICANT/OWNER: Southpark Office Partner's LTD.

AGENT: Jim Bennett Consulting (Jim Bennett)

Change in Future Land Use Designation

FROM: Office

TO: Industrial

STAFF RECOMMENDATION:

Staff recommends denial of the proposed Industrial land use designation.

BASIS FOR RECOMMENDATION

1. The proposed plan amendment is inconsistent with the adopted Future Land Use Map for the Southeast Combined Neighborhood Planning Area.
2. Industrial development is inappropriate at this location given the surrounding land uses which include Ponciana Park to the east, an established mobile home park to the south and an established single-family neighborhood located east of the site.
3. The section of Friedrich Lane adjacent to the subject tract is a substandard two-lane road that dead-ends at the Paisano Mobile Home Park. Locating an industrial use on a road that serves a residential development is generally seen as inappropriate as it creates a potential safety hazard by mixing industrial and residential traffic on a narrow road such as Freidrich Lane.
4. The proposed land use change on the undeveloped property is inconsistent with the expressed land use goals and action items [recommendations] of the neighborhood plan. Goal One (pg 53) states, "provide a balance of mixed-income housing options that will contribute to the neighborhood's vitality and stability and encourage development of land uses that promote the interaction between residential and non-residential uses." Goal One, Action Item Three (pg 53) states, "support the rezoning of undeveloped land in residential areas to make future development compatible with the prevailing residential land use scheme."

NEIGHBORHOOD AND NEIGHBORHOOD PLANNING TEAM RECOMMENDATION

The majority of the Planning Contact Team members support the plan amendment, and provided several letters of support, which are included in this backup. One team member opposes the land use change on the basis that no new development should occur in the area prior to the extension of Pleasant Valley Road south from Ben White Boulevard. The residents of the adjacent Paisano Mobile Home Park and representatives of nearby neighborhood associations support the plan amendment, with conditions. The agreed-upon conditions between the property owner and the residents are addressed in the zoning request in a proposed conditional overlay.

BACKGROUND INFORMATION:

The Southeast Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on October 10, 2002. The planning area is bounded on the north by Ben White Boulevard; on the south by Burleson Road, Smith School Road, the Texas Parks & Wildlife boundary, and Williamson Creek; on the east by U.S. Highway 183; and, on the west by I.H.-35.

The property located at 5200 Freidrich Lane was the first Neighborhood Plan Amendment that was approved since the Southeast Combined Neighborhood Plan was adopted. The tract was originally approved with Mixed Use, but was changed to Industrial, after the amendment was approved on 9-29-05. Staff did not recommend approval of this plan amendment. At this time, the property is still vacant.

The amendment that is under review is for the property at Freidrich Lane and Teri Rd, which is currently undeveloped and is located on the southwest corner of the intersection. A vacant property (5200 Freidrich Ln) is located to the south; and a park and a single family neighborhood is located across the street, east of the property. The west property line is adjacent to a redeveloping commercial site, which was the former Wal-Mart site. The property does abut Freidrich Lane, a substandard, two-lane road that dead-ends into the mobile home park.

The first neighborhood plan amendment meeting was held on June 25, 2007 to gather input from the neighborhood and Neighborhood Contact Team. The majority of the Neighborhood Contact Team members and the meeting participants from the adjacent mobile home park and the neighborhood supported the land use change to industrial, with conditions.

NEIGHBORHOOD ORGANIZATIONS:

Southeast Corner Alliance of Neighborhoods
Dove Springs Neighborhood Association
Onion Creek Homeowners Association
Franklin Park Neighborhood Association
Peppertree Parkway Neighborhood Association
Kensington Park Homeowners Association
Barton Springs / Edwards Aquifer Conservation District
Onion Creek Homeowners Association
Austin Neighborhoods Council
Terrell Lane Interceptor Association
Paisano Mobile Home Park Neighborhoods Association
Southeast Neighborhood Planning Contact Team
Southeast Austin Trails & Greenbelt Alliance

CASE HISTORIES (Zoning and/or Neighborhood Plan Amendments):

NUMBER	REQUEST	CITY COUNCIL
NP-02-0014	Southeast Combined Neighborhood Plan	Approved 10-10-02
C14-02-0128.01	Franklin Park Neighborhood Plan Combining District Rezoning	Approved 10-10-02
NP-05-0014.01	Southeast Combined Neighborhood Plan	Approved 9-29-05
C14-05-0018	Franklin Park Neighborhood Plan Combining District Rezoning	Approved 9-29-05

CITY COUNCIL DATE: August 9, 2007

ACTION:

CASE MANAGER: Gregory Montes (plan amendment)
Wendy Walsh (zoning case)

PHONE: 974-2629
974-7719

EMAIL: gregory.montes@ci.austin.tx.us
wendy.walsh@ci.austin.tx.us

May 25, 2007

City of Austin
Neighborhood Planning and Zoning Department
Maureen Mereedith
505 Barton Springs Rd.
Austin, Tx. 78704

RE: Zoning Change - Freidrich Ln. @ Teri Rd.

Dear Ms. Mereedith,

The Southeast Combined Neighborhood Planning Contact Team has been contacted by the owners of the property located on the south side of Teri Rd. from Freidrich lane to IH-35, commonly referred to as the Grocer's Tract and the Wal-Mart tract, concerning a Zoning change to "CS" and "LI".

The Southeast Combined Neighborhood Planning Contact Team supports the plan amendment being filed out of cycle and support the FLUM change and supports the proposed zoning change.

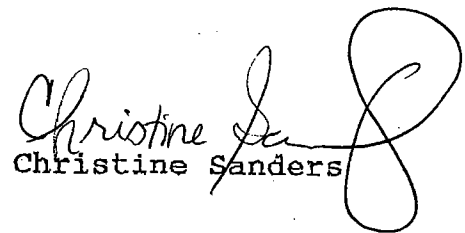
The Planning Contact Team authorizes Jim Bennett to act as our agent in processing this amendment and zoning change.


Our contact person is Diane Sanders and if you have any questions please give her a call.

Sincerely,


Shaundra Maloy


Sharon Parker


Christine Sanders


Chairman
SECNPCT



Franklin Park Neighborhood Association
4803 Pewter Lane
Austin, TX 78744

February 14, 2007

Dear Mr. Bennett,

The Franklin Park Neighborhood Association is pleased to offer you and your client, Endeavor Properties, a letter of support for the zoning change you are requesting for the Wal-Mart from it's current zoning of GR to CS and the zoning change for the 3 ½ acre tract of land at the corner of Fredrich Lane and Teri Road from GO to LI. It is our understanding that your client wishes to place office warehouse buildings on this property or a parking lot for additional parking for the existing Wal-Mart building. We feel that this will be an asset for the community. If you have any questions or need any other assistance please feel free to call me at 916-1517.

Sincerely,

Diane Sanders

Diane Sanders
President

Kennsington Park Neighborhood Association

February 16, 2007

Dear Mr. Bennett,

The Kenrsington Park Neighborhood Association, is pleased to offer you and your client, Endeavor Properties, a letter of support for the zoning change you are requesting at the corner of Fredrich Lane and Teri Road. It is our understanding that your client wishes to place office warehouse buildings on this property or a parking lot for additional parking for the existing Wal-Mart building. We feel that this will be an asset for the community.

Sincerely,

A handwritten signature in black ink, appearing to read "M. S. Sloan", followed by a long horizontal line extending to the right.

President
Kennsington Park Neighborhood Association

Peppertree Parkway Neighborhood Association

February 14, 2007

Dear Mr. Bennett,

The Peppertree Parkway Neighborhood Association is pleased to offer you and your client, Endeavor Properties, a letter of support for the zoning change you are requesting for the Wal-Mart from it's current zoning of GR to CS and the zoning change for the 3½ acre tract of land at the corner of Fredrich Lane and Teri Road from GO to LI. It is our understanding that your client wishes to place office warehouse buildings on this property or a parking lot for additional parking for the existing Wal-Mart building. We feel that this will be an asset for the community. If you have any questions or need any other assistance please feel free to call me at 442-0720

Sincerely,

A handwritten signature in cursive script, appearing to read "Sharon Parker".

Sharon Parker
President
Peppertree Parkway Neighborhood Association

June 24, 2007

Re: Proposed Plan Amendment and Rezoning for the property at the southwest corner of Teri Road and Freidrich Lane

Mr. Gregory Montes, Senior Planner

Dear Sir,

Please accept this letter to be submitted to Planning Commission and Council as proxy votes on the above stated plan amendment and rezoning (NPA-07-0014.01 and C14-2007-0073).

We are familiar with the subject property and surrounding area. We have spoken with the applicant's agent Mr. Jim Bennett. We understand from previous conversations the Neighborhood groups Franklin Park (Ms. Diane Sanders) and Piasano (Ms. Linda Hendry) support the uses allowed by these changes.

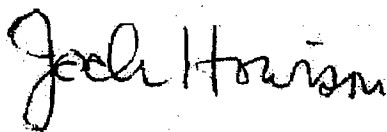
We, along with Mr. Lee Sloan, are old existing members of the Seatheast Combined Neighborhood Plan. Having spent many hours working on the plan, and our names put to the COA recently by Ms. Diane Sanders I am concerned that staff was not current on Contact Team members and thus we were not notified as such. This has lead to an unnecessary delay in processing this matter.

Our votes are as follows:

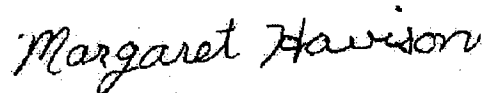
Margaret "Peg" Howison - IN FAVOR (I support the desires of those residents closer to the proposed change.)

Jack Howison - AGAINST (Although in favor of this type of development, I cannot support any project which will add traffic to the area until the much delayed and currently behind schedule extension of Pleasant Valley Road is compleated.)

Sincerely,



Jack Howison
512-797-3467



Margaret "Peg" Howison
512-444-3467

4202 Afton Lane
Austin, Texas 78744
23 June 2007

Gregory Montes, Senior Planner
City of Austin
Neighborhood Planning and Zoning Department
Austin, Texas 78767

RE: Neighborhood Plan Amendment NPA-07-0014.01
and Rezoning C14-2007-0073

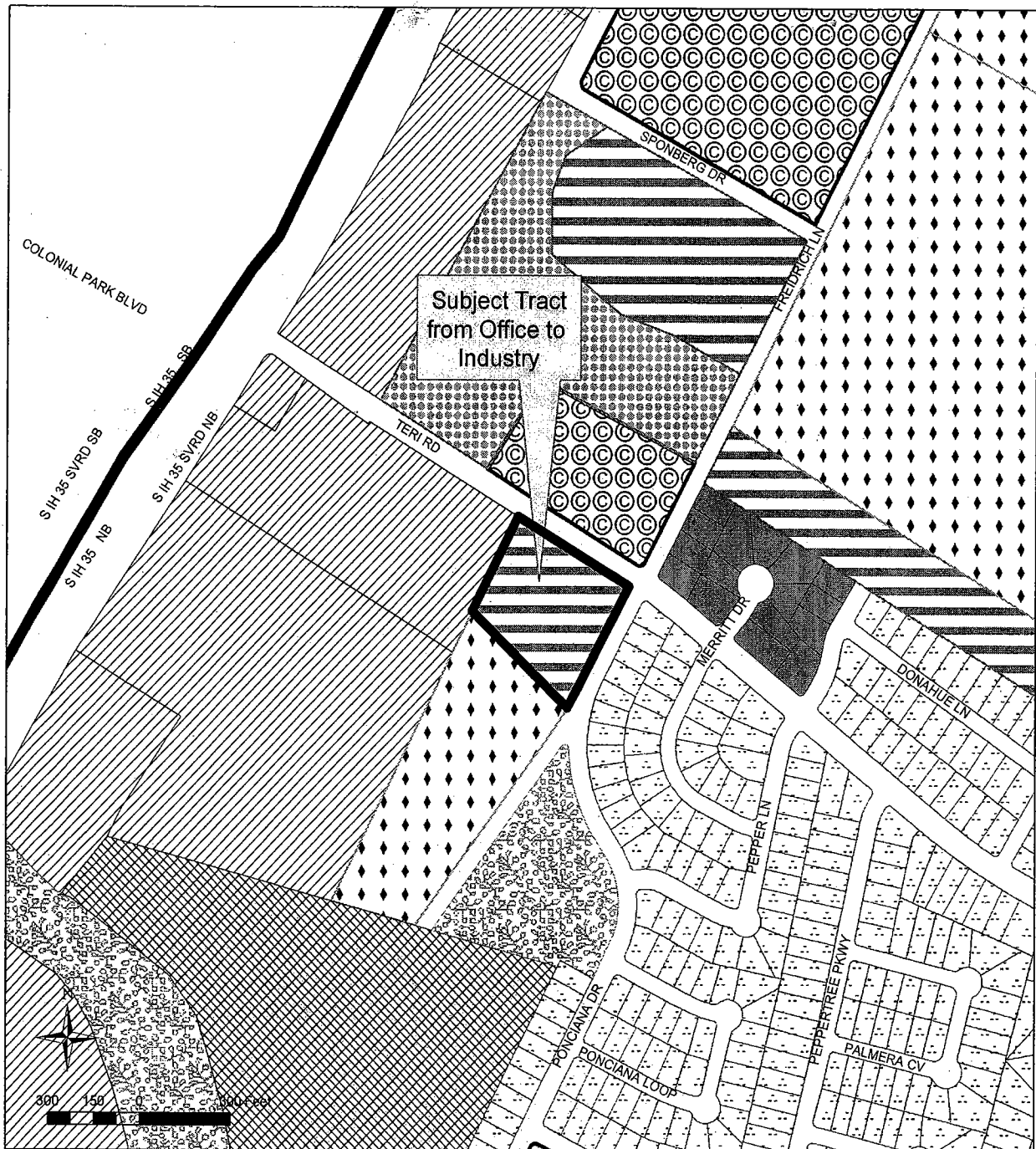
Dear Mr. Montes,

I support the applicant's request for the above-referenced change in the Southeast Combined Neighborhood Plan and the accompanying rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read "M. L. Sloan", with a long horizontal flourish extending to the right.

M. L. Sloan
Member SEAC



Southeast Combined Neighborhood Plan

Future Land Use Map

Tract: Property @ S.W. corner of
Teri Rd & Freidrich Ln

NPA 07-0014.01

Neighborhood Planning and Zoning Department

City of Austin

June 25, 2007

*A comprehensive plan shall not constitute zoning.

Future Land Uses

	Single-family		Office
	Mobile-home		Mixed Use/Office
	Multi-family		Industry
	Commercial		Civic
	Mixed Use		Open Space

NPA Meeting 6-25-07

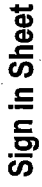
Approx. 9 neighborhood stakeholders attended the meeting in addition to Jim Bennett who is the agent for the subject property.

Neighbors expressed the desire to have the subject property include the same CO's that exist on the property to the south (5200 Friedrich Ln) if LI zoning were approved. In addition, they want to prohibit any use that allows chemical & toxic use/waste. That applies to the 2 uses that Jim Bennett has mentioned, College/University facilities or Electronics Assembly. Jim Bennett mentioned that the COA Solid Waste dept and other governmental agencies would be the watch dog on that particular issue if it were to occur. Parking was also brought up by the neighborhood. They don't want to see a large amount of it, but Jim Bennett informed them that if one of the 2 uses required more parking, per COA requirements, then he would have no choice but to provide it. Staff suggested that the neighbors & Jim Bennett take these issues up with the zoning planner case manager Wendy Walsh.

Neighbors also brought up the issue of boundary street improvements along Friedrich Ln. Jim Bennett informed the neighbors that his client would provide sidewalks & curb & gutter after the site plan was approved, but only on the west side of Friedrich Ln. Staff was then asked by the neighbors if road improvements to the east side of Friedrich Ln would be completed at the same time by the COA. At the time, staff did not have an answer, but after discussing this issue w/Richard Kroger of the Public Works Dept., it appears that the COA will not be improving the east side of Friedrich Ln. Apparently, the COA does not perform road improvements simultaneously w/every development permit that gets submitted to the city. The neighbors also requested that access be taken from Teri Rd only. Jim Bennett didn't agree to do that though. The majority of the stakeholders supported the land use change under the condition that a Conditional Overlay be added to the associated zoning change of LI, Limited Industrial.



Name AND Organization/ Business Association/ Neighborhood (if applicable)	Mailing Address	Address	Phone Numbers (circle it, if for home, when applicable)	Homeowner (check all that apply) note: Homeowner is not Res Property Owner in this survey	Email Address (PLEASE PRINT CLEARLY)
Margaret Weiner			(h/m) 326-9029 (w/m)	<input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	MARGARET WEINER
DIANE GERMAN	5400 FRIEDRICH Ln, #66 AUSTIN, TX 78744	Same	(h/m) (w/m) 444-8591	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input checked="" type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	NONE
Linda Ramsey Hendry	5400 Friedrich Ln, #1	Same	(h/m) #440-1951 (w/m) 633-9865	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input checked="" type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	
Cheryl Yochim	5400 Friedrich Ln #140 Austin 78744	Same	(h/m) (w/m) cell 656-2310	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input checked="" type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	
Dan Yochim	5400 Friedrich Ln #140 Austin, 78744	Same	(h/m) (w/m) cell 656-0359	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input checked="" type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	
Juni Bennett	11505 Ridge Dr Austin, tx.	Same	(h/m) (w/m) 282-3079 784-4961	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	
			(h/m) (w/m)	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	
			(h/m) (w/m)	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	



Sign in Sheet

Southeast Neighborhood Planning Area

Neighborhood Plan Amendment Meeting

Mondav. June 25. 2007