

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Upper Boggy Creek (UBC) Neighborhood Plan

CASE#: NPA-2007-0012-01

PC PUBLIC HEARING DATE:

ADDRESS: 3717 Robinson Avenue

AREA: N/A

APPLICANT/AGENT: Jim Bennett

OWNER: Ramon Canales

TYPE OF AMENDMENT: Future Land Use Map Designation

The proposed amendment would change the land use designation on the Upper Boggy Creek Neighborhood Plan future land use map (FLUM) from SINGLE-FAMILY to OFFICE.

PLAN ADOPTION DATE: August 1, 2002

NPCD ADOPTION DATE: August 1, 2002

STAFF RECOMMENDATION: SINGLE-FAMILY

BASIS FOR RECOMMENDATION

The supporting text of the UBC plan's Goal Two, Land Use, does not support the transition from residential to non-residential uses unless specific conditions are met. The subject tract, 3717 Robinson Avenue, does not meet those criteria:

Commercial development in the established residential areas is discouraged and new commercial development and redevelopment should be focused on the planning area's commercial corridors. Property currently zoned for single or multi-family development should not be changed to allow for commercial uses unless those locations are designated as mixed-use (UBC Neighborhood Plan, p 33)

The site does have frontage on East 38th ½ Street; however, it fronts and takes access off of Robinson Avenue. Allowing this property to transition from single-family to another land use designation could begin a process of "commercial creep" into the neighborhood.

BACKGROUND: The Upper Boggy Creek Neighborhood Plan was created through the City of Austin's neighborhood planning process and was adopted by the City Council on August 1, 2002. The boundaries of the planning area are IH-35 on the west, RMMA redevelopment site on the north, Airport Boulevard on the east, and MLK Jr. Boulevard on the south.

The applicant purchased the an existing single-family house at 37174 Robinson Avenue in order to open either a travel agency office or a hair salon and is seeking a land use designation of office. The related zoning case is C14-2007-0114.

The official stakeholder meeting for the applicant's agent to present the proposed plan amendment to the UBC planning team was held on September 18, 2007 (a zoning case for the site in had not been filed). At that time, the UBC planning team did not vote on the requested FLUM change and instructed the applicant's agent to meet with representatives from the Cherrywood neighborhood. The UBC planning team's policy regarding neighborhood-specific issues (the UBC Neighborhood Planning Area is composed of five different neighborhoods) is to defer to the position of the specific neighborhood. The applicant's agent met with the Cherrywood neighborhood on two separate occasions. After lengthy discussions, both in email and during the meetings, the neighborhood decided not to support the change in the FLUM designation or the change in zoning.

The Cherrywood representatives to the Upper Boggy Creek planning team have indicated that they would like to initiate a more comprehensive planning process to examine the stretch of East 38th ½ Street running from IH-35, east to the railroad tracks.

CASE MANAGERS: Mark Walters (Plan Amendment) **PHONE:** 974-7695

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Neighborhood Plan Amendment Case: NPA-2007-0012.01 3717 Robinson

PLAN AMENDMENT SITE:
3717 Robinson Avenue
Change from SINGLE-FAMILY
to OFFICE land use
designation

Future Land Use Legend

-  Single-Family Residential
-  Multi-Family Residential
-  Commercial
-  Neighborhood Commercial
-  Mixed Use
-  Higher Density Mixed Use
-  Office
-  Mixed Use/Office
-  Civic
-  Open Space

