

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Dawson Neighborhood Plan

CASE#: NPA-08-0001.02

PC DATE: May 13, 2008

CITY COUNCIL DATE: July 24, 2008

ADDRESS: 3900 Wadford Street and 3907-B Reyna Street

APPLICANT: City of Austin

OWNERS: Janie Ybarra (3907-B Reyna Street) and Frank L. Sanchez (3900 Wadford St)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

The proposed amendment would change the land use designation on the Dawson Neighborhood Plan Future Land Use Map for two properties in an area in the southeast corner of the neighborhood, adjacent to Ben White Blvd. and one block west of S. Congress Ave., from **Single Family** to **Mixed-Use**. The change in designation will allow for the redevelopment of the subject properties into mixed-use development.

PLAN ADOPTION DATE: August 27, 1998

NPCD ADOPTION DATE: December 6, 2001 **FLUM ADOPTION DATE:** June 22, 2006

ISSUES:

This plan amendment case was initiated by Planning Commission at the September 11, 2008 public hearing after a request from Ron Thrower to consider initiating such a case during the "Citizens to be Heard" portion of the August 28, 2008 Planning Commission. At the time of the September 11, 2008 hearing, Mr. Thrower provided letters from Ms. Ybarra and Mr. Sanchez (the property owners affected by this case) supporting the plan amendment for their properties. However, at a recent neighborhood meeting (April 14, 2008) Mr. Sanchez told City staff and neighborhood leadership that he no longer wants to be a part of this plan amendment case. Based on this testimony, the plan contact team voted to oppose the FLUM amendment for Mr. Sanchez's property.

STAFF RECOMMENDATION: Staff supports the city-initiated plan amendment for 3907-B Reyna Street. The property owner for 3900 Wadford St., Frank Sanchez, has at different times expressed both support and opposition to this plan amendment. While staff has a letter stating Mr. Sanchez's support for the plan amendment, in our most recent communications with Mr. Sanchez, he has told City staff that he does not support the plan amendment for his property. Though staff feels that Mixed Use would be a suitable land use designation for this property, changing the designation for this property with the support of neither the property owner nor the plan contact team is unwarranted and staff therefore does not support the FLUM change for 3900 Wadford St.

PLANNING COMMISSION RECOMMENDATION: Planning Commission recommended amending the Dawson Neighborhood Plan Future Land Use Map by changing the future land use designation for 3900 Wadford Street and 3907-B Reyna Street from Single-Family to Mixed Use.

BASIS FOR STAFF RECOMMENDATION:

Staff supports a **Mixed Use** designation for the following reasons:

- As a result of the reconstruction of Ben White Blvd, this property and other single family properties on this block are now adjacent (or in very close proximity) to a limited access highway. The noise and traffic along Ben White Blvd make these properties no longer suitable for single family use.
- A Mixed Use future land use designation is used on many properties adjacent to Ben White in nearby planning areas (and even in the Dawson neighborhood in one case), making a Mixed Use designation at this location consistent with future land use designations for other areas along Ben White.
- This block is only one block away from Congress Avenue and the various current and future transit routes along this corridor. This proximity to transit makes the location ideal for the higher density residential uses associated with Mixed Use.
- Current and future development along Congress Avenue in this area will be adding more residents to the area and increasing demand for the types of neighborhood-serving commercial uses found in Mixed Use. Such commercial uses in this location would help meet this demand.

Comments from the Dawson Neighborhood Plan

One objective of the Dawson Neighborhood Plan is to “Preserve the residential character of the interior of the neighborhood and the commercial character of South First Street and South Congress Avenue.” While the plan does not specifically mention the areas in the neighborhood immediately adjacent to Ben White Blvd, the blocks adjacent to Ben White are located on the perimeter, rather than the interior of the neighborhood. Additionally, on the Dawson Neighborhood Plan’s FLUM, most properties abutting Ben White are designated either Mixed Use or Commercial.

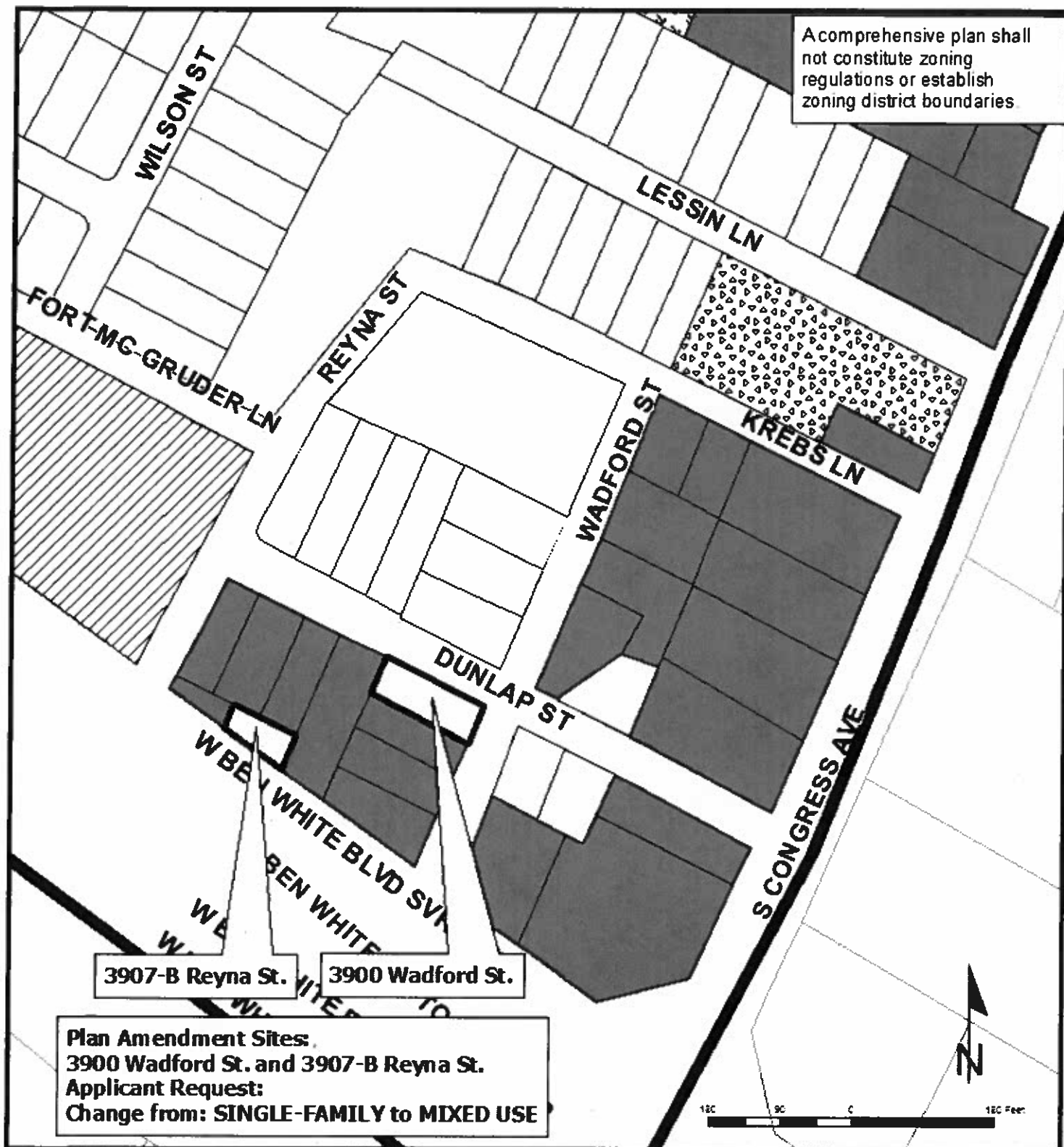
On October 18, 2007, the City Council approved a plan amendment designating most of this block as Mixed Use. This plan amendment would be consistent with the future land use designation for the rest of the block.

CITY COUNCIL DATE: July 24, 2008

ACTION: Pending

CASE MANAGER: Andrew Holubeck

EMAIL: andrew.holubeck@ci.austin.tx.us



Dawson Neighborhood Plan Amendment: NPA-08-0001.02

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



Created by NPZD March 25, 2008

3 May 2008

City Staff
PO Box 1088
Austin, TX 78701

RE: 3900 Wadford Street FLUM Change

To Whom it Concerns:

On April 14th, the Dawson Neighborhood Planning voted against a FLUM change (Yes – 21 No – 23) for 3900 Reyna Street from Single Family to Mixed Use. During the meeting, the property owner, Mr. Frank Sanchez, stated he had not initiated the FLUM or zoning changes for his property, and was not supportive of these changes.

If you have further questions on the neighborhood vote, please don't hesitate to contact me at katesmash@gmail.com or at (512) 826-2132.

Sincerely,

A handwritten signature in black ink that reads "Kate Meehan". The signature is written in a cursive, flowing style.

Kate Meehan
Chair
Dawson Neighborhood Planning Team

CC: Andrew Holubeck
Robert Robbins

3 May 2008

City Staff
PO Box 1088
Austin, TX 78701

RE: 3907 Reyna Street FLUM Change

To Whom it Concerns:

On April 14th, the Dawson Neighborhood Planning voted to approve a FLUM change for 3907 Reyna Street from Single Family to Mixed Use. This property and the lots adjacent to it have been an area of contention for our neighborhood for over a year, but there is general support in our neighborhood for a mixed use project on the block bounded by Ben White Boulevard, Wadford, Dunlap and Reyna.

If you have further questions on the neighborhood vote, please don't hesitate to contact me at katesmash@gmail.com or at (512) 826-2132.

Sincerely,

A handwritten signature in black ink that reads "Kate Meehan". The signature is written in a cursive, flowing style.

Kate Meehan
Chair
Dawson Neighborhood Planning Team

CC: Andrew Holubeck
Robert Robbins



Planning Commission
City of Austin
Austin, Texas 78704

Re: Initiation of Future Land Use Map amendment by Planning Commission

To Whom It May Concern – City of Austin, Texas

I take this opportunity to convey my consent to allow for the Planning Commission to initiate a Future Land Use Map amendment on my property located at 3900 Wadford Street to show my property as Mixed-Use.

If you have nay questions as to my support of this initiative please contact me at your convenience.

Sincerely,

Mr. Frank Sanchez
Property Owner



Application for a Neighborhood Plan Amendment

Owner/Applicant: JANIE YBARRA
Project Name: FORT MAGRUDER 3
Owner/Applicant Address: 6500 SKYCREST DRIVE, AUSTIN, 78745
Owner/Applicant Phone: 512/
Owner/Applicant Fax #: _____
Agent: RON THROWER - THROWER DESIGN
Agent Address: 2807 MANCHACA ROAD, BLDG. 2, AUSTIN, 78704
Agent Phone: 512/476-4456
Agent Fax #: 512/476-4454
Name of Adopted Plan: Dawson
Adoption Date: August 27, 1998
Tax Parcel Number(s): 0409050427

☒ **Change in Future Land Use Designation****

Requested change FROM: SF TO: MU
Proposed Use: Mixed-Use
Physical Location: 3907-B REYNA STREET
Legal Description: SEE ATTACHED
Acreage or Square Feet: _____
Watershed Location: Bouldin

****Please attach map designating tract(s) to be changed**

☐ **Change of Plan Text**

Item and page number(s): _____
Existing text: _____

Requested Change: _____

☐ **Base District Zoning Change (Requires separate zoning application)**

Property address (or legal description): _____
Existing base zoning: _____
Proposed base zoning: _____
Related zoning case #: _____

☐ **Combining District/Overlay Zone change** (Not including Conditional Overlay or Neighborhood Plan Combining Districts) (Requires separate zoning application)

Property address (or legal description): _____
Existing Combining District/Overlay Zone: _____
Proposed Combining District/Overlay Zone: _____
Related zoning case #: _____

☐ **Change in Conditional Overlay** (Requires separate zoning application)

Property address (or legal description): _____
Existing conditions in ordinance: _____
Proposed change in conditions: _____
Related zoning case #: _____

☐ **Change in NPCD Special Use** (Requires separate zoning application)

☐ **Elimination of permitted Special Use**

Tract location (Parcel addresses, Sub-district boundaries, or Plan Area): _____

☐ **Addition of permitted Special Use** ☐ Area wide ☐ Sub-district

____ Corner Store
____ Cottage Lot
____ Secondary Apartment
____ Small Lot Amnesty
____ Urban Home

Sub-district boundaries (if applicable) _____

☐ **Addition of permitted Special Use on a specific property:**

____ Neighborhood Mixed Use Building
Address or Location: _____
____ Neighborhood Urban Center:
Address or Location: _____
____ Residential Infill
Address or Location: _____

Departmental Use Only

Application Date: _____; Tentative Planning Commission Date: _____

Tentative City Council Date: _____; Case Manager _____

Reason for Plan Amendment request: FLUM CHANGE ONLY

Please Print First and Last Name of Applicant/Agent JANIE Ybarra

Signature/Date: [Signature] 3/25/07