

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Dawson Neighborhood Plan

CASE#: NPA-08-0001.01

PC DATE: July 22, 2008

ADDRESS: 3715 S. 1st Street

APPLICANT: City of Austin

OWNERS: South First Baptist Church

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 a property located at 3715 S. 1st Street, from **Civic** 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:

When the Dawson Neighborhood Plan Future Land Use Map was created, this property was used as a church and therefore designated as Civic on the Future Land Use Map. The applicant, First Baptist Church, is planning to sell this property for development as a vertical mixed use development, with first-floor retail along S. 1st Street and multifamily residential units both above and behind the retail along 1st Street.

STAFF RECOMMENDATION:

This parcel was designated Civic on the Dawson Neighborhood Plan Future Land Use Map due to its use as a religious institution. Because plans for this property no longer include a Civic use, staff supports changing the land use for this property. However, staff believes that the new future land use designation for this parcel should follow the same land use pattern established by the neighborhood's Future Land Use Map for other properties along the South 1st Street corridor.

Staff therefore recommends the Mixed Use land use designation on the front 200 feet only of this parcel, which is consistent with the depth of the Mixed Use land use designation on other portions of South 1st Street in the Dawson neighborhood. For the remaining back portion of the parcel, staff recommends the Multifamily land use designation, which is consistent with the depth and size of two multifamily properties just north of the subject property. This multifamily designation will act as a buffer between the Mixed Use land use along South 1st Street and the Single Family land use in interior of the neighborhood.

Comments from the Dawson Neighborhood Plan

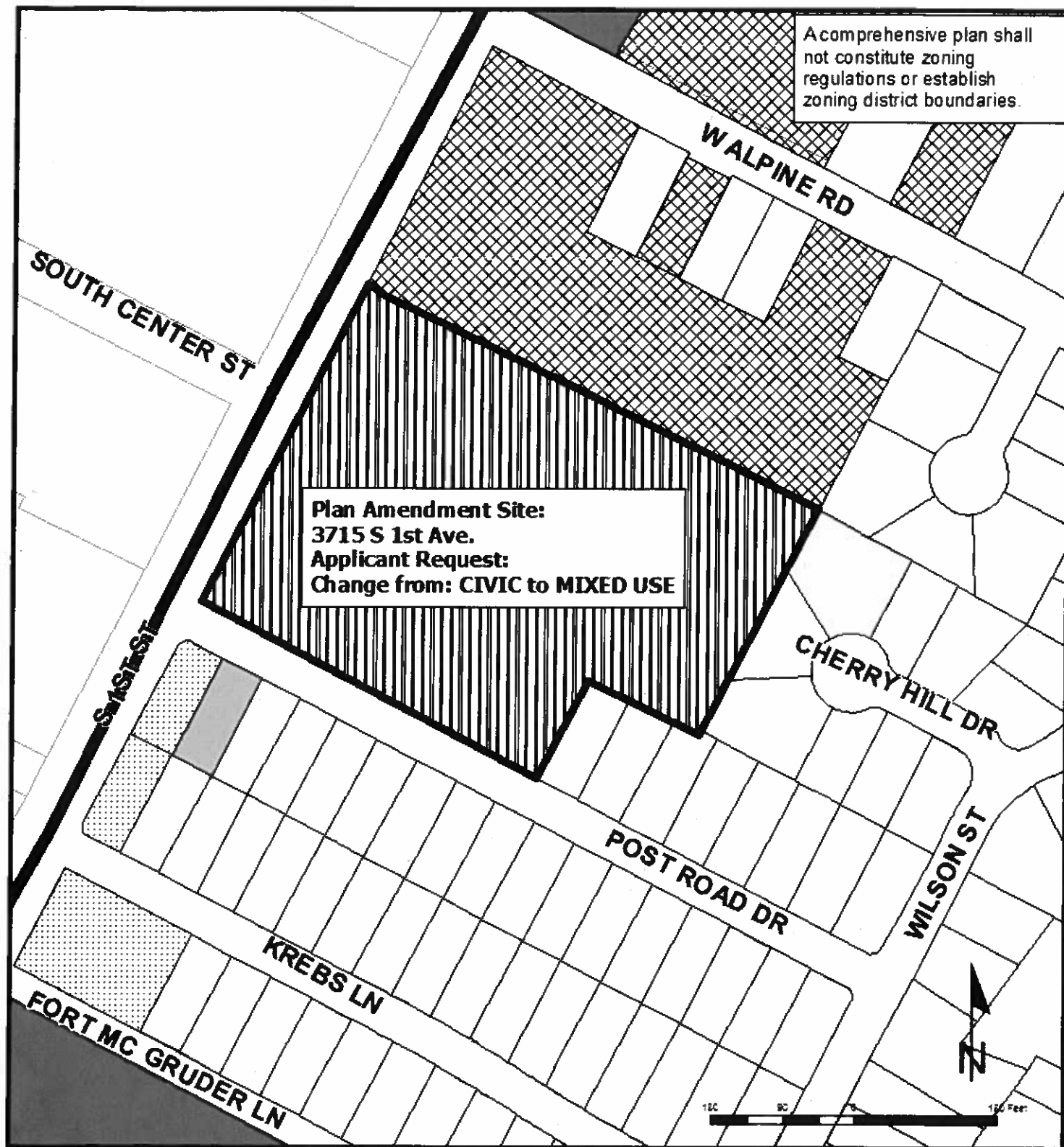
One objective of the Dawson Neighborhood Plan is to “Preserve the residential character of the interior of the neighborhood and the commercial character of South First Street and South Congress Avenue.” Staff’s recommendation is consistent with this objective as it allows for commercial and/or mixed uses along South 1st Street, but limits the more interior portions of this very deep property to residential land use.

CITY COUNCIL DATE: July 24, 2008

ACTION: Pending

CASE MANAGER: Andrew Holubeck

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Dawson Neighborhood Plan Amendment: NPA-08-0001.01

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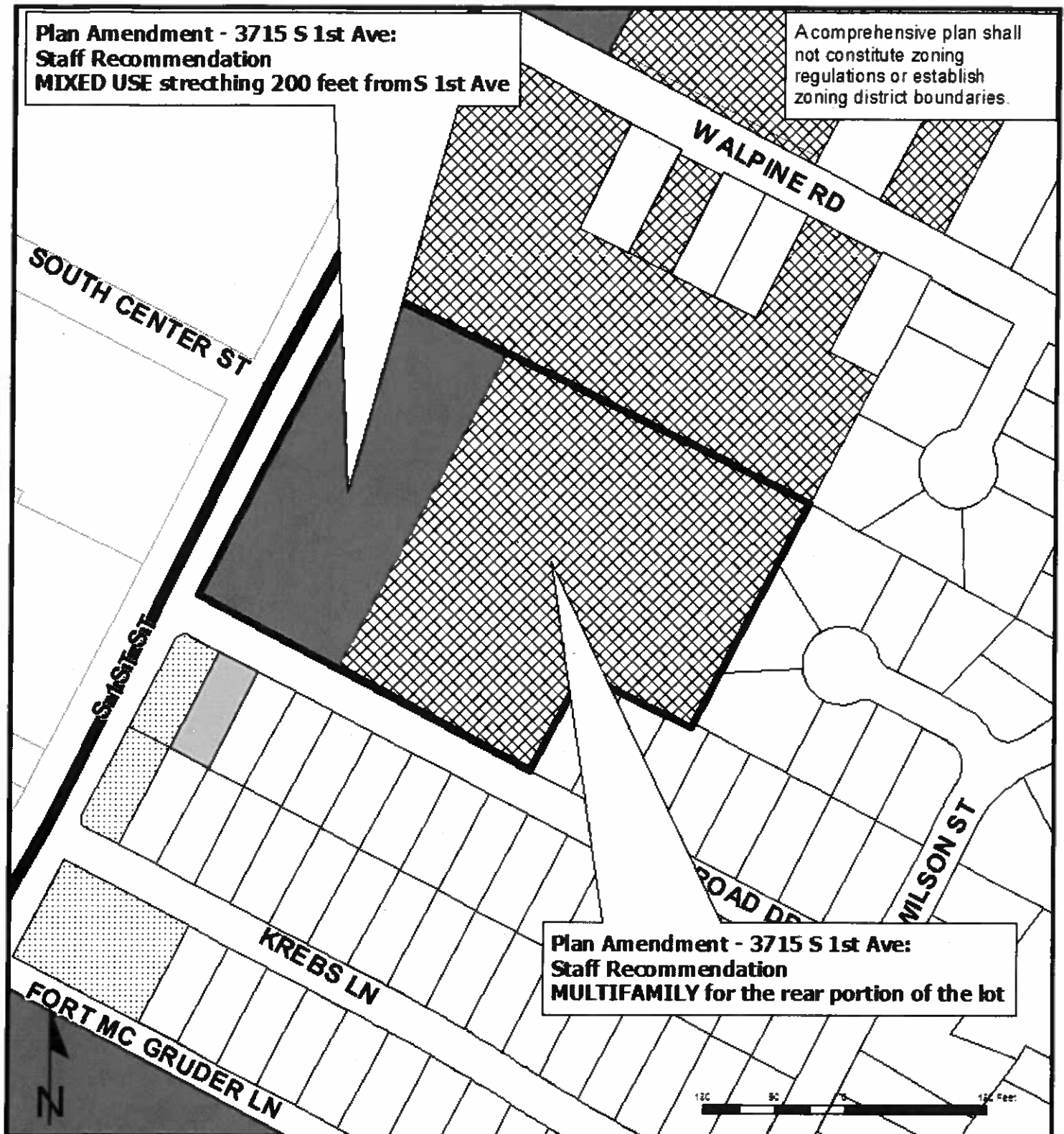
Created by NPZD March 25, 2008

FUTURE LAND USE

	Single-Family		Office
	Higher-Density Single-Family		Mixed Use/Office
	Multi-Family		Major Planning Development
	Commercial		Industry
	Mixed Use		Civic
	Warehouse/Limited Office		Recreation & Open Space
			Utility

**Plan Amendment - 3715 S 1st Ave:
Staff Recommendation
MIXED USE stretching 200 feet from S 1st Ave**

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



**Plan Amendment - 3715 S 1st Ave:
Staff Recommendation
MULTIFAMILY for the rear portion of the lot**

Dawson Neighborhood Plan Amendment: NPA-08-0001.01 Staff Recommendation

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Created by NPZD March 26, 2008

FUTURE LAND USE

	Single-Family		Office
	Higher-Density Single-Family		Mixed Use/Office
	Multi-Family		Major Planning Development
	Commercial		Industry
	Mixed Use		Civic
	Warehouse/Limited Office		Recreation & Open Space
			Utility