

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Southeast Combined Neighborhood Plan

CASE#: NPA-2008-0014.01

PC PUBLIC HEARING DATE & ACTION: Tuesday, August 12, 2008,
*APPROVED A CHANGE IN THE DESIGNATION ON THE FUTURE LAND USE MAP TO
CIVIC, AS STAFF RECOMMENDED; BY CONSENT.*

*[M. DEALEY, C. EWEN – 2ND] (6-0) J. REDDY (ABSENT); C. SMALL (ABSENT);
T. ATKINS (NOT YET ARRIVED)*

ADDRESS: 5405 ½ IH-35 **AREA:** 5.7Acres

APPLICANT: City of Austin (Public Works Dept)

OWNER: City of Austin

AGENT: Darryl Haba (City of Austin)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial

To: Civic

Related Zoning Case: C14-2007-0102

Base District Zoning Change

From: GR-CO-NP

To: P-CO-NP

PLAN ADOPTION DATE: October 10, 2002

BACKGROUND: 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 requested plan amendment is in the Franklin Park Neighborhood Planning Area. The boundaries of the planning area are: St. Elmo on the north, Nuckols Crossing on the east, Williamson Creek on the south and IH-35 on the west.

The subject tract is a 5.757 acre lot that is currently vacant. The property was purchased by the City of Austin Watershed Protection Department in 2003 for the purpose of constructing a water quality pond to treat the storm water runoff from TXDOT's Ben White/IH-35

roadway improvements. The proposed water quality pond would capture this storm water runoff before releasing it into Williamson Creek. The project will incorporate wetland plants and use much of the existing rim rock and existing vegetation that exists on the property.

STAFF RECOMMENDATION: The staff recommendation is to **APPROVE** the requested change from Commercial on the Future Land Use Map (FLUM) to Civic land use designation.

BASIS FOR RECOMMENDATION: The requested amendment is consistent with the goals of the Southeast Combined Neighborhood Plan. One particular neighborhood plan goal states:

1. Preserve the unique, rare and significant features of the Southeast Combined Planning Area's natural environment.

The proposed plan amendment is also consistent with language found in the Land Use Chapter under the heading of The Natural Environment. It mentions that both Onion & Williamson Creeks are important natural resources for the area, and should be considered priorities for protection in environmental management decisions and land use planning for the area.

Based on the goal stated above and the language in the Land Use Chapter, staff supports the amendment based on these findings.

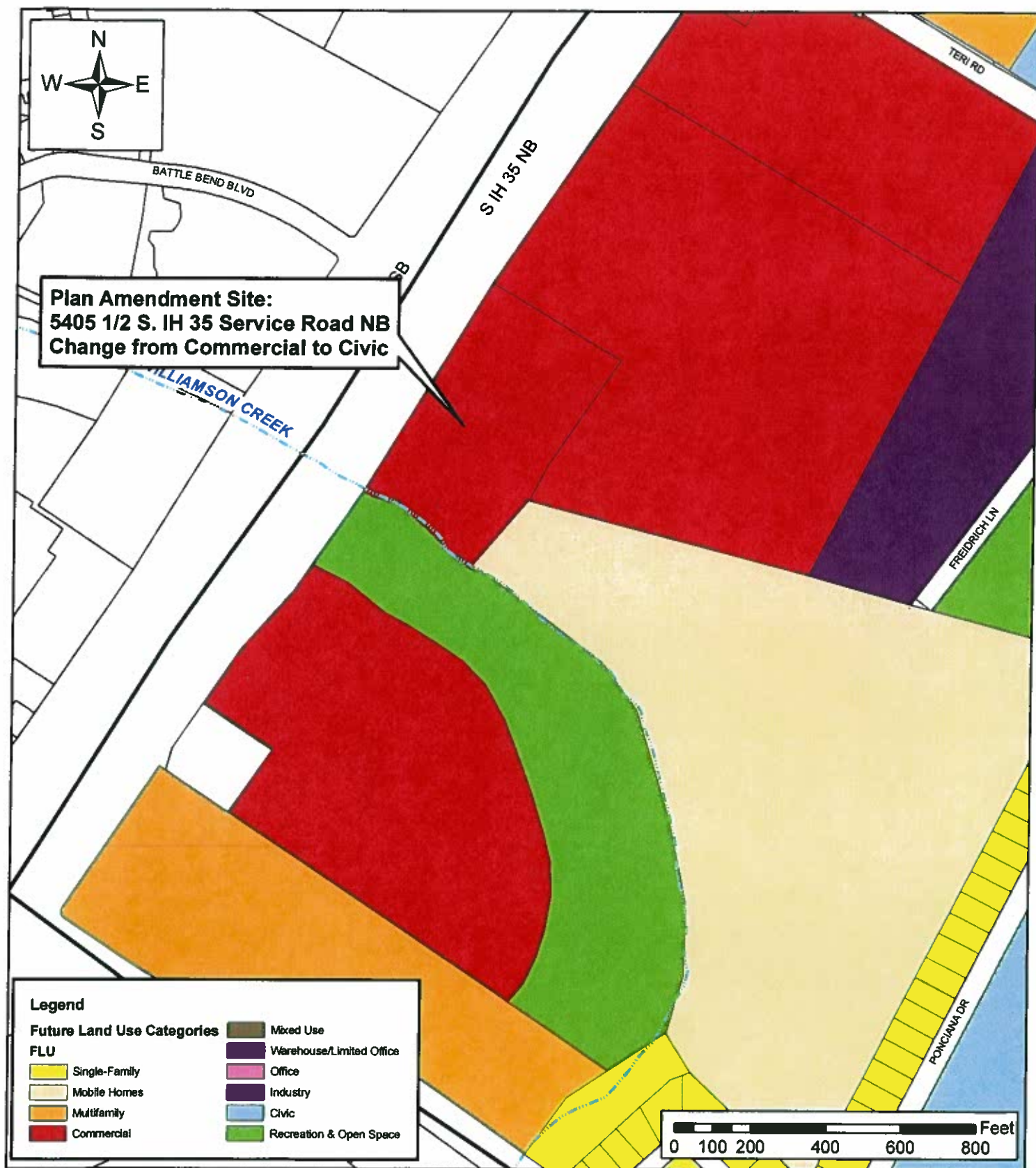
PUBLIC MEETINGS: NPZD staff held a public stakeholder meeting on July 15, 2008. Invitations were sent to the Southeast Combined interest list and property owners within 500 feet of the proposed plan amendment.

The 2 members of the Southeast Combined Planning Contact Team that were present at the meeting do officially support the proposed plan amendment and zoning change. Please refer to the attached letters.

CITY COUNCIL DATE: August 21, 2008

CASE MANAGERS: Gregory Montes (Plan Amendment) 974-2629
Wendy Rhoades (Zoning Case) 974-7719

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



Franklin Park

Neighborhood Plan Amendment

NPA-2008-0014.01



City of Austin
 Neighborhood Planning and Zoning Department

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

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

4202 Afton Lane
Austin, TX 78744
22 July 2008

City of Austin
Neighborhood Planning and Zoning Department
Gregory Montes
P. O. Box 1088
Austin, Texas 78767-8810

RE: Case No. NPA-2008-014.01

Dear Mr. Montes,

As a member of the Southeast Combined Neighborhood Planning Contact Team, I agree on the proposed Future Land Use of Civic and P-CO-NP zoning district for the property located at 5211 ½ South IH-35.

Sincerely,

A handwritten signature in black ink, appearing to read "M. L. Sloan", followed by a long horizontal flourish line.

M. L. Sloan,
Member of SEAC

4204 Gregg Lane
Austin, TX 78744
23 July 2008

City of Austin
Neighborhood Planning and Zoning Department
Gregory Montes
P. O. Box 1088
Austin, Texas 78767-8810

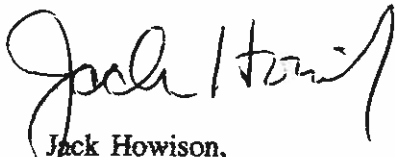
RE: Case No. NPA-2008-014.01

Dear Mr. Montes,

As a member of the Southeast Combined Neighborhood Planning Contact Team, I agree-on the proposed Future Land Use of Civic and P-CO-NP zoning district for the property located at 5211 _ South IH-35.

I also wish to commend COA staff for the environmentally friendly and imaginative design of this project. It has the potential to become a destination showplace for this type of project.

Sincerely,



Jack Howison,
Member of SEAC

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood organization that is within the planning area.

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff's recommendation and public input and then sends its own recommendation on the plan amendment request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning & Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website: www.ci.austin.tx.us/zoning/

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Neighborhood Planning and Zoning Department
Gregory Montes
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2008-014.01

Contact: Gregory Montes

Public Hearings:

Planning Commission August 12, 2008

City Council August 21, 2008

☒ I am in favor
☐ I object

Diane Sanders

Your Name (please print)

4803 Pewter Ln Austin 78744

Your address(es) affected by this application

Diane Sanders

Signature

8-3-08

Date

Comments:

Sign in Sheet



Name AND Organization/ Business/ Association/ Neighborhood (if applicable)	Mailing Address	Address	Phone Numbers (circle "h," "w," or "m" when applicable)	I am a... (check all that apply) note: "Homeowner" is not "Res Property Owner" in this survey	E-mail Address (PLEASE PRINT CLEARLY)
Direct Line City of Austin	505 Baker Street Austin, TX 78704	→	(h/m) 974-7205 (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	
Virginia Rohrer COA - WPOD	" Suite 1100 →		(h/m) 974-2758 (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	
Lee Sloan	4202 Heflin. Austin TX 78744	"	(h/m) 441-1997 (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	was4598@aol.com
Jack Howison	4204 Grege Ln Austin, TX 78744		(h/m) 444-3467 (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	JACK@PRISMNET.COM
			(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	
			(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	

Southeast Neighborhood Planning Area

Neighborhood Plan Amendment Meeting

Tuesday, July 15, 2008