NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

CASE#: NPA-08-0007.02

PC DATE: August 12, 2008

APPLICANT/OWNER: North Austin Civic Association Neighborhood Plan Contact Team

NEIGHBORHOOD PLAN TEXT AMENDMENT: Modify Page 20, Planning Principle #8 as follows:

From:

8. Protect the unique character of residences on Macmora Road, which

includes large lots and some livestock.

To:

8. Protect the unique character and qualities of Macmora Road between Topperwein Drive and Golden Quail Drive. This area is a special place within the NACA neighborhood, with large, rural lots; single-family, ranch-style homes set back from the street; agricultural outbuildings; livestock; and a maturing tree canopy. Future changes and development to this area should be sensitive to these qualities and consider ventures that will enhance the existing rural environment we seek to protect, while

discouraging multi-family housing and dense development.

STAFF RECOMMENDATION:

1) Staff recommends approval of the requested text changes.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended the proposed amendment on consent.

DEPARTMENT COMMENTS:

This amendment was submitted by the Neighborhood Plan Contact Team in order to clarify the intent of the original language. The original language did not identify the land use pattern that should be protected and did not specify the section of Macmora Road. The proposed amendment identifies the segment between Topperwein Drive and Golden Quail Drive and further describes the existing rural development patterns to be preserved.

The entire area is designed Single Family on the Future Land Use Map. Most of this segment of Macmora Road is zoned SF-1-NP with one property zoned RR-NP and is rural in nature with the uses described in the proposed text. There are four lots with SF-6-NP zoning that have retained their rural development. There is a condominium, with SF-6-NP zoning, located at the Golden Quail Drive intersection. A recent zoning case at 10614 Macmora Road, which sought to go from SF-1-NP to SF-6-NP, was denied by City Council on March 27, 2008.

BASIS FOR RECOMMENDATION:

This amendment merely seeks to clarify the location and intent of the existing language and does not place any additional development restrictions on property rights. Staff believes the proposed language is clear and establishes the neighborhood's vision for this area.

NEIGHORHOOD PLAN: The North Austin Civic Association Neighborhood Plan adopted in June 2000.

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No HILL COUNTRY ROADWAY: No

REGISTERED COMMUNITY ORGANIZATIONS:

- NACA Neighborhood Plan Contact Team
- North Austin Civic Association
- Home Builders' Association of Greater Austin
- Austin Independent School District
- Homeless Neighborhood Organization
- Austin Neighborhoods Council
- Austin Parks Foundation
- North Growth Corridor Alliance
- Austin Northwest Association

<u>SCHOOLS: (AISD)</u>

Cook Elementary

Burnet Middle School

Lanier High School

PUBLIC MEETINGS: On June 19, 2008, a meeting was held with stakeholders within the NACA neighborhood, the Neighborhood Plan Contact Team, the North Austin Civic Association and City staff. During this meeting, the stakeholders raised comments about the fact that more of this neighborhood was rural many years ago and that it is now not unique. Others stated that as it is the last remaining rural area and it should be protected. The Neighborhood Plan Contact Team voted 5-0 in favor of the amendment. The North Austin Civic Association voted 26-11 in favor of the amendment. Approximately seven of the people in opposition live on Macmora Road.

CITY COUNCIL DATE: August 28, 2008 ACTION:

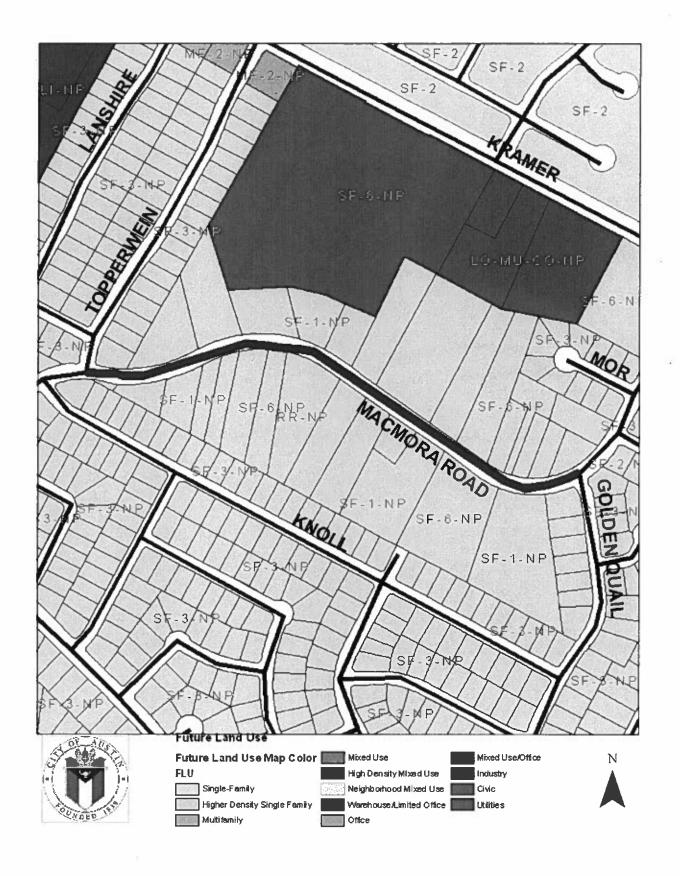
ORDINANCE READINGS: 1st 2nd 3rd

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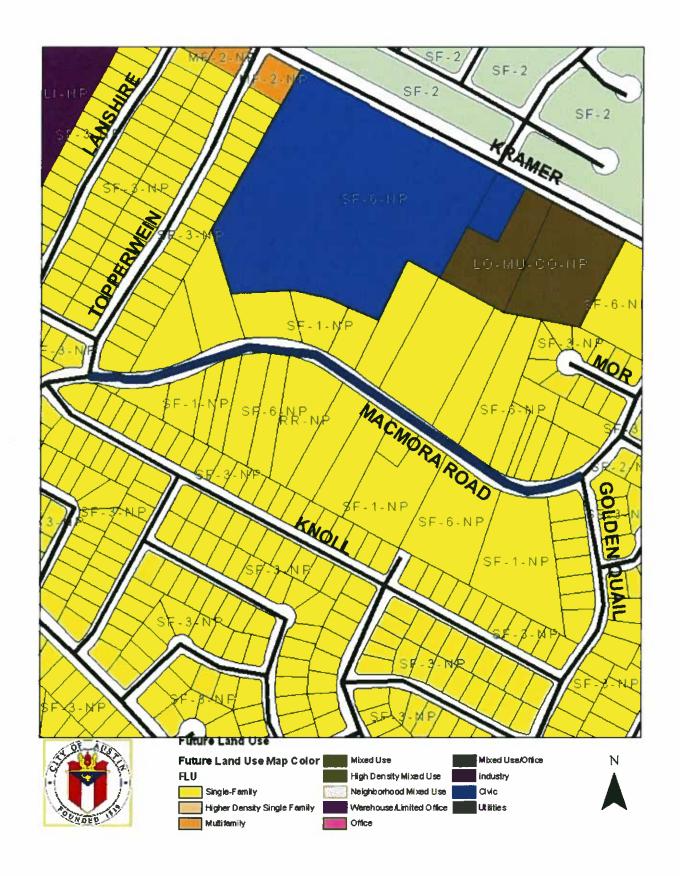
NEIGHBORHOOD PLANNING CASE MANAGER: Paul DiGiuseppe

PHONE: 974-2865

Email: paul.digiuseppe@ci.austin.tx.us







affecting your neighborhood. organization that that has expressed an interest in an application also contact a registered neighborhood or environmental speak FOR or AGAINST the proposed amendment. You may attend. However, if you do attend, you have the opportunity to are expected to attend a public hearing, you are not required to before the City Council. Although applicants and/or their agent(s) public hearings: first, before the Planning Commission and then The proposed amendment will be reviewed and acted upon at two

evaluate the City staff's recommendation and public input or continue an application's hearing to a later date, or may the announcement, no further notice is required postponement or continuation that is not later than 60 days from board or commission announces a specific date and time for a forwarding its won recommendation to the City Council. If the During a public hearing, the board or commission may postpone

amendment requested plan amendment request, or approve an alternative to the During its public hearing, the City Council may grant or deny a

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

- concerns at that meeting by attending the Public Hearing and conveying your
- 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

who may in tuture want to sell

ate to save Macmora from expansion with dense housing,

is wrong and untail

PUBLIC HEARING COMMENT FORM

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Neighborhood Planning and Zoning Department

Paul DiGiuseppe

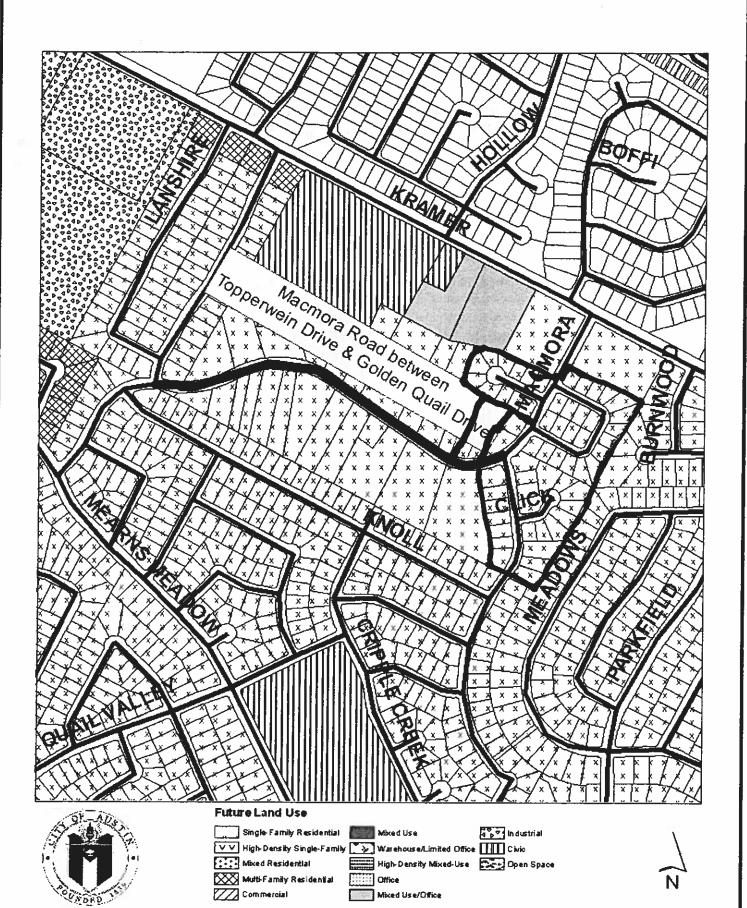
P. O. Box 1088

Austin, TX 78767-8810

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

submission. Planning Commission August 12, 2008 City Council August 28, 2008 Public Hearings: Contact: Case Number: V I object ☐ I am in favor

Circle, Across the street is letest allition - 22 cottages on 1,5 across, Lot on my west Comments: We have resided this address for 37 yrs. Your address(es) affected by this application Your Name (please print) 15 scheduled for feature expansion on 3 acres. developed at the Zoning change. lote were SFI then. Now about half are changed to SFG ZDALING. 10701 Macmora Nomare (ave, and Coller Quail(He in to Monora) were Signature Ruth Chrlich The streets



The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. 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 or environmental organization that that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its won recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

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:

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MRS OLANDA MACIA RUSSE! Your Name (please print) 10 700 Macmaca Road Co Hage 114 Questic Tax 76758 Your address(es) affacted by this application Signature Signature Date	Case Number: Contact: Public Hearings: Planning Commission August 12, 2008 City Council August 28, 2008	☐ I object
Your address(es) affected by this application Signature	Your Name (please print)	THE STATE OF THE S
Signature	Your address(es) affected by this application	awst
	Signature	

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Case Number:

Contact:

Public Hearings:

Planning Commission August 12, 2008 City Council August 28, 2008

☑ I am in favor
☐ I object

Shawn A. Walker

Your Name (please print)

10609 Macmora

Your address(es) affected by this application

Signature Date

Comments:

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Planning Commission Avenue 12, 2009
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City Council August 28, 2008
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Your Name (please print)
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10612 Macmora Rd.
Your address(es) affected by this application
Thomas W. Malthern 8/5/08
Signature Date
Date of L. I.
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