

**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

SCHOOLS: (AISD)

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

ORDINANCE NUMBER:

NEIGHBORHOOD PLANNING CASE MANAGER: Paul DiGiuseppe

PHONE: 974-2865




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












Future Land Use

Future Land Use Map Color

FLU

-  Single-Family
-  Higher Density Single Family
-  Multifamily

-  Mixed Use
-  High Density Mixed Use
-  Neighborhood Mixed Use
-  Warehouse/Limited Office
-  Office
-  Mixed Use/Office
-  Industry
-  Civic
-  Utilities





PUBLIC HEARING INFORMATION

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 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 own 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:

- 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
Paul DiGiuseppe
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:

Contact:

Public Hearings:

Planning Commission August 12, 2008

City Council August 28, 2008

☐ I am in favor
☒ I object

Burney J. and Ruth Ehrlich
Your Name (please print)

10701 Macmon Aus 78758

Your address(es) affected by this application

Burney Ehrlich, Ruth Ehrlich 08/06/08
Signature Date

Comments: We have resided this address for 37 yrs. All these acre
lots were SF1 then. Now about half are changed to SFE zoning.
Across the street is latest addition - 22 cottages on 1.5 acres. Lot on my West
is scheduled for future expansion on 3 acres. The streets, Lambert
Circle, Normore Lane, and Golden Quail (10 to Normore) were
developed after zoning change.

Too late to save Macmona from expansion with dense housing.

We believe this action is wrong and unfair to those
who may in future want to sell their land.



	Single Family Residential		Mixed Use		Industrial
	High-Density Single-Family		Warehouse/Limited Office		Civic
	Mixed Residential		High-Density Mixed-Use		Open Space
	Multi-Family Residential		Office		
	Commercial		Mixed Use/Office		



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☒ I am in favor
☐ I object

Your Name (please print)

Mrs TOLANDA Maria Russell

Your address(es) affected by this application

10700 Macrea Road Co Hage 114 Austin TX 76758.

Signature

[Signature]

Date

8/8/2008

Comments:

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☒ I am in favor
☐ I object

Shawn A. Walker
Your Name (please print)

10609 Macmurtre

Your address(es) affected by this application

Signature

Date

Comments:

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☒ I am in favor
☐ I object

Gene Graves

Your Name (please print)

10803 TOPPERWEIN

Your address(es) affected by this application

Gene Graves

Signature

Date

08-04-08

Comments: how about making

OWNERS MORE RESPONSIBLE
FOR THEIR PROPERTY, WE SIT
AND WATCH DRUGS HAND
DELIVERED, 10712 CALLED
ABOUT SALE IN HER FRONT
YARD - (NOTHING)

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☒ I am in favor
☐ I object

Thomas W. Matthews

Your Name (please print)

10612 Macmora Rd.

Your address(es) affected by this application

Thomas W. Matthews 8/5/08

Signature

Date

Comments:

I think that it is
wonderful that NACA is trying
to protect our neighborhood.
There is already way to much
rental property in the area.