

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Brentwood/Highland Combined Neighborhood Plan

CASE#: NPA-2009-0018.01

PC DATE: April 14, 2009

ADDRESSES: Selected tracts within the VMU Overlay District in the Highland Neighborhood Planning Area (see attached table for specific addresses)

SITE AREA: 6 tracts on 8.89 acres.

APPLICANT: City of Austin, Neighborhood Planning & Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning & Zoning Department (NPZD),
Victoria Craig

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial and Office

To: Mixed Use and Mixed Use/Office

Base District Zoning Change

Related Zoning Case: C14-2009-0012

Adding Vertical Mixed Uses Building (-V) designation to the existing zoning

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 2004

PLANNING COMMISSION RECOMMENDATION:

April 14, 2009:

- Change land use designation on tracts 2, 5, 110, 111 and 112 from Commercial to Mixed Use
- Change land use designation on tract 113 and a portion of tract 8 from Office to Mixed Use/Office

[J.Reddy, M. Dealey 2nd] (8-0) D. Anderson - Absent

ISSUES:

Tract 8 (5.68 acres) is State owned property which was inadvertently included in the VMU Overlay District and has been removed from the VMU Overlay District and the VMU Opt-In/Opt-Out application process by Staff.

Correspondence from adjacent residents is attached to the back of the staff packet.

BACKGROUND:

The proposed plan amendment was initiated by the City of Austin, Neighborhood Planning & Zoning Department in conjunction with the Vertical Mixed Use (VMU) Opt-In/Opt-Out application process. The Highland Future Land Use Map designates the properties within the VMU Overlay District as Commercial and Office. A change in the future land use designation to Mixed Use and Mixed Use/Office is required to allow for the application of Vertical Mixed Uses Building (V) zoning.

The Highland Neighborhood Planning Team recommends applying the vertical mixed use building (V) designation to all properties within the VMU Overlay District as well as to Opt-In properties not included in the VMU Overlay District; the latter recommendation is not consistent with the Future Land Use Map adopted in May 2004 for properties designated as commercial and office, and therefore, a change in the FLUM is necessary.

The Highland 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 May 13, 2004. The boundaries of the planning area are: Twin Crest and Middle Fiskville Road to the east, Koenig Lane to the south, Lamar Blvd to the west, and Hwy 183 on the north.

CITY COUNCIL DATE & ACTION:

April 30, 2009: Postponed, as requested by Staff to May 14, 2009

CASE MANAGER: Victoria Craig, NPZD

PHONE: (512) 974-2857

EMAIL: Victoria.Craig@ci.austin.tx.us

Highland Neighborhood Planning Area VMU Plan Amendments
NPA-2009-0018.01

TRACT #	TCAD Property ID	COA Address	From	To
2	232441	6803 GUADALUPE ST 502 PAMPA DR	Commercial	Mixed Use
5	230115	6601 AIRPORT BLVD 6603 AIRPORT BLVD 6605 AIRPORT BLVD 6607 AIRPORT BLVD 6609 AIRPORT BLVD 300 W HUNT LAND DR 6611 AIRPORT BLVD 6613 AIRPORT BLVD 6615 AIRPORT BLVD 6617 AIRPORT BLVD 6619 AIRPORT BLVD	Commercial	Mixed Use
110	232440	6809 GUADALUPE ST	Commercial	Mixed Use
	232439	6805 GUADALUPE ST	Commercial	Mixed Use
		6807 GUADALUPE ST		
111	a portion of 232447	407 KENNISTON DR	Commercial	Mixed Use
112	228991	200 E HUNT LAND DR	Commercial	Mixed Use
	230225	116 W HUNT LAND DR	Commercial	Mixed Use
	230226	114 E HUNT LAND DR	Commercial	Mixed Use
113	231440	300 E HUNT LAND DR	Office	Mixed Use/Office

4/4/09

City of Austin,
Neighborhood Zoning Dept.,
Victoria Craig, PO Box 1088
Austin, TX 78767-8810

Re: Case: NPA-2009-0018-01 (Amend Highland Area). File: C14-2009-0012 (Highland)

Dear Ms. Craig:

First, I strongly object to the short notification regarding this massive proposal affecting my neighborhood – I only received this notification letter on April 4th, leaving less than 10 (ten) days before the Planning Commission hearing.

How do you expect local residents to read, digest, and respond to such a massive proposal as outlined in such a short period of time? Do you not put any consideration into such matters?

Secondly, regarding this proposal, I **strongly object** in current form. The Planning Commission should also **STRICTLY REQUIRE** uniform building design guidelines, uniform “architectural standards” and Austin-esque “aesthetic restrictions” on exterior colors and building materials on new building development and/or remodeling in these proposed areas in the Highland Neighborhood.

Most upper middle class areas in the “nice areas” of the suburbs have similar design restrictions (i.e. a McDonald’s and or other commercial enterprises, such as gas stations, must conform their exterior colors/sizes) to fit in within the surrounding neighborhood.

If you DO NOT require such standards, developers/owners of these businesses (who do NOT live in the area) will build their cheap, lowest cost, mass market buildings and make the area look ugly and unattractive, just like most other areas of the United States.

I didn’t move to Austin to live in another mass market, fast food corridor. New development can be a positive step forward in the Highland area if such design standards are strictly required.

If this is not possible, I STRONGLY OBJECT to the proposal as outlined.

Thank you,


Monte Robison

7635 Guadalupe St. #906, Austin, Texas 78752

cc: City of Austin, Austin City Council, Mayor Will Wynn

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 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:

- 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
Victoria Craig
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2009-0018.01
Contact: Victoria Craig, NPZD
Public Hearings:
Planning Commission: April 14, 2009
City Council: April 30, 2009

☐ I am in favor
☒ I object

Monte Robison

Your Name (please print)

7635 Guadalupe St #906

78752

Your address(es) affected by this application

4.4.09

Signature

Date

Comments:

You should REQUIRE uniform
architectural standards and aesthetic
restrictions on development in these
zoned areas. See attached letter.

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Melissa V. DePachter/Lane Miller

Your Name (please print)

206 E. Lisa Drive

Your address(es) affected by this application

Melissa V. DePachter 4/3/09

Signature

Date

Comments: We work hard + deserve to
enjoy our home in peace May 60m
The noise + congestion at all hours
that this change will surely
bring with it. We have a right
to expect our neighborhood to remain
a nice quiet place where kids
can play + we can walk our dogs
without being bothered.

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Terril Berger
Your Name (please print)

5407 Harmon

Your address(es) affected by this application

Jen Bellamy 5/2/09
Signature Date

Comments:

Do not reduce set back
to the minimum
Do not reduce off-street
parking to 60%

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Planning Commission: April 14, 2009
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☒ I am in favor ☐ I object
--

George & Linda Bouciavoff
Your Name (please print)

609 Gaylor

Your address(es) affected by this application

Signature

Date

Comments:

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☒ I am in favor
☐ I object

Josh Harguess

Your Name (please print)

7010 Priscilla Dr

Your address(es) affected by this application

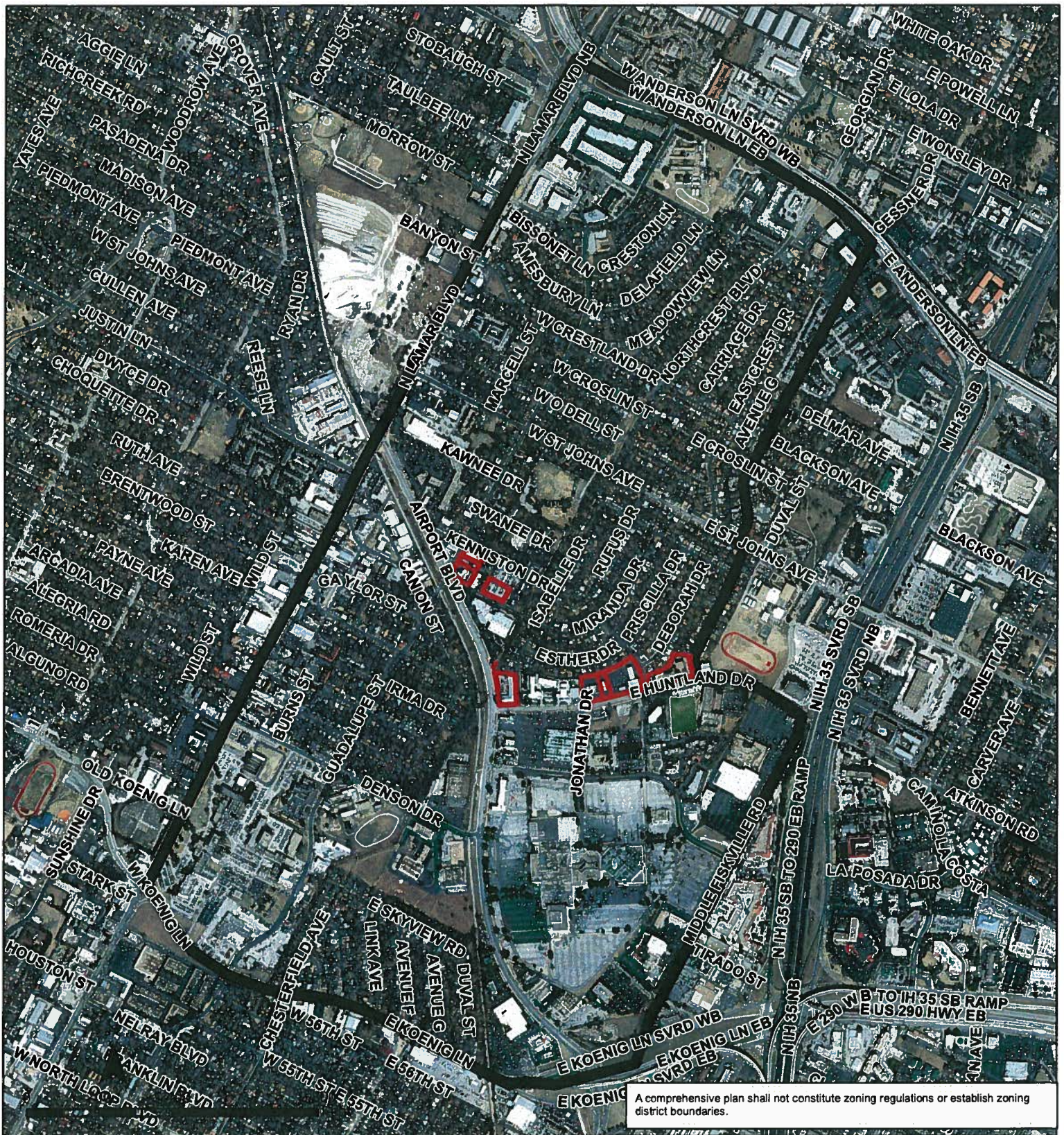
Joe AS

Signature

04/10/2009

Date

Comments:



Highland Neighborhood Planning Area Aerial Map

This map has been produced by the City of Austin Neighborhood Planning & 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 or completeness.

-  Highland Neighborhood Planning Area Boundary
-  Neighborhood Plan Amendment Parcels

