

## **NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** South Congress Combined Neighborhood Plan

**CASE#:** NPA-2009-0020.01

**PC DATE:** July 28, 2009

(Postponed from the July 14, 2009 Planning Commission hearing date)

**ADDRESS:** 511 Normandy Street

**SITE AREA:** 0.165 acres

**APPLICANT:** Tanvir Siddiqui & Kathleen Loren Siddiqui

**OWNER:** Tanvir Siddiqui & Kathleen Loren Siddiqui

**AGENT:** Tanvir Siddiqui

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Commercial

**Base District Zoning Change**

**Related Zoning Case:** C14-2009-0028 (SR)

**From:** SF-3-NP

**To:** CS-MU-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 18, 2005

**STAFF RECOMMENDATION :** Not recommended to change the FLUM from Single Family to Commercial land use.

**BASIS FOR RECOMMENDATION:** The plan amendment request to change the future land use map from single family to commercial does not support the following South Congress Combined Neighborhood Plan Goals and Objectives:

Goal One: Enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods.

Objective 1.1: New development should be compatibly scaled when adjacent to residential uses.

Objective 1.2: Prevent commercial encroachment into neighborhoods.

Objective 1.3: Preserve the character of single-family neighborhoods.

Objective 1.4: Limit the negative effects of industrial and commercial land uses on adjacent neighborhoods.

Objective 1.6: Preserve affordable housing options.

Goal Two: South Congress Avenue should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin.

Objective 2.3: Commercial and mixed-use development along South Congress Avenue should not adversely affect adjacent neighborhoods.

**Staff analysis: The change in the FLUM to commercial would set a negative precedent for commercial encroachment into an established residential area. Commercial uses should be located along established commercial corridors, such as South Congress Avenue, where access to the business would not affect adjacent residential uses and where the site could accommodate the necessary parking requirement for commercial uses.**

**PLANNING COMMISSION RECOMMENDATION:** Pending

**BACKGROUND:** The South Congress Combined Neighborhood Plan (SCCNP) was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 18, 2005. The boundaries of the planning area are: Ben White Boulevard/US 290/State Highway 71, IH-35, William Cannon Drive, and South 1<sup>st</sup> Street.

The applicant proposes to change the land use on the future land use map from single-family to commercial. His proposed zoning change is from SF-3-NP to CS-MU-NP to demolish a small house on the site and to construct a small office. The applicant states he will have a parking agreement with the person who rents the gas station to the west in order to meet the off-street parking requirements for the office.

**PUBLIC MEETINGS:**

Two neighborhood plan amendment meetings were conducted in association with this case. One hundred and forty notices were mailed for the first meeting held on April 23, 2009. Approximately 18 people attended. At this meeting the attendees expressed concerns about the following issues:

- The proposed change would be commercial encroachment into a residential areas;
- The site would not be able to provide enough on-site off-street parking, thus could cause more parking issues in the neighborhood;
- The single family home on the site is not maintained and the attendees feared the new building would not be maintained as well;
- There are plenty of vacant commercial buildings along S. Congress that could be used instead of converting a single-family home into a commercial business in a residential area.

- The request for CS – Commercial Service zoning would mean the gas station next door could expand. The attendees suggested that maybe the applicant should request office zoning for office uses.

The second meeting was conducted on May 28, 2009. Approximately 25 people attended. At this meeting the applicant provided a picture of what the office building might look like. Since the meeting on April 23, 2009, the applicant amended his application to GO- General Office zoning and to office land use. The attendees at the meeting did not support the change to GO giving the same reasons stated at the April 23<sup>rd</sup> meeting. At the end of the meeting, the attendees voted 19 to 5 to not support the proposed zoning change and plan amendment. The letter from the South Congress Planning Contact Team is submitted with this report. Subsequent to the meeting, the applicant changed his zoning change and plan amendment application back to CS-MU-NP and commercial land use.

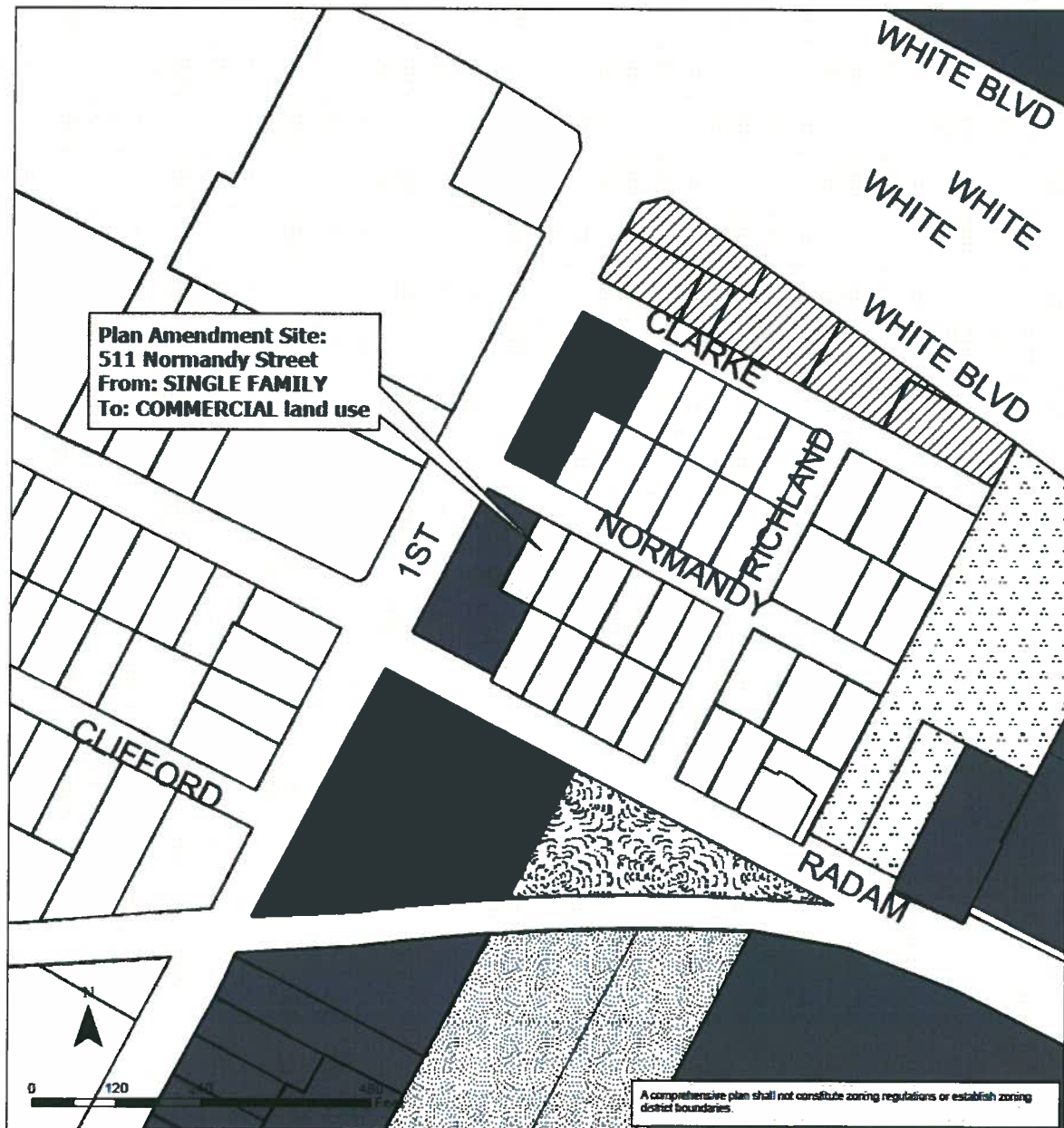
**CITY COUNCIL DATE:** August 20, 2009

**ACTION:** (pending)

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# **South Congress Combined Neighborhood Plan Amendment NPA-2009-0020.01**

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Created on March 13, 2009

## **Future Land Use**

	Civic		Mixed Residential
	Office		Mixed Use
	Commercial		Multi-Family
	Industry		Single-Family
			SDE.TCAD_Parcels

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