

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Southeast Combined Neighborhood Plan

CASE#: NPA-2010-0014.01

PC DATE: November 9, 2010

ADDRESS/ES: 5810 Burleson Road

SITE AREA: 1.91 acres

APPLICANT/AGENT: Jim Bennett Consulting (Jim Bennett)

OWNER: 5810 Burleson Partners, L.P.

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial

To: Industry

Base District Zoning Change

Related Zoning Case: C14-2010-0116

From: CS-CO-NP

To: LI-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE:

PLANNING COMMISSION RECOMMENDATION: The motion to approve staff's recommendation for Industrial; was approved on the consent agenda by Commissioner Saundra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 9-0.

STAFF RECOMMENDATION : Recommended

BASIS FOR STAFF'S RECOMMENDATION: The plan amendment request supports the following Goals, Objectives, and Recommendations:

Goal 4 Ensure that existing residential and industrial zoned properties co-exist in a compatible manner.

Objective 4.1 *Provide appropriate buffer zones between residential and industrial zoned properties.*

Action Item 9 Where needed, create a conditional overlay for industrial property that abuts residentially-used land. *(Implementer: NPZD)*

Goal 5 Create land use and zoning recommendations that reflect the existing industrial nature of parts of the planning area.

Objective 5.1 Make non-industrial properties in areas with a dominant industrial character compatible with the prevailing land use scheme.

Goal 6 Accommodate a range of land uses that will support the needs of the airport, commuters along US Highway 183, nearby residents, and businesses in the Southeast area, while updating land uses to be compatible with the airport overlay zone (AO3) ordinance.

Objective 6.1 *Provide opportunities for the development of a wider range of land uses via rezonings and/or change of land use designation.*

Action Item 11 Upzone DR-zoned properties in the Southeast Area to allow for a mixture of retail, office and limited industrial-type uses. *(Implementer: NPZD)*

Analysis: Industrial land use is to the north and south of the property. The request is not inconsistent with the Southeast Combined Neighborhood Plan goals.

BACKGROUND: The application was filed on July 8, 2010, during the open period for City Council-approved neighborhood plans located on the east side of I.H.-35.

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 boundaries for the planning area are Ben White Boulevard on the north, U.S. Highway 183 on the east, Burleson and Onion Creek on the south and IH-35 on the west.

The property is currently being used as outdoor storage for portable toilets.

PUBLIC MEETINGS: Forty-three community meeting notices were mailed to property owners and residents located within 500 feet of the property. The meeting was held on Wednesday, October 13, 2010. The two people who attended were members of the Southeast Combined Planning Contact Team and had no questions or concerns about the proposed rezoning and plan amendment.

CITY COUNCIL DATE: December 9, 2010

ACTION:(pending)

CASE MANAGER: Maureen Meredith

PHONE: 974-2695

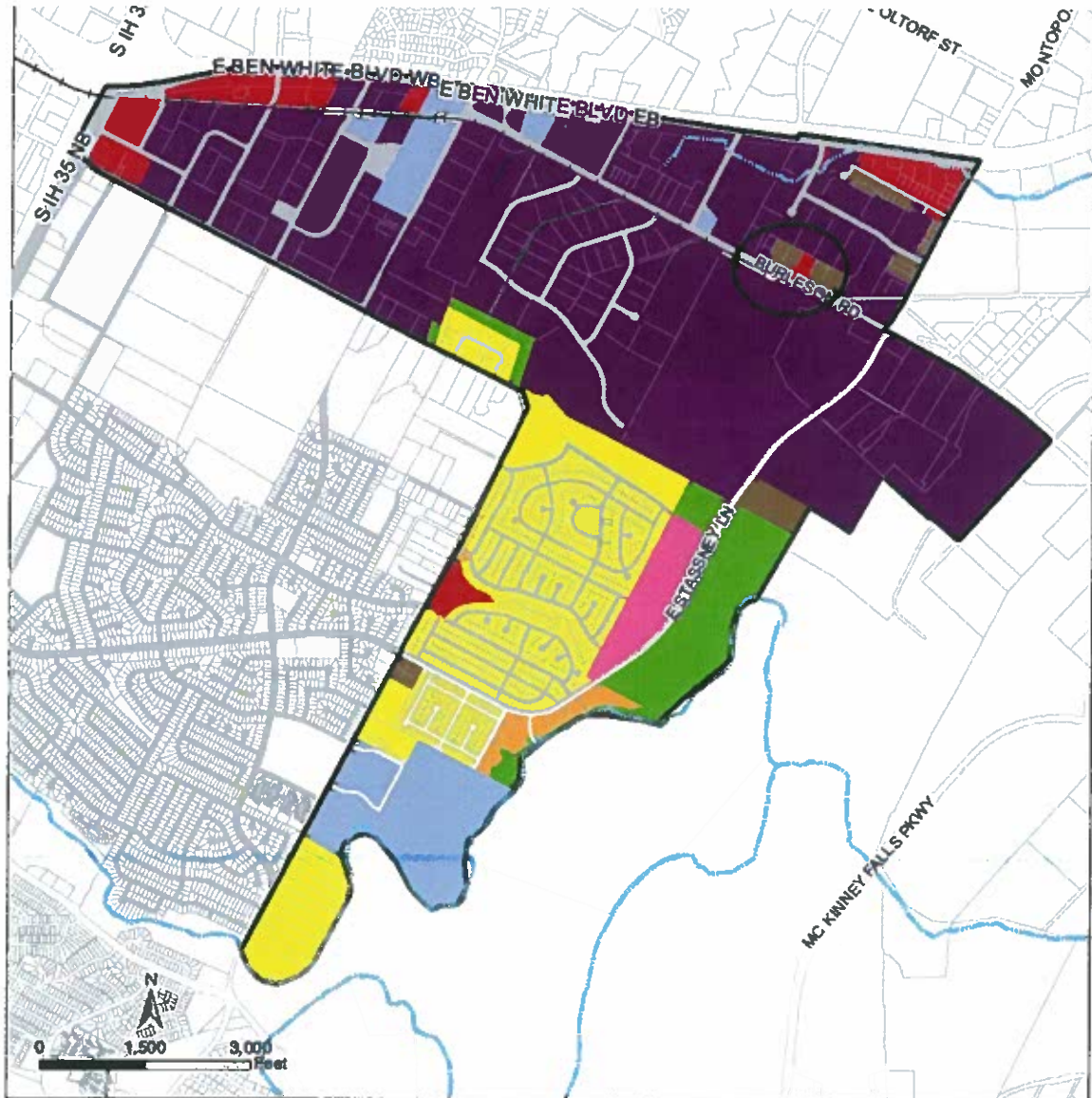
EMAIL: maureen.meredith@ci.austin.tx.us

**Letter of Support from a member of the
Southeast Combined Planning Contact Team**

From: Jack Howison [mailto:jack@prismnet.com]
Sent: Tuesday, November 02, 2010 11:04 AM
To: Meredith, Maureen
Subject: Re: NPA-2010-0014.01 Burleson Rd / NPA-2010-0014.02 Freidrich Ln
Importance: High

Yes, I support both cases (one off Friedrich Lane and the other on Burleson Rd.) which were presented at the meeting.

Jack Howison
Southeast Combined Planning Team Member
512-797-3467 cell
512-444-3467 home



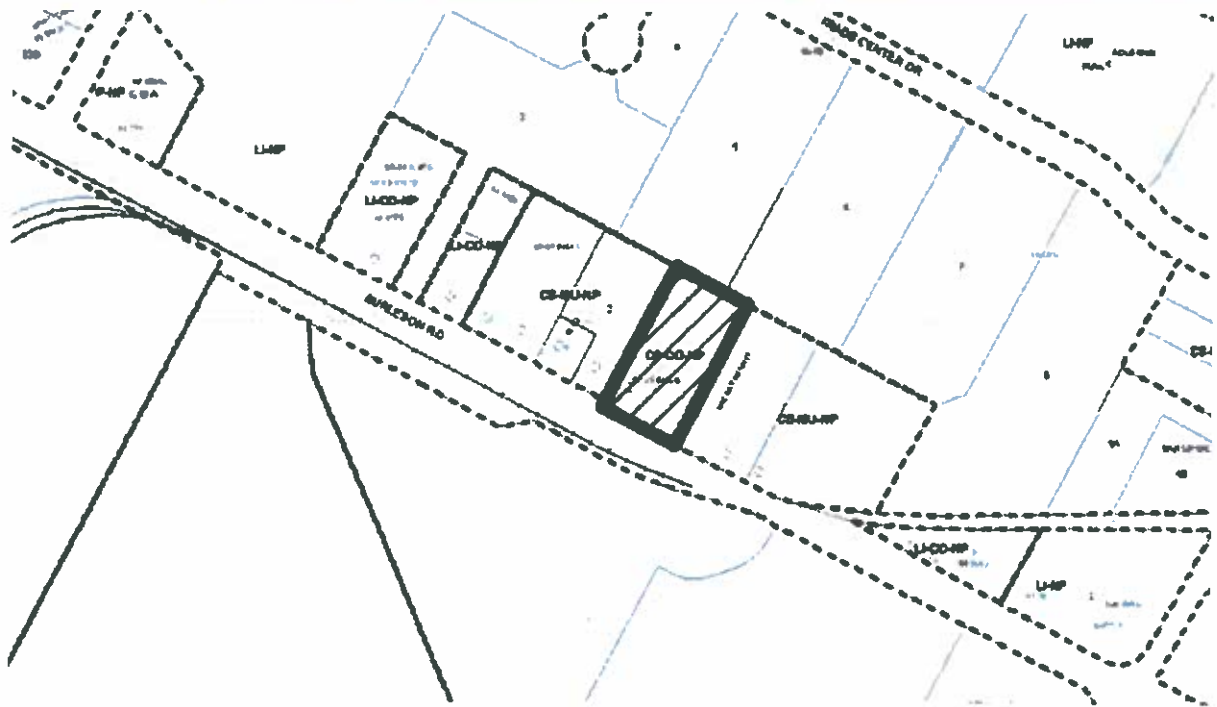
McKinney Neighborhood Planning Area- Future Land Use Map

Adopted 10/10/2002
Last Amended 12/18/2008
City of Austin; NPZD

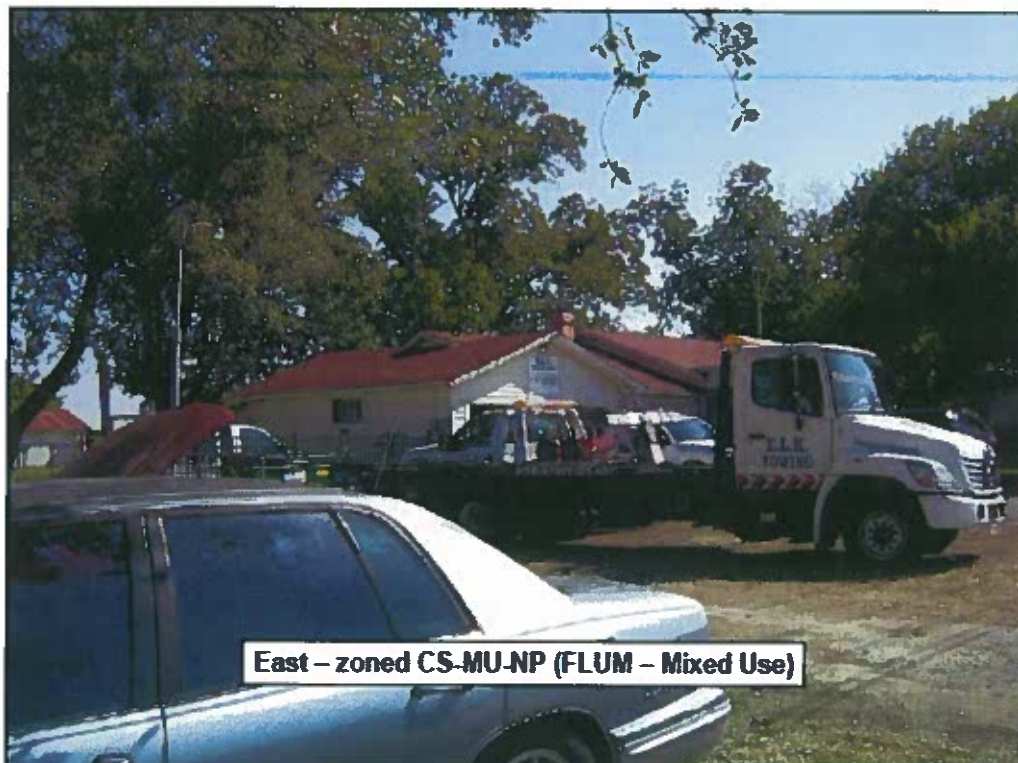
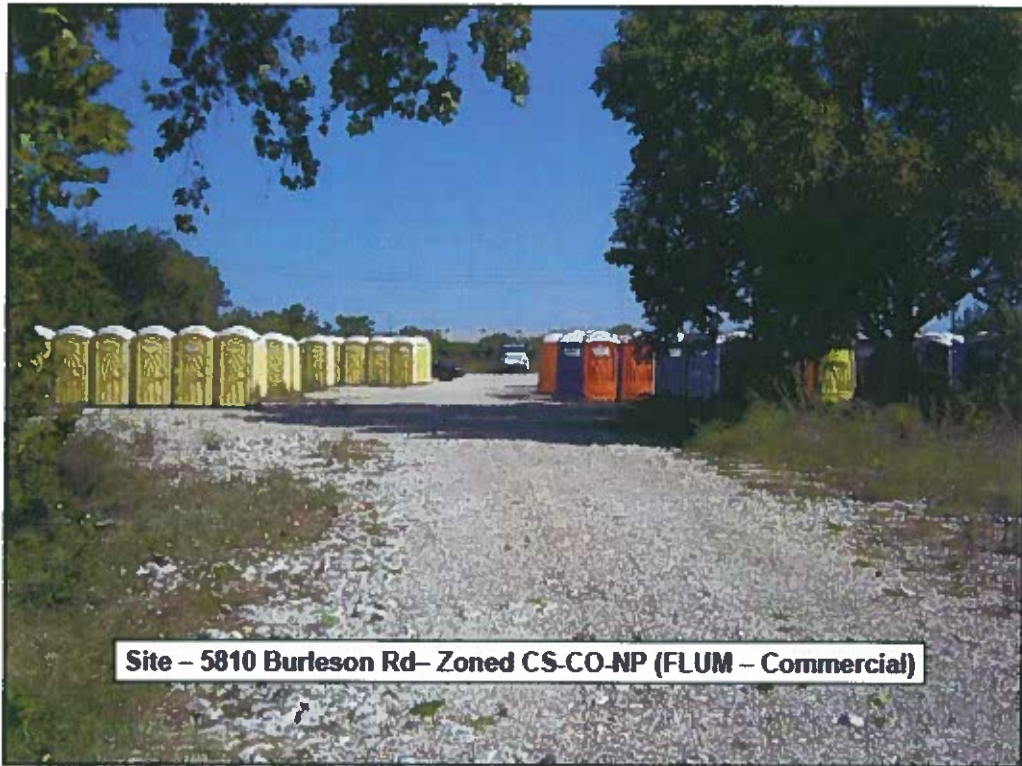


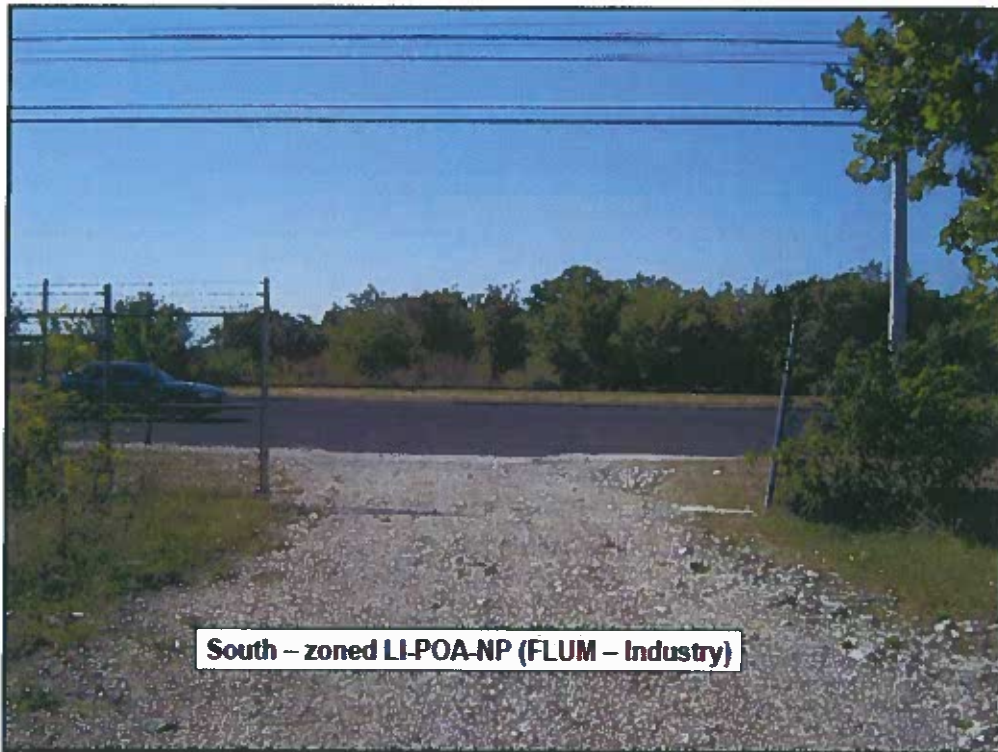
Future Land Use Categories

- | | | | | | |
|-------------|------------|--------------|------------------|-------------|--------------------------|
| Light Blue | Civic | Dark Brown | Mixed Use/Office | Green | Recreation & Open Space |
| Red | Commercial | Light Orange | Mobile Homes | Yellow | Single-Family |
| Dark Purple | Industry | Orange | Multifamily | Light Grey | Transportation |
| Brown | Mixed Use | Pink | Office | Dark Purple | Warehouse/Limited Office |

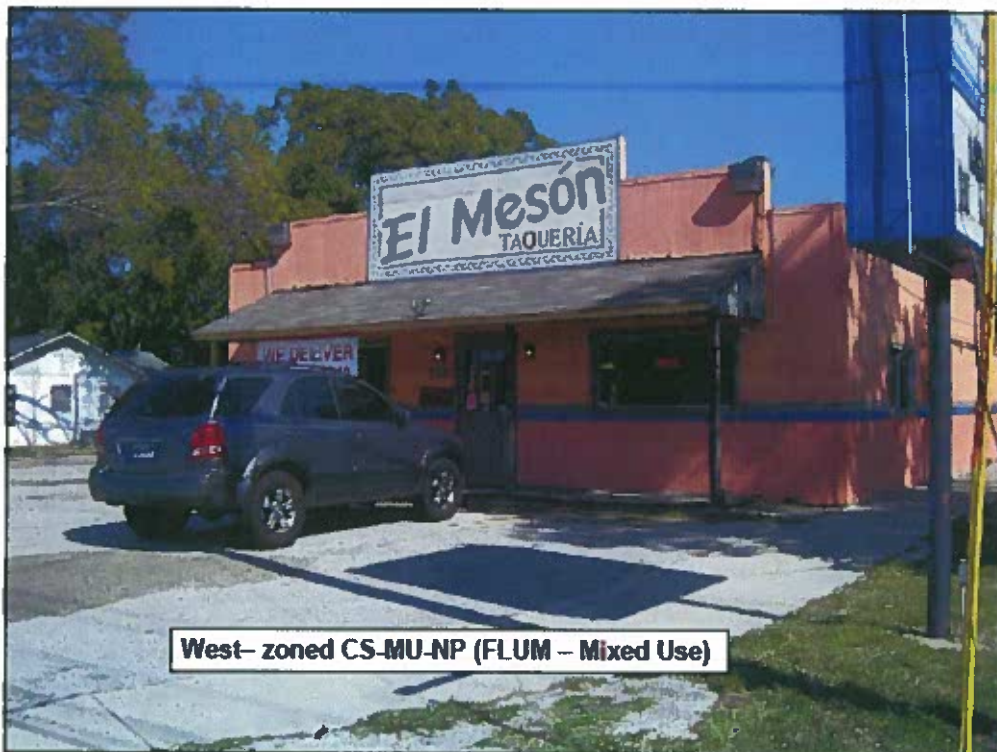








South – zoned LI-POA-NP (FLUM – Industry)



West– zoned CS-MU-NP (FLUM – Mixed Use)

