

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Rosewood Neighborhood Plan

CASE#: NPA-2011-0008.01

PC DATE: October 11, 2011

ADDRESS/ES: 2935 E. Martin Luther King JR. Blvd.

SITE AREA: Approx 0.19 acres

APPLICANT: Minka Anderson, New Castle Realty Advisory (new agent Grady E. Collins)

OWNER: Noble Capital, L.L.C.

AGENT: Minka Anderson or Grady Collins, New Castle Realty Advisory, Noble Capital, L.L.C.

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Mixed Use (Application was revised on 9/28/2011 by Minka Anderson)

Base District Zoning Change

Related Zoning Case: C14-2011-0084 (SR)

From: SF-3-NP

To: LR-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 29, 2001

PLANNING COMMISSION RECOMMENDATION: The motion to approve staff's recommendation for Mixed Use; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The plan amendment request meets the following goals, objectives, and recommendations in the Rosewood Neighborhood Plan:

Goal Four: Promote commercial uses that serve the needs of neighborhood residents

While the Rosewood area does have some businesses and services, the Neighborhood Planning Team encourages the development of new "destination" businesses that could employ people from the neighborhood and other parts of East Austin, and attract customers from all parts of the city. In addition, the Neighborhood Planning Team would like to promote the location of a grocery store in the neighborhood.

Along the neighborhood's interior commercial corridors (Rosewood, E. 12th Street, Chicon, Oak Springs, MLK and Manor), the Neighborhood Planning Team supports property owners' requests for variances to reduce front setbacks and to locate parking lots in the rear or on the side of buildings. This neighborhood has a tradition of commercial buildings built close to the sidewalk and street.

Objective 4.1

Promote infill development on vacant commercial lots.

Objective 4.2

Increase business opportunities for the Rosewood neighborhood's residents.

*Action 60: Review existing neighborhood services to evaluate the need for a small business incubator for the residents of East Austin and the Rosewood neighborhood that will facilitate the establishment of new businesses in East Austin and create jobs for area residents.
(Implementer: RNPT)*

Objective 4.3

Where zoning permits, promote small, neighborhood-oriented businesses services such as coffee shops, bookstores, restaurants, and corner stores.

Objective 4.4

Allow live-work/flex space (Mixed use development) on existing commercial zoning in the neighborhood (See zoning definitions below)

Staff Analysis: The request to change the future land use map from single family to mixed use is consistent with the changing nature of E. MLK Jr., Blvd into a commercial corridor, also categorized as a Core Transit Corridor. The MLK TOD is walking distance from the property with new residential use being built a short distance to the west.

BACKGROUND: The plan amendment application was filed on July 28, 2011, during the open-period for City Council-approved neighborhood planning areas located on the east side of I.H.-35.

The applicant proposes to change the future land use map (FLUM) from Single Family to Mixed Use to be consistent with the adjacent property to the east where the barbeque restaurant is located.

The proposed zoning change is for LR-MU-NP, which is also to be consistent with the zoning on the adjacent property to the east; however the V-Vertical Mixed Use was not requested by the applicant for this property.

The property is currently undeveloped. The request to rezone the property to LR-MU-NP and to change the FLUM to Mixed Use would help facilitate the eventual purchase of the property by the owner of the restaurant so he can expand the existing barbeque business onto both lots.

The Rosewood 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 November 29, 2001. The boundaries for the planning area are Manor Road on the north, Airport Boulevard to the east, Oak Springs to Webberville Road on the south and Northwestern to Rosewood to Chicon to 12th Street north along Austin & NW Railroad to Martin Luther King Boulevard to Stafford to Rogers to Walnut.

PUBLIC MEETINGS: The plan amendment community meeting was held on Thursday, September 15, 2011. Two hundred eight-five notices were mailed to people within 500 feet of the property, in addition to neighborhood organizations registered on the City's Community Registry. Three people attended the meeting.

At the meeting, Minka Anderson, the owner's agent, explained that the property was foreclosed and the new current owners would like to sell the property to the owner of the barbeque restaurant next door so the owner can expand his existing business.

The attendees at the meeting had no questions and supported the request.

Staff has not received a letter from the Rosewood Planning Contact team at the time this report was written. When a letter is received, it will be distributed at the October 11, 2011 public hearing.

As of September 28, 2011, the new agent for this case is Grady E. Collins from Noble Capital.

One comment form was received in opposition, which is provided at the back of the report.

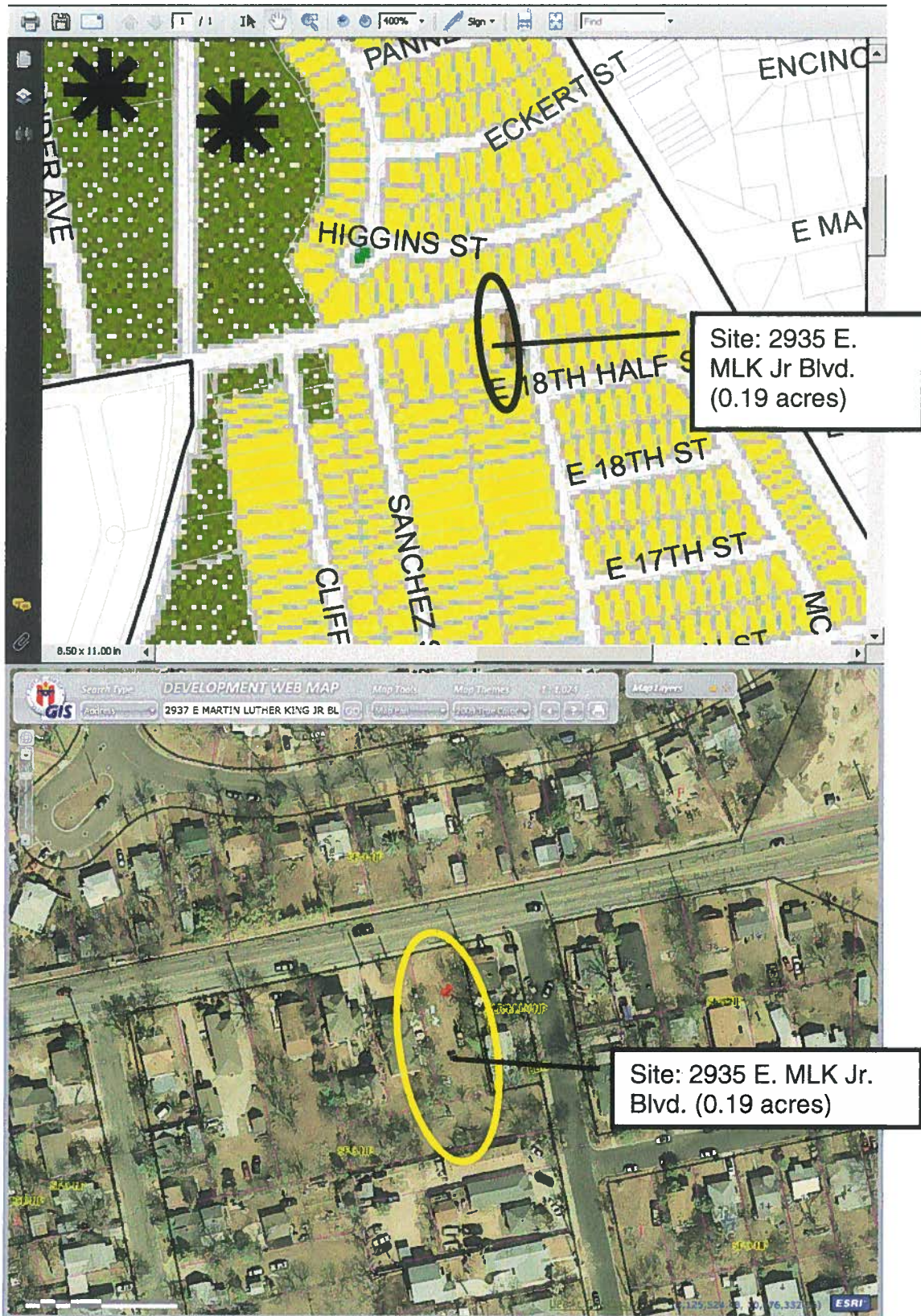
CITY COUNCIL DATE: November 10, 2011

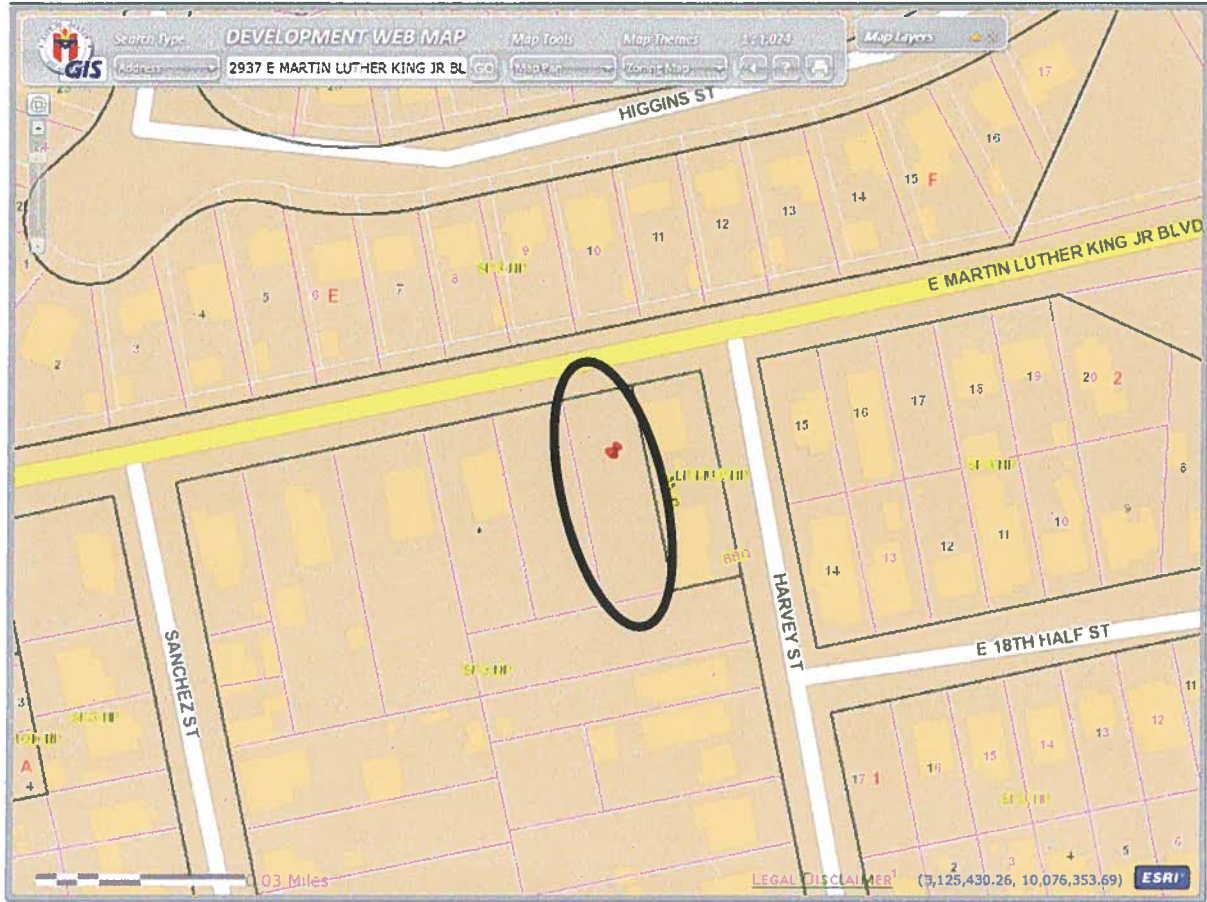
ACTION: Pending

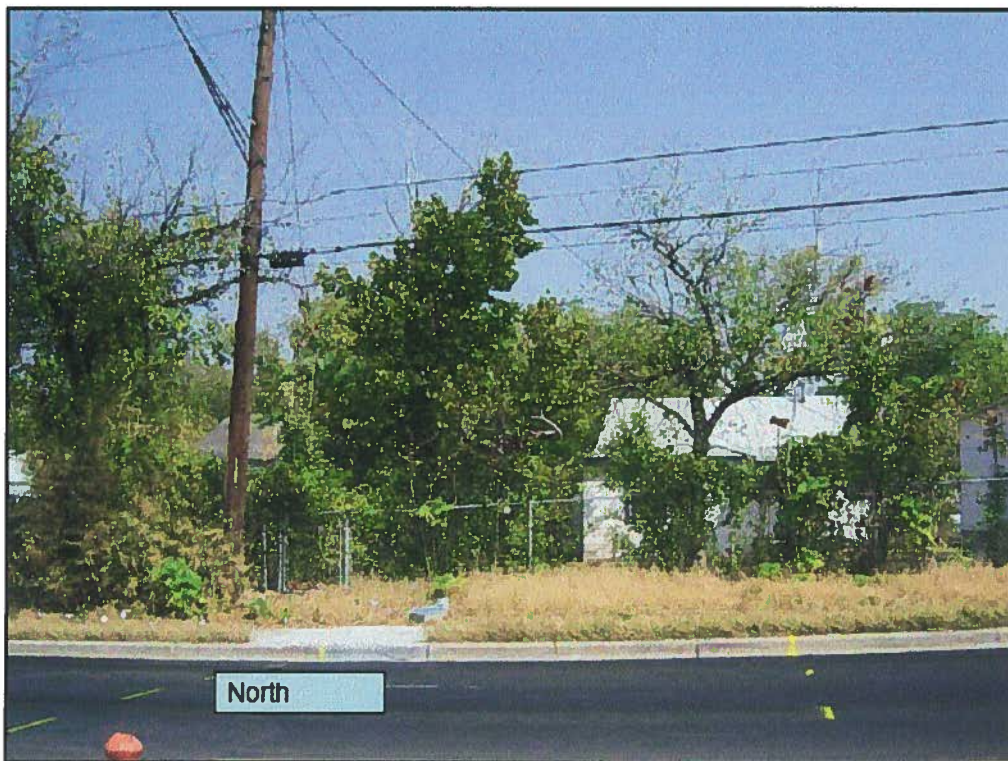
CASE MANAGER: Maureen Meredith

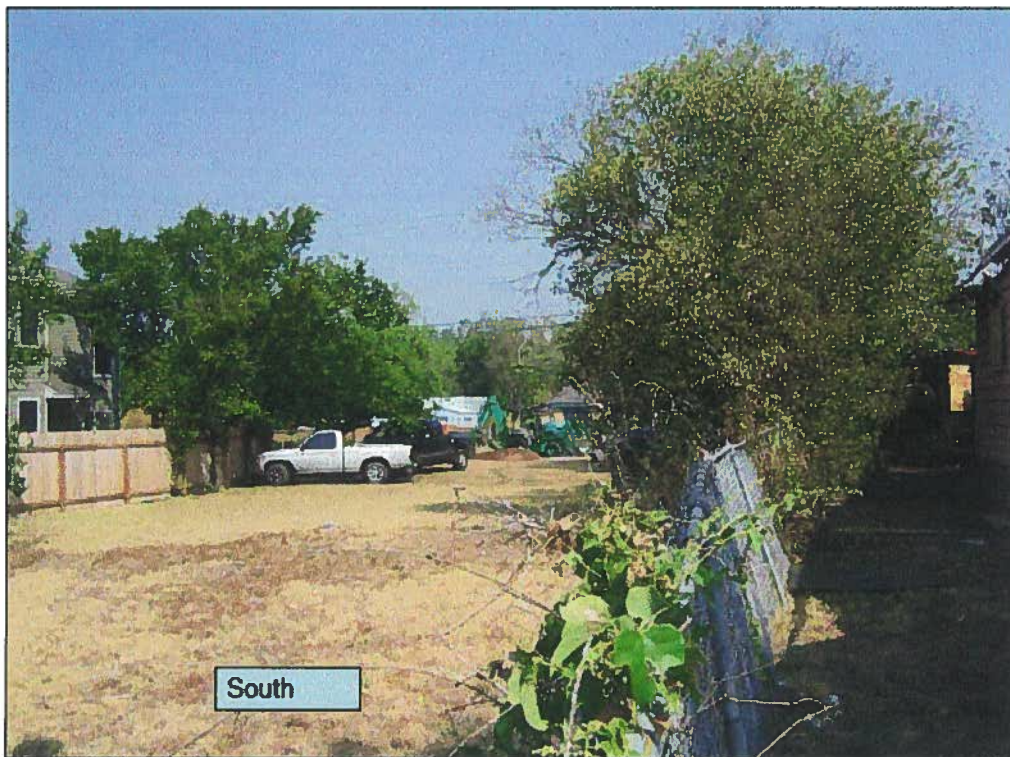
PHONE: 974-2695

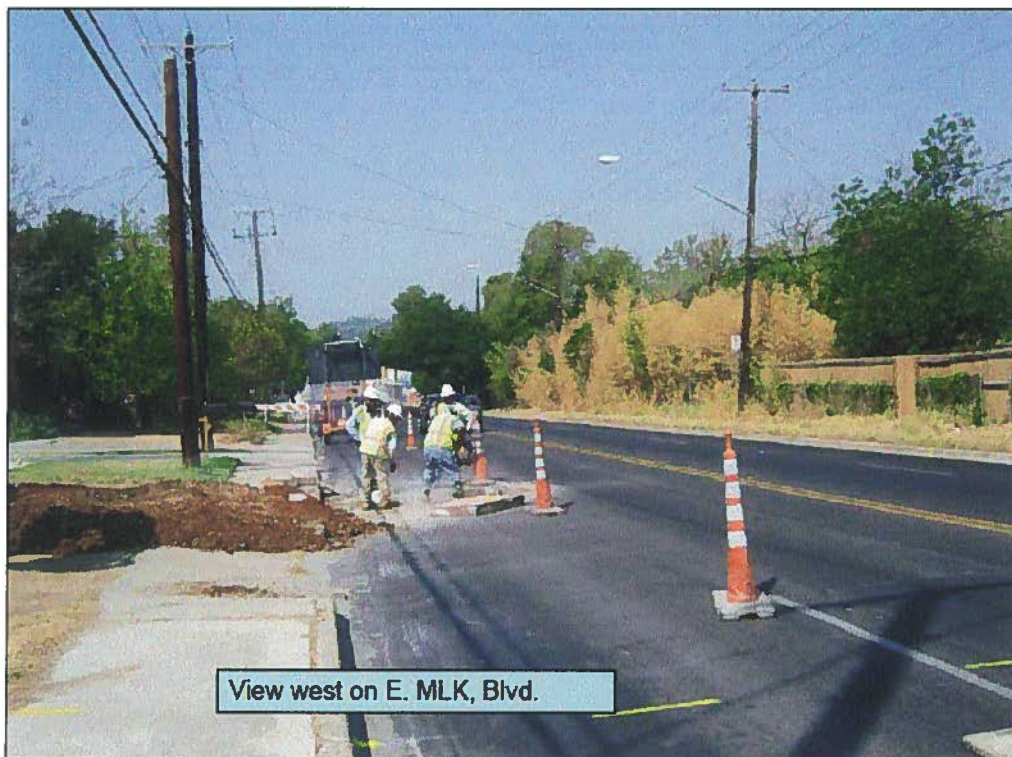
EMAIL: Maureen.meredith@austintexas.gov

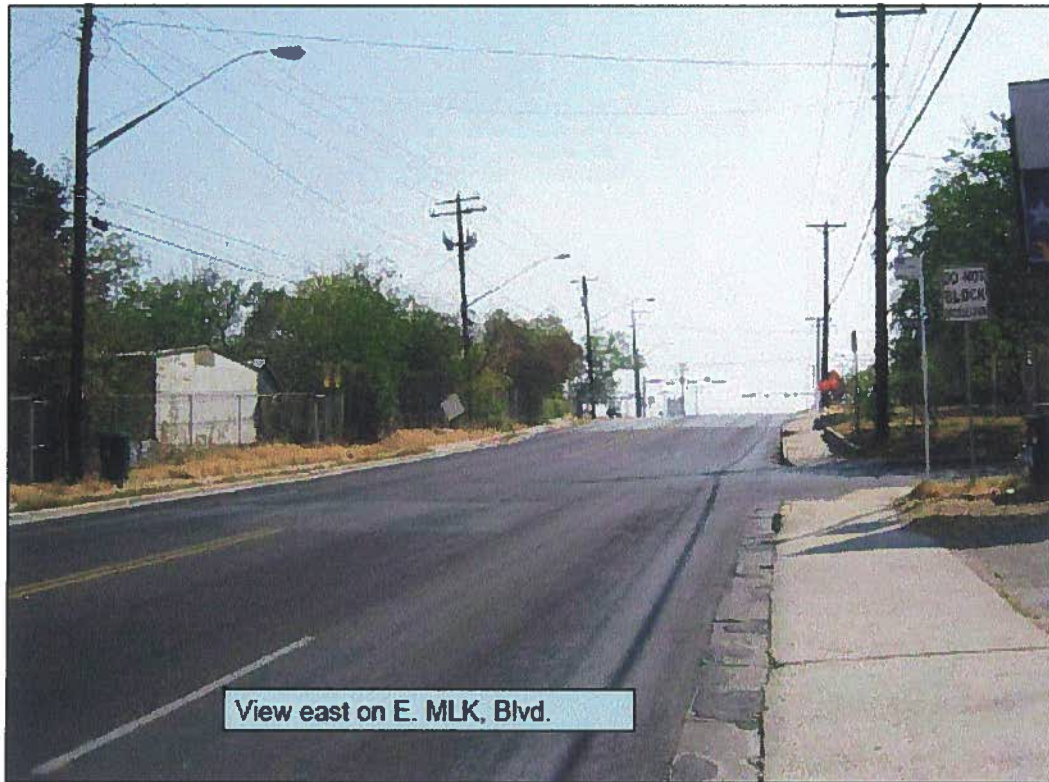












View east on E. MLK Blvd.

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 Planning and Development Review 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:
<http://www.ci.austin.tx.us/planning/neighborhood/default.htm>.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
 Planning and Development Review Department
 Maureen Meredith
 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: NPA-2011-0008.01

Contact: Maureen Meredith

Public Hearings:

Planning Commission: Tues., Oct. 11, 2011

City Council: Thurs., Nov. 10, 2011

☐ I am in favor
☒ I object

Naomi Galloway
 Your Name (please print)

3006 E. 18 1/2 St
 Your address(es) affected by this application

Naomi Galloway
 Signature

Oct 5, 2011
 Date

Comments: