



**Neighborhood Plan - Conduct and Consider
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: Z-1
AGENDA DATE: Thu 03/11/2004
PAGE: 1 of 2

SUBJECT: Approve an ordinance to amend the Southeast Combined Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, for 6800 Burleson Rd., to change the Future Land Use Map from industrial to major planned development.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT: and Zoning **AUTHORIZATION:** Alice Glasco

FOR MORE INFORMATION CONTACT: Sonya Lopez, 974-7694

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: Recommended by Planning Commission.

BACKGROUND:

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 Southeast Combined Neighborhood Plan includes the Franklin Park, McKinney, and Southeast Neighborhood Planning Areas. The boundaries of the combined planning area are: IH-35 to the west, Ben White to the north, Hwy 183 to the east, and to the south Burleson Rd., Smith School Rd, the McKinney Falls State Park property line, and Williamson Creek.

The property at 6800 Burleson Rd. (formerly owned by Lockheed Martin) is an undeveloped tract of land, bounded by the Union Pacific RR to the north, US Hwy 183 to the east, McKinney Falls Pkwy to the South and Burleson Rd. to the West. The ABIA is located just east of this property. The property was adopted with an industrial land use category on the future land use map since there had been no desire expressed by either the property owner or surrounding neighborhoods to do otherwise at the time the plan was created. From a staff perspective, an industrial land use made sense since the site is located in an area with some industrial uses and quite a bit of undeveloped industrially zoned land, and is in close proximity to airport activities.

DEPARTMENT COMMENTS:

A meeting was organized by NPZD inviting all of the Southeast Neighborhood Planning Team members to hear a presentation from the property owners regarding their application for a rezoning and plan amendment. The goal of this meeting was to get a letter from the Team expressing support or lack of support for the proposal. After hearing the presentation and having extensive communication with the agent, the Southeast Neighborhood Planning Team is supportive of the project and is coming forward with a positive recommendation.



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Staff recommends the proposed amendment to a major planned development category. The site and proposed project fit the definition of such a category: a large multi-acre tract that incorporate a wide variety of land uses that may include, but are not limited to, single family and multifamily residential, commercial, and clean industrial. The neighborhood plan is especially supportive of opportunities for home ownership. It also is supportive of neighborhood-serving businesses, increasing employment opportunities, and promoting the interaction between residential and commercial uses in a compatible manner.

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 021010-11, WHICH ADOPTED THE SOUTHEAST COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 6800 BURLESON ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 021010-11 adopted the Southeast Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

PART 2. Ordinance No. 021010-11 is amended to change the land use designation on the Southeast Combined Neighborhood Plan Future Land Use Map from industry use to major planned development use for property located at 6800 Burleson Road, as shown on the map attached as Exhibit "A" and incorporated in this ordinance.

PART 3. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

_____, 2004

§
§
§

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk

December 8, 2003

Alice Glasco, Director
Neighborhood Planning and Zoning Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Colorado Crossing PDA

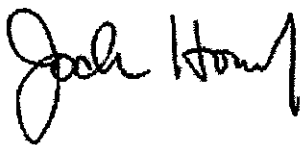
Dear Ms. Glasco,

As the neighborhood representative of the Southeast Combined Neighborhood Planning group, I wish to express support for the proposed plan amendment necessary to facilitate the Colorado Crossing PDA.

Neighborhood issues such as residential density and creek protections have been addressed and are in the PDA document.

Although the owner, developer or representatives did not benefit from the nine months process involving other commercial landowners, residents, and COA staff, they were open to concerns covered in the SCNP.

Sincerely,

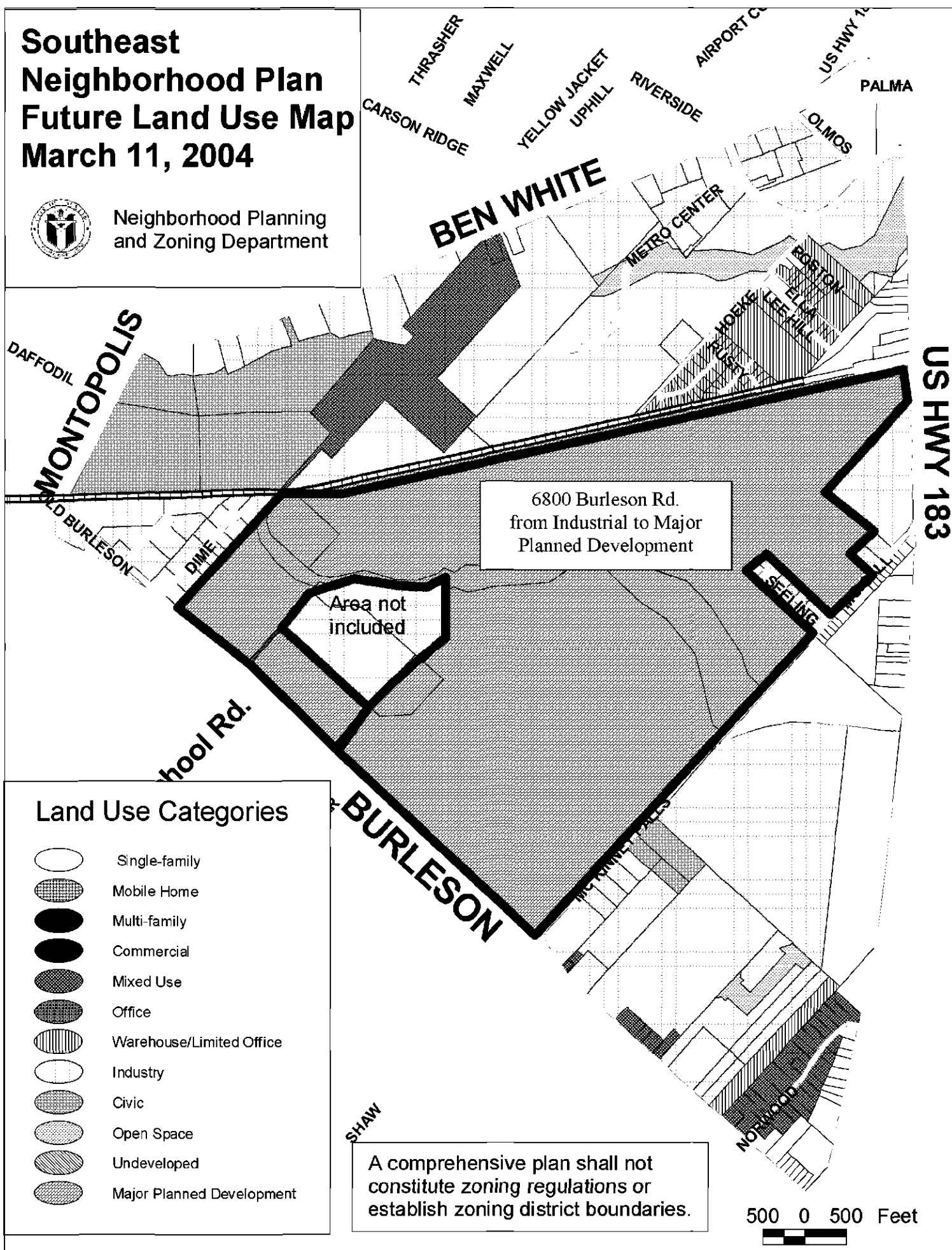
A handwritten signature in black ink, appearing to read "Jack Howison". The signature is fluid and cursive, with the first name "Jack" and last name "Howison" clearly distinguishable.

Jack Howison, resident
Southeast Combined Neighborhood Plan

Southeast Neighborhood Plan Future Land Use Map March 11, 2004



Neighborhood Planning
and Zoning Department



NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Southeast **CASE#:** NPA-03-0014.03

ADDRESS: 6800 Burleson Rd. (approx. 645 acres)

OWNER/APPLICANT: Missile Partners Associates, L.P. (Stephen L. Millham)
Bergstrom Partners, L.P. (Stephen L. Millham and Gregory T. Weaver)

AGENT: Drenner, Stuart, Wolfe, Metcalfe von Kreisler, LLP (Michele Haussmann)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Industrial

To: Major planned development

Base District Zoning Change (Refer to table)

From: LI-CO-NP, RR-CO-NP

To: LI-PDA-NP

Related Zoning Case #: C14-03-0116

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STAFF RECOMMENDATION:

Staff recommends the proposed amendment to a major planned development category. The site and proposed project fit the definition of such a category: a large multi-acre tract that incorporate a wide variety of land uses that may include, but are not limited to, single family and multifamily residential,

commercial, and clean industrial. The neighborhood plan is especially supportive of opportunities for home ownership. It also is supportive of neighborhood-serving businesses, increasing employment opportunities, and promoting the interaction between residential and commercial uses in a compatible manner.

PLANNING COMMISSION RECOMMENDATION:

December 9, 2003 - Postponed per applicant request
January 13, 2004 - Postponed per applicant request
January 27, 2004 - Recommended on consent

NEIGHBORHOOD ORGANIZATIONS:

Franklin Park Neighborhood Association
Southeast Corner Alliance of Neighborhoods (SCAN)
Kensington Park Homeowners Association
Terrell Lane Interceptor Association
Barton Springs/Edwards Aquifer Conservation District
Austin Neighborhoods Council (ANC)
Onion Creek Homeowners Association
Montopolis Area Neighborhood Alliance

CASE HISTORIES (Zoning and/or Neighborhood Plan Amendments):

NUMBER	REQUEST	CITY COUNCIL
NP-02-0014	Southeast Combined Neighborhood Plan	Approved 10-10-02
C14-02-0128.03	Southeast Neighborhood Plan Combining District Rezonings	Approved 10-10-02

CITY COUNCIL DATE: March 11, 2004

ACTION:

CASE MANAGER: Sonya Lopez (plan amendment)
Wendy Walsh (zoning case)

PHONE: 974-7694
974-7719

EMAIL: sonya.lopez@ci.austin.tx.us
wendy.walsh@ci.austin.tx.us