

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Brentwood/Highland (Brentwood) Combined

CASE#: NPA-2017-0018.01 **DATE FILED:** February 27, 2017 (In-cycle)

PROJECT NAME: Burnet Lane

PC DATES:

December 10, 2019	March 12, 2019	February 27, 2018
November 12, 2019	September 15, 2018	January 23, 2018
June 11, 2019	August 28, 2018	November 14, 2017
May 28, 2019	June 26, 2018	September 26, 2017
May 14, 2019	May 8, 2018	August 22, 2017
April 23, 2019	March 27, 2018	

ADDRESS: 2106 Payne Avenue

DISTRICT AREA: 7

SITE AREA: 0.16 acs/7,082 sq. ft.

OWNER/APPLICANT: ARCH Properties, Inc., Trustee

AGENT: Daniel McFarland

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family **To:** Mixed Use/Office

Base District Zoning Change

Related Zoning Case: C14-2019-0053
From: SF-3-NP **To:** NO-MU-NP (*as amended*)

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 2004

PLANNING COMMISSION RECOMMENDATION:

December 10, 2019- After discussion, approved for Mixed Use/Office land use. [G. Anderson – 1st; P. Seeger – 2nd] Vote: 10-1 [C. Llanes-Pulido voted nay. C. Hempel and P. Howard absent].

November 12, 2019 – Postponed to December 10, 2019 at the request of the Applicant on the consent agenda. [A. Azar – 1st; C. Kenny – 2nd] Vote: 11-0 [R. Schneider and G. Anderson absent].

June 11, 2019 – Indefinitely postponed on the consent agenda. [C. Kenny – 1st; A. Azhar – 2nd] Vote: 13-0.

May 14, 2019 – Postponed to June 11, 2019 at the request of the Applicant on the consent agenda. [J. Shieh – 1st; C. Kenny – 2nd] Vote: 13-0.

April 23, 2019- Postponed to May 14, 2019 at the request of Staff on the consent agenda. [J. Schissler – 1st; C. Kenny – 2nd] Vote: 11 – 0 [P. Seeger and J. Shieh absent].

March 12, 2019 – Postponed to April 23, 2019 at the request of Staff on the consent agenda. [P. Seeger – 1st; K. McGraw – 2nd] Vote: 12-0 [A. De Hoyos Hart absent].

September 25, 2018 – Granted the Applicant’s request for an indefinite postponement on the consent agenda. [G. Anderson – 1st; Y. Flores – 2nd] Vote: 10-0 [C. Kenny and K. Seeger absent. One vacancy].

August 28, 2018 – Postponed to September 25, 2018 at the request of Staff on the consent agenda. [J. Schissler – 1st; C. Kenny – 2nd] Vote: 12-0 [One vacancy].

July 24, 2018 – Postponed to August 28, 2019 at the request of Staff on the consent agenda. [G. Anderson – 1st; A. De Hoyos Hart – 2nd] Vote: 8-0 [J. Shieh, F. Kazi, J. Thompson and T. White absent. One vacancy].

June 26, 2018 – Postponed to July 25, 2018 at the request of Staff on the consent agenda. [F. Kazi – 1st; T. White – 2nd] Vote: 11-0 [J. Thompson absent. One vacancy].

May 8, 2018 – Postponed to June 26, 2018 at the request of Staff to June 26, 2019 on the consent agenda. [J. Schissler – 1st; C. Kenny – 2nd] Vote: 13-0

March 27, 2018 – Postponed to May 8, 2018 at the request of Staff on the consent agenda. [G. Anderson- 1st; J. Thompson – 2nd] Vote: 12-0 [P. Seeger absent].

February 27, 2018 – Postponed to March 27, 2018 at the request of Staff on the consent agenda. [J. Schissler – 1st; J. Shieh – 2nd] Vote: 12-0 [J. Thompson absent].

January 23, 2018 – Postponed to February 27, 2018 at the request of Staff on the consent agenda. [P. Seeger – 1st; G. Anderson– 2nd] Vote: 10-0 [K. McGraw absent. A. De Hoyos Hart and J. Schissler off the dias].

November 14, 2017 – Postponed to January 23, 2018 at the request of Staff. [J. Shieh – 1st; T. White – 2nd] Vote: 13-0.

September 26, 2017 – Postponed to November 14, 2017 at the request of Staff on the consent agenda. [J. Schissler – 1st; J. Shieh] Vote: 10-0 [K. McGraw not present during consent agenda. Vice-Chair Kazi absent].

August 22, 2017 Postponed to September 26, 2019 at the request of Staff on the consent agenda. [J. Schissler – 1st; K. McGraw – 2nd] Vote: 11-0 [P. Seeger and T. Nuckols absent].

STAFF RECOMMENDATION: Staff recommends the applicant’s request for Mixed Use/Office land use.

BASIS FOR STAFF’S RECOMMENDATION: The property is located within 250 feet of Burnet Road, which is an activity corridor that has public transportation and numerous businesses within walking distance from the property. The applicant’s request for Mixed Use/Office land use is appropriate for this location.

The plan document mentions the desire to preserve SF-3 zoning, but it also supports the creation of local-serving commercial uses.

Brentwood Land Use Objectives and Recommendations

Land Use Objective B1: Preserve single-family residential areas

Recommendations:

1. Established single-family areas should retain SF-3 zoning
2. Allow small-lot amnesty in the Brentwood neighborhood to make legally created small lots available for single-family development.

Land Use Objective B2: Allow single-family special use options that encourage affordable housing and preserves the character of the single-family residential areas

Recommendations:

1. Allow the secondary apartment special use option in the Brentwood Neighborhood
2. Allow the Urban home special use option in the Romeria Subdistrict

Land Use Objective B3: Ensure that there is a mix of residential and commercial zoning to accommodate both housing and the services resident's need in the neighborhood, and that commercial zoning in each area is appropriate for its location.

Recommendations:

1. Maintain residential zoning in the interior of the neighborhood.
2. Maintain commercial zoning on the corridors and in transitional areas between the corridors and residential areas.
3. Allow mixed use on commercial corridors.

Land Use Objective B4: Encourage the development of neighborhood serving businesses and offices by maintaining and adding neighborhood commercial and limited office on smaller corridors and in transitional areas between corridors and residential areas where appropriate.

Recommendations:

1. Add the Mixed-Use (MU) Combining District on Koenig and interior properties with commercial or office zoning.
2. Allow neighborhood serving commercial uses at intersections on Koenig west of Woodrow.
3. Allow neighborhood and community serving office uses on interior properties on Koenig west of Woodrow.
4. Allow neighborhood and community serving office uses on 49th Street between Burnet and Lamar
5. Allow neighborhood and community serving office uses and neighborhood serving commercial uses where appropriate in transitional areas between Burnet Road and the interior single-family residential areas.

Land Use Objective B5: Focus higher density uses on major corridors and add special use options to enhance the corridors

Recommendations:

1. Add the Mixed-Use (MU) Combining District on Burnet, Lamar, and Koenig Lane east of Woodrow.
2. Allow the Neighborhood Urban Center in the area between Burnet Road and Burnet Lane and south of Justin Lane.
3. Focus higher intensity uses on Burnet Road and Lamar Blvd.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single- family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two- family residential options (Duplex, Secondary Apartment, Single Family Attached, Two- Family Residential) in areas considered appropriate for this type of infill development.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;

2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single- family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two- family residential options (Duplex, Secondary Apartment, Single Family Attached, Two- Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE ON THE PROPERTY

Mixed Use/Office - An area that is appropriate for a mix of residential and office uses.

Purpose

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

Application

1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The property is located within 250 feet of Burnet Road which is a commercial corridor that is designated as an Activity Corridor in the Imagine Austin Comprehensive Plan. Mixed Use/Office land use is appropriate for this***

location. The lot directly to the west is also Mixed Use/Office. Capital Metro has bus routes along Burnet Road where there a numerous businesses.

2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***The property is located within 250 feet of Burnet Road which is a commercial corridor that is designated as an Activity Corridor in the Imagine Austin Comprehensive Plan. Mixed Use/Office land use is appropriate for this location. The lot directly to the west is also Mixed Use/Office. Capital Metro has bus routes along Burnet Road where there a numerous businesses.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***Mixed Use/Office land use appropriate for this location near an activity corridor.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***Mixed Use/Office land use would provide opportunities for additional housing units. The property currently has one single family dwelling unit.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The applicant's request for Mixed Use/Land is is appropriate for this location near Burnet Road, which is an Activity Corridor. Mixed Use/Office land is appropriate on local streets next to commercial corridors.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The property is not located in an environmentally sensitive area.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***Not applicable.***
8. Protect, preserve and promote historically and culturally significant areas.
 - ***Not applicable.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***The property is within walking distance to numerous businesses along Burnet Road.***

10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.

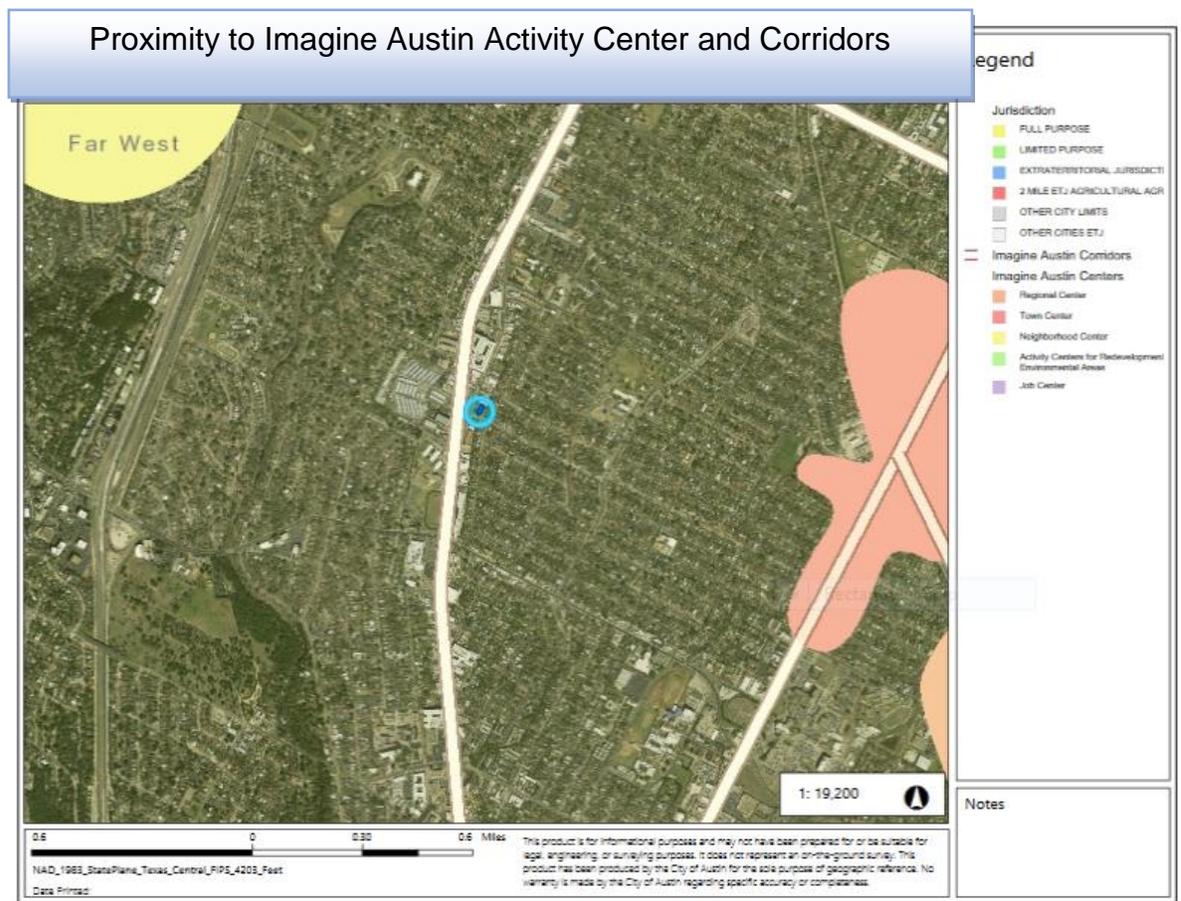
- *Not applicable.*

11. Sustain and grow Austin’s live music, festivals, theater, film, digital media, and new creative art forms.

- *Not applicable.*

12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.

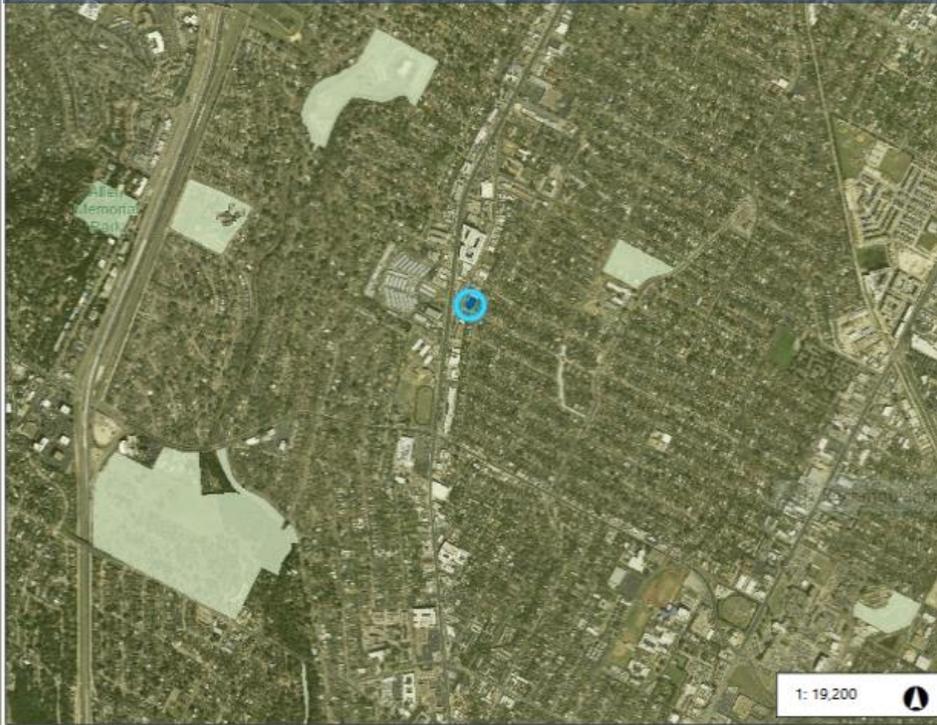
- *Not applicable.*



Proximity to Park Facilities

Legend

- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- City of Austin Parks
- Travis County Parks
- Texas State Parks

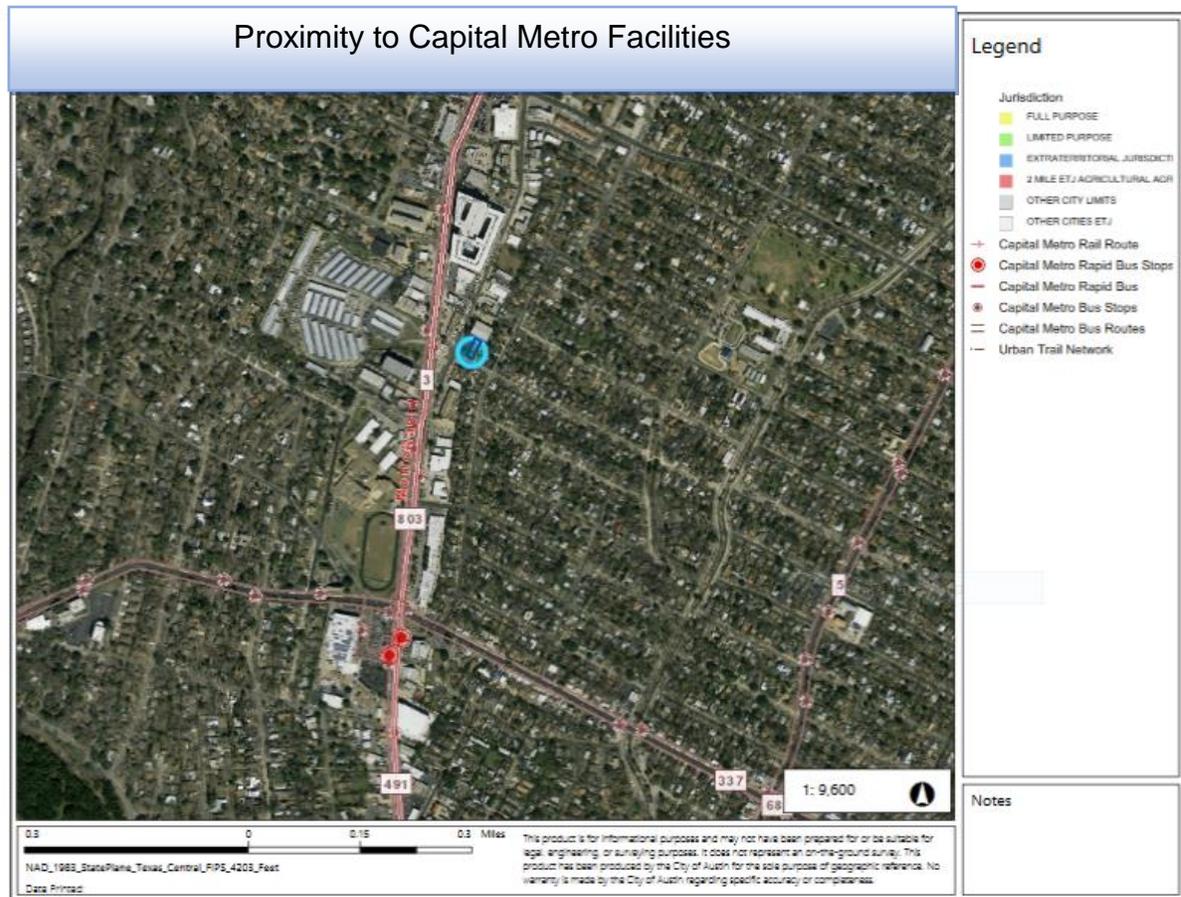


1: 19,200

0.6 0 0.30 0.6 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4205_Feet
Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes



IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on February 27, 2017 which is in-cycle for neighborhood planning areas located on the west side of I.H.-35.

The applicant proposes to change the future land use on the property from Single Family to Mixed Use/Office.

The applicant proposes to change the zoning on the property from SF-3-NP to LO-MU-NP for a mixed use development. Please see case report C14-2019-0053 for more information.

PUBLIC MEETINGS: The ordinance required community meeting was held on April 15, 2019. Approximately 197 meeting notices were mailed to people who live or own property within 500 feet of the property, in addition to neighborhood organizations and environmental groups who requested notification for the area.

Amanda Swor, the applicant's agent, said they submitted the plan amendment application in 2017 for three tracts. They wanted LR and GR zoning for retail, restaurant uses. They had an initial meeting with the Brentwood Planning Contact Team who had concerns. They decided to put the case on hold. The home on 2106 Payne Avenue is a rental home. The corner property at 2108 Payne Avenue has an office use. The request for LO-MU on 2106 Payne Avenue is the same zoning on the 2108 Payne Avenue. They are asking for LO-MU because it will allow for the building to be used as a residential rental and also an office. There are no plans for construction. They said if they change the use on the property, we must show where the parking will be. An office use does not require as much parking as a restaurant use. The home is only 800 sq. ft.

After the applicant's presentation, the following questions were asked:

Q. I live at 2102 Payne Avenue and the businesses on Payne already have people blocking our driveways. Parking is already an issue. Your property could have a child care center and that would cause more parking problems.

A. If we were to get the zoning for LO-MU, a childcare center would have to prove they could provide enough parking on site. Right now it's just a land use issue.

Q. The city wants to remove parking requirements. Now since it's just a little house, there are no parking issues. You could sell the property.

A. The owner has had the property for a long time. They have no intention to sell.

Q. You could remove both houses and build a larger structure.

A. It could be a problem to remove both houses.

Q. What is the benefit to the neighborhood? We defined this line during the planning process.

A. We stopped the plan after hearing from the neighborhood. There are interests in small shops in the area to serve people in the neighborhood.

Q. Austin needs little houses where our children can live. This little house is exactly what people could use.

A. This could continue to operate as a single family home with LO-MU zoning. Compatibility standards would apply.

Q. What is the rationale to move the single family line?

A. Burnet Lane has commercial uses and the property next door has office zoning. It would be consistent.

Q. CodeNext plans to remove all parking requirements and compatibility standards.
A. We started when CodeNext was happening and then it stopped. I don't have an answer about the future of CodeNext.

Q. Why not keep the property single family and get the rental money?
A. We want the zoning to match the property next door.

Q. Would the zoning allow for retail uses?
A. No, it would only be office uses.

Q. What inquiries have the owners had on the property?
A. Primarily for office uses, but I don't know the details.

Q. Would you ask for a site plan exemption? What about parking lot, detention pond?
A. I don't know yet. I'd have to ask the Engineer.

Comments:

- We need to preserve affordable housing. This neighborhood has affordable houses.
- There are office uses across the street and people in cars and trucks Park in front of our houses.
- People who live in the house provide neighborhood protection. Office uses leave at 5 pm and they are not interested in the neighborhood.

CITY COUNCIL DATE:

April 25, 2019	<u>ACTION:</u> Postponed to June 6, 2019 at the request of Staff. [P. Renteria – 1 st ; D. Garza – 2 nd Vote: 11-0.
June 6, 2019	<u>ACTION:</u> Postponed to June 20, 2019 at the request of Staff. [J. Flannigan – 1 st ; P. Renteria – 2 nd] Vote: 10-0 [N. Harper-Madison absent].
June 20, 2019	<u>ACTION:</u> Postponed indefinitely on the consent agenda by the Applicant. [L. Pool – 1 st ; N. Harper-Madison-2 nd] Vote: 11-0.
December 5, 2019	<u>ACTION:</u> Postponed to January 23, 2020 on the consent agenda. [P. Ellis – 1 st ; L. Pool – 2 nd] Vote: 11-0.
January 23, 2020	<u>ACTION:</u> Consent approval on 1 st Reading only. [A. Kitchen- 1 st ; A. Alter – 2 nd] Vote: 9-0 [J. Flannigan off the dais. Mayor Adler absent].
February 20, 2020	<u>ACTION:</u> (Proposed for 2 nd /3 rd Reading - PENDING)

Applicant's Letter Amending Applications



October 9, 2019

Kate Clark, AICP, LEED AP Senior Planner
City of Austin | Planning and Zoning Department
Mailing Address: PO Box 1088, Austin, Texas 78767
Physical Address: 505 Barton Springs Rd, 5th floor, Austin, Texas 78704
Tel: 512-974-1237

Re: Burnet Lane-Neighborhood Plan Amendment Application for a 0.16 acre piece of property located at 2106 Payne Avenue case# C14-2019-0053. Amend request from SF-3-NP : LO-MU-NP to SF-3-NP : NO-MU-NP.

Dear Kate Clark,

The owner of the above stated property requests that our prior rezoning application be adjusted. Please amend the rezoning request in case C14-2019-0053 to have 2106 Payne Avenue categorized as Neighborhood Office - Mixed Use. The changing of the request from LO to NO is based directly on city staff recommendation and hearing the concerns of neighbors. With the NO designation, the owner intends to use 2106 Payne for a real estate office.

Please let us know if you or your team members require additional information or have any questions. Thank you for your time and help with this change.

Sincerely,
ARCH Properties Team
512-467-2377
arch@archproperties.com

Letter of Recommendation from the Brentwood
Neighborhood Plan Contact Team

Brentwood Neighborhood Plan Contact Team

4/29/19

Maureen Meredith
City of Austin
Neighborhood Planning

RE: NPA-2017-0018.01_2106 Payne Avenue

Hello Maureen,

Upon review of the presentation by the applicant the Neighborhood Contact Team would like to formally oppose the requested change to the Neighborhood Plan for the following reasons:

1. Payne avenue suffers from overflow parking that disrupts the single-family residents and reduces their quality of life. This overflow parking often blocks driveways, and creates a safety hazard.
2. Current businesses at the intersection of Payne Avenue and Burnet Lane operate during non-business hours, with delivery and trash trucks often arriving at night, disrupting residential uses.
3. Further encroachment of commercial uses along Payne avenue and into the single-family neighborhood will only exacerbate the problems noted above.
4. The requested zoning would allow the development of the single-family lot into a large single-family home, that ignores compatibility setbacks, only to have the use changed at a later date. (example of this is directly across the street from the subject tract).

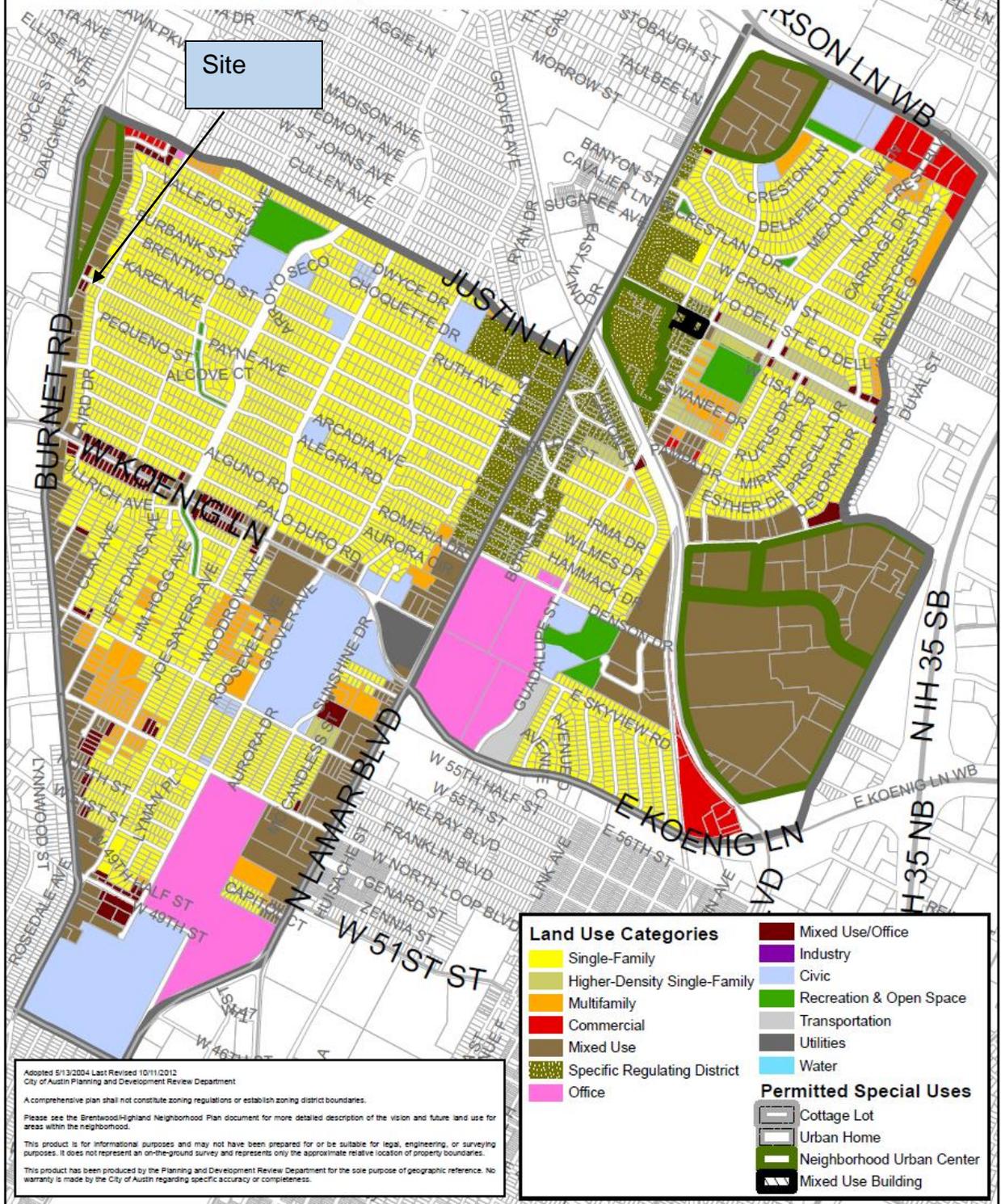
If the Planning Commission decides to ignore the Neighborhood's request to deny this "up zoning", then we request that they consider some conditional requirements:

1. Restrict access to the property, upon redevelopment, to Burnet Lane (no access to Payne avenue), to help mitigate the traffic on Payne Avenue.
2. Comply with all required Compatibility Requirements and be denied all waivers.
3. Require new Single-Family development to comply with Compatibility Requirements for commercial uses, since the "change of use" post development process seems to be the method preferred.
4. Restrict time of delivery and trash pick-up to regular business hours.
5. Provide sidewalks along Payne Avenue, upon any redevelopment or change of use.

Sincerely,

Travis G. Young, AIA
Chair
Brentwood Neighborhood Plan Contact Team

Brentwood/Highland Neighborhood Planning Area Future Land Use Map





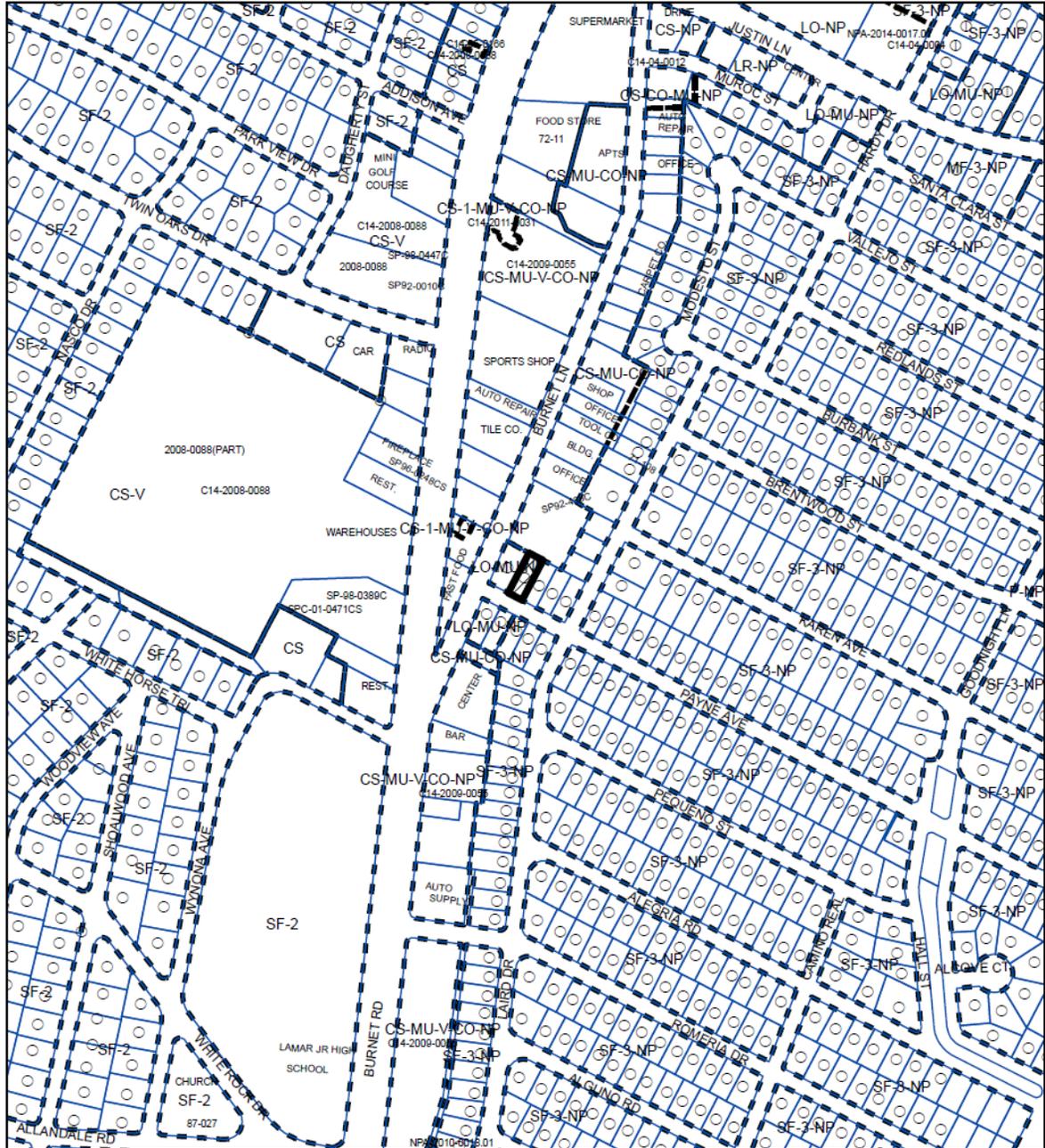
**Brentwood/Highland (Brentwood) Combined Neighborhood Planning Area
 NPA-2017-0018.01**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

 City of Austin
 Planning and Zoning Department
 Created on 2/26/2019, by: meredithm

Future Land Use			
	500 ft. notif. boundary		Mixed Use
	Subject Property		Office
	Single-Family		Mixed Use/Office
	Multi-Family		Civic
	Commercial		Recreation & Open Space





 SUBJECT TRACT

 PENDING CASE

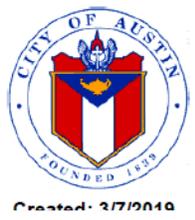
 ZONING BOUNDARY

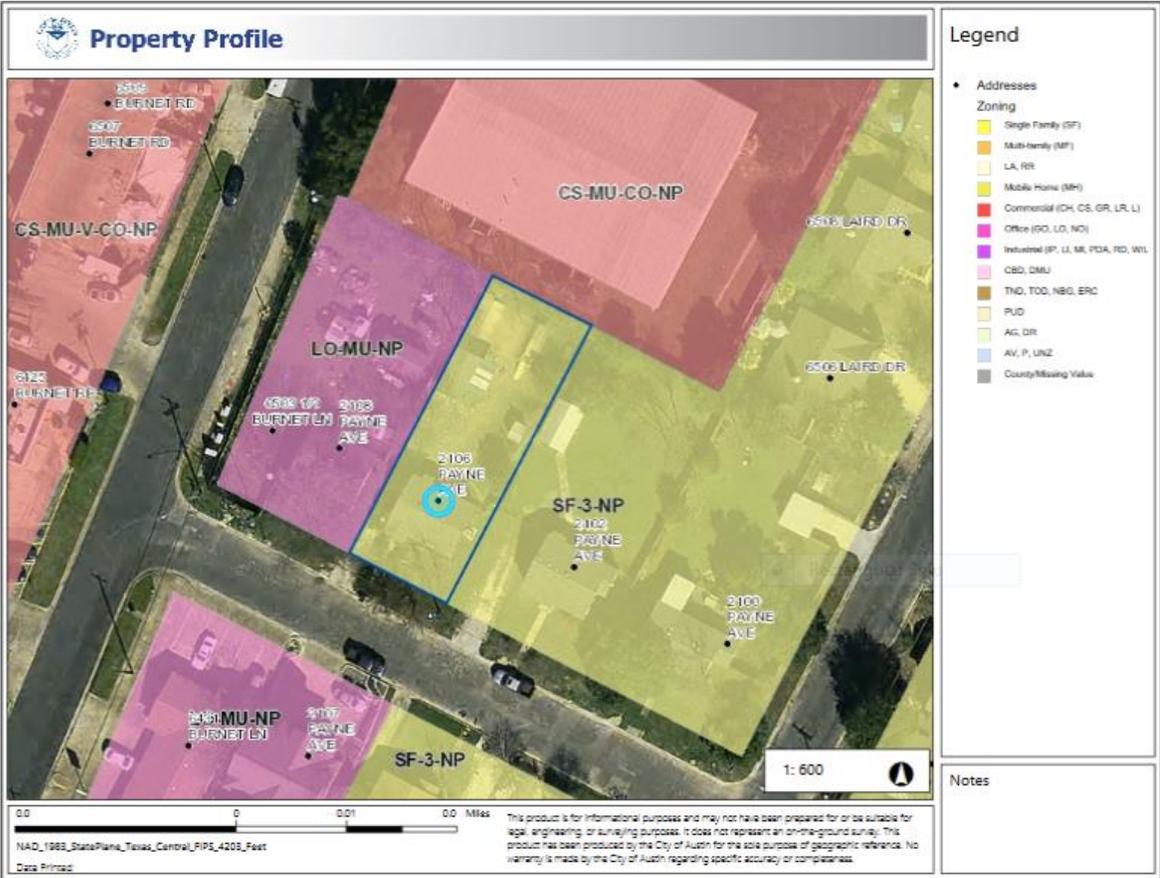
ZONING
 ZONING CASE#: C14-2019-0053

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







Property Profile



Legend

- Addresses
- Future Land Use Map
 - Activity Center
 - Agriculture
 - Civic
 - Commerce
 - Commercial
 - Environmental Conservation
 - High Density Mixed Use
 - Higher-Density Single-Family
 - Industry
 - Major Impact Facilities
 - Major Planned Development
 - Mixed Residential
 - Mixed Use
 - Mixed Use/Office
 - Mixed-use Activity Hub/Center
 - Mobile Homes
 - Multifamily
 - Neighborhood Commercial
 - Neighborhood Mixed Use
 - Neighborhood Node
 - Neighborhood Transition
 - Office
 - Recreation & Open Space
 - Residential Core
 - Rural Residential
 - Single-Family
 - Special District
 - Specific Regulating District
 - Transportation
 - Utilities
 - Warehouse/Industrial Office

Notes

0.0 0 0.01 0.0 Miles
 NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
 Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Site: 2106 Payne Ave.



Property directly to the west



Property to the west



Property to the east





View on Payne Avenue to the east



View on Payne Avenue to the west

Comments Received from Citizens

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning 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-2017-0018.01
Contact: Maureen Meredith, Phone: 512-974-2695
Public Hearings: Planning Commission date: August 22, 2017
City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

Reneé and Jim Poteet

I am in favor
 I object

Your Name *(please print)*

2020 Payne Avenue, Austin, TX 78757

Your address(es) affected by this application

Reneé Poteet
Signature

Aug. 16, 2017
Date

Comments: There is already too much vehicle traffic in this area. The addition of the condominiums (Marq on Burnet) and new restaurants created much more pedestrian traffic as well, and any more vehicle traffic is going to be a dangerous mix. Burnet Lane is already hardly navigable because of the cars parked in front of the Marq. This neighborhood would like to remain a neighborhood, and not another mixed use development.

From: Renee Poteet
Sent: Tuesday, March 12, 2019 11:13 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: 2106 Payne Avenue - Case No. NAP-2017-0018.01

Ms. Meredith,
I have heard that the owner of 2106 Payne Avenue is once again requesting a code change to Mixed Use/Office. The Case Number is: NAP-2017-0018.01. We have not received anything in the mail or any notice of this change or opportunity to protest. This neighborhood is already overcrowded and has too much traffic because of the Marq on Burnet and other developments on Burnet Road and throughout the neighborhood. The street parallel to Burnet Road, Burnet Lane, is dangerously overcrowded and barely navigable. A lot of people walk their dogs and children in this neighborhood, and the addition of more traffic is going to create a dangerous mix.
I urge you to reject this application. Thank you for your consideration.
Renee Poteet
2020 Payne Avenue

PUBLIC HEARING COMMENT FORM

If you use this form to comment it may be submitted to:
City of Austin
Planning and Zoning 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-2017-0018.01
Contact: Maureen Meredith, Phone: 512-974-2695
Public Hearings: Planning Commission date: August 22, 2017
City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

Your Name (please print) Courtney DeBauer
Your address(es) affected by this application 6512 Lard ONE

Signature Courtney DeBauer Date 8-19-17

Comments: They have not provided all the requested info to the neighborhood.
This area is already very dangerous, I walk it daily. There would need to be off-site parking & complete sidewalks for the full block. I am also concerned that non-residential is creating further into an established residential neighborhood.

I am in favor
 I object

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning 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-2017-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Mar 12, 2019, Planning Commission
Apr 25, 2019, City Council

Your Name (please print)
Courtney Desbrier

I am in favor
 I object

Your address(es) affected by this application
6512 Laird Drive

Courtney Desbrier Signature
3-1-19 Date

Comments: While the form sent to us is not very clear about plans, I do have serious concerns about a zoning change. I walk past this property everyday & it is already dangerous with so many cars on that street and no sidewalk. Any additional traffic on that street is dangerous for the neighbors.

From: Charlotte Spencer
Sent: Monday, June 12, 2017 2:49 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re: NPA-2017-0018.01

Thank you, my comments are below:

Case Number: NPA-2017-0018.01

I am opposed to the requested neighborhood plan amendment. The proposal will allow commercial enterprises to replace residential homes in the block of Payne closest to Burnet Lane.

Payne is a through-street for the neighborhood to Burnet Lane/Burnet Road, which causes it to carry heavy traffic. The driveways are single car-width and, therefore, the street usually has cars parked in front of most of the houses. Add in the increased parking due to the new restaurants/shops/apartments on Burnet Road

near the intersection with Payne and we have seen a huge increase in parking issues. I have had to ask people who were going to a free food event at El Chilito not to block access to my driveway, and they protested that they were only over a small portion of my driveway.

There are many locations for mixed use properties and/or businesses on Burnet Road and general vicinity along major streets in this area so I can't understand allowing businesses to come into a residential area that is already brimming with the stresses of increased development.

Charlotte Spencer, Property Owner of 2019 Payne Ave

FILE # 1117-2017-0018-01

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
8/23/17

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-2017-0018.01
Contact: Maureen Meredith, Phone: 512-974-2695
Public Hearings: Planning Commission date: August 22, 2017
City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

I am in favor
 I object

Courtney DeBower
Your Name (please print)

6512 Laird Drive
Your address(es) affected by this application

Courtney DeBower
Signature

8-19-17
Date

Comments: They have not provided all the requested info to the neighborhood.

This area is already very dangerous, I walk it daily. There would need to be off-site parking + complete sidewalks for the full block. I am also concerned that non-residential is creeping further into an established residential neighborhood.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

Rec'd 8/17/2017

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-2017-0018.01
Contact: Maureen Meredith, Phone: 512-974-2695
Public Hearings: Planning Commission date: August 22, 2017
City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

I am in favor
 I object

CHARLOTTE SPENCER
Your Name (please print)

2019 PAYNE AVE
Your address(es) affected by this application

Charlotte Spencer
Signature

8-15-17
Date

Comments: This plot is already impeded and I cannot understand why the City would allow commercial encroachment when there is plenty of available commercial space in the area

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

Rec'd 8/17/2017

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-2017-0018.01
Contact: Maureen Meredith, Phone: 512-974-2695
Public Hearings: Planning Commission date: August 22, 2017
City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

I am in favor
 I object

Your Name (please print)
Edwin McHenry

Your address(es) affected by this application
6318 Burnett Rd.

Signature
Edwin McHenry

Date
8/15/17

Comments:

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning 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-2017-0018.01
Contact: Maureen Meredith, Phone: 512-974-2695
Public Hearings: Planning Commission date: August 22, 2017
City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

I am in favor
 I object

Your Name (please print)
Jerry N Davis

Your address(es) affected by this application
6513 Burnet Lane Austin, TX 78757

Signature
Jerry N Davis

Date
08/15/2017

Comments:

*Inadequate parking for employees and customers.
Employee parking of current businesses has created dangerous
traffic conditions along Burnet Lane.*

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
8/23/17

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-2017-0018.01

Contact: Maureen Meredith, Phone: 512-974-2695

Public Hearings: Planning Commission date: August 22, 2017

City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

Renee and Jim Poteet

Your Name *(please print)*

2020 Payne Avenue, Austin, TX 78757

Your address(es) affected by this application

I am in favor
 I object

Renee Poteet
Signature

Aug. 16, 2017
Date

Comments: There is already too much vehicle traffic in this area. The addition of the condominiums (Marq on Burnet) and new restaurants created much more pedestrian traffic as well, and any more vehicle traffic is going to be a dangerous mix. Burnet Lane is already hardly navigable because of the cars parked in front of the Marq. This neighborhood would like to remain a neighborhood, and not another mixed use development.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning 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-2017-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Mar 12, 2019, Planning Commission
Apr 25, 2019, City Council

I am in favor
 I object

Your Name (please print) CHARLOTTE SPENCER

Your address(es) affected by this application
209 PAYNE AVE

Signature Charlotte Spencer

Date 3-5-2019

Comments: We are already very crowded Payne Ave is a through street for the neighbors road cut to Burnet, the driveway are single width so the street has a lot of cars parked on the street allowing more commercial activity is a burden & safety hazard

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
11/11/19

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-2017-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Nov 12, 2019 - Planning Commission
Dec 05, 2019 - City Council

I am in favor
 I object

Olin Fite

Your Name (please print)

2102 Payne Ave

Your address(es) affected by this application

Olin Fite

Signature

29 Oct 19

Date

Comments: Parking has gotten out of hand
on Payne. Adding another commercial
entity will just make a bad situation
worse

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning 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-2017-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Nov 12, 2019 - Planning Commission
Dec 05, 2019 - City Council

I am in favor
 I object

Your Name (please print)
Frances Shephard

6423 Bueret Lane, Austin

Your address(es) affected by this application

Frances Shephard

Signature

11-1-19

Date

Comments:

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning 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-2017-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Nov 12, 2019 - Planning Commission
Dec 05, 2019 - City Council

I am in favor
 I object

Your Name (please print)
CHARLOTTE SPENCER

209 PAYNE AVE.

Your address(es) affected by this application

Charlotte Spencer

Signature

11-5-2019

Date

Comments:

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning 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-2017-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Nov 12, 2019 - Planning Commission
Dec 05, 2019 - City Council

I am in favor
 I object

Your Name (please print) Rene Salazar
Your address(es) affected by this application 6423 Burnet Ln Austin Tx 78757
Signature [Signature] Date 10/31/19

Comments: _____

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning 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-2017-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Nov 12, 2019 - Planning Commission
Dec 05, 2019 - City Council

I am in favor
 I object

Your Name (please print) ARMEN STEPHANIAN
Your address(es) affected by this application 6423 BURNET LANE
Signature [Signature] Date 11/01/2019

Comments: _____

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning 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-2017-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Nov 12, 2019 - Planning Commission
Dec 05, 2019 - City Council

I am in favor
 I object

Your Name (please print)
ALAN TOBERT

Your address(es) affected by this application
2003 PAYNE AVE

Signature
[Signature]

Date
11-7-2019

Comments:

As long as they keep
some off street parking!

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning 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-2017-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Nov 12, 2019 - Planning Commission
Dec 05, 2019 - City Council

I am in favor
 I object

Your Name (please print)
Donna Ferony

Your address(es) affected by this application
6431 Burnet Lane Austin TX

Signature
[Signature]

Date
11-6-19

Comments: