

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

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**NEIGHBORHOOD PLAN:** Southeast Combined Neighborhood Planning Area  
(Franklin Park)

**CASE#:** NPA-2010-0014.02

**PC DATE:** November 9, 2010

**ADDRESS/ES:** 4720 Freidrich Lane

**SITE AREA:** 5.65 acres

**APPLICANT/AGENT:** Fred C. Lockwood

**OWNER:** 4800 Freidrich Lane

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Office

**To:** Industry

**Base District Zoning Change**

**Related Zoning Case:** C14-2010-0123

**From:** SF-3-NP

**To:** LI-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** October 10, 2002

**PLANNING COMMISSION RECOMMENDATION:** (Pending)

**STAFF RECOMMENDATION:** Recommended

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

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**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 located across the street and an industrial use is located to the north of the site. An SF-3-NP zoning will provide a buffer between the office/warehouse use and the apartment complex located to the south.

**BACKGROUND:** The application was filed on July 16, 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 application states that the property was a gravel quarry prior to 1954, and then operated as a solid waste landfill from 1954 through 1964. The current proposed use of the site is for an office/warehouse.

**PUBLIC MEETINGS:** Approximately 280 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

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Southeast Combined Planning Contact Team who 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](mailto:maureen.meredith@ci.austin.tx.us)

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

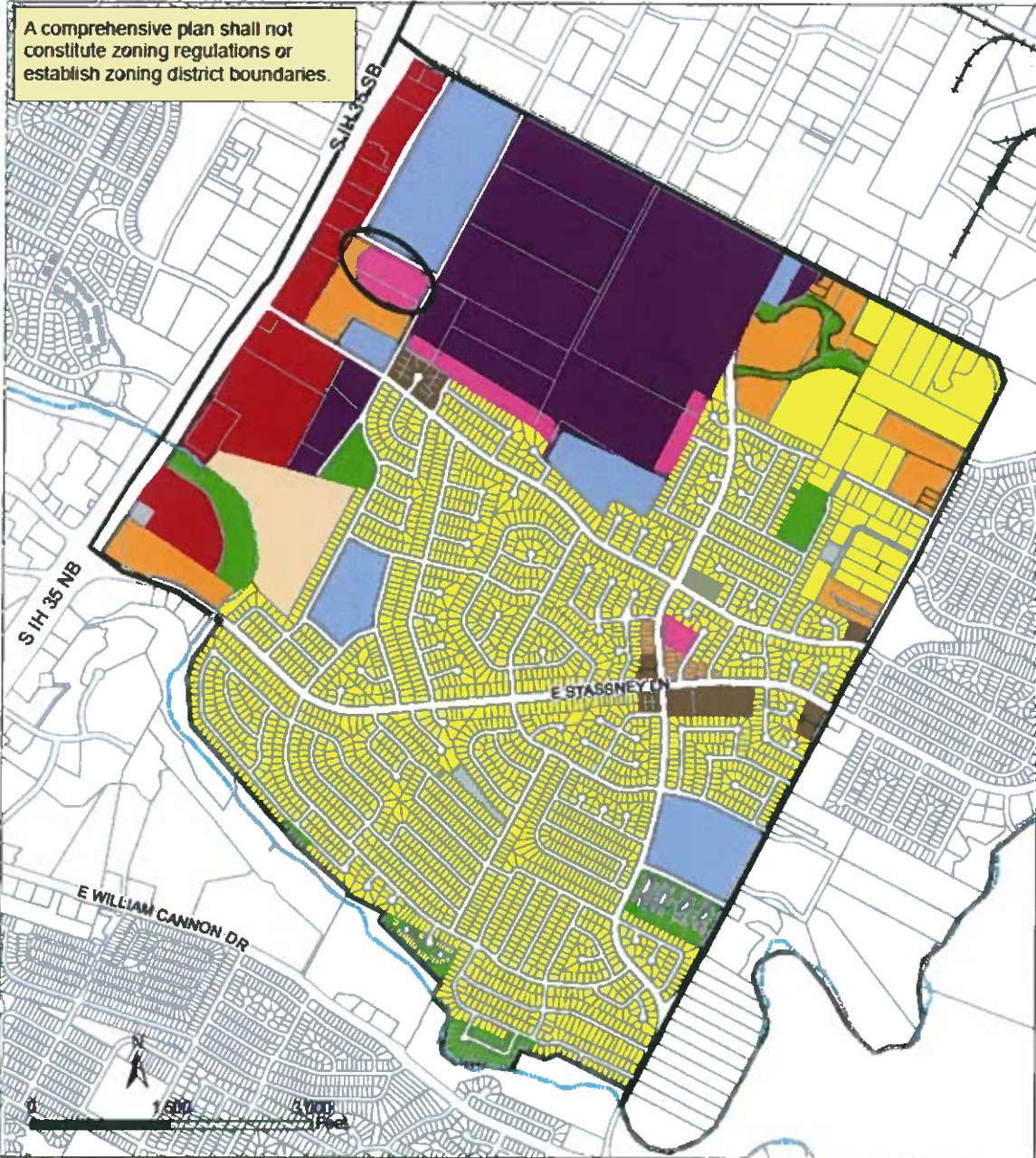
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**From:** Jack Howison  
**Sent:** Tuesday, November 02, 2010 11:04 AM  
**To:** Meredith, Maureen  
**Subject:** Re: NPA-2010-0014.01 Burlson Rd / NPA-2010-0014.02 Freidrich Ln  
**Importance:** High

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

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

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**Southeast Combined Neighborhood Planning Area  
Future Land Use Map**

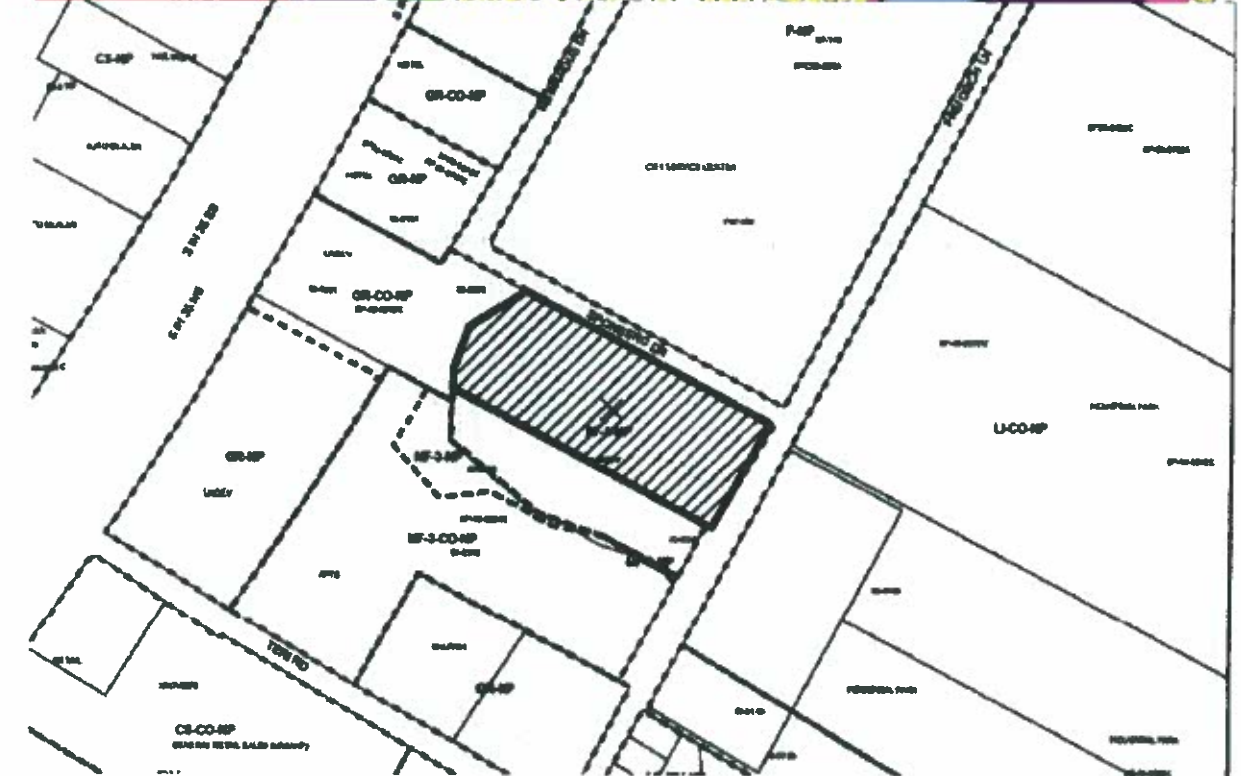
Adopted 10/10/2002  
Amended 4/24/2003; 12/24/2007; 09/01/2008  
City of Austin; NPZD



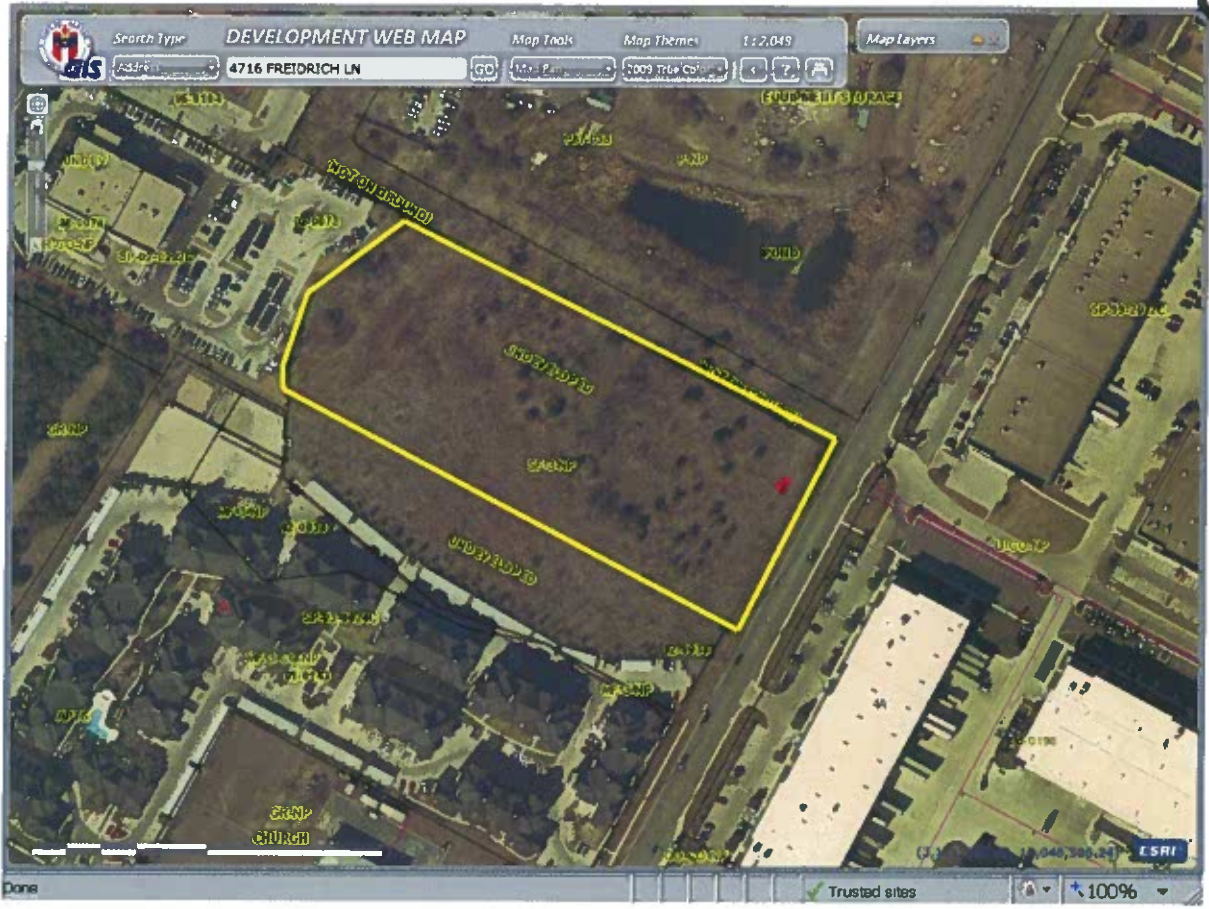
**Future Land Use Categories**

- |                            |                |                           |
|----------------------------|----------------|---------------------------|
| <b>Future Land Use Map</b> | ● Industry     | ● Office                  |
| FLU                        | ● Mixed Use    | ● Recreation & Open Space |
| ● Civic                    | ● Mobile Homes | ● Single-Family           |
| ● Commercial               | ● Multifamily  | ● Transportation          |

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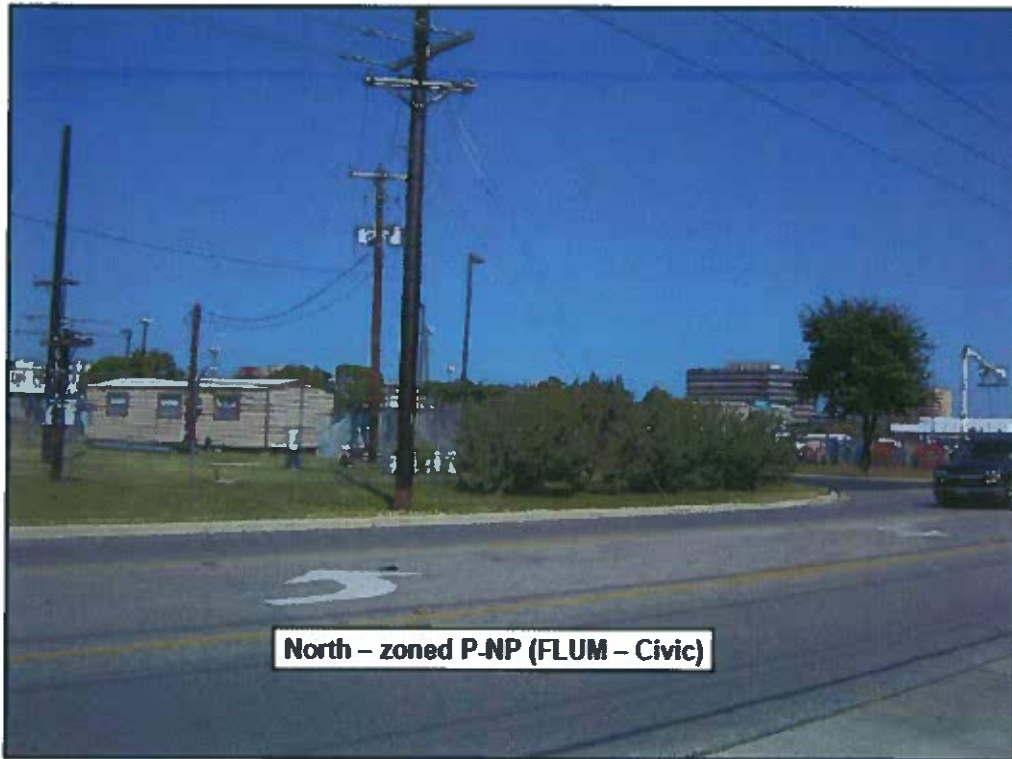
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Site – 4720 Freidrich Lane – Zoned SF-3-NP (FLUM - Office)



North – zoned P-NP (FLUM – Civic)



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Freidrich Lane – view north

**Anguiano, Dora**

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**From:** Meredith, Maureen  
**Sent:** Wednesday, November 03, 2010 12:46 PM  
**To:** Anguiano, Dora  
**Subject:** Fwd: NPA-2010-0014.01 Burleson Rd / NPA-2010-0014.02 Freidrich Ln

Dora,  
Can you please add this letter to my case reports on Burleson and Freidrich rd?  
Thanks!  
Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** November 2, 2010 6:36:48 PM CDT  
**To:** [Maureen.Meredith@ci.austin.tx.us](mailto:Maureen.Meredith@ci.austin.tx.us)  
**Subject:** Re: NPA-2010-0014.01 Burleson Rd / NPA-2010-0014.02 Freidrich Ln

Maureen Meredith, Senior Planner  
City of Austin, Planning & Development Review Department,  
505 Barton Springs Road, 5th Floor  
Austin, TX 78704

Dear Ms. Meredith,

As indicated verbally at the meeting the other night, I am supportive of the City position with respect to these two cases and in favor of the zoning changes required to allow these developments to go forward.

Sincerely ,

M. L. Sloan  
Member, SE Combined Neighborhood Contact Team

11/3/2010