

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

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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: Pending.

STAFF RECOMMENDATION: Recommended

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

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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)

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.

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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 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.

CITY COUNCIL DATE: November 10, 2011

ACTION: Pending

CASE MANAGER: Maureen Meredith

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EMAIL: Maureen.meredith@austintexas.gov

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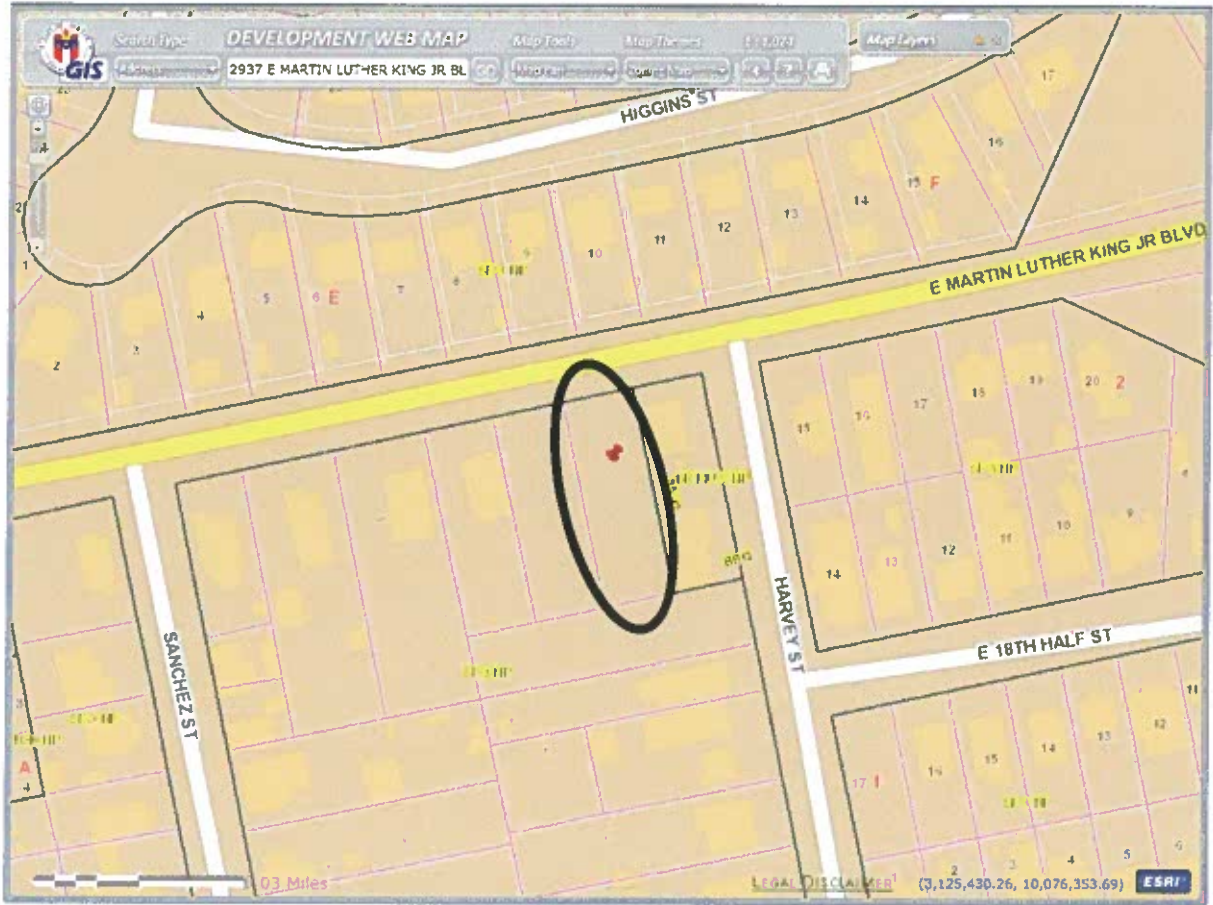


Site: 2935 E. MLK Jr Blvd. (0.19 acres)

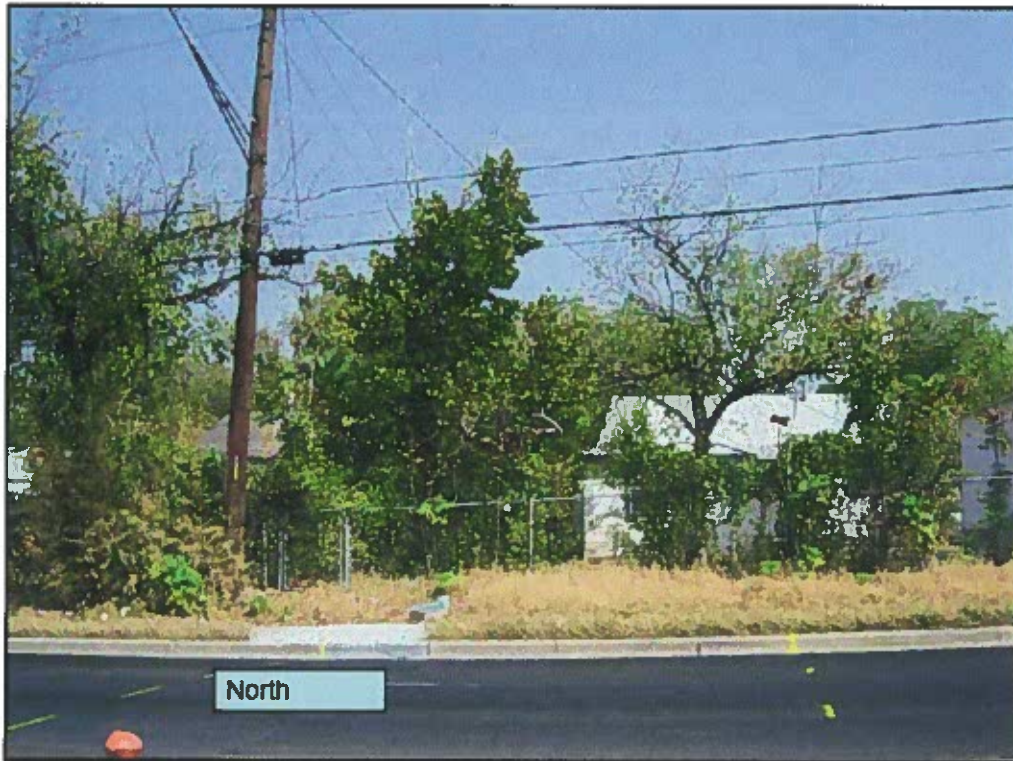
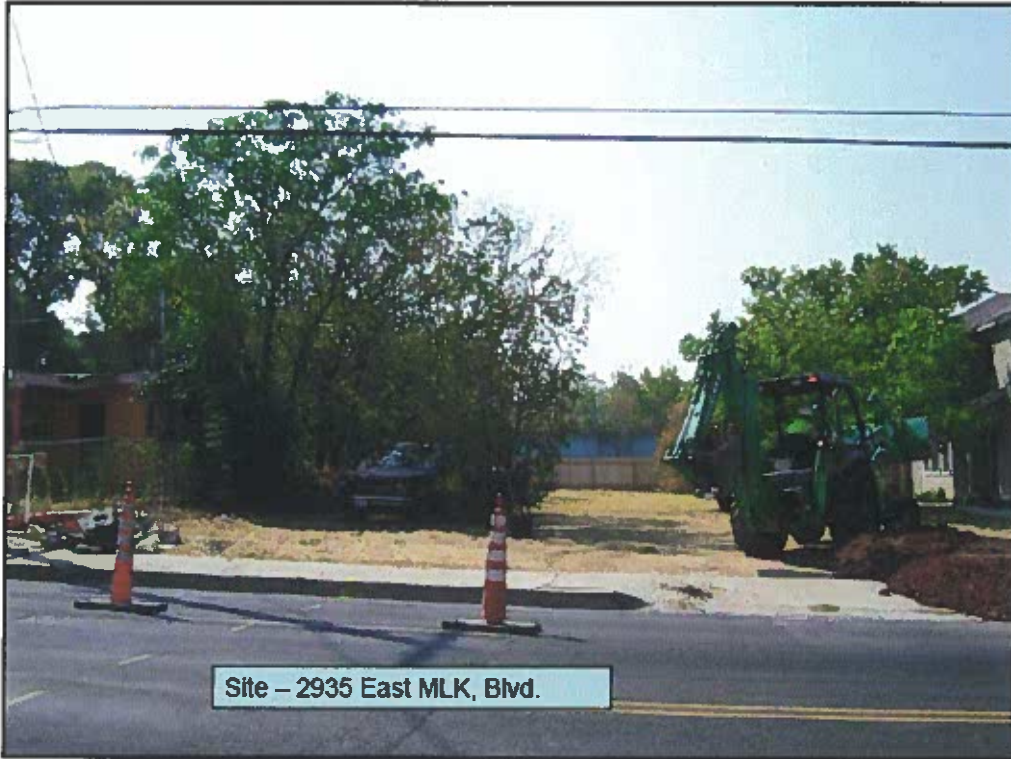


Site: 2935 E. MLK Jr. Blvd. (0.19 acres)

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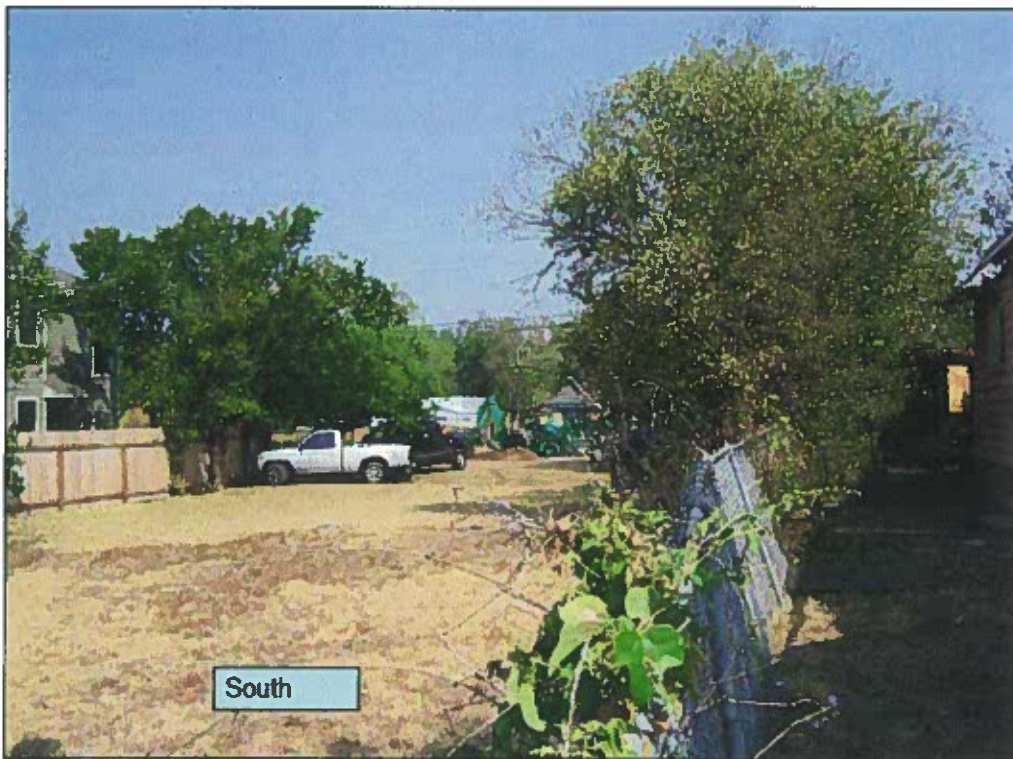
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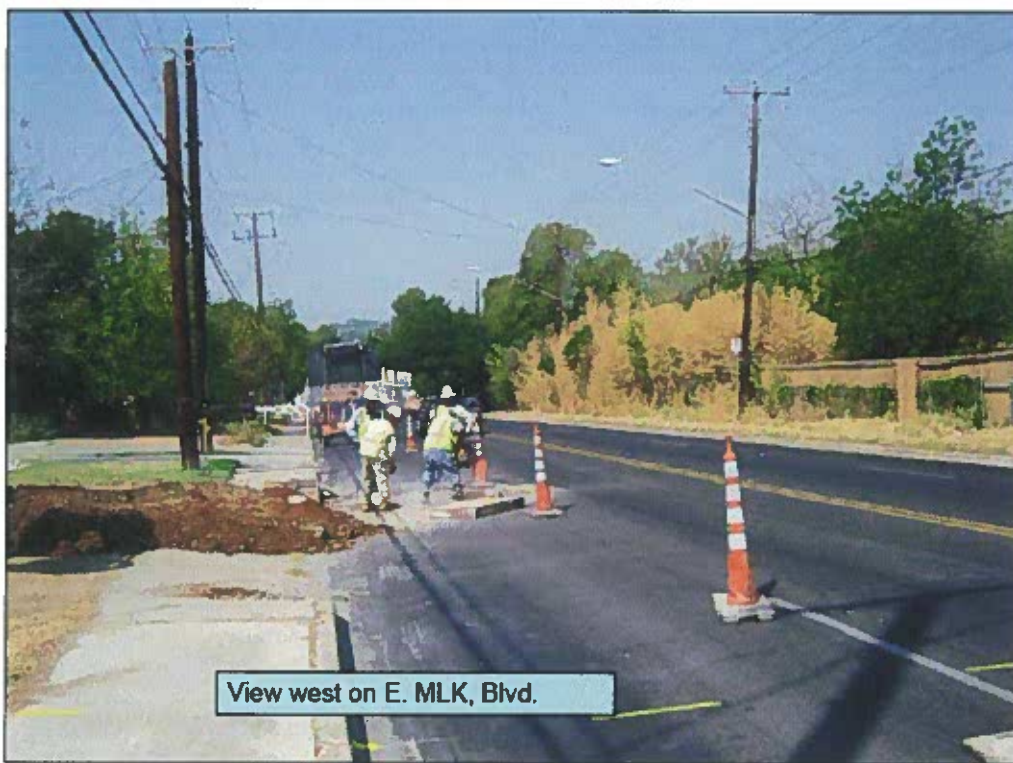


East



South

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View east on E. MLK, Blvd.