

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** East MLK Jr. Combined Neighborhood Plan

**CASE#:** NPA-2011-0015.01

**PC DATE:** October 25, 2011  
October 11, 2011

**ADDRESS/ES:** 6406 Garden View Drive

**SITE AREA:** Approx. 5.7 acres

**APPLICANT:** City of Austin, Parks and Recreation Department

**OWNER:** City of Austin, Parks and Recreation Department

**AGENT:** Greg Montes, City of Austin, Parks and Recreation Department

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Mixed Residential & Mixed Use      **To:** Recreation/Open Space

**Base District Zoning Change**

**Related Zoning Case:** C14-2011-0086 (SR)  
**From:** SF-3-NP      **To:** P-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** November 7, 2002

**PLANNING COMMISSION RECOMMENDATION:** Pending.

**STAFF RECOMMENDATION:** Recommended

**BASIS FOR STAFF'S RECOMMENDATION:** The plan amendment request supports the following Goals, Objectives, and Recommendations in the E MLK Combined Neighborhood Plan:

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**Goal 13 - Create more public open space, including parks and green spaces, improve existing parks and increase recreational amenities in the neighborhood.**

**Objective 13.1: Provide more recreational activities for Youth and Seniors.**

**Action 176-** Promote existing youth and senior services and programs.

**Action 177-** Increase senior recreational activities at the recreation centers in the East and Northeast parts of the planning area. (eg. Givens and Dottie Jordan)

**Objective 13.2: Maintain and improve neighborhood parks, add new parks and improve undeveloped green spaces.**

**Action 179-**  
Develop a hike and bike trail along Big Walnut Creek.

**BACKGROUND:** The 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 application to change the future land use map (FLUM) from Mixed Residential and Mixed Use to Recreation/Open Space is part of the City of Austin's Parks and Recreation Departments plan to build a 7.5 acres trail on the eastside of Austin. See map on page six.

The zoning change request is to rezone the City-owned property from SF-3-NP to P-NP.

The East MLK Jr. 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 November 7, 2002. The combined planning area is bounded by Airport Blvd., Anchor Lane and Manor Rd. on the West; Loyola Lane, Ed Bluestein Blvd. and Little Walnut Creek on the North; the former Missouri-Kansas Railroad right-of-way on the East; and the Austin NW Railroad on the South.

**PUBLIC MEETINGS:** The plan amendment community meeting was held on Tuesday, September 27, 2011. Two hundred twenty-two notices were mailed to property owners and utility account holders within 500 feet of the property, in addition to the neighborhood organizations registered on the City's community registry. Eighteen people attended the meeting.

After Greg Montes, PARD, explained the department is planning to build a 7.3 mile continuous trail on the east side of Austin, the following questions were asked:

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**Q. Why build a concrete trail and not crushed granite?**

A. Probably because concrete has less maintenance than crushed gravel.

**Q. Are there future plans to connect with other trails?**

A. Yes, first the north and south parts of the trail.

**Q. Any plans to make east/west trails more direct?**

A. Eventually we will, but not at this time.

**Q. Is all the property city-owned or will the City need to purchase private property?**

A. PARD has easements with Austin Energy on some property, but the City owns most of the land.

**Q. Will there be access to the trail from Garden View Drive?**

A. Yes, at several points.

**Q. Will the City-owned property to be rezoned from SF-3-NP to P-NP cause problems for the adjacent properties already zoned SF-3-NP in how they can develop their property?**

A. No.

Members of the E. MLK Neighborhood Planning Area who attended the meeting did not appear to have many concerns about the proposed FLUM and zoning change.

A letter from the planning contact team will be submitted at the October 11, 2011 public hearing meeting.

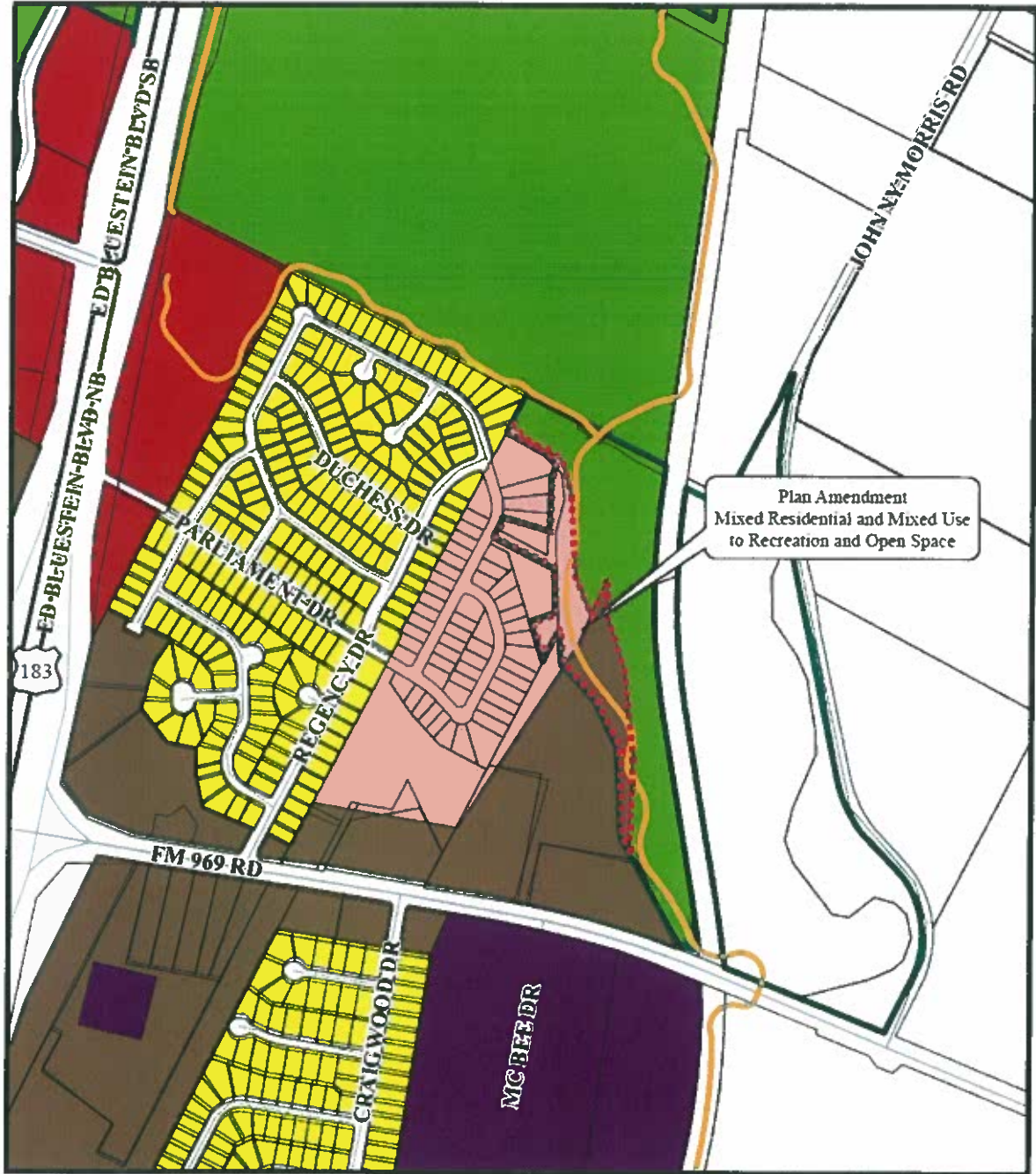
At the end of this report is a letter from a property owner who supports the trail project.

**CITY COUNCIL DATE:** November 3, 2011      **ACTION:** Pending

**CASE MANAGER:** Maureen Meredith      **PHONE:** 974-2695

**EMAIL:** Maureen.meredith@austintexas.gov

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**FLUM Map:**  
Southern Walnut Creek Trail

25 July 2011 GM

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

Proposed Trail	Commercial
City of Austin Parks	Mixed Use
<b>Future Land Uses</b>	Industry
Single-Family	Civic
Mixed Residential	Recreation & Open Space

0 0.2 0.4  
Miles

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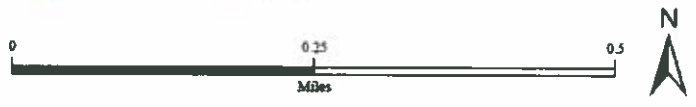
**Zoning Map:**  
Southern Walnut Creek Trail

Legend

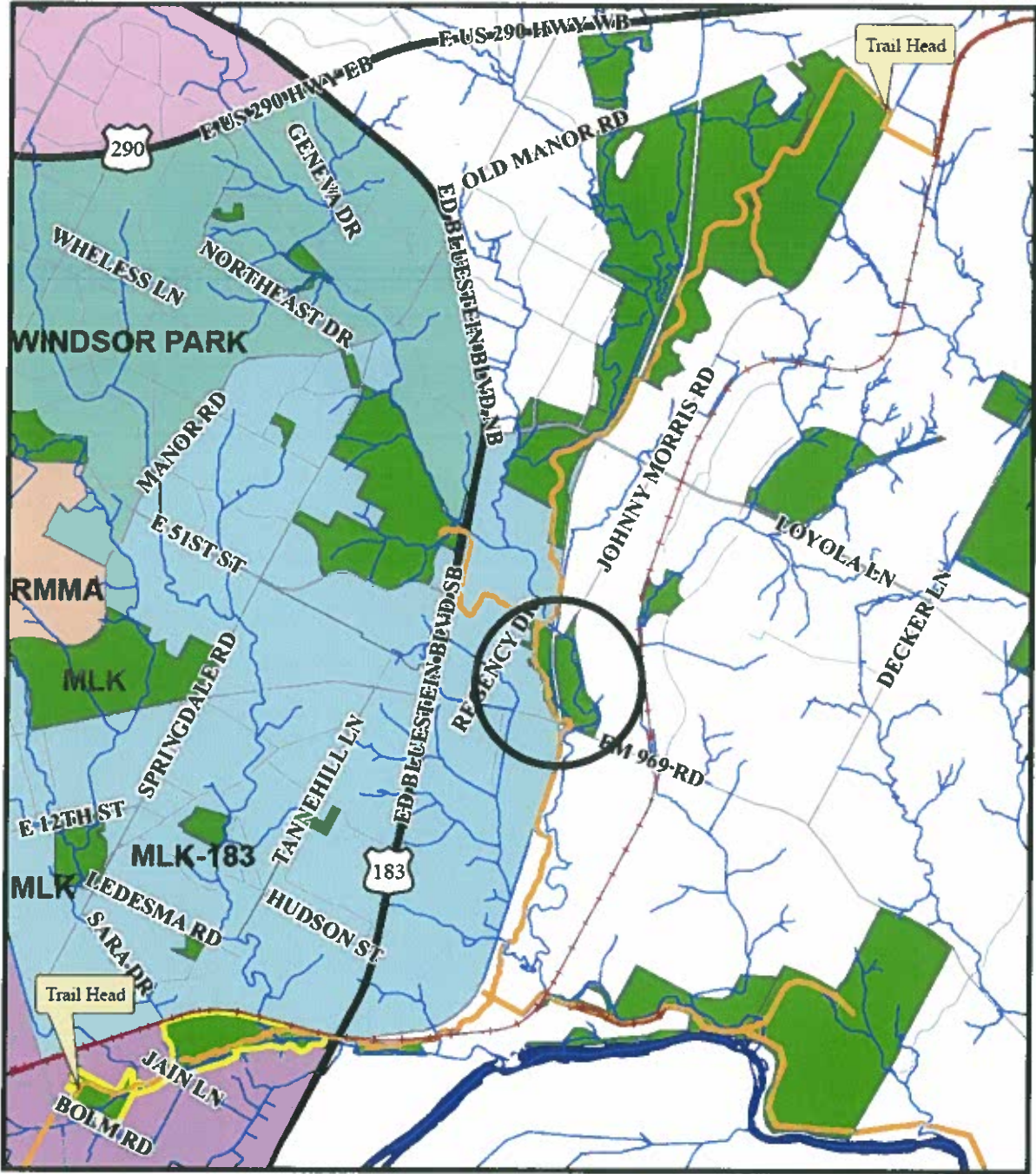
25 July 2011 GM

- Proposed Trail
- Park Property to be Rezoned
- City of Austin Parks

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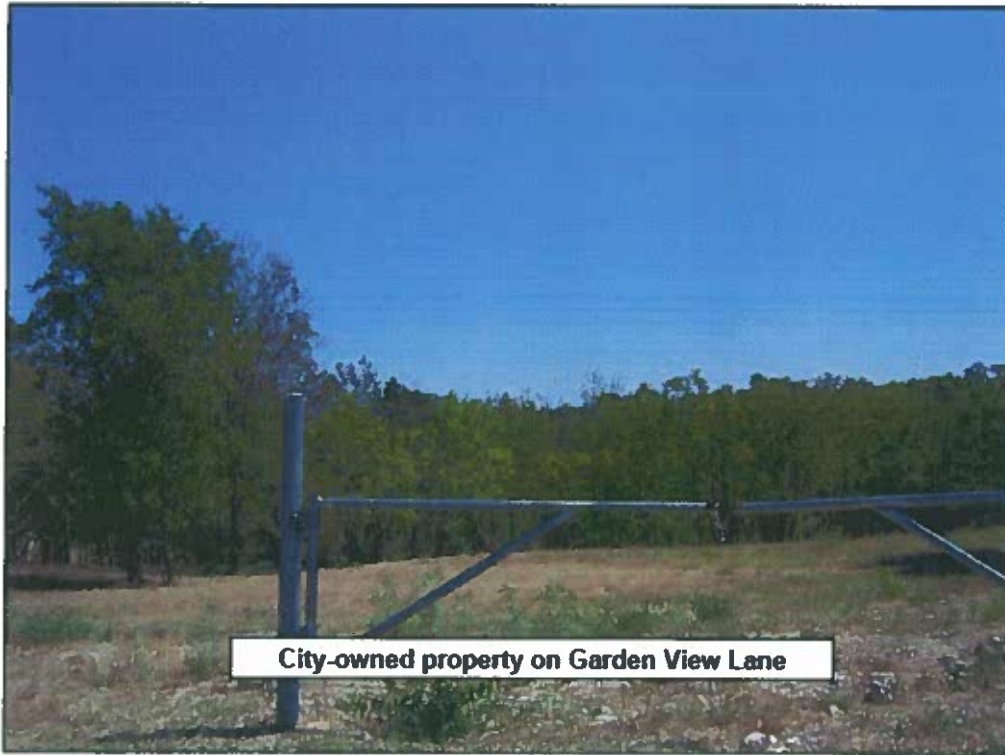
# Zoning Map: Southern Walnut Creek Trail

- Legend**
- Proposed Trail
  - Park Property to be Rezoned
  - City of Austin Parks

5 August 2011 GM  
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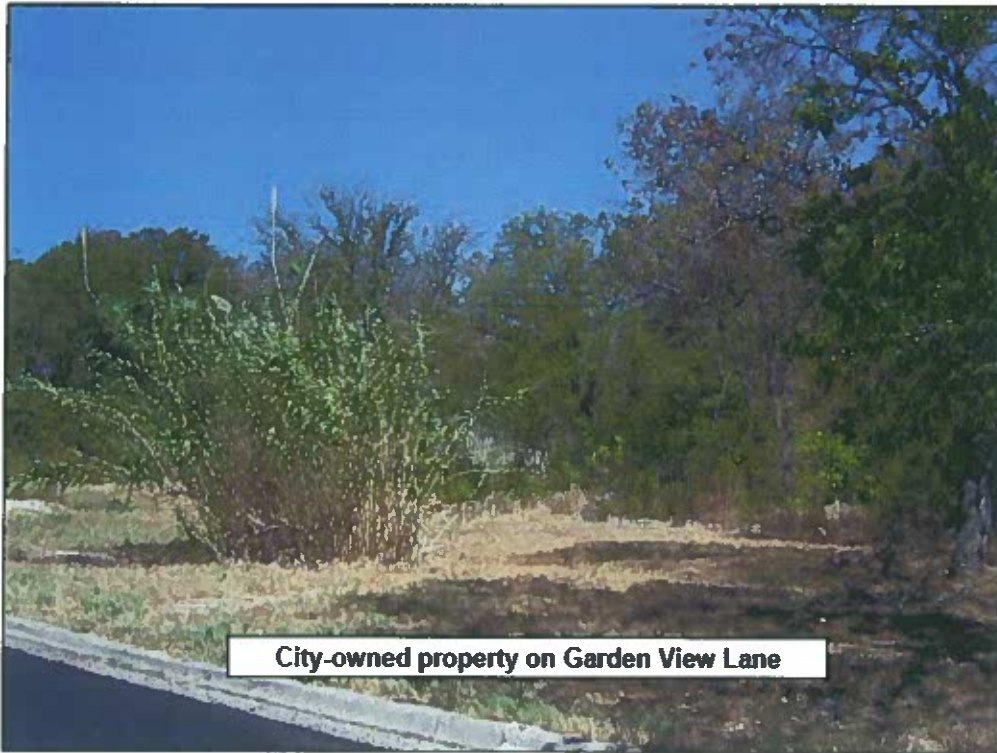


City-owned property on Garden View Lane



City-owned property on Garden View Lane

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City-owned property on Garden View Lane



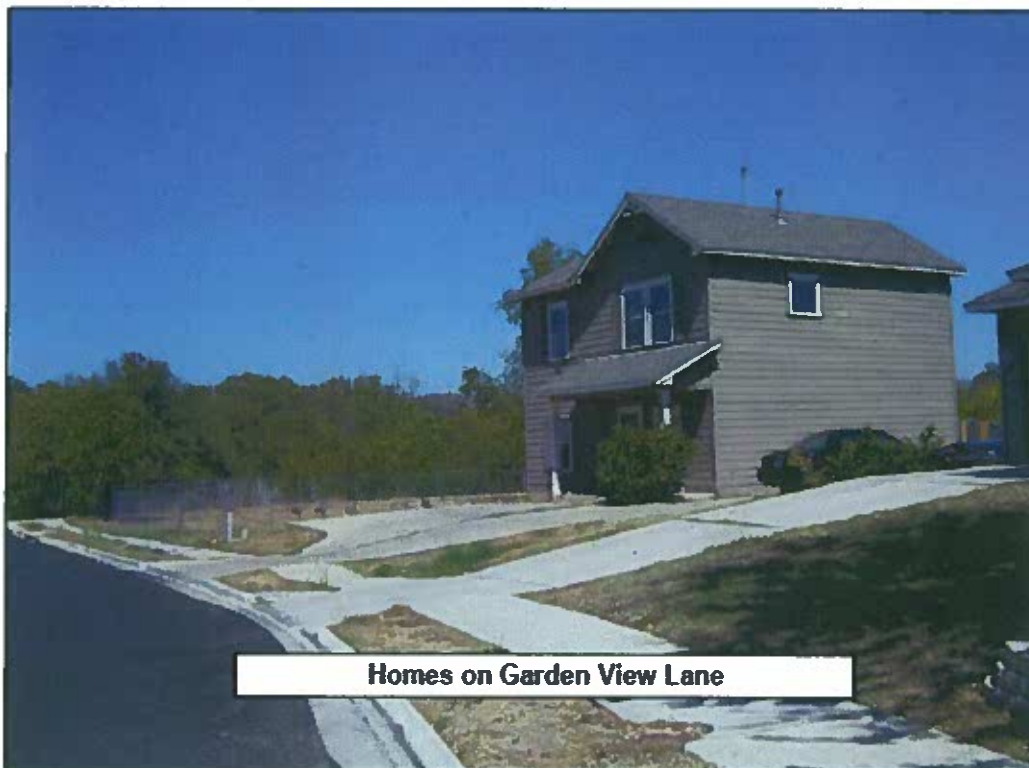
Homes on Garden View Lane



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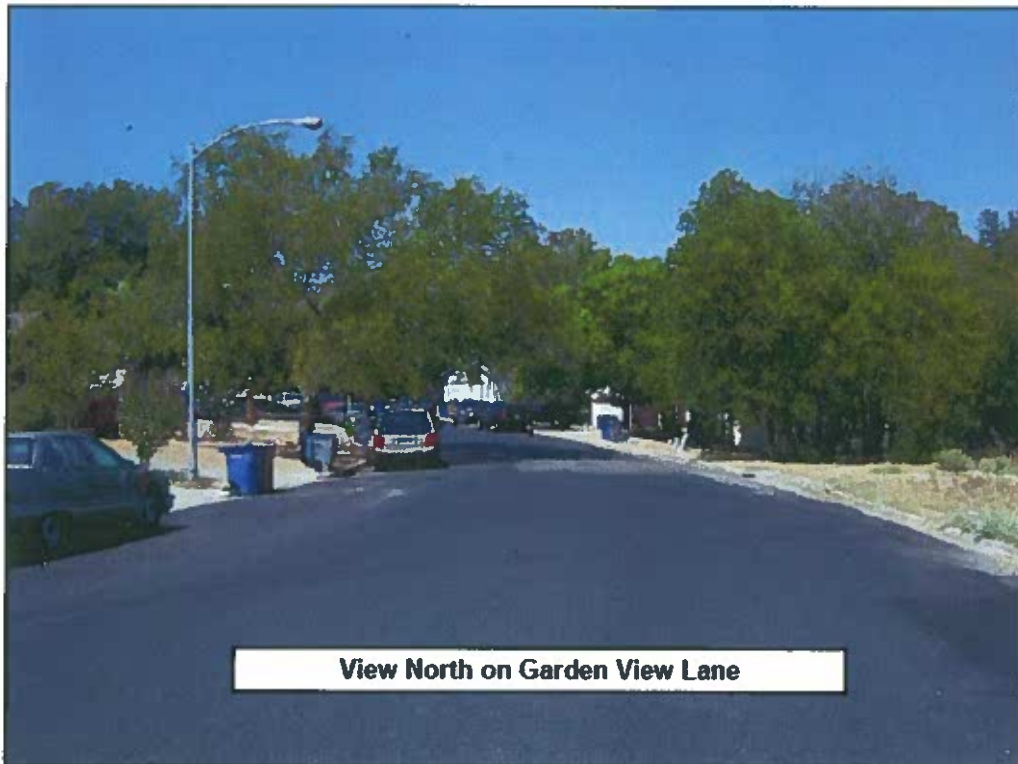


Homes on Garden View Lane



Homes on Garden View Lane

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To: City of Austin Planning Commission  
Re: NPA-2011-0015.01 - Proposed FLUM change from Mixed Residential to Recreation/Open Space and C14-2011-0086 - Proposed zoning change from SF-3-NP to P-NP  
Date: October 10, 2011

On Tuesday 27, 2011 the East MLK Combined Neighborhood Contact Team partook in the Neighborhood Plan Amendment Meeting to discuss the proposed land use of 6406 Garden View Lane. We support the proposed FLUM change from Mixed Residential to Recreation/Open space and the zoning change to accommodate. We are supportive of the hike and bike trail to be constructed in the planning area to create more recreational opportunities for residents and transportation options for bicycle commuters.

Please contact us if you have any questions or concerns:

Joy Casnovsky, East MLK Combined Neighborhood Contact Team Chair  
512.589.1090

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-----Original Message-----

From: Kevin Creamer [  
Sent: Wednesday, September 21, 2011 12:48 PM  
To: Meredith, Maureen  
Subject: Case NPA-2011-0015.01

Maureen,

I'm unable to make the Sept 27th zoning meeting on the Garden View Lane rezoning, but wanted to let you know I am in favor to a change to Recreation/Open Space.

Kevin Creamer  
5203 Heritage Village Dr  
Austin, TX 78724