

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	38211	Agenda Number	198.
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Meeting Date:	12/11/2014	Department:	Planning and Development Review
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Subject

Conduct a public hearing and consider an appeal by DeWayne Lofton of a Planning Commission decision to approve a Conditional Use Permit (Springdale Multifamily, SPC-2014-0086C, located at 5605 Springdale Road).

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	
For More Information:	Andy Linseisen, (512) 974-2239; Nikki Hoelter, (512) 974-2863.
Boards and Commission Action:	October 28, 2014 – Approved by the Planning Commission on a vote of 8-0 with Commissioner Roark absent.
MBE / WBE:	
Related Items:	

Additional Backup Information

Interested Party DeWayne Lofton is appealing the Planning Commission’s October 28, 2014 decision to approve a Conditional Use Permit site plan SPC-2014-0086C, Springdale Multifamily, located at 5605 Springdale Road. Mr. Lofton is an interested party by merits of speaking at the Planning Commission hearing on this case, and by being an officer in a neighborhood association (Pecan Springs/Springdale Hills Neighborhood Association).

The conditional overlay on the zoning for this site required that any multifamily use for this property obtain a commission-approved Conditional Use permit; Multifamily use is normally administratively reviewed and approved. This site consists of two tracts, zoned GR-MU-CO-NP, and MF-3-CO-NP. This site plan proposes 290 residential units, all of them to be constructed on the GR-MU-CO-NP tract, which fronts on Springdale Road. The MF-3-CO-NP tract is proposed to remain undeveloped, mostly dedicated as a drainage easement. The entire project has been designed and approved as meeting the affordability requirement of a SMART Housing project.

Mr. Lofton’s appeal contends that (1) the case was not fully vetted due to the extreme late night hearing (the case was

not discussed by the Commission until nearly 2:00 a.m.) discussion was further limited in timing, was rushed through and not given proper consideration; (2) the approval of the plan does not comply with the stated goals and objectives of the neighborhood plan, specifically, home ownership; and (3) the lack of a required Traffic Impact Analysis (TIA) does not fully reflect the overall impact that this development has on the increased traffic and it will cause increased traffic in an already stressed and congested section of Springdale Road. This project will generate about 1800 trips per day; a TIA is required at 2000 tips per day.