

3500 Pecan Springs Road

Neighborhood Plan Amendment
NPA-2019-0015.02

Rezoning
C14-2019-0164



3500 Pecan Springs NPA-2019-0015.02 & Rezoning - C14-2019-0164

Austin Planning Commission – April 28, 2020



2.4 acres
1 – 1950's Single-Family residence



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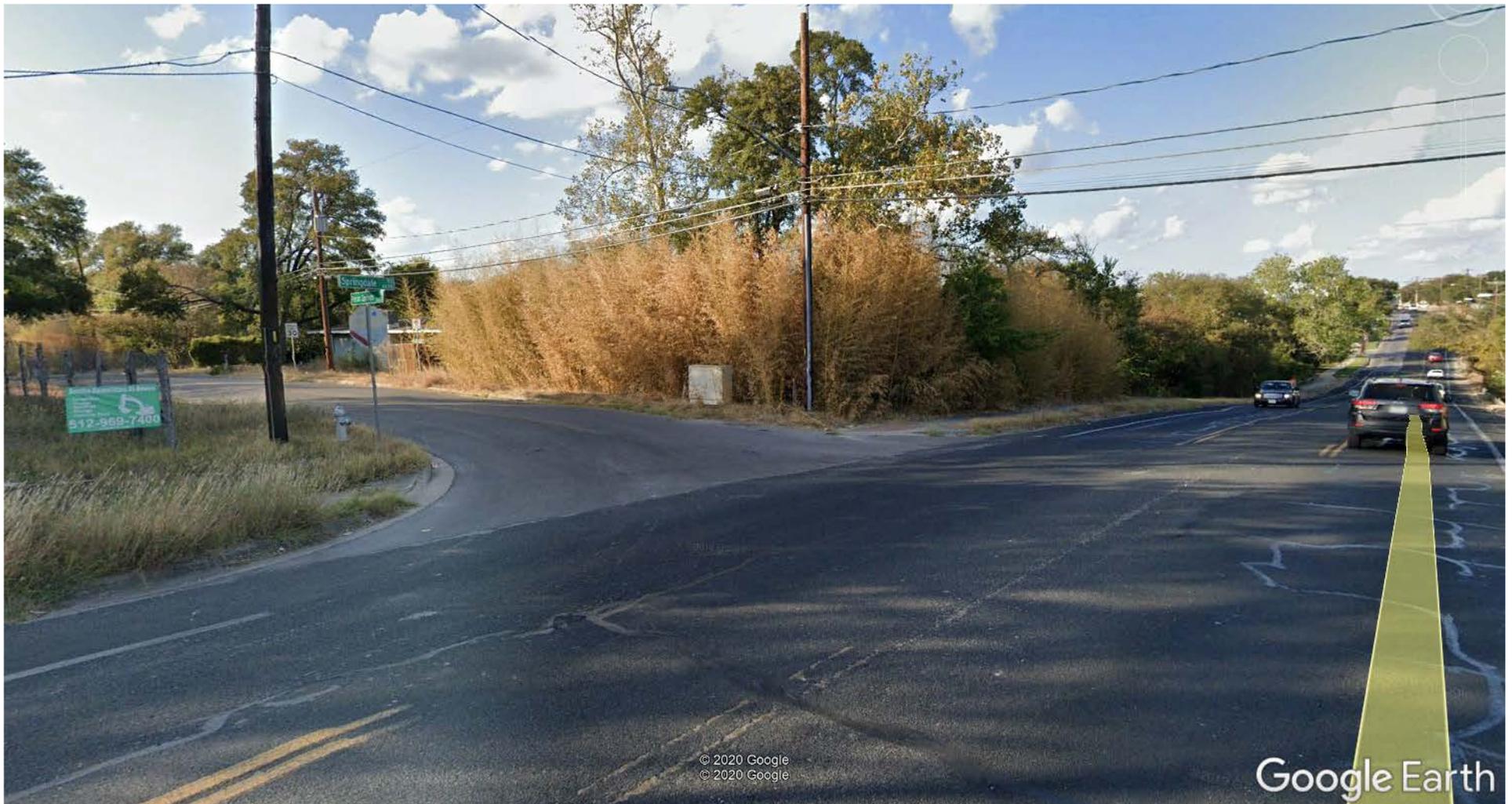
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Thruway Design

LAND PLANNERS

Intersection of Pecan Springs and Springdale Road



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Looking west, on Pecan Springs Road

3507 3507 Pecan Springs Rd



Exit Street View



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Looking north, on Springdale Road



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Looking south, on Springdale Road



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Thrower Design

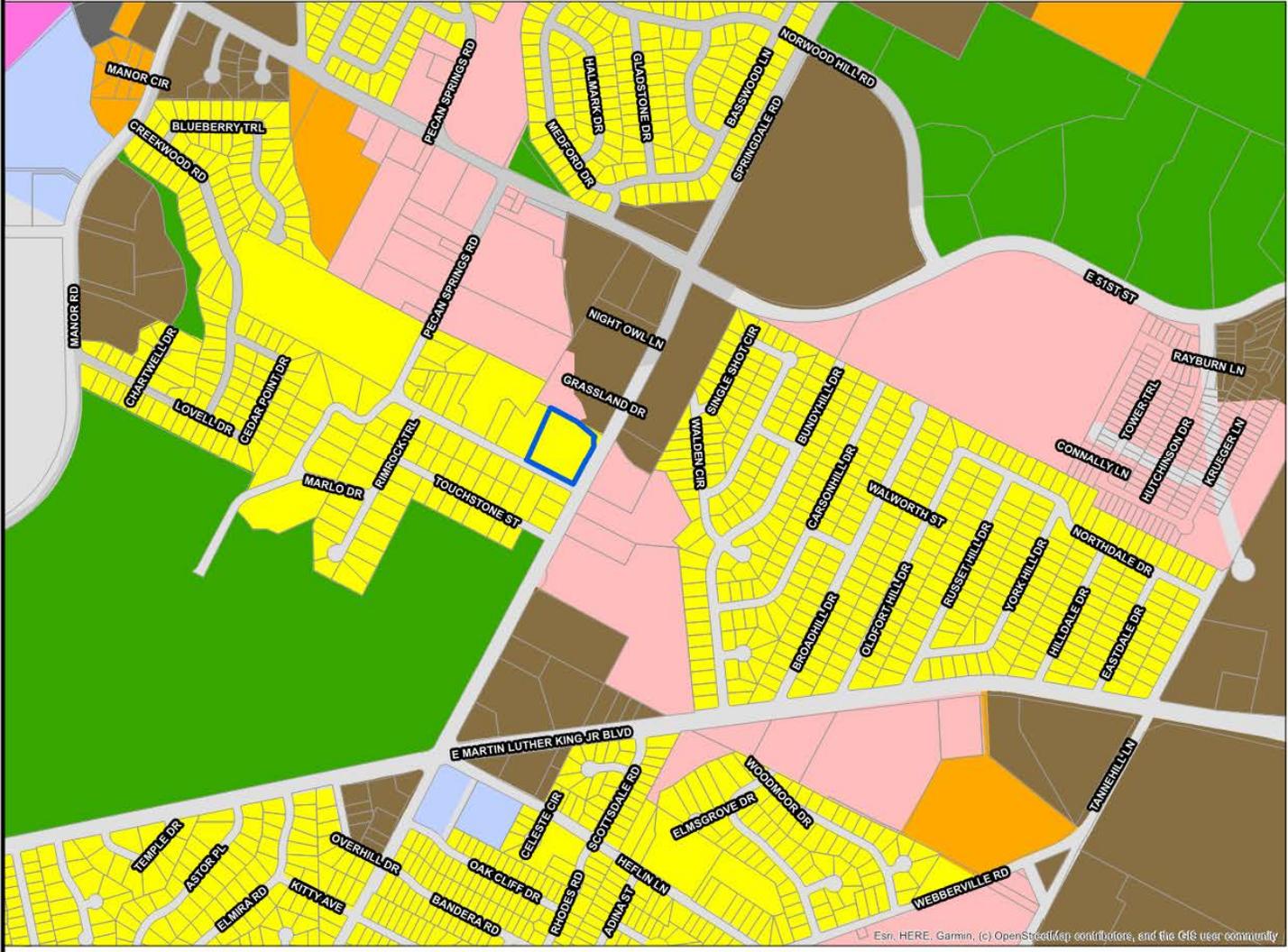
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Future Land Use Map

Subject Tract - 3500 Pecan Springs

FLU

- Commerce
- Activity Center
- Agriculture
- Civic
- 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/Corridor
- 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/Limited Office
- Water

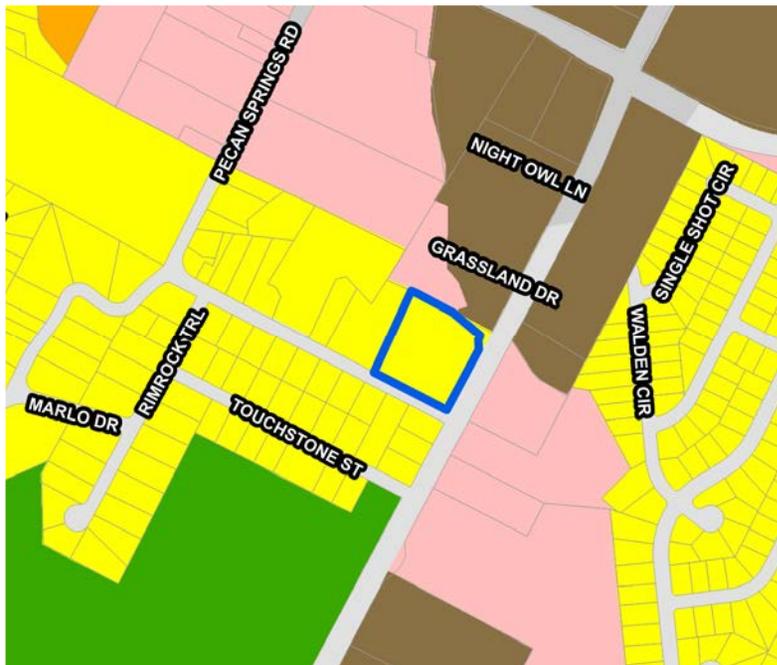


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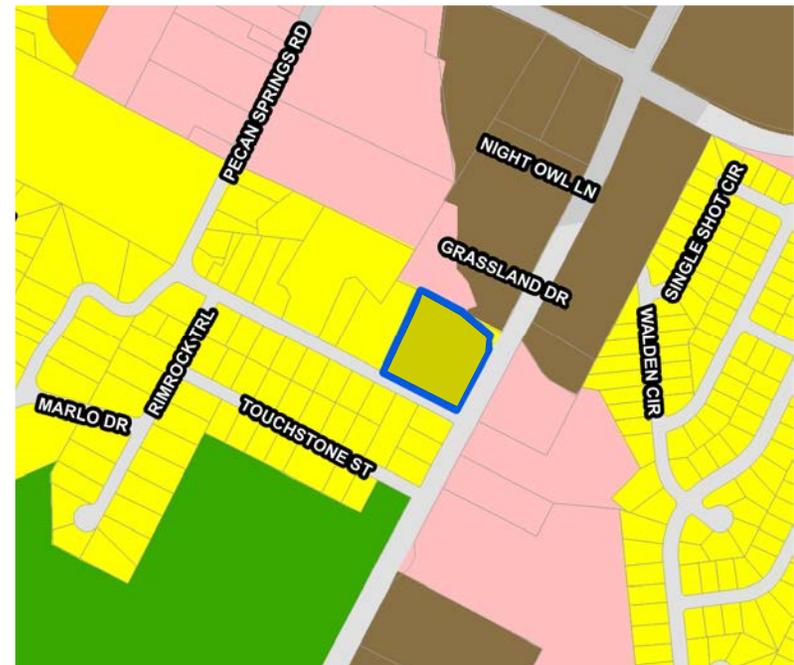
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FLUM Amendment Request

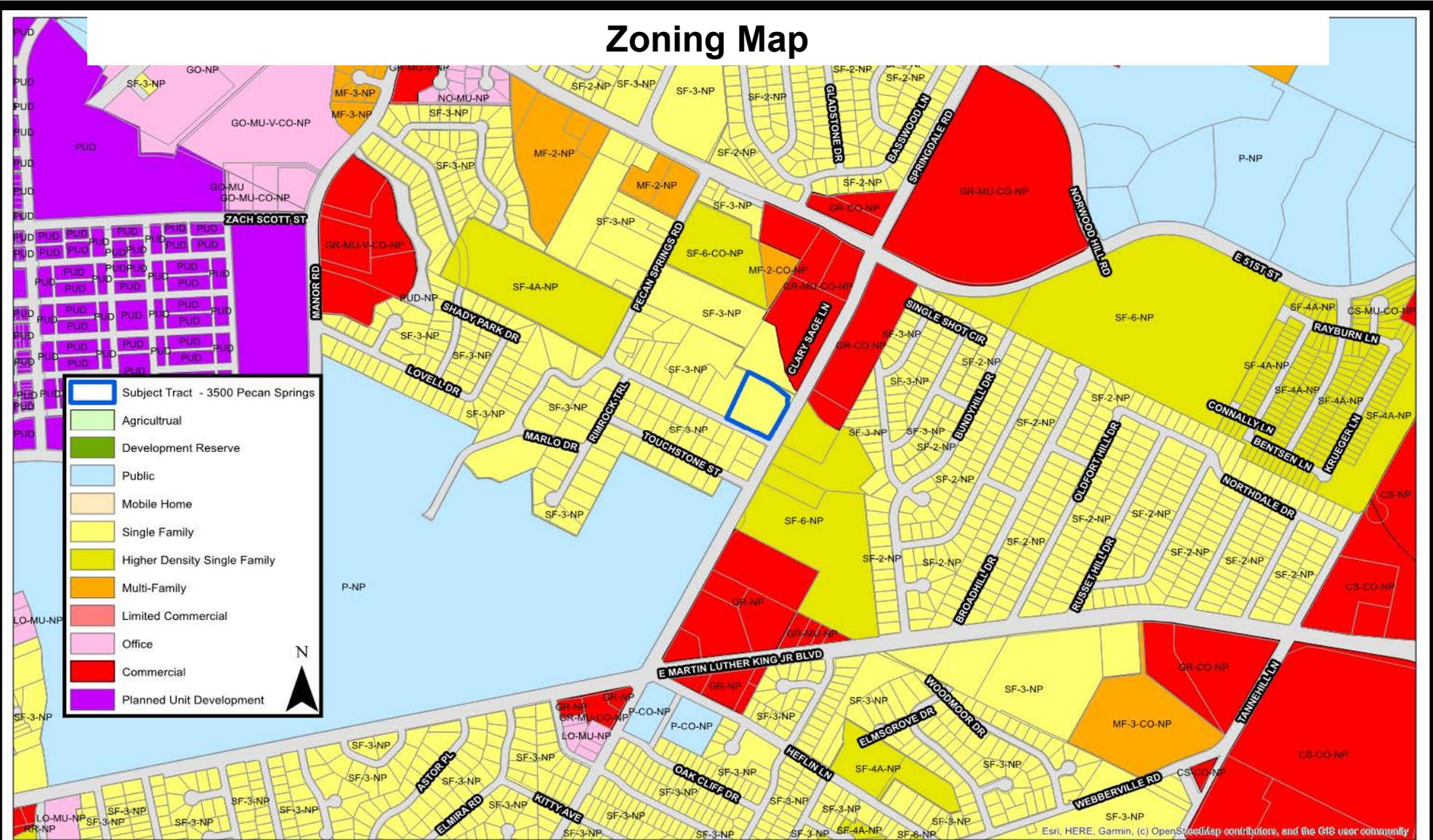
From: Single-Family



To: Higher-Density Single-Family



Zoning Map



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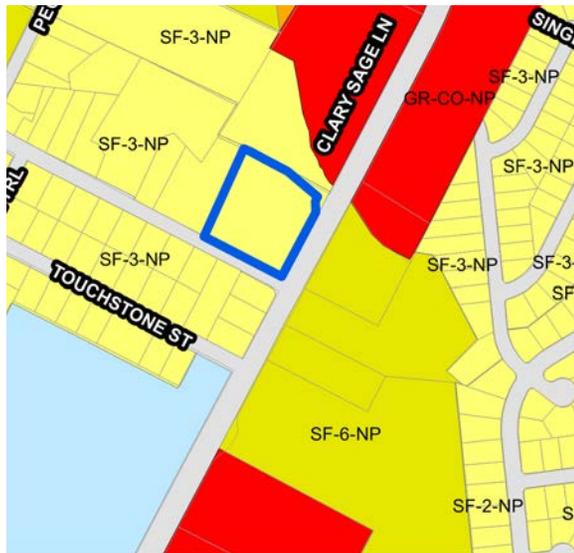
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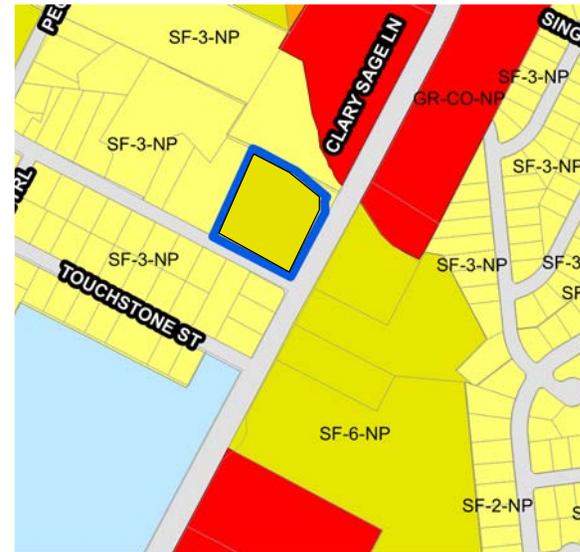
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Zoning Request

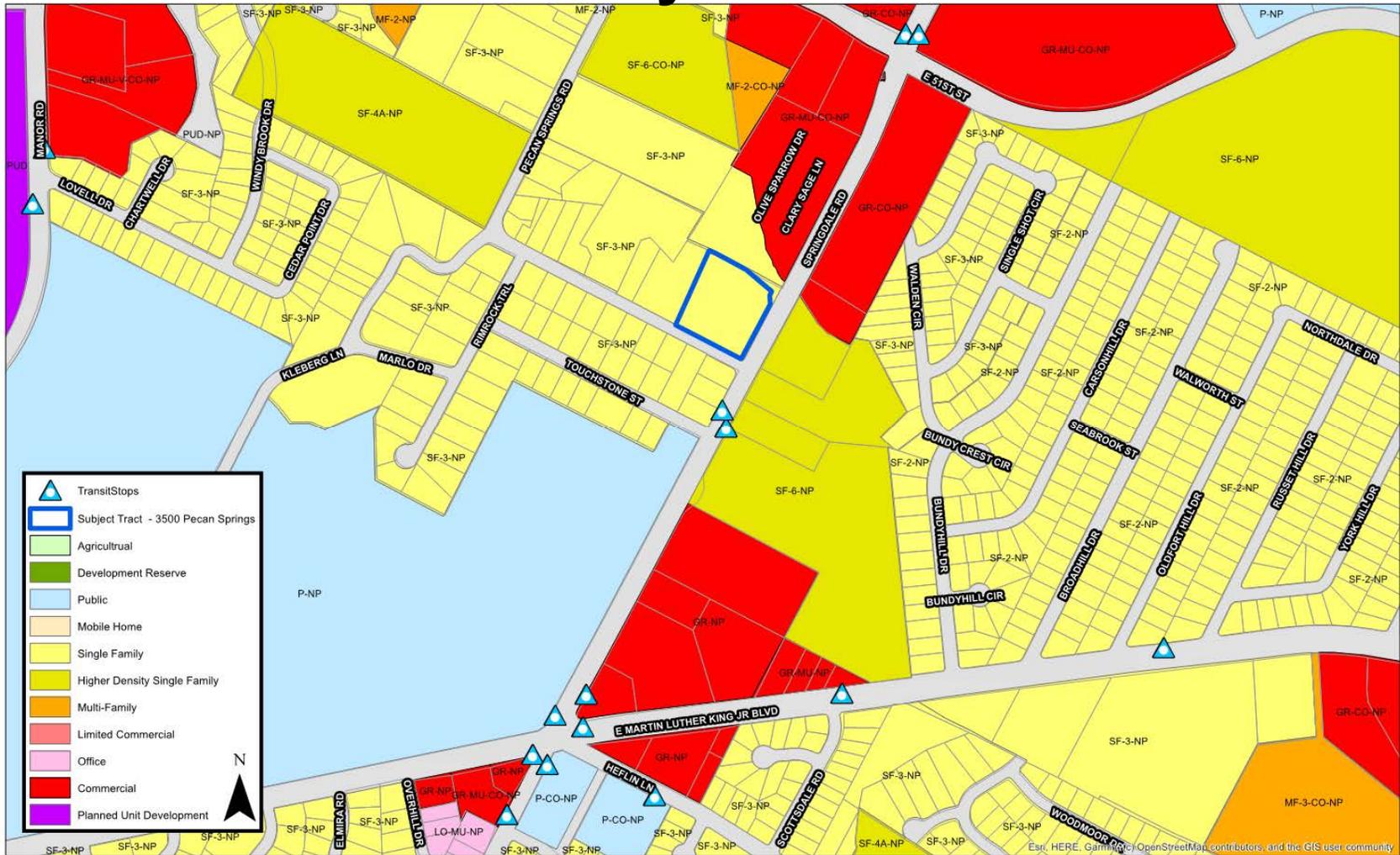
From: SF-3-NP



To: SF-6-NP



Transit & Connectivity



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Single- Family Zoning Comparison

	SF-3	SF-5	SF-6
ROW Dedication	N	Y	Y
Roadway Improvements	Very little, if any	More	More
Drainage Regulations	Atlas 14	Atlas 14	Atlas 14
Drainage Fee from internal roads	No	Yes	Yes
Tree Preservation	19" and up	19" and up	8" and up
Units	18	10	24

Reasons to Support

Supported by the Imagine Austin Comprehensive Plan

- *LUT P1 - Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the Growth Concept Map*
- *LUT P3 – Promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing, and transportation costs.*
- *LUT P5 – Create healthy and family-friendly communities through development that includes a mix of land uses and housing types, affords realistic opportunities for transit, bicycle, and pedestrian travel, and provides community gathering spaces, neighborhood gardens and family farms, parks and safe outdoor play areas for children.*
- *LUT P7 – Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.*
- *HN P10 – Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and park and recreation options.*
- *HN P11 – Protecting neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.*

Rezoning will allow infill development along an Imagine Austin Activity Corridor, furthering the effort to provide compact development that will contribute to transit supportive density lending to a healthier, more sustainable community.

Reasons to Support

Supported by the East MLK Combined Neighborhood Plan -

Land Use, Urban Design, and Historic Preservation Goals:

- Goal Four – *Promote the development and enhancement of the neighborhood's major corridors.*
- Goal Five – *Provide housing that helps to maintain the social and economic diversity of residents.*
- Goal Nine – *Improve bicycle and pedestrian traffic safety on neighborhood streets.*

Rezoning will allow infill development along Springdale Road, a major neighborhood corridor. Rezoning will provide the opportunity for a housing type that is diverse and one that can be constructed more efficiently and therefore offered at greater levels of affordability than what could be constructed today with existing SF-3 zoning. Development at this site will improve the street scape with the dedication of right-of-way necessary to improve roadways, to accommodate bike lanes, and to install of new or improved sidewalks.