

# CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN CONTACT TEAM

June 22, 2015

Organized 2010

*"To facilitate the implementation of the Central West Austin Combined Neighborhood Plan."*

Danette Chimenti (Chair)  
City of Austin Planning Commission  
505 Barton Springs Rd.  
Austin, Texas 78704

Re: Neighborhood Plan Amendment Case No. NPA-2015-0027.01(1506 W. 34th St.)

## OFFICERS

Michael Cannatti  
Chair

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Honorable Members of the Planning Commission:

The Central West Austin Neighborhood Plan Contact Team (PCT) has voted to oppose the requested amendment to our Future Land Use Map (FLUM) for 1506 W. 34th Street to change the FLUM from "Single Family" to "Neighborhood Mixed Use" because the FLUM amendment directly conflicts with specific guidance in our recently completed neighborhood plan and FLUM regarding the desired development and land use at this site. The vote was 7-0 against with one abstention, and our PCT presented the attached letter dated April 7, 2015 which stated our opposition to the requested FLUM amendment with supporting reasons.

Only recently, we learned that Staff is recommending yet another FLUM amendment (Mixed Use/Office), though we have not been afforded an opportunity to respond to Staff's alternate "Mixed Use/Office" recommendation. Based on our initial review, it appears that the required criteria for staff recommendation have not been taken into account since Staff has not taken into consideration "feedback from the stakeholders about the proposal, the contact team recommendation, and language in the plan that is relevant to the proposed amendment." *See, City of Austin Neighborhood Plan Amendment Application Packet.* Regarding these criteria, it is noted that none of the stakeholders proposed "Mixed Use/Office" for this site. In addition, the contact team recommendation does not support "Mixed Use/Office" for this site. Lastly, the proposed "Mixed Use/Office" land use is in direct conflict with the relevant language in the plan which expressly designates the area between 34th and 35th Streets and Jefferson Street and Mills Avenue to "remain small-scale neighborhood office and residential uses that are harmonious with the Bryker Woods Elementary School and the existing single family neighborhood." *See, Land Use Recommendation 2.8 ("Retaining the converted single-family homes is desirable. Returning these structures to single-family residential use would also be welcome by the neighborhood.")*.

In addition to the foregoing, the proposed FLUM amendments by Applicant and Staff must be denied because the applicant has not demonstrated the "recommendation criteria" for a plan amendment, as required for a plan amendment. LDC § 25-1-810.

For the foregoing reasons, the Plan Contact Team (PCT) for the Central West Austin Neighborhood Plan supports keeping the existing "single family" land use designation for the property at 1506 W. 34th Street, and opposes the requested Neighborhood Mixed Use FLUM amendment.

Thank you for your consideration.

Sincerely,

Michael Rocco Cannatti  
Chair, Central West Austin Neighborhood Plan Contact Team