

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHORHOOD PLAN:** East MLK Combined Neighborhood Plan (Pecan Springs-Springdale)

**CASE#:** NPA-2024-0015.02

**DATE FILED:** May 20, 2024

**PROJECT NAME:** Alpha Seventh Day Adventist Church

**PC DATE:** November 12, 2024  
October 22, 2024

**ADDRESS/ES:** 3016 E. 51<sup>st</sup> Street and 3021, 3039 Pecan Springs Road

**DISTRICT AREA:** 1

**SITE AREA:** 2.285 acres

**OWNER/APPLICANT:** Southwest Region Conference Association of Seventh Day Adventists & Southwest Region Conference of Seventh Day Adventist

**AGENT:** Armbrust & Brown, PLLC (Michael J. Whellan)

**CASE MANAGER:** Maureen Meredith    **PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.Meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Mixed Residential

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2024-0104

**From:** SF-3-NP

**To:** GR-MU-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** November 7, 2022

**CITY COUNCIL DATE:**

November 21, 2024

December 12, 2024

**ACTION:** Postponed to December 12, 2024 at the request of the Neighborhood.

**ACTION:** (action pending)

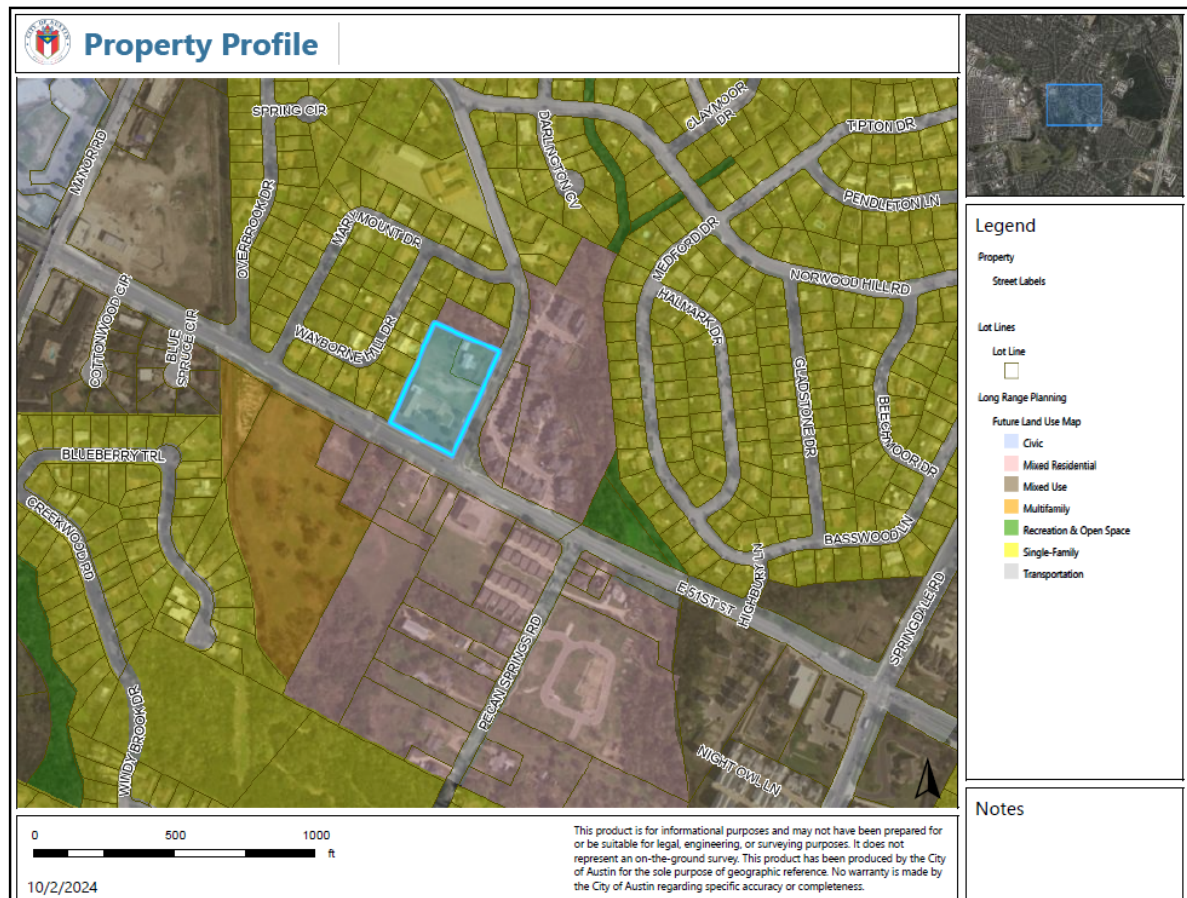
**PLANNING COMMISSION RECOMMENDATION:**

**November 12, 2024** – Approved the Applicant’s request for Mixed Use land use [A. Azhar – 1<sup>st</sup>; D. Skidmore – 2<sup>nd</sup>] Vote: 12-0 [G. Cox absent].

**October 22, 2024** – *Planning Commission rescinded action of approval for the applicant’s request due to an address error in the posting language so cases were moved to November 12, 2024 hearing.*

**STAFF RECOMMENDATION:** Staff recommends an alternate land use of Neighborhood Mixed Use.

**BASIS FOR STAFF’S RECOMMENDATION:** Staff recommends an alternative land use of Neighborhood Mixed Use which is consistent with zoning staff recommendation of LR-MU-NP (Neighborhood Commercial – Mixed Use Combining District – Neighborhood Plan). Although the property has frontage on E. 51<sup>st</sup> Street, which is an activity corridor, the property’s location near lower density residential uses makes the Neighborhood Mixed use a more compatible land use.



Below are sections of the E. MLK Combined Neighborhood Plan that supports staff's recommendation. The plan supports mixed use at E. 51<sup>st</sup> Street/Springdale Road and E. 51<sup>st</sup> Street and Manor Road.

**Goal 2** - Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

**Objective 2.1:** Where appropriate, address mis-matches between desired land use and zoning.

**Objective 2.2:** Reduce the impact of commercial and industrial uses on residential areas.

## **Pecan Springs**

### **Recommendations**

The planning priority for Pecan Springs is to preserve the existing residential neighborhood. The neighborhood would also like more pedestrian-oriented commercial development and fewer auto-related businesses that are perceived to contribute to crime problems. The major intersections are best suited for mixed use or neighborhood urban center development, with more limited neighborhood-oriented mixed use along the Manor Road corridor. Larger tracts in the residential areas could be developed with a mix of residential uses. New structures along Little Walnut Creek should be setback far enough from the creek to avoid flooding problems and allow for a future greenbelt or hike/bike trail.

### **Action Items**

**Action 24-** Maintain single-family zoning in established residential areas.

**Action 25-** Allow mixed-use/commercial at the intersection of 51<sup>st</sup> and Springdale and along Manor and Springdale north of Rogge Lane.

**Action 26-** Develop neighborhood commercial at the intersection of 51<sup>st</sup> and Manor.

**Action 27-** Allow mixed residential uses on larger tracts near Springdale and 51<sup>st</sup>.

### **LAND USE DESCRIPTIONS:**

**EXISTING LAND USE:**

**Mixed Residential** - An area with a variety of different housing types, including single-family residential, townhouses, duplexes, apartments, and limited neighborhood- serving retail. Single-family residential should comprise at least half of a mixed residential area.

**Purpose**

1. Create multiple housing types of varying densities to provide a high degree of housing choice; and
2. Encourage flexibility and better design for residential development on larger residential parcels.

**Application**

1. Appropriate for larger tracts having access to major roadways that are not suitable for commercial or mixed use;
2. Encourage flexibility and better design for residential development on larger residential parcels.
2. Primarily implemented through the Residential Infill special use, but can be achieved with the mixing of different residential districts if the intent is met; and
3. Generally applicable to sites of 1 acre or greater.

**PROPOSED LAND USE:**

**Mixed Use** - An area that is appropriate for a mix of residential and non-residential uses.

**Purpose**

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

## **Application**

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

## **STAFF'S ALTERNATE LAND USE RECOMMENDATION:**

**Neighborhood Mixed Use** - An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.

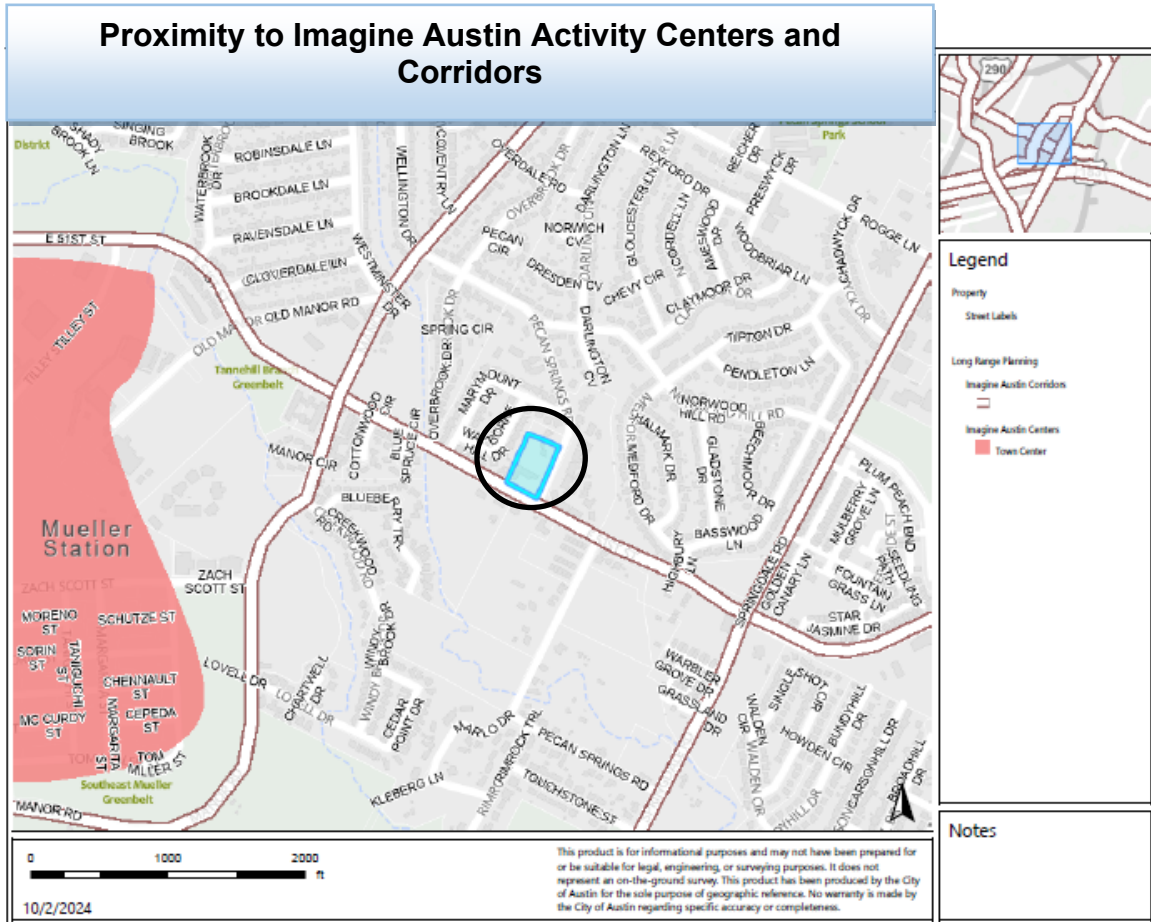
## **Purpose**

1. Accommodate mixed use development in areas appropriate for a mix of residential uses and neighborhood commercial uses that serve surrounding neighborhoods; and
2. Provide transition from residential use to high intensity commercial or mixed use.

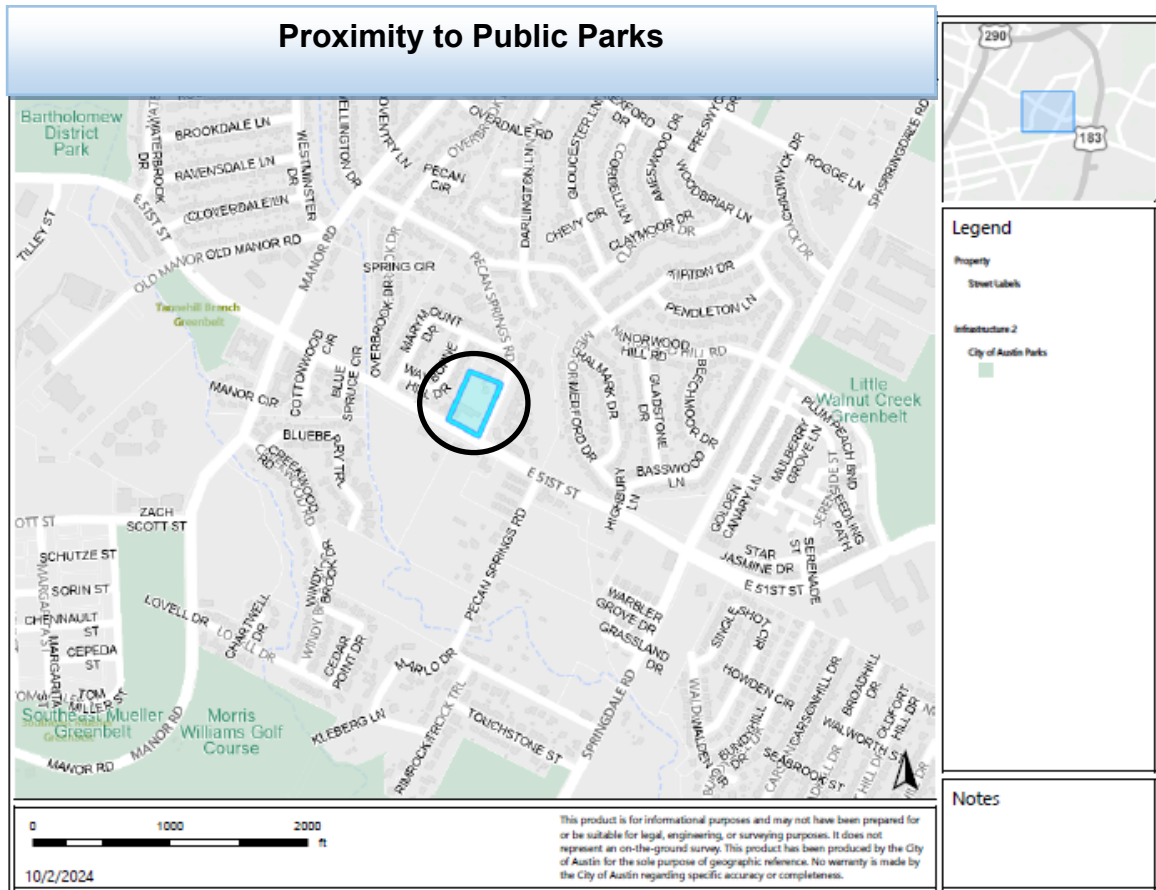
## **Application**

1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single-family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and
2. May be used as a transition from high intensity commercial and residential uses to single-family residential uses.

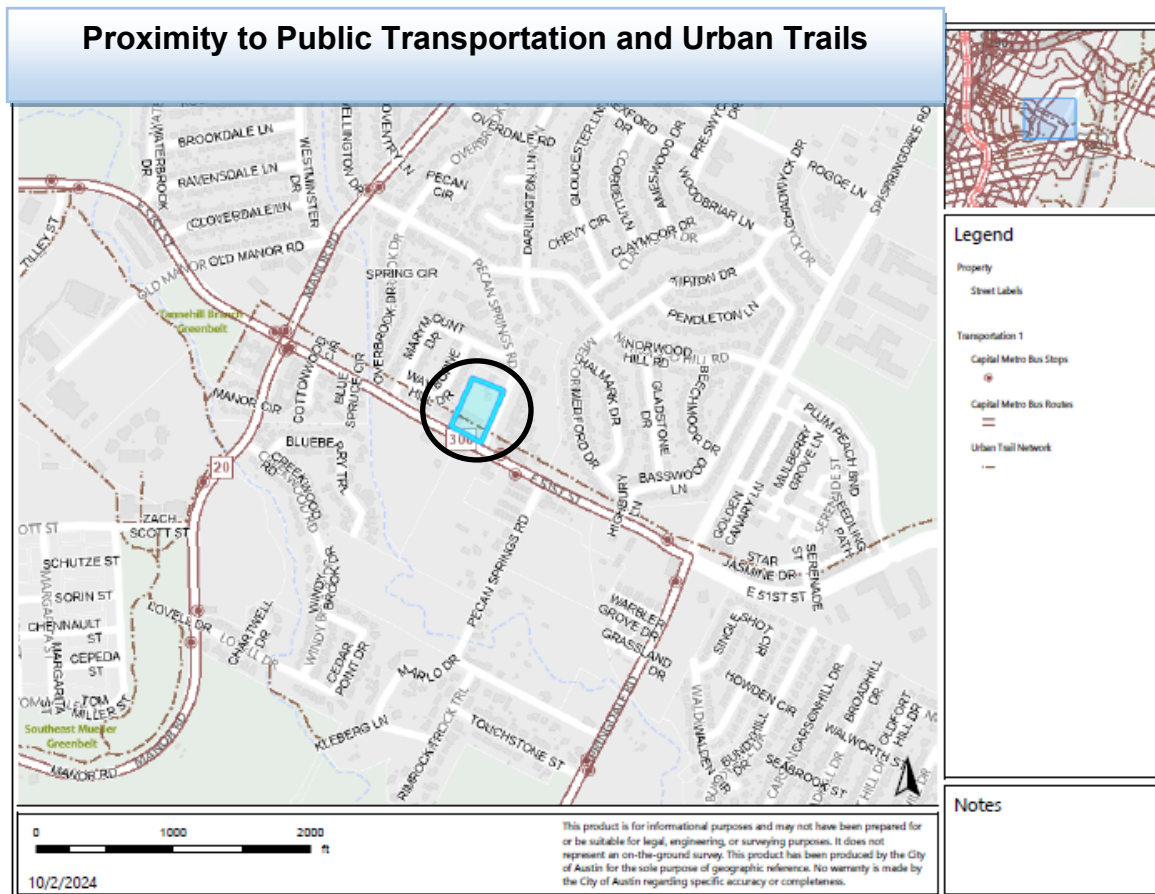
Yes	<b>Imagine Austin Decision Guidelines</b>
<b>Complete Community Measures</b>	
Yes	<p><b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map.</p> <p><b>Name(s) of Activity Center/Activity Corridor/Job Center:</b></p> <ul style="list-style-type: none"> <li>• <b>Has frontage on E. 51<sup>st</sup> Street, which is an Activity Corridor</b></li> <li>• <b>Approx. 0.25 miles east of Manor Road, which is an Activity Corridor</b></li> <li>• <b>Approx. 0.33 miles west of Springdale Road, which is an Activity Corridor</b></li> </ul>
Yes	<p><b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> <li>• <b>Bus routes along E. 51<sup>st</sup> Street and Manor Rd</b></li> </ul>
Yes	<p><b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.</p>
Yes	<p><b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.</p>
Yes	<p><b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.</p> <ul style="list-style-type: none"> <li>• <b>0.3 miles from EZ Stop Groceries and Gas</b></li> <li>• <b>0.4 miles from Dollar General (with limited groceries)</b></li> <li>• <b>0.5 miles from Sam’s Mini Mart</b></li> <li>• <b>1.2 miles from HEB Grocery</b></li> </ul>
No	<p><b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.</p> <ul style="list-style-type: none"> <li>• <b>1.1 miles from Pecan Springs Elementary School</b></li> <li>• <b>1.1 miles from Blanton Elementary School</b></li> <li>• <b>1.2 miles from Marshall Middle School</b></li> </ul>
Yes	<p><b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.</p> <ul style="list-style-type: none"> <li>• <b>0.5 miles from Tannehill Branch Greenbelt, Austin</b></li> <li>• <b>0.6 miles from Little Walnut Creek Greenbelt Trailhead</b></li> <li>• <b>1.1 miles from Bartholomew District Park</b></li> </ul>
No	<p><b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)</p> <ul style="list-style-type: none"> <li>• <b>1.8 miles from Dell’s Children Medical Center</b></li> </ul>
No	<p><b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.</p>
Yes	<p><b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.</p> <ul style="list-style-type: none"> <li>• <b>The proposed zoning of GR-MU-NP would allow for housing.</b></li> </ul>
Yes	<p><b>Mixed use:</b> Provides a mix of residential and non-industrial uses.</p> <ul style="list-style-type: none"> <li>• <b>The proposed zoning of GR-MU-NP would allow for a mixed-use development.</b></li> </ul>
No	<p><b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).</p>
No	<p><b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.</p>
No	<p><b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)</p>
No	<p><b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.</p>
No	<p><b>Industrial Land:</b> Preserves or enhances industrial land.</p>
8	<b>Number of “Yeses”</b>











## IMAGINE AUSTIN GROWTH CONCEPT MAP

### Definitions

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

**Activity Centers for Redevelopment in Sensitive Environmental Areas** - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The plan amendment application was filed on May 20, 2024.

The applicant proposes to change the land use on the future land use map (FLUM) from Mixed Residential to Mixed Use.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence district – Neighborhood Plan) to GR-MU-NP (Community Commercial district – Mixed Use combining district – Neighborhood Plan). For more information on the proposed zoning, see case report C14-2024-0104.

The applicant stated at the virtual community meeting that the purpose of the proposed rezoning to GR-MU-NP is to pave an existing unpaved parking lot located at the rear of the church building. See virtual meeting discussion below.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on August 19, 2024. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 206 community meeting notices were mailed to people who live or own property within 500 feet of the subject tract, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended from the Planning Department, Maureen Meredith and Mark Walters. April Brown and Michael Whellan from Armbrust & Brown, PLLC, the applicant's agents attended and Eric Sheppard, from the Alpha Seventh Day Adventist Church attended. Seven people from the neighborhood attended.

Below are highlights from April Brown's presentation:

- The proposed change to the future land use map is from Mixed Residential to Mixed use.
- The proposed zoning change is from SF-3-NP to GR-MU-NP.
- The current use is a church and a single-family home.
- The proposed zoning would bring the church in alignment with the existing use as a church and to meet the needs of the church for future improvements.
- The church is near three main corridors, Manor Road, E. 51<sup>st</sup> Street and Springdale Rd.

- The church does not have plans to redevelop the property but seeks the zoning change to give the church leadership the ability to accommodate growth, allow for improved access, and to be able to respond to future needs of the church.
- Our request is consistent with the Goals and Objectives in the E. MLK Combined Neighborhood plan. (See applicant's presentation).

***Q: How does the current zoning not work for the church?***

A: The church is dealing with parking on the grass lot on the back of the property and single-family zoning does not allow for the paved parking that is needed.

***Q: Can we see a rendering of what is planned to be built?***

A: We don't have rendering because all the church wants to do is pave the back parking lot.

***Q: Please state the commercial uses that you want to align with the current uses?***

A: We want to limit the uses to LR – Neighborhood Commercial uses. We don't want any intense commercial uses.

***Q: If the church paves the grass lot, what will the church do to address run-off?***

A: Parking must comply with City Code that addresses water quality and drainage requirements and water detention requirements.

***Q: Does the zoning you want allow for uses such as medical office, convenience stores and general retail?***

A: The medical offices are allowed under 5,000 sq. ft. and would require a conditional use permit (CUP) for larger than 5,000 sq. ft. but the church does not want to expand.

***Q: If the church is currently using the lot as parking, why do you need to change the zoning now?***

A: The city does not allow for parking on an unpaved surface and with paved parking the other requirements, such as detention and run-off, these issues will be addressed.

***Q: How many more parking spaces will you need? Has the church grown very much?***

A: The growth has been steady over the years, especially after COVID. The unpaved surface gets muddy and is difficult for parishioners to walk on after it rains.

***Q: Is the church willing to exclude uses other than a parking lot?***

A: We can talk to the neighborhood about this after we talk to the church.

***Q: Why doesn't the church use non-impervious cover?***

A: The church still needs the zoning to have the parking.

***Note from Land Use Review Planner:*** There are no materials accepted by WPD for parking lots that are considered pervious, even dirt is impervious when used for parking due to soil compaction by vehicles. For the purposes of complying with watershed impervious cover limits, WPD considers *any* surface used for parking as impervious cover. WPD's perspective is that even pervious pavements compact and become impervious.

***Comments:***

- We want to support the church, but we would like a way to get the parking lot that does not change the zoning.

## Applicant Summary Letter from Application

### ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

April 30, 2024

Maureen Meredith, Senior Planner  
Planning Department  
City of Austin Permitting and Development Center  
6310 Wilhemina Delco Drive  
Austin, Texas 78752

Subject: Neighborhood Plan Amendment application for 3016 E. 51 St. and 3039 Pecan Springs Rd., also known as TCAD Parcel Nos. 0218201216 and 0218201218 (the "Property")

Dear Ms. Meredith,

On behalf of Southwest Region Conference of Seventh Day Adventist & Southwest Region Conference Association of Seventh Day Adventists, I am submitting the attached Neighborhood Plan Amendment for the Property, locally known as Alpha Seventh-day Adventist Church.

The Property is in the East MLK Combined Neighborhood Plan in the Pecan Springs sub-area. The current Future Land Use Map ("FLUM") designation for both parcels is Mixed Residential. The church is seeking to rezone the Property to GR-MU-NP to allow for greater flexibility in future development of the church campus, and we are submitting an accompanying rezoning application to this end. We are requesting to amend the neighborhood plan and the FLUM to designate the Property as Mixed Use to accommodate the intended rezoning.

Several Mixed Use parcels already exist within 1,000 ft. of the Property to the west and the east. Additionally, the Property fronts onto E. 51<sup>st</sup> St. – an Austin Strategic Mobility Plan ("ASMP") Transit Priority Network Roadway – and is approximately one-quarter mile from Manor Rd., another ASMP Transit Priority Network Roadway. Under ASMP Land Use Policy 2, the Council-approved document states, "We must require proper development density, including an increase in commercial, music and creative, and mixed-use developments, along these transit corridors." For these reasons, we believe Mixed Use designation is appropriate for the Property.

I am available to answer any questions and to provide further details. Thank you for your time and consideration.

Respectfully,



Michael J. Whellan

**Letter of Recommendation from the Neighborhood  
Plan Contact Team (NPCT)**

(No letter as of November 21, 2024)

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**From:** Meredith, Maureen  
**Sent:** Monday, September 30, 2024 12:47 PM  
**Cc:** MWhellan@[REDACTED]; ABrown@[REDACTED]; Tomko, Jonathan  
<Jonathan.Tomko@austintexas.gov>  
**Subject:** E. MLK NPCT Rec?: NPA-2024-0015.02\_Alpha Seventh Day Advent  
Church  
**Importance:** High

Dear E. MLK NPCT and Interested Parties:  
Cases **NPA-2024-0015.02** and **C14-2024-0104\_3016 E. 51<sup>st</sup> Street,  
3021 and 3039 Pecan Springs Rd (Alpha Seventh Day Advent  
Church)** are scheduled for the October 22, 2024 Planning Commission  
hearing date. If you would like to have a letter of recommendation  
include in the staff case reports, please email it to me and Jonathan  
Tomko, the zoning planner, **no later than Wednesday, October 16,  
2024 by 5:00 pm.** If we get it after this date and time, it will be submitted  
as late material to the Planning Commission, but it will not be in the staff  
case reports.

The virtual community meeting was held on August 19, 2024. The  
recorded meeting can be found here: <https://publicinput.com/p3180>.

Please let me know if you have any questions.

Thanks.

Maureen



**Maureen Meredith** (she/her)  
Senior Planner, Long-Range Planning  
Planning Department  
512-974-2695  
[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)



## Nov. 21, 2024 City Council Postponement Request from the Neighborhood

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**From:** PSS NA <p>  
**Sent:** Wednesday, November 20, 2024 9:30 AM  
**To:** Tomko, Jonathan <[Jonathan.Tomko@austintexas.gov](mailto:Jonathan.Tomko@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Cc:** Emily Nobel <>; [thegrovesaustin@](mailto:thegrovesaustin@); Robert Mendez <>; PSS NA <[pssnavicepresident@](mailto:pssnavicepresident@)>; Lawler, John <[John.Lawler@austintexas.gov](mailto:John.Lawler@austintexas.gov)>; Brown, Destiny <[destiny.brown@austintexas.gov](mailto:destiny.brown@austintexas.gov)>; Byrd, Eric <[eric.byrd@austintexas.gov](mailto:eric.byrd@austintexas.gov)>  
**Subject:** Postponement request, Alpha Church Zoning

Hi Jonathan and Maureen,

The PSSNA requests a postponement from the Nov 21 City Council meeting to the Dec 12 meeting for the Alpha Church zoning and FLUM cases, NPA-2024-0015.02 and C14-2024-0104\_3016 E. 51st Street, 3021 and 3039 Pecan Springs Rd. The neighbors have met with District 1 staff earlier this week and there are ongoing discussions between all parties regarding the needs for the neighbors, and the church, and we don't believe we have come to a best option yet.

Thank you,  
Nadia Barbot  
PSSNA Secretary

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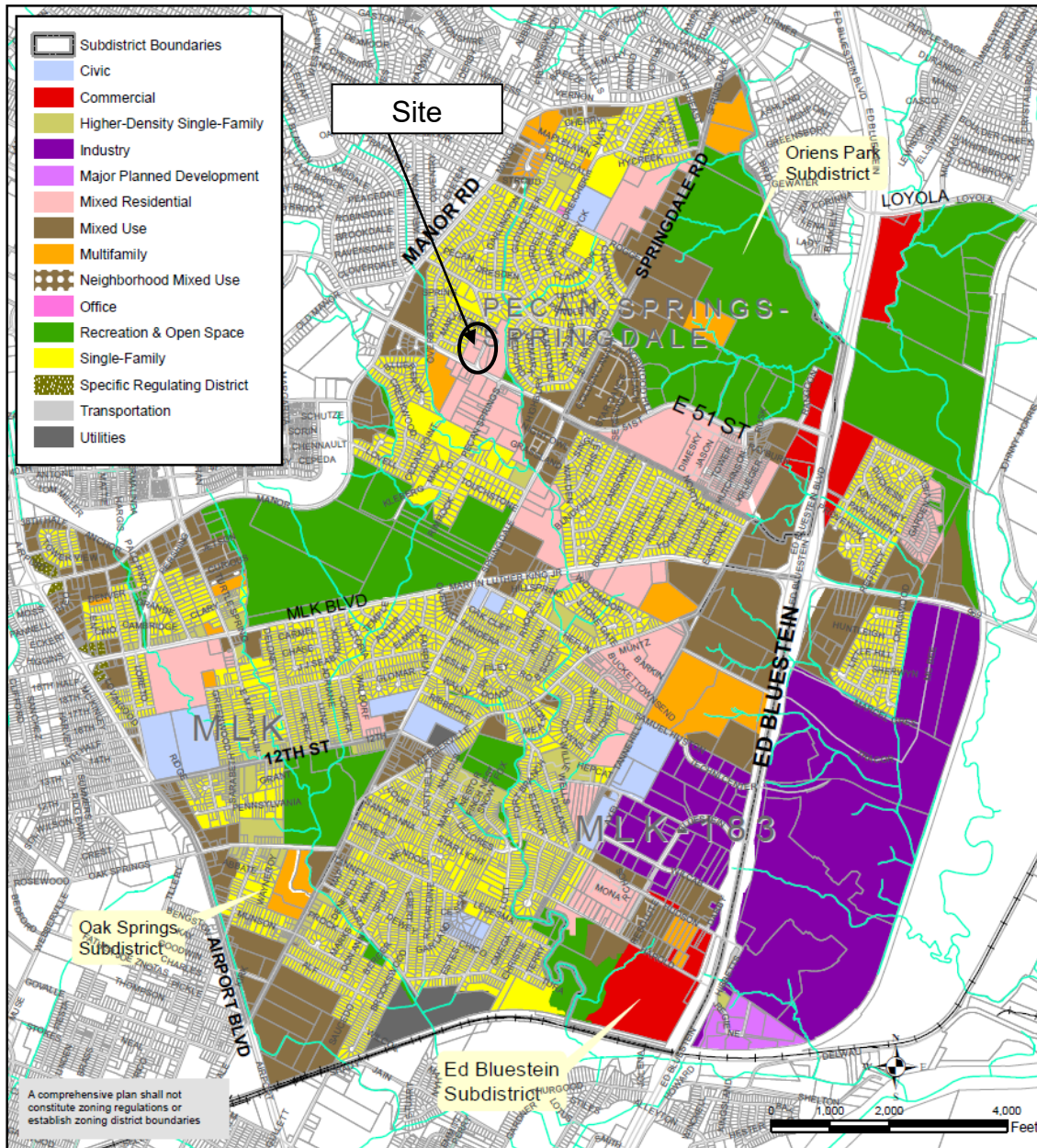
**From:** April Brown <>  
**Sent:** Wednesday, November 20, 2024 9:45 AM  
**To:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>; Michael Whellan <>  
**Cc:** Tomko, Jonathan <[Jonathan.Tomko@austintexas.gov](mailto:Jonathan.Tomko@austintexas.gov)>  
**Subject:** RE: Postponement request, Alpha Church Zoning

Hi Maureen,

Yes, we are not going to oppose the postponement request.

Thank you,  
April



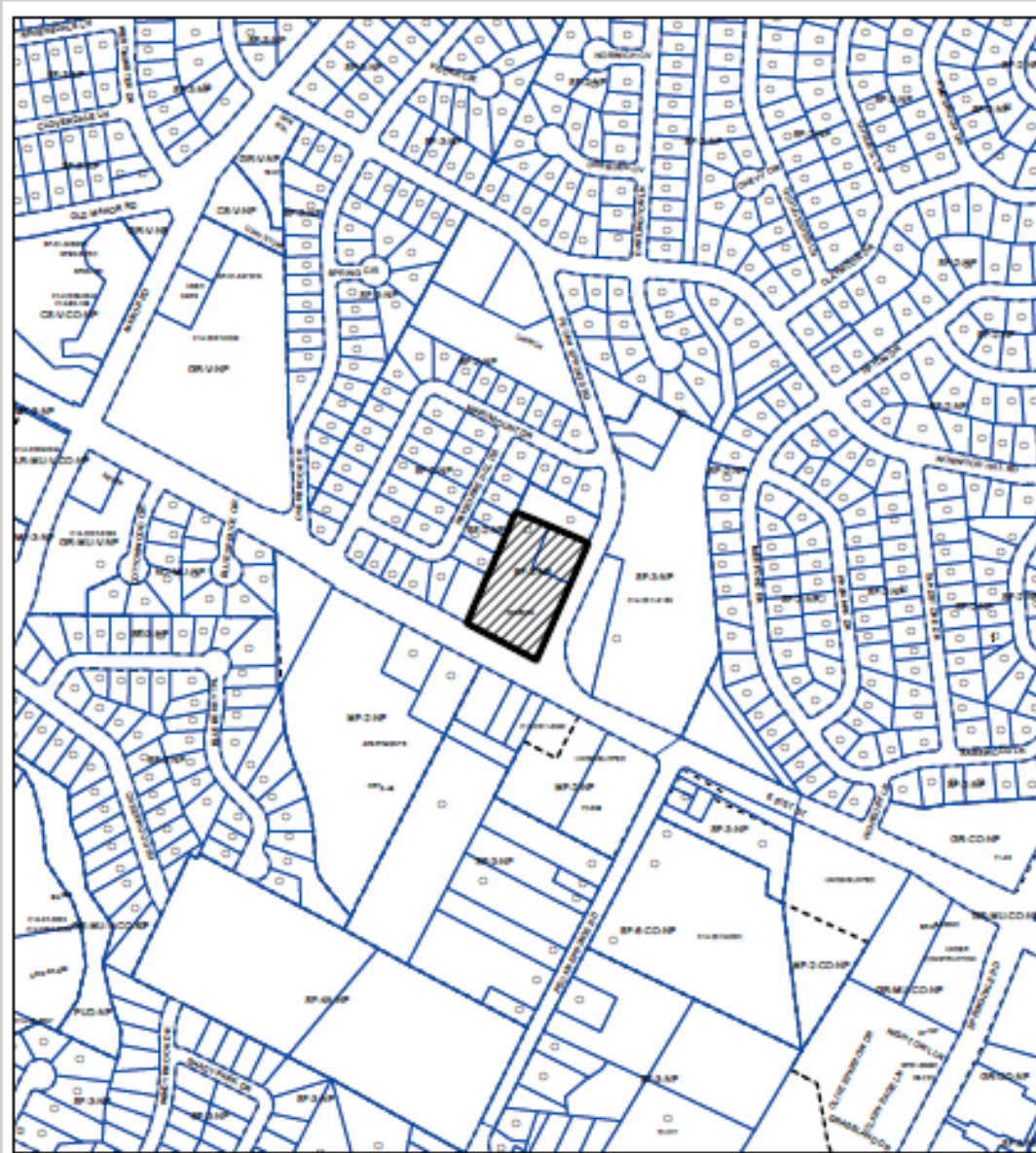


## East MLK Combined Neighborhood Planning Area Future Land Use Map

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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





- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

**ZONING**  
ZONING CASE#: C14-2024-0104

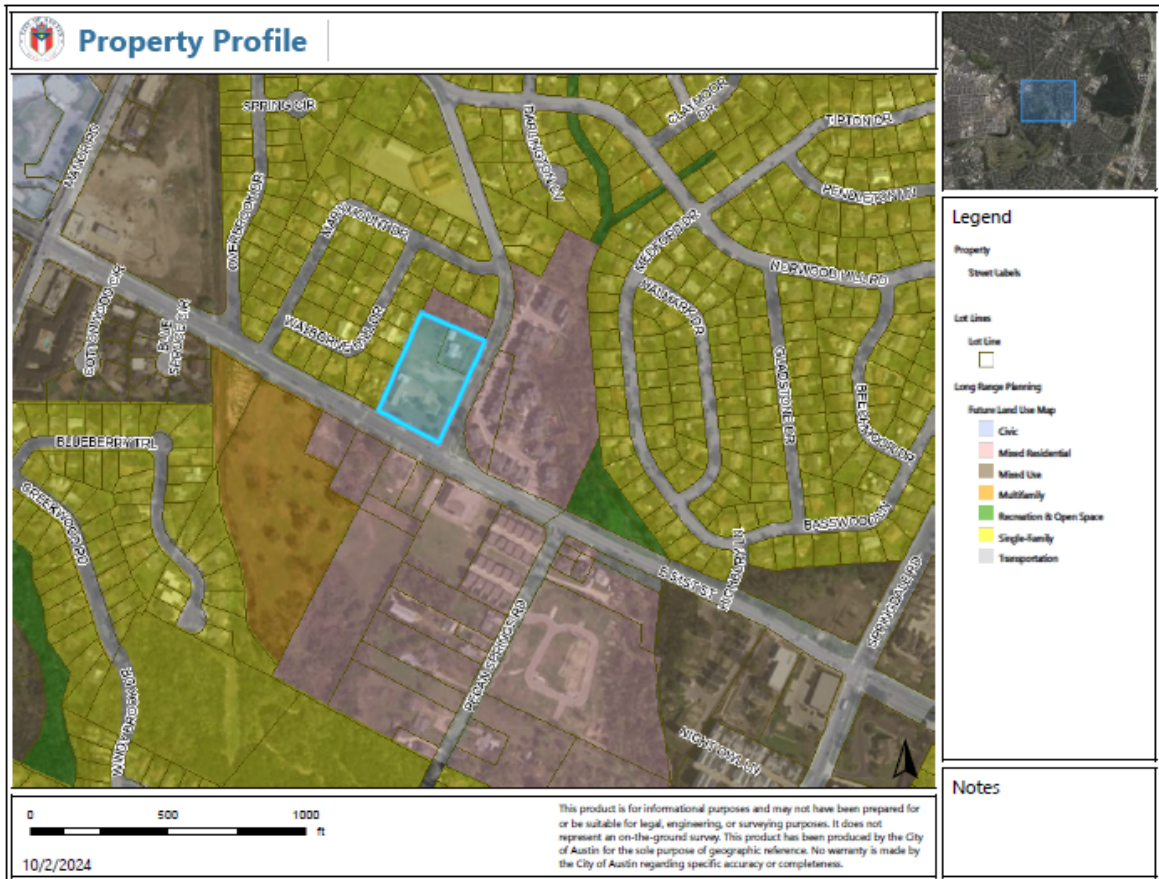
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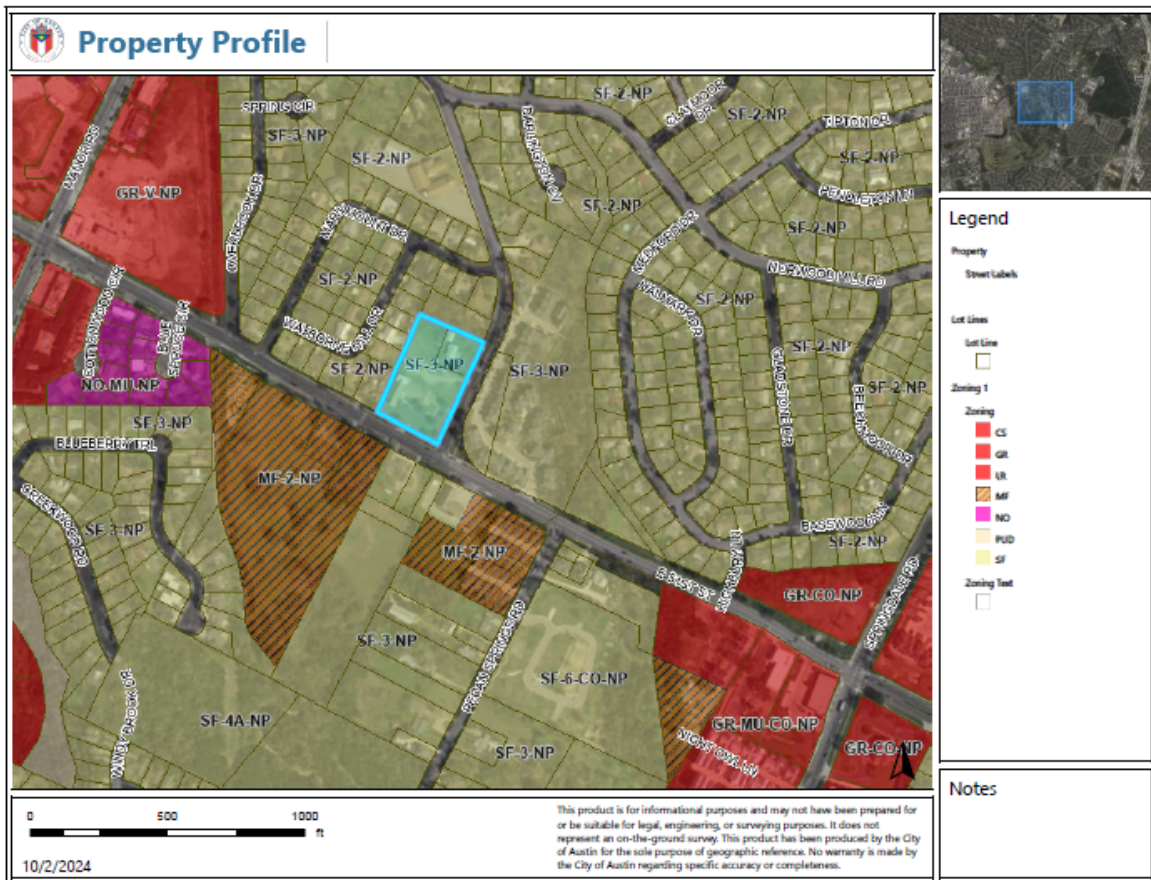
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Created: 7/8/2024







**April Brown's Presentation at the August 19, 2024  
Virtual Community Meeting**

# Alpha Seventh Day Adventist Church

3016 E. 51<sup>st</sup> Street

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FUTURE LAND USE MAP AMENDMENT & REZONING

1

## Overview

- Request:** Amend the site's Future Land Use Map (FLUM) designation from Mixed Residential to Mixed Use, and rezone from SF-3 (Single Family) to GR-MU-CO-NP (Community Commercial).
- Rationale:** Update the property's land use designations to accommodate the current use and provide the church with the appropriate site development regulations.

2



Site Location: 3016 E. 51<sup>st</sup> Street

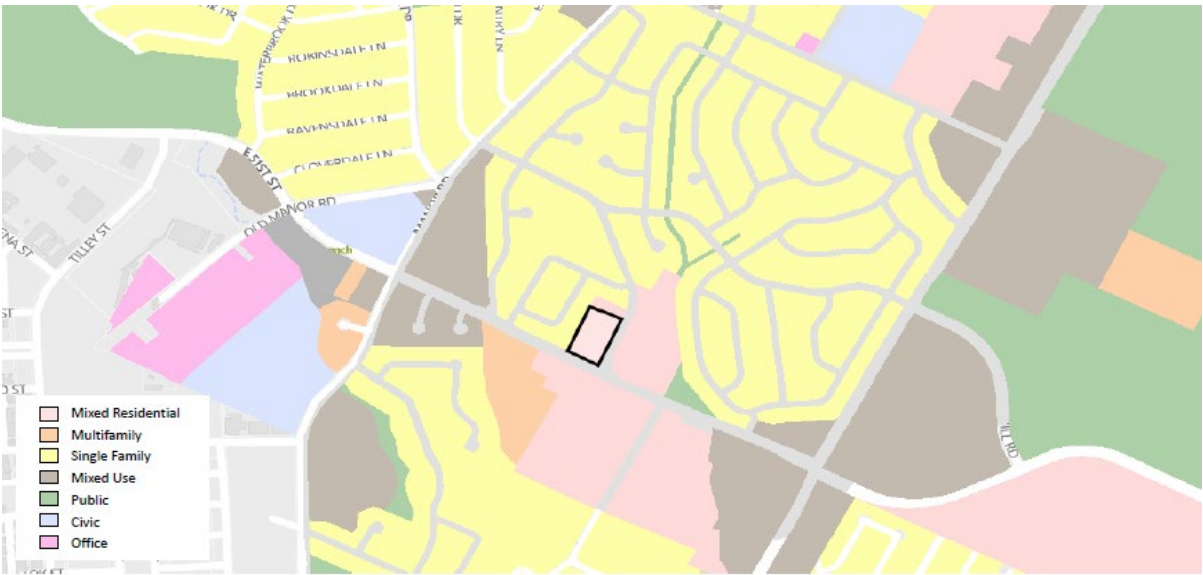


Site Aerial

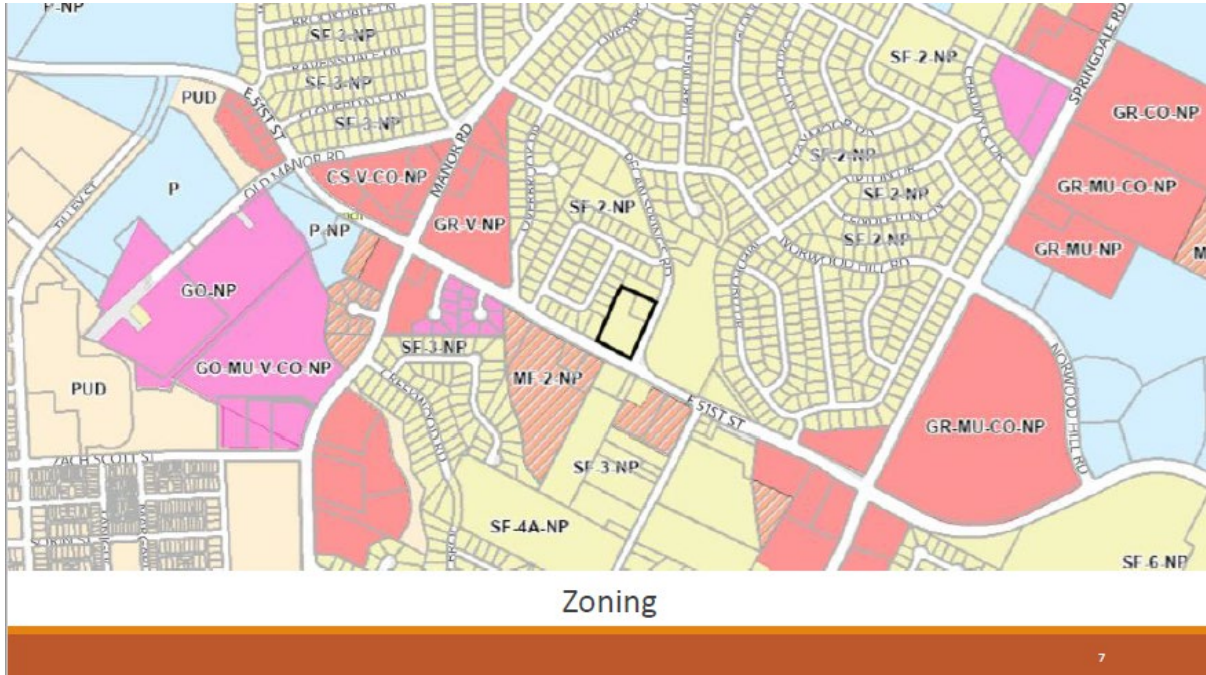




Current Use: Church and Single Family Home



Future Land Use Map



## East MLK Combined Neighborhood Plan

- Goal Two: Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.
  - Objective 2.1: Where appropriate, address mismatches between desired land use and zoning.
- Goal Four: Promote the development and enhancement of the neighborhood's major corridors.
  - Objective 4.1: Allow mixed use development along major corridors and intersections.
- Goal Six: Protect and enhance historic resources and structures and preserve the area's historic and cultural character.

## Recap

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Amending the neighborhood plan to change FLUM designation from Mixed Residential to Mixed Use.

Rezoning from Single Family to Community Commercial with restricted commercial uses.

In alignment with the existing neighborhood plan goals and objectives.

Correspondence Received

City of Austin  
Planting Dept  
P.O. Box 1088  
Austin Tx 78767-1088

Rec'd  
8/21/24

Patrick D. Gammill  
3037 Pecan Springs Rd  
Austin Tx 78723

Dear Sir:

I may be unable to attend the virtual meeting of Aug 19<sup>th</sup>. I ask my views be shared with those in attendance:

Please oppose Armborst & Brown, April Brown's request to change the present residential zoning at Pecan Springs Rd and E 51<sup>st</sup> St. to commercial zoning (case C14-2024-0104). As you know, the NE Austin district you represent has undergone great change since the transformation of old Mueller Airport, but thanks to your leadership area homeowners and traditional neighborhoods have been respected.

April Brown's request violates that respect. Previous commercial zoning has been within or around the old Mueller area, not in established, surrounding residential neighborhoods. The sale of the 7<sup>th</sup> Day Adventist Church tract gives the owner the ability to build the residential housing Austin desperately needs in an area already zoned residential. Brown's request is arbitrary and self-serving. It contradicts a fundamental goal of this city.

Commercial zoning means homeowners on Wayborne Hill Dr., Pecan Springs Rd. and E 51<sup>st</sup> St. will have a commercial



parking lot in their backyards. Night lighting at the proposed new complex means we as homeowners will be buying shades for our windows. The numerous area homeless means we'll be wondering who is in our backyards. We know our property taxes will go up, but our property values will not match that increase with a commercial parking lot next door. Homeowners in traditional neighborhoods should not suffer a loss financially or in quality of life because a real estate developer wants to make a quick buck.

Sincerely Yours,  
Patrick J. Jammill  
512-929-3470

[Redacted]

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:  
 Maureen Meredith  
 City of Austin - PDC  
 Planning Department  
 P. O. Box 1088  
 Austin, TX 78767-8810  
*Rec'd 10/22/24*

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2024-0015.02  
 Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov  
 Public Hearing: Oct 22, 2024 - Planning Commission

I am in favor  
 I object

Your Name (please print) Carla Atkins

Your address(es) affected by this application  
5223 Maxymont Dr  
Austin TX 78723  
Carla Atkins

Signature \_\_\_\_\_ Date 10/16/2024

Comments: N/A

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**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:  
 Maureen Meredith  
 City of Austin - PDC  
 Planning Department  
 P. O. Box 1088  
 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2024-0015.02  
 Contact: Maureen Meredith, 512-974-2695  
 Public Hearing: Nov 21, 2024 - City Council

I am in favor  
 I object

Your Name (please print) Wendy Francis

Your address(es) affected by this application  
3108 E. 51st St #104 Austin TX 78723

Signature Wendy Francis Date 11/15/2024

Comments: Comments shared on 10/22/24

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Public Hearing: Austin City Council  
Scheduled Date: November 21, 2024.  
Case Number: NP-2024-0015.02  
Contact Person: Wendy Francik, The Grove HOA Board  
3108 E, 51<sup>st</sup> St. #1104, Austin, TX 78723  
thegrovesaustin@gmail.com

I am Wendy Francik. President of the Grove Homeowners Association Board, a 52 home development on 3108 East 51<sup>st</sup> Street just east of the Alpha Seventh-Day Adventist Church. On behalf the homeowners, I submitted a petition in opposition to the proposed zoning change of the Church properties. We are extremely concerned about the requested zoning change from Family Residence to Community Commercial--Mixed Use. The zoning designation of Community Commercial would permit the use of the properties for a wide variety of commercial services in the short-term and long-term by the Church or future owners. From our understanding, expanded parking is the Church's most immediate need. Instead of rezoning a commercial designation to greatly increase impermeable coverage why not opt to keep the current zoning and use water permeable materials such as gravel, crushed granite, or permeable pavers to create additional parking. There has to be another solution other than rezoning to Community Commercial to meet the Church's immediate parking need. However, if the Church is planning further buildout of its campus on their properties, The Grove homeowners want to be informed about what exactly they plan to build in the short- and long-term use.

The Grove is a community of first-time homeowners, established families, and others like me who moved here after raising our families. We greatly value being a part of this East Austin residential neighborhood. The Imagine Austin Vision includes a phrase that Austin is a city ". . . where community needs and values are recognized". We need you to hear and consider our concerns about the proposed zoning change. Thank you.



**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:

Maureen Meredith  
City of Austin - PDC  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2024-0015.02  
Contact: Maureen Meredith, 512-974-2695  
Public Hearing: Nov 21, 2024 - City Council

Patrick D. Gammell

Your Name (please print)

3037 Pecan Springs Rd. 78723

Your address(es) affected by this application

Patrick D. Gammell

Signature

Date

Comments:

Please see attached  
statement

I am in favor  
 I object

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nov 7, 2024

Case NPA-2024-0015-02  
TO: Maureen Meredith

I oppose Armbrust & Brown's request to change the present residential zoning at E 51<sup>st</sup> and Pecan Springs Rd to commercial zoning. Case # NPA-2024-0015-02

1. I have lived at 3037 Pecan Springs Road since 1985. Like many of my long-time neighbors, I consider residential zoning a contract with the city to protect my quality of life and to protect my financial security through my investment in my home.
2. Zoning changes from residential to commercial should be made only when absolutely necessary and when it is in keeping with the needs of the city. That necessity does not exist in Armbrust & Brown's request. There is ample commercial zoning in the old Mueller Airport area.
3. Austin needs housing. The residential zoning that already exists is perfect to fit that need.

Patrick Mammill