

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**NEIGHORHOOD PLAN:** South Congress Combined Neighborhood Plan**CASE#:** NPA-07-0020-01**PC PUBLIC HEARING DATE:** May 22, 2007**ADDRESS:** 807 North Bluff Drive **AREA:** N/A**APPLICANT:** Oak Bluff, LTD.**OWNER:** Oak Bluff, LTD.**AGENT:** LOC Consultants, LLP (Sergio Lozano-Sanchez)**TYPE OF AMENDMENT:** Future Land Use Map Designation

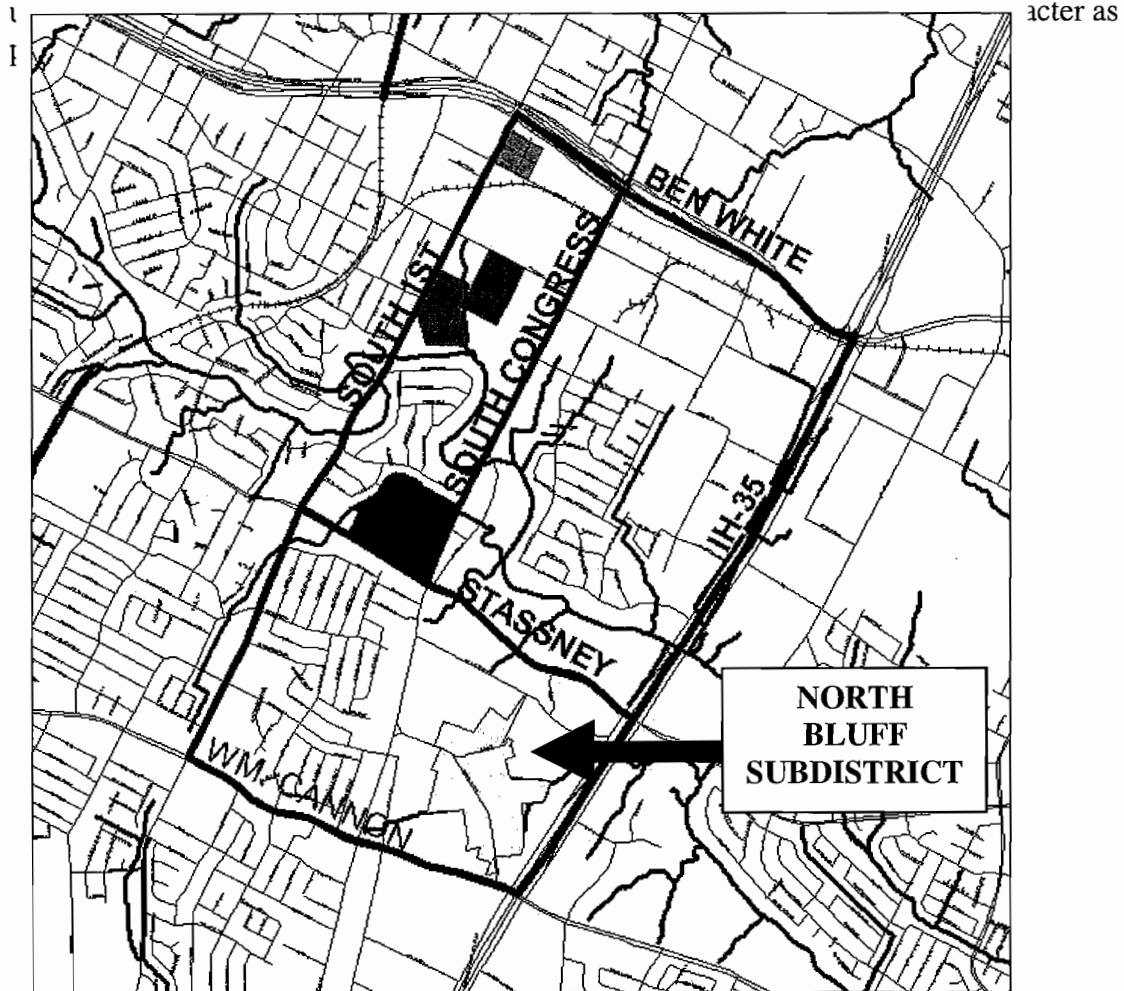
The proposed amendment would change the land use designation on the South Congress Combined Neighborhood Planning Area (SCCNPA) for the 807 North Bluff Drive, from **SINGLE-FAMILY** to **MULTI-FAMILY**. The change in designation will allow for the development of a multi-family apartment project.

PLAN ADOPTION DATE: August 18, 2005**NPCD ADOPTION DATE:** August 18, 2005**STAFF RECOMMENDATION:** High-Density Single-Family**PLANNING COMMISSION RECOMMENDATION:** High-Density Single-Family**BASIS FOR RECOMMENDATION**

The staff recommendation of **HIGH-DENSITY SINGLE-FAMILY** is consistent with the South Congress Combined Neighborhood Plan. During the planning process, discussions concerning North Bluff Drive and the surrounding North Bluff Subdistrict centered on retaining the scenic, rural nature of the area. Participants in the process also recognized that development pressures would eventually affect the North Bluff area due to the undeveloped and underdeveloped nature of the subdistrict. This sentiment was captured in the plan text:

“Objective 1.5, Retain the scenic nature of the North Bluff Drive/Crow Lane area.

Located in the southeast corner of the SCCNPA, the North Bluff Drive/Crow Lane area is experiencing increasing development pressures due to the availability of undeveloped or easily redeveloped tracts. By the end of this decade, much of this land is likely to be developed. Regardless of the type of development—residential, commercial, or mixed-



LOCATION OF SUBDISTRICTS WITHIN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLANNING AREA

It is staff's position that a change in zoning from the current zoning of SF-4A-NP to the MF-3-NP would create a land use pattern inconsistent with the South Congress Combined Neighborhood Plan.

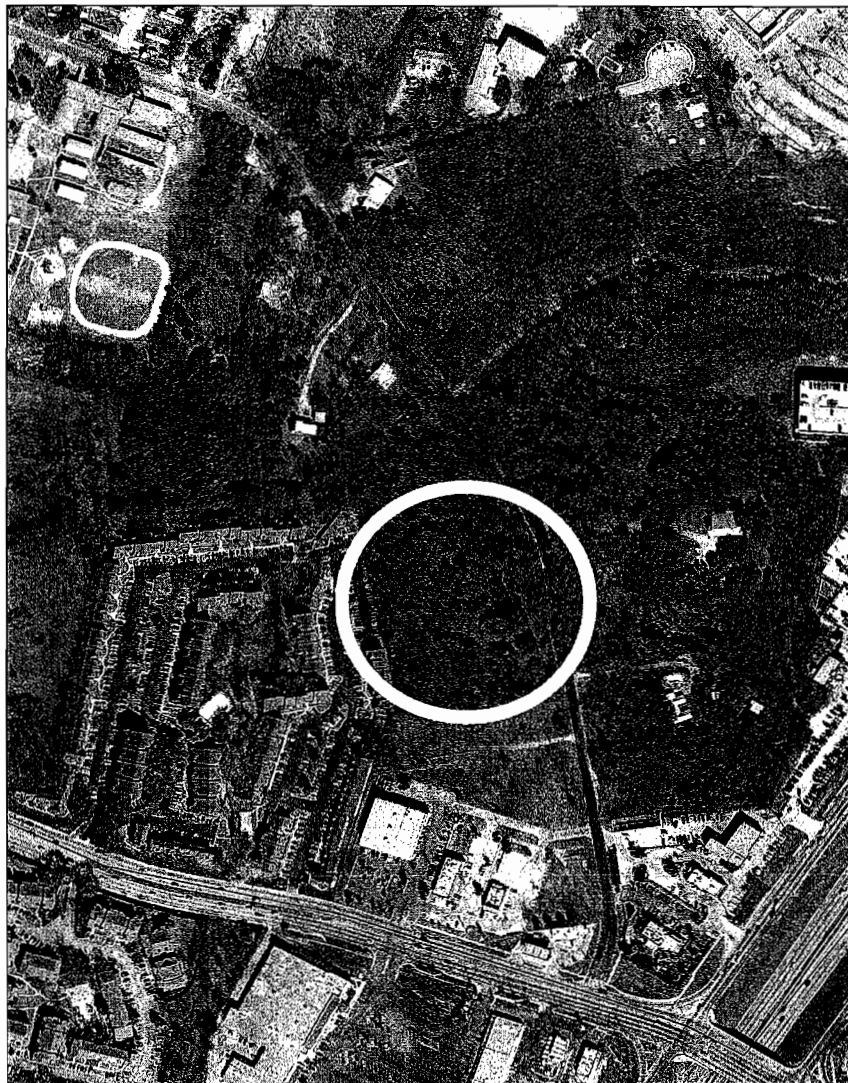
BACKGROUND: The South Congress Combined Neighborhood Plan (SCCNP) was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 18, 2005. The boundaries of the planning area are: Ben White Boulevard/US 290/State Highway 71, IH-35, William Cannon Drive, and South 1st Street.

The zoning recommendations to implement the plan's future land use map (FLUM) for the North Bluff Subdistrict sought to allow modest increases in residential densities. The goal was to create a neighborhood with greater residential densities than the other single-family neighborhoods within the planning area as well to preserve the scenic character of the area. On the residentially zoned properties in the subdistrict several residential infill options were allowed:

- Cottage Lot (allows new lots as small as 2,500 square feet)
- Urban Home (allows new lots as small as 3,500 square feet)
- Residential Infill (allows a mix of houses, duplexes, townhouses, a small amount of low-density multi-family, and a limited amount neighborhood-serving retail)

Additionally, these rezonings did not rezone any part of the subdistrict that was not already zoned multi-family to a multi-family zone. This was done to acknowledge the community's desire to allow some increases in residential density above those normally allowed by the predominant SF-3 zoning through the application of the residential infill options, but still preserve the unique character of the North Bluff Subdistrict.

The aerial photo below and the photograph on the opposite page illustrate the undeveloped/underdeveloped nature of the North Bluff Subdistrict (the site in question is indicated by the circle).





On Wednesday, May 9, 2007, Neighborhood Planning and Zoning Staff held a meeting that allowed the applicant to present the proposed land use amendment to neighborhood associations, neighborhood contact/neighborhood planning team, and property owners and residents within 300' of 807 North Bluff Drive. The attendees could not reach a clear consensus. The residential stakeholders were generally not in support of the change in land use designation and the rezoning. Those non-resident property owners in attendance were more favorable toward the requested change; however, they could not commit any support without first looking at a site plan for the proposed project.

Prior to the Planning Commission meeting on May 22, 2007, the owner's agent indicated that his client supported the staff report for the FLUM amendment to HIGH-DENSITY SINGLE-FAMILY and the staff zoning recommendation of SF-6-NP which were recommended to the City Council by the Planning Commission.

CASE MANAGERS: Mark Walters (Plan Amendment) **PHONE:** 512-974-7695

EMAIL: mark.walters@ci.austin.tx.us

