

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Dawson Neighborhood Plan

CASE#: NPA-07-0001.02

PC DATE: August 12, 2008

ADDRESS: 2525 Durwood St.

APPLICANTS: Michael McHone

OWNERS: Colbalt Partners LP

AGENT: Michael McHone

TYPE OF AMENDMENT:

Change in Future Land Use Designation

The proposed amendment would change the land use designation on the Dawson Neighborhood Plan Future Land Use Map for a property in the northern portion of the neighborhood from **Single Family** to **Multifamily**. The change in designation will allow for the redevelopment of the subject properties into a multifamily development.

PLAN ADOPTION DATE: August 27, 1998

NPCD ADOPTION DATE: December 6, 2001

FLUM ADOPTION DATE: June 22, 2006

STAFF RECOMMENDATION:

The subject property is currently adjacent to multifamily property to the north and south and to vacant property to the east and west. On the Future Land Use Map, the property is sandwiched between properties designated as Multifamily both to the north and to the south. Due to these adjacent multifamily uses and land use designations, staff supports the applicant's proposed plan amendment for multifamily use.

Comments from the Dawson Neighborhood Plan

The Dawson Neighborhood Plan does not specifically mention this area of the neighborhood nor does it specifically address multifamily housing. The plan does state as an objective to "preserve the residential character of the interior of the neighborhood." A multifamily use on this property would not change the residential character of the neighborhood interior and would fit within the context of adjacent multifamily uses.

PLANNING COMMISSION RECOMMENDATION

The motion to approve staff's recommendation for a change to the FLUM designation to multi-family; was approved by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-1. Commissioner Dave Sullivan voted against the motion (nay), Commissioners Jay Reddy and Clint Small were absent.

CITY COUNCIL DATE: September 25, 2008

ACTION: Pending

CASE MANAGER: Dee Dee Quinnelly

EMAIL: kathryn.quinnelly@ci.austin.tx.us

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 980827-B, WHICH ADOPTED THE DAWSON NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE THE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 2525 DURWOOD STREET.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 980827-B adopted the Dawson Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

PART 2. Ordinance No. 980827-B is amended to change the land use designation from single family to multi-family use for the property located at 2525 Durwood Street on the future land use map attached as Exhibit "A" and incorporated in this ordinance, and described in File NPA-2007-0001.02 at the Neighborhood Planning and Zoning Department.

PART 3. This ordinance takes effect on _____, 2008.

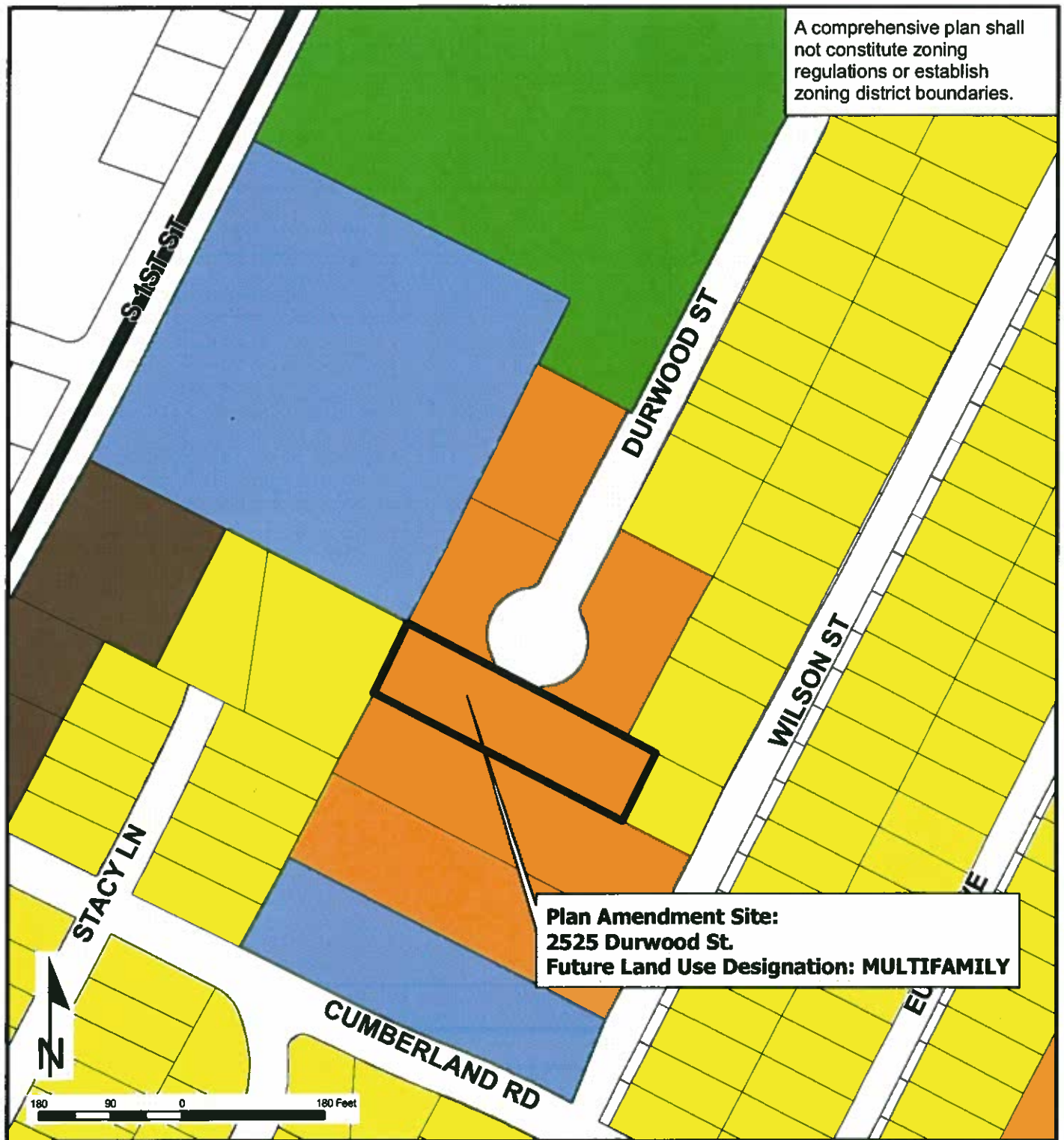
PASSED AND APPROVED

_____, 2008 §
 §
 §
_____, 2008 §

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk



Dawson Neighborhood Plan Amendment: NPA-07-0001.02 Planning Commission Recommendation

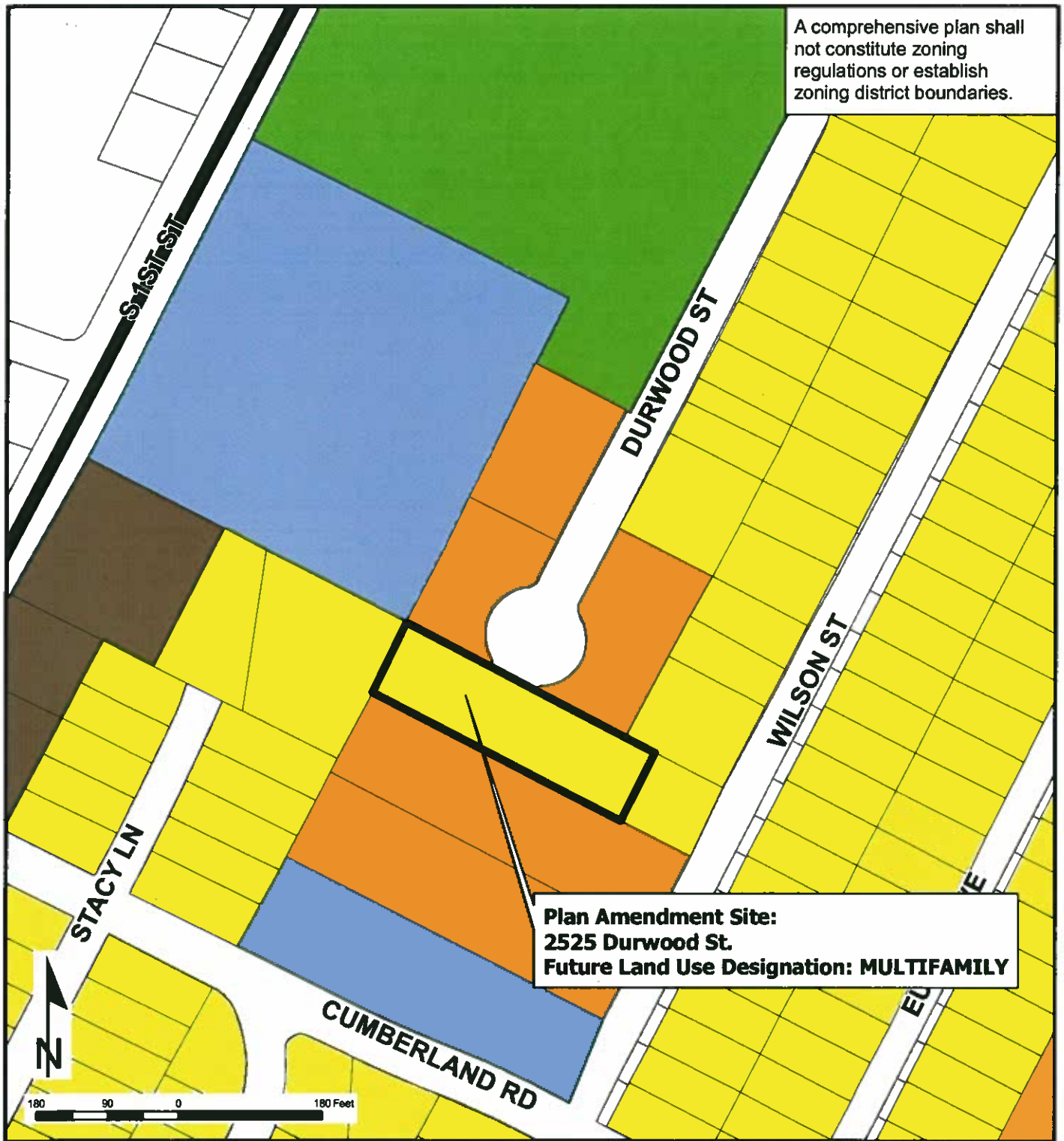
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Future Land Use

- Single-Family
- Multifamily
- Mixed Use
- Civic
- Recreation & Open Space

Created by NPZD September 10, 2008

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Dawson Neighborhood Plan Amendment: NPA-07-0001.02

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