

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Central Austin Combined Neighborhood Plan

CASE#: NPA-2011-0019.01 **DATE FILE:** February 28, 2011 (In-cycle)

PC DATE: **December 13, 2011**
October 25, 2011 (postponed to December 13, 2011)
October 11, 2011 (postponed to October 25, 2011)
August 23, 2011 (postponed to October 11, 2011)

ADDRESS/ES: 201 E. 34th Street and 3307 Helms Street

SITE AREA: Approx. 8,849 sq. ft.

APPLICANT/OWNER: Zod Bozorgmehr, Valerie Bauhofer, and John White

AGENT: Douglas Gibbins

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Higher-Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2011-0016

From: SF-3-NCCD-NP

To: SF-4A-NCCD-NP

NEIGHBORHOOD PLAN ADOPTION DATE: June 26, 2001

STAFF RECOMMENDATION: Pending.

BASIS FOR STAFF'S RECOMMENDATION: Pending.

PLANNING COMMISSION RECOMMENDATION: Pending.

BACKGROUND: The application was filed on February 28, 2011, during the open period for City Council-approved neighborhood plans located on the west side of I.H.-35.

The plan amendment request is to change the future land use map from Single Family to Higher-density Single Family. The zoning request is to rezone the property from SF-3-NCCD-NP to SF-4A-NCCD-NP.

The applicants' agent said the rezoning request is necessary to subdivide the property into two separate lots. This will allow the two-unit condo regime to be dissolved and the properties can be owned fee-simple.

More information about this request is in the Public Meetings section of this report.

The Central Austin Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 24, 2004. The Central Austin Combined Neighborhood Planning Area is located in the central part of Austin's Urban Core. It is composed of the Hancock, North University, and West University Neighborhood Planning Areas. The general boundaries of the planning area are: 38th Street, Duval, and 45th Street to the north; IH-35 to the east; Martin Luther King, Jr. Boulevard, Guadalupe Avenue, 27th Street and Dean Keeton to the south; and Lamar Boulevard to the west.

PUBLIC MEETINGS: The plan amendment meeting was held on Wednesday, April 13, 2011. Approximately 514 notices were mailed to property owners and utility account holders who live within 500 feet of the property, in addition to neighborhood groups and organizations registered on the City's community register. Fourteen people attended the meeting.

At the meeting, Douglas Gibbons, the applicant's agent, said Zod Bozorgmehr bought the house at 201 W. 34th Street, with the garage apartment, in 2007, but is now trying to sell it because he is working out of the county. The property has a main house and the garage apartment that faces Helms Street, which Mr. Bozorgmehr owns. Also located on the lot is a separate bungalow house (3307 Helms Street), which is owned by Valarie Bauhofer and John White.

Mr. Gibbons said Mr. Bozorgmher is having difficulty selling the home because the previous owner created a two-unit condo regime which Mr. Gibbins said is causing difficulty for potential buyers to receive financing.

The request to change the zoning from SF-3-NCCD-NP to SF-4A-NCCD-NP would allow the property to be subdivided into two separate lots so the main home could be sold as fee simple, dissolving the condo regime.

At the meeting, members of the Central Austin Combined Planning Contact Team said they would not support a zoning change or plan amendment application, but they would support variances to address all the issues from the Board of Adjustment.

On October 10, 2011 the Board of Adjustment denied the applicant's request for variances on the property. The applicant submitted an appeal the BOA denial with the goal to have the case presented again at the November 14, 2011 BOA hearing date.

CITY COUNCIL DATE:

November 10, 2011

ACTION: Pending.

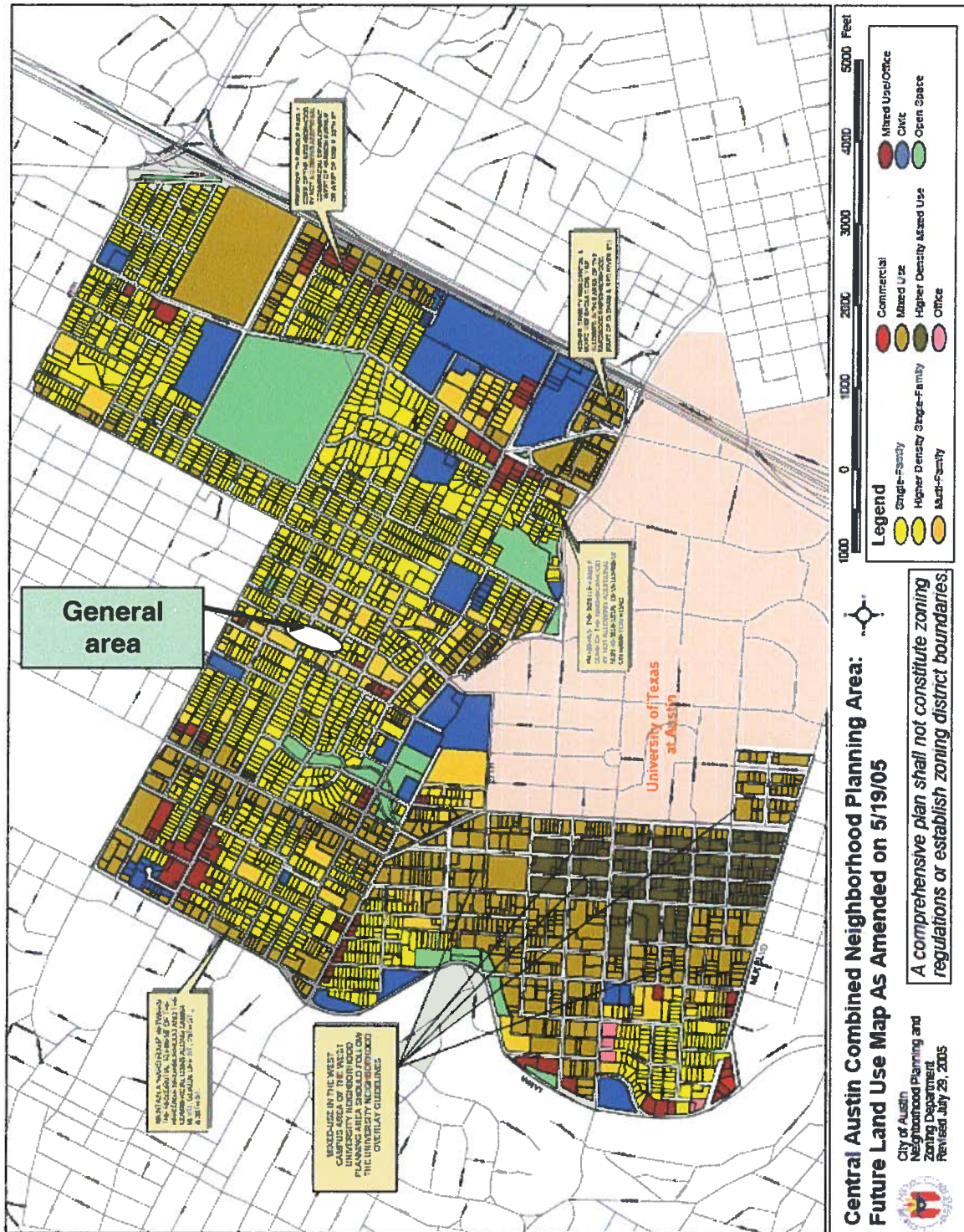
September 22, 2011

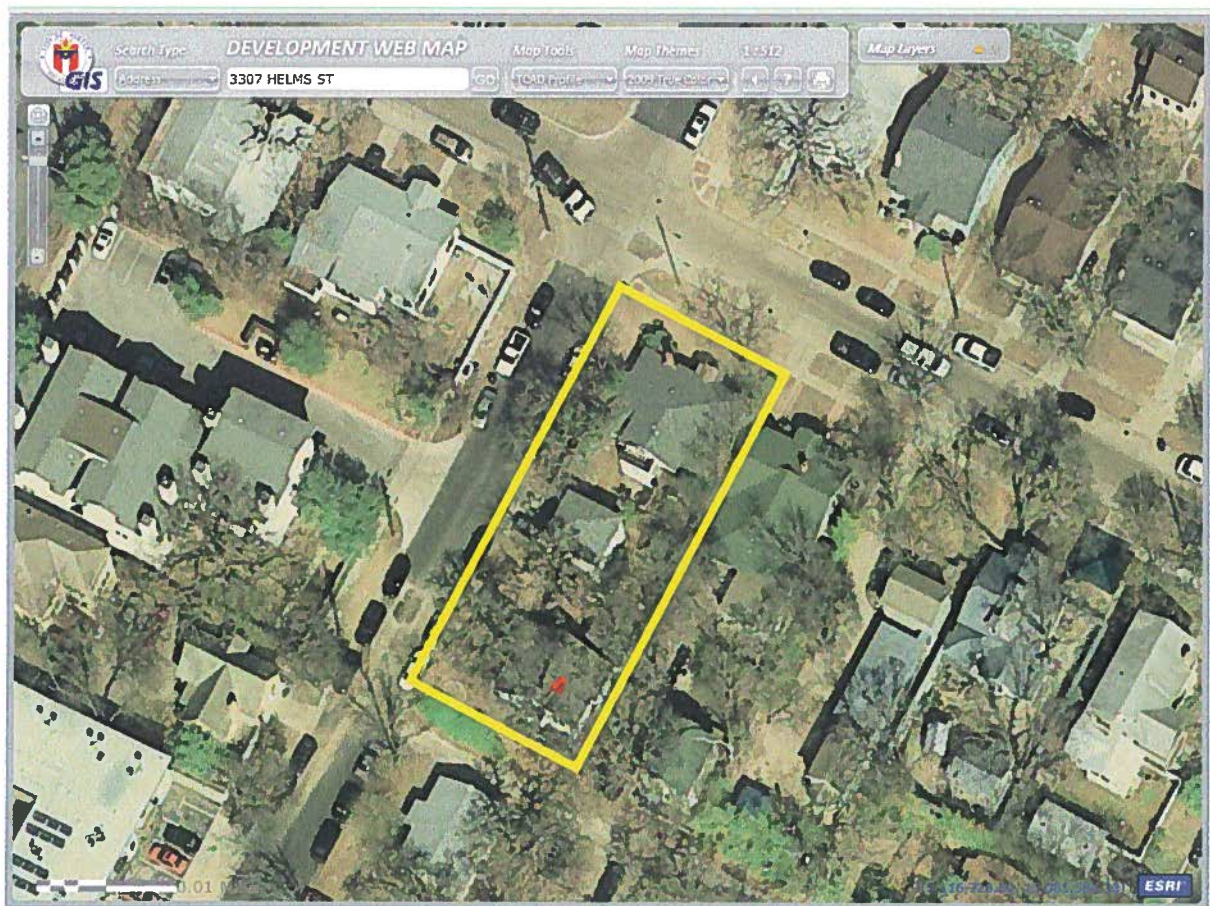
ACTION: Postponed to November 10, 2011.

CASE MANAGER: Maureen Meredith

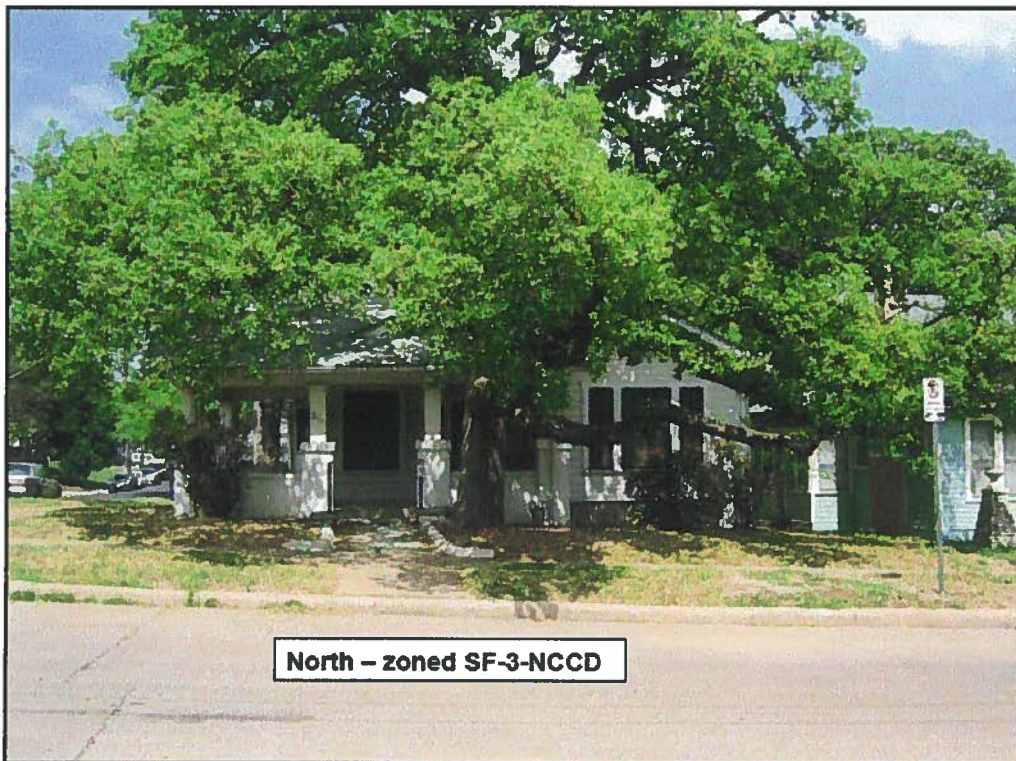
PHONE: (512) 974-2695

EMAIL: Maureen.meredith@ci.austin.tx.us



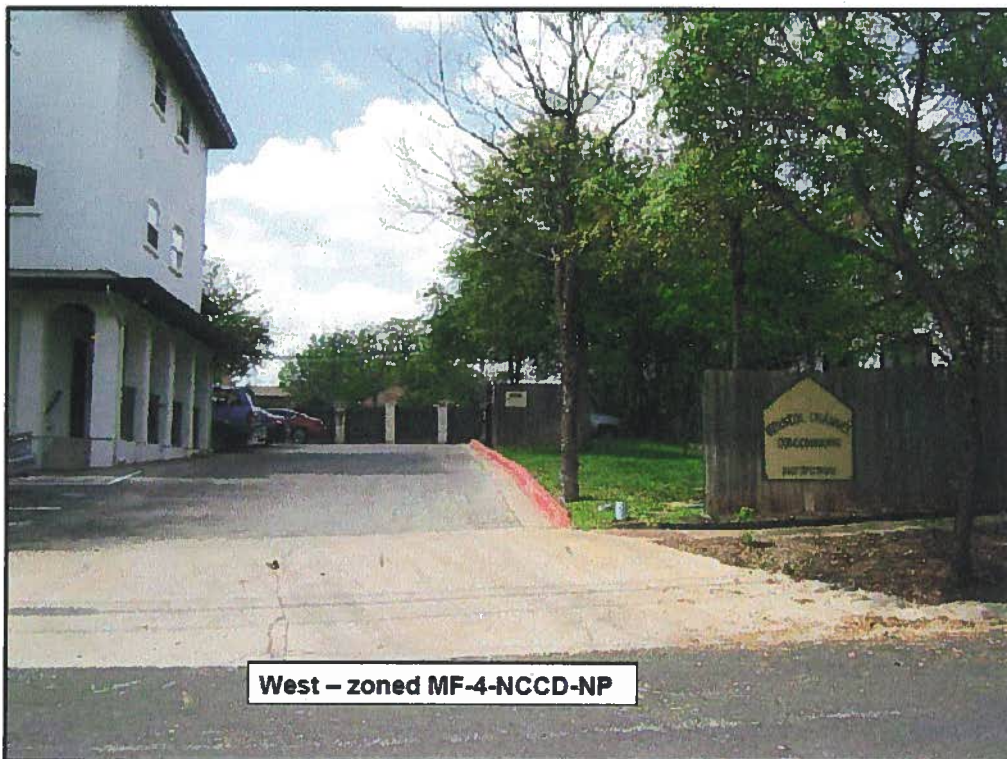
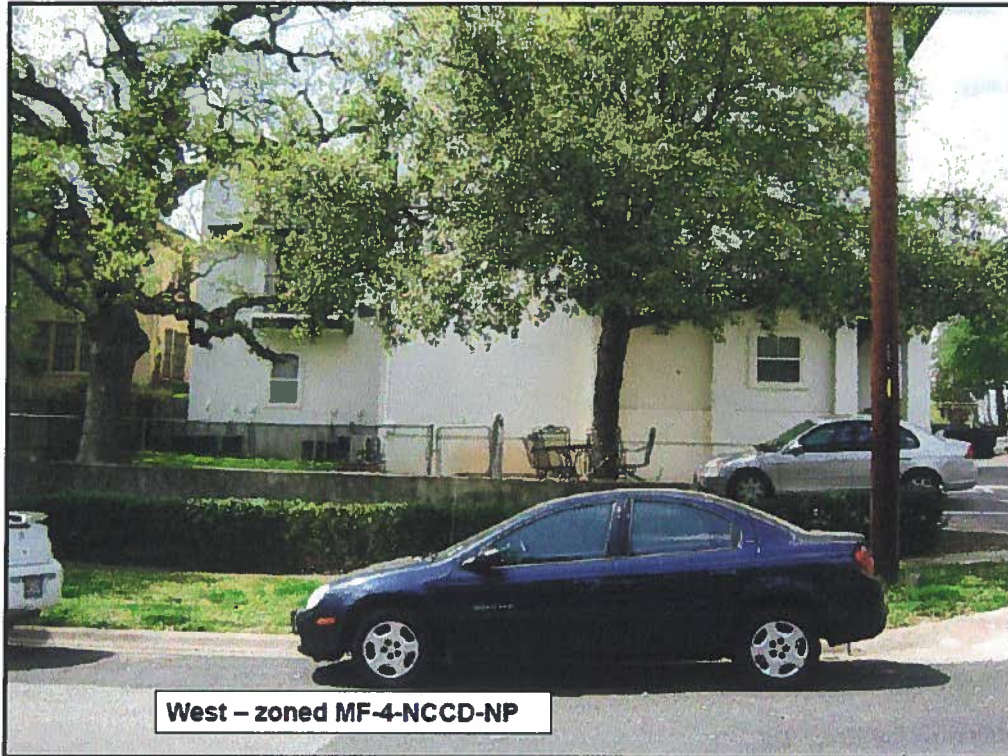


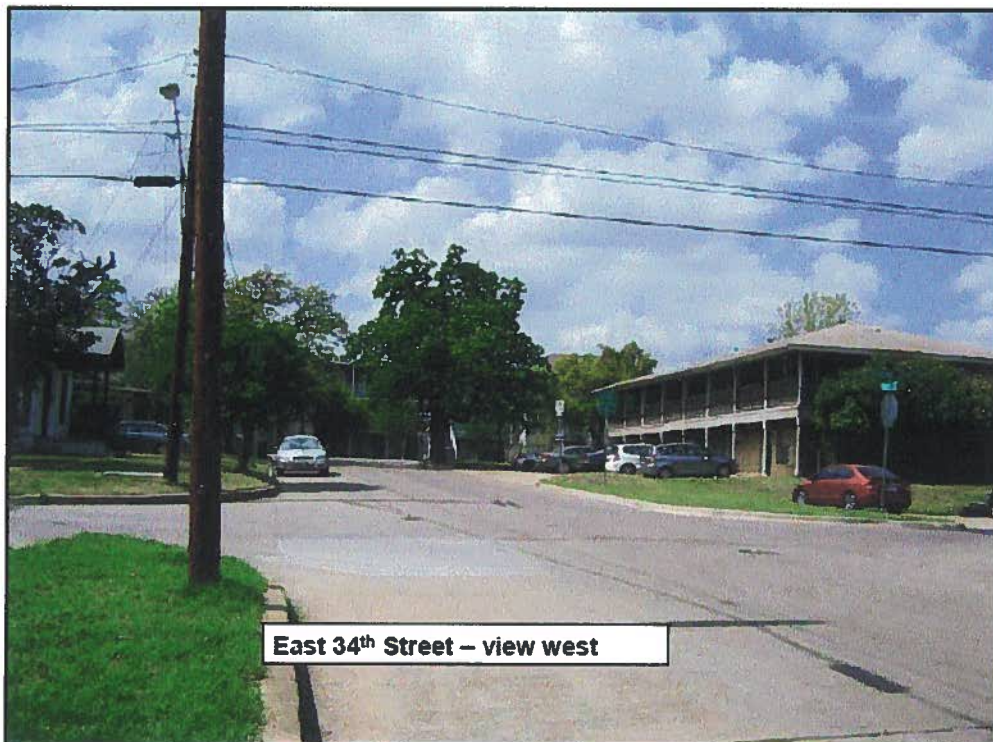
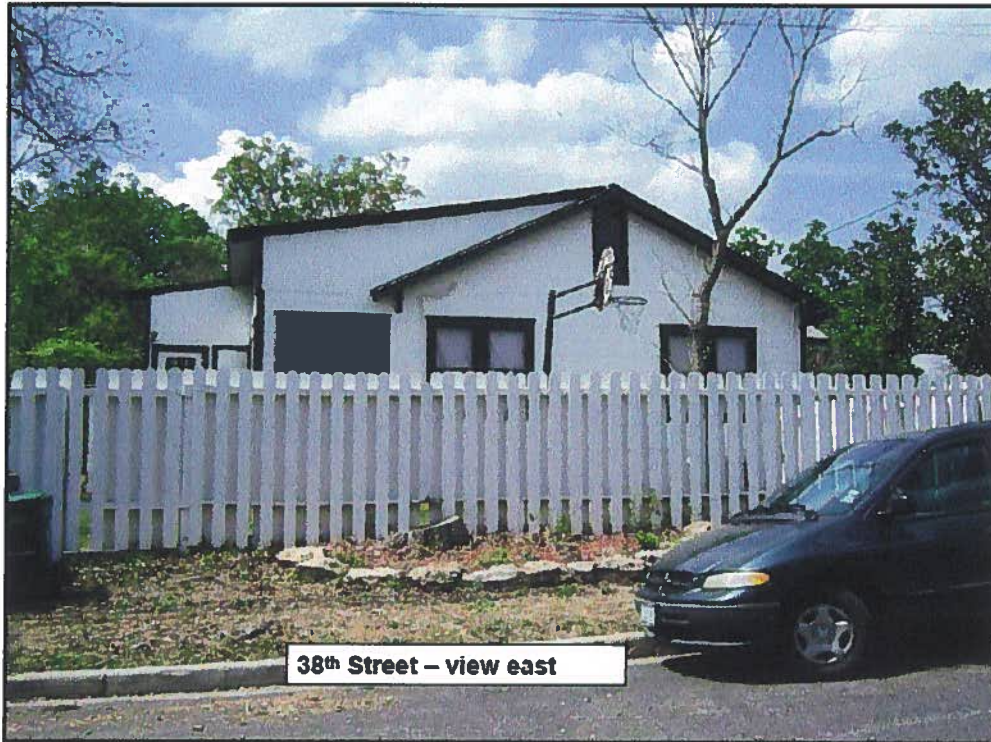


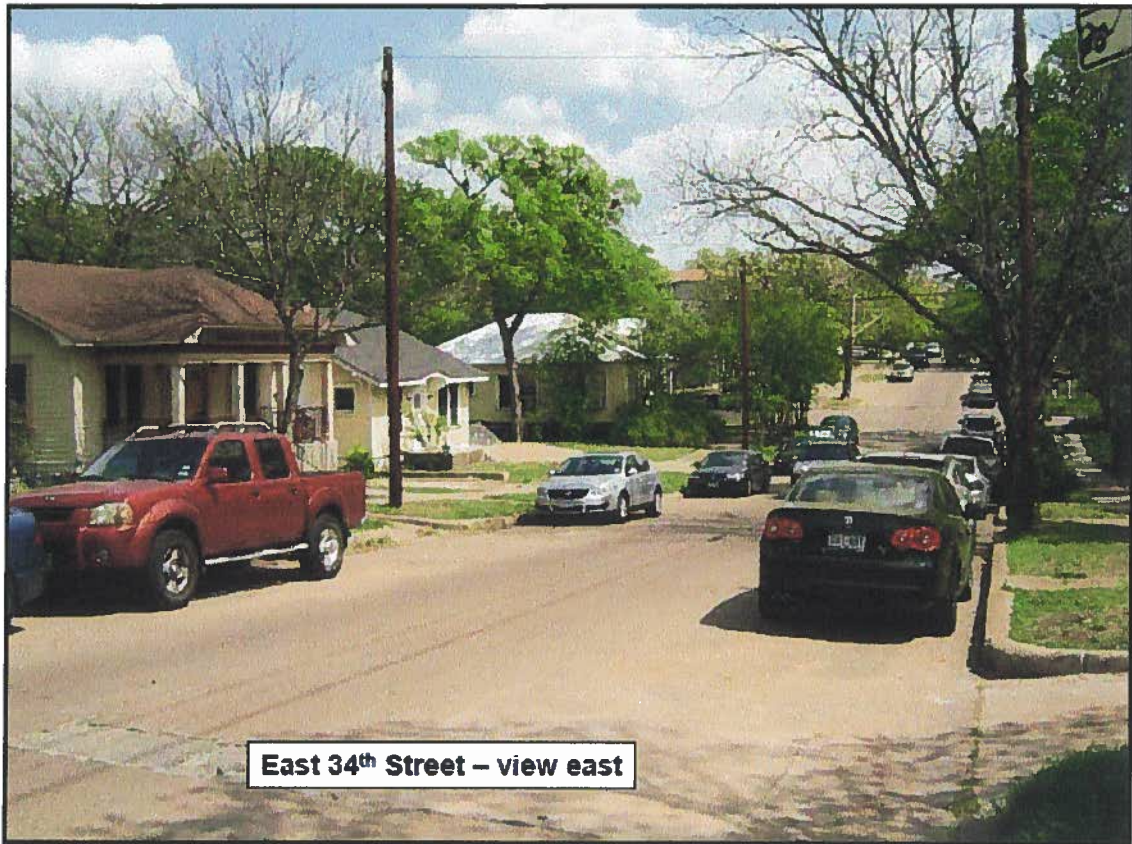




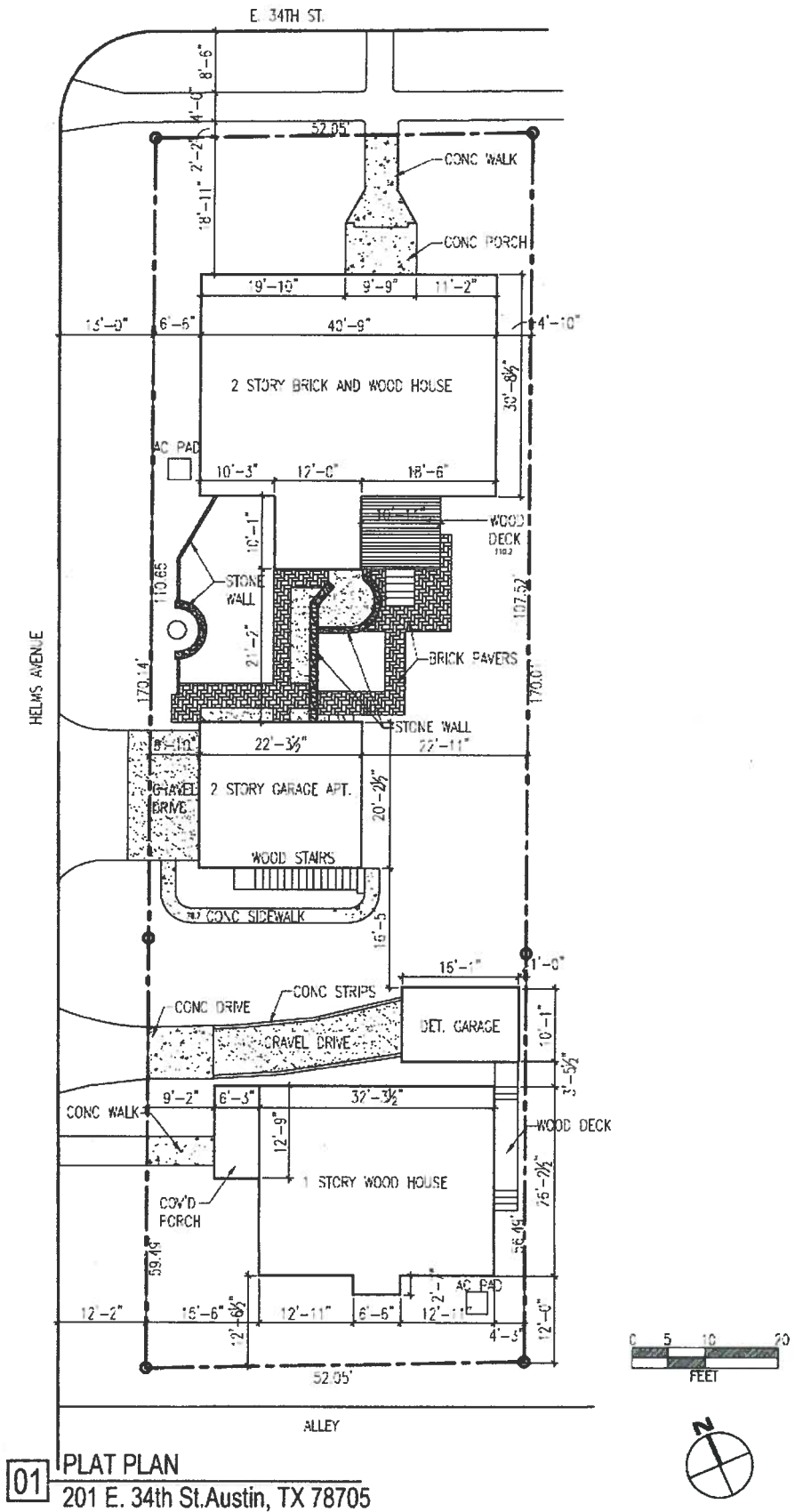


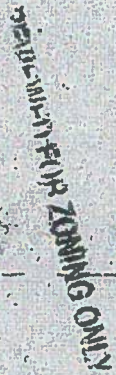






East 34th Street – view east





"August 9, 2011

Impervious Cover Calculator

Address:

201 E. 34th St.

Austin, TX 78705

Lot Total Area (SF)

8852

<u>Impervious Cover</u>	<u>Measure</u>	<u>Adjustment</u>	<u>Subtotal</u>
N. House			1372.3
Conc Porch			35.5
N. Sidewalk			71.0
Deck	110.2	50%	55.1
N. AC pad			9.0
Garage			450.5
Garage Stairs	51	50%	25.5
Garage Conc walk			78.7
N. Paver walkway			283.4
N. Stone Walls			59.7
North Subtotal			2440.7

S. House			863.3
Covered Porch			80.0
S. Garage			165.3
Conc Walk			36.8
S. AC Pad			9.0
Conc Drive			65.4
Conc Strips			22.0
Deck	68.5	50%	34.3
South Subtotal			1276.1

North+South Total 3716.8

% Totals

Maximum Impervious Coverage for SF-3	Impervious Coverage Ratio	Meets Standards
45%	42.0%	
Maximum Building Coverage for SF-3	Impervious Coverage Ratio	Meets Standards
40%	31.2%	