

ZONING CHANGE AND NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

CASE: C14-2012-0057 and NPA-2012-0011.02

P.C. DATE: July 24, 2012

AREA: North Loop Neighborhood Planning Area

SITE AREA OF THE PROPOSED ZONING CHANGE: The boundaries of North Loop Neighborhood Planning Area are:

North –	Koenig Lane
East –	HWY-35
South –	East 51 st and E 45 Streets
West –	North Lamar Blvd

APPLICANT: North Loop Neighborhood Plan Contact Team. Sebastian Wren, President

AGENT: Planning and Development Review Department (Kathleen Fox/Clark Patterson)

TYPE OF AMENDMENT: To amend the North Loop Neighborhood Plan document, Ordinance No. 020523-30, by add Appendix F to adopt three residential design tools area wide, including: Parking Placement (for new single family construction to preserve front yard open space by limiting the impervious surface coverage), Garage Placement (for new single family construction to de-emphasizes the garage as a central architectural element), and Front Porch Placement (for new and existing single family construction to bring the home closer to the street.) This request also requires a zoning ordinance to adopt these tools.

NEIGHBORHOOD PLAN ADOPTION DATE: June 6, 2002

SUMMARY STAFF RECOMMENDATION: Staff recommends that the North Loop Neighborhood Plan be amended to include the following residential design tools to be adopted area-wide to all single family residential base districts (SF-1 to SF-6): parking placement and impervious cover restrictions, garage placement, and front porch setback.

PLANNING COMMISSION RECOMMENDATION: The motion to approve staff's recommendation for adoption of the three residential design tools area wide was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; 1 Absent (Hatfield); 1 Vacancy.

BASIS FOR RECOMMENDATION: When the North Loop Neighborhood Plan was adopted by City Council in May 2002, the three residential design tools listed above did not exist. When Council adopted these tools in October 2003 (Ord. 030925-64) the intention was to assist in the preservation of front yard open space, de-emphasize the garage as a central architectural element, and bring a house closer to the street (see Residential Design Tool Information Sheet). The North Loop Neighborhood Plan Contact Team had numerous casual discussions over the years about adopting these three residential design tools and in August

2011, voted to approve the adoption of these tools. In February 2012, the North Loop Neighborhood Plan Contact Team submitted a neighborhood plan amended to adopt these tools area wide in the North Loop Neighborhood Planning Area (see the attached North Loop Contact Team Letter of Support)

ISSUES: The staff received an application from the North Loop Neighborhood Plan Contact Team to adopt area wide the three residential design tools area wide, for all single family residential base zoning districts (SF-1 to SF-6). To adopt these tools, this requires an area wide neighborhood plan amendment and zoning ordinance.

BACKGROUND: The North Loop 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 June 3, 2002. The boundaries of the North Loop Neighborhood Planning Area are: Koenig Lane to the north; E 51st and E 45st to the south, I-35 to the east and North Lamar Boulevard to the west.

PUBLIC MEETINGS: Approximately 7,365 plan amendment meeting notices were mailed to people who live and own property within the North Loop planning area notifying them of the plan amendment meeting held on Wednesday, June 14, 2012. Seventeen people attended this meeting. The following City staff attended the meeting to answer questions: Kathleen Fox, Senior Planner, Senior Planner.

At the meeting, Sebastian Wren, the North Loop Neighborhood Plan Contact Team President went over the benefits of each of the three residential design tools. An attendee expressed concern that property taxes would increase with the adoption of new standards. A couple of other attendees disagreed with this statement and explained that the design tools would not increase taxes and only benefit the look and feel of the neighborhood. Other Questions: Would the extended porch count as impervious surface coverage? (Answer: Yes). Is a screened porch considered a wall? (Answer: Yes.) An attendee stated that they were uncomfortable about legislating design and aesthetics and that these standards would make houses more expensive to build. Several attendees stated they disagreed with this statement. Other attendees discussed how the adoption of these residential design tools would require the new houses be constructed that were more in character with the existing North Loop housing stock. Another attendee stated that they did not like to see large garages in the back of the house. An attendee asked if this would affect the construction of multi-family housing? (Answer: No. These design tools would only apply to single family zoned property, not multi-family property.

LIST OF ATTACHMENTS:

- A. Map of Recommended Zoning Changes
- B. Residential Design Tools Information Sheet
- C. Comments in Favor and Opposing Proposed Neighborhood Plan Amendment and Rezoning Application

DEPARTMENT COMMENTS: Not required

TIA: Not required

DESIRED DEVELOPMENT ZONE: Yes

WATERSHEDS: Waller Creek

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

SCHOOLS:

1. Bryker Woods Elementary School
2. O' Henry Middle School
3. Austin High School

NEIGHBORHOOD ORGANIZATIONS:

- Austin Neighborhood Council
- Brentwood Neighborhood Association
- North Austin Neigh. Assoc.

CITY COUNCIL DATE: August 23, 2012

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBERS:

ZONING CASE MANAGER: Clark Patterson

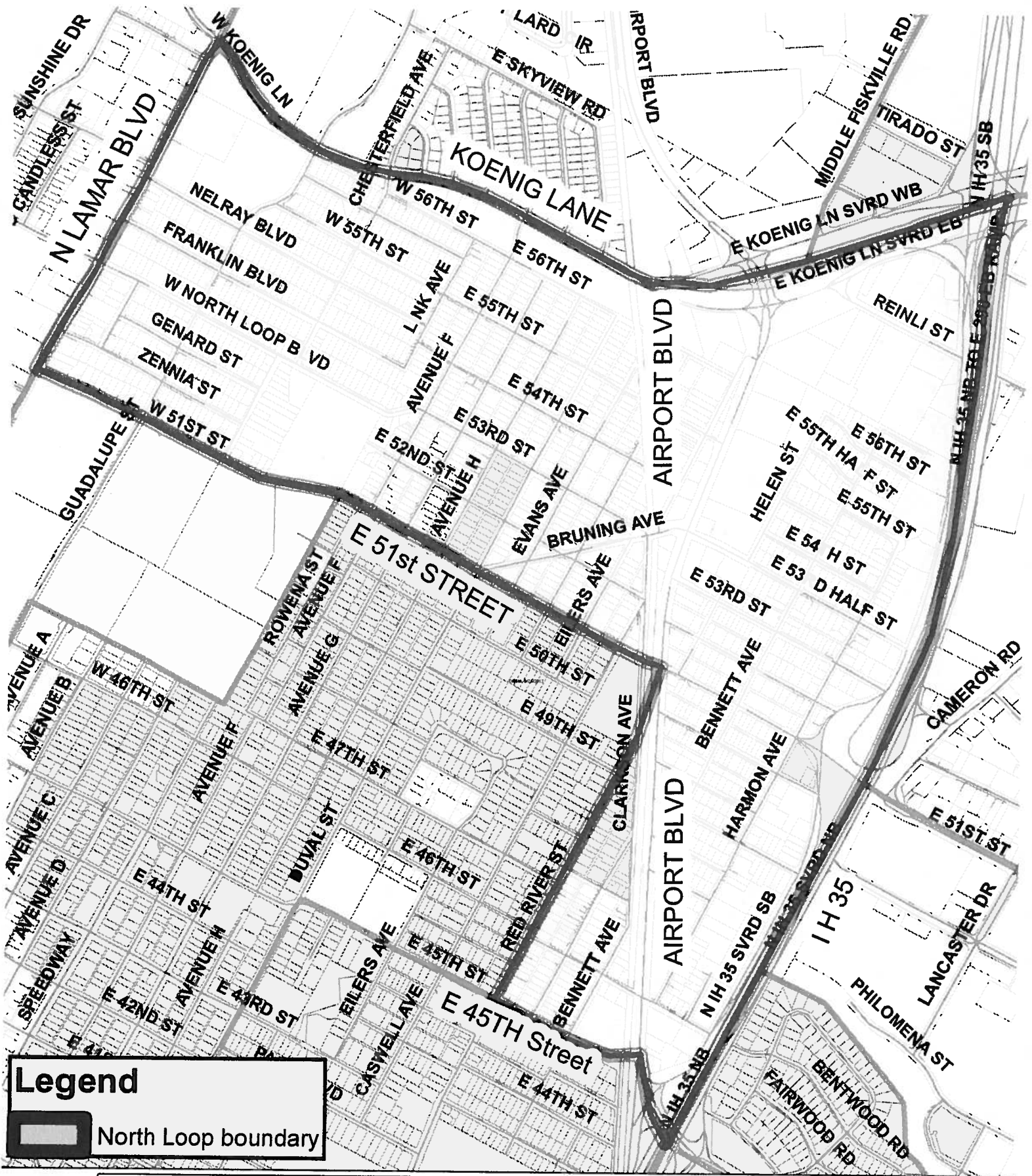
PHONE: 974-7877

E-MAIL: clark.patterson@austintexas.gov

NEIGHBORHOOD PLANNER: Kathleen Fox

PHONE: 974-7877

E-MAIL: kathleen.fox@austintexas.gov



Legend



North Loop boundary



NORTH LOOP AREA WIDE NEIGHBORHOOD PLAN AMENDMENT AND ZONING CASE

PROPOSED ADOPTION OF 3 RESIDENTIAL DESIGN TOOLS
CASE # C-14-2012-0057 and NPA-2012-11.02

Residential Design Tools

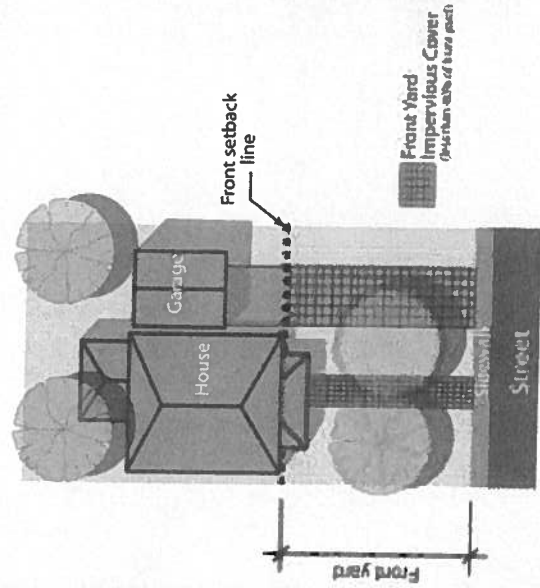
Residential Design Tools can affect how your neighborhood will look and feel in the future.

There are 3 different residential design tools, which can be applied to single family residential base zoning districts (SF-1 to SF-6). The following tools may be adopted neighborhood-wide or within sub-districts.

- 1) Parking Placement
- 2) Garage Placement
- 3) Front Porch Placement

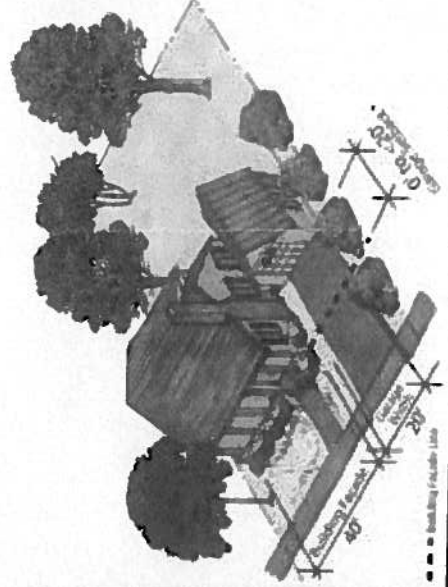
1) Parking Placement

- If adopted, this tool is required for all new single family construction.
- No more than forty percent (40%) of the front yard may be impervious cover—sidewalks and driveways.
- Most effective if used in conjunction with front and side yard parking restriction.
- Helps preserve front yard open space.



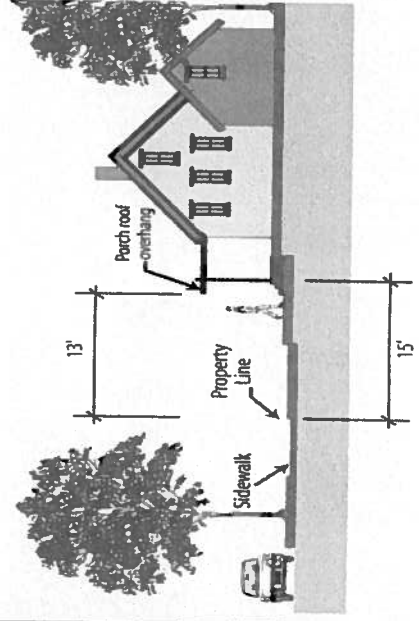
2) Garage Placement

- If adopted, this tool is required for all new single family construction.
- Attached or detached garages and/or carports with entrances that face a front yard must be located flush with or behind the front façade of a house.
- The width of a parking structure located less than twenty feet (20') behind the front façade of a house may not exceed fifty percent (50%) of the width of the façade of the house.
- De-emphasizes the garage as a central architectural element.



3) Front Porch Placement

- If adopted, this tool is optional for all new and existing single family construction.
- Covered and uncovered front porches shall be allowed to extend within fifteen feet (15') of the front property line.
- Porch roof overhangs may extend to within thirteen feet (13') of the front property line.
- Support columns—but not walls—are allowed within the footprint of the porch.
- Brings the home “closer” to the street.



Fox, Kathleen

From: [REDACTED]
Sent: Monday, June 18, 2012 2:35 PM
To: Fox, Kathleen
Subject: Re: Short Summary/Recommendation Needed

The North Loop Planning Team has lamented for years that the 3 residential design tools (Parking, Garage Placement, and Front Porch Setbacks) were not available when the North Loop Neighborhood Plan was adopted in 2002. Had these design tools been available, they certainly would have been incorporated into the original plan. After a great deal of deliberation and public discussion (both at meetings and on the neighborhood electronic discussion list), the planning team members voted in August, 2011, to request an amendment to the North Loop Neighborhood Plan in order to include all three design tools. (Seven of the active members were available to vote; all voted in favor of adopting the design tools.) We feel that the adoption of these design tools will promote more pedestrian-friendly residential developments, and will encourage new home construction that is consistent with the existing character of the neighborhood.

Sebastian Wren
Chair - North Loop Neighborhood Planning Team

**North Loop Neighborhood Contact Team Letter of Support to
adopt three residential design tools**

***Please Note:** If the Planning Commission does not take action on the proposed changes to the North Loop Neighborhood Plan and subsequent zoning changes at the July 23, 2012 hearing, the City Council hearing will likely be postponed.

Contact Information

For questions regarding the North Loop Neighborhood Plan or proposed zoning changes, please call or email:

Kathleen Fox
(512) 974-7877
kathleen.fox@austintexas.gov

Si Ud. necesita información en español, favor de llamar a Pamela Larson al (512) 974-6404.

Office hours are 8:00 a.m. to 5:00 p.m. Monday through Friday. Please be sure to refer to the File Numbers on the first page when you call. See enclosed sheets for more information on public hearings.

PLANNING COMMISSION COMMENT FORM

File # C14-2012-0057
NPA-2012-0011.02

Planning Commission Hearing Date: Tuesday, July 24, 2012

Comments: We fully support these efforts to
preserve the character of our neighborhood.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Greg Dutton

Name (please print) Molly Frisinger & Matthew Printz

Address 212 W 53th St, Austin, TX 78751

☒ I am in favor
(Estoy de acuerdo)

☐ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own

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PLANNING COMMISSION COMMENT FORM

File # C14-2012-0057
NPA-2012-0011.02

Planning Commission Hearing Date: Tuesday, July 24, 2012

Comments: I heartily endorse the zoning changes.

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Name (please print) Teresa Snider

☒ I am in favor
(Estoy de acuerdo)

Address 607 Boulder Austin, 78704

☐ I object
(No estoy de acuerdo)

.....
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PLANNING COMMISSION COMMENT FORM

File # C14-2012-0057
NPA-2012-0011.02

Planning Commission Hearing Date: Tuesday, July 24, 2012

Comments: I am in Favor of these changes. I wish
the city had these years ago.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Greg Dutton

Name (please print) Anthony S. DeMonico

☒ I am in favor
(Estoy de acuerdo)

Address 12904 Bloomfield Hills LN

☐ I object
(No estoy de acuerdo)

Austin, TX 78732 - I own & manage several
in Hyde Park? want this to be done there also.

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Fox, Kathleen

From: JorgeGeorge [REDACTED]
Sent: Saturday, June 16, 2012 6:47 PM
To: Fox, Kathleen
Subject: Case # npa-2012-0011.02/C14-2012-0057

Received your correspondence on the above matters. All seems fine. I approve. Thanks!

JorgeGeorge Paez
300 W N Loop apt 110
Austin tx 78751

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PLANNING COMMISSION COMMENT FORM

File # C14-2012-0057
NPA-2012-0011.02

Planning Commission Hearing Date: Tuesday, July 24, 2012

Comments: As a property owner, I am unable to speak for or against the rezoning issue because it is unclear how this will affect us personally at our residence.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Greg Dutton

Name (please print) JESUS A. MOLINA ☐ I am in favor
(Estoy de acuerdo)
Address 906 EAST 55TH STREET ☐ I object
(No estoy de acuerdo)

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NPA-2012-0011.02

Planning Commission Hearing Date: Tuesday, July 24, 2012

Comments: _____

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Name (please print) ROBERT L. SLEDGE

☒ I am in favor
(Estoy de acuerdo)

Address 400 W. NORTH LOOP BLVD 78751

☐ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File # C14-2012-0057
NPA-2012-0011.02

Planning Commission Hearing Date: Tuesday, July 24, 2012

Comments:

I am in full support of the adoption of the 3 Residential design tools. They will assist COA and our local residents in promoting ~~well~~ designing appropriately-scaled and pedestrian friendly streets.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Greg Dutton

Name (please print)

Sarah Gamble

Address

4609 Depew Avenue



I am in favor

(Estoy de acuerdo)



I object

(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File # C14-2012-0057

Planning Commission Hearing Date: Tuesday, July 24, 2012

NPA-2012-0011.02

Comments: My Lot at 605 East 55th St, Austin Texas, is pie shaped i-f
I have to comply to new changes I would not be able
to put a Resident on the property because of the size of
my lot.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Greg Dutton

Name (please print) Rosie T. McGee

Address 200 Lea Ln. Wimberley Texas 78676

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

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* * * COMMUNICATION FAILURE REPORT (JUN. 7. 2012 4:45PM) * * *

FAX HEADER 1: CTMR
FAX HEADER 2:TRANSMITTED/STORED : JUN. 7. 2012 4:38PM
FILE MODE OPTION

ADDRESS

RESULT

PAGE

1452 MEMORY TX

G3 : 95129747877

E-3) 3)

0/1

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-3) NO ANSWER
E-5) MAIL SIZE OVERE-2) BUSY
E-4) NO FACSIMILE CONNECTION

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Comments: _____

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Name (please print) BEN CARZA

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

Address 100 E. 52nd St Austin TX 78751

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2

REASON FOR ERROR

E-1) HANG UP OR LINE FAIL
E-3) NO ANSWER
E-5) MAIL SIZE OVER

1449 MEMORY TX

G3 : 15129747877

E-2) 2) 2) 2) 2) 2) 0/1

PAGE

RESULT

ADDRESS

TRANSMITTED/STORED : JUN. 7. 2012 3:52PM

FAX HEADER 1: CTMR
FAX HEADER 2:

* * * COMMUNICATION FAILURE REPORT (JUN. 7. 2012 4:13PM) * * *