AUSTIN CITY COUNCIL

AGENDA



Recommendation for Council Action

Austin City Council	**Item ID**	20399	**Agenda Number**	93.
Meeting Date:	12/13/2012	**Department:**	Planning and Development Review	

Subject

Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2 (Zoning) to create the Central Austin – University Area Zoning Overlay District in which a group residential land use is a conditional use in the multi-family residence moderate-high density (MF-4) base zoning district.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	
For More Information:	Jerry Rusthoven, 974-3207.
Boards and Commission Action:	Recommended by the Planning Commission.
MBE / WBE:	
Related Items:	

Additional Backup Information

The proposed code amendment was initiated by the Planning Commission in response to concerns raised by a university area resident related to new fraternity houses. The proposed amendment would create a Central Austin – University Area Zoning Overlay District (CAUA) in which the group residential land use would become a conditional instead of permitted use in the multi-family residence moderate-high density (MF-4) base zoning district.

Staff does not recommend the creation of this district for the following reasons:
1) In general, prohibiting the Group Residential Use is not in keeping with the purpose of the multi-family residence moderate-high density (MF-4) base zoning district.
2) For specific tracts, the issue of the appropriate placement of group residential in this area is already addressed in the Central Austin Combined neighborhood plan.

Staff recommends that if specific properties are inappropriately zoned MF-4, or if there are MF-4 zoned properties unsuitable for the group residential use, that these properties be handled individually, and that the specifics of each property be addressed on a case-by-case basis with the full involvement of the property owner and surrounding neighbors.

Throughout the city, group residential is a permitted use in the MF-4 base district.

The neighborhood planning areas that comprise the Central Austin Combined Neighborhood Planning Area include three neighborhood plan areas: North University, West University and Hancock.

In the North University Planning Area, a Neighborhood Combining Conservation District (NCCD) was adopted to address land use and zoning. This area would not be impacted by the proposed amendment.

In the West University Planning Area there are 59 tracts with a base zoning of MF-4. The group residential use is prohibited on 25 of these tracts and permitted on 34.

In the Hancock neighborhood plan, there are four tracts with a base zoning of MF-4. Two have conditional overlays that prohibit the group residential land use; group residential is allowed on the other two.