



**Neighborhood Plan - Conduct and Consider
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-1
AGENDA DATE: Thu 01/08/2004
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SUBJECT: Conduct a public hearing and approve an ordinance to amend the Central East Austin Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, to establish the areas within the planning area in which special uses and lot reduction option will be allowed.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT: and Zoning **AUTHORIZATION:** Alice Glasco

FOR MORE INFORMATION CONTACT: Lisa Kocich, 974-3509

PRIOR COUNCIL ACTION: December 13, 2001 - City Council adopted the Central East Austin Neighborhood Plan.

BOARD AND COMMISSION ACTION: December 9, 2003 - Four members of the Planning Commission voted in favor of this amendment and two voted against the amendment. Under the Commission rules, however, the affirmative vote of five commissioners is required for the Commission to take action.

BACKGROUND:

City Council adopted the Central East Austin Neighborhood and rezonings on December 13, 2001. The boundaries of the Central East Austin Neighborhood Planning area are Martin Luther King Blvd. on the north, Chicon and Northwestern on the east, E. 7th Street on the south, and IH-35 on the west. When the Central East Austin Neighborhood Plan was adopted the Code only authorized establishing the special uses and lot reduction provision (infill options) for the entire planning area. The Blackshear / Prospect Hill Neighborhood Associations was not in support of allowing these options for their part of the neighborhood. The planning team recommended that the reduction of lot size, secondary apartment, and urban home options be applied area wide, but requested the City to amend the Code to allow the infill options to be limited to only certain areas. This was amended on July 18, 2002 to allow for the creation of sub-districts. The neighborhood planning contact team/OCEAN (Organization of Central East Austin Neighborhoods) has submitted a neighborhood plan amendment application to create sub-districts for the reduction of lot size, secondary apartment, and urban home infill special use options within the Central East Austin Neighborhood Planning boundaries. The Central East Austin Neighborhood Plan supports this request with the following excerpt from the plan:

Housing, page 11: Based on two neighborhood wide surveys and feedback throughout the planning process, the majority of stakeholders supported the Smart Growth Infill Special Uses allowing Secondary Apartments (garage apartments or granny flats), Small Lot Amnesty, and Urban Homes. However, residents and members of the Blackshear Neighborhood Association opposed allowing garage apartments in their neighborhood. The current Smart Growth Infill Ordinance gives neighborhoods the option of choosing the above residential Infill Special Uses as



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part of an adopted neighborhood plan but they must be allowed in the entire planning area. The NPT made a difficult decision to recommend the Secondary Apartment Special Use despite not having complete support. The NPT would like the City to consider revisiting the Smart Growth Infill Ordinance to allow for applying these uses to sub-areas within a neighborhood planning area.”

A neighborhood wide meeting was held November 4, 2003 to gain input from the neighborhood on the proposed amendment. The outcome of the meeting was support for this amendment to go forward.

Staff is recommending this plan amendment case.

Sub-district 2: Small-lot Amnesty

Sub-district 2