



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

**AGENDA ITEM NO.: Z-2
AGENDA DATE: Thu 01/08/2004
PAGE: 1 of 1**

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 change the Future Land Use Map from single-family residential land use designation to a multi-family residential land use designation for 2017 & 2101 E. 8th Street.

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: To be considered by Planning Commission on December 3, 2003.

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.

The properties at 2017 & 2101 E. 8th Street were approved with a single-family land use designation on the Future Land Use Map in the Central East Austin Neighborhood Plan. The property owner would like to do a multi-family project on the 2 properties. A plan amendment to change the future land use to multi-family land use designation is needed.

A neighborhood wide meeting was held November 4, 2003 to gain input from the neighborhood on the proposed amendment. The neighbors that attended the meeting were not in support of the plan amendment request. The neighborhood plan contact team/OCEAN (Organization of Central East Austin Neighborhoods) and the Blackshear/ Prospect Hill Neighborhood Association are not supporting this plan amendment request.

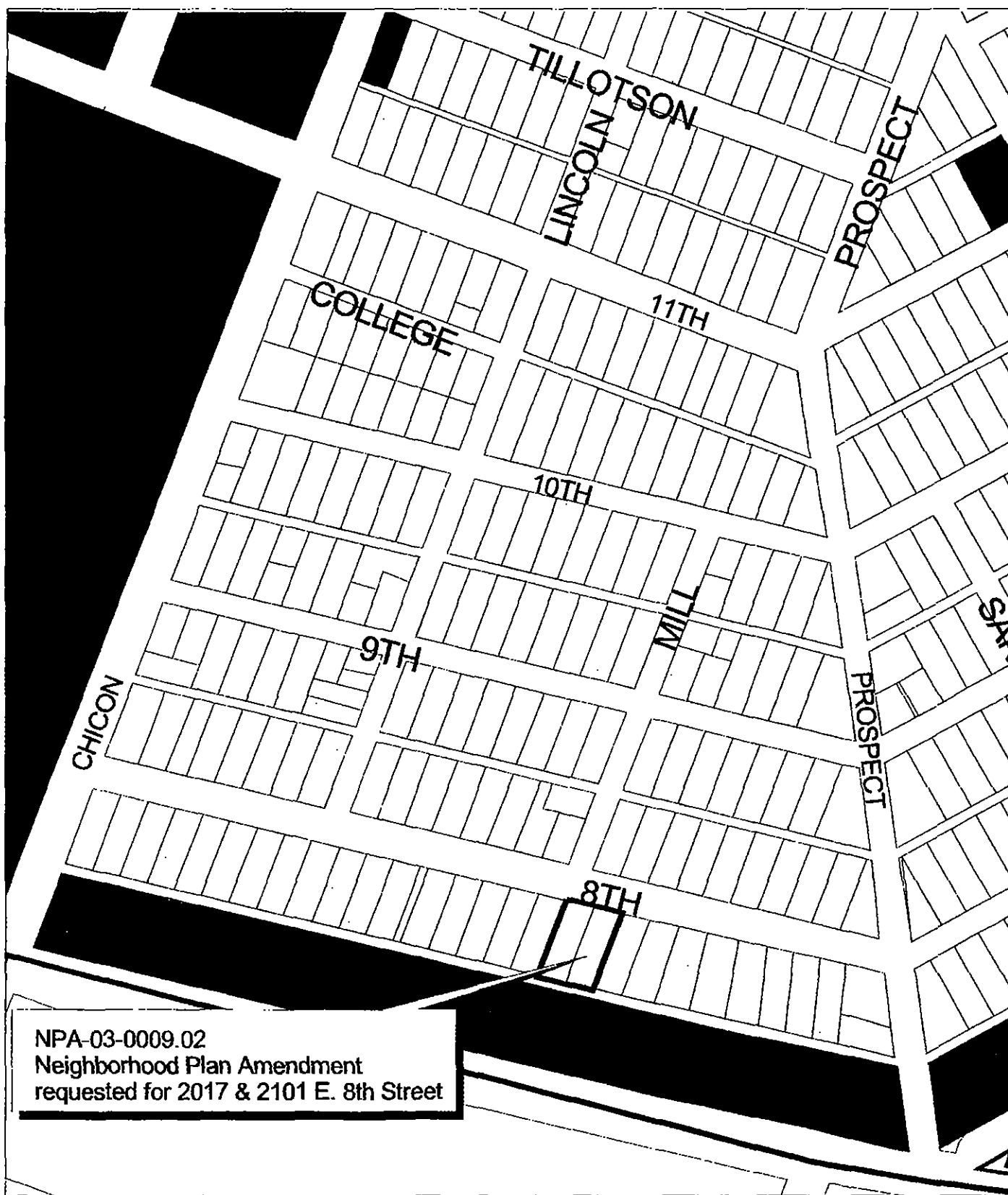
One of the Top Ten Neighborhood Priorities listed in the Central East Austin Neighborhood Plan on page 5 of the plan document (also referenced as Action 14) was to: Pursue zoning rollbacks to single-family for properties in the Blackshear/ Prospect Hill area that are currently zoned multi-family, commercial, or industrial but used as single-family or are vacant lots to preserve existing housing and encourage infill. Also Action 12, calls out to "Retain existing multi-family housing and allow new multi-family development on properties identified on the Future Land Use Map as multi-family. (see attached map - A) The subject properties are designated as a single-family land use and, therefore, require a plan amendment



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to do a multi-family project. (see attached map - B). There is a zoning case associated with this plan amendment request. Staff is not recommending this plan amendment request.



NPA-03-0009.02
Neighborhood Plan Amendment
requested for 2017 & 2101 E. 8th Street

Central East Austin Neighborhood Planning Area
Future Land Use Map - Adopted 12/13/2001



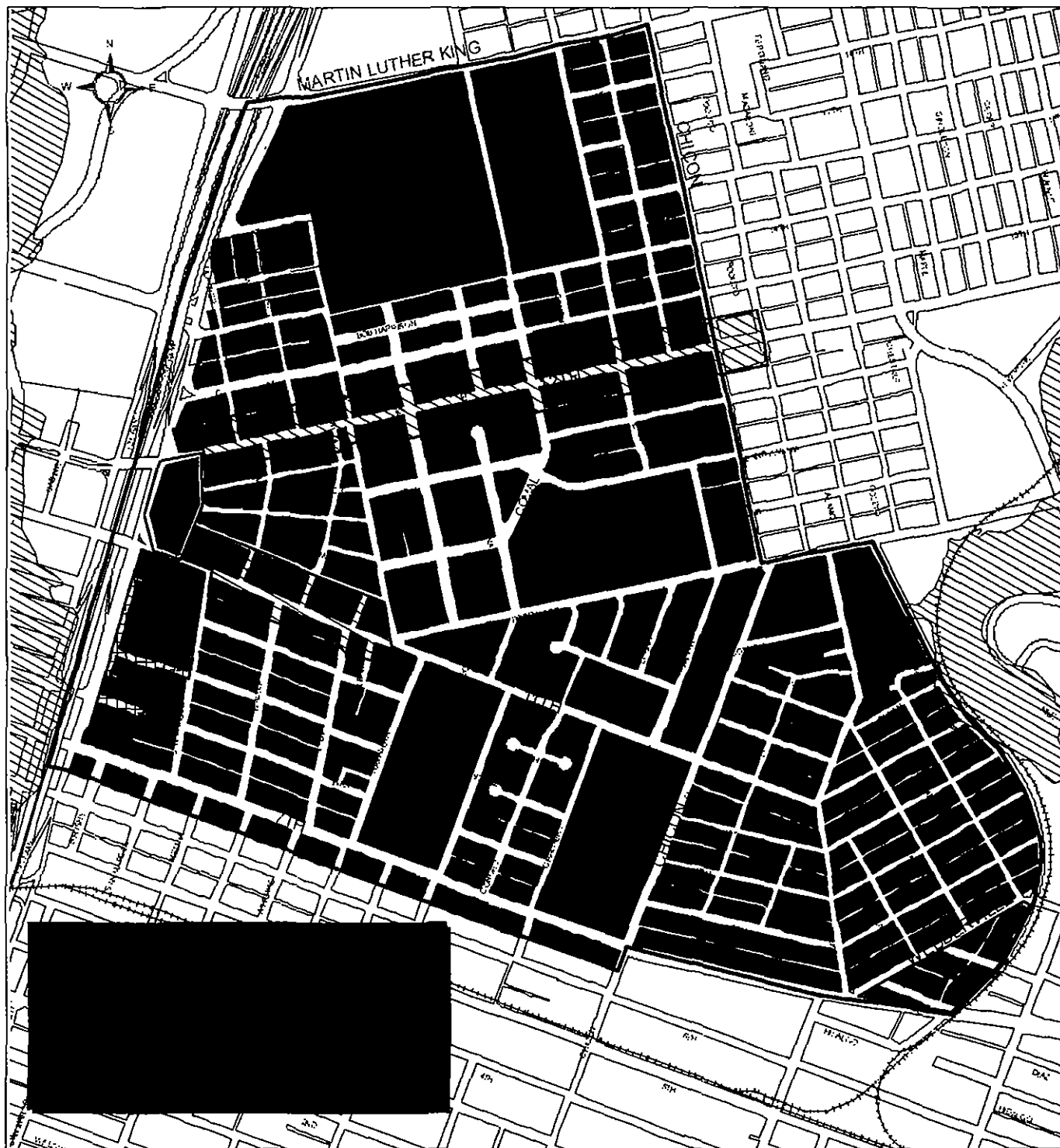
City of Austin
NPZD
December 10, 2003

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

- Single-family
- Single-family/ Townhome/ Condo
- Multi-family
- Commercial
- Mixed Use
- Office
- Industry
- Civic
- Open Space

- Neighborhood Urban Center
- CEA Boundary



Central East Austin Neighborhood Planning Area Adopted Future Land Use Map



City of Austin
Neighborhood Planning
& Zoning Department
created: February 16, 2001
last modified: November 6, 2001

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Future Land Use

- Single-family
- Single-family/ Townhome/ Condo
- Multi-family
- Commercial
- Mixed Use
- Office
- Industry
- Civic
- Open Space

- CEA Boundary
- Railroads
- Flood Plain
- Bennett Tract & 11th Street NCCD
- Future Development
- Austin Revitalization Authority (ARA) 11th & 12th Street Corridors