



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

AGENDA ITEM NO.: Z-2
AGENDA DATE: Thu 02/26/2004
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SUBJECT: Approve an ordinance amending Ordinance No. 020523-30, which adopted the North Loop Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan to change the Future Land Use Map from single-family residential to multi-family residential for property located at 505 and 507 Nelray Boulevard.

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: Kathleen Welder, 974-2856

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: Planning Commission Recommendation: To change the land use designation for 505 and 507 Nelray Boulevard from single-family to multi-family in the North Loop Planning Area Future Land Use Map as proposed.

BACKGROUND:

Council adopted the North Loop Neighborhood Plan and rezonings on May 23, 2002. The boundaries of the North Loop Neighborhood Planning area are Koenig Lane on the north, IH 35 on the east, Lamar Boulevard on the west, and 45th Street, Red River Street, and 51st Street on the south.

The tract under review is located on a residential block of the Northfield Neighborhood in the North Loop Planning Area. More specifically, the tract is on the south side of the street, one lot east of the corner of Guadalupe Blvd. and Nelray Blvd. (Note that this portion of Guadalupe Blvd. is north of 51st St. and is designated as a local street as opposed to an arterial). A single-family rental house occupies 507 Nelray Blvd. while 505 Nelray Blvd. is undeveloped, and the combined tract totals 15,987 square feet. The lots sit between two single-family zoned properties that contain duplex uses. Across the street are single-family used lots as well as a multi-family zoned lot on the corner of Nelray Blvd. and Guadalupe Blvd. that is currently used as a transitional housing facility.

The owner would like to develop the tract with a small-scale apartment building that contains ten units.

The neighborhood planning team supports the owner's proposal as well as the change in land use and submitted an application out-of-cycle on the owner's behalf. They believe that the proposal abides by their vision of North Loop-residential: "The future North Loop Neighborhood Planning Area will be mixed use and mixed income, with a particular focus on affordable housing. Older homes will be preserved but additional opportunities for housing choice, through secondary apartments, mixed use, and small scale multi-family will be added." The team reasons that the request for the two lots is modest and would generate a structure that is "small scale" just as it provides "additional opportunities for housing



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choice.”

The Neighborhood Planning staff does not support the proposed land use change. Staff does not believe that the planning team’s recommendation has been made on a suitably comprehensive basis, such that it recognizes the far-reaching effects this precedent may have. If similar requests on interior single-family lots arose in the future, staff would not have sufficient guidance from the plan to make consistent recommendations. Staff advise that a land use change such as this be approached on a more comprehensive basis.

Staff organized the required plan amendment meeting on January 21, 2004 to bring the identified stakeholders together to discuss the plan amendment application. Those stakeholders are the North Loop Neighborhood Planning Contact Team members (approximately 30), property owners within 300 feet of the subject tract, neighborhood association representatives, and the property owner. Ten persons attended, including planning team members and three neighbors within 300 feet. The advantages and disadvantages of the land use change were discussed, and although no vote was counted, nearly all of the attendants expressed their support for the proposal as presented. At the same time, they stated that they would prefer to see a zoning tool available that would accommodate small-scale multi-family projects while preventing against more major alterations, and that would regulate good, compatible design.

The Planning Commission voted 5 to 1 in favor of the land use change proposal, stating that they agreed with the reasons put forth by the planning team and other supportive neighbors who appeared at the public hearing.

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 020523-30, WHICH ADOPTED THE NORTH LOOP NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 505 AND 507 NELRAY BOULEVARD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 020523-30 adopted the North Loop Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

PART 2. Ordinance No. 020523-30 is amended to change the land use designation on the North Loop Neighborhood Plan Future Land Use Map from single-family residential to multi-family residential for property located at 505 and 507 Nelray Boulevard, as shown on the map attached as Exhibit "A" and incorporated in this ordinance.

PART 3. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

_____, 2004

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Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk