

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

Z-2

NEIGHBORHOOD PLAN: North Loop

CASE#: NPA-03-0011.01

ADDRESS: 505 & 507 Nelray Blvd.

APPLICANT: North Loop Neighborhood Planning Contact Team

OWNER: Patrick Goetz

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single-family

To: Multi-family

Base District Zoning Change

From: SF-3-NP

To: MF-3-NP

Related Zoning Case #: C14-03-0179

DEPARTMENT COMMENTS:

A meeting has been organized by NPZD on January 21, 2004 to bring the identified stakeholders together to discuss the plan amendment application, filed by the North Loop Neighborhood Planning Contact Team on behalf of the property owner (otherwise, the property owner would have had to wait to apply during the official window period during February). Those stakeholders are the North Loop Neighborhood Planning Contact Team members (approximately 30), property owners within 300' of the subject tract, neighborhood association representatives, and the property owner. The Planning Contact Team has already submitted a letter of support along with the application.

STAFF RECOMMENDATION:

The proposal has generated extensive discussion within the department, but in the end, staff recommends against the land use change.

The North Loop Planning Contact Team recommends it because they reason that it 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. Housing choice and diversity were important themes of a North Loop Planning Area vision."* The team reasons that the request for the two lots is modest and self-contained, and would generate a structure that is *"small scale"* just as it provides *"additional opportunities for housing choice."* Moreover, the Plan favors modestly encouraging density to the degree that it would better support a mixed-use, locally-owned-business environment.

Staff recognizes that the proposal has certain qualities that are compatible with the North Loop vision. However, we do not feel comfortable 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. More specifically, the staff fears that intensifying land use on these interior single-family lots could set a precedent that the department would be hard-pressed to deny if similar plan amendment requests for multi-family in the interior neighborhood arose in the future. Ultimately staff concludes that granting the request would constitute an individual tailoring of the map to suit a particular property owner and advises that a land use change such as this be approached on a more comprehensive basis.

BACKGROUND:

The North Loop Neighborhood Plan was adopted as part of the Austin Tomorrow Comprehensive Plan on May 23, 2002. Its associated NP-Combining District rezonings were adopted on that date as well. According to the plan amendment process, adopted by City Council in June 2003, the standard month for North Loop Plan Amendment proposals is February. However, in this case, the property owner presented his request to the Planning Contact team twice (per their bylaws) so that they could consider in the first meeting and vote in the second to either submit the application out-of-cycle or not. They saw sufficient merit in the application to submit the requested change to the North Loop Future Land Use Map early. Now that the application has been submitted, the City must organize its own formal meeting to ensure that all affected property owners are apprised of the request.

PLANNING COMMISSION RECOMMENDATION:

January 27, 2004-

NEIGHBORHOOD ORGANIZATIONS in North Loop Planning Area:

Northfield Neighborhood Association
Morningside/ Ridgetop Neighborhood Association
EYE-H35/ Airport Blvd. Neighborhood Association
North Loop Neighborhood Planning Contact Team

CASE HISTORIES (Zoning and/or Neighborhood Plan Amendments):

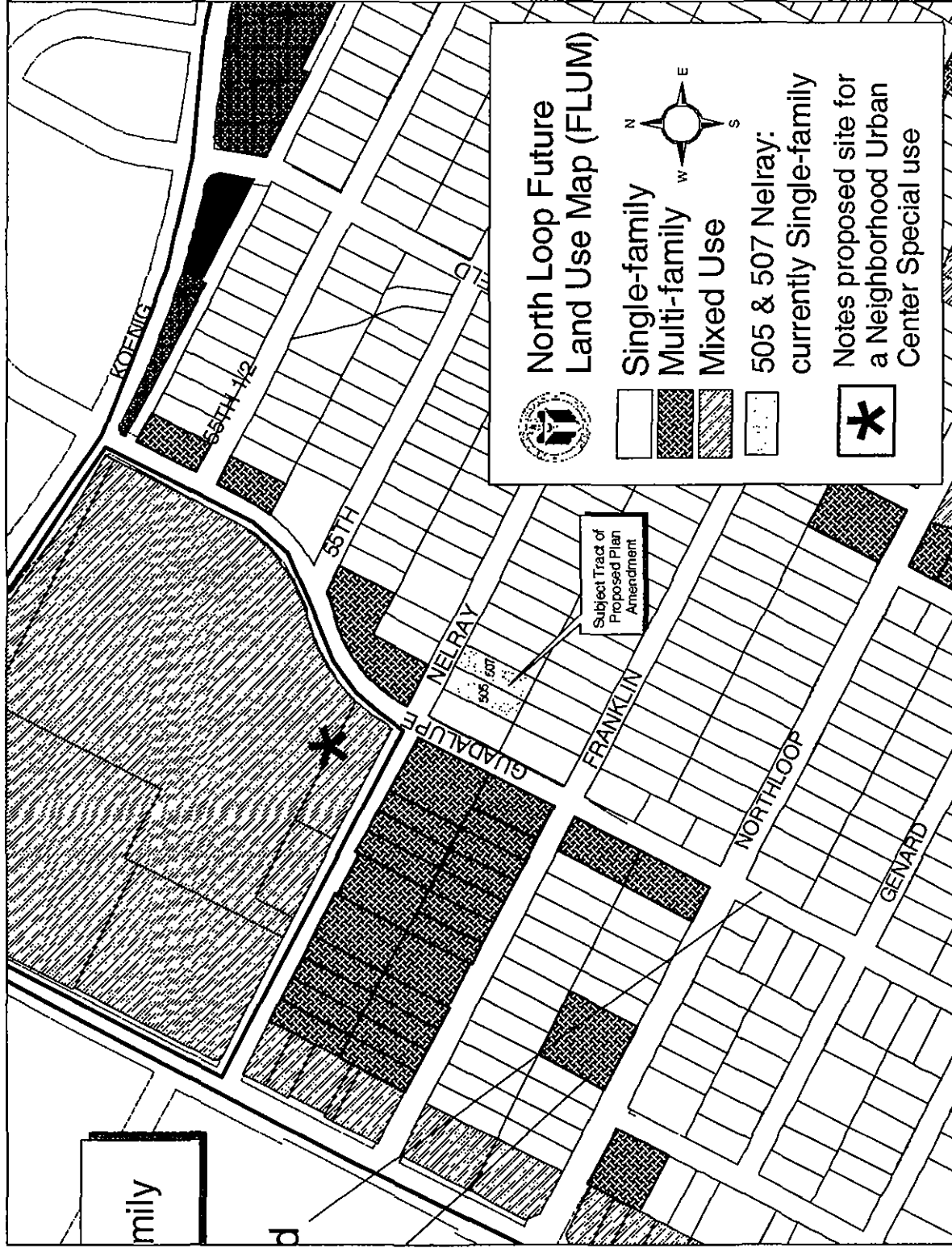
NUMBER	REQUEST	CITY COUNCIL
NP-02-0011	North Loop Neighborhood Plan	Approved 5-23-02
C14-02-0009	North Loop Neighborhood Plan Combining District Rezonings	Approved 5-23-02

CITY COUNCIL DATE:**ACTION:**

CASE MANAGER: Kathleen Welder (plan amendment)
Glenn Rhoades (zoning case)

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Plan Amendment: NPA-03-0011.01
 Location: 505 & 507 Nelray Blvd.
 Proposal: North Loop Planning Area
 PC Hearing Date: Change FLUM designation from single-family to multi-family
 January 27, 2004