

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-14  
AGENDA DATE: Thu 03/03/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-04-0149.47– Old West Austin Neighborhood Plan rezoning for 1503 Palma Plaza - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1503 Palma Plaza (Town Lake Watershed) from multi-family residence medium density - neighborhood plan (MF-3 -NP) combining district zoning to family residence - neighborhood plan (SF-3-NP) combining district zoning. Planning Commission Recommendation: To grant family residence – neighborhood plan (SF-3-NP) combining district zoning. Applicant: Harris Schell. Agent: City of Austin Neighborhood Planning and Zoning Department. Staff: Thomas Bolt, 974-2755.

**REQUESTING DEPARTMENT:** Neighborhood Planning and Zoning

**DIRECTOR'S AUTHORIZATION:** Greg Guernsey

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0149.47

**P.C. DATE:** January 25, 2005

**CITY COUNCIL:** March 3, 2005

**ADDRESS:** 1503 Palma Plaza

**OWNER/APPLICANT:** Harris Schell

**AGENT:** City of Austin, NPZD

**ZONING FROM:** MF-3-NP

**TO:** SF-3-NP

**AREA:** N/A

**SUMMARY STAFF RECOMMENDATION:** Approve the rezoning from multi-family residence district, neighborhood plan combining area (MF-3-NP) to family residence, neighborhood plan combining district (SF-3-NP)

**PLANNING COMMISSION RECOMMENDATION:**

TO APPROVE SF-3-NP BY CONSENT: VOTE: 8-0 (JMC-1<sup>st</sup>, CG-2<sup>nd</sup>)

**DEPARTMENT COMMENTS:**

The Old West Austin Neighborhood Plan approved by the City of Austin City Council on 06/29/2000 included a recommendation and action item to allow and support the down-zoning of all properties used for a single family use from Multi-family zoning districts to Single-Family district. The adopted plan provided that the property owners should initiate these rezoning. The Old West Austin Neighborhood Association canvassed the Neighborhood Plan Area resulting in several requests by property owners to down zone their individual properties.

The Old West Austin Neighborhood Planning Area adopted in 2000 is bounded by Mopac to the west, Enfield Rd. to the north, Lamar Blvd to the east, and Town Lake to the south. The original rezoning associated with the plan was adopted under Ordinance # 020926 in September 2002.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	MF-3-NP	Single family residence
North	MF-3-NP	Single family residence
South	MF-3-NP	Apartments
East	MF-3-NP	Single family residences
West	MF-3-NP	Single family residences

**PLAN AREA:** Old West Austin Neighborhood Plan

**TIA:** N/A

**WATERSHED:** Town Lake

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

# 018 Old West Austin Neighborhood Association

# 173 Old Enfield Homeowners Association

# 511 Austin Neighborhoods Council  
# 998 West End Alliance

**SCHOOLS:**

Mathews Elementary  
O'Henry Middle School  
Austin High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-04-0149 – C14-04-0149.47	MF 3-NP & MF-4-NP to SF-3-NP	PENDING	PENDING

**RELATED CASES:** N/A

**ABUTTING STREETS:**

Rights-of-way on which the various properties are located are classified either as a local or collector.

**CITY COUNCIL DATE:** March 3, 2005

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Thomas Bolt  
[Thomas.bolt@ci.austin.tx.us](mailto:Thomas.bolt@ci.austin.tx.us)

**PHONE:** 512-974-2755



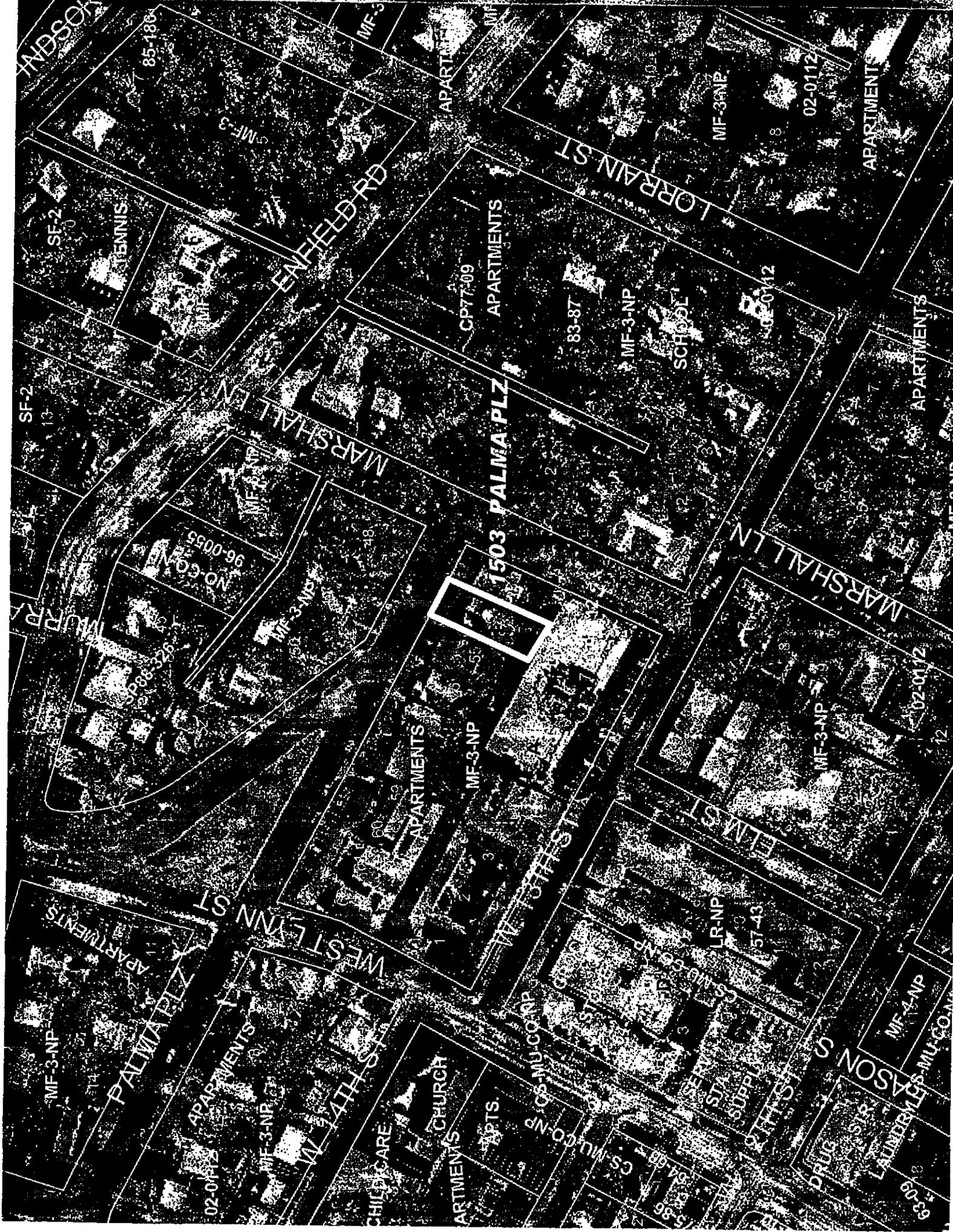
  
 SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: T. BOLT

**ZONING**

**CASE #: C14-04-0149.47**  
**ADDRESS: 1503 PALMA PLZ**  
**SUBJECT AREA (acres): N/A**

**DATE: 05-02**  
**INTLS: SM**

**CITY GRID REFERENCE NUMBER**  
**H23**



MARSHALL LN

1503 PALMA PLZ

LORRAN ST

WEST LYNN ST

PALMA AIRE PLZ

MARSHALL LN

MF-3-NP

MF-3-NP

MF-3-NP

MF-3-NP

MF-3-NP

02-0112

APARTMENTS

APARTMENTS

MF-3-NP

02-0112

MF-3-NP

12

APARTMENTS

APARTMENTS

APARTMENTS

APARTMENTS

SCHOOL

MF-4-NP

MU-CO-NP

LAUNDRY

63-09

SF-2

13

SF-2

TENNIS

85-180

MF-3

MF-3

APARTMENTS

CP77-09

83-87

02-0112

NO-GON

96-0055

MF-3-NP

18

59

3

5

CS-MU-CO-NP

CS-MU-CO-NP

CS-MU-CO-NP

LR-NP

CS-MU-CO-NP

CS-MU-CO-NP

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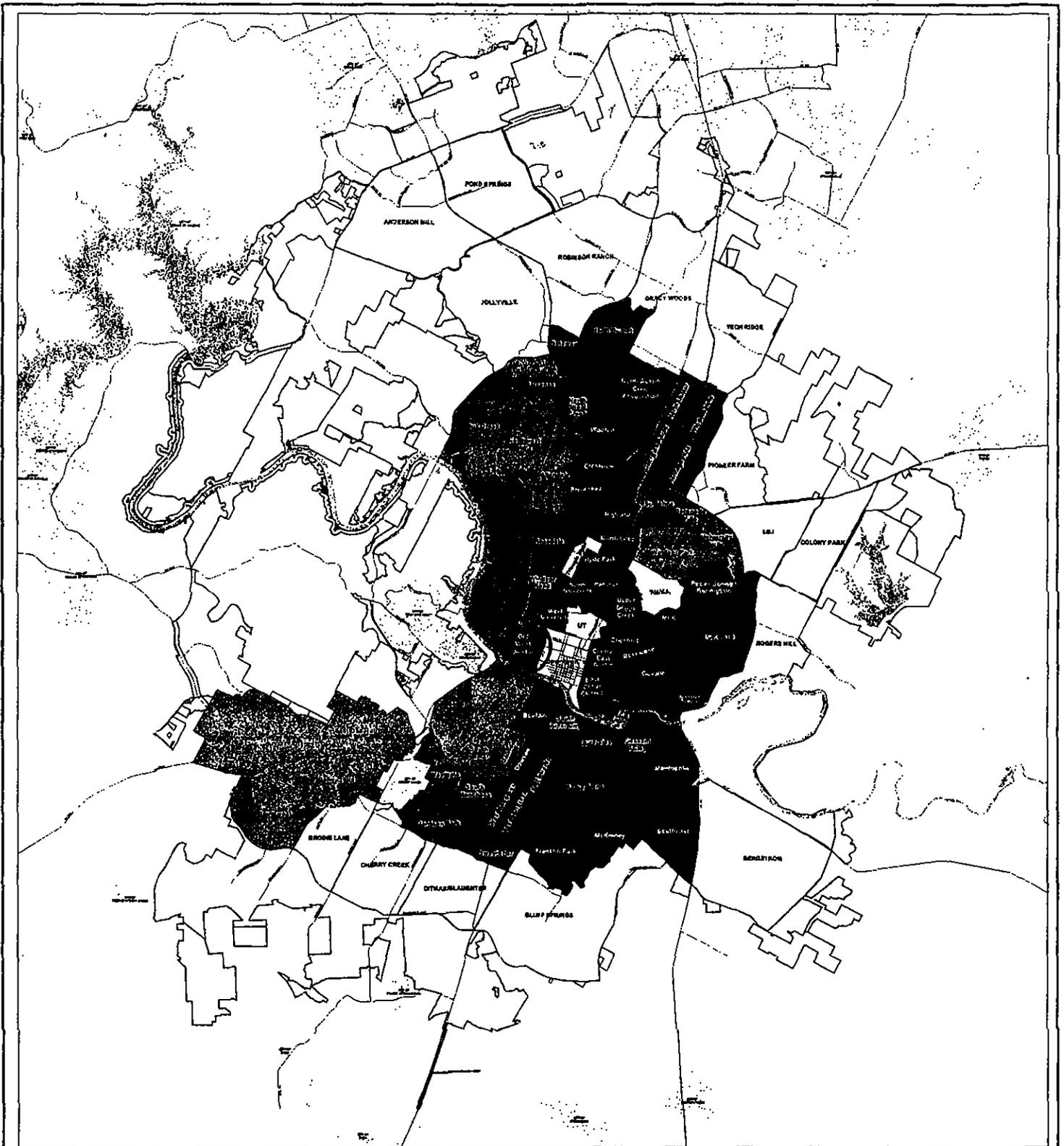
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W. JEFF ST





# City of Austin Neighborhood Planning Areas

- APPROVED WITH ZONING
- PLAN IN PROGRESS
- 2005-2006 NEIGHBORHOOD PLANNING AREAS
- 2006-2007 NEIGHBORHOOD PLANNING AREAS
- 2007-2008 NEIGHBORHOOD PLANNING AREAS
- NOT CURRENTLY SCHEDULED
- NON-NEIGHBORHOOD PLANNING AREA



Produced by City of Austin  
Neighborhood Planning & Zoning Department  
November 18, 2004

  
 This map has been produced by the City of Austin for the sole  
 purpose of aiding regional planning and is not warranted for any  
 other use. No warranty is made regarding its accuracy or completeness.  
MapData\MapData\planmap\mapdata\planmap.apr

Other Cities

## **STAFF RECOMMENDATION**

Approve the rezoning from multi-family residence, neighborhood plan combining area (MF-3-NP) to family residence, neighborhood plan combining district (SF-3-NP)

## **BACKGROUND**

The Old West Austin Neighborhood Plan approved by the City of Austin City Council on included a recommendation and action item to allow and support the down-zoning of all single family use properties from Multi-family zoning districts to Single-Family district.

The plan provided that the property owners should initiate these rezoning. The Old West Austin Neighborhood Association canvassed the Neighborhood Plan Area resulting in several requests by property owners to down zone their individual properties.

The Old West Austin Neighborhood Plan states under Goal 2(Protect the character of the Neighborhood) Objective 2.2 (Protect current pattern of single-family uses in neighborhood, Action Item 6:

*If requested by the property owner, allow voluntary zoning rollback on multi-family zoning (on land that currently has single-family uses), by providing a no-cost zoning rollback. The neighborhood has approximately 340 parcels in single-family use with multi-family zoning. This zoning presents a threat to continued single-family uses,*

## **BASIS FOR RECOMMENDATION**

The proposed zoning should be consistent with the purpose statement of the district sought:

This property although zoned multi-family is currently developed and uses as a single-family district use.

Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties

The Old West Austin Homeowners Association for the purpose of seeking support and involvement in the proposed down zoning canvassed the neighborhood. Many property owners within the plan area having a similar situations and are seeking the same SF-3-NP zoning district for their properties

The proposed zoning should be consistent with the goals and objectives of the City Council.

The Old West Austin Neighborhood Plan, approved in 2000 had a specific goal and action item addressing consistency with current use and zoning. This request along with many others within the planning area has similar circumstances. The proposed downzoning is consistent with the Neighborhood Plan Goal #2, Objective 2.2., Action Item 6.

The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission

The City of Austin City Council approved the Old West Austin Neighborhood Plan in which goals and action items addressed support for this request.

Zoning should be consistent with approved and existing residential densities.

The current use of this property is consistent with those permitted in the SF-3-NP district. SF-3-NP district along with the Small Lot Amnesty provision within the plan will allow for secondary units on lots having SF-3-NP zoning.

Rezoning should not contribute to the over zoning of the area.

The proposed zoning seeks to maintain the current mix of both single family, single family with secondary units, and multi-family uses within the Old West Austin Neighborhood Plan area.

Zoning changes should promote a balance of intensities and densities.

The proposed zoning request will contribute to the ability to support a mix of residential uses within the Neighborhood Plan Area.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is generally flat and currently developed with a family residential district use.

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1503 PALMA PLAZA IN THE OLD WEST AUSTIN  
3 NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM  
4 DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO  
5 FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING  
6 DISTRICT.

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9  
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from multifamily residence medium density-neighborhood plan  
12 (MF-3-NP) combining district to family residence-neighborhood plan (SF-3-NP)  
13 combining district on the property described in Zoning Case No. C14-04-0149.47, on file  
14 at the Neighborhood Planning and Zoning Department, as follows:

15  
16 Lot 54, Division Z, Outlot 7, Enfield B Subdivision, Original City of Austin, as  
17 more particularly described in Document No. 2002218012, Official Property  
18 Records of Travis County, Texas, (the "Property")

19  
20 locally known as 1503 Palma Plaza in the Old West Austin neighborhood plan area, and  
21 generally identified in the map attached as Exhibit "A".

22  
23 **PART 2.** Except as otherwise provided in this ordinance, the Property is subject to  
24 Ordinance No 020926-26 that re-established the Old West Austin neighborhood plan  
25 combining district.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.

2  
3  
4 **PASSED AND APPROVED**

5  
6  
7  
8 \_\_\_\_\_, 2005

§  
§  
§

9 **Wall Wynn**  
10 **Mayor**

11  
12  
13 **APPROVED:**

**ATTEST:**

14 **David Allan Smith**  
15 **City Attorney**

**Shirley A. Brown**  
**City Clerk**

**DRAFT**



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: T. BOLT

**ZONING**  
 CASE #: C14-04-0149.47  
 ADDRESS: 1503 PALMA PLZ  
 SUBJECT AREA (acres): N/A

DATE: 05-02  
 INTLS: SM

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