Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-7
AGENDA DATE: Thu 03/24/2005
PAGE: 1 of 1

SUBJECT: C14-04-0149.27 – Old West Austin Neighborhood Plan rezoning for 1210 Baylor St. - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1210 Baylor St. (Shoal Creek Lake Watershed) from multi-family residence moderate-high density-neighborhood plan (MF-4-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: Zan Ray. 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

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RCA Serial#: 8273 Date: 03/24/05 Original: Yes
Disposition:

Published:
Adjusted version published:

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0149.27

P.C. DATE: January 25, 2005
CITY COUNCIL: March 24, 2005

ADDRESS: 1210 Baylor St

OWNER/APPLICANT: Zan Ray

AGENT: City of Austin, NPZD
Thomas Bolt

ZONING FROM: MF-4-NP **TO:** SF-3-NP **AREA:** N/A

SUMMARY STAFF RECOMMENDATION: Approve the rezoning from multi-family residence district, neighborhood plan combining area (MF-4-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-1st, CG-2nd)

ISSUES: N/A

DEPARTMENT COMMENTS:

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.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-4-NP	Single family residence
North	MF-4-NP	Single family residence
South	MF-4-NP	Single family residences
East	GO-NP	Professional Offices
West	SF-3-NP & MF-3-NP	Single family residence & Apartments

PLAN AREA: Old West Austin Neighborhood Plan **TIA:** N/A

WATERSHED: Shoal Creek **DESIRED DEVELOPMENT ZONE:** No

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
Austin High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
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 24, 2005 **ACTION:**

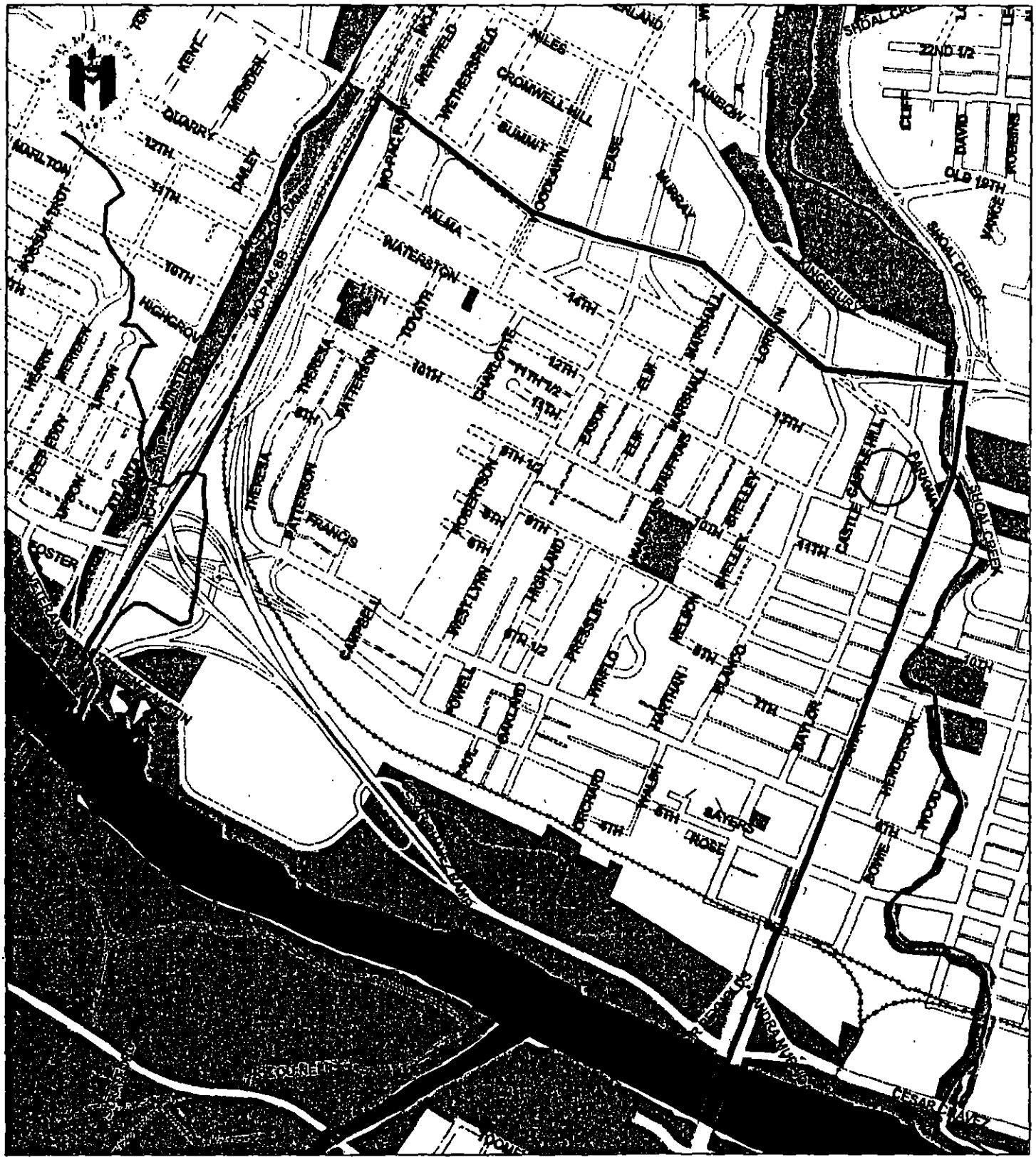
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Thomas Bolt **PHONE:** 512-974-2755
Thomas.bolt@ci.austin.tx.us


P
PEASE PARK
SHOAL CREEK
LAMAR BOULEVARD
OFFICE
GO
SF-3
SF-2
MF-3
MF-3-NP
SF-3-NP
MF-2-NP
MF-4-NP
GO-NP
LO
LO-H
CS
CS-1-NP
SF-3
HOUSE PARK
GO-MU-H-CO
UNZ
UNZ-H
DMU
WEST 15th STREET
WEST 17th STREET
WEST 19th STREET
WEST 20th STREET
WEST 22nd STREET
WEST 24th STREET
WEST 25th STREET
WEST 26th STREET
WEST 27th STREET
WEST 28th STREET
WEST 29th STREET
WEST 30th STREET
RIO GRANDE STREET
WEST AVENUE
RAINEY STREET
RAMP ROW
BAYLOR STREET
ZIRKLE AVENUE
LORRAIN STREET
MARSHALL LANE
WINDSOR ROAD
ENDICOTT STREET
SHIELD ROAD
VANCE CIRCLE
ZAN CARROL STREET
SHOAL CREEK BOULEVARD
15th STREET PARK
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: T. BOLT
1" = 400'
ZONING
CASE #: C14-04-0149.27
ADDRESS: 1210 BAYLOR ST
SUBJECT AREA (acres): 0.137
DATE: 05-03
INTLS: SM
CITY GRID REFERENCE NUMBER
H23

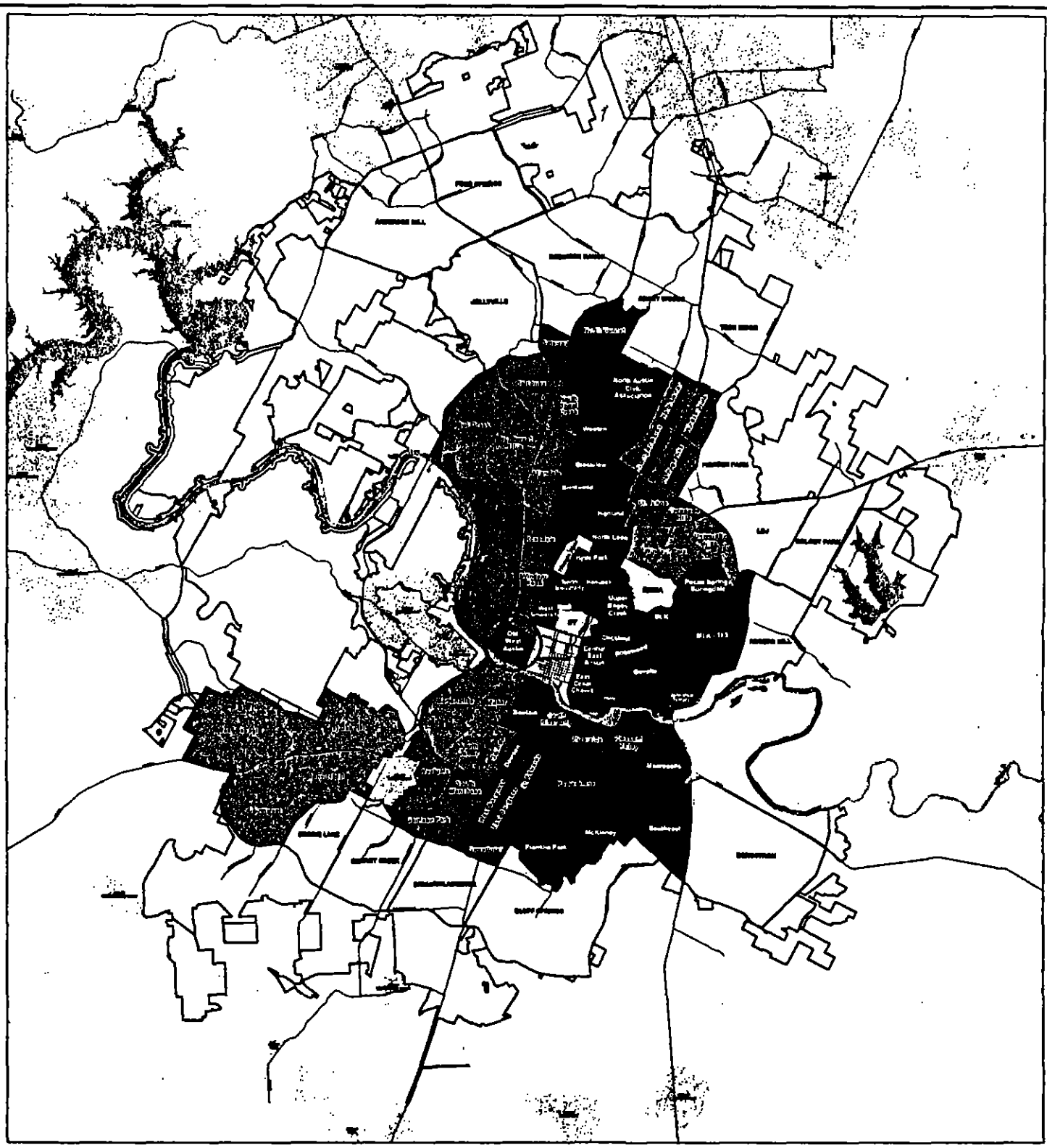
210 BAYLOR ST
SHOAL CREEK BLVD
N LAMAR BLVD
W 12TH ST
W 11TH ST
BAY ORS ST
CASTLE HILL ST
WINDSOR RD
ENFIELD RD
HOUSE PARK
MF-4-NP
GO-NP
SF-3-NP
MF-3-NP
CS-MU-CO-NP
LO-NP
APTS
APARTMENTS



Old West Austin Neighborhood Planning Area

Parks

0.5 0 0.5 Miles



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
- Other Cities

N

STAFF RECOMMENDATION

Approve the rezoning from multi-family residence, neighborhood plan combining area (MF-4-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. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1210 BAYLOR STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district on the property described in Zoning Case No. C14-04-0149.27, on file at the Neighborhood Planning and Zoning Department, as follows:

> Lot 54, Enfield A, an addition out of Outlots 6, 7, and 8, Division Z, a subdivision in the Original City of Austin, according to the map or plat of record in Book 3, Page 44, Plat Records of Travis County, and being more particularly described in Document No. 2004063731, Official Public Records of Travis County, Texas (the "Property"),

locally known as 1210 Baylor Street in the Old West Austin neighborhood plan area, and generally identified in the map attached as Exhibit "A".

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

PART 3. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

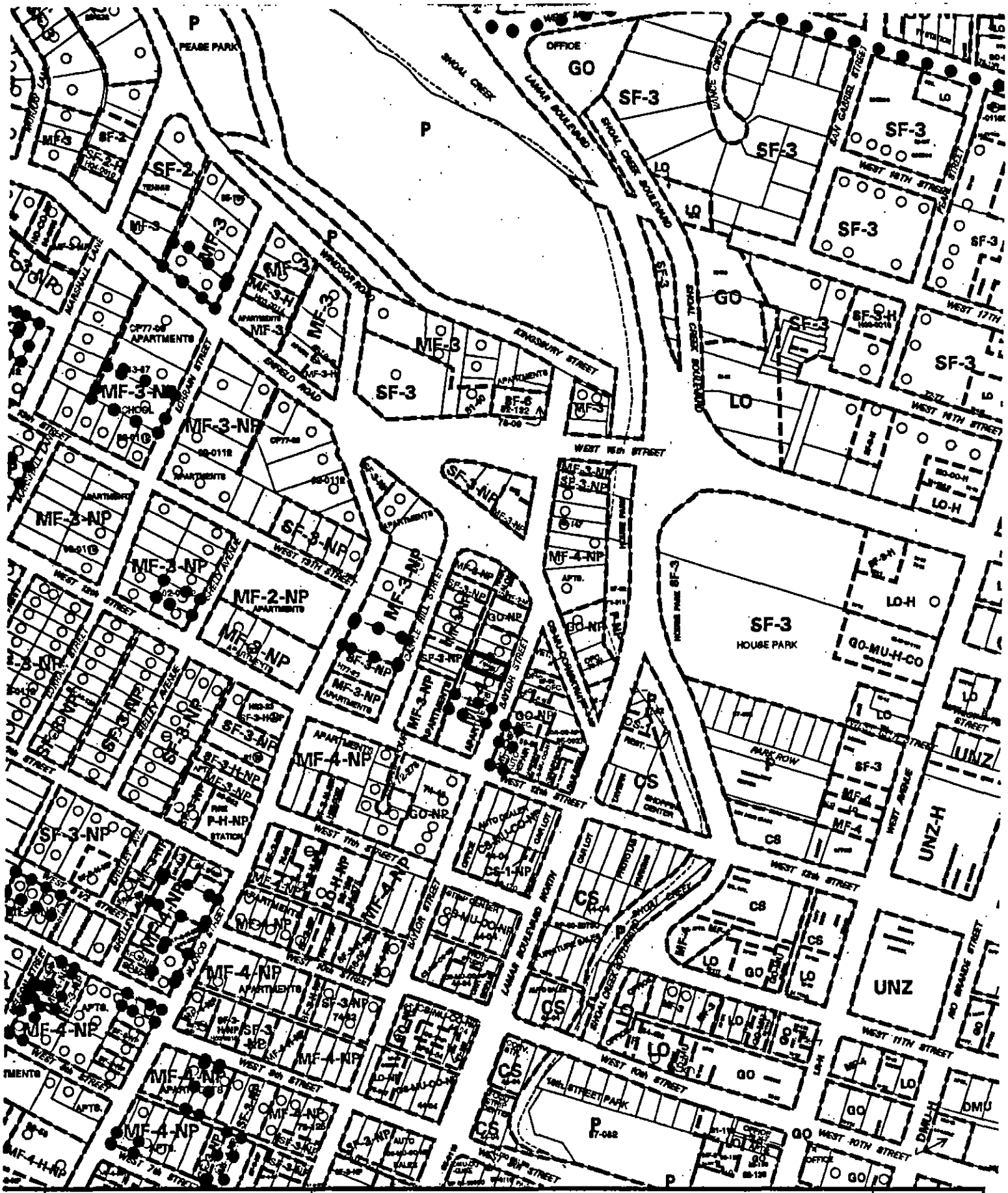
§
§
_____, 2005 §

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith
City Attorney

Shirley A. Brown
City Clerk

draft



N	SUBJECT TRACT	ZONING EXHIBIT A	CITY GRID REFERENCE NUMBER
	PENDING CASE	CASE #: C14-04-0149.27	
	ZONING BOUNDARY	ADDRESS: 1210 BAYLOR ST — DATE: 05-03	H23
= 400'	CASE MGR: T. BOLT	SUBJECT AREA (acres): 0.137 — INTLS: SM	