

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



**AGENDA ITEM NO.: Z-14  
AGENDA DATE: Thu 04/28/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-04-0149.46 – Old West Austin Neighborhood Plan rezoning to 701 Blanco Street. - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 701 Blanco Street (Town 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: Blanche Santos. Agent: City of Austin Neighborhood Planning and Zoning Department. Staff: Thomas Bolt, 974-2755.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0149.46

**P.C. DATE:** January 25, 2005  
**CITY COUNCIL:** April 28, 2005

**ADDRESS:** 701 Blanco St

**OWNER/APPLICANT:** Blanche Santos

**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:**

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

**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:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MF-4-NP	Single family residence
<i>North</i>	MF-4-NP	Single family residence
<i>South</i>	MF-4-NP	Single family residences
<i>East</i>	MF-4-NP	Single family residences
<i>West</i>	MF-4-NP	Apartments

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

**TIA:** N/A

**WATERSHED:** Town Lake

**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:** April 28, 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



 1" = 400'	SUBJECT TRACT		ZONING CASE #: C14-04-0149.46 ADDRESS: 701 BLANCO ST SUBJECT AREA (acres): N/A	DATE: 04-12 INTLS: SM	CITY GRID REFERENCE NUMBER H23
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: T. BOLT				

## **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.**

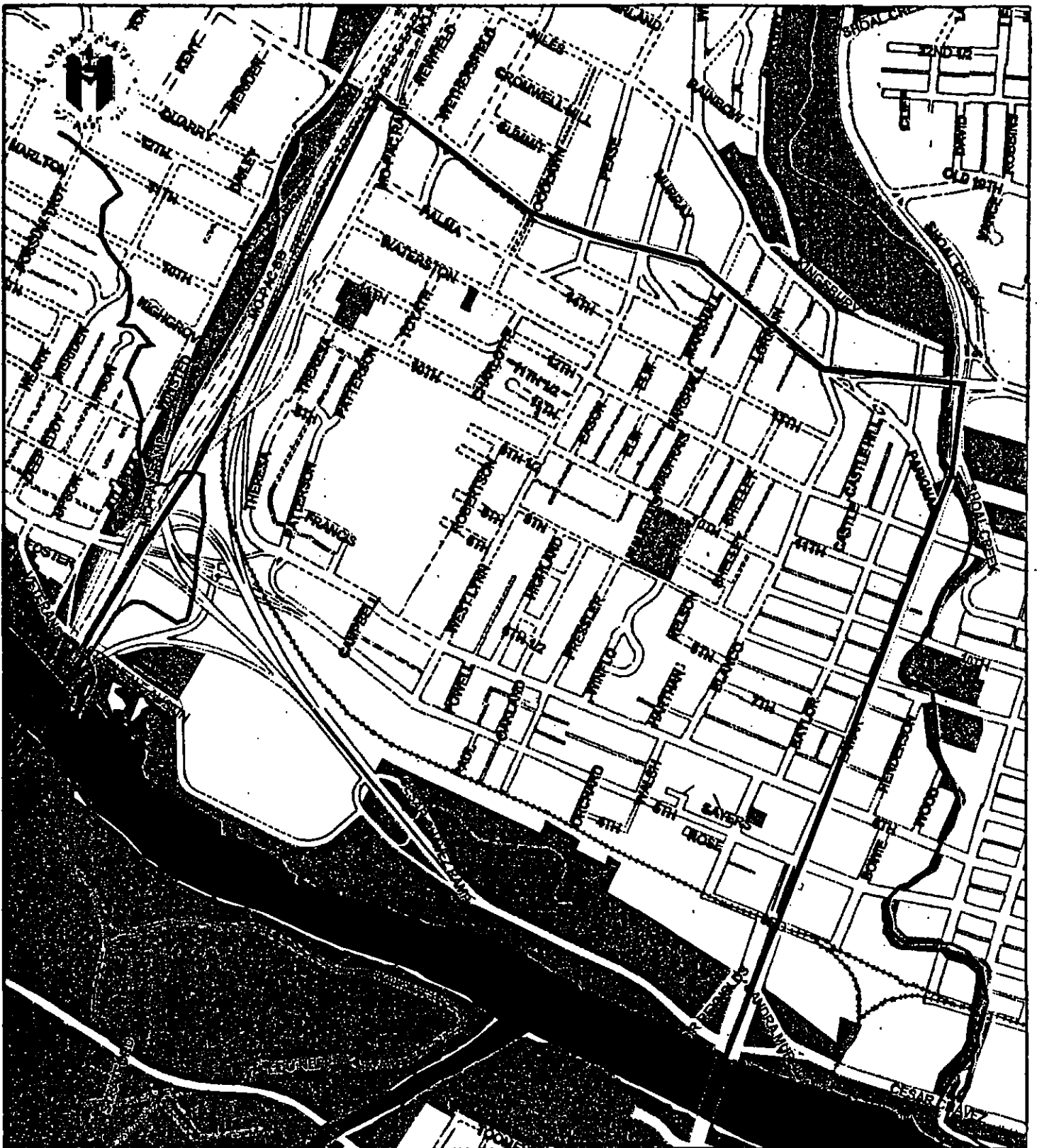
**Zoning changes should promote a balance of intensities and densities.**

**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**

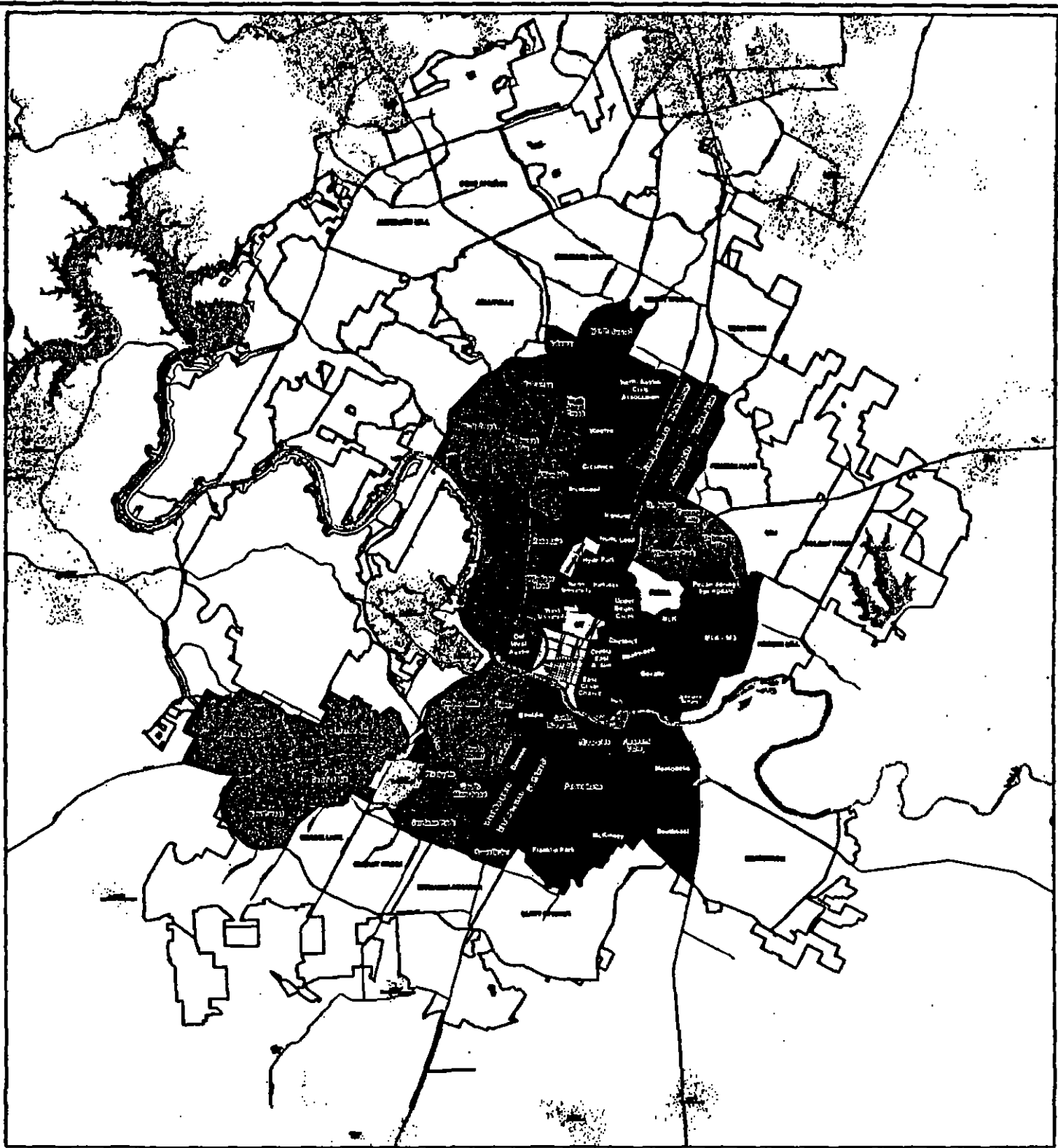
**The site is generally flat and currently developed with a family residential district use.**



# Old West Austin Neighborhood Planning Area

 Parks





# 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

This map has been prepared by the City of Austin for the sole purpose of public information and is not intended for any other use. We warrant no liability regarding its accuracy or interpretation.

[www.austintexas.gov/neighborhoodplanning](http://www.austintexas.gov/neighborhoodplanning)



**44 Rezoning:** C14-04-0149.44 - OWANA 900 WEST LYNN & 1602 W 9TH ST  
**Location:** 900 WEST LYNN ST & 1602 W 9TH ST, TOWN LAKE Watershed, Old West Austin NPA  
**Owner/Applicant:** Jay Irick  
**Agent:** COA  
**Request:** Rezone from MF-3 - NP to SF-3-NP  
**Staff Rec.:** RECOMMENDED  
**Staff:** Rezoning, 974-2755, Thomas.Bolt@ci.austin.tx.us  
Neighborhood Planning & Zoning

**MOTION: APPROVE BY CONSENT**

**VOTE: 8-0 (JMC-1<sup>st</sup>, CG-2<sup>nd</sup>)**

**45 Rezoning:** C14-04-0149.45 - OWANA 1619 W 14TH  
**Location:** 1619 W 14TH ST, TOWN LAKE Watershed, Old West Austin NPA  
**Owner/Applicant:** Jean Stevens  
**Agent:** COA  
**Request:** Rezone from MF-3 - NP to SF-3-NP  
**Staff Rec.:** RECOMMENDED  
**Staff:** Rezoning, 974-2755, Thomas.Bolt@ci.austin.tx.us  
Neighborhood Planning & Zoning

**MOTION: APPROVE BY CONSENT**

**VOTE: 8-0 (JMC-1<sup>st</sup>, CG-2<sup>nd</sup>)**

**46 Rezoning:** C14-04-0149.46 - OWANA 701 BLANCO  
**Location:** 701 BLANCO ST, TOWN LAKE Watershed, Old West Austin NPA  
**Owner/Applicant:** Blanche Santos  
**Agent:** COA  
**Request:** Rezone from MF-4-NP to SF- 3-NP  
**Staff Rec.:** RECOMMENDED  
**Staff:** Rezoning, 974-2755, Thomas.Bolt@ci.austin.tx.us  
Neighborhood Planning & Zoning

**MOTION: APPROVE BY CONSENT**

**VOTE: 8-0 (JMC-1<sup>st</sup>, CG-2<sup>nd</sup>)**

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 701 BLANCO 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 25-24.91 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. C-14-04-0149.46, on file at the Neighborhood Planning and Zoning Department as follows:

The south 40 feet of Lots 13 and 14, Block A, Outlot 2, Division Z, Raymond Subdivision, Original City of Austin, as more particularly described in a Warranty Deed of record in Volume 12077, Page 144, Real Property Records of Travis County, Texas, (the "Property")

locally known as 701 Blanco 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 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

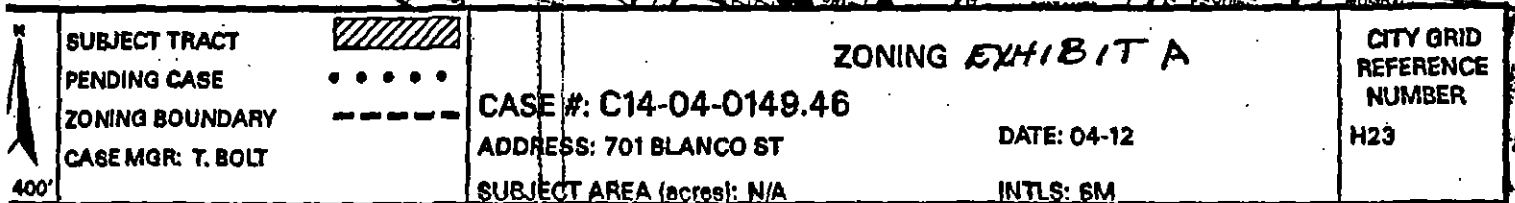
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

David Allan Smith  
City Attorney

Shirley A. Brown  
City Clerk





## RETURN THIS SIGN OFF SHEET AFTER REVIEWING DOCUMENTS

**TO:** Tom Bolt  
Neighborhood Planning and Zoning Dept.

**FAX #4-6054**  
**TOTAL PAGES:**

**FROM:** Diana Minter, Paralegal, 974-2341  
Law Dept.; FAX 974-6490

**DATE:** April 20, 2005

**SUBJECT:** Zoning File No. C14-04-0149 . 46

**\*\*\*SEE COMMENTS BELOW**

### PLEASE REVIEW THE FOLLOWING DOCUMENTS.

If revisions are necessary, let me know as soon as possible and send written revisions. If acceptable, sign and return this sheet. Zoning cases should NOT be put on Council agenda until you have all documents necessary and this sheet has been returned to me.

1. ORDINANCE DRAFT.
2. ORIGINAL RESTRICTIVE COVENANT (TERMINATION OR AMENDMENT).
3. ORIGINAL STREET DEED

If the document (#2 or #3) is acceptable, have the original executed by the owner of the property and notarized. When signed and acknowledged return it to me along with a check for recording fees payable to appropriate county clerk.

**NOTE: ONLY THE CURRENT OWNER OF THE SUBJECT PROPERTY HAS AUTHORITY TO SIGN THESE DOCUMENTS.**

Ordinance:	<input type="checkbox"/> acceptable	<input type="checkbox"/> unacceptable
Restrictive Covenant	<input type="checkbox"/> acceptable	<input type="checkbox"/> unacceptable; Recording fees:\$
Termination/Amendment)		
Street Deed	<input type="checkbox"/> acceptable	<input type="checkbox"/> unacceptable; Recording fees: \$
Legal description	<input type="checkbox"/> not accurate. (Attach/provide correct description)	
Conditions	<input type="checkbox"/> Revise as follows: Include in Comments below.	

### COMMENTS:

Thanks

Planner signature \_\_\_\_\_

Date \_\_\_\_\_

Thanks. DWM  
Attachments

Rev. 1/05