



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

**AGENDA ITEM NO.: Z-2
AGENDA DATE: Thu 02/12/2004
PAGE: 1 of 1**

SUBJECT: Conduct a public hearing and approve an ordinance to amend the Central East Austin Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, to change the Future Land Use Map from single-family residential land use designation to a multi-family residential land use designation for 2017 & 2101 E. 8th Street.

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: Lisa Kocich, 974-3509

PRIOR COUNCIL ACTION: December 13, 2001 - City Council adopted the Central East Austin Neighborhood Plan.

BOARD AND COMMISSION ACTION: Planning Commission Recommendation: To deny the plan amendment request. Vote: 5-0. (NS-1st, MC-2nd, MA & DS-absent, LO-on leave).

BACKGROUND:

City Council adopted the Central East Austin Neighborhood and rezonings on December 13, 2001. The boundaries of the Central East Austin Neighborhood Planning area are Martin Luther King Blvd. on the north, Chicon and Northwestern on the east, E. 7th Street on the south, and IH-35 on the west.

The properties at 2017 & 2101 E. 8th Street were approved with a single-family land use designation on the Future Land Use Map in the Central East Austin Neighborhood Plan. The property owner would like to do a multi-family project on the 2 properties. A plan amendment to change the future land use to multi-family land use designation is needed.

A neighborhood wide meeting was held November 4, 2003 to gain input from the neighborhood on the proposed amendment. The neighbors that attended the meeting were not in support of the plan amendment request. The neighborhood plan contact team/OCEAN (Organization of Central East Austin Neighborhoods) and the Blackshear/ Prospect Hill Neighborhood Association are not supporting this plan amendment request.

One of the Top Ten Neighborhood Priorities listed in the Central East Austin Neighborhood Plan on page 5 of the plan document (also referenced as Action 14) was to: Pursue zoning rollbacks to single-family for properties in the Blackshear/ Prospect Hill area that are currently zoned multi-family, commercial, or industrial but used as single-family or are vacant lots to preserve existing housing and encourage infill. Also Action 12, calls out to "Retain existing multi-family housing and allow new multi-family development on properties identified on the Future Land Use Map as multi-family. (see attached map - A) The subject properties are designated as a single-family land use and, therefore, require a plan amendment



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to do a multi-family project. (see attached map – B). There is a zoning case associated with this plan amendment request. Staff is not recommending this plan amendment request.

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 011213-41, WHICH ADOPTED THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 2017 AND 2101 EAST 8TH STREET.

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

PART 1. Ordinance No. 011213-41 adopted the Central East Austin Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

PART 2. Ordinance No. 011213-41 is amended to change the land use designation on the Central East Austin Neighborhood Plan Future Land Use Map from single-family residential to multi-family residential for property located at 2017 and 2101 East 8th Street, 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

§
§
§

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Central East Austin

CASE#: NPA-03-0009.02

ADDRESS: 2017 & 2101 E. 8th Street

OWNER/APPLICANT: Louree Atkins

AGENT: Bernice B. Butler

TYPE OF AMENDMENT:

Change in Future Land Use Designation:

From: Single Family Residential

To: Multi-family Residential

Zoning Change:

From: SF-3-NP

To: MF-4-NP

Related Zoning Case #: C14-03-0096

DEPARTMENT COMMENTS/BACKGROUND INFORMATION:

The Central East Austin Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on December 13, 2001. The boundaries of the planning area are: Martin Luther King Jr. Blvd. on the north, Chicon and Northwestern on the east, E. 7th Street on the south and IH-35 on the west. The properties located at 2017 & 2101 E. 8th Street were approved as a single family land use designation on the Future Land Use Map in the Central East Austin Neighborhood Plan. The current use on the properties is determined to be a Two Family Residential use on each lot. The properties were down zoned from MF-3 to SF-3-NP as part of the rezonings associated with the neighborhood planning process.

The property owner would like to do a multi-family project on the two lots. A plan amendment to change the future land use to multi-family land use designation is required. There is an associated zoning application filed as well, C14-03-0096. Staff is not recommending the zoning request.

After an application was submitted by the property owner, a neighborhood area wide meeting was held on November 4, 2003 to provide an opportunity for the property owner to present her amendment request and plans for the property to the neighborhood.

WATERSHED: Town Lake

STAFF RECOMMENDATION:

Staff is not recommending this plan amendment request for a change to the future land use map.

BASIS FOR RECOMMENDATION

1. Action 12 calls out to "Retain existing multi-family housing and allow new multi-family development on properties identified on the Future Land Use Map as multi-family (orange color, please see attached map A). Ms. Atkins properties are designated as single-family land use and therefore require a plan amendment to do a multi-family project (see attached map B).
2. Rezoning should be consistent with adopted neighborhood plans. One of the Top Ten Neighborhood Properties listed in the Central East Austin Neighborhood Plan (Page 5) was to: Pursue zoning rollbacks to single family for properties in the Blackshear/ Prospect Hill area that are currently zoned multi-family, commercial or industrial but uses as single-family or are vacant lots to preserve existing housing and encourage infill (also referenced as Action 14, Page 13).

PLANNING COMMISSION RECOMMENDATION:

December 23, 2003 - The Planning Commission voted 5-0 to deny the plan amendment request.
(NS-1st, MC-2nd, MA, DS-Absent, LO-On Leave).

NEIGHBORHOOD ORGANIZATIONS:

Blackshear Residents NA
Blackshear – Prospect Hill NA
Robertson Hill Neighborhood Organization
Swede Hill NA
Guadalupe Association for an Improved Neighborhood
12th Street Business/Property Owners Association
Davis – Thompson American Millennium NA
Organization of Central East Austin Neighborhoods (OCEAN)

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

NUMBER	REQUEST	CITY COUNCIL
NP-01-0009	Central East Austin Neighborhood Plan	Approved 12-13-01
C14-01-0148	Central East Austin Neighborhood Plan Combining District Rezoning	Approved 12-13-01

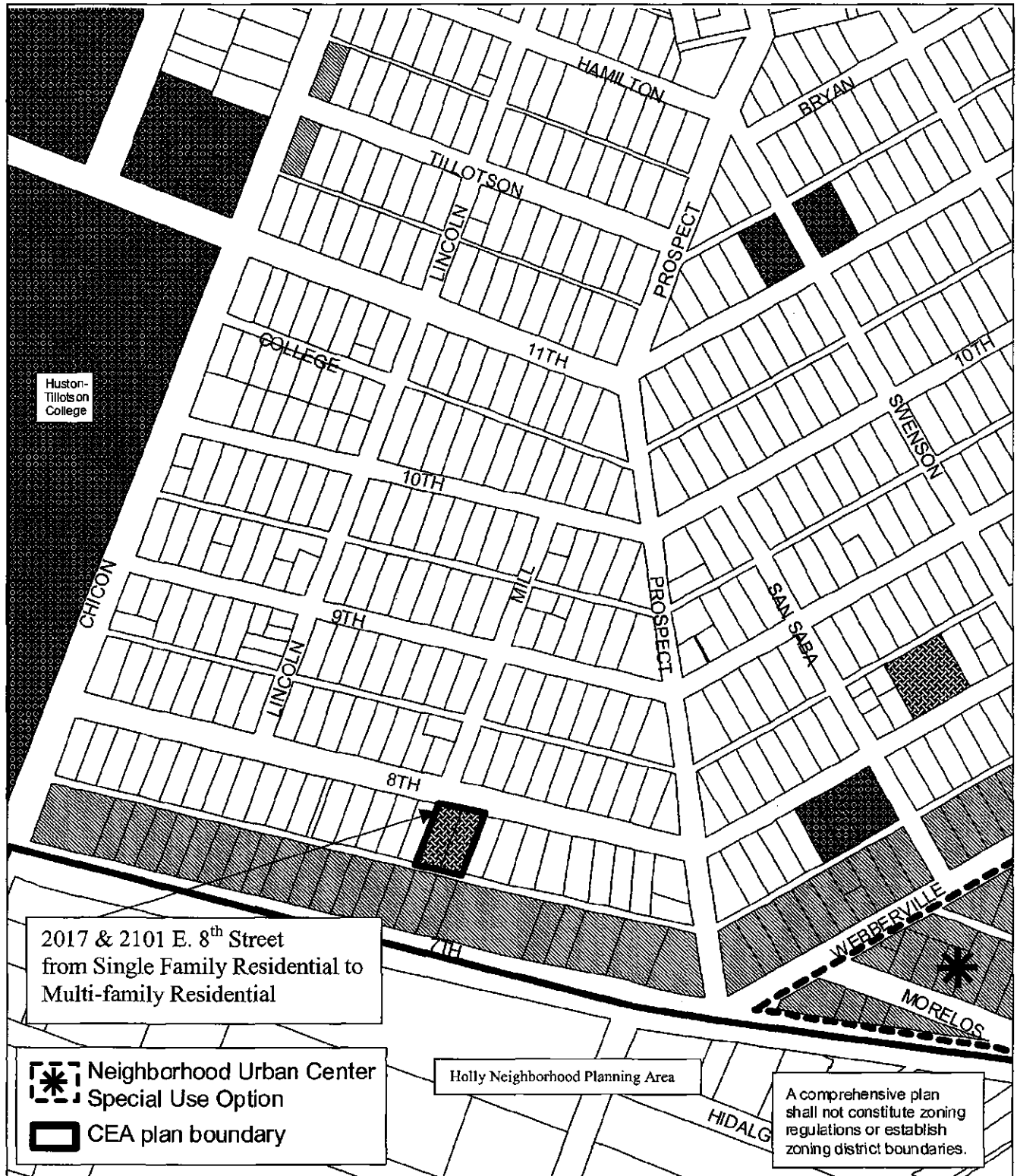
CITY COUNCIL DATE: February 12, 2004

ACTION:

CASE MANAGER: Lisa Kocich (plan amendment)
Annick Beaudet (zoning case)

PHONE: 974-3509
974-2975

EMAIL: lisa.kocich@ci.austin.tx.us
annick.beaudet@ci.austin.tx.us



Central East Austin Neighborhood Plan

Future Land Use Map

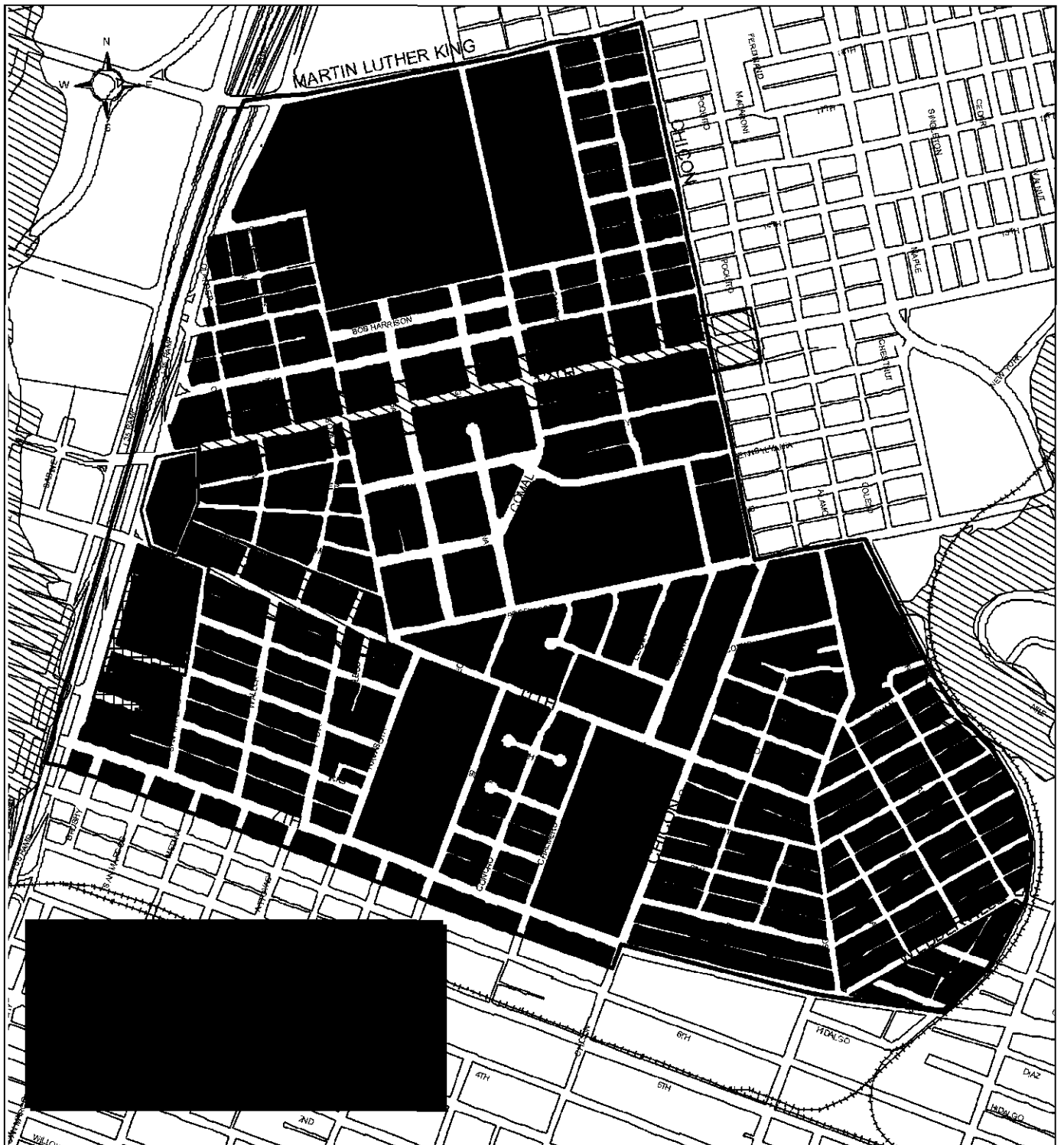
Council date: February 12, 2004



Neighborhood Planning
& Zoning Department



	Single Family Residential		Office
	Single Family/ Townhome /Condo		Industry
	Multi-family Residential		Civic
	Commercial		Recreation & Open Space
	Mixed Use		



Central East Austin Neighborhood Planning Area Adopted Future Land Use Map



City of Austin
Neighborhood Planning
& Zoning Department
created: February 16, 2001
last modified: November 6, 2001

A comprehensive plan shall not
constitute zoning regulations or
establish zoning district boundaries.

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City of Austin.

Future Land Use

- Single-family
- Single-family/ Townhome/ Condo
- Multi-family
- Commercial
- Mixed Use
- Office
- Industry
- Civic
- Open Space

- CEA Boundary
- Railroads
- Flood Plain
- Bennett Tract & 11th Street NCCD
- Future Development
- Austin Revitalization Authority (ARA) 11th & 12th Street Corridors