



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

**AGENDA ITEM NO.: Z-1  
AGENDA DATE: Thu 05/13/2004  
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. 8<sup>th</sup> 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-1<sup>st</sup>, MC-2<sup>nd</sup>, MA & DS-absent, LO-on leave).

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**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. 7<sup>th</sup> Street on the south, and IH-35 on the west.

The properties at 2017 & 2101 E. 8<sup>th</sup> 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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**PAGE:** 2 of 1

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.

### **3-4-04 Council Agenda items Z-2 & Z-14**

***Applicant's postponent request of Zoning Case# C14-03-0096 & associated Central East Austin neighborhood plan amendment.***

-----Original Message-----

From: DEEDCOBB@aol.com [mailto:DEEDCOBB@aol.com]  
Sent: Wednesday, March 03, 2004 5:43 PM  
To: annick.beaudet@ci.austin.tx.us  
Cc: tomhatch@hatcharch.com  
Subject: request for deferral of rezoning hearing

Hi Annick;

Pursuant to our earlier conversation, I am requesting to reschedule our re-zoning appeal hearing from tomorrow 3/4/04 to May 13, 2004. The reasons for this request are 1) to allow us some more time to work with the Blackshear-Prospect Hill Neighborhood assn., which we feel is required after an unsuccessful attempt to gain their support last week, and 2) because my daughter is graduating from Law school on May 15th, I cannot afford to come to Austin to represent my mother in April and then turn around and come back again for the graduation a few weeks later. By postponing the hearing to May 13th, I can come to town early to work with the Neighborhood assn., attend City Council meeting, and attend my daughters' graduation.

My mother and I are very anxious to complete this process, and we feel that this additional time can be used to make some more efforts at resolving neighborhood concerns as well as help to minimize the already substantial expenses we have incurred during this process.

Thank you very much for your consideration and for all of your help.

Best,  
BERNICE B. BUTLER

PH: 305/576-2261  
FAX: 305/576-2227  
CELL: 3-5/761-8815

**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. 8<sup>th</sup> 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. 7<sup>th</sup> Street on the south and IH-35 on the west. The properties located at 2017 & 2101 E. 8<sup>th</sup> 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. Rezonings 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-1<sup>st</sup>, MC-2<sup>nd</sup>, 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  
12<sup>th</sup> 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 Rezonings	Approved 12-13-01

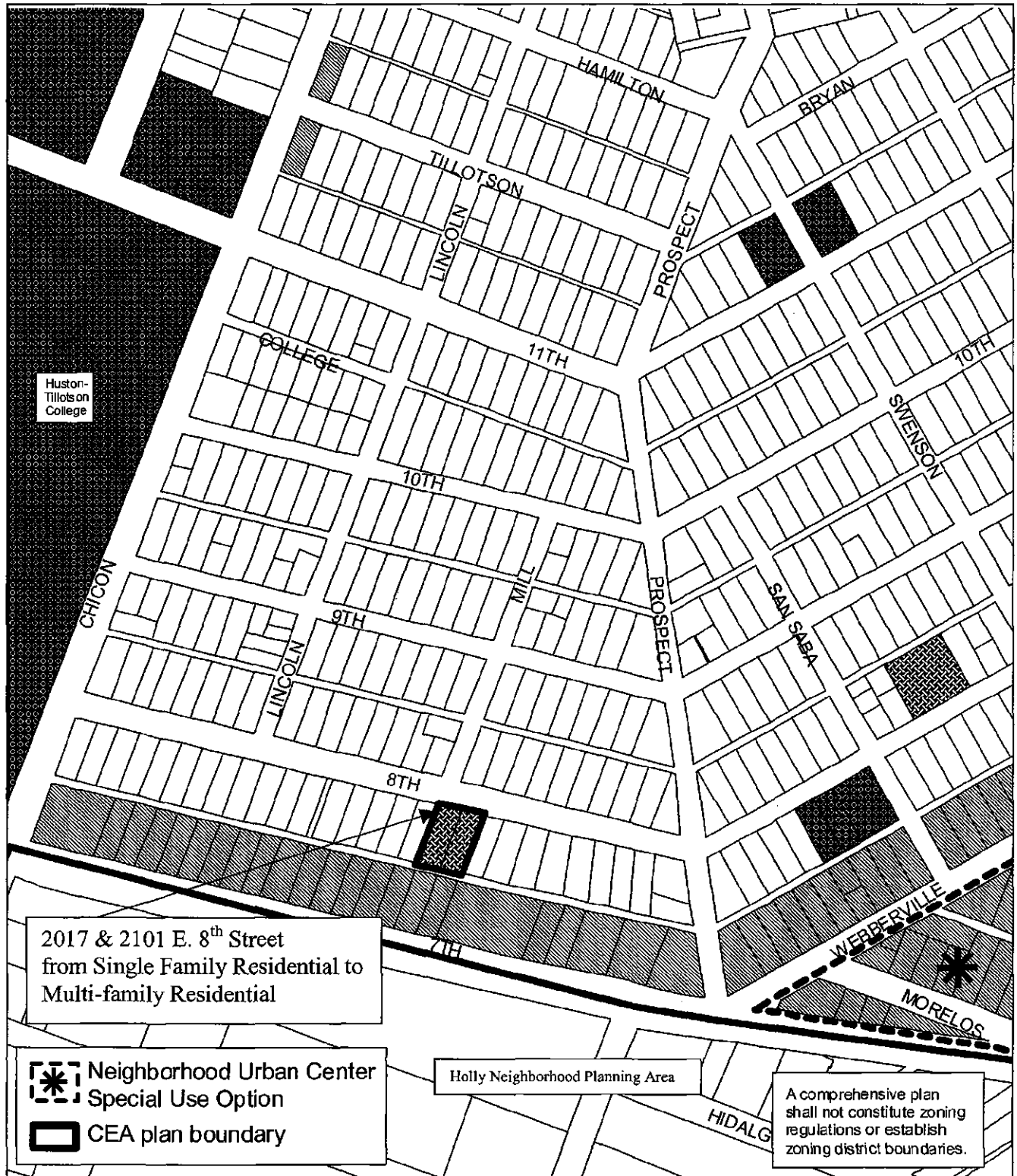
**CITY COUNCIL DATE:** February 12, 2004

**ACTION:**

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

**PHONE:** 974-3509  
974-2975

**EMAIL:** [lisa.kocich@ci.austin.tx.us](mailto:lisa.kocich@ci.austin.tx.us)  
[annick.beaudet@ci.austin.tx.us](mailto:annick.beaudet@ci.austin.tx.us)



## Central East Austin Neighborhood Plan

### Future Land Use Map

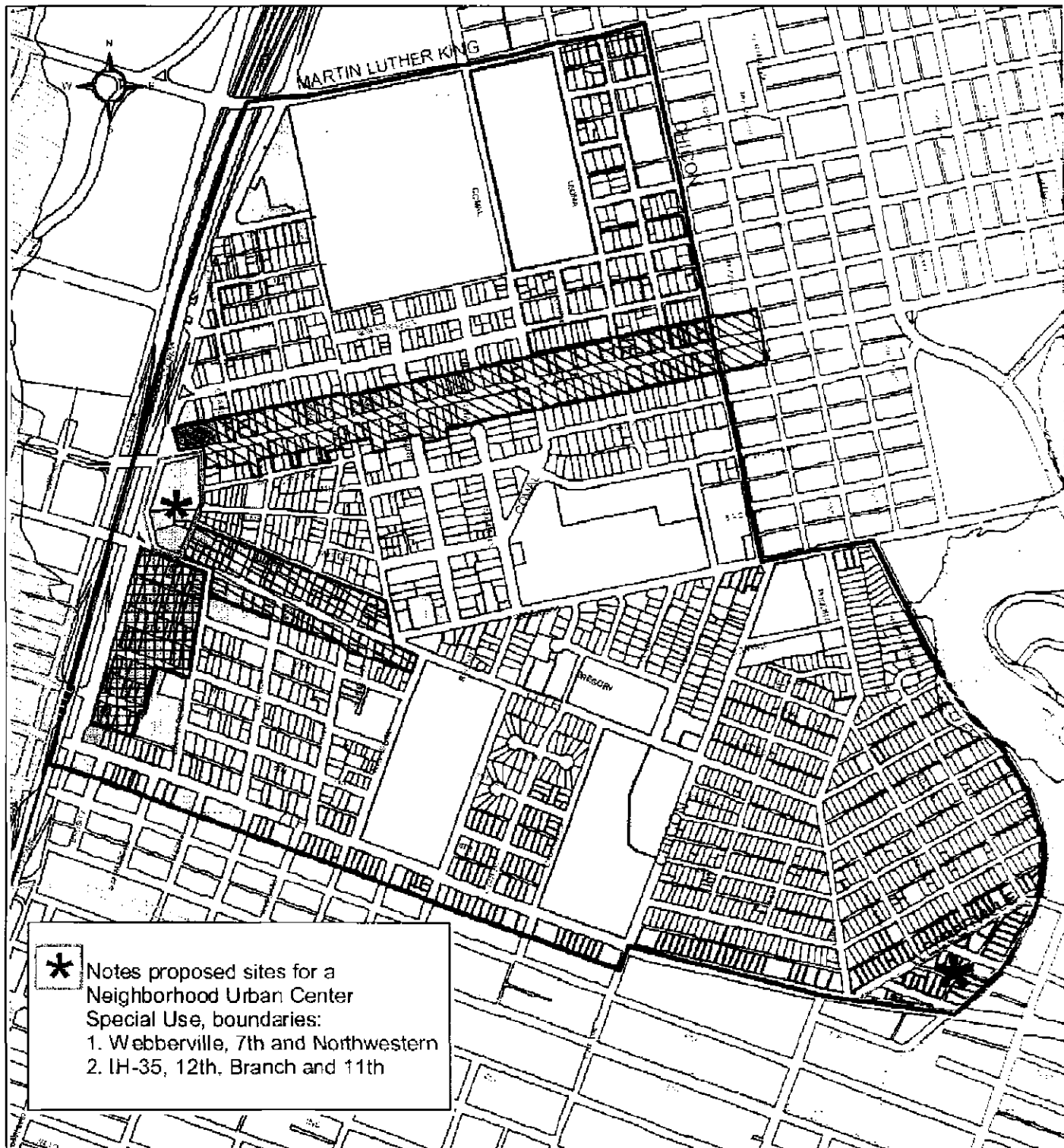
Council date: February 12, 2004



Neighborhood Planning  
& Zoning Department



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



Notes proposed sites for a  
Neighborhood Urban Center  
Special Use, boundaries:  
1. Webberville, 7th and Northwestern  
2. IH-35, 12th, Branch and 11th

## 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

1. The map has been prepared by the City of Austin and is not a legal document. It is intended to provide information and is not a guarantee of future actions or results.

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### Future Land Use

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

CEA Boundary

Rail roads

Road Right

Bennekin Tract & 11th Street NODD

Future Development

Austin Regional Authority

ARA 11th & 12th Street Corridor