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
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.
Hi Annick;

Pursuant to our earlier conversation, I am requesting to reschedule our rezoning 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

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§

§

Will Wynn
Mayor

APPROVED: ____________________  ATTEST: ____________________

David Allan Smith           Shirley A. Brown
City Attorney               City Clerk

Date: 12/30/2003 10:26 AM
Page 1 of 1
COA Law Department
L:\Construction-Land-Water\GC\General Legal Advice\misc\Miscellaneous\2004\1-15-2004\0310 Central E Austin Amend E 8th St draft ordinance.doc
Responsible Att'y: Deborah Thomas
NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Central East Austin  
ADDRESS: 2017 & 2101 E. 8th Street  
OWNER/APPLICANT: Louree Atkins  
AGENT: Bernice B. Butler  
CASE#: NPA-03-0009.02

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. 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-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):

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>CITY COUNCIL</th>
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<tbody>
<tr>
<td>NP-01-0009</td>
<td>Central East Austin Neighborhood Plan</td>
<td>Approved 12-13-01</td>
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<tr>
<td>C14-01-0148</td>
<td>Central East Austin Neighborhood Plan Combining District Rezonings</td>
<td>Approved 12-13-01</td>
</tr>
</tbody>
</table>

CITY COUNCIL DATE: February 12, 2004

ACTION:

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

PHONE: 974-3509

EMAIL: lisa.kocich@ci.austin.tx.us
       annick.beaudet@ci.austin.tx.us
Holly Neighborhood Planning Area

from Single Family Residential to Multi-family Residential

Neighborhood Urban Center
Special Use Option
CEA plan boundary

Central East Austin Neighborhood Plan
Future Land Use Map
Council date: February 12, 2004

2017 & 2101 E. 8th Street
from Single Family Residential to Multi-family Residential

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

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

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