A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, May 18, 2006

Item #34

Back

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION

Subject: NPA-06-0006.010 - Set a public hearing to consider an ordinance amending Ordinance No. 000629-105, the Old West Austin Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan to revise the text for Goal 1, Objective1, Action Item 4. The proposed amendment would allow minor changes in base district zoning boundaries for properties that have street frontages on both West Lynn Street and Eason Street in order to preserve the single-family character of Eason Street. City Staff: Mark Walters, 974-7695. (Suggested date and time: May 25, 2006 at 4:00 p.m., City Hall Council Chambers, 301 West Second Street.)

Additional Backup Material
(click to open)
No Attachments Available

For More Information: Mark Walters, 974-7695

Agenda Item

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Old West Association Neighborhood Plan

CASE#: NPA-06-0006-01

PC PUBLIC HEARING DATE: Tuesday, June 14, 2005

ADDRESS: 1100 block of Eason Street and West Lynn Street **AREA:** N/A

APPLICANT: Colonnetta Family Ltd. Partnership

OWNER: Colonnetta Family Ltd. Partnership

AGENT: Thrower Design (Ron Thrower)

TYPE OF AMENDMENT: **Text Amendment**

Goal 1/Objective 1/Action Item 4
Original Text (deleted/changed text in bold italic)
Allow addition of residential (mixed-use development) on West Lynn from 10th Street to 13th Street on properties that already have both commercial zoning and a commercial use, by applying the Neighborhood Plan Combining District special use category "Neighborhood Mixed Use Building" and the Mixed Use Combining District. ***Preserve residential uses and SF-3 zoning on the west side of Eason Street, which shares lots with West Lynn. In order to preserve the existing residential housing stock in the neighborhood, no rezonings from residential to commercial are recommended for West Lynn.*** To develop commercial structures that are compatible with the residential character of the neighborhood, building height will be limited to 40' and three stories for commercially zoned properties on West Lynn from 10th Street to 13th Street.

Proposed Changes (new text in bold italic)
West Lynn from 10th Street to 13th Street on properties that already have both commercial zoning and a commercial use, by applying the Neighborhood Plan Combining District special use category "Neighborhood Mixed Use Building" and the Mixed Use Combining District. Preserve residential uses and SF-3 zoning on the west side of Eason Street, which shares lots with West Lynn. ***Preserve existing Eason Street residential uses with structures with SF-3 zoning on the west side of Eason Street, which shares lots with West Lynn with the exception of supporting minor modifications to existing zoning boundaries that are creative and meet the intent of preserving the existing residential structures on Eason Street*** To develop commercial structures that are compatible with the residential character of the neighborhood, building height will be limited to 40' and three stories for commercially zoned properties on West Lynn from 10th Street to 13th Street.

PLAN ADOPTION DATE: June 29, 2000

NPCD ADOPTION DATE: September 26, 2002

STAFF RECOMMENDATION: The staff recommendation is to **RECOMMEND** the requested change to the text.

BASIS FOR RECOMMENDATION: The requested amendment is consistent with the original text of the plan as it was adopted by the City Council. The minor changes to the text will preserve the single-family character along Eason Street. See the map on page three for clarification of the proposed plan amendment.

PLANNING COMMISSION RECOMMENDATION: Planning Commission unanimously approved this item on it consent agenda on 5-8-06.

BACKGROUND: The Old West 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 June 29, 2000. The boundaries of the planning area are: Enfield Road to the north, Mopac/Loop 1 to the east, Town Lake to the south and Lamar Boulevard to the west.

In the early 1960s, a "zoning line" was drawn through the through the middle of most of the lots on the block bounded by West Lynn, W. 112th St., Eason, and W. 10th St. This created a situation where eight legal lots had commercial zoning on one half (fronting onto West Lynn) and single-family zoning on the other (fronting onto Eason). The original language in the Old West Austin Neighborhood Plan would have prohibited changing these zoning district boundaries.

The applicant is requesting a text amendment to allow for a small area to be rezoned from SF-3-NP to CS-MU-CO-NP to allow for required parking. The amendment has the support of neighborhood representatives and that of nearby neighbors.

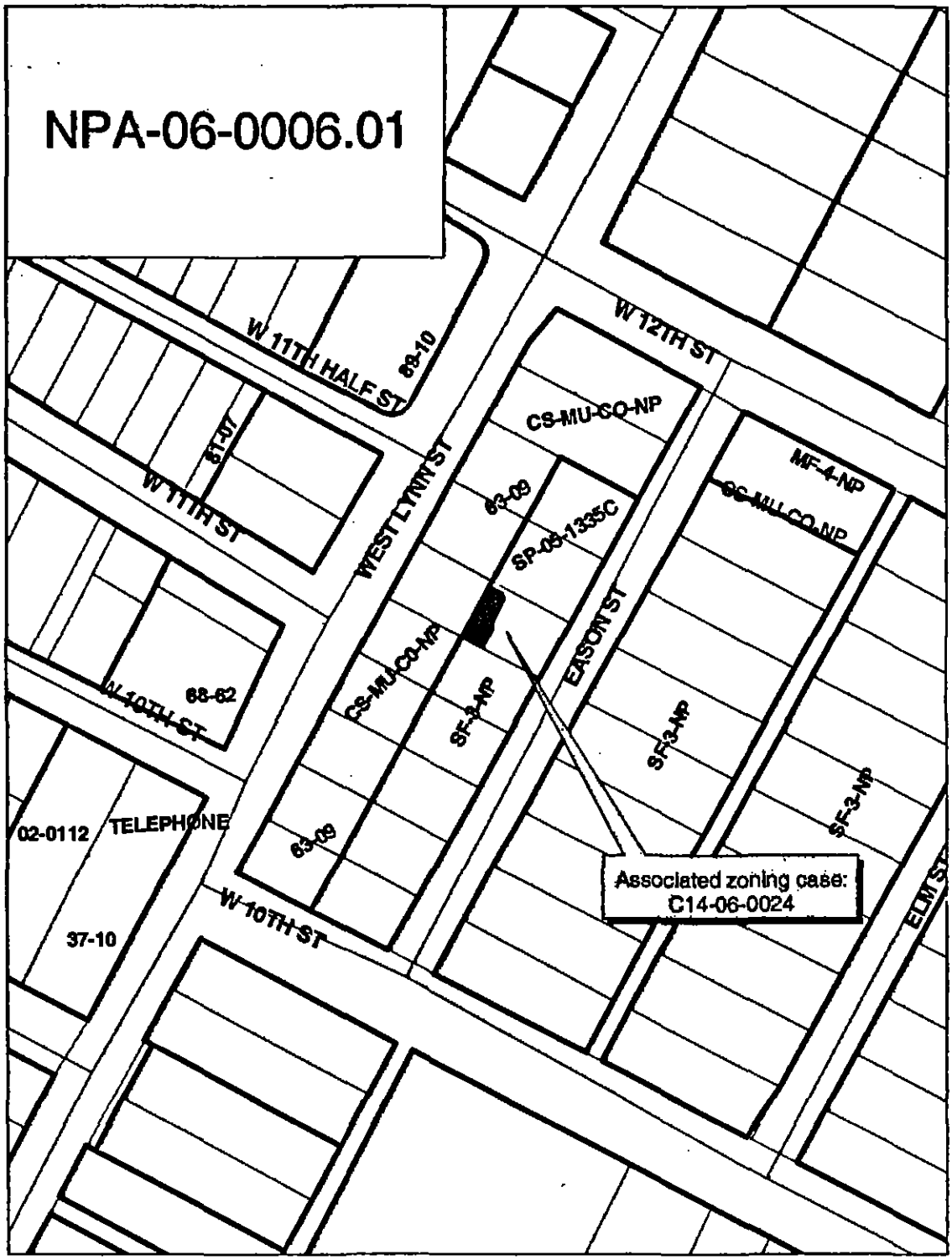
A meeting was held on April 19, 2006 when interested parties were given the opportunity to hear a presentation of the applicant's proposal as well to discus it. There was a consensus among the attendees that there was support for the proposed amendment. It was noted that the applicant had also communicated with the majority of his nearby neighbors and that they were in support as well. The applicant also communicated that he intended to meet with those neighbors with whom he had not yet spoken.

CITY COUNCIL DATE: May 18, 2006 **ACTION:**

CASE MANAGERS: Mark Walters (Plan Amendment) **PHONE:** 974-7695

EMAIL: mark.walters@ci.austin.tx.us

Map:


NPA-06-0006.01
W 11TH HALF ST
68-10
W 12TH ST
CS-MU-CO-NP
MF-4-NP
CS-MU-CO-NP
61-07
W 11TH ST
63-09
SP-05-1335C
WEST LYNN ST
EASON ST
CS-MU-CO-NP
SF-3-NP
68-62
W 10TH ST
SF-3-NP
SF-3-NP
02-0112
TELEPHONE
63-09
Associated zoning case:
C14-06-0024
37-10
W 10TH ST
ELM ST