

## AGENDA



Thursday, June 8, 2006

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**Zone Hearings/App Ordinances/Restrictive Covenants  
RECOMMENDATION FOR COUNCIL  
ACTION**

ITEM 88 PH

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**Subject:** NPA-06-0006.010 – Conduct a public hearing to amend 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, Objective 1, 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 Eason Street in order to preserve the single-family character of Eason Street. Recommended by Planning Commission. City Staff: Mark Walters, 974-7695.

**Additional Backup Material**

(click to open)

- ☐ [Staff Report](#)
- ☐ [Ordinance](#)

**For More Information:**

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**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET****NEIGHBORHOOD PLAN:** Old West Association Neighborhood Plan**CASE#:** NPA-06-0006-01**CITY COUNCIL PUBLIC HEARING DATE:** Thursday, June 8, 2005**ADDRESS:** 1100 block of Eason Street and West Lynn Street**AREA:** N/A**APPLICANT:** Colonna Family Ltd. Partnership**OWNER:** Colonna 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. ***Modifications to the existing zoning boundaries for non-residential uses fronting on West Lynn will be supported only if, along the west side of Eason, the zoning remains residential and the future development or redevelopment of residential uses is not prevented.*** 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.

**PLANNING COMMISSION ACTION:** Unanimously recommended the proposed changes on the consent agenda at their May 9, 2006 meeting.

**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:** Unanimously approved on the consent agenda at the 5-09-06 Planning Commission meeting.

**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. 112<sup>th</sup> St., Eason, and W. 10<sup>th</sup> 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 discuss 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.

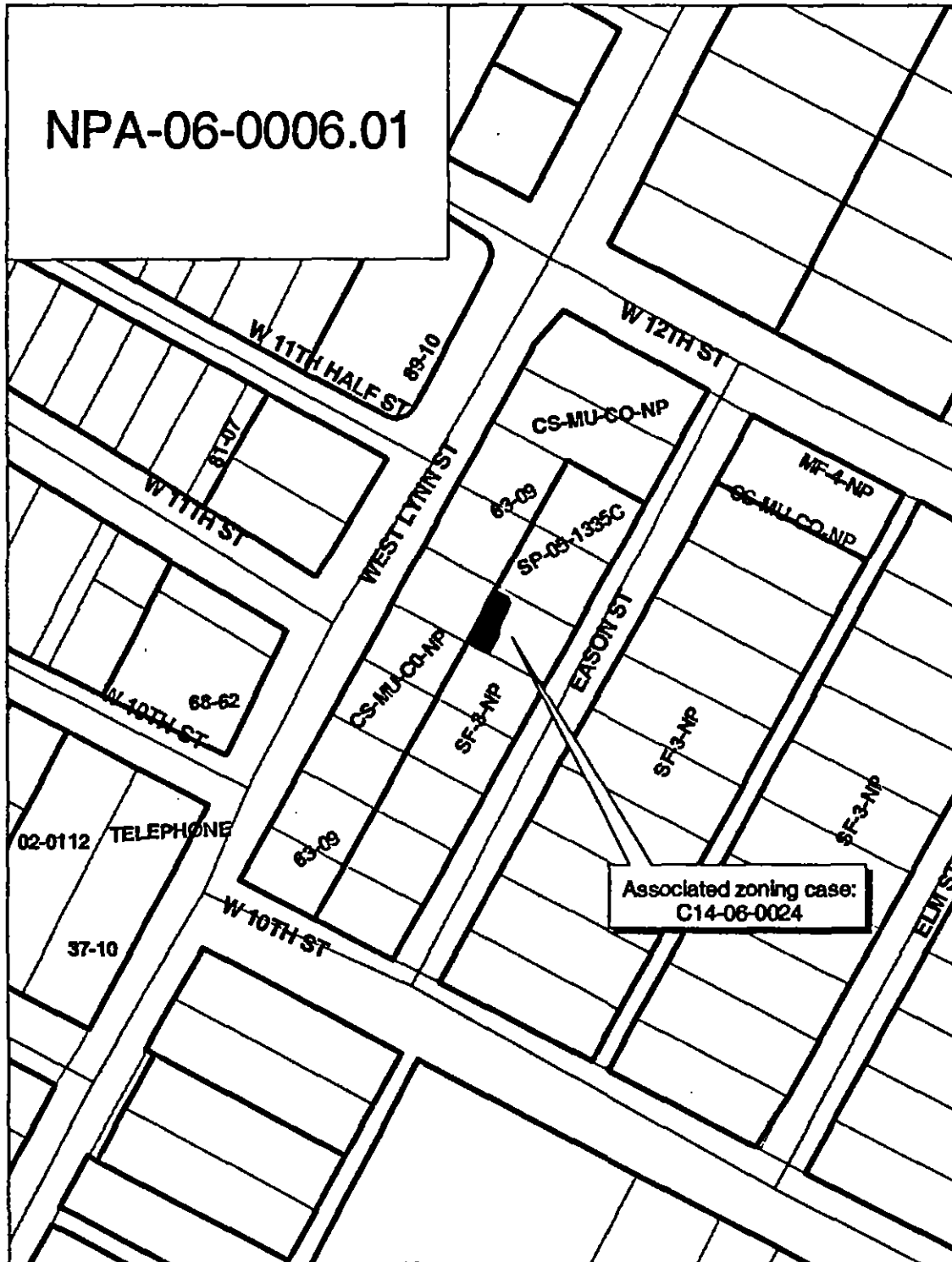
**CITY COUNCIL DATE:** June 8, 2006

**ACTION:**

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

**EMAIL:** [mark.walters@ci.austin.tx.us](mailto:mark.walters@ci.austin.tx.us)

Map:



**ORDINANCE NO.**

**AN ORDINANCE AMENDING ORDINANCE NO. 000629-105, WHICH ADOPTED THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE BASE DISTRICT ZONING BOUNDARIES FOR PROPERTIES ON WEST LYNN STREET AND EASON STREET.**

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

**PART 1.** Ordinance No. 000629-105 adopted the Old West Austin Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

**PART 2.** Ordinance No. 000629-105 is amended to change base district zoning boundaries for properties with street frontages on both West Lynn Street and Eason Street in order to preserve the single-family character of Eason Street.

**PART 3.** Goal 1, Objective 1.1, Action 4 is amended as follows:

Allow addition of residential (mixed-use) on West Lynn Street from 10<sup>th</sup> Street to 13<sup>th</sup> 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 existing Eason Street residential uses with structures with [and] SF-3 zoning on the west side of Eason Street, which shares lots with West Lynn Street. Modifications to the existing zoning boundaries for non-residential uses fronting on West Lynn Street will be supported only if, along the west side of Eason Street, the zoning remains residential and the future development or redevelopment of residential uses is not prevented. [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 Street from 10<sup>th</sup> Street to 13<sup>th</sup> Street. (City Action Item: DRID)

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.  
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3 **PASSED AND APPROVED**

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7 \_\_\_\_\_, 2006

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Will Wynn  
Mayor

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12 **APPROVED:**

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David Allan Smith  
City Attorney

**ATTEST:**

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Shirley A. Gentry  
City Clerk

**DRAFT**