

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

Thursday, July 27, 2006

[Back](#) [Print](#)**Zoning Ordinances / Restrictive Covenants  
(HEARINGS CLOSED)  
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 122**

**Subject:** C814-82.006.01(83) - Lake Austin Commons, AKA Hartland Plaza - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1717 West 6th Street and 1711 West 5th Street from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning to allow a change in the permitted uses. First reading on December 15, 2005. Vote 7-0. Applicant: Lake Austin Commons Ltd. (William F. Burrow, Jr. Agent: Armbrust & Brown, L.L.P. (Richard Suttle, Jr.) City Staff: Jerry Rusthoven, 974-3207.

**Additional Backup  
Material**

(click to open)

[Staff Report](#)**For More Information:** Jerry Rusthoven, 974-3207

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET****NEIGHBORHOOD PLAN:** Old West Austin Neighborhood Plan**CASE#:** NPA-05-0006.01**PC PUBLIC HEARING DATE:** Tuesday, May 23, 2006**ADDRESS:** 1201 Baylor Street**AREA:** N/A**APPLICANT:** Chris Pelligrino**OWNER:** Chris Pelligrino**AGENT:** Chris Pelligrino**TYPE OF AMENDMENT:** Text Amendment**Original Text**

**Residential Core** No zoning changes to a more permissive zoning category should be permitted. Preservation of existing older residential structures is strongly encouraged. (See the attached Neighborhood District Map, which identifies the Residential Core as the area bounded by Enfield, Newfield, the rear lot line of the first lot on the north side of 6<sup>th</sup> Street, the rear lot line of the first lot on the west side of Lamar from W. 6<sup>th</sup> to the alley between 9<sup>th</sup> and 10<sup>th</sup>, then continuing on Baylor from the alley between 9<sup>th</sup> and 10<sup>th</sup>, to 12<sup>th</sup>, from the rear lot line of the first lot on the west side of Lamar from 12<sup>th</sup> to Parkway, from the rear lot line of the first lot on the west side of Parkway from Lamar to Baylor, along Lamar [facing Pease Park] from Parkway to 15<sup>th</sup> Street [excluding the first 3 southern-most lots of this section], and finally along 15<sup>th</sup> Street to Enfield).

**Lamar District**, 6<sup>th</sup> to 15<sup>th</sup> Street (lots between the center line of Lamar and the western edge of the residential area, defined above). Allow mixed use development. Heights should be limited to 40 feet. The neighborhood plan recommends rezoning all CS and CS-1 properties on Lamar to allow mixed use development.

**Recommended Changes***(changes indicated by bold italic text)*

**Residential Core** No zoning changes to a more permissive zoning category should be permitted. Preservation of existing older residential structures is strongly encouraged. (See the attached Neighborhood District Map, which identifies the Residential Core as the area bounded by Enfield, Newfield, the rear lot line of the first lot on the north side of 6<sup>th</sup> Street, the rear lot line of the first lot on the west side of Lamar from W. 6<sup>th</sup> to the alley between 9<sup>th</sup> and 10<sup>th</sup>, then continuing on Baylor from the alley between 9<sup>th</sup> and 10<sup>th</sup>, to 12<sup>th</sup>, from the rear lot line of the first lot on the west side of Lamar from 12<sup>th</sup> to Parkway,

from the rear lot line of the first lot on the west side of Parkway from Lamar to Baylor, along Lamar [facing Pease Park] from Parkway to 15th Street [excluding the first 3 southern-most lots of this section], and finally along 15th Street to Enfield). ***1201 and 1203 Baylor Street are excluded from the Residential Core.***

**Lamar District**, 6th to 15th Street (lots between the center line of Lamar and the western edge of the residential area, defined above). ***1201 and 1203 Baylor Street are included within the Lamar District.*** Allow mixed use development. Heights should be limited to 40 feet. The neighborhood plan recommends rezoning all CS and CS-1 properties on Lamar to allow mixed use development.

**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 southern portion of the 1200 block of Baylor Street is primarily surrounded by multi-family, office, and commercial uses. Across Baylor Street, to the west, there is multi-family zoning; to the north is office zoning; and to the east there is commercial mixed-use zoning. The conversion of the existing small houses at 1201 and 1203 Baylor Street will not substantively affect the character of the street. See the map on page three.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommended approval of the proposed plan amendment at their June 27, 2006 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.

During the implementation of the Old West Austin Neighborhood Plan with the Old West Austin Neighborhood Plan Combining District (NPCD) on September 29, 2002, 1201 and 1203 Baylor were not rezoned to a different base district (like many surrounding properties) and retained the multi-family zoning that they had prior to the NPCD. Both owners were cited for operating a business in a residential zoning district.

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. Although the Old West Austin neighborhood association and the Old West Austin Neighborhood Planning Team had not made any official recommendation, there was a consensus among the meeting attendees that there was support for the proposed amendment.

**CITY COUNCIL DATE:** July 27, 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:** See next page

PROPOSED PLAN AMENDMENT WOULD REMOVE 1201 AND 1203 BAYLOR FROM THE "RESIDENTIAL CORE" OF THE OLD WEST AUSTIN NEIGHBORHOOD PLANNING AREA.

