

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-13  
AGENDA DATE: Thu 03/24/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-04-0149.34 – Old West Austin Neighborhood Plan rezoning for 902 Blanco St. - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 902 Blanco Street (Town Lake Watershed) from multi-family residence moderate-high density-neighborhood plan (MF-4-NP) combining district zoning to family residence-neighborhood plan (SF-3-NP) combining district zoning. Planning Commission Recommendation: To grant family residence-neighborhood plan (SF-3-NP) combining district zoning. Applicant: Johanna & Isaac Barchas. Agent: City of Austin Neighborhood Planning and Zoning Department. Staff: Thomas Bolt, 974-2755.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-04-0149.34

**P.C. DATE:** January 25, 2005

**CITY COUNCIL:** March 24, 2005

**ADDRESS:** 902 Blanco St

**OWNER/APPLICANT:** Johanna & Isaac Barchas

**AGENT:** City of Austin, NPZD  
Thomas Bolt

**ZONING FROM:** MF-4-NP

**TO:** SF-3-NP

**AREA:** N/A

**SUMMARY STAFF RECOMMENDATION:** Approve the rezoning from multi-family residence district, neighborhood plan combining area (MF-4-NP) to family residence, neighborhood plan combining district (SF-3-NP)

**PLANNING COMMISSION RECOMMENDATION:**

TO APPROVE SF-3-NP BY CONSENT, VOTE: 8-0 (JMC-1<sup>st</sup>, CG-2<sup>nd</sup>)

**ISSUES:** N/A

**DEPARTMENT COMMENTS:**

The Old West Austin Neighborhood Plan approved by the City of Austin City Council on included a recommendation and action item to allow and support the down-zoning of all single family use properties from Multi-family zoning districts to Single-Family district.

The plan provided that the property owners should initiate these rezoning. The Old West Austin Neighborhood Association canvassed the Neighborhood Plan Area resulting in several requests by property owners to down zone their individual properties.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MF-4-NP	Single family residence
<i>North</i>	MF-4-H-NP	Apartment
<i>South</i>	MF-4-NP	Apartments
<i>East</i>	MF-4-NP	Apartments
<i>West</i>	SF-3-NP	Single family residences

**PLAN AREA:** Old West Austin Neighborhood Plan

**TIA:** N/A

**WATERSHED:** Town Lake

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

# 018 Old West Austin Neighborhood Association  
# 173 Old Enfield Homeowners Association  
# 511 Austin Neighborhoods Council  
# 998 West End Alliance

**SCHOOLS:**

Mathews Elementary  
Austin High School

**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-04-0149 – C14-04-0149.47	MF 3-NP & MF-4-NP to SF-3-NP	PENDING	PENDING

**RELATED CASES:** N/A

**ABUTTING STREETS:**

Rights-of-way on which the various properties are located are classified either as a local or collector.

**CITY COUNCIL DATE:** March 24, 2005

**ACTION:**





**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

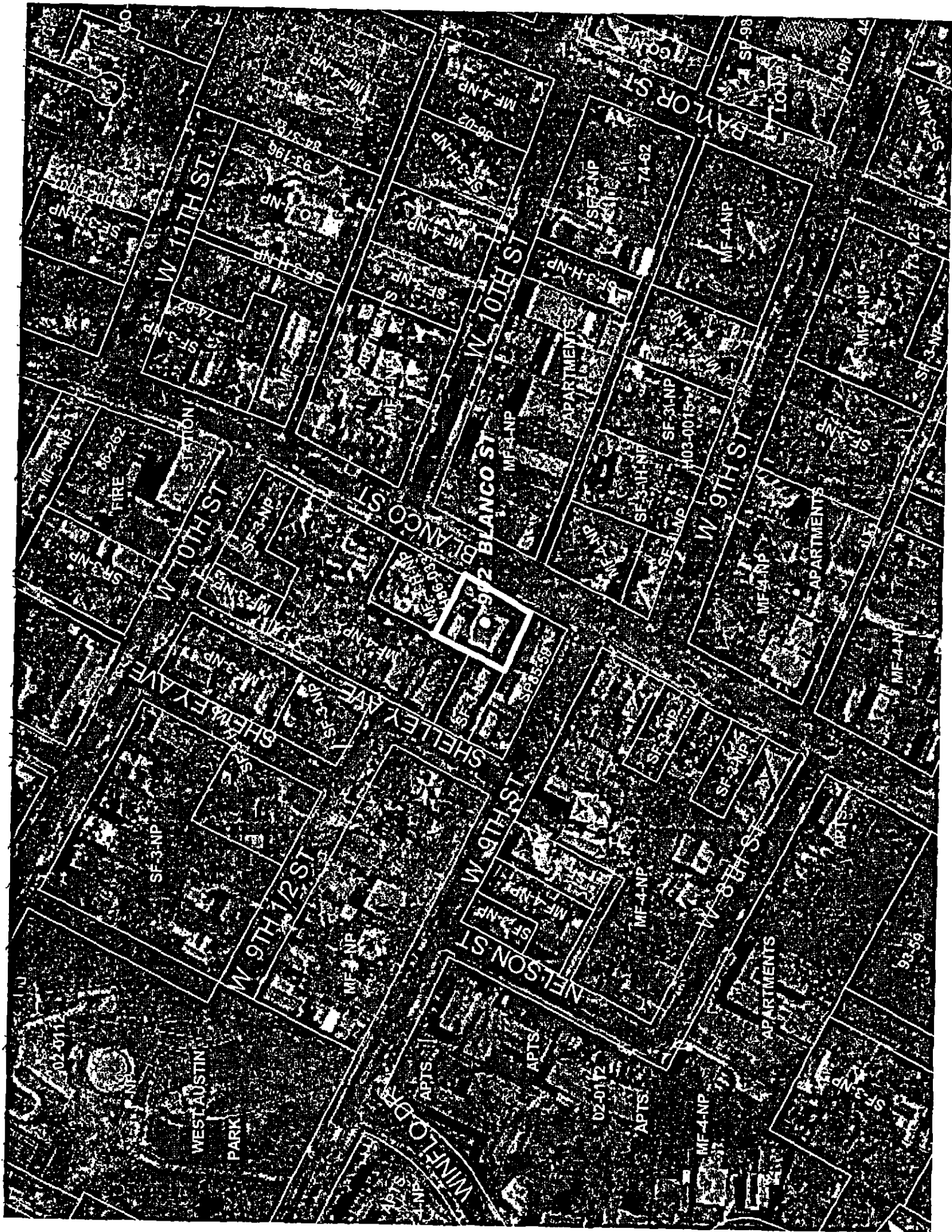
**ORDINANCE NUMBER:**

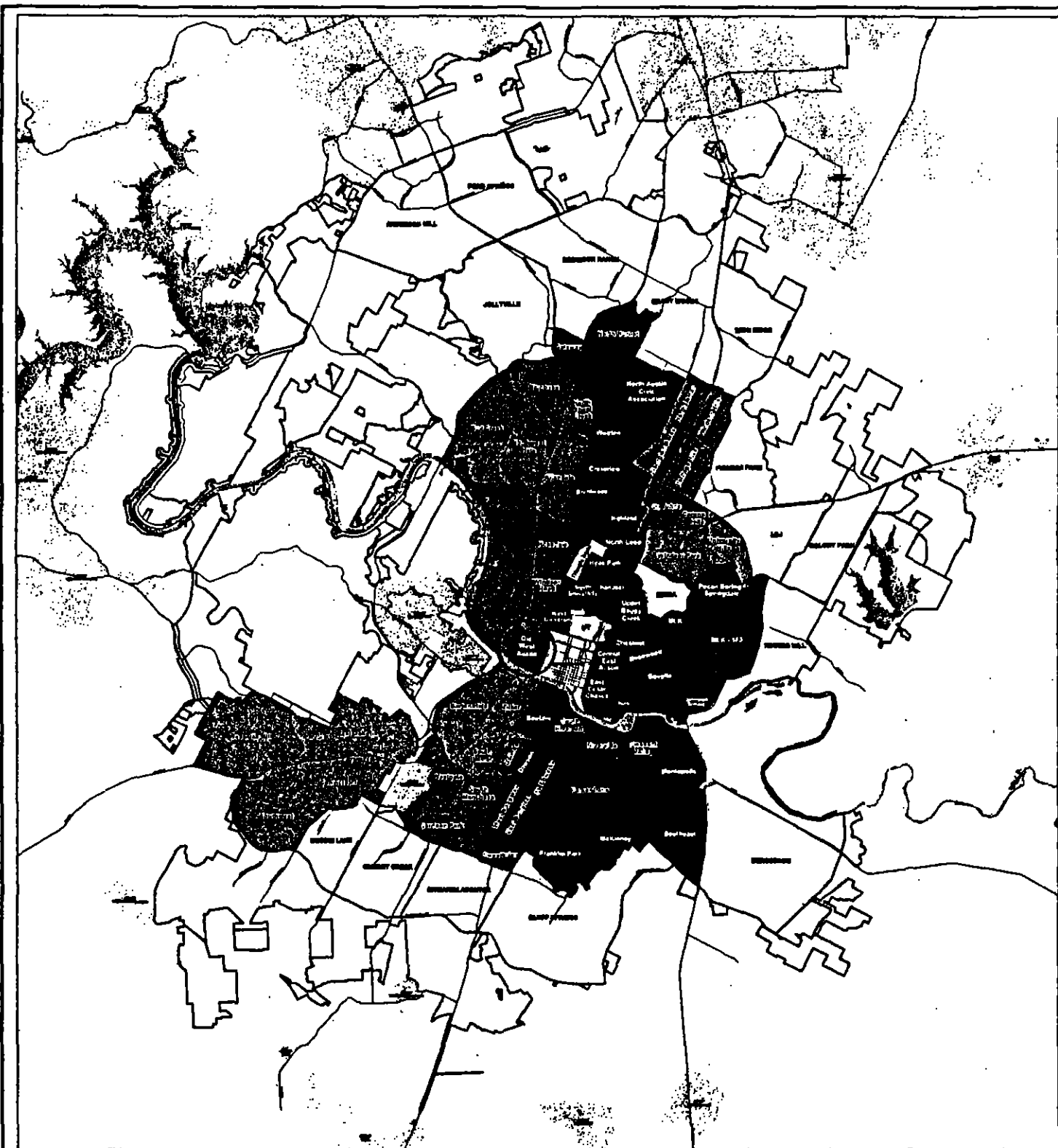
**CASE MANAGER:** Thomas Bolt  
[Thomas.bolt@ci.austin.tx.us](mailto:Thomas.bolt@ci.austin.tx.us)

**PHONE:** 512-974-2755



 1" = 400'	SUBJECT TRACT		ZONING		CITY GRID REFERENCE NUMBER  H23
	PENDING CASE		CASE #: C14-04-0149.34		
	ZONING BOUNDARY		ADDRESS: 902 BLANCO ST		
	CASE MGR: T. BOLT	SUBJECT AREA (acres): N/A		DATE: 04-11	
		INTLS: SM			





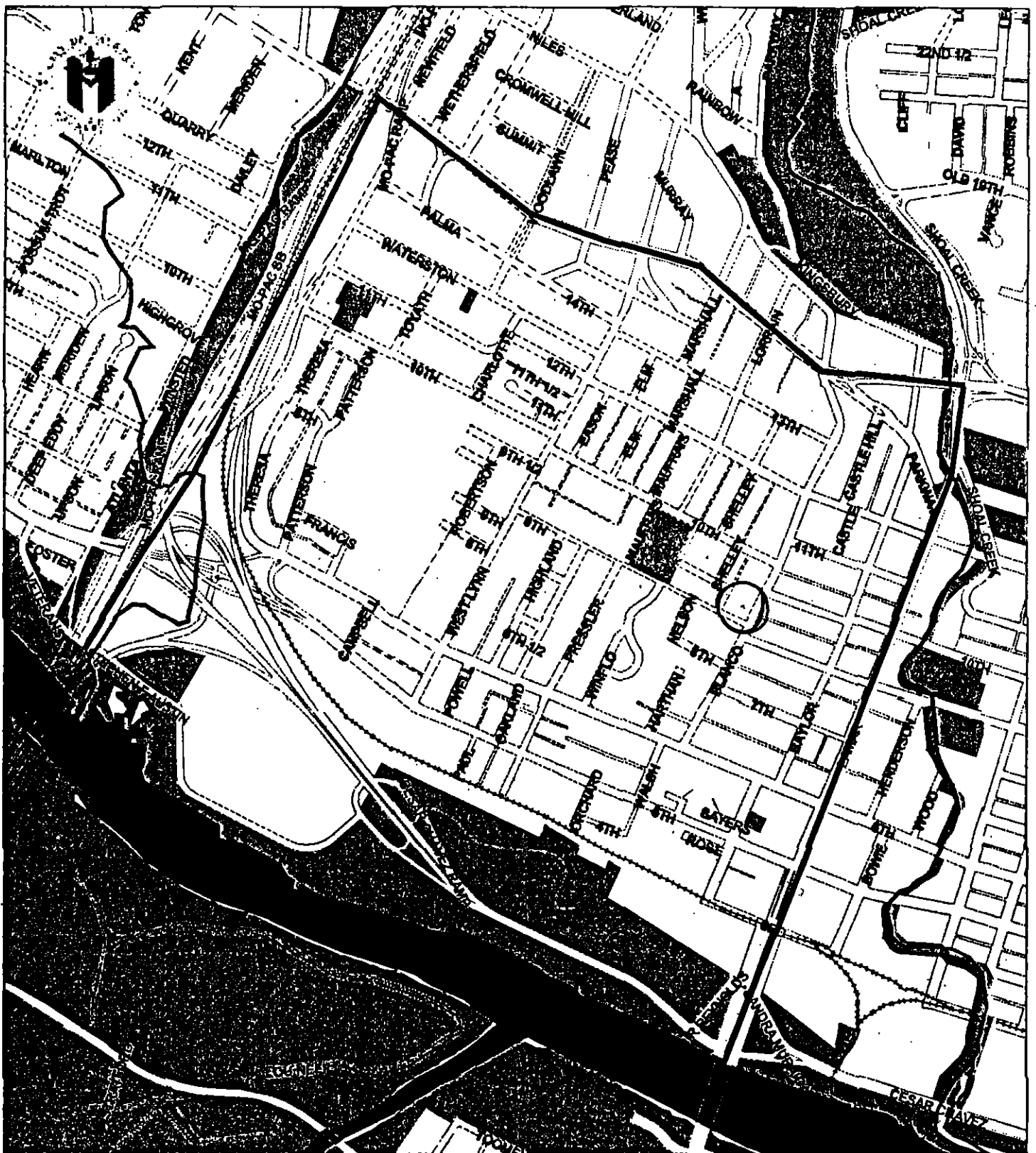
# City of Austin Neighborhood Planning Areas

- APPROVED WITH ZONING
- PLAN IN PROGRESS
- 2005-2008 NEIGHBORHOOD PLANNING AREAS
- 2006-2007 NEIGHBORHOOD PLANNING AREAS
- 2007-2008 NEIGHBORHOOD PLANNING AREAS
- NOT CURRENTLY SCHEDULED
- NON-NEIGHBORHOOD PLANNING AREA
- Other Cities



Prepared by City of Austin  
Neighborhood Planning & Zoning Department  
September 18, 2008

This map has been prepared by the City of Austin for the sole  
purpose of showing regional planning and is not warranted for any  
other use. The accuracy of data regarding to ownership or establishment  
is not guaranteed.



# Old West Austin Neighborhood Planning Area

 Parks

0.5

0

0.5 Miles



## **STAFF RECOMMENDATION**

Approve the rezoning from multi-family residence, neighborhood plan combining area (MF-4-NP) to family residence, neighborhood plan combining district (SF-3-NP)

## **BACKGROUND**

The Old West Austin Neighborhood Plan approved by the City of Austin City Council on included a recommendation and action item to allow and support the down-zoning of all single family use properties from Multi-family zoning districts to Single-Family district.

The plan provided that the property owners should initiate these rezoning. The Old West Austin Neighborhood Association canvassed the Neighborhood Plan Area resulting in several requests by property owners to down zone their individual properties.

The Old West Austin Neighborhood Plan states under Goal 2(Protect the character of the Neighborhood) Objective 2.2 (Protect current pattern of single-family uses in neighborhood, Action Item 6:

*If requested by the property owner, allow voluntary zoning rollback on multi-family zoning (on land that currently has single-family uses), by providing a no-cost zoning rollback. The neighborhood has approximately 340 parcels in single-family use with multi-family zoning. This zoning presents a threat to continued single-family uses,*

## **BASIS FOR RECOMMENDATION**

The proposed zoning should be consistent with the purpose statement of the district sought:

This property although zoned multi-family is currently developed and uses as a single-family district use.

Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties

The Old West Austin Homeowners Association for the purpose of seeking support and involvement in the proposed down zoning canvassed the neighborhood. Many property owners within the plan area having a similar situations and are seeking the same SF-3-NP zoning district for their properties

The proposed zoning should be consistent with the goals and objectives of the City Council.

The Old West Austin Neighborhood Plan, approved in 2000 had a specific goal and action item addressing consistency with current use and zoning. This request along with many others within the planning area has similar circumstances. The proposed downzoning is consistent with the Neighborhood Plan Goal #2, Objective 2.2., Action Item 6.

The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission



The City of Austin City Council approved the Old West Austin Neighborhood Plan in which goals and action items addressed support for this request.

Zoning should be consistent with approved and existing residential densities.

The current use of this property is consistent with those permitted in the SF-3-NP district. SF-3-NP district along with the Small Lot Amnesty provision within the plan will allow for secondary units on lots having SF-3-NP zoning.

Rezoning should not contribute to the over zoning of the area.

The proposed zoning seeks to maintain the current mix of both single family, single family with secondary units, and multi-family uses within the Old West Austin Neighborhood Plan area.

Zoning changes should promote a balance of intensities and densities.

The proposed zoning request will contribute to the ability to support a mix of residential uses within the Neighborhood Plan Area.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is generally flat and currently developed with a family residential district use.

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-04-0149.34

Contact: Thomas Bolt, (512) 974-2755

Public Hearing:

January 25, 2005 Planning Commission

Karen and Timothy Morgan  
Your Name (please print)

☒ I am in favor  
☐ I object

1211 West 9th Street

Your address(es) affected by this application

Karen Morgan Timothy Morgan  
Signature

01.18.05

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Thomas Bolt

P. O. Box 1088

Austin, TX 78767-8810

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 902 BLANCO STREET IN THE OLD WEST AUSTIN  
3 NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE  
4 MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP)  
5 COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN  
6 (SF-3-NP) COMBINING DISTRICT.

7  
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

9  
10 PART 1. The zoning map established by Section 25-24.91 of the City Code is amended to  
11 change the base district from multifamily residence moderate high density-neighborhood  
12 plan (MF-4-NP) combining district to family residence-neighborhood plan (SF-3-NP)  
13 combining district on the property described in Zoning Case No. C44-04-0149.34, on file  
14 at the Neighborhood Planning and Zoning Department as follows:

15 A 98x100 foot parcel of land, more or less, being a part of the south one-half of  
16 Outlot No. 4, Division Z, Original City of Austin, and being more particularly  
17 described in a deed of record in Document No. 2003103313, Official Public Records  
18 of Travis County, Texas (the "Property"),

19 locally known as 902 Blanco Street in the Old West Austin neighborhood plan area, and  
20 generally identified in the map attached as Exhibit "A".

21 PART 2. Except as otherwise provided in this ordinance, the Property is subject to  
22 Ordinance No. 020926-26 that established the Old West Austin neighborhood plan  
23 combining district.

24 PART 3. This ordinance takes effect on \_\_\_\_\_, 2005.

25 PASSED AND APPROVED

26 \_\_\_\_\_, 2005

§  
§  
§

Will Wynn  
Mayor

27 APPROVED:

28 David Allan Smith  
29 City Attorney

ATTEST:

Shirley A. Brown  
City Clerk

