

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



**AGENDA ITEM NO.: Z-11  
AGENDA DATE: Thu 03/24/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-04-0149.32– Old West Austin Neighborhood Plan rezoning for 701 Winflo Dr. - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 701 Winflo Dr. (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: Keith Baird & Laura Kobler. 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:** C14-04-0149.32

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

**CITY COUNCIL:** March 24, 2005

**ADDRESS:** 701 Winflo Dr

**OWNER/APPLICANT:** Keith Baird &  
Laura Kobler

**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:**

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

**92-0112**

**JNZ-NP**  
**2F TEXAS**  
**HOUSING**



**JP**



1" = 400'

**SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: T. BOLT**



**CASE #: C14-04-0149.32**

**ADDRESS: 701 WINFLO DR**

**SUBJECT AREA (acres):** N/A

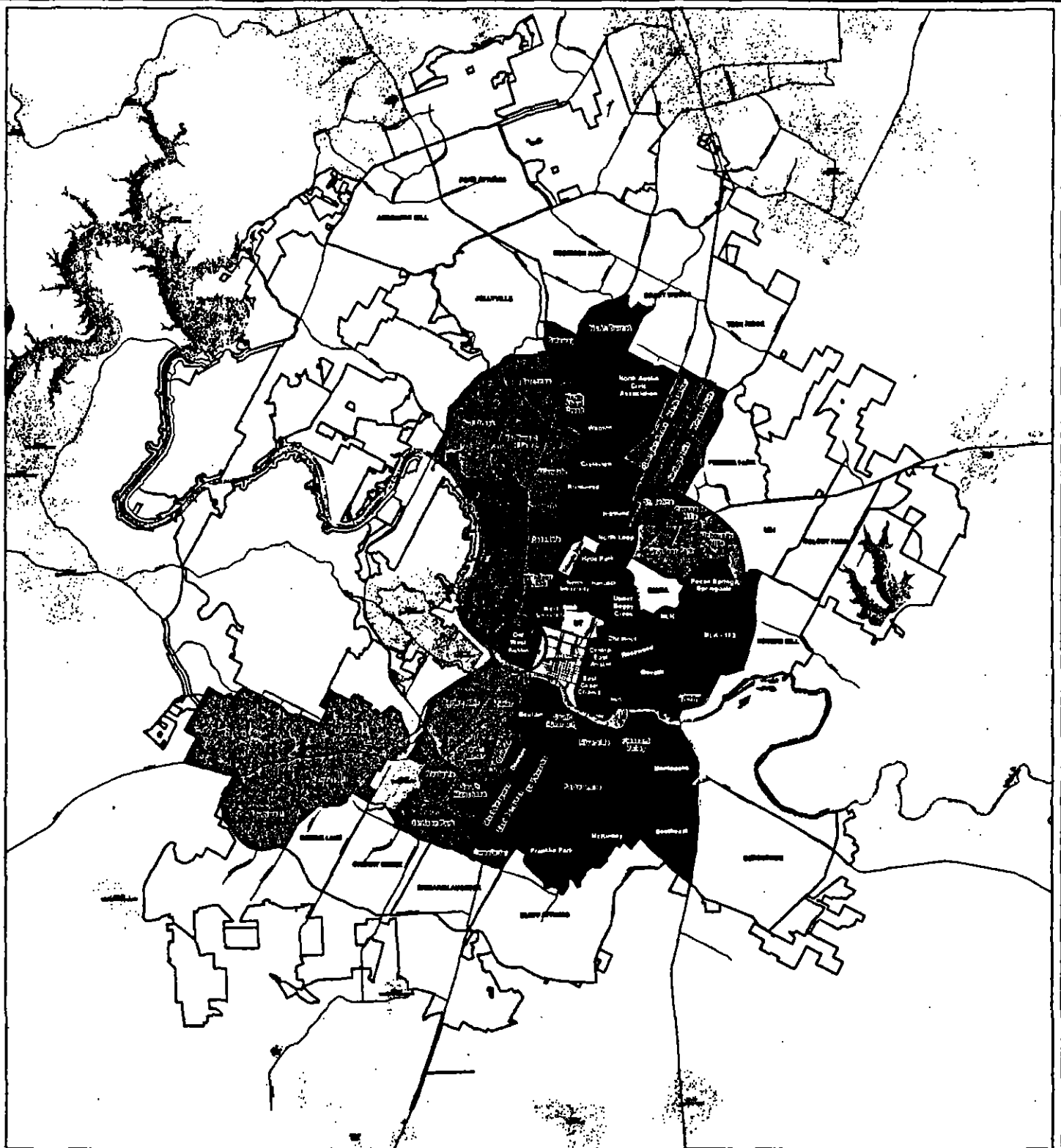
## ZONING

**DATE: 04-11**

**INTLS: SM**CITY GRID  
REFERENCE  
NUMBER

H23





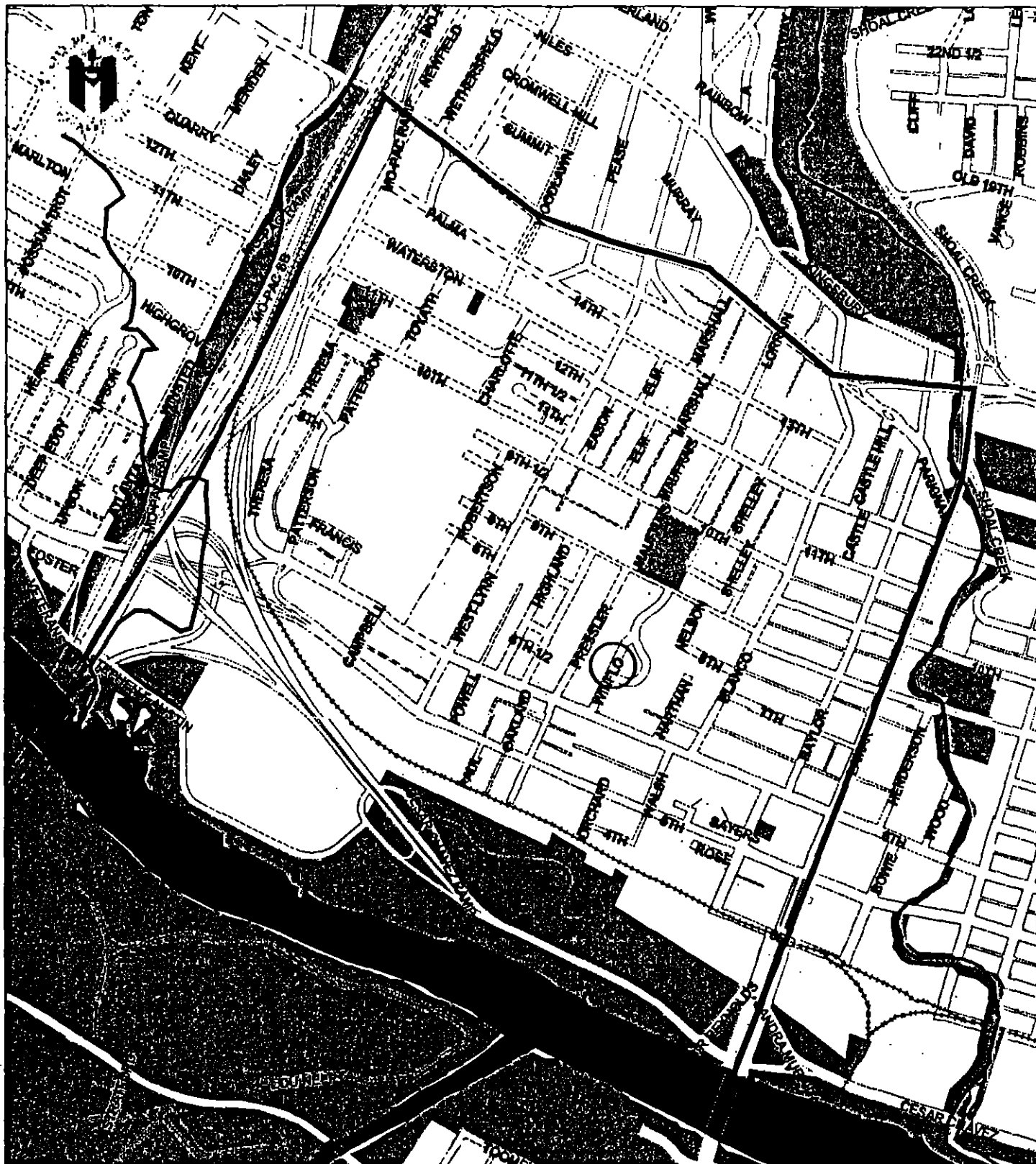
# City of Austin Neighborhood Planning Areas

- APPROVED WITH ZONING
- PLAN IN PROGRESS
- 2005-2006 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  
Department of Planning & Zoning Department  
November 14, 2008

This map has been prepared for the City of Austin for the sole  
purpose of zoning regional planning and is not intended for any  
other use. No warranty is made regarding its accuracy or completeness.  
http://www.austintexas.gov/neighborhoodplanning



# 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



**Compatibility Standards con't.**

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection. Additional design regulations will be enforced at the time a site plan is submitted.

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 701 WINFLO DRIVE IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district on the property described in Zoning Case No. C14-04-0149.32, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 35, Parkview Subdivision, a subdivision in the City of Austin, being more particularly described in Volume 1928, Page 2153, Deed Records of Travis County, Texas (the "Property"),

locally known as 701 Winflo Drive, in the Old West Austin neighborhood plan area, and generally identified in the map attached as Exhibit "A".

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

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

PASSED AND APPROVED

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

§  
§  
§  
§

Will Wynn  
Mayor

APPROVED:

David Allan Smith  
City Attorney

ATTEST:

Shirley A. Brown  
City Clerk

**Z-NP**  
**KAB**  
**ING**



\* = 400'

**SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: T. BOLT**

**CASE #: C14-04-0149.32**

**ADDRESS: 701 WINFLO DR**

**SUBJECT AREA (acres):** N/A

ZONING EXHIBIT A

**DATE: 04-11**

**INTLS: SM**

**CITY GRID  
REFERENCE  
NUMBER**  
**H23**