

ZONING CHANGE REVIEW SHEET

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CASE: C14-04-0196.03
North Hyde Park NCCD Amendment #3

P. C. DATE: 12/13/11

ADDRESS: 38th Street to the north, San Jacinto Blvd.
& 27th Street to the South, Guadalupe Street to the
West and Duval Street to the East

AREA: 234 acres

APPLICANT: City of Austin, as initiated by the Planning Commission.

AGENT: Planning and Development Review Department (Clark Patterson)

NEIGHBORHOOD PLAN AREA: Hyde Park

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

DESIRED DEVELOPMENT ZONE: Yes

WATERSHED: Waller

SUMMARY STAFF RECOMMENDATION:

Staff recommends amending the North Hyde Park Neighborhood Conservation Combining District (Ordinance No. 20050818-064) as follows:

Modify Part 6. General Provisions:

11. The following provisions apply in all Districts except the Guadalupe District.

a. A one lane circular driveway is permitted on lots over 100 feet wide.

b. Except as otherwise provided in the section, access to a site is limited to one curb cut. Except in the Residential District, a site that has a total of 100 feet of frontage or more may have two curb cuts. In the Residential District, a site may have two curb cuts if the site has a total of 100 feet of frontage or more and has two units or is a through lot. ~~For a duplex use or single family attached use, a lot that is at least 50 feet wide may have two one lane driveways that are a maximum of 10' wide if they are separated by the house.~~

Add in Part 6. General Provisions:

12. The maximum amount of development permitted on a property for the following uses that are subject to this NCCD is limited to 0.4 to 1.0 floor-to-area ratio:

Bed and breakfast (group 1) residential use; Bed and breakfast (group 2) residential use; Cottage special use; Duplex residential use; Secondary apartment special use; Single-family attached residential use; Single-family residential use; Small lot single-family residential use; Two-family residential use; Urban home special use; Club or lodge; Daycare services (general and limited); Family homes; Group homes (general and limited); Condo residential; Retirement housing (small and large site); Townhouse residential.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The Hyde Park Neighborhood Association has indicated that they would like to change the maximum development Floor-to-Area-Ratio (FAR) for a variety of residential and some civic land uses in order to encourage density and infill in the neighborhood that is in scale with the lot that is being developed and to delete a driveway provision for development of duplexes.

PROPOSED NCCD AMENDMENT:

The purpose of the NCCD amendment is to establish a maximum amount of development permitted on a variety of properties. The proposed new text that would establish a maximum amount of development on a variety of properties in the Hyde Park Neighborhood Conservation Combining District (NCCD) (Ordinance No. 020131-20) is as follows:

Modify in Part 6. General Provisions:

11. The following provisions apply in all Districts except the Guadalupe District.

b. A one lane circular driveway is permitted on lots over 100 feet wide.

b. Except as otherwise provided in the section, access to a site is limited to one curb cut. Except in the Residential District, a site that has a total of 100 feet of frontage or more may have two curb cuts. In the Residential District, a site may have two curb cuts if the site has a total of 100 feet of frontage or more and has two units or is a through lot. ~~For a duplex use or single-family attached use, a lot that is at least 50 feet wide may have two one-lane driveways that are a maximum of 10' wide if they are separated by the house.~~

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BASIS FOR RECOMMENDATION:

1. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This request to modify the NCCD to reduce the limit the floor-to-area-ratio will ensure residential development that is in scale and mass with the existing residential dwelling unit's in the neighborhood.

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-01-0046	Hyde Park NCCD	Approved NCCD [Vote: 8-0]	Approved NCCD [Vote: 5-2]
C14-04-0022	North University Neighborhood NCCD	Approved NCCD [Vote: 8-0]	Approved NCCD [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

Eastwoods Association
 Hancock Neighborhood Assn.
 Heritage Neighborhood Assn.
 Hyde Park Neighborhood Assn.
 North University Neighborhood Assn.
 University Area Partners
 North Austin Neighborhood Alliance
 Austin Neighborhoods Council

Mueller Neighborhoods Coalition
 Alliance to Save Hyde Park
 West Campus Neighborhood Association
 Austin Independent School District
 Central Austin Neighborhoods Planning
 Area Committee
 North University Planning Team
 Taking Action Inc.

SCHOOLS:

Mathews Elementary School
 O. Henry Middle School
 Austin High School

SITE PLAN:

No comments.

TRANSPORTATION:

TR1: Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic	Bus Service
Guadalupe Street	65'	Varies	Collector	Not Available	656 - IF Intramural Fields 681 - IF/FW Intramural Fields/Far West
Red River Street	50'	28'	Collector	Not Available	653 - RR Red River
Duval Street	60'	36'	Collector	Not Available	7 - Duval/Dove Springs 10 - South 1st/Red River 684 - CR/RR Cameron Road/Red River
Speedway	Varies	29'	Collector	Not Available	None
Clarkson Avenue	Varies	26'	Local	740 (COA,	None

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W. 45 th Street	64'	40'	Arterial	02/10/11) Not Available	5 - Woodrow 10 - South 1st/Red River 338 - Lamar/45th 653 - RR Red River 684 - CR/RR Cameron Road/Red River 656 - IF Intramural Fields 681 - IF/FW Intramural Fields/Far West
W. 46 th Street	40'	28'	Local	Not Available	656 - IF Intramural Fields 681 - IF/FW Intramural Fields/Far West
W. 47 th Street	50'	27'	Collector	Not Available	None
E. 51 st Street	50'	29'	Arterial	7601 (COA, 02/10/11)	656 - IF Intramural Fields

TR2: Additional right-of-way (ROW) for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

TR3: Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

TR4: A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

TR5: According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
Guadalupe Street	Shared Lane/Wide Curb	Bike Lane
Red River Street	Shared Lane	Bike Lane
Duval Street	Bike Lane	Bike Lane (Super Route)
Speedway	Shared Lane/None	Bike Boulevard (Super Route)/ Multi-use Path
Clarkson Avenue	Shared Lane	Shared Lane (Super Route)
Avenue H	Wide Curb	Wide Curb
Caswell Avenue	Wide Curb	Wide Curb

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W. 45 th Street	Shared Lane	Bike Lane
W. 46 th Street	Share Lane/Wide Curb	Bike Boulevard (Super Route)/ Wide Curb
W. 47 th Street	Wide Curb	Wide Curb
E. 51 st Street	Bike Lane	Bike Lane (Super Route)

CITY COUNCIL DATE: January 12th, 2012

ACTION:

ORDINANCE READINGS:

1ST

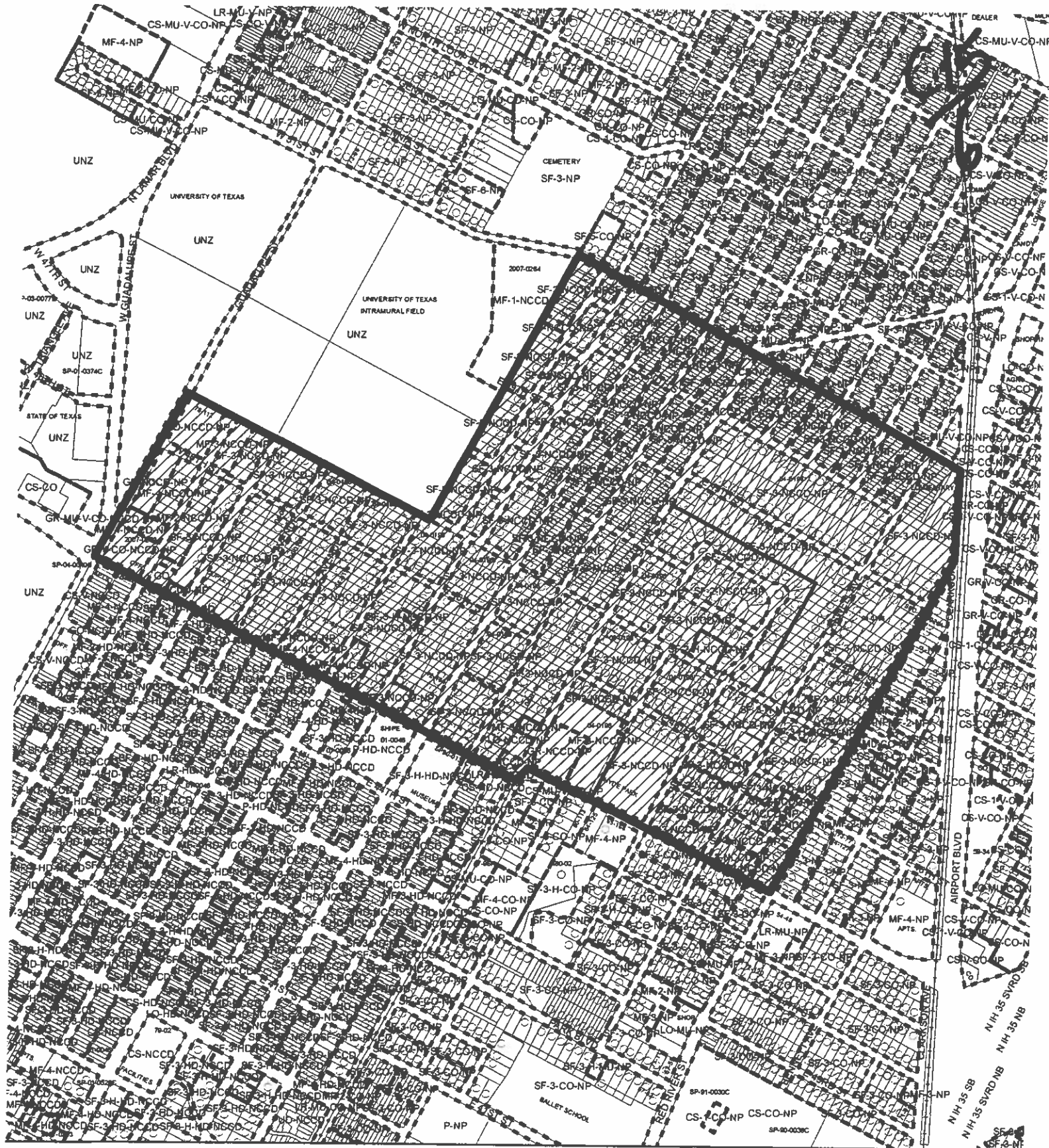
2ND




3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

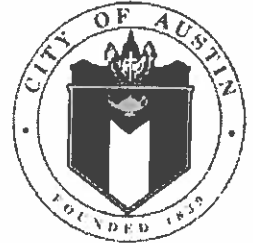
ZONING

ZONING CASE#: C14-04-0196.03

1" = 800'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





SUBJECT
AREA

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April 26, 2011

To City of Austin Planning Commission

The Hyde Park Contact Team wishes to enact revisions to the Hyde Park and North Hyde Park Neighborhood Conservation Combining Districts (NCCD). We are asking your assistance in initiating these revisions.

At its November 15, 2010 meeting, the Contact Team voted to remove the following sentence from the North Hyde Park NCCD, Part 6 (11)(b) page 13:

"For a duplex use or single-family attached use, a lot that is at least 50 feet wide may have two one-lane driveways that are a maximum of 10' wide if they are separated by the house."

Hyde Park neighbors have appealed a permit twice, having support at City Council, having staff then permit a revised plan, and again appealing and losing at the Board of Adjustment. Those neighbors are now watching a duplex get built with a front yard of driveways and parking due to unfortunate staff interpretations that are contrary to the purposes of the Hyde Park Neighborhood Plan. Another permit using this clause will be requested soon on another lot.

At its January 24, 2011 meeting the Contact Team voted to modify the McMansion standards in the entire Hyde Park Neighborhood Plan area by deleting the following language in Article 2, 2.1 Maximum Development Permitted:

"or 2,300 square feet of gross floor area as defined in Section 3.3"

We appreciate your help.

Karen McGraw AIA
Chairman, Hyde Park contact Team
917-1761 mcgrawka@earthlink.net

**Proposed Revision for the North Hyde Park Neighborhood Conservation-
Neighborhood Plan (NCCD-NP) Combining District (Ordinance No.
20050818-064)**

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Delete the following from Part 6.11.b on page 13:

For a duplex use or single-family attached use, a lot that is at least 50 feet wide may have two one-lane driveways that are a maximum of 10' wide if they are separated by the house.

Modify the LDC Subchapter F as follows:

Delete in Article 2.1 Maximum Development Permitted, the phrase:

"or 2,300 square feet of gross floor area, as defined in Section 3.3.

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

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: C14-01-046.01

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission

Jan 12, 2012, City Council

Sue L. Anderson
Your Name (please print)

4312 Ave F 78751

Your address(es) affected by this application

Sue L. Anderson
Signature

12-6-11
Date

Daytime Telephone: _____

Comments: _____

I am in favor
 I object

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-01-046.01

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

Jane L. Anderson
Your Name (please print)

4312 Ave F 78751

Your address(es) affected by this application

Jane L. Anderson
Signature

12-6-11
Date

Daytime Telephone: 459-9572

Comments:

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

City of Austin
Planning & Development Review Department
Clark Patterson
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-01-046.01
 Contact: Clark Patterson, (512) 974-7691
 Public Hearing: Dec 13, 2011, Planning Commission
 Jan 12, 2012, City Council

Carol Moczygemba
 Your Name (please print)

400 Texas Ave. Austin 78705
 Your address(es) affected by this application

Carol Moczygemba
 Signature

Daytime Telephone: 512 - 486-6243
 Date

I am in favor
 I object

Comments:

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

City of Austin
 Planning & Development Review Department
 Clark Patterson
 P. O. Box 1088
 Austin, TX 78767-8810

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Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

MICHAEL MITCHELL

Your Name (please print)

4303 Ave G

Your address(es) affected by this application

Andrew Mitchell

Signature

4 DEC 11

Date

Daytime Telephone: 206-0754

Comments:

ONCE you create a historical district, it is hypocritical and to limit the amount of development to less than it was during the historic period intended to evoke. Thus, if this is more restrictive which I assume it is, I think it is counter-productive to keeping Hyde Park as it "was" in days.

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

City of Austin
Planning & Development Review Department
Clark Patterson
P. O. Box 1088
Austin, TX 78767-8810

TP/SR

The district is trying to preserve.

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Case Number: C14-01-046.01

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

MARK E BOWLDIN

Your Name (please print)

4110 AVENUE D

Your address(es) affected by this application

Mary E Bowldin

Signature

12-5-11

Date

Daytime Telephone: 4595003

Comments:

There was no specific address in this area. Could not find the pending case in all this squatter + dealer.

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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