AUSTIN CITY COUNCIL

AGENDA



Thursday, July 26, 2007

Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action) **Item No. 128**
RECOMMENDATION FOR COUNCIL ACTION

Subject: C14-2007-0006 - University Hills Neighborhood Plan Combining District - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property bounded by Hwy 290 & Hwy 183 to the north, Hwy 183 to the east, Manor Road to the south, and Northeast Drive to the West (726 acres). The proposed zoning change will create the University Hills Neighborhood Plan Combining District (NPCD) and implement the land use recommendations of the University Hills / Windsor Park Combined Neighborhood Plan for a total of 20 tracts (152 acres). Under the proposed University Hills NPCD, "Impervious Cover and Parking Placement Restrictions," and "Garage Placement for New Single-Family construction" are proposed for the entire area. The Neighborhood Urban Center special use is proposed for Tract 208. The Residential Infill special use is proposed for Tract 220. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Single Family Standard Lot (SF-2); Family Residence (SF-3); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence - Moderate-High Density (MF-4); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Neighborhood Commercial (LR); Community Commercial (GR); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Limited Industrial Services (LI) and Public (P). A Conditional Overlay (CO), Mixed Use Combining District Overlay (MU); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330; Adrienne Domas, 974-6355.
