

Back-up Information for:

University Hills
Neighborhood Plan Combining District

Case No. C14-2007-0006



University Hills Neighborhood Plan Combining District Tract Map for Rezoning

City of Austin NPZD
July 2007



University Hills Neighborhood Plan Combining District:
Tracts Proposed for Rezoning
Case No. #C14-2007-0006

TRACT NUMBER	ADDRESS	FROM	TO (PC Recommendation)	STATUS
201	7329 US Hwy 290	GR	MF-3	
202	7540, 7650 Ed Bluestein Blvd	SF-2	LO-MU-NP	contested
203	6801 Northeast Dr	SF-2	P-NP	
205	3400, 3401, 3403, 3405, 3407 Lynridge Dr	GR	SF-2-NP	
206	Lynridge Dr	GR	SF-2-NP	
207	3500 Susquehanna Lane	SF-2	P-NP	
208	7206, 7210, 7112 Ed Bluestein Blvd	GR	GR-NP (NUC infill option)	
	Footprint at the southern portion of 7112 Ed Bluestein Blvd	CS-1	GR-NP (NUC infill option)	
210	2.828 Acre Tract of ABS 258 SUR 26 Tannehill JC	LR	LR-MU-CO-NP	contested
	4.798 Acre Tract of ABS SUR 29 Tannehill JC	I-SF-3	LR-MU-CO-NP	
211	10.369 Acre Tract of ABS 22 SUR 29 Tannehill JC	SF-3, NO-CO	SF-6-NP	contested
	Lot 1B of the Bluffs at University Hills Resubdivision of Lot 1, Block B	NO-CO	SF-6-NP	
212	4700 Loyola Lane	GR	GR-CO-NP	
213	4720 Loyola Lane	GR-CO	GR-MU-CO-NP	contested
214	4607 Loyola Lane	GR	GR-CO-NP	
215	4701 Loyola Lane	GR	GR-MU-CO-NP	contested
216	CS footprint at 6700 Manor Road	CS	LR-NP	
217	3501 Loyola Lane	LR with CS footprint	MF-3	
219	6540, 6600 Ed Bluestein Blvd	GR, MF-3, SF-3	MF-3	
220	5301 Loyola Lane	SF-3, LI	SF-3, RI infill option	contested
221	20.227 Acre parcel of ABS 22 SUR Tannehill JC	LI	GR-MU-NP	
222	Approximately 600x600' portion of 10.369 Acre Tract of ABS 22 SUR 29 Tannehill JC	SF-3	LR-CO-NP	
223	3409 Carol Ann Dr	LR	SF-2-NP	

University Hills Neighborhood Plan Combining District: Infill Options/Design Tools

Infill Option	Planning Commission Recommendation	Original Plan Recommendation	University Hills Neighborhood Association Recommendation	Comments
Small Lot Amnesty	Do Not Adopt	Adopt	Do Not Adopt	Would affect one lot in the planning area, and construction on lots less than 7000 s.f. conflicts with University Hills deed restrictions. Staff does not object to the UHNA recommendation.
Residential Infill	Adopt for portion of 220 proposed for residential use.	Adopt on Tract 220	Do Not Adopt. See discussion of zoning recommendation for Tract 220.	This is one of the few large vacant sites in the University Hills planning area. It offers an opportunity for a unique residential development with a variety of housing types, which is consistent with one of the plan goals ("Encourage a diversity of housing options at varying levels of affordability.")

Design Tool	Planning Commission Recommendation	Original Plan Recommendation	University Hills Neighborhood Association Recommendation	Comments
Front Porch Setback	Do Not Adopt	Adopt	Do Not Adopt	
Garage Placement	Adopt	Adopt	Adopt	
Impervious Cover & Parking Placement	Adopt	Adopt	Adopt	

**University Hills Neighborhood Plan Combining District:
Contested Tracts**

Tract # & Address	Current Use & Zoning	Planning Commission Recommendation	Staff/Zoning Committee Recommendation	University Hills Neighborhood Association (UHNA) Recommendation
202 7540, 7650 Ed Bluestein Blvd	<i>Civic</i> Zoning District: SF-2 Church & Boy Scouts office	<i>Civic</i> LO-MU-NP	<i>Civic</i> LO-NP The development standards of LO more closely match the site's current development, and it is an appropriate zoning designation for any future redevelopment of the site if the church and Boy Scouts office were to relocate.	<i>Civic</i> NO-CO-NP (with CO for "residential treatment" facilities), or LO-CO-NP (with CO for "residential treatment" facilities, height limit of 2 stories, and "club or lodge" use)
210 2.828 Acre Tract of ABS 258 SUR 26 Tannehill JC; 4.798 Acre Tract of ABS SUR 29 Tannehill JC	<i>Vacant</i> Zoning District: LR (2.828 acre site), I-SF-3 (4.728 acre site)	<i>Mixed Use</i> LO-MU-NP	<i>Mixed Use</i> LR-MU-CO-NP This parcel fronts on Manor Road, which as been designated as a Future Core Transit Corridor. Mixed Use development is appropriate along a major roadway, especially one such as Manor Road that serves as a boundary for much of the University Hills neighborhood. Participants at the Manor Road land use workshop were supportive of mixed use development along Manor.	<i>Office</i> NO-CO-NP (with CO for Class 2 group homes) UHNA does not believe this site is appropriate for retail or residential uses, and would like to promote more office uses in the planning area. NPZD staff cannot support this zoning recommendation because the Neighborhood Office zoning district is intended for sites located in or adjacent to a residential neighborhood and usually for existing structures that would be renovated for office use. This site is vacant. Additionally, NO is intended for sites on collector streets. This site is located adjacent to Manor Road, which is an arterial.

**University Hills Neighborhood Plan Combining District:
Contested Tracts**

Tract # & Address	Current Use & Zoning	Planning Commission Recommendation	Staff/Zoning Committee Recommendation	University Hills Neighborhood Association (UHNA) Recommendation
211 10.369 Acre Tract of ABS 22 SUR 29 Tannehill JC; Lot 1B of the Bluffs at University Hills Resubdivision of Lot 1, Block B	<i>Vacant</i> Zoning District: SF-3, NO-CO(10.369 acre site); NO-CO (Lot 1B)	<i>Higher Density Single Family Residential</i> SF-6-NP	<i>Higher Density Single Family Residential</i> SF-6-NP Community members expressed at land use planning workshops that vacant sites in the planning area could be appropriate for higher-density residential development. Additionally, the purpose statement of the SF-6 zoning district states that it is intended for "an area where a transition from single-family to multi-family use is appropriate." This site is located between a site adjacent to Manor Road (proposed for mixed use) and a single family neighborhood, and it also borders an apartment complex.	<i>Office</i> NO-CO-NP (with CO for Class 2 group homes) UHNA does not believe this site is appropriate for residential uses, and would like to promote more office uses in the planning area. NPZD staff cannot support this zoning recommendation because the Neighborhood Office zoning district is intended for sites located in or adjacent to a residential neighborhood and usually for existing structures that would be renovated for office use. This site is vacant. Additionally, NO is intended for sites on collector streets. This site is located adjacent to Manor Road, which is an arterial.
213 4720 Loyola Lane	<i>Vacant</i> GR	<i>Commercial</i> GR-CO-NP (CO for Class 2 Group Homes and automobile-oriented uses)	<i>Mixed Use</i> GR-MU-CO-NP Community members expressed at land use planning workshops the east side of the Manor Road/Loyola Lane intersection could serve as a town center for the University Hills neighborhood. A mixed use zoning designation is compatible with such a vision. Additionally, this site could serve as access to tract 211, which is proposed for higher-density residential use.	<i>Commercial</i> GR-CO-NP (CO for Class 2 Group Homes) According to UHNA, this site drains poorly and therefore would be unsuitable for any potential residential development. Additionally, UHNA believes that most uses near the Manor Road/Loyola Lane intersection should be commercial.

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Tract # & Address	Current Use & Zoning	Planning Commission Recommendation	Staff/Zoning Committee Recommendation	University Hills Neighborhood Association (UHNA) Recommendation
215 4701 Loyola Lane	Vacant GR	Mixed Use GR-MU-CO-NP	Mixed Use GR-MU-CO-NP Community members expressed at land use planning workshops the east side of the Manor Road/Loyola Lane intersection could serve as a town center for the University Hills neighborhood. A mixed use zoning designation is compatible with such a vision.	Commercial GR-NP UHNA does not support a zoning change on this site because it is included as a potential parkland acquisition site in Appendix G of the plan.
220 5301 Loyola Lane	Vacant Zoning District: SF-3, LI	No Action taken by PC. Direction to staff to explore a zoning recommendation that is not 100% residential; e.g., add commercial zoning to the portion of the site that fronts Hwy 183.	Single Family Residential SF-3, with Residential Infill infill option As this site is a large vacant site, it offers an opportunity for a creatively-designed residential subdivision with a variety of housing types. The Residential Infill infill option provides a framework for such a design. This tract is owned by AISD; it was purchased with bond funds in 1969 for a school. AISD has since determined that it is not an appropriate site for a school, and the property is now for sale. The school board made the decision to sell the property on June 28, 2004.	Civic P-NP UHNA is proposing the P zoning district on the site to indicate their support for a school or other interim public use at this location. The P zoning district is intended for sites "used or reserved for a civic or public institutional use". As the site is for sale, it is no longer reserved for public use.

Conditional Overlays
University Hills Neighborhood Plan Combining District
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Tract No.	Recommended Zoning	Restricted Uses	Conditional Uses
212, 213, 215	GR-CO-NP, GR-MU-CO-NP	Automobile Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Service Station, Funeral Services, Commercial Off-street parking, Bail-bond Services	Off-site Accessory Parking
214	GR-CO-NP	Automobile Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Funeral Services, Commercial Off-street parking, Bail-bond Services	Off-site Accessory Parking
222	LR-CO-NP	Service Station	
208, 210, 212, 213, 214, 215, 217, 218	misc.	No drive-in as accessory use	