

**University Hills Neighborhood Plan Combining District  
Motion Sheet for Contested Tracts**

*Land Use + Zoning on each motion*

Tract # & Address	Current Use & Zoning	Planning Commission Recommendation	Staff/Zoning Committee Recommendation	University Hills Neighborhood Association (UHNA) Recommendation	Notes	Votes Required	Valid Petition
202 7540, 7650 Ed Bluestein Blvd	Civic  Zoning District SF-2 Church & Boy Scouts office	Civic  LO-MU-NP <i>McCracken Kim (3) Close PH 7-0</i>	Civic  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	Civic  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)	<i>Reconsider - Leffengwell McCracken 7-0 Plan + Zoning Motion to PP for 2 weeks Leffengwell/McCracken 7-0</i>	4 for 1st Reading  5 for all three Readings	
210 2 828 Acre Tract of ABS 258 SUR 26 Tannehill JC, 4 798 Acre Tract of ABS SUR 29 Tannehill JC	Vacant  Zoning District LR (2 828 acre site), I-SF-3 (4 728 acre site)	Mixed Use  LO-MU-NP	Mixed Use <i>Service Station</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>Martinez Kim (3) Close PH First Reading 7-0</i>	Office  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.	Property Owner Recommendation  Mixed Use  Zoning District LR-MU-NP	<i>4 for 1st Reading 5 for all three Readings</i>	

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<b>211</b> 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	Vacant  Zoning District SF-3, NO-CO(10 369 acre site), NO-CO (Lot 1B)	Higher Density Single Family Residential  SF-6-NP	Higher Density Single Family Residential  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>McCracken</i> <i>Cole</i> <i>Close PH</i> <i>(3)</i> <i>7-0</i>	Office  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.	Property Owner Recommendation  Commercial  Zoning District GR-NP	4 for 1st Reading  5 for all three Readings	
<b>213</b> 4720 Loyola Lane	Vacant GR	Commercial  GR-CO-NP (CO for Class 2 Group Homes and automobile-oriented uses)	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. Additionally, this site could serve as access to tract 211, which is proposed for higher-density residential use.  <i>Kim</i> <i>(3)</i> <i>McCracken</i> <i>7-0</i>	Commercial  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.		4 for 1st Reading  5 for all three Readings	

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215 4701 Loyola Lane	Vacant GR	Mixed Use GR-MU-CO-NP <i>Kim (3) The Cracked Close P.H. 6-1 Martinez - No</i>	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.		4 for 1st Reading  5 for all three Readings	
220 5301 Loyola Lane  <i>220A</i>	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 <i>PP</i> 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.  <i>Deenkerley Martinez Leffingwell PP to 8/23/07 7-0</i>	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.		4 for 1st Reading  5 for all three Readings	

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<p><b>220a</b> 976x367 portion of 5301 Loyola Lane</p>	<p>Vacant Zoning District SF-3, LI</p>	<p>No Action taken by PC This is the portion of site that PC directed to staff to zone as commercial</p>	<p>Commercial <i>PP</i> GR-NP  In response to PC direction, this portion of the parcel at 5301 Loyola Lane is zoned as commercial 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 <i>Dunkerley</i></p>	<p>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</p>		<p>4 for 1st Reading  5 for all three Readings</p>	
<p><b>222</b> Approx 600x600' portion of the 10 369 acre tract of ABS 22 SUR 29 Tannehill JC</p>	<p>Vacant Zoning District SF-3</p>	<p>Commercial Zoning District LR-CO-NP</p>	<p>Commercial <i>Archibut service station</i> Zoning District LR-CO-NP <i>McCracken</i> <i>Dunkerley</i> <i>(3) Close FH</i> <i>7-0</i></p>	<p>Commercial Zoning District LR-CO-NP</p>	<p>Property Owner Recommendation  Commercial Zoning District GR-NP</p>	<p>4 for 1st Reading  5 for all three Readings</p>	



# University Hills Neighborhood Plan Combining District Tracts Recommended for Rezoning & Contested Tracts

City of Austin NPZD  
August 2007

