



## MEMORANDUM

TO: Will Wynn, Mayor  
City Council Members

FROM: Adrienne Domas, Neighborhood Planning and Zoning Department   
974-6355

DATE: September 19, 2007

RE: University Hills/Windsor Park Neighborhood Plan  
Case Nos. NP-07-023, C14-2007-0006, C14-2007-0006.01, C14-2007-0007,  
C14-2007-0007.01

---

If you recall, the City Council heard and took action on the University Hills/Windsor Park Neighborhood Plan at the August 9 hearing. Most tracts for rezoning were approved on three readings at this hearing, with the exception of a few tracts that staff is bringing forward at the September 27 hearing. This memo provides background information on each of these tracts.

Tract 72, and portions of Tracts 50, 54, and 91, Windsor Park Neighborhood Plan Combining District

At the August 9 hearing, the motion sheet did not list all the addresses of the properties included in these tracts for rezoning. Staff is requesting Council to take action on three readings for the remaining properties within these tracts.

Tract 77, Windsor Park Neighborhood Plan Combining District

In response to feedback from the property owner, the Planning Commission revised their original recommendation on this tract to SF-6-NP at their September 11, 2007 hearing. Notices for this Planning Commission hearing were mailed to residents within 300 feet of the property. Due to the scheduling of the Planning Commission hearing, City Council did not review this tract at their August 9, 2007 hearing. Staff is requesting all three readings for Tract 77.

Tract 202, University Hills Neighborhood Plan Combining District

Due to an addressing discrepancy, this site was removed from consideration at the August 9, 2007 City Council hearing. Staff has since corrected the addressing discrepancy and is requesting all three readings on this zoning change.

Tract 210, University Hills Neighborhood Plan Combining District

Because City Council approved a zoning change that differed from the Planning Commission's recommendation, this tract was approved on 1<sup>st</sup> reading at the August 9 City Council hearing. Staff is requesting 2<sup>nd</sup> and 3<sup>rd</sup> readings on September 27.

Tracts 220 and 220a, University Hills Neighborhood Plan Combining District

This lot is currently owned by Austin Independent School District (AISD) and is zoned SF-3, with the southern portion of the lot zoned LI (Limited Industrial). On September 11, Planning Commission recommended SF-3-NP with the Residential Infill option for Tract 220, and GR-MU-NP for Tract 220a. The University Hills Neighborhood Association is recommending P (Public) zoning for the site as it is currently owned by AISD. A letter from AISD supporting the Planning Commission's recommendation is attached to this backup. Staff is requesting all three readings if Council chooses to follow Planning Commission's recommendation.

Please contact me if you have any questions about this information. Thank you.

# Austin Independent School District

---

Office of Facilities



September 10, 2007

To: Adrienne Domas, City of Austin

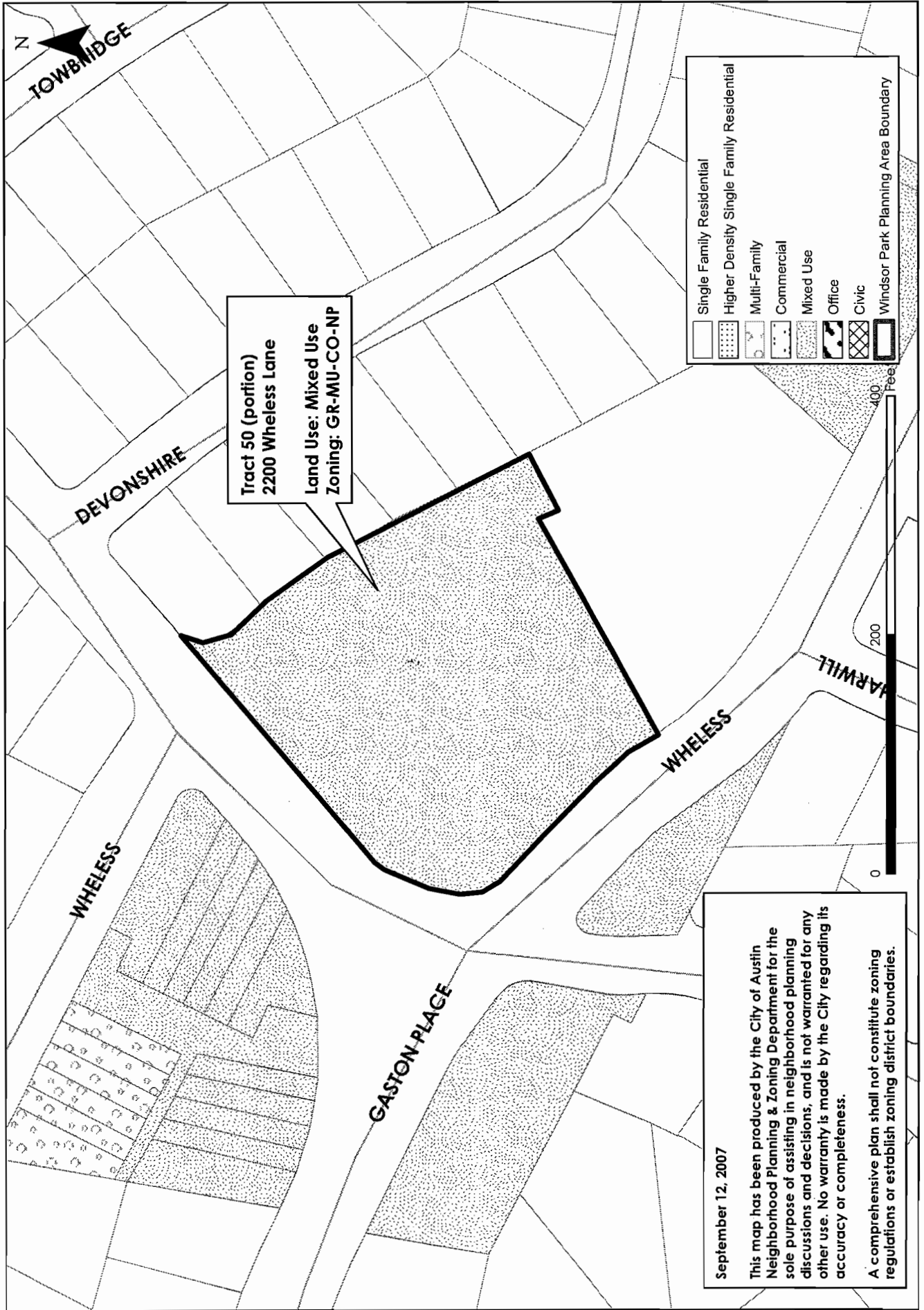
From: Joe Silva, Assistant Director of Planning Services, Office of Facilities, Austin ISD

Subject: Sale of AISD property on Loyola Lane

The District currently owns the property located on the southwest quadrant of the intersection of Loyola Lane and U.S. Hwy 183 and within the boundaries of the University Hills/Windsor Park Neighborhood Plan. On multiple occasions, the most recent being May 29, 2007, the AISD Board of Trustees reaffirmed that this property is surplus and gave staff direction to sell the property. AISD staff is currently working with a real estate consultant to have the property on the market by mid-October 2007.

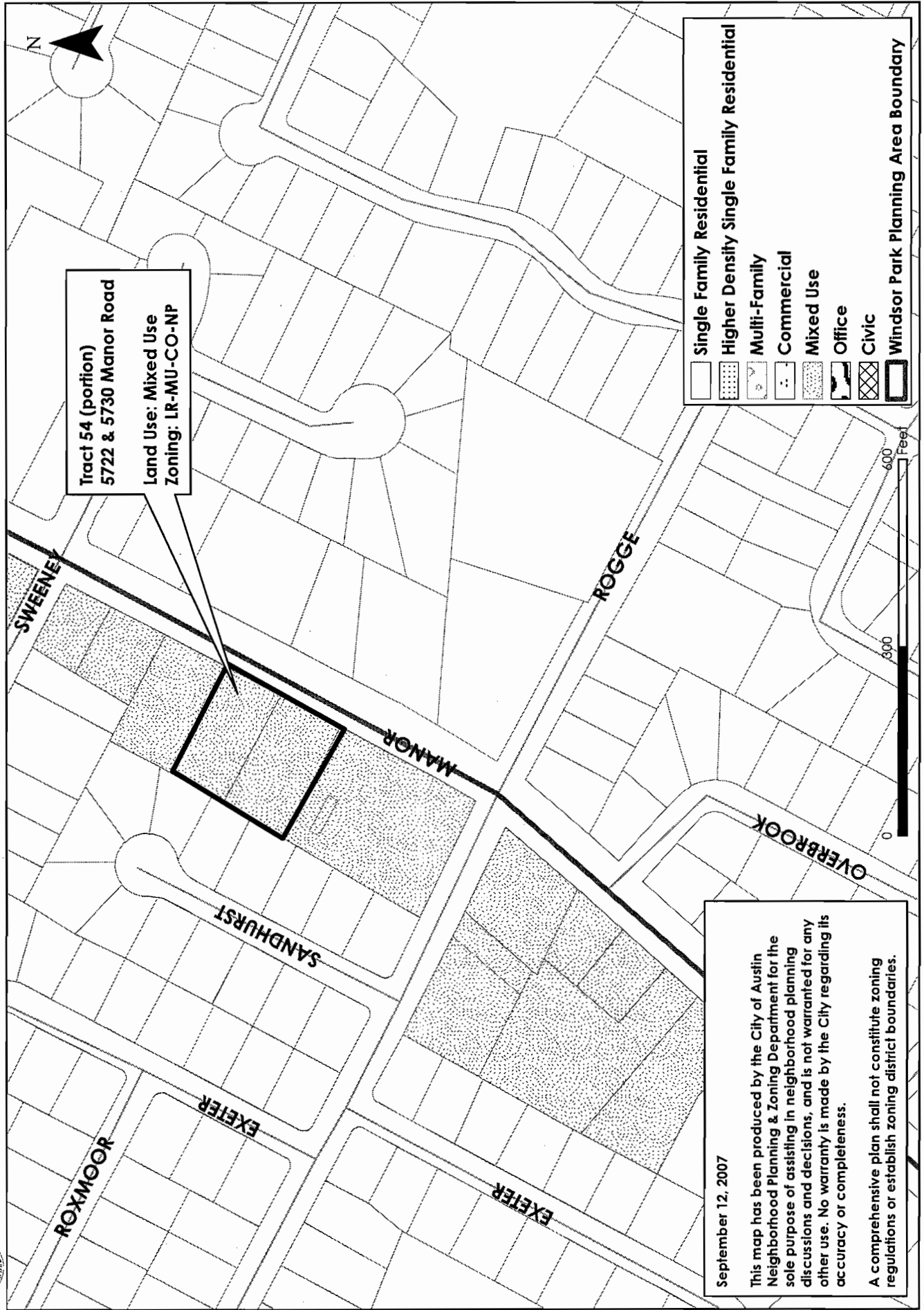


# Windsor Park Neighborhood Planning Area Future Land Use Map: Portion of Tract 50



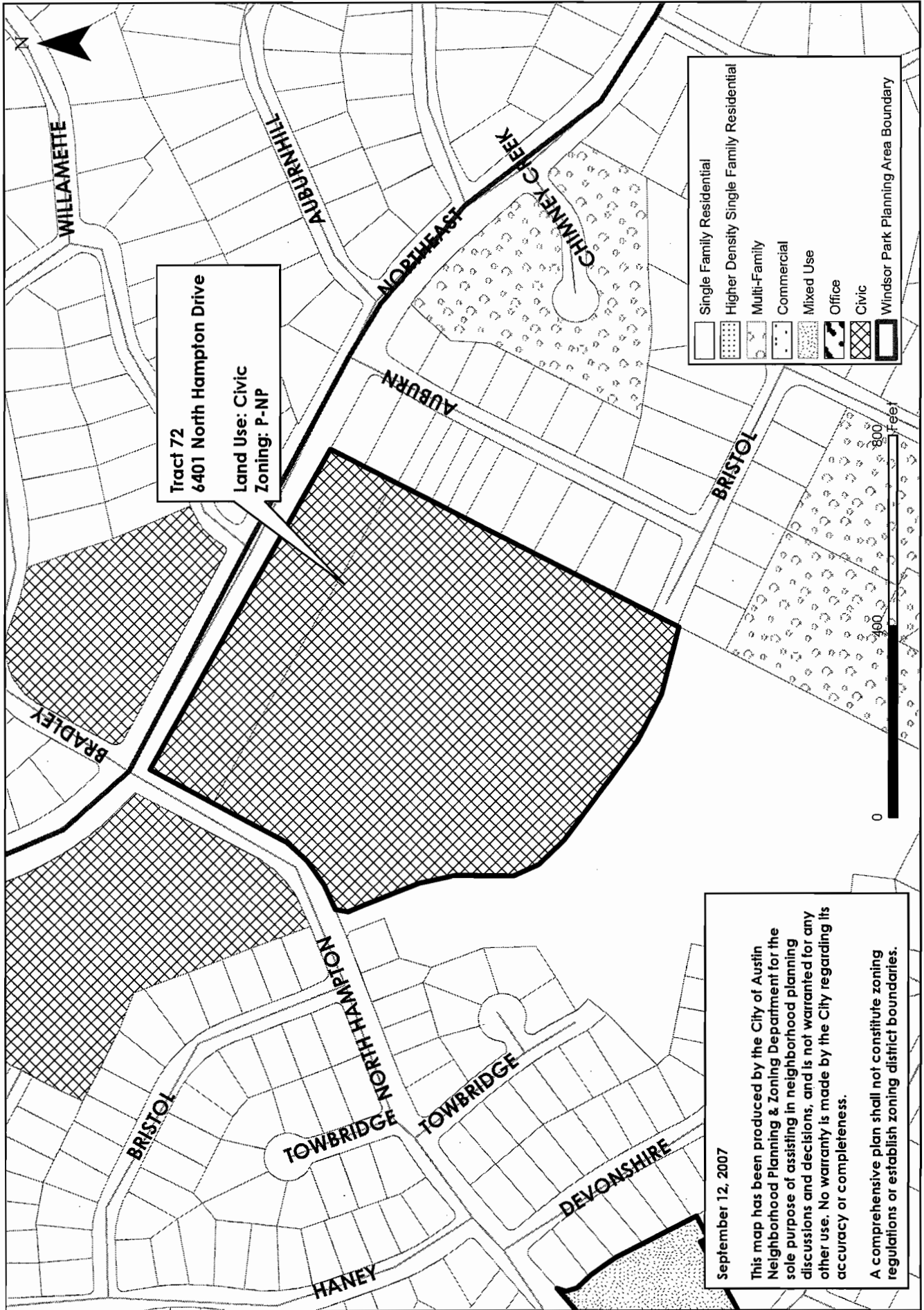


# Windsor Park Neighborhood Planning Area Future Land Use Map: Portion of Tract 54





# Windsor Park Neighborhood Planning Area Future Land Use Map: Tract 72



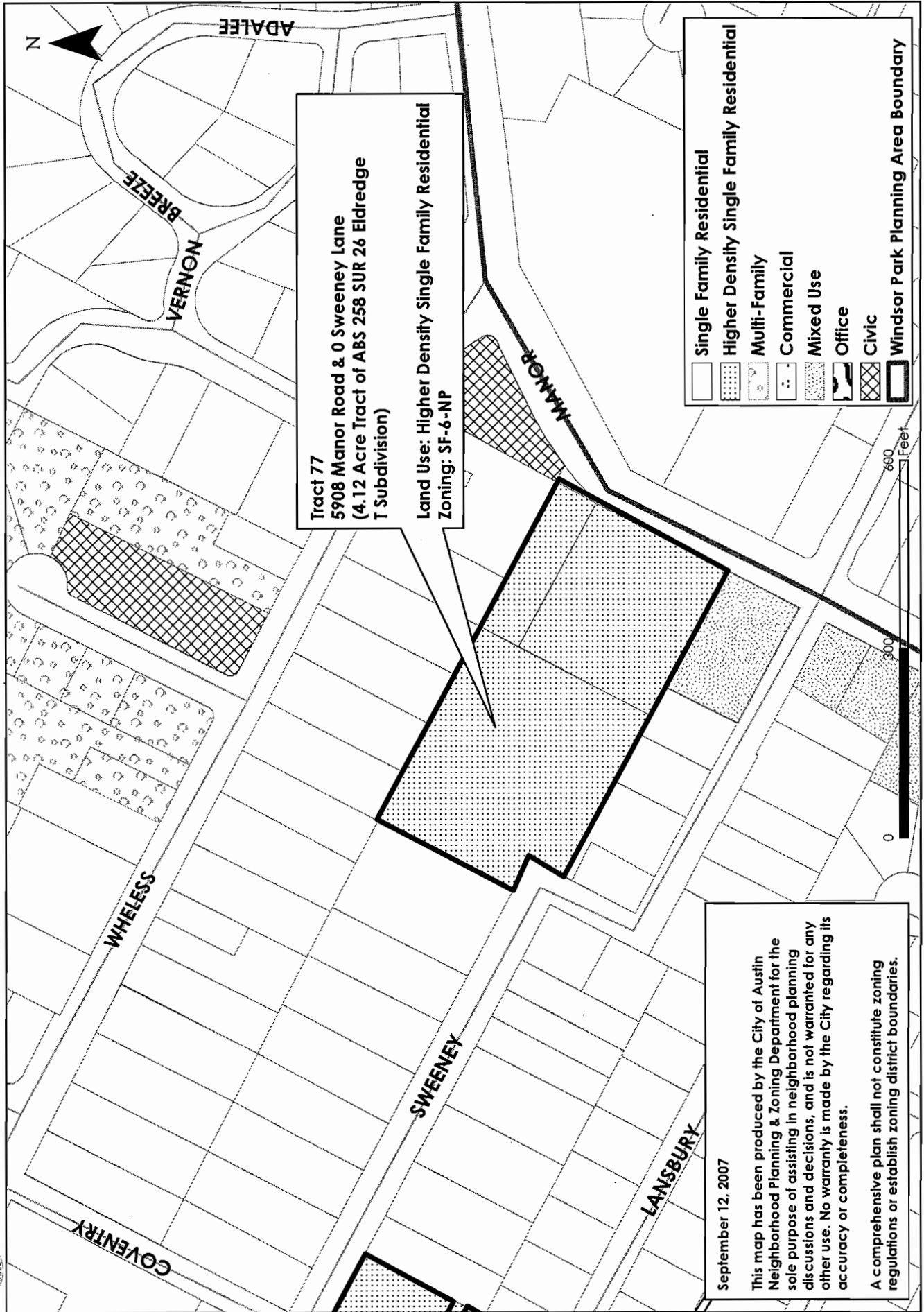
September 12, 2007

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions, and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

A comprehensive plan shall not constitute zoning regulations or establish district boundaries.

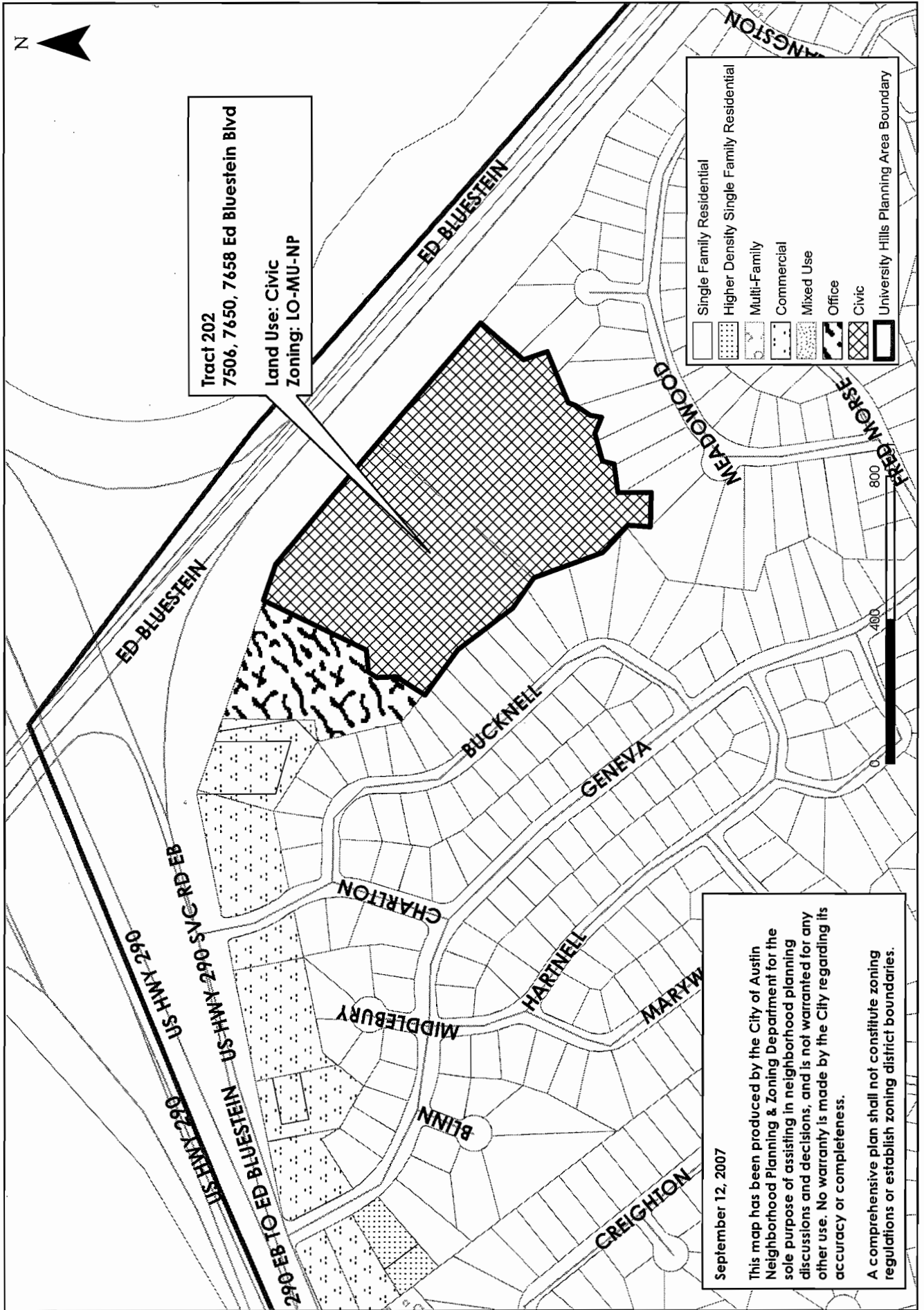


# Windsor Park Neighborhood Planning Area Future Land Use Map: Tract 77



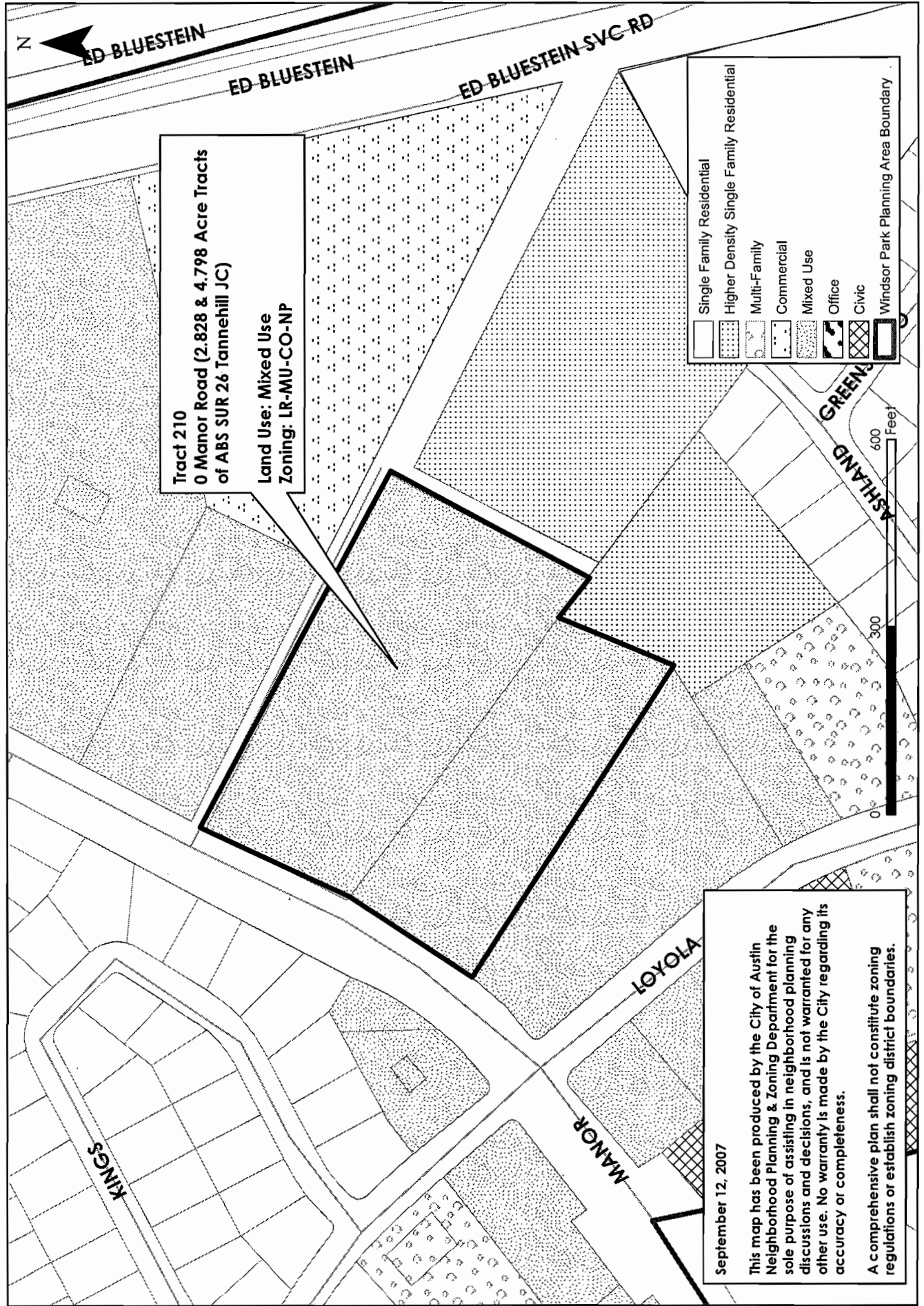


# University Hills Neighborhood Planning Area Future Land Use Map: Tract 202





# University Hills Neighborhood Planning Area Future Land Use Map: Tract 210





# University Hills Neighborhood Planning Area Future Land Use Map: Tract 220 & 220a

