



MEMORANDUM

TO: Mayor Will Wynn and
Members of the City Council

FROM: Gregory Guernsey, Director
Neighborhood Planning and Zoning Department

DATE: October 4, 2007

RE: University Hills Neighborhood Plan and University Hills Neighborhood Plan
Combining District zoning.
Case Nos. NP-2007-023 and C14-2007-0006 (Tract 210)

If you recall, the City Council heard and took action on the University Hills/Windsor Park Neighborhood Plan at the August 9, 2007 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 October 11th hearing. This memo provides background information on Tract 210.

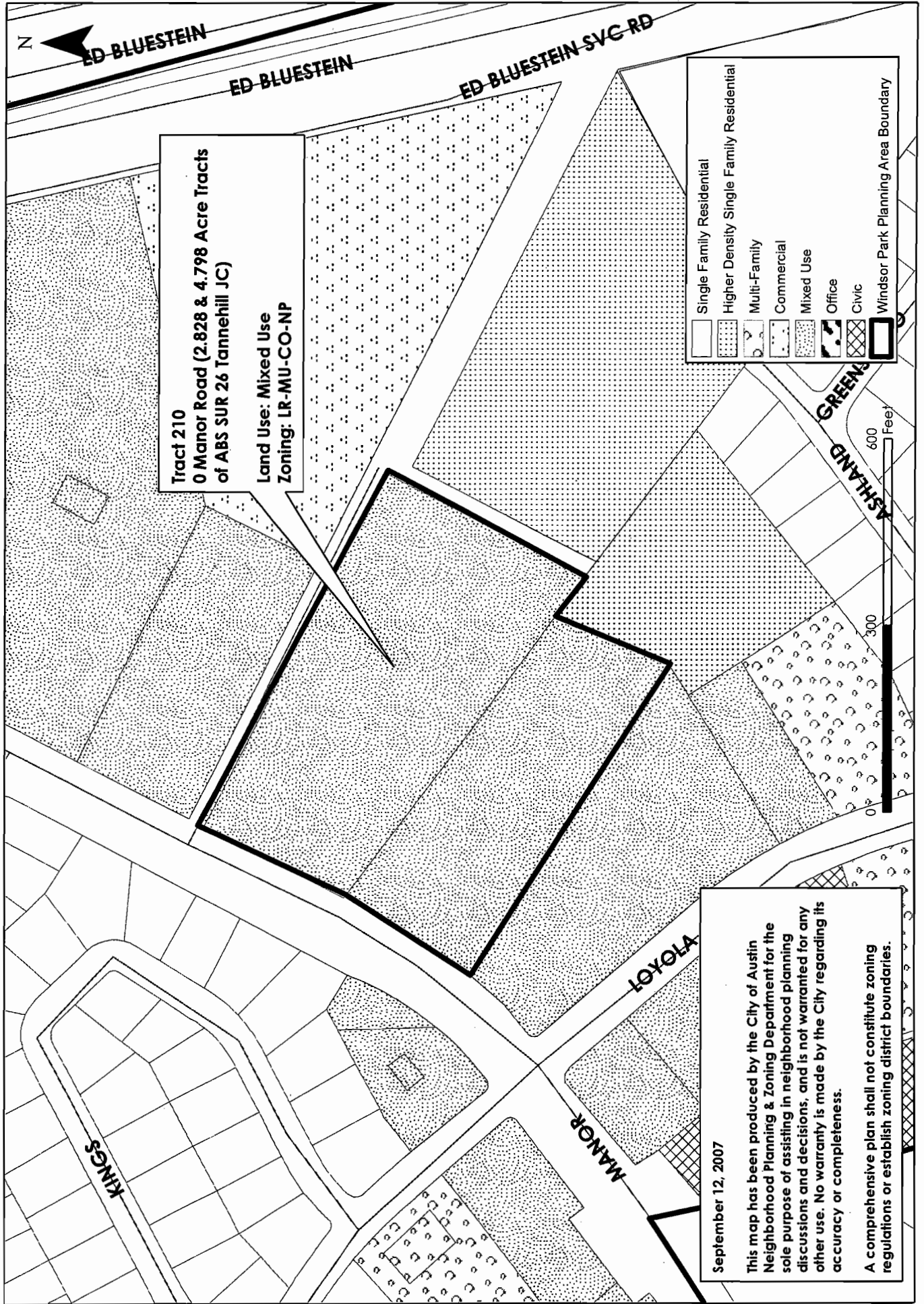
Tract 210, University Hills Neighborhood Plan Combining District

Because City Council approved a zoning change that differed from the Planning Commission's recommendation, this tract was approved on 1st reading at the August 9th City Council hearing. Staff is requesting 2nd and 3rd readings on October 11th.

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



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



Tract 210
0 Manor Road (2.828 & 4.798 Acre Tracts of ABS SUR 26 Tannehill JC)
Land Use: Mixed Use
Zoning: LR-MU-CO-NP

- Single Family Residential
- Higher Density Single Family Residential
- Multi-Family
- Commercial
- Mixed Use
- Office
- Civic
- Windsor Park Planning Area Boundary

September 12, 2007

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