Tract 40 0 MLK (Lot 5 OLT 13 Div. E Lamar at 19TH) 1230-1232 W Martin Luther King Jr Blvd. Owner: Michel Issa Agent: Nikelle Mead/Ron Thrower	Property Description Description West Universi
Office	Futures, Land s. Use Plan
Q C	Future Existing Land Septime Existing Existing Existing Existing Existing Existing Existing Exist Indian Exis
LO-NP	First Reading
GO-NP (Council voted 6-0 to not add the MU to this tract)	Approved on Second Reading
GO-NP	Neighborhood Plan/Staff Rec. for 3"Reading
GO-MU-NP	Broperty Wowner Recommendat
YES	Valles Petition
owner's agents met on 10-5-04. The neighborhood presented a list of conditions that must be agreed to by the property owner before further negations would be entered into by the West University and Judges Hill neighborhoods. Further negotiations would be postponed until early 2005. Land Use: Office Mixed-Use Zoning: GO-MU-CO-NP (Limit of one residential unit and a height limit of 42.25') Prohibit the following uses • Group residence • Club or lodge, • Community recreation (private) FYI: The parties have agreed to continue negotiating on increasing density and height. Once an agreement is reached the property owner will file a zoning case to modify the conditional overlay as it relates to height and density.	
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2301 Shoal Creek Agent: Ron Thrower Use: Single-family	Use: Single-family	2209 Shoal Creek Agent: Ron Thrower	Tract 44	Property 1 Description 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	Office Mixed- Use			Land Land Use Plan &
	SF-3			Existing Zoning
The impervious cover shall not exceed 75% No more than 5,000 square feet of residential uses are allowed)	exceed a height of 578' above mean sea level. No access to West 22 1/2 Street for ingress or egress	No structure located elsewhere on the tract may	LO-MU-CO-NP (No structure located on the rear 90' of the tract may exceed a height of 570' above mean sea level.	PC/Approved on First Reading
	Same			Approved on Second Reading
No structure located elsewhere on the tract may exceed a height of 578 above mean sea level: 2301 Shoat Creek Land Use: Single Family Zoning: SF-3-CO NP	No access to West 22-1/2 Street for ingress of eggess. Individual residential units may be no larger than 1,200 square feet. No structure located on the rear 90 of the fract may exceed a height of 570 the fract may exceed a height of 570.	The floor-to-area ratio may not exceed 75 to 1	2209 Shoal Creek Land Use: Office Mixed Use Zoning: GO-MU-CO-NP Impervious cover shall not exceed 80% No more than 24,000 square feet of residential use is allowed.	Neighborhood Plan/Staff Rec. for 3" Reading
	GO-MU-NP			Property Owner Recommendation
	(neigh- borhood has valid petitions for both addresses)	∀ Π.S		Valid Petition
 Group residence Club or lodge, Community recreation (private) 	The neighborhood requests that the following uses be made prohibited. These uses were prohibited throughout the West University Neighborhood.	representatives met with property owner's representatives on 9-23-04 and agreed to the 3 rd reading recommendation.	Staff and neighborhood	Comments
•	Ø			Votes Required for Zoning (9). Reading

2305 Longview Owner: John Jenkins Use: triplex	2307 Longview St. Agent: David Conley Use: Duplex	Property Description West University
Single- Family	Single- Family	Future Land Use Plan
MF-3	MF-3	Existing Zoning
SF-3-CO-NP (Limit height to 30')	SF-3-CO-NP (Limit height to 30')	PC/Approved on First Reading
SF-3-CO-NP (Limit height to 30')	SF-3-CO-NP (Limit height to 30')	Approved on Second Reading
SF-3-CO-NP (Limit height to 30)	SF-3-CO-NP (Limit height to 30')	Neighborhood Plan/Staff Rec for 3" Reading
MF-3-NP See comments	MF-3-NP See comments	Property Owner Recommend Attorn
YES	YES	Valid
2305 Longview Land Use: Multi-Family Zoning: MF-1-CO-NP (Height limit of 30') (Limit of 3,000 square feet of residential use). Prohibit the following uses Club or lodge, Club or lodge, Property owner has said that he wants to retain the existing MF-3.	Neighborhood, staff, and property owners met on 9-23-04. Several offers were discussed and no agreement has been reached between neighborhood and property owners. 2307 Longview; Neighborhood desires the staff recommendation and make • Club or lodge, • Community recreation (private) Property owner has said that he would consider: Land Use: Multi-Family Zoning: MF-2-CO-NP (30' height limit) (40% building coverage) (Three residential units)	Comments
6 2305 Longview	6 2307 Longview	Votes Required for Zoning (3 rd Reading)

Tract 80A 2307 Rio Grande (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD) 2309 Rio Grande St Owner: Michel Issa Use: Office	West University (It	Property Description
High- Density Mixed- Use	ems 31	Future Land Use Plan
GO	Items 31 and 33)	Existing Zoning
GO-NP (Allow Mixed-Use Building)		PC/Approved on First Reading
GO-NP (Allow Mixed-Use Building)		Approved on Second Reading
GO-NP (Allow Mixed- Use Building)		Neighborhood Plan/Staff Rec- for 3 Reading
(Allow Mixed-Use Building) Make the following uses prohibited: Automotive Repair Automotive Sales Automotive Washing of any type Construction Sales and Services Outdoor Entertainment Monument Retail Sales Kennels Campground Indoor Sports and Recreation Drop-Off Recycling Collection Facilities Electronic Prototype Assembly Equipment Sales Limited Warehousing and Distribution Maintenance and Services Equipment Sorvices Equipment Sales Limited Warehousing and Distribution Maintenance and Services Facilities Outdoor Sports and Recreation Pawn Shop Services Transportation Terminal Vehicle Storage Agricultural Sales and Services Convenience Storage		Property Owner Recommendation
NO NO		Valld
The property is in the Inner West Campus District (175' in the UNO). Property owner has changed request to CS-CO-NP. The request is consistent with surrounding zoning and staff has no objection to the property owner's request.		Comments
4		Votes Required for Zoning (3 rd Reading)

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Tract 148A 2829 Salado Owner: John Zamora Use: Junior's Beer and Wine	West University (Items 31 and 33)	Property Description
Office Mixed- Use	tems 31	Future Land Use Plan
SS	and 33)	Existing Zoning
LO-MU-CO Limit height to 35' Prohibit: Medical Offices under 5,000 sq/ft Medical Offices over 5,000 sq/ft		Future Existing PC/Approved on Land Zoning First Reading Use Plan
Same as First Reading		Approved on Second Reading
LO-MU-CO-NP Limit height to 35 Prohibit: Medical Offices under 5,00 sq/ft Medical Offices over 5,000 sq/ft		Neighborhood Property Neighborhood Owner Valid Plan/Staff Rec. Recommend Petition Tor 3 Reading attorn
CS-NP		Property Owner Commend ation
YES		Valid Petition
Property is currently legal non-conforming (grandfathered) and would need to have CS-1-NP to be conforming. With proposed zoning property would remain legal non-conforming, Based on Council discussion on 9-2-04 concerning this tract staff has developed an alternative: GR-MU-CO-NP (height limit 30') for the rear 70' of the tract LO-MU-CO-NP (height limit 30' and no medical offices)		Comments 3
တ		Votes **** Required for ** Zoning (3"** Reading)