

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 <sup>rd</sup> Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 <sup>rd</sup> Reading)
West University (Items 30 and 32)									
<b>Tract 40</b> <b>0 MLK (Lot 5 OLT 13 Div. E Lamar at 19TH)</b> <b>1230-1232 W Martin Luther King Jr Blvd.</b> Owner: Michel Issa Agent: Nikelle Mead/Ron Thrower	Office	GO	LO-NP	GO-NP (Council voted 6-0 to not add the MU to this tract)	GO-NP	GO-MU-NP	YES	Neighborhoods, staff, and property 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 negotiations would be entered into by the West University and Judges Hill neighborhoods. Further negotiations would be postponed until early 2005.  <b>Land Use: Office Mixed-Use Zoning: GO-MU-CO-NP</b> <b>(Limit of one residential unit and a height limit of 42.25')</b>  Prohibit the following uses <ul style="list-style-type: none"><li>• Group residence</li><li>• Club or lodge,</li><li>• Community recreation (private)</li></ul> <b>FYI:</b> <i>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.</i>	6



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<b>West University</b>									
Tract 49 <b>2307 Longview St.</b> Agent: David Conley Use: Duplex	Single-Family	MF-3	SF-3-CO-NP (Limit height to 30')	SF-3-CO-NP (Limit height to 30')	SF-3-CO-NP (Limit height to 30')	MF-3-NP  See comments	YES	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.  <b>2307 Longview;</b> Neighborhood desires the staff recommendation and make <ul style="list-style-type: none"><li>• Club or lodge,</li><li>• Community recreation (private)</li></ul> 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)	6  2307 Longview
<b>2305 Longview</b> Owner: John Jenkins Use: triplex	Single-Family	MF-3	SF-3-CO-NP (Limit height to 30')	SF-3-CO-NP (Limit height to 30')	SF-3-CO-NP (Limit height to 30')	MF-3-NP  See comments	YES	<b>2305 Longview</b> Land Use: Multi-Family Zoning: MF-1-CO-NP (Height limit of 30') (Limit of 3,000 square feet of residential use). <b>Prohibit the following uses</b> <ul style="list-style-type: none"><li>• Club or lodge,</li><li>• Community recreation (private)</li></ul> Property owner has said that he wants to retain the existing MF-3.	6  2305 Longview

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West University (Items 31 and 33)									
<b>Tract 80A</b>  <b>2307 Rio Grande (S</b> <b>23.3 FT LOT 3 OLT 37</b> <b>DIV D LOUIS HORST</b> <b>SUBD)</b>  <b>2309 Rio Grande St</b> <b>Owner: Michel Issa</b> <b>Use: Office</b>	High-Density Mixed-Use	GO	GO-NP (Allow Mixed-Use Building)	GO-NP (Allow Mixed-Use Building)	GO-NP (Allow Mixed-Use Building)	<b>CS-CO-NP</b> (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 Repair Services Equipment Sales Limited Warehousing and Distribution Maintenance and Service Facilities Outdoor Sports and Recreation Pawn Shop Services Transportation Terminal Vehicle Storage Agricultural Sales and Services Convenience Storage	NO	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.	4

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<b>West University (Items 31 and 33)</b>									
<b>Tract 148A</b> 2829 Salado Owner: John Zamora Use: Junior's Beer and Wine	Office Mixed- Use	CS	LO-MU-CO Limit height to 35' <u>Prohibit:</u> Medical Offices under 5,000 sq/ft Medical Offices over 5,000 sq/ft	Same as First Reading	LO-MU-CO-NP Limit height to 35' <u>Prohibit:</u> Medical Offices under 5,000 sq/ft Medical Offices over 5,000 sq/ft	CS-NP	YES	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)	6