

**Central Austin Combined Neighborhood Plan (Item #99) and Associated Rezonings (Item #102, 103, 104)**  
 July 29, 2004

<b>Motion #</b>	<b>Council Action</b>	<b>Planning Commission Recommendation/ Approved on First Reading</b>	<b>Staff Recommendations</b>	<b>Comments</b>	<b>Votes Required</b>
<b>1</b> Item 99	Approve on <b>second</b> reading the Central Austin Combined Neighborhood Plan for West University, North University, and Hancock as approved on first reading except for the properties that correspond to the following tracts: Tract 133.	[Various]	[No change]		4
<b>2</b> Item 99	Approve on <b>second</b> reading the Central Austin Combined Neighborhood Plan staff recommendation for the following tracts:  Tract 133	Single-Family	Multi-Family	Due to continued negotiations, the recommended future land use for this property has changed. All parties are in agreement.	4
<b>3</b> Item 103	<b>Postpone</b> consideration of and action on the North University NCCD until August 5, 2004.				4
<b>4</b> Items 102 & 104  8/20/04 8/26/04	Approve on <b>second</b> reading the West University NPCD and the Hancock NPCD as approved on first reading, except for the following tracts:  <b>West University</b> Tract 92 (706 W. 24 <sup>th</sup> only), Tract 133, Tract 180  <b>Hancock</b> Tracts 515-516 (924-926 E. Dean Keeton St. only); Tract 551 (506 E. 40 <sup>th</sup> St.)	[Various]	[No change]		4

Motion #	Council Action	Planning Commission Recommendation/ Approved on First Reading	Staff Recommendations	Comments	Votes Required
5 Items 102& 104	Approve on second reading the West University NPCD and the Hancock NPCD staff recommendation for zoning on the following tracts:			Due to continued negotiations, the staff-recommended zoning for these properties has changed since 1 <sup>st</sup> reading.	4
	Tract 92 (706 W. 24 <sup>th</sup> only)	MF-4-NP	CS-MU-NP	All parties are in agreement.	
	Tract 133	SF-4-A-NP	MF-3-NP	All parties are in agreement.	
	Tract 180 (see next page)			All parties are in agreement.	
	Tract 515-516 (924-926 E. Dean Keeton St. only)	GR-MU-NP	GR-MU-CO/MF-6-CO-NP w/ Mixed-Use Bldg.; GR-MU-CO-NP zoning on the lowest 15' of the bldg; MF-6-CO-NP from 15' to 60'; max. ht= 60'; max bldg. cov. = 70%; max imp.cov. = 80%; no direct vehicular access to Dean Keeton or Red River.  MF-2-CO-NP Max. bldg. cov. = 40% Prohibited Uses: Bed & Breakfast Group 2 Condominium Residential Congregate Living Multifamily Residential Residential Treatment Retirement Housing (large site) Townhouse Residential Conditional Use: Day Care Services (general)	All parties are in agreement. Enables property owner to provide more housing units in the same building envelope.	
	Tract 551 (506 E. 40 <sup>th</sup> St.)	SF-3-CO-NP w/ 30' max. building height		All parties are in agreement. Enables property owner to proceed with construction that is already permitted as well as future expansions to the single-family use.	

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<p><b>5</b></p> <p><b>Cont'd</b></p> <p>Items 102 &amp; 104</p>	<p>[Approve on second reading the West University NPCD and the Hancock NPCD staff recommendation for zoning on the following tracts:]</p> <p>Tract 180</p>	<p><b>CS-CO-NP</b></p> <p>Allow the Mixed Use Building</p> <p>Prohibit the following uses:</p> <p>Arts and craft studio (Industrial)</p> <p>Campground</p> <p>Drive through restaurant</p> <p>Exterminating services</p> <p>Kennels</p> <p>Vehicle storage</p> <p><u>The following uses are conditional:</u></p> <p>Accessory use of drive through services for a commercial use other than restaurant</p> <p>Automotive repair</p> <p>Building maintenance services</p> <p>Club or lodge</p> <p>Commercial blood plasma center</p> <p>Commercial off street parking</p> <p>Construction sales and services</p> <p>Convenience storage</p> <p>Drop-off recycling collection facility</p> <p>Equipment repair services</p> <p>Equipment sales</p> <p>Hospital services (general)</p> <p>Laundry services</p> <p>Off-site accessory parking</p> <p>Service station</p>	<p><b>CS-MU-CO-NP</b></p> <p>Allow the Mixed Use Building</p> <p><b>Prohibit Residential Uses on the First Floor</b></p> <p>Prohibit the following uses:</p> <p>Arts and craft studio (Industrial)</p> <p>Campground</p> <p>Drive through restaurant</p> <p>Exterminating services</p> <p>Kennels</p> <p>Vehicle storage</p> <p><u>The following uses are conditional:</u></p> <p>Accessory use of drive through services for a commercial use other than restaurant</p> <p>Automotive repair</p> <p>Building maintenance services</p> <p>Club or lodge</p> <p>Commercial blood plasma center</p> <p>Commercial off street parking</p> <p>Construction sales and services</p> <p>Convenience storage</p> <p>Drop-off recycling collection facility</p> <p>Equipment repair services</p> <p>Equipment sales</p> <p>Hospital services (general)</p> <p>Laundry services</p> <p>Off-site accessory parking</p> <p>Service station</p>		<p><b>4</b></p>