

Central Austin Combined Neighborhood Plan (Item #45) and Associated Rezoning (Item #46, 47, 48) August 12, 2004

Item 45	Council Action	Approved on 1 st /2 nd Reading	Neighborhood Plan/Staff Recommendation	Comments	Votes Required for Passage (3 rd reading)
	Approve on third reading the Central Austin Combined Neighborhood Plan as approved on 2 nd reading with the exception of the following tracts: 30, 33, 34 (1007 W. 22 nd Street), 35, 36, 43, 44, 49, 52 (1006 W. 22 nd Street), 81, 92 (706 W. 24 th Street), 99A, 133, 133A, 148, 180, 181, 201, 204 (3100, 3102, 3106 King Lane and 3105 Kings Lane), 236 (3201 N. Lamar Boulevard), 1019 (2833, 2841 San Gabriel, APD-843, APD-862A, GDS-716, RDE-797, RDW-739A, RDW-748A, SD-874, SD-880A, SD-884D. Tract 503, 503A, 503B, 515-516 (924-926 E. Dean Keeton only), 563A, 2104 (3402, 3405, 3407 Hampton Rd. & 3406 Red River St. only), and 2910 Medical Arts (E 115' only: Lots 5-6, OLT 5, DIV C, Weise Subd.).			The listed tracts may require a different future land use designation, depending on Council action on the zoning. Therefore, action on the plan for these tracts should be taken concurrently with action on the zoning.	4

West University Neighborhood Plan Combining District Rezonings Agenda Item # 46

Item 46	Council Action	Comments	Votes Required for Passage (3 rd reading)
	Approve the Neighborhood Plan Combining District for the West University Neighborhood Planning Area on third reading as approved on 2 nd reading except for the following tracts: 30, 33, 34 (1007 W. 22 nd Street), 35, 36, 43, 44, 49, 52 (1006 W. 22 nd Street), 81, 92 (706 W. 24 th Street), 99A, 133, 133A, 148, 180, 181, 201, 204 (3100, 3102, 3106 King Lane and 3105 Kings Lane), 236 (3201 N. Lamar Boulevard), 1019 (2833, 2841 San Gabriel) SEE FOLLOWING PAGES FOR THE SPECIFICS OF THESE TRACTS.	The listed properties have valid petitions or outstanding issues.	4

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
West University									
Tract 81 2300, 2306 Nueces	Mixed-Use	CS	CS-NP	CS-NP	CS-MU-NP	CS-MU-NP	NO	Was inadvertently left out of previous two readings. Property owners support zoning change.	4
Tract 133 2710 San Pedro Owner: Duplex 2712 San Pedro Owner: Duplex 2800 San Pedro Owner: Michel Issa Use: Duplex/Group Residential (MF)	Multi-Family	MF-3	SF-4A-NP	MF-3-NP	MF-3-NP	N/A	NO	Staff met with property owner and agreed to recommend the change in zoning	4
		MF-3				N/A			
		SF-3				MF-3-NP			
Tract 181 611 W. 31 st (only)	Multi-Family	MF-2	SF-3-CO-NP (30' height limit)	SF-3-CO-NP (30' height limit)	MF-1-CO-NP (limit height to 30')	N/A	NO	Single-family zoning would make this a non-conforming use.	4
613, 615, 617 W. 31 st Street	Single-family	SF-3 (613 W. 31 st) MF-2 (615, 617 W. 31 st)	SF-3-CO-NP (30' height limit)	SF-3-CO-NP (30' height limit)	SF-3-CO-NP (30' height limit)			These addresses are all uses allowed under SF-3	

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
West University									
Tract 180	Mixed Use	CS	CS-CO-NP Allow the Mixed Use Building <u>Prohibit the following uses:</u> Campground Drive through restaurant and services. Exterminating services Kennels Vehicle storage The following uses are conditional: Automotive repair Building maintenance services Club or lodge Commercial blood plasma center Commercial off street parking Construction sales and services Convenience storage Drop-off recycling collection facility Equipment repair services Equipment sales Hospital services (general) Laundry services Off-site accessory parking Service station	CS-MU-CO-NP Allow the Mixed Use Building Prohibit Residential Uses on the First Floor <u>Prohibit the following uses:</u> Campground Drive through restaurant and services. Exterminating services Kennels Vehicle storage The following uses are conditional: Automotive repair Building maintenance services Club or lodge Commercial blood plasma center Commercial off street parking Construction sales and services Convenience storage Drop-off recycling collection facility Equipment repair services Equipment sales Hospital services (general) Laundry services Off-site accessory parking Service station	Same as 2 nd Reading	Same as 2 nd Reading	NO		4

The following tracts are ones with unresolved issues or valid petitions and will be considered through individual motions.

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
West University									
Tract 30 2100 San Gabriel Owner: Michel Issa (co-owner of the entire condo project) Use: Multi-Family	Multi-Family	MF-4	MF-4-CO-NP (Limit height to 45')	MF-4-CO-NP (Limit height to 45')	MF-4-CO-NP (Limit height to 45')	MF-4-NP	NO	Owner does not want 45' height limit	4
Tract 33 1903, 1905, 1909 Robins Pl Owner: Gary Gill Use: Multi-Family	Multi-Family	MF-4	MF-3-NP	MF-3-NP	MF-3-NP	MF-4-NP	YES		6
Tract 34 (portion) 1007 W. 22 nd St. Agent: Ron Thrower Use: Single-family/duplex	Single-Family	MF-4	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-4-NP	YES		6
Tract 35 1919 Robins Pl Agent: Ron Thrower Use: Multi-Family	Multi-Family	MF-4	MF-4-CO-NP (Limit height to 40')	MF-4-CO-NP (Limit height to 40')	MF-4-CO-NP (Limit height to 40')	MF-4-NP	YES		6

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
West University A request to delay action on this item until 8-26-04 has been made by the property owner's agent.									
Tract 44 2209/2301 Shoal Creek Agent: Ron Thrower Use: Single-family	Office Mixed-Use	SF-3	LO-MU-CO-NP (No structure located on the rear 90' of the tract may exceed a height of 570' above mean sea level.	Same	Same or See comments	See comments	YES	A request to delay action on this item until 8-26-04 has been made by the property owner's agent.	6
			No structure located elsewhere on the tract may exceed a height of 578' above mean sea level.					The staff recommendation for this tract is identical to that for tract 43 immediately to the south. The West University neighborhood is currently in negotiations with the seller and prospective buyer of this property.	
								GO-MU-CO-NP (2209 Shoal Creek) Impervious cover shall not exceed 75%	
								No more than 21,000 square feet of residential use is allowed	
								The floor-to-area ratio may not exceed .75 to 1	
								No access to West 22 1/2 Street for ingress or egress	
			The impervious cover shall not exceed 75%					<i>Individual residential units may be no larger than 1,200 square feet</i>	
			No more than 5,000 square feet of residential uses are allowed)					No structure located on the rear 90' of the tract may exceed a height of 570' above mean sea level.	
								No structure located elsewhere on the tract may exceed a height of 578' above mean sea level.	
								LO-CO-NP (2301 Shoal Creek) Building coverage limited to 35%	
								Uses limited to NO (neighborhood office) uses	

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
West University									
Tract 36 1916-1918 Robins Pl Owner: Doug Hersch 1103 W. 22 nd Owner: O. B. Douglas Use: Triplexes	Multi-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' or See comments	MF-1-CO-NP (Limit height to 30' Limit residential use to 3,000 sq/ft.)	NO	Owner of 1916-1918 wants to keep the appropriate zoning on his and the adjacent three-unit apartments a legal conforming use. Neighborhood not opposed if conditions are put in place. Alternative recommendation: MF-1-CO-NP (Limit height to 30' Limit residential use to 3,000 sq/ft.)	4
Tract 49 2305 Longview St. 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	YES		6
Tract 52 1006 W. 22 nd Owner: Gary Gill Use: Single-family/duplex	Multi-Family	MF-4	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-4-NP	YES		6
Tract 92 706 W. 24 th Owners: Jimmy Nassour /Michel Issa	Mixed-Use	CS	MF-4	CS-NP	CS-MU-NP	CS-MU-NP	NO		4

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
West University									
Tract 99A 1112 W. 24 th Owner: Texas Alpha Education Foundation Use: Fraternity house	Multi-Family	MF-4	MF-4-CO-NP (limit height to 40')	MF-4-CO-NP (limit height to 40')	MF-4-CO-NP (limit height to 40')	MF-4-NP	YES		6
Tract 133A 2802 and 2804 San Pedro St. Agents: Stephen Powell, Cindy Powell, Kathleen Fish (represent family-owned property) Use: Single-family/duplex 2806 and 2808 San Pedro St. Owner: Use: Single-family/duplex	Single-Family	SF-3	SF-4A-NP	MF-2-NP	SF-3-CO-NP (30' height limit) or See comments	MF-2-NP	NO	As an alternative zoning recommendation that would be a compromise between the neighborhood and representatives of 2802 2804 San Pedro and rezone them to MF-2-NP and to rezone 2806 and 2808 San Pedro to SF-3-CO-NP (30' height limit)	4

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
West University									
Tract 148 2829 Salado Owner: John Zamora Use: Junior's Ice House			CS-CO-NP (Allow mixed use building special use) Limit building height to 35' and prohibit the following uses: Accessory use of drive through services Agricultural Sales and Services Automotive Rentals Automotive Repair Services Automotive Sales Automotive Washing of any type Building Maintenance Services Business or Trade School Business Support Services Campground College and University Facilities Commercial Blood Plasma Center Commercial Off-Street Parking Construction Sales and Services Convenience Storage Drop-Off Recycling Collection Facilities Electronic Prototype Assembly Equipment Repair Services Equipment Sales Funeral Services General Services not limited to: Hospital Services Hotel-Motel Indoor Entertainment Indoor Sports and Recreation Kennels Limited Warehousing and Distribution Maintenance and Service Facilities Medical Offices exceeding 5,000 sq/ft of gross floor area Private Primary Educational Facilities Private Secondary Educational Facilities Public Primary Educational Facilities Public Secondary Educational Facilities Research Services	Same	Same	Same	YES		6
	Mixed-Use	CS				CS-NP			

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
West University									
Tract 148 Cont'd	Mixed-Use	CS	Residential Treatment Transportation Terminal Vehicle Storage The following uses are conditional: Club or Lodge Exterminating Services Group Home Class II Laundry Services Off-Site Accessory Parking Plant Nursery Service Station Transitional Housing	Same as PC/ Approved on First Reading					
Tract 201 711 W. 32 nd St Owner: Christopher May Use: Multi- Family	Multi- Family	MF-4	MF-3-CO-NP (Limit height to 35')	MF-3-CO-NP (Limit height to 35')	MF-3-CO-NP (Limit height to 35')	MF-4-NP	NO A letter of protest was received but a power of attorney has not been received that would allow Mr. May to sign a petition		4

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
West University									
Tract 204 3106 King St and 3105 King Ln. Owner: Georgia Legett Use: Single-family/duplex	Single-Family	MF-2	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-2-NP	YES	Neighborhood strongly supports this rezoning recommendation. Staff, neighborhood and property owners have met. No compromise appears possible.	6
3102 King St Owner/Agent: Rod Arend Use: Single-family/duplex									
3100 King St Owner: Elizabeth Arend Lerner Use: Single-family/duplex									
Tract 1019 2833 and 2841 San Gabriel only Owner: Gary Gill Use: Single-family/duplex	Single-Family	SF-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')	SF-3-NP	YES		6

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
West University									
Tract 236 3201 N. Lamar Blvd. only Agent: Nikelle Mead Use: Convenience Store	Comm ercial/ Mixed- Use	CS	CS-CO-NP (Allow mixed-use buildings and limit height to 50' and the following uses are prohibited: Automotive washing of cars Automotive repair Automotive rental Automotive sales and Services Automotive storage Commercial Off-Street Parking Construction Sales and Services Convenience Storage Drop-Off Recycling Collection Facilities Electronic Prototype Assembly Equipment Repair Services Equipment Sales Indoor Sports and Recreation Kennels Limited Warehousing and Distribution Maintenance and Service Facilities Monument Retail Sales Outdoor Entertainment Outdoor Sports and Recreation Pawn Shop Services Transportation Terminal Vehicle Storage The following uses are conditional Building Maintenance Services Club or Lodge Commercial Blood Plasma Center Group Home Class II Hospital Services—General Hotel-Motel Laundry Services Research Services Residential Treatment Service Station Transitional Housing	Same except, Remove automotive repair, automotive rental, and automotive sales from prohibited to permitted	Same as 2 nd reading but remove service station from conditional use to a permitted.	CS-NP Allow the neighborhood mixed-use building.	YES	Service station was a use agreed upon by the property owner and the neighborhood	6

North University Neighborhood Conservation Combining District (NCCD) Rezonings Agenda Item # 47

Item #	Council Action	Comments	Votes Required for Passage (3 rd reading)
47	Approve the Neighborhood Conservation Combining District (NCCD) for the North University Area on third reading as approved on 2nd reading except for the following tracts: APD-843, APD-862A, GDS-716, RDE-797, RDW-739A, RDW-748A, SD-874, SD-880A, SD-884D. SEE FOLLOWING PAGES FOR THE SPECIFICS OF THESE TRACTS.	The listed properties have valid petitions or outstanding issues.	4

Contested case with resolution: Petition not withdrawn

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
North University									
Tract SD-880A 3108 Helms St. Owner: Arend Family Partnership Current Use: Single Family	Office Mixed-Use	CS	NO-NCCD-NP	CS-NCCD-NP	NO-NCCD-NP Revised Recommendation: NO-NCCD-NP With the following changes: Add to Part 8.8: On Tract SD-880A the minimum front setback is 5', the minimum side yard setbacks are 0" and the maximum building and total impervious cover is 95%	CS NO-NCCD-NP with changes as noted in Neighborhood Plan /Staff recommendation	YES	The intention of the down zoning was to meet the intent of the Neighborhood Office whereby the uses are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.	6 (staff recommendation)

Uncontested case with revisions since 2nd reading:

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
North University									
Presbyterian Seminary Tracts: WCD894A WCD 896 WCD 897	Multi-Family	MF-3, MF-4 MF-5	MF-3- NCCD-NP MF-4- NCCD-NP MF-5- NCCD-NP	MF-3- NCCD- NP MF-4- NCCD- NP MF-5- NCCD- NP	Add to Part 5, Use Chart for "Waller Crk/Seminary 7" add "P(2)" for the following: Administrative and Business Offices, Communications Services, Consumer Convenience Services, Food Preparation, Food Sales, and Hotel-Motel. Add to Part 5, use chart for "Waller Crk/Seminary 7 C(2)" for: Financial Services. Add to Part 5, (2) - Total commercial uses for Waller Creek/Seminary Tract 7 shall not exceed 10,000 square feet; Add - No display windows or signs for commercial uses are permitted visible from 30th St. Add - Hotel/Motel use be limited to the temporary use of residential facilities that are established to house the Seminary faculty, students and staff. Add - No commercial building entrances or signs may be present on or visible from 30th St.	Same as Neighborhood Planning Staff and	NO	Agreement reached by Seminary and Neighborhood Representatives	4

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
North University									
Presbyterian Seminary Con't.					Part 6 Add - 6.1 will apply to District 7, A pedestrian-oriented use, civic use or habitable space shall be located at the front of a building on the ground floor." 6.8.c.3, Seminary is fine with this provision, just need to provide that the current configuration of University Dr. is exempt from the maximum width requirement; Seminary anticipates that once the street is vacated, it will for some time period, maintain the street as a private drive, rather than remove or replace it. Did not know best way to say this, so I leave to you to add a sentence please concerning University Dr.'s exemption from 6.8.c.3 requirement. Add - All other provisions of Part 6 do not apply to Tracts 7 and 7A of the Waller Creek/Seminary District.	Same as Neighborhood Planning Staff and	NO	Agreement reached by Seminary and Neighborhood Representatives	4

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
North University									
Presbyterian Seminary Con't.					Part 13: Add - Site Development Standards: "The FAR for District 7A is 2:1." Update paragraph 9 in Part 13, which states "In District 7, a building shall front onto 30th Street." Add to paragraph 10, the min. site area for multifamily uses for the Waller Creek 7 District should be the same as the MF-4 figures for the Waller Creek 7A District; therefore, Multifamily uses (Tract 7): Effcy (700); 1 Bdrm (800); 2 Bdrm (900); 3 Bdrm 1000; 4 Bdrm (1100); 5 Bdrm (1200); 6 Bdrm (1300). Add - Setbacks: The front set backs (27th St.) for the buildings on Tract 7A should be as follows: Library -- 5' Chapel -- 0' Administration - 0'	Same as Neighborhood Planning Staff and	NO	Agreement reached by Seminary and Neighborhood Representatives	4

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
North University									
Tract APD 843 3004 Fruth St. Owner: Malcolm Fox Adams Park District: Encourages public use and enjoyment of Adams Park and to support public efforts to improve the park and the streets surrounding it. The district regulations allow a mix of commercial and residential uses that are oriented to face the park, encourage pedestrian traffic and are compatible with nearby residential areas.	Commercial (No city approval for commercial use at this site to date. Homestead exemption claimed on this property)	CS	(Continued from previous page) PROHIBITED USES Cocktail Lounge Commercial Blood Plasma Center Commercial Off street parking Construction Sales and Svcs. Convenience storage Drop off recycling collection facility Electronic prototype assembly Equipment Repair Services Equipment Sales Exterminating Services Financial Services Funeral Services Indoor Entertainment Kennels Laundry Services Liquor Sales Marina Outdoor Entertainment Monument Retail Sales Pawn Shop Services Recreational Equipment Maintenance & Storage Recreational Equipment sales Research Assembly Services Research Services Research Testing Services Research Warehousing Services Scrap and Salvage Service Station Stables Vehicle Storage Veterinary Services Basic Industry General Warehousing and Distribution Light Manufacturing Limited Warehousing Recycling Center Resource Extraction All Other Agricultural Uses	GR-NCCD-NP (Same as PC/Approved on 1 st Reading)	GR-NCCD-NP (Same as PC/Approved on 1 st & 2 nd Readings, but delete Art & Craft Studio Industrial from the list of prohibited uses. This use is no longer in the Land Development Code. Also remove all prohibitions & conditions on Group Homes of any class, as per Law Dep't policy.)	CS	YES	Existing commercial uses of the property will be allowed with pending code amendments for uses in GR Districts. The NCCD also allows for mixed-use development.	6 (staff recommendation)

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Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
North University									
Tract APD 843 3004 Fruth St. Owner: Malcolm Fox Adams Park District: Encourages public use and enjoyment of Adams Park and to support public efforts to improve the park and the streets surrounding it. The district regulations allow a mix of commercial and residential uses that are oriented to face the park, encourage pedestrian traffic and are compatible with nearby residential areas.	Commercial (No city approval for commercial use at this site to date Homestead exemption claimed on this property)	CS	<i>(continued from previous page)</i> CONDITIONAL USES Communication Service Facility Community Recreation (Private) Community Recreation (Public) Day Care Services (Commercial) Day Care Services (General) Group Home Class I Local Utility Services Private Primary Educational Facility Safety Services Any use not permitted within the text of the North University NCCD shall be considered prohibited.	GR-NCCD-NP (Same as PC/ Approved on 1 st Reading)	GR-NCCD-NP (Same as PC/ Approved on 1 st & 2 nd Readings, but delete Art & Craft Studio Industrial from the list of prohibited uses. This use is no longer in the Land Development Code. Also remove all prohibitions & conditions on Group Homes of any class, as per Law Dept policy.)	CS	YES	Existing commercial uses of the property will be allowed with pending code amendments for uses in GR Districts. The NCCD also allows for mixed-use development.	6 (staff recommendation)
Tract #APD 862A 2815 Fruth St. Owner: John Stumpf Current Use: Misc. retail Adams Park District: Encourages public use and enjoyment of Adams Park and to support public efforts to improve the park and the streets surrounding it. The district regulations allow a mix of commercial and residential uses that are oriented to face the park, encourage pedestrian traffic and are compatible with nearby residential areas.	Commercial	CS	CS-NCCD-NP Maximum Building Height 40' Building orientation toward park (north) Supports Mixed-use development PROHIBITED USES: Drive Thru Services Small Lot Single Family residential Single-family attached res. Mobile home residential Agricultural Sales and Svc. Automotive Rentals Automotive repair Services Automotive sales Automotive washing Building Maintenance Services Business or Trade School Business Support Services Campground Carriage stable <i>(continued from previous page)</i>	CS-NCCD-NP (Same as PC/ Approved on 1 st Reading)	CS-NCCD-NP (Same as PC/ Approved on 1 st & 2 nd Readings)	CS Owner objects to being part of two districts. Wants to keep base zoning entitlements.	YES	The Park district orients the building fronts toward the park and limits height to 40'. The rear portion of the property may allow height of up to 70'.	6 (staff recommendation)

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Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
North University									
Tract #APD 862A 2815 Fruth St. Owner: John Stumpf			(continued from previous page) PROHIBITED USES Research Services Research Testing Services Research Warehousing Services Restaurant (General & Limited) Scrap and Salvage Service Station Special Use (Historic) Stables Theater Vehicle Storage Veterinary Services Basic Industry Custom Manufacturing General Warehousing and Distribution Light Manufacturing Limited Warehousing and Distribution Recycling Center Resource Extraction All Agricultural Uses except Urban Farm Aviation Services Camp Cemetery Club or Lodge College and University Communication Service Facilities Community Events Community Recreation (Private or Public) Convalescent Services Convention Center Counseling Services Cultural Services Detention Facilities Employee Recreation Guidance Services Hospital Services (General) Hospital Services (Limited) Maintenance and Service Facilities	CS-NCCD-NP (Same as PC/ Approved on 1 st Reading)	CS-NCCD-NP (Same as PC/ Approved on 1 st & 2 nd Readings)	CS Owner objects to being part of two districts. Wants to keep base zoning entitlements.	YES	The Park district orients the building fronts toward the park and limits height to 40'. The rear portion of the property may allow height of up to 70'.	6 (staff recommendation)
Adams Park District: Encourages public use and enjoyment of Adams Park and to support public efforts to improve the park and the streets surrounding it. The district regulations allow a mix of commercial and residential uses that are oriented to face the park, encourage pedestrian traffic and are compatible with nearby residential areas.	Commercial	CS							

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Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
North University									
Tract #APD 862A 2815 Fruth St. (part) Owner: John Stumpf Adams Park District: Encourages public use and enjoyment of Adams Park and to support public efforts to improve the park and the streets surrounding it. The district regulations allow a mix of commercial and residential uses that are oriented to face the park, encourage pedestrian traffic and are compatible with nearby residential areas.	Commercial	CS	<i>(continued from previous page)</i> PROHIBITED USES: Major Public Facilities Major Utility Services Military Installations Park and Recreation Services (General & Special) Postal Facilities Railroad Facilities Residential Treatment Safety Services Transitional Housing Transportation Terminal CONDITIONAL USES: Retirement Housing (Large Site) Congregate Living Day Care Services (Commercial) Local Utility Services Residential Treatment Any use not permitted within the text of the North University NCCD shall be considered prohibited.	CS-NCCD-NP (Same as PC/ Approved on 1 st Reading)	CS-NCCD-NP (Same as PC/ Approved on 1 st & 2 nd Readings)	CS Owner objects to being part of two districts. Wants to keep base zoning entitlements.	YES	The Park district orients the building fronts toward the park and limits height to 40'. The rear portion of the property may allow height of up to 70'.	6 (staff recommendation)
Tract # GDS-716 2815 Fruth St. Owner: John Stumpf Guadalupe District: Supports commercial uses that serve area residents, to allow new opportunities for additional housing by permitting residential use above the first floor, to enhance the Guadalupe streetscape for pedestrian activity and to accommodate and plan for all modes of transportation.	Commercial	CS	CS-NCCD-NP Maximum Building Height is 70' Supports Mixed-use development PROHIBITED USES: Drive Thru Services Duplex Residential Mobile Home Residential Single-Family Attached Residential Single-family residential Small Lot Single family residential <i>Continued next page</i>	CS-NCCD-NP (Same as PC/ Approved on 1 st Reading)	CS-NCCD-NP (Same as PC/Approved on 1 st & 2 nd Readings)	CS-NCCD-NP Owner objects to being part of two districts. Wants to keep base zoning entitlements.	YES	The Park district orients the building fronts toward the park and limits height to 40'. The rear portion of the property may allow height of up to 70'.	6 (staff recommendation)

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
North University									
Tract # GDS-716 2815 Fruth St. Owner: John Stumpf	Commercial	CS	(continued from previous page) <u>PROHIBITED USES:</u> Townhouse Residential Two Family Residential Agricultural Sales and Services Building Maintenance Services Campground Carriage Stable Cocktail Lounge Commercial Blood Plasma Center Commercial Off-Street Parking Construction Sales and Services Convenience Storage Drop-Off Recycling Collection Facility Electronic Prototype Assembly Equipment Repair Services Equipment Sales Exterminating Services Food Sales (over 10,000 square feet) Funeral Services Indoor Entertainment Kennels Marina Monument Retail Sales Outdoor Entertainment Pawn Shop Services Recreational Equipment Maintenance & Storage Recreational Equipment Sales Research Assembly Services Research Services Research Testing Services Research Warehousing Services Scrap and Salvage Stables Vehicle Storage Basic Industry Custom Manufacturing (over 2500 gross square feet) General Warehousing and Distribution	CS-NCCD-NP (Same as PC/ Approved on 1 st Reading)	CS-NCCD-NP (Same as PC/Approved on 1 st & 2 nd Readings)	CS-NCCD-NP Owner objects to being part of two districts. Wants to keep base zoning entitlements.	YES	The Park district orients the building fronts toward the park and limits height to 40' The rear portion of the property may allow height of up to 70'.	6 (staff recommendation)

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Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
North University									
Tract # GDS-716 2815 Fruth St. Owner: John Stumpf Guadalupe District: Supports commercial uses that serve area residents, to allow new opportunities for additional housing by permitting residential use above the first floor, to enhance the Guadalupe streetscape for pedestrian activity and to accommodate and plan for all modes of transportation.	Commercial	CS	(continued from previous page) PROHIBITED USES: Light Manufacturing Limited Warehousing and Distribution Recycling Center Resource Extraction All Agricultural Uses Aviation Facilities Camp Cemetery Club and Lodge Community Events Congregate Living Convalescent Services Convention Center Detention Facilities Employee Recreation Hospital Services (General) Maintenance and Service Facilities Major Public Facilities Military Installations Park and Recreation Services (General) Park and Recreational Services (Special) Railroad Facilities Residential Treatment Transportation Terminal CONDITIONAL USES: Condominium Residential Business or Trade School Indoor Sports and Recreation Off Site Accessory Parking Outdoor Sports and Recreation Plant Nursery College and University Facilities Communication Service Facilities Community Recreation (Private) Community Recreation (Public)	CS-NCCD-NP (Same as PC/ Approved on 1 st Reading)	CS-NCCD-NP (Same as PC/Approved on 1 st & 2 nd Readings)	CS-NCCD-NP Owner objects to being part of two districts. Wants to keep base zoning entitlements.	YES	The Park district orients the building fronts toward the park and limits height to 40'. The rear portion of the property may allow height of up to 70'.	6 (staff recommendation)
			Continued next page						

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
North University									
Tract # GDS-716 2815 Fruth St. Owner: John Stumpf Guadalupe District: Supports commercial uses that serve area residents, to allow new opportunities for additional housing by permitting residential use above the first floor, to enhance the Guadalupe streetscape for pedestrian activity and to accommodate and plan for all modes of transportation.	Commercial	CS	<i>(continued from previous page)</i> CONDITIONAL USES Day Care Center (Commercial) Guidance Service Hospital Services (Limited) Local Utility Service Postal Facility Private Primary Educational Facilities Private Secondary Educational Facilities Safety Services Transitional Housing	CS-NCCD-NP (Same as PC/Approved on 1 st Reading)	CS-NCCD-NP (Same as PC/Approved on 1 st & 2 nd Readings)	CS-NCCD-NP Owner objects to being part of two districts. Wants to keep base zoning entitlements.	YES	The Park district orients the building fronts toward the park and limits height to 40'. The rear portion of the property may allow height of up to 70'.	6 (staff recommendation)
Tract RDE-797 307 E. 35 th St. only Owner: A. J. Roquemore Current Use: Single-Family	Single-Family	SF	SF-3-NCCD-NP	SF-3-NCCD-NP	SF-3-NCCD-NP	SF-3 (With the exception of being part of a neighborhood plan)	YES Submitted for validity at 2:20PM today	The plan does nothing to make his property non-conforming.	6
Part of Tract RDW-739A 405 W. 35 th St. Owner: Cynthia Shea Current Use: Single-Family	Single Family	MF-4	SF-3-NCCD-NP Two family development on lot 48' wide. Height Limit 30' Establishes new building setbacks	SF-3-NCCD-NP (Same as approved on 1 st Reading)	SF-3-NCCD-NP (Same as approved on 1 st & 2 nd Readings)	MF-4	NOT VALIDATED	The lot is 48 feet wide lot and surrounded by SF-3-zoned properties. Compatibility standards for this property may eliminate the ability to develop any multifamily.	6

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
North University									
Tract RDW- 748A 3405 Cedar St. Owner: Leslie D. Barnes Current Use: Triplex	Single Family	MF-3	SF-3-NCCD-NP	SF-3-NCCD-NP	SF-3-NCCD-NP	MF - 4	YES	This property is surrounded by SF-3 zoning, and land use would be subject to Compatibility Standards which would limit the ability to redevelop the property for multi-family use.	6 (staff recommendation)
Tract SD 874 3410 & 3412 Speedway only Owner: Gary Gill Current Use: Duplex	Multi-family	MF-4	MF-1-NCCD-NP	MF-1-NCCD-NP	MF-1-NCCD-NP	MF-4	YES	Existing development is duplexes built to multi-family standards.	6 (staff recommendation)
Tract SD 884D 3002 Speedway & 206 E. 30 th St. only Owner: Thomas & Tammie Yemmington, Charles Yemmington Current use: triplex	Multi-family	MF-4	MF-4-NCCD-NP	MF-4 -NCCD-NP	MF-4 -NCCD-NP	MF-4	YES	The single difference between existing zoning and proposed zoning is a height limitation of 40 feet. Current zoning allows for 60,. However most structures in this area are 2 Or 3 Stories and due to size would not be able to build to greater heights.	6 (staff recommendation)
Part of RDW-745 3709 Cedar St. Owner: Mike Cadena Current Use Single Family	Multi-family	Mf-4	Mf-1-NCCD-NP	Mf-1-NCCD-NP	Mf-1-NCCD-NP	MF-4	Submitted for validity at 2:20PM today	The property is situated between a parcel to the south developed with Multi-family and to the north is developed as single family and has zoning of SF-3-NCCD-NP proposed. Staff and Neighborhood recommendation was to maintain MF designation but to less dense development potential. The property is subject to compatibility standards.	6 (staff recommendation)

Hancock Neighborhood Planning Area

Agenda Item	Council Action	Approved on 1 st /2 nd Reading	Neighborhood Plan/Staff Recommendation	Comments	Votes Required for Passage (3 rd reading)
Item 47	Approve the Neighborhood Plan Combining District for the Hancock Neighborhood Planning Area on third reading as approved on 2 nd reading except for the following tracts: Tract 503, 503A, & 503B (505-609 Rathervue Pl.), 515-516 (924-926 E. Dean Keeton), 551 (506 E. 40 th St.), 563A (4427-4429 Duval St. only); 2104 (3402, 3405, 3407 Hampton Rd. & 3406 Red River St. only).	Neighborhood Plan/ Staff Recommendation	[Various]	This listed tracts have changed since 1 st or 2 nd reading, have a valid petition, or are still being discussed by stakeholders.	4

The future land use and/or zoning for the tracts listed on this page changed on 2nd reading, or the current staff recommendation has changed. The changes are uncontested. These tracts will be considered as a single motion.

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning (3 rd Reading)
Hancock NPA									
Tract 515-516 924-926 E. Dean Keeton St. only Agent: Sarah Crocker Owner: Quest Tower View Ltd. (Jeff Blatt) Current Use: Apartments	Mixed Use	GC	GR-MU-CO	GR-MU-CO/MF-6-CO-NP w/ Mixed-Use Bldg.; GR-MU-CO-NP zoning on the lowest 15' of the bldg. w/ GR-MU-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.	GR-MU-CO/MF-6-CO-NP (Same as PC/Approved on 1 st /2 nd Readings)	Same as Neighborhood Plan/Staff Rec.	NO	Neighborhood stakeholders and the property owner agreed to this "stacked" zoning after the Planning Commission hearing. The zoning accommodates more residential units in the same building footprint.	4
Tract 551 506 E. 40 th St. Agent: Ron Thrower Owner: John Dial Current Use: Single-family	Single-Family	MF-4	SF-3-CO-NP Max. height = 30'	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)	Same as PC/Approved on 1 st /2 nd Readings, EXCEPT add a 30' height restriction	Same as Neighborhood Plan/Staff Rec.	NO	The height restriction has always been part of the staff recommendation, but it was omitted from the motion sheet on 2 nd reading. The property owner is in agreement. This zoning accommodates the added impervious cover in an approved, active building permit issued under MF-4 site development regulations. Neighborhood stakeholders and the property owner agreed to this zoning after the Planning Commission hearing.	4
No Tract # E 115' of 2910 Medical Arts St. (Lots 5-6, OLT 5, DIV C, Weise Subd) Owner: Steven Moore Current Use: Apts.	Multi-Family	MF-3	Multi-Family (no rezoning)	Multi-Family (no rezoning)	Mixed Use (no rezoning)	Mixed Use (no rezoning)	NO	The property owner requested this change. The neighborhood association discussed the request on Mon. night and does not object. If approved, staff will initiate LR-MU-CO-NP zoning following the neighborhood plan. Because this portion of the property was not included in the notification for the plan rezonings, it cannot be rezoned at this time.	4 PLAN CHANGE ONLY

The properties listed on pages 32-34 are the subject of ongoing discussions among property owners or have a valid petition. Each item will be voted on with a separate motion.

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Req'd for Zoning (3 rd Reading)
Hancock NPA									
Tract 2104 3403, 3405, 3407 Hampton Rd. & 3406 Red River St. only Agent: Nikelle Meade Current Use: Single-Family	Single-Family	SF-3; SF-2-CO	SF-2-CO-NP Max height=30' or 2 stories; Various restrictions on driveway width and parking placement	SF-2-CO-NP (Same as PC/Approved on 1 st Reading)	SF-2-CO-NP (Same as PC/Approved on 1 st /2 nd Readings)	MF-6-CO-NP	NO	Neighborhood stakeholders and the property owner discussed the possibility of multifamily zoning that would allow additional impervious cover while limited uses to those allowed in SF-3. However, there is no agreement at this time. The cottages were the subject of a historic zoning case in 2003. Historic zoning was denied; however, SF-2-CO zoning was applied to two of the lots at that time. Staff does not support multifamily zoning for this property.	4
Tracts 503 & 503A 505-605 Rathervue Pl. Agent: Richard Suttle Owner: Episcopal Seminary Current Use: Single-Family	Civic	SF-3	MF-4-CO-NP 35' max height 50% max bldg. coverage 60% max impervious cover <u>CONDITIONAL USE:</u> Day Care Services (General) <u>PROHIBITED USES:</u> Congregate Living Convalescent Services Group Residential Hospital Services (General) Multifamily Residential Residential Treatment	MF-4-CO-NP (Same as PC/Approved on 1 st Reading)	MF-4-CO-NP (Same as PC/Approved on 1 st & 2 nd Readings)	Same as Neighborhood Plan/Staff Rec.	NO	Rezoning accommodates future expansion of the seminary. Neighborhood stakeholders and the seminary are in agreement on the zoning on the condition that a restrictive covenant is signed by both parties.	4

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 nd Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Required for Zoning
Hancock NPA									
Tract 503B 607-609 Rathervue Pl. Agent: Richard Suttle Owner: Episc. Sem. Current Use: Lutheran Seminary Program Office & Parking	Civic	SF-3	GO-MU-CO-NP 35' max height 50% max bldg. coverage 60% max impervious cover <u>CONDITIONAL USES:</u> Day Care Services (General) Day Care Services (Commercial) Local Utility Services Private Primary Educational Facilities Private Secondary Educational Facilities <u>PROHIBITED USES:</u> Business or trade school Medical offices (> 5000 sq. ft. gross floor area) Business support services Communication services Multifamily residential Congregate living Off-site accessory parking Convalescent services Personal services Counseling services Professional office Group residential Residential treatment Guidance services Restaurant (limited) Hospital services (general) Hospital services (limited) Medical offices (not > 5000 sq. ft. gross floor area) Software development	GO-MU-CO-NP (Same as PC/Approved on 1 st Reading)	Same as PC/Approved on 1 st & 2 nd Readings EXCEPT College & University use over 2,400 square feet should be CONDITIONAL instead of prohibited	Same as Neighborhood Plan/Staff Rec.	NO	Rezoning accommodates future expansion of the seminary and a current illegal use. Neighborhood stakeholders and the seminary are in agreement on the zoning on the condition that a restrictive covenant is signed by both parties.	4

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Req'd for Zoning (3 rd Reading)
Hancock NPA									
Tract 563A 4427-4429 Duval St. Agent: Nikelle Meade Current Use: Service Station, Convenience Store, & Coin Laundry	Commercial Mixed Use	CS	CS-MU-CO-NP; <u>CONDITIONAL USES:</u> Commercial Off-Street Parking Congregate Living Hospital Services—Limited Laundry Services Monument Retail Sales Plant Nursery Service Station <u>PROHIBITED USES:</u> Automotive Rentals, Repair, Sales & Washing Building Maintenance Services Business or Trade School Business Support Services Campground College and University Facilities Commercial Blood Plasma Center Construction Sales and Services Convenience Storage Drive-through accessory use Drop-Off Recycling Collection Facilities Electronic Prototype Assembly Equipment Repair Services Equipment Sales Exterminating Services Funeral Services Hospital Services—General Hotel-Motel Indoor Entertainment Indoor Sports and Recreation Kennels Limited Warehousing and Distribution Maintenance and Service Facilities Medical Offices > 5,000 sq/ft gross floor area Outdoor Entertainment Outdoor Sports and Recreation Pawn Shop Services Research Services Residential Treatment Vehicle Storage	CS-MU-CO-NP; <u>CONDITIONAL USES:</u> Automotive Rentals, Repair, Sales, & Washing Commercial Off-Street Parking Congregate Living Hospital Services—Limited Laundry Services Monument Retail Sales Service Station <u>PROHIBITED USES:</u> Agricultural Sales and Services Building Maintenance Services Business or Trade School Business Support Services Campground College and University Facilities Commercial Blood Plasma Center Construction Sales and Services Convenience Storage Drive-through accessory uses Drop-Off Recycling Collection Facilities Electronic Prototype Assembly Equipment Repair Services Equipment Sales Exterminating Services Funeral Services Hospital Services—General Hotel-Motel Indoor Entertainment Indoor Sports and Recreation Kennels Limited Warehousing and Distribution Maintenance and Service Facilities Outdoor Entertainment Outdoor Sports and Recreation Pawn Shop Services Research Services Residential Treatment Vehicle Storage	Same as approved on 2 nd reading EXCEPT add a 40' height restriction on all buildings and structures.	CS-MU-CO-NP Auto repair, Auto sales, Auto washing, Service station, and Drive-through accessory uses would be PERMITTED; property owner accepts the other conditions	YES	A height restriction Staff, neighborhood stakeholders, and the property owner's agent met several times but were not successful in identifying a mutually acceptable resolution.	4 (for property owner recommendation) 6 (staff recommendation)