

## West University Neighborhood Plan Combining District Rezonings

## Agenda Items # 84, 85, 86

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)
<b>West University (Items 84 and 85)</b>									
<b>Portion of Tract 34</b> <b>1007 W. 22<sup>nd</sup> St.</b> Agent: Ron Thrower Use: Single-family/duplex	Single-Family	MF-4	SF-3-CO-NP (Limit height to 30')  <i>PP to 12/2/04</i>	SF-3-CO-NP (Limit height to 30')  <i>MP1/Mayor 7-0</i>	SF-3-CO-NP (Limit height to 30')  <i>See Comments</i>	MF-4-NP	YES	Discussion with staff, property owner, and neighbors on 9-23-04 has resulted in an agreement to keep the MF4 zoning, but an agreement could not be reached on the height limit.	6
<b>Tract 35</b> <b>1919 Robins Pl</b> Agent: Ron Thrower Use: Multi-Family	Multi-Family	MF-4	MF-4-CO-NP (Limit height to 40')  <i>PP to 12/2/04</i>	MF-4-CO-NP (Limit height to 40')  <i>MP7/Mayor 7-0</i>	MF-4-CO-NP (Limit height to 40')	MF-4-NP	YES	Discussions with staff, neighbors and property owner on 9-23-04 could not reach agreement on the height limit.	6
<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: 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	NO	The West University and Judges Hill Neighborhoods oppose the MU on this tract.  Neighborhood, staff, and property owner met on 9-23-04, no compromise was reached.	4

*PP to 10/7/04 Dunkley/McCracken 7-0*

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<b>West University</b>									
<b>Tract 44</b>			LO-MU-CO-NP (No structure located on the rear 90' of the tract may exceed a height of 570' above mean sea level.		<u>2209 Shoal Creek</u> Land Use: <b>Office Mixed Use</b> Zoning: <b>GO-MU-CO-NP</b> Impervious cover shall not exceed 75% No more than 24,000 square feet of residential use is allowed				
<b>2209 Shoal Creek</b> Agent: Ron Thrower Use: Single-family	Office Mixed-Use	SF-3	No structure located elsewhere on the tract may exceed a height of 578' above mean sea level. No access to West 22 1/2 Street for ingress or egress The impervious cover shall not exceed 75% No more than 5,000 square feet of residential uses are allowed)	Same	The floor-to-area ratio may not exceed .75 to 1 No access to West 22 1/2 Street for ingress or egress Individual residential units may be no larger than 1,200 square feet 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.	GO-MU-NP	YES (neighborhood has valid petitions for both addresses)	Staff and neighborhood representatives met with property owner's representatives on 9-23-04 and agreed to the 3 <sup>rd</sup> reading recommendation..	6
<b>2301 Shoal Creek</b> Agent: Ron Thrower Use: Single-family					<u>2301 Shoal Creek</u> Land Use: <b>Single-Family</b> Zoning: <b>SF-3-CO-NP</b>				

PP to 10/7/04  
MPT / Thomas 7-0

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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	YES	There was a possible compromise presented and discussed on 9-23-04.  <b>Land Use: Multi-Family Zoning: MF-1-CO-NP (Height limit of 30') (Building coverage 40% impervious cover).</b>	6 2307 Longview
<b>2305 Longview</b> Owner: John Jenkins Use: triplex			PP to 10/7/04	MP/T/Thomas 6-0 Shueh		off days			6 2305 Longview
Tract 80A <b>2307 Rio Grande (S</b> 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD) <b>2309 Rio Grande St</b> Owner: Michel Issa Use: Office	High-Density Mixed-Use	GO	GO-NP (Allow Mixed-Use Building)  PP to 10/7/04	GO-NP (Allow Mixed-Use Building)	GO-NP (Allow Mixed-Use Building)	CS-MU-NP (Allow Mixed-Use Building)	NO	The property is in the Inner West Campus District (175' in the UNO).  Staff met with property owner and neighborhood representatives and an agreement could not be reached.	4

~~MP/T~~ MP/T/Thomas 6-0  
Shueh off days

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West University									
Portion of Tract 204  3106 King St and 3105 King Ln. Owner: Georgia Leggett Use: Single-family/duplex								There was a possible compromise presented and discussed on 9-23-04.  Land Use: High-Density Single-Family Zoning: SF-5-CO-NP (Height limit 30') (Max of 8 units)	6 3106 King St and 3105 King Ln.
3102 King St Owner/Agent: Rod Arend 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	The 3 Victorian cottages along Kings Street would be preserved as part of any redevelopment.  Council would also instruct staff to instigate a rezoning and plan amendment to designate 3104 King Street as Single-Family High-Density SF-5-CO-NP.	6 3102 King St.
3100 King St Owner: Elizabeth Arend Lerner Agent: Rod Arend Use: Single-family/duplex					See Comments			Current Status of Compromise: Property owner cannot guarantee that the cottages can be preserved as part of a redevelopment project and cannot agree to that provision of the proposed compromise.	6 3100 King St.

001021064  
+04

MP1 / Mayor  
7-0

City staff research historic zoning for cottages

5 lots - 3 cottages  
Mable lot has to have rezoning + plan amendment for mable lot  
3104 ~~set~~ no objection

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<b>Hancock (Items 84 and 86)</b>									
<b>Tract 2104A</b> 3403 Hampton Rd  [The tract formerly known as 2104A is now split into 3 tracts known as 2104A, B, and C]	Single-Family	SF-2-CO	SF-2-CO-NP -Limit height to 30' or 2 stories -Driveway width & garage setback restrictions as in rest of Beau Site (max. width of front drive=12 ft; max width of street side drive=18 ft; pkg structure front setback=60 ft; circular driveway prohibited on lots <100 ft front street width -Includes Impervious Cover & Parking Placement, Garage Placement, and Front & Side Yard Parking Restrictions as in rest of NP -Small Lot Amnesty	Same as PC/Approved on First Reading	<b>SF-2-CO-NP</b> -Limit height to 16' or 1 story -Prohibit access from any other lot through this lot to Hampton Rd. -Maximum gross floor area=1100 sq. ft. -Driveway width & garage setback restrictions as in rest of Beau Site (see PC/Approved on 1 <sup>st</sup> Reading) -Includes Impervious Cover & Parking Placement, Garage Placement, and Front & Side Yard Parking Restrictions as in rest of NP -Small Lot Amnesty	Same as Neighborhood Plan/Staff Rec. for 3 <sup>rd</sup> Reading EXCEPT maximum gross floor area=1400 sq. ft.	NO	The property owner and neighbors agree to this zoning. It will be accompanied by a private restrictive covenant.	4
<b>Tract 2104B</b> 3407 Hampton Rd.  Agent: Nikelle Meade Current Use: Duplex	Single-Family	SF-2-CO	SF-2-CO-NP -Limit height to 30' or 2 stories -Driveway width & garage setback restrictions as in rest of Beau Site (see 2104A) -Includes Impervious Cover & Parking Placement, Garage Placement, and Front & Side Yard Parking Restrictions as in rest of NP -Small Lot Amnesty	Same as PC/Approved on First Reading	<b>SF-2-CO-NP</b> -Limit height to 16' or 1 story. -Prohibit access from any other lot through this lot to Hampton Rd. -Maximum gross floor area=1100 sq. ft. -Driveway width & garage setback restrictions as in rest of Beau Site (See 2104A--PC/1 <sup>st</sup> Reading) -Includes Impervious Cover & Parking Placement, Garage Placement, and Front & Side Yard Parking Restrictions as in rest of NP -Small Lot Amnesty	Same as Neighborhood Plan/Staff Rec. for 3 <sup>rd</sup> Reading EXCEPT maximum gross floor area=1400 sq. ft.	NO	The property owner and neighbors agree to this zoning. It will be accompanied by a private restrictive covenant.	4
<b>Tract 2104C</b> 3405 Hampton Rd. & 3406 Red River St.  Agent: Nikelle Meade Current Use: Single-Family	Single-Family	SF-3	SF-2-CO-NP -Limit height to 30' or 2 stories -Driveway width & garage setback restrictions as in rest of Beau Site (see 2104A) -Includes Impervious Cover & Parking Placement, Garage Placement, and Front & Side Yard Parking Restrictions as in rest of NP -Small Lot Amnesty	Same as PC/Approved on First Reading	<b>MF-6-CO-NP</b> -Restrict bldg. cover, setbacks, and uses to same as SF-2 -Limit height to 30' or 2 stories -Prohibit vehicular access to Hampton Rd. -Prohibit circular driveways on lots less than 100' of front street yard width -The front yard setback for a parking structure is 60' -Includes Impervious Cover & Parking Placement, Garage Placement, and Front & Side Yard Parking Restrictions as in rest of NP -Small Lot Amnesty	Same as Neighborhood Plan/Staff Rec. for 3 <sup>rd</sup> Reading	NO	This zoning is a compromise between the property owner and neighbors to be accompanied by private and public restrictive covenants.	4

McCracken PP + ~~check~~ / MP 1 - 10/31/04 - zoning + plan 7-0

**ITEM 86**  
**ADDENDUM TO MOTION SHEET**

C14-04-0023  
HANCOCK NEIGHBORHOOD PLAN COMBINING DISTRICT

Tracts 2104A & 2104B

The "Neighborhood Plan/Staff Rec. for 3<sup>rd</sup> Reading" and "Property Owner Recommendation" columns have changed as follows:

- The maximum gross floor area is 1,250 square feet (not 1,100 or 1,400 square feet)
- Limit building height to 16' or 1 story as defined in the Land Development Code and to 10' in height at the eave.

*All other provisions for these tracts remain as written.*