

Central Austin Combined Neighborhood Plan Rezoning: 3<sup>rd</sup> Reading for Properties with Petitions or Other Issues

September 2, 2004

Agenda Item #55, 56, 57

Delegation

The following tracts have unresolved issues or valid petitions and will be considered through individual motions. For each tract, there can be one motion to consider both the land use designation and the zoning.

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on 2 <sup>nd</sup> Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Petition	Comments	Votes Req'd for Zoning (3 <sup>rd</sup> Reading)
Hancock NPA									
Tract 2104A 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  buckley/MP PP to 9/30/04 - Plan + Zoning 7-01	SF-2-CO-NP  (Same as PC/Approved on 1 <sup>st</sup> Reading)	SF-2-CO-NP  (Same as PC/Approved on 1 <sup>st</sup> 2 <sup>nd</sup> 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

Unresolvable Separating  
2 properties  
cottages in good repair  
surrounding as later date  
legislating impervious cover  
restricted to SF-2 except for  
impervious cover

## Hancock NPA

<p><b>Tract</b> <b>563A</b></p> <p>4427-4429 Duvall St.</p> <p><b>Agent:</b> Nikelle Meade</p> <p><b>Current Use:</b> Service Station, Convenience Store, &amp; Coin Laundry</p>	Commercial Off-Street Parking Congregate Living Hospital Services—Limited Laundry Services Monument Retail Sales Plant Nursery Service Station <b>PROHIBITED USES:</b> Agricultural Sales and Services 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 sqft gross floor area Outdoor Entertainment Outdoor Sports and Recreation Pawn Shop Services Research Services Residential Treatment Vehicle Storage	CS-MU-CO-NP; <b>CONDITIONAL USES:</b> Automotive Rentals, Repair, Sales, & Washing Commercial Off-Street Parking Congregate Living Hospital Services—Limited Laundry Services Monument Retail Sales Service Station <b>PROHIBITED USES:</b> 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	<p><i>Handwritten notes:</i> Same as approved on 2nd reading EXCEPT add a 40' height restriction on all buildings and structures. Thomas MPT-6-18-18 Lundell Service station Prohibited Washing Auto sales, Auto repair, Auto washing, Service station, and accessor y uses would be PERMITTED; property owner accepts the other condition s</p>	<p><b>YES</b></p> <p>A height restriction has always been part of the staff recommendation, but it was omitted from the motion sheet on 2<sup>nd</sup> reading. The property owner does not object.</p> <p>Staff, neighborhood stakeholders, and the property owner's agent met several times but were not successful in identifying a mutually acceptable resolution.</p>	<p><b>4</b> (for property owner recommendation)</p> <p><b>6</b> (staff recommendation)</p>
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MP Some so and add 40' height reduction  
McCrackin

West University Neighborhood Plan Combining District Rezoning

Agenda Items # 55 & 57

The following tracts have unresolved issues or valid petitions and will be considered through individual motions. For each tract, there can be one motion to consider both the land use designation and the zoning.

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									
<b>Tract 30</b> 1005 W 22ND ST; 1904, 1906, 1908, 2100, 2102, 2108, 2110 San Gabriel St  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')  MPT - same as 2nd Avenue 7-0	MF-4-CO-NP (Limit height to 45')	MF-4-NP	YES	Owner does not want 45' height limit	6  4 1005 W 22ND ST; 1904, 1906, 1908, 2102, 2108, 2110 SAN GABRIEL ST
<b>Tract 33</b> 1903, 1905, 19071909 Robins Pl Owner: Gary Gill Agent: Jim Bennett Use: Multi-Family	Multi-Family	MF-4	MF-3-NP	MF-3-NP  Alvarado MPT 7-0	MF-3-NP	MF-4-NP	YES		6
<b>Portion of Tract 34</b> 1007 W. 22 <sup>nd</sup> St. Agent: Ron Thrower Use: Single-family/duplex	Multi-Family	MF-4	SF-3-CO-NP (Limit height to 30')	MF-4-CO-NP Height limit of 40' SF-3-CO-NP (Limit height to 30')  Pto 9/30/04 Shawcross	SF-3-CO-NP (Limit height to 30')	MF-4-NP	YES		6

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<b>West University Staff requests a postponement until 9-30-04</b>									
<b>Tract 44</b> 2209/2301 Shoal Creek Agent: Ron Thrower Use: Single-family	<u>Office Mixed- Use</u>	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.  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	Same  See Comments for alternative identical to an adjacent property for 2209 Shoal Crest	GO-MU-NP See comments	YES (neighborhood has valid petitions for both addresses)	An alternative recommendation for this tract is identical to that for tract 43 immediately to the south. The West University neighborhood was in negotiations with the seller and prospective buyer of this property.  <b>GO-MU-CO-NP (2209 Shoal Creek)</b> 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  Individual residential units may be no larger than 1,200 square feet	6
				<del>Staff Rec. to 9/13/04</del> pp 10, 11, 12, 13, 14 D. J. Thompson				<b>LO-CO-NP (2301 Shoal Creek)</b> Building coverage limited to 35%  Uses limited to NO (neighborhood office) uses; this would eliminate medical office uses.	

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<b>West University</b>									
<b>Tract 35</b> 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') <i>File 9/30 Cm. Submitted</i>	MF-4-CO-NP (Limit height to 40') <i>Cm. Submitted 7-0</i>	MF-4-NP	YES		6
<b>Tract 36</b> 1916, 1918 Robins Pl Owner: Doug Hersch 1103 W. 22 <sup>nd</sup> 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 <i>See comments</i>	MF-1-CO-NP (Limit height to 30' Limit residential use to 3,000 sq/ft.) <i>Cm. Submitted 7-0</i>	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.  <b>Neighborhood supports an alternative recommendation:</b> MF-1-CO-NP (Limit height to 30' Limit residential use to a total of 3,000 sq/ft.) This would require approving <b>Multi-Family</b> on the FLUM.	4
<b>Tract 40</b> 1230-1232 W Martin Luther King Jr Blvd Owner: Michel Issa Agent: John Joseph, Jr.	Office	GO	LO-NP	GO-NP (Council vote d 6-0 to not add the MU to this tract) <i>Cm. Submitted 7-0</i>	GO-NP <i>See comments 9/30 Cm. Submitted</i>	GO-MU-NP	NO	The West University and Judges Hill Neighborhoods oppose the MU on this tract.	4

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<b>West University</b>									
<b>Tract 49</b> 2307 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') <i>OK Community Meeting 9-10</i>	SF-3-CO-NP (Limit height to 30')	MF-3-NP	YES	Owner would be willing to accept MF-1-NP. This would require approving Multi-Family on the FLUM.	6 2307 Longview 4 2305 Longview
<b>Tract 52</b> 1006 W. 22 <sup>nd</sup> Owner: Gary Gil Agent: Jim Bennett Use: Single-family/duplex	Single-Family	MF-4	SF-3-CO-NP (Limit height to 30')	SF-3-CO-NP (Limit height to 30') <i>OK Community Meeting 9-10</i>	SF-3-CO-NP (Limit height to 30')	MF-4-NP	YES		6
<b>Tract 60</b> 910, 912, 914 West 22 <sup>nd</sup> 1/2 Street Owner: Jimmy Nassour (912)	Mixed Use	MF-4	MF-4-CO-NP (45' height limit)	MF-4-CO-NP (45' height limit) <i>OK Community Meeting 9-10</i>	MF-4-CO-NP (45' height limit)	MF-4-NP	YES		6 for 912 W. 22 <sup>nd</sup> 1/2 Street 4 for 910 & 914 W. 22 <sup>nd</sup> 1/2 Street
<b>Tract 80A</b> 2307 Rio Grande St Owner: Michel Issa Use: Office	High-Density Mixed-Use	GO	GO-NP (Allow Mixed-Use Building)	GO-NP (Allow Mixed-Use Building) <i>OK Community Meeting 9-10</i>	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)	4

OK Community Meeting 9-10  
9/30/19  
OK to proceed  
1-0

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<b>West University</b>									
<b>Tract 81</b> 2300, 2306 Nueces Use: Surface parking/vacant lots	High-Density Mixed-Use	CS (2306 Nueces) MF-4 (2300 Nueces)	CS-MU-NP (PC) CS-NP (Council)	CS-NP	CS-MU-NP	CS-MU-NP	NO	Was inadvertently left out of previous two readings. Property owners support zoning change.  The property is in the Inner West Campus District (175 in the UNO)	4
<b>Tract 99A</b> 1112 W. 24 <sup>th</sup> 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

MF-4  
7-0

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<b>Tract 133A</b> 2802 and 2804 San Pedro St. Agents: Stephen Powell, Cindy Powell, Kathleen Fish (represent family-owned property) Use: Single-family/duplex	<del>Multi-Family</del>	SF-3	SF-4A-NP	MF-2-NP	SF-3-CO-NP (30' height limit) or <i>See comments</i>	MF-2-NP	NO	<i>Neighborhood supports an alternative recommendation:</i> Rezone 2802 and 2804 San Pedro to MF-2-NP and to rezone 2806 and 2808 San Pedro to SF-3-CO-NP (30' height limit)	4
2806 and 2808 San Pedro St. Owner: Use: Single-family/duplex								This would require approving <b>Multi-Family</b> on the FLUM for 2802/2804 San Pedro and <b>Single-Family</b> for 2806/2808 San Pedro.	
<b>Tract 148A</b> 2829 Salado Owner: John Zamora Use: Junior's Ice House	Office Mixed-Use	CS	LO-MU-CO Limit height to 35' <b>Prohibit:</b> 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' <b>Prohibit:</b> Medical Offices under 5,00 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,	6
<b>Tract 201</b> 711 W. 32 <sup>nd</sup> St Owner: Christopher May Use: Multi-Family	<del>Multi-Family</del>	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	YES		6



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<b>West University</b>									
<b>Portion of Tract 204</b> 3106 King St and 3105 King Ln. Owner: Georgia Leggett Use: Single-family/duplex									
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	Neighborhood very strongly supports this rezoning recommendation. Staff, neighborhood, and property owners have met. No compromise appears possible.	6
3100 King St Owner: Elizabeth Arend Lerner Agent: Rod Arend Use: Single-family/duplex									
<b>Portion of Tract 1019</b> 2833 and 2841 San Gabriel only Owner: Gary Gill Agent: Jim Bennett 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

Handwritten notes and signatures in the bottom left margin.

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<b>West University</b>									
<b>Tract 236</b> 3201 N. Lamar Blvd. only Agent: Nikelle Mead Use: Convenience Store	Mixed-Use	CS	CS-CO-NP (Allow mixed-use buildings and limit height to 50' and the following uses are prohibited: Automotive washing of any type Automotive repair — Automotive rental Automotive sales Agricultural Sales and Services Campground 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	Same except, Remove automotive repair, automotive rental, and automotive sales from prohibited to permitted	Same as 2 <sup>nd</sup> reading but remove service station from conditional use to a permitted one.	CS-NP Allow the neighborhood mixed-use building.	YES	<b>Service station</b> was a use agreed upon by the property owner and the neighborhood before discussions reached an impasse.	6
			<u>The following uses are conditional</u> 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						

Property owner request:

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Approved on Third Reading	Property Owner Request	Valid Petition	Comments
<b>No Tract #</b> 2301 Rio Grande Street <b>Owner:</b> Michel Issa Agent: John Joseph, Jr.	High-Density Mixed Use	MF-4	MF-4-NP	MF-4-NP	MF-4-NP	CS-MU-NP	N/A	The property was not included as one to be rezoned through this process. In order for this property to be rezoned, Council would have to direct staff to initiate this zoning change.  This tract is within the 175' UNO district.