

## AGENDA



Thursday, December 11, 2008

**Zoning Ordinances / Restrictive Covenants  
(HEARINGS CLOSED)  
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 97

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**Subject:** C14-2008-0125 - West Oak Hill Combined Neighborhood Planning Area Rezoning - Approve third reading of the uncontested rezoning of properties and approve second/third readings of the contested rezoning of tracts 3, 4, 5, 7, 12, and 12a, save and except tract 6 (7912 U.S. Highway 290 West, which was postponed indefinitely on November 6, 2008) of an ordinance amending Chapter 25-2 of the Austin City Code. The uncontested and contested zoning and rezoning of properties are located within an area bounded by Southwest Parkway to the north, West William Cannon Drive to the east, F.M. 1826, Davis Lane, Clairmont Drive, Abilene Trail, and Convict Hill Road to the south, and Thomas Springs Road, Circle Drive and West View Road to the west (6,155.03 acres). The proposed zoning changes will create the West Oak Hill Neighborhood Plan Combining District (NPCD) and implement the land use recommendations of the Oak Hill Combined Neighborhood Plan. The City Council may approve a zoning change to any of the following districts: Rural Residence (RR); Single-Family Residence - Large Lot (SF-1); Single-Family Residence-Standard Lot (SF-2); Family Residence (SF-3); Single-Family - Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-Family Residence - Low Density (MF-2); Multi-Family Residence - Medium Density (MF-3); Multi-Family Residence - Moderate-High Density (MF-4); Multi-Family Residence - High Density (MF-5); Multi-Family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); General Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Vertical Mixed Use Building (V); Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Combining District (NP) may also be added to these zoning base districts. First reading of the uncontested properties was approved on August 28, 2008. Vote: 7-0. Second reading approved on October 23, 2008. Vote 7-0. First reading of the contested tracts approved on November 6, 2008. Vote 7-0. Staff: Maureen Meredith, 974-2695; Minal Bhakta, 974-6453; and Gregory Montes, 974-2629.

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