

## A G E N D A



## Recommendation for Council Action

Austin City Council	Item ID	31935	Agenda Number	46.
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Meeting Date:	4/10/2014	Department:	Planning and Development Review
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## Subject

C14-2014-0018 – South Manchaca Neighborhood Plan Area Rezoning – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as the South Manchaca Neighborhood Planning Area, generally bounded by West Ben White Boulevard on the north, South 1st Street on the east, West Stassney Lane on the south, and Manchaca Road on the west (West Bouldin Creek Watershed; Williamson Creek Watershed). The proposed zoning changes will create a Neighborhood Plan Combining District (NPCD) covering the entire area described above. The proposed zoning changes also implement the land use recommendations of the South Austin Combined Neighborhood Plan, NP-2013-0030, on 889 acres. Under the proposed South Manchaca NPCD, the following are proposed to be applied area-wide: 1) infill options including small-lot amnesty, cottage lot, urban home, secondary apartments and corner store; 2) design tools including parking placement and impervious cover restrictions, garage placement, and front porch setback, and 3) mobile food establishment restrictions. Staff Recommendation: To grant rezonings that implement the land use recommendations of the South Manchaca Neighborhood Plan. Planning Commission Recommendation: To be reviewed on April 22, 2014. Applicant and Agent: City of Austin, Planning and Development Review Department. City Staff: Francis Reilly, 512-974-7657.

## Amount and Source of Funding

## Fiscal Note

Purchasing Language:	
Prior Council Action:	
For More Information:	
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

## Additional Backup Information