

**Central Austin Combined Neighborhood Plan (Item #46) and Associated Rezoning (Item #49, 50, 51)**  
**August 5, 2004**

Item	Council Action	Planning Commission Recommendation Approved for First Reading	Staff Recommendations	Comments	Votes Required for Second Reading
1 Item 46	Postpone third reading of the Central Austin Combined Neighborhood Plan until 8-12-04.		Postpone third reading of the Central Austin Combined Neighborhood Plan until 8-12-04.	Final approval of the plan should occur on the same date as approval of the zoning to minimize the need for plan amendments.	4
2 Item 49	Approve the Neighborhood Plan Combining District for the West University Neighborhood Planning Area on second reading except the following tracts: Tract 30, Tract 33 (1903 & 1905 Robbins Place only), Tract 34, Tract 35, Tract 36, Tract 40, Tract 43, Tract 44, Tract 49 (2307 Longview only), Tract 52 (1006 W. 22 <sup>nd</sup> Street only), Tract 92 (706 W. 24 <sup>th</sup> ), Tract 99A (1112 W. 24 <sup>th</sup> Street), Tract 133, Tract 133A, Tract 148, Tract 180, Tract 201, Tract 204, Tract 236, Tract 1019 (2833 & 2841 San Gabriel only). <b>SEE WEST UNIV. TAB FOR THE SPECIFICS OF THESE TRACTS.</b>	<del>Approved</del> [Various] McQuacken 6-10-04 [No change]	[No change]	Some of these properties have revised staff recommendations while others have valid petitions.	4
3 Item 50	Approve the Neighborhood Conservation Combining District (NCCD) for the North University Neighborhood Planning Area on second reading except the following tracts: Tract APD-843, Tract APD-862A, GDS-716, RDE-797, RDW-739A, RDW-748A, SD-874, SD-880, SD-884D. <b>SEE NORTH UNIV. TAB FOR THE SPECIFICS OF THESE TRACTS.</b>	Approved [Various] 6-10	[No change]	Some of these properties have revised staff recommendations while others have valid petitions.	4
4 Item 51	Approve the Neighborhood Plan Combining District for the Hancock Neighborhood Planning Area on second reading except the following tracts: Tract 503, 503A, & 503B (595-609 Rathervue Pl.); Tracts 515-516 (924-926 E. Dean Keeton St. only); Tract 551 (506 E. 40 <sup>th</sup> St.); Tract 563 (4427-4429 Duval St. only); Tract 2104 (3407, 3405, 3407 Hampton Rd. & 3406 Red River St. only). <b>SEE HANCOCK TAB FOR THE SPECIFICS OF THESE TRACTS.</b>	Approved [Various] 6-10 3-103	[No change]	Some of these properties have revised staff recommendations while others have valid petitions.	4

Project Description	Future Land Use	Staffing	Project Approval Status	Neighborhood Plan Staff Review	Property Owner Presentation	Staffing	Comments	Staffing
West University								
<b>Tract 30</b> 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')	<u>MF-4-CO-NP</u> (Limit height to 45') <i>2nd Reading</i> <i>McCracken/Abbey &amp; D</i>	MF-4-NP	NO	Owner does not want 45' height limit	4
<b>Tract 33</b> 1903, 1905, 1909 Robins Pl Owner: Gary Gill Use: Multi-Family	Multi-Family	MF-4	MF-3-NP	<i>2nd Reading</i> MF-3-NP <i>Abbey/McCracken</i> <i>&amp; D</i>	MF-4-NP	YES		4
<b>Tract 34 (portion)</b> 1007 W. 22 <sup>nd</sup> St. Agent: Ron Thrower Use: Single-family/duplex	Single-Family	MF-4	SF-3-CO-NP (Limit height to 30')	<i>2nd Reading</i> SF-3-CO-NP (Limit height to 30') <i>&amp; D</i> <i>Abbey/McCracken</i>	MF-4-NP	NO (anticipate by 3 <sup>rd</sup> reading)		4
<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')	<i>2nd Reading</i> MF-4-CO-NP (Limit height to 40') <i>&amp; D</i> <i>Abbey/McCracken</i>	MF-4-NP	NO (anticipate by 3 <sup>rd</sup> reading)		4
<b>Tract 36</b> 1916-1918 Robins Pl Owner: Doug Hersch 1103 W. 22 <sup>nd</sup> Owner: O. B. Douglas Use: Triplexes	Single-Family	MF-3	SF-3-CO-NP (Limit height to 30')	<i>2nd Reading</i> SF-3-CO-NP (Limit height to 30') <i>&amp; D</i> <i>Abbey/McCracken</i>	MF-1-CO-NP (Limit height to 40' 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.	4

Property Name/Address	Parcel Number	Existing Zoning	Proposed Zoning/Use	Neighborhoods/Map Sheet	Map Sheet Number	Map Sheet Title	Comments	Notes
<b>West University</b>								
<b>Tract 40</b> 1230 W. MLK Blvd Owner: Michel Issa Agent: Ron Thrower Use: Vacant	Office	GO	GO	<i>and Reading</i> <u>GO-NP</u> McQuacken Dunkley 6-D	GO-MU-NP	NO	West University neighborhood strongly opposed to MU on the site. Judge's Hill neighborhood has expressed concerns over MU on this site.	4
<b>Tract 43</b> 2205 N. Lamar Owner: Ellen Beason Prospective purchaser: Kent Collins Use: Single-family	Office Mixed- Use	SF-3	GO-MU-CO-NP <i>is combined</i> 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 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.	<i>and Reading</i> Dunkley McQuacken 6-D Same as Planning Commission and what Council approved on first reading.	Same as Planning Commission and what Council approved on first reading.	NO	The West University neighborhood is currently in negotiations with a prospective buyer of this property. The neighborhood filed a petition to provide a safeguard if the negotiations cease and a different project is planned for the tract.	4



Project Name/Description	Current Zoning	Existing Zoning	Proposed Zoning	Height/Other Restrictions	Neighborhood/Other Comments	Staff Recommendation	Comments	Staff Recommendation
<b>West University</b>								
<b>Tract 92</b> 706 W. 24 <sup>th</sup> Owners: Jimmy Nassour/Michel Issa	Mixed-Use	CS	MF-4	MF-4 MF-4-CO-NP (limit height to 40')	<i>James Meigs</i> CS-MF-NP and reading 3 <sup>rd</sup> and 4 <sup>th</sup> NP	NO	Staff met with property owner and agreed to recommend the change in zoning	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')	<i>James Meigs</i> MF-4-CO-NP (limit height to 40')	MF-4-NP	Yes		4
<b>Tract 133</b> 2710 San Pedro Owner: Use: Duplex		MF-3		<i>Duplex</i> N/A	N/A			
2712 San Pedro Owner: Use: Duplex	Multi-Family	MF-3	SF-4A-NP	<i>James Meigs</i> SF-3-CO-NP (limit height to 30')	N/A	NO	Staff met with property owner and agreed to recommend the change in zoning	4
2800 San Pedro Owner: Michel Issa Use: Duplex/Group Residential (MF)		SF-3		<i>James Meigs</i> SF-3-CO-NP (limit height to 30')	<u>MF-3-NP</u>		<u>MF-3-NP</u>	
<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	Single-Family	SF-3	SF-4A-NP	<i>James Meigs</i> SF-3-CO-NP (limit height to 30')	MF-2-NP	NO (anticipate by 3 <sup>rd</sup> reading)	Neighborhood very strongly opposed to multi-family zoning on these lots. Staff recommends SF-3-CO-NP to allow for duplexes or secondary units	4
2806 and 2808 San Pedro St. Owner: Use: Single-family/duplex				<i>James Meigs</i> SF-3-CO-NP (limit height to 30')				

West University

Tract 148 2829 Salado Owner: John Zamora Use: Junior's Ice House	Mixed-Use	CS	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 Funeral Services Hospital Services—General Hospital Services—Limited 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,	2nd Reading McCracken Shuster 8-0 CM Dumberly off Davis Same as PC and Council	CS-NP	YES		4
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Tract 148 Cont'd			<p>Residential Treatment Transportation Terminal Vehicle Storage</p> <p>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</p>		
Tract 180	Mixed Use	CS	<p><b>CS-CO-NP</b> Allow the Mixed Use Building Prohibit the following uses: 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</p>	<p><b>CS-MU-CO-NP</b> Allow the Mixed Use Building Prohibit Residential Uses on the First Floor Prohibit the following uses: 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</p> <p><i>and McQuacken Food mart CVS offices</i></p>	<p>Same as staff</p> <p>NO</p> <p>Staff, neighborhood and property owner are in agreement with this recommendation.</p>
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Property Description	Current Zoning Use	Existing Zoning	Planned/Proposed Use	Neighborhood Character/Style	Property Owner	Location	Comments	Notes/Recommendations
<b>West University</b>								
<b>Tract 201</b> 711 W. 32 <sup>nd</sup> 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') <i>Don't know what the height is</i>	MF-4-NP	NO (anticipate by 3 <sup>rd</sup> reading)		
<b>Tract 204</b> 3106 King St and 3105 King Ln. Owner: Georgia Leggett Use: Single-family/duplex				<i>Don't know what the height is</i>				
3102 King St Owner/Agent: Rod Arend Use: Single-family/duplex	Single-Family	MF-2	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.	4
3100 King St Owner: Elizabeth Arend Lerner Use: Single-family/duplex								



Property Classification	Future Land Use Plan	Existing Zoning	Ordinance(s) Relating to Zoning	Neighborhood Plan/Staff Files	Project Owner Representative	Meeting	Comments	Notes Relating to Zoning Ord. Meeting
<b>West University</b>								
<b>Tract 236</b> 3201 N. Lamar Blvd. only Agent: Nikelle Mead Use: Convenience Store	Commercial/ Mixed-Use	CS	<b>CS-CO-NP</b> (Allow mixed-use buildings and limit height to 50' and the following uses are <u>prohibited</u> : 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  <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	<i>McCracken Goodman CS-CO-NP Staff files Same except, Remove automotive repair, automotive rental, and automotive sales from prohibited to permitted</i>  <i>allow mixed use building 7-0</i>	CS-NP Allow the neighborhood mixed-use building.	YES	Staff, neighborhood representatives and the property owner's agent met on several occasions and reached a tentative agreement on the site. The remaining point of contention was permitting automotive washing. Subsequent to these meetings, the property owner has filed a valid petition against all changes to the zoning.  The neighborhood has expressed a strong desire to prohibit automotive washing of any type on the site and has made concessions on the other automotive-oriented uses.	4

<b>Tract 1019</b> 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') <i>Goodman</i> <i>Thomas</i> <i>✓-1-D</i>	SF-3-NP	YES		4
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Property Description	Future Land Use Plan	PC/Approved on First Reading	Neighborhood Plan/Suitcase	Property Owner Recommendation	Particular Comments	Notes Regulatory Zoning (if any)

<p><b>Tract APD-843</b>  <b>3004 Fruth St.</b>  <b>Owner: Malcolm Fox</b>  <b>Current Use:</b>  <b>Printing/Publishing and Storage</b></p>	<p><b>Commercial</b></p>	<p><b>GR-NCCD-NP</b>          Building Height 40'          Building orientation toward park (north)          Supports Mixed-use development</p>	<p><b>Adams Park District:</b>          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.</p>	<p><b>Commercial</b></p>	<p><b>Prohibited Uses:</b>  <b>Drive Thru Services</b>          Duplex Residential          Group Residential          Small Lot Single Family residential          Townhouse residential          Single-family attached res.          Mobil home res.          Agricultural Sales and Svc.          Arts &amp; Crafts Industrial          Automotive Rentals          Automotive repair Svcs.          Automotive sales          Automotive washing          Building Maintenance Services          Campground          Carriage stable</p>	<p><b>CS</b></p>	<p><b>CS</b></p>	<p><b>GR-NCCD-NP</b>          (Same as PC/Approved on 1<sup>st</sup> Reading)</p>	<p><b>CS</b></p>	<p><b>YES</b></p>	<p>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.</p>	<p>4</p>
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North University									
<p><b>Tract APD 843</b> <b>3004 Fruth St.</b></p> <p>Owner: Malcolm Fox</p> <p><b>Adams Park District:</b> 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.</p>	Commercial	(No city approval for commercial use at this site to date Homestead exemption claimed on this property)	CS	<p><b>PROHIBITED USES (Continued from previous page)</b></p> <p>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 &amp; 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</p>	GR-NCCD-NP (Same as PC/Approved on 1 <sup>st</sup> Reading)	CS	YES	<p>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.</p>	4
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Project Description	Future Land Use Plan	Existing Zoning	Prohibited Uses or Restrictions	Neighborhood Plan/Staff Review	Property Owner Recommendation	Decision	Comments	Notes (Future Zoning Reading)
<b>North University</b>								
<b>Tract APD 843</b> <b>3004 Fruth St.</b>  Owner: Malcolm Fox	Commercial		<u><b>PROHIBITED USES (Continued from Previous Page)</b></u> Aviation Services Camp Cemetery Club or Lodge College and University Convalescent Services Convention Center Counseling Services Detention Facilities Employee Recreation Group Home Class I Guidance Services Hospital Services (General) Hospital Services (Limited) Maintenance and Service Facilities • Major Public Facilities Major Utility Services • Military Installations • Park and Recreation Services (General) Park and Recreation Services (Special) Postal Facilities Railroad Facilities Residential Treatment Transitional Housing Transportation Terminal All other Civic Uses • <u><b>CONDITIONAL USES:</b></u> Retirement Housing (Large Site) Business or Trade School Indoor Sports or Recreation Medical Offices (greater than 5000 Square feet) Off Site Accessory Parking Outdoor Sports and Recreation Plant Nursery Special Use Historic Communication Service Facility Community Recreation (Private) Community Recreation (Public)	GR-NCCD-NP (Same as PC/Approved on 1 <sup>st</sup> Reading)	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.	4
<b>Adams Park District:</b> 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.	(No city approval for commercial use at this site to date Homestead exemption claimed on this property)	CS						

Property Description		Future Land Use Plan	Existing Zoning	Proposed Use (City Ordinance)	Neighborhood (Plan Sheet Fee)	Property Owner Recommendation	Position	Comments	Notes (Required)
<b>North University</b>									
<b>Tract APD 843</b> 3004 Fruth St.  Owner: Malcolm Fox		Commercial		<b>CONDITIONAL USES</b> (continued from previous page) 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 <sup>st</sup> Reading)	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.	4
<b>Tract #APD 862A</b> 2815 Fruth St.  Owner: John Stumpf  Current Use: Misc. retail  <b>Adams Park District:</b> 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  <b>PROHIBITED USES:</b> <b>Drive Thru Services</b> 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  <i>Continued next page</i>	CS-NCCD-NP (Same as PC/Approved on 1 <sup>st</sup> Reading)  <i>Handwritten: 2nd Reading 11/11/11 CS-NP 1-10</i>	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'.	4

Property Description	Original Land Use	Existing Zoning	PC/A Approval of FTS Reading	Neighborhood Plan Staff Review	Planning Committee Recommendation	Decision	Comments	Notes
North University								
Tract #APD 862A 2815 Fruth St.  Owner: John Stumpf			<b>PROHIBITED USES: (Continued from previous page)</b> Carriage stable Cocktail Lounge Commercial Blood Plasma Center Commercial Off street parking Construction Sales and Svcs. Consumer Convenience Services Consumer Repair Services. Convenience storage Drop off recycling collection facility. Electronic prototype assembly Equipment Repair Services Equipment Sales Exterminating Services Financial Services . Food Preparation Food Sales Funeral Services General Retail Sales (General & Convenience) Hotel-Motel Indoor Entertainment <b>Indoor Sports or Recreation</b> Kennels Laundry Services Liquor Sales Marina Medical Offices (of any size) Monument Retail Sales Outdoor Entertainment Outdoor Sports and Recreation Pawn Shop Services Personal Improvement Services Personal Services Pet Services Plant Nursery Printing and Publishing Recreational Equipment Maintenance & Storage Recreational Equipment Sales Research Assembly Services		CS-NCCD-NP (Same as PC/A/Approved on 1 <sup>st</sup> Reading)			
<b>Adams Park District:</b> 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  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'.	4
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Proposed District	Future Land Use	Existing Zoning	Prohibited Uses (continued from previous page)	Neighborhood Plan/Staff Recommendation	Map Adopted Recommendation	Pedition	Comments	Notes
<p><b>Tract #APD 862A</b> 2815 Fruith St.</p> <p>Owner: John Stumpf</p> <p><b>Adams Park District:</b> 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.</p>	Commercial	CS	<p><b>PROHIBITED USES (continued from previous page)</b></p> <p>Research Services Research Testing Services Research Warehousing Services Restaurant (General &amp; 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 Other 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</p>	CS-NCCD-NP (Same as PC/Approved on 1 <sup>st</sup> Reading)	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'.	4

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on 1st Reading	Neighborhood Plan/Staffing	Major Owner Representation	Letter	Comments	Notes/Responsible
<b>North University</b>								
<b>Tract #APD 862A</b> 2815 Fruth St. (part)  Owner: John Stumpf  <b>Adams Park District:</b> 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	<u>PROHIBITED USES: (continued from previous page)</u> Major Public Facilities Major Utility Services Military Installations Park and Recreation Services (General & Special) Park and Recreation Services Postal Facilities Railroad Facilities Residential Treatment Safety Services Transitional Housing Transportation Terminal  <u>CONDITIONAL USES:</u> <b>Retirement Housing (Large Site)</b> Congregate Living Day Care Services (Commercial) Local Utility Services Residential Treatment  <b>Any use not permitted within the text of the North University NCCD shall be considered prohibited.</b>	CS-NCCD-NP (Same as PC/Approved on 1 <sup>st</sup> Reading)	CS  Owner objects to being part of two districts.	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'.	4
<b>Tract # GDS-716</b> <b>2815 Fruth St.</b>  Owner: John Stumpf  <b>Guadalupe District:</b> 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  <u>PROHIBITED USES:</u> 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 <sup>st</sup> Reading)  <i>Amended by 11/10</i>	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'.	4



Project Description	Future Planned Use	Existing Zoning	City/Approved on File/Not Standing	Neglected/Blind/Staff/Rec	Project Owner Recommendation	Decision	Comments	Notes/Requires for Zoning
<b>North University</b>								
<b>Tract # GDS-716</b> <b>2815 Fruth St.</b>  Owner: John Stumpf			<b>PROHIBITED USES: (continued from previous page)</b> 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					
<b>Guadalupe District:</b> 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 (Same as PC/Approved on 1 <sup>st</sup> Reading)	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'.	4

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Property Description	Future Land Use Plan	Existing Zoning	PC Approval or Staff Reading	Neighborhood Plans/Staff Rec.	Property Owner Recommendation	Question	Comments	Notes
North University								
<b>Tract # GDS-716</b> <b>2815 Fruth St.</b>  Owner: John Stumpf  <b>Guadalupe District:</b> 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	<b>PROHIBITED USES:</b> <i>(continued from previous page)</i> 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  <b>CONDITIONAL USES:</b> 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 <sup>st</sup> Reading)	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'.	4

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Parcel Number (APN)	Future Land Use Plan	Existing Zoning	PC/CA/Approval/Exception/Reliance	Neighborhood Plan/Staff Notes	Property Owner Recommendation	Staff Recommendation	Comments	Referred for
<b>North University</b>								
<b>Tract # GDS-716</b> <b>2815 Fruth St.</b>								
Owner: John Stumpf								
<b>Guadalupe District:</b> 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	CONDITIONAL USES (continued from previous page) Day Care Services (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 <sup>st</sup> Reading)	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'.	4

Property Description	Future Land Use	Existing Zoning	Planned/Proposed Use	Neighborhood/Map Sheet	Property Owner Recommendation	Permit	Comments	Other Required Zoning
<b>North University</b>								
Tract RDE-797 307 E. 35 <sup>th</sup> St. only Owner: A. J. Roquemore Current Use: Single-Family	Single-Family	SF	SF-3-NCCD-NP	<i>Handwritten:</i> SF-3-NCCD-NP 1-0	SF-3 (With the exception of being part of a neighborhood plan)	NO	The plan does nothing to make his property non-conforming.	4
Part of Tract RDW-739A 405 W. 35 <sup>th</sup> 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	<i>Handwritten:</i> <u>SF-3-NCCD-NP</u> 1-0	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.	4
Tract RDW-748A 3405 Buval-St. Cedar Street Owner: Leslie D. Barnes Current Use: Triplex	Single Family	MF-3	SF-3-NCCD-NP	<i>Handwritten:</i> <u>SF-3-NCCD-NP</u> 1-0	MF-4 <sup>3</sup>	YES	This property location 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.	4
Tract SD-874 3410 & 3412 Speedway only Owner: Gary Gill Current Use: Duplex	Multi-family	MF-4	MF-1-NCCD-NP	<i>Handwritten:</i> <u>MF-1-NCCD-NP</u> 1-0	MF-4	YES	Existing development is duplexes built to multi-family standards.	4
Tract SD-880 3108 Helms St. Owner: Arend Family Partnership <del>Current Use:</del>	Office Mixed-Use	CS	NO-NCCD-NP	<i>Handwritten:</i> <u>CS-1-0</u> 1-0	CS	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.	4
Tract SD-884D 3002 Speedway & 206 E. 30 <sup>th</sup> St. only Owner: Thomas & Tammie Yemington, Charles Yemington Current use: triplex	Multi-family	MF-4	MF-4-NCCD-NP	<i>Handwritten:</i> <u>MF-4-NCCD-NP</u> 1-0	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.	4

Tract Description	Tract Name	Existing Zoning	Proposed Zoning	Neighborhood Plan/Staff Rec.	Property Owner Representation	Ratio	Comments	Notes (Requiring 2/3)
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**Hancock**

<b>Tracts 503 &amp; 503A</b> 505-605 Rathervue Pl. Agent: Richard Suttle Owner: Episcopal Seminary Current Use: Single-Family	Civic	SF-3	MF-4-CO-NP	<del>MF-4-CO-NP</del> <i>Already approved or not preliminary</i>	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 but are still working to develop a private restrictive covenant.	4
<b>Tract 503B</b> 607-609 Rathervue Pl. Agent: Richard Suttle Owner: Episc. Sem. Current Use: Lutheran Seminary Program Office & Parking	Civic	SF-3	GO-MU-CO-NP	<del>GO-MU-CO-NP</del> <i>Section 15/08</i>	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 but are still working to develop a private restrictive covenant.	4
<b>Tract 515-516</b> 924-926 E. Dean Keeton St. only Agent: Sarah Crocker Owner: Quest Tower View Ltd. (Jeff Blatt) Current Use: Apartments	Mixed-Use	GO	GR-MU-NP	<b>GR-MU-CO/MF-6-CO-NP</b> <i>w/ Mixed-Use Bldg; GR-MU-CO-NP by 12/10</i> <b>zoning on the lowest 15' of the bldg; MF-6-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.</b>	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
<b>Tract 551</b> 506 E. 40 <sup>th</sup> St. Agent: Ron Thrower Owner: Dial Current Use: Single-family	Single-Family	MF-4	SF-3-CO-NP	<b>MF-2-CO-NP</b> <i>Max. bldg. cov. = 40% Prohibited Uses: Bed &amp; Breakfast Group 2 Condominium Residential Congregate Living Multifamily Residential Residential Treatment Retirement Housing (large site) Townhouse Residential Conditional Use: Day Care Services (general)</i> <i>W/ 1/2000</i>	Same as Neighborhood Plan/Staff Rec.	NO	This zoning accommodates the added impervious cover in an approved, active building permit issued under MF-4 site development regulations. It also accommodates future expansion of the single-family use. Neighborhood stakeholders and the property owner agreed to this zoning after the Planning Commission hearing.	4

Property Description	Current Use	Existing Zoning	CS/MU-CO-NP: Conditional Uses:	CS-MU-CO-NP: Conditional Uses:	CS-MU-CO-NP: Conditional Uses:	CS-MU-CO-NP: Conditional Uses:	CS-MU-CO-NP: Conditional Uses:	CS-MU-CO-NP: Conditional Uses:	CS-MU-CO-NP: Conditional Uses:
<b>Hancock</b>									
Tract 563 4427-4429 Duval St. only 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> 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 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	CS-MU-CO-NP Auto repair, Auto sales, Auto washing, Service station, and Drive-through accessory uses would be <b>PERMITTED</b> ; property owner accepts the other conditions	YES	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)  4 (staff recommendation)	

Tract/Property Description	Future Land Use	Existing Zoning	Public Approval/First Reading	Neighborhood Plan/Staff Rec.	Property Owner Recommendation	Action	Comments	Notes for Review
<b>Hancock</b>								
<b>Tract 2104</b> 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	<i>with reading club. Calcasieu Meade 1-10</i> SF-2-CO-NP	MF-6-CO-NP	NO	Neighborhood stakeholders and the property owner are currently discussing the possibility of multifamily zoning that would allow additional impervious cover. All uses except single-family would be prohibited in a private restrictive covenant. The additional impervious cover is sought to allow a realignment of the lots that would enable the property owner to preserve the Calcasieu cottages while redeveloping the rest of the site.  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.	<b>4</b>