

**PROCLAMATIONS**

Proclamation - Community Health Center Week - to be presented by Council Member Betty Dunkerley and to be accepted by Trish Young

**Mayor Wynn recessed the Council Meeting to go into Executive Session at 5:30 p.m.**

**EXECUTIVE SESSION CONTINUED****Real Property - Section 551.072**

40. Discuss terms of sale for the Mueller site (former Robert Mueller Municipal Airport) to Catellus Austin, L.L.C.

**This item was withdrawn.**

41. Discuss disposition of the old Austin Recreation Center located at 12th Street and Shoal Creek.

**Mayor Wynn called the Council Meeting back to order at 6:16**

**ZONING DISCUSSION ITEMS CONTINUED**

49. C14-04-0021 - Central Austin Combined Neighborhood Plan (West University Neighborhood) rezoning - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as the West University Neighborhood Plan Area, generally bounded on the north by 38th Street, on the south by Martin Luther King Jr. Blvd., on the west by Lamar Blvd. and on the east by Guadalupe Street. The proposed zoning change will create a Neighborhood Plan (NP) combining district covering the entire area. Under the proposed West University NP, "Small Lot Amnesty" is proposed for the entire area. "Garage Placement," "Front Porch Setback," "Impervious Cover and Parking Placement Restrictions" and "Front or Side Yard Parking Restrictions" apply as set forth in Section 25-2-1406 of the City Code are proposed for the Heritage, Shoal Crest, and West University subdistricts. The Heritage subdistrict is bounded by Lamar Blvd. to the west, W. 38th St. to the north, Guadalupe St. to the east, and W. 29th St. to the south. The Shoal Crest subdistrict is bounded by Lamar Blvd. to the west, W. 29th St. to the north, Rio Grande St. to San Pedro St. to the east, and 28th St. to Poplar St. the south. The West University Neighborhood subdistrict is bounded by Lamar Blvd. to the west, W. 24th St. to the north, Leon St. and Robbins Pl. to the east, and MLK Jr. Blvd. to the south. The Neighborhood Mixed Use Building special use is proposed for Tracts 1-13, 13A, 13B, 16, 20, 20A, 22-27, 31-32, 58, 58A, 58B, 64-74, 74A, 75, 77-96, 112-113, 115-122, 128-129, 141-143, 143C, 144-146, 148, 156-158, 166-167, 170, 172, 174, 176-180, 179A, 183, 192-197, 209-210, 213, 219-220, 225-226, 230, 235-239, 241, 243-256, 259-266. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residence (RR) district zoning; Single-Family Residence - Large Lot (SF-1) district zoning; Single-Family Residence-Standard Lot (SF-2) district zoning; Family Residence (SF-3) district zoning; Single-Family - Small Lot & Condominium Site (SF-4A/B) district zoning; Urban Family Residence (SF-5) district zoning; Townhouse & Condominium Residence (SF-6) district zoning; Multi-Family Residence - Limited Density (MF-1) district zoning; Multi-family Residence - Low Density (MF-2) district zoning; Multi-family Residence - Medium Density (MF-3) district zoning; Multi-family Residence - Moderate-High Density (MF-4) district zoning; Multi-family Residence - High Density (MF-5) district zoning; Multi-family Residence - Highest Density (MF-6) district zoning; Mobile Home Residence (MH) district zoning; Neighborhood Office (NO) district zoning; Limited Office (LO) district zoning; General Office

(GO) district zoning; Commercial Recreation (CR) district zoning; Neighborhood Commercial (LR) district zoning; Community Commercial (GR) district zoning; Warehouse / Limited Office (W/LO) district zoning; Commercial Services (CS) district zoning; Commercial-Liquor Sales (CS-1) district zoning; Commercial Highway (CH) district zoning; Industrial Park (IP) district zoning; Major Industrial (MI) district zoning; Limited Industrial Services (LI) district zoning; Research and Development (R&D) district zoning; Development Reserve (DR) district zoning; Agricultural (AG) district zoning; Planned Unit Development (PUD) district zoning;; Historic (H) district zoning; and Public (P) district zoning. A Conditional Overlay (CO) combining district, Planned Development Area (PDA) combining district, Mixed Use (MU) combining district; Neighborhood Conservation (NC) combining district; or special use for a Neighborhood Plan (NP) combining district may also be added to these zoning base districts. Firstreading on June 10, 2004. Vote: 7-0. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Tom Bolt, 974-2755 and Glenn Rhoades, 974-2775. Note: Valid petitions have been filed in opposition to this rezoning request. (Related Items 46, 47, 50, 51)

**The second reading approving the Neighborhood Plan Combining District for the West University Neighborhood Planning Area, except the following tracts, was approved on Council Member McCracken's motion, Council Member Dunkerley's second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais. The exceptions are:**

**The second reading to make the zoning for Tract 30, 2100 San Gabriel, MF-4-CO-NP (limit height to 45') was approved on Council Member McCracken's motion, Council Member Alvarez' second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais.**

**The second reading to make the zoning for Tract 33, 1903, 1905, and 1909 Robins Place, MF-3-NP was approved on Council Member Alvarez's motion, Council Member McCracken's second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais.**

**The second reading to make the zoning for Tract 34, 1007 W. 22<sup>nd</sup> Street, SF-3-CO-NP (limit height to 30') was approved on Council Member Alvarez's motion, Council Member McCracken's second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais.**

**The second reading to make the zoning for Tract 35, 1919 Robins Place, MF-4-CO-NP (limit height to 40') was approved on Council Member Alvarez's motion, Council Member McCracken's second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais.**

**The second reading to make the zoning for Tract 36, 1916-1918 Robins Place and 1103 W. 22<sup>nd</sup> Street, SF-3-CO-NP (limited height to 30') was approved on Council Member Alvarez's motion, Council Member McCracken's second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais.**

**The second reading to make the zoning for Tract 40, 1230 W. MLK Blvd., GO-NP was approved on Council Member McCracken's motion, Council Member Dunkerley's second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais.**

**The second reading to make the zoning for Tract 43, 2205 N. Lamar Blvd., GO-MU-CO-NP with the following conditions was approved on Council Member Dunkerley's motion, Council Member McCracken's second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais. The conditions include: Impervious cover shall not exceed 75%. Not 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 ½ 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.

The second reading to make the zoning for Tract 44, 2209 Shoal Creek, LO-MU-CO-NP with the following conditions was approved on Council Member Alvarez' motion, Council Member Thomas' second on a 5-0 vote. Mayor Pro Tem Goodman and Council Member Slusher were off the dais. The conditions were: 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 ½ Street for ingress or egress. The impervious cover shall not exceed 75%. No more than 5,000 square feet of residential use are allowed.

The second reading to make the zoning for Tract 44, 2301 Shoal Creek, SF-3-CO-NP (limit height to 30') was approved on Council Member Alvarez' motion, Council Member Thomas' second on a 5-0 vote. Mayor Pro Tem Goodman and Council Member Slusher were off the dais.

The second reading to make Tract 49, 2305 Longview Street, SF-3-CO-NP (limit height to 30') was approved on Council Member Dunkerley's motion, Council Member Thomas' second on 6-0 vote. Mayor Pro Tem Goodman was off the dais.

The second reading to make Tract 52, 1006 W. 22<sup>nd</sup> Street, SF-3-CO-NP, was approved on Council Member Dunkerley's motion, Council Member McCracken's second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais.

The second reading to make Tract 92, 706 W. 24<sup>th</sup> Street, CS-NP, was approved on Council Member McCracken's motion, Council Member Thomas' second on a 5-1 vote. Mayor Pro Tem Goodman was off the dais. Council Member Slusher voted no.

The second reading to make Tract 99A, 1112 W. 24<sup>th</sup> Street, MF-4-CO-NP (limit height to 40') was approved on Council Member Alvarez' motion, Council Member McCracken's second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais.

The second reading to make Tract 133, 2710, 2712 and 2800 San Pedro Street, MF-3-NP was approved on Council Member Dunkerley's motion, Mayor Wynn's second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais.

The second reading to make Tract 133A, 2802, 2804, 2806 and 2808 San Pedro Street, MF-2-NP was approved on Council Member Thomas' motion, Council Member McCracken's second on a 6-1 vote. Council Member Alvarez voted no.

The second reading to make Tract 148, 2829 Salado Street, CS-CO-NP with the following conditions was approved on Council Member McCracken's motion, Council Member Slusher's second on a 6-0 vote. Council Member Dunkerley was off the dais. 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, equipment sales, 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, residential treatment, transportation terminal and vehicle storage. The following uses are conditional: club or lodge, exterminating services, group home class II, laundry services, off-site accessory parking, plant nursery, service station, and transitional housing

The second reading to make Tract 180, 609 W. 31<sup>st</sup> Street, 3004, 3006, 3010 and 3016 Guadalupe Street, CS-MU-CO-NP with the following conditions was approved on Council Member McCracken's motion, Mayor Pro Tem Goodman's second on a 6-0 vote. Council Member Slusher was off the dais. 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, and vehicle storage. The following conditional uses include: 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 and service station.

The second reading to make Tract 201, 711 W. 32nd Street, MF-3-CO-NP (limit height to 35') was approved on Council Member Thomas' motion, Mayor Pro Tem Goodman's second on a 7-0 vote.

The second reading to make Tract 204, 3106 King Street and 3105 Kings Lane, 3102 King Street. and 3100 King Street, SF-3-CO-NP (limit height to 30') was approved on Council Member Dunkerley's motion, Council Member McCracken's second on a 7-0 vote.

The second reading to make Tract 236, 3201 N. Lamar Blvd., CS-CO-NP adding permitted uses of automotive repair, automotive rental and automotive sales and allowing mixed use building was approved on Council Member McCracken's motion, Mayor Pro Tem Goodman's second on a 7-0 vote.

The second reading to make Tract 1019, 2833 and 2841 San Gabriel Street, SF-3-CO-NP (limit height to 30') was approved on Mayor Pro Tem Goodman's motion, Council Member Thomas' second on a 7-0 vote.

47. Approve third reading of an ordinance amending Chapter 25-2 of the City Code to create the University Neighborhood Overlay (UNO) District generally located between Lamar Blvd. on the west and Guadalupe St. on the east and between 29th St. on the north and MLK Jr. Blvd. on the south. (There is no fiscal impact associated with this code amendment.) (Recommended by the Planning Commission.) (Related Items 46, 49, 50, 51)

**This item was postponed to August 26, 2004 on Council Member Slusher's motion, Council Member McCracken's second on a 6-0 vote. Council Member Alvarez was off the dais.**

**The motion to waive the rules and allow Council to meet after 10 p.m. was approved on Council Member Dunkerley's motion, Council Member McCracken's second on a 6-0 vote. Council Member Alvarez was off the dais.**

50. C14-04-0022 - Central Austin Combined Neighborhood Planning Area (North University Neighborhood) rezoning - Approve second/third readings of an ordinance amending Chapter 25-2

of the Austin City Code by zoning and rezoning property locally known as the North University Neighborhood Plan Area generally bounded on the north by 38th Street, on the south by 27th Street, on the west by Guadalupe Street and on the east by Duval Street. The proposed zoning changes will create a Neighborhood Plan (NP) combining district covering the entire. Under the proposed North University NP, "Small Lot Amnesty" is proposed for the entire area. Mixed Use is proposed for Tracts APD-843-849, APD-862-865, GDC-709-714A, GDN 701-705, GDN-707, GDS-715-717, GDS-719-720, SD-881, SD-883-883A, SJD-886-892, TD-721-723A, TD-726. The North University Neighborhood Conservation (NC) combining district proposes modified site design and development standards, including but not limited to the following: Land Use, Floor Area Ratios (FAR), Building Heights, Mixed Use Developments, Garages, Parking, Outdoor Café seating, Impervious and Building Coverage allowances, Setbacks, and Driveway and Parking Access. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residence (RR) district zoning; Single-Family Residence - Large Lot (SF-1) district zoning; Single-Family Residence-Standard Lot (SF-2) district zoning; Family Residence (SF-3) district zoning; Single-Family - Small Lot & Condominium Site (SF-4A/B) district zoning; Urban Family Residence (SF-5) district zoning; Townhouse & Condominium Residence (SF-6) district zoning; Multi-Family Residence - Limited Density (MF-1) district zoning; Multi-family Residence - Low Density (MF-2) district zoning; Multi-family Residence - Medium Density (MF-3) district zoning; Multi-family Residence - Moderate-High Density (MF-4) district zoning; Multi-family Residence - High Density (MF-5) district zoning; Multi-family Residence - Highest Density (MF-6) district zoning; Mobile Home Residence (MH) district zoning; Neighborhood Office (NO) district zoning; Limited Office (LO) district zoning; General Office (GO) district zoning; Commercial Recreation (CR) district zoning; Neighborhood Commercial (LR) district zoning; Community Commercial (GR) district zoning; Warehouse / Limited Office (W/LO) district zoning; Commercial Services (CS) district zoning; Commercial-Liquor Sales (CS-1) district zoning; Commercial Highway (CH) district zoning; Industrial Park (IP) district zoning; Major Industrial (MI) district zoning; Limited Industrial Services (LI) district zoning; Research and Development (R&D) district zoning; Development Reserve (DR) district zoning; Agricultural (AG) district zoning; Planned Unit Development (PUD) district zoning; Historic (H) district zoning; and Public (P) district zoning. A Conditional Overlay (CO) combining district, Planned Development Area (PDA) combining district, Mixed Use (MU) combining district; Neighborhood Conservation (NC) combining district; or special uses for a Neighborhood Plan (NP) combining district may also be added to these zoning base districts. First reading on June 10, 2004. Vote: 7-0. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Tom Bolt, 974-2755 and Glenn Rhoades, 974-2775. Note: Valid petitions have been filed in opposition to this rezoning request. (Related Items 46, 47, 49, 51)

**The second reading approving the Neighborhood Conservation Combining District (NCCD) for the North University Neighborhood Planning Area, except the following tracts, was approved on Council Member Alvarez' motion, Council Member Dunkerley's second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais. The exceptions are:**

**The second reading to make Tract APD-843, 3004 Fruth Street, GR-NCCD-NP with the following conditions was approved on Council Member McCracken's motion, Council Member Dunkerley's second on a 6-0 vote. Council Member Alvarez was off the dais. Limit the building height to 40'. Make the building orientation toward the park (north). Support mixed-use development. Prohibited the following uses: drive thru services, duplex residential, group residential, small lot single family residential, townhouse residential, single-family attached residential, mobil home residential, agricultural sales and services, arts and crafts industrial, automotive rentals, automotive repair services, automotive sales, automotive washing, 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, financial services, funeral services, indoor entertainment, kennels, laundry services, liquor sales, marina, outdoor entertainment, monument retail sales, pawn shop services, recreational equipment maintenance and 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, 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, and all other civic uses. The conditional uses include: 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, day care services-general, group home class I, local utility services, private primary educational facility, and safety services. Any use not permitted within the text of the North University NCCD shall be considered prohibited.

The second reading to make Tract APD-862A, 2815 Fruth Street, CS-NCCD-NP with the following conditions was approved on Council Member Thomas' motion, Mayor Pro Tem Goodman's second on a 7-0 vote. Limit the building height to 40'. Make building orientation toward the park (north). Support mixed-use development. The prohibited uses include: drive thru services, small lot single family residential, single-family attached residential, mobile home residential, agricultural sales and service, automotive rentals, automotive repair services, automotive sales, automotive washing, building maintenance services, business or trade school, business support services, campground, carriage stable, cocktail lounge, commercial blood plasma center, commercial off street parking, construction sales and services, consumer convenience services, consumer repair services, convenience storage, drop off recycling collection facility, electronic prototype assembly, equipment repair services, equipment sales, extermination services, financial services, food preparation, food sales, funeral services, general retail sales-general and convenience, hotel-motel, indoor entertainment, indoor sports or recreation, 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 and storage, recreational equipment sales, research assembly services, research services, research testing services, research warehousing services, restaurant-general and 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, major public facilities, major utility services, military installations, park and recreation services-general and special, park and recreation services, postal facilities, railroad facilities, residential treatment, safety services, transitional housing and transportation terminal. Conditional uses include: retirement housing-large site, congregate living, day care services-commercial, local utility services and residential treatment. Any use not permitted within the text of the North University NCCD shall be considered prohibited.

The second reading to make Tract GDS-716, 2815 Fruth Street, CS-NCCD-NP with the following conditions was approved on Council Member Dunkerley's motion, Council Member McCracken's second on a 7-0 vote. Limit the building height to 70'. Support mixed-use development. The prohibited uses include: drive thru services, duplex residential, mobile home residential, single-family attached residential, single-family residential, small lot single family residential, 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 and 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, 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 and transportation terminal. Conditional uses include: 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, day care services-commercial, guidance service, hospital services-limited, local utility service, postal facility, private primary educational facilities, private secondary educational facilities, safety services and transitional housing.

The second reading to make Tract RDE-797, 307 E. 35<sup>th</sup> Street, SF-3-NCCD-NP was approved on Council Member Dunkerley's motion, Council Member Thomas' second on a 7-0 vote.

The second reading to make Tract RDW-739A (part of), 405 W. 35<sup>th</sup> Street, SF-3-NCCD-NP was approved on Council Member Slusher's motion, Council Member McCracken's second on a 7-0 vote.

The second reading to make Tract RDW-748A, 3405 Cedar Street, SF-3-NCCD-NP was approved on Council Member McCracken's motion, Council Member Slusher's second on a 7-0 vote.

The second reading to make Tract SD-874, 3410 and 3412 Speedway, MF-1-NCCD-NP was approved on Council Member Dunkerley's motion, Council Member McCracken's second on a 7-0 vote.

The second reading to make Tract SD-880, 3108 Helms Street, CS-NCCD-NP was approved on Council Member Dunkerley's motion, Council Member McCracken's second on a 7-0 vote.

The second reading to make Tract SD-884D, 3002 Speedway and 206 E. 30<sup>th</sup> Street, MF-4-NCCD-NP was approved on Council Member Alvarez' motion, Council Member Thomas' second on a 7-0 vote.

51. C14-04-0023 - Central Austin Combined Neighborhood Plan (Hancock Neighborhood) rezoning - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as the Hancock Neighborhood, generally bounded on the north by 45th Street, on the south by Dean Keeton Street, on the west by Duval Street and on the east by IH-35. The proposed zoning changes will create a Neighborhood Plan (NP) combining district covering the entire area. Under the proposed Hancock NP, "Small Lot Amnesty," "Garage Placement," "Impervious Cover and Parking Placement Restrictions" and "Front or Side Yard Parking Restrictions" apply as set forth in Section 25-2-1406 of the City Code are proposed for the entire area. The Neighborhood Mixed Use Building special use is proposed for Tracts 501, 504, 507, 507A, 509, 510, 512, 513, 514, 515, 516, 517, 518, 519, 520, 522, 523, 524, 525, 526, 527, 536, 536A, 536B, 541, 541A, 543, 543A, 546-548, 557, 559, 561, 562A and 563. The Neighborhood Urban Center special use is proposed for Tracts 543 and 543A. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residence (RR) district zoning; Single-Family Residence - Large Lot (SF-1) district zoning; Single-Family Residence-Standard Lot (SF-2) district zoning; Family Residence (SF-3) district zoning; Single-Family - Small Lot & Condominium Site (SF-4A/B) district zoning; Urban Family Residence (SF-5) district zoning; Townhouse & Condominium Residence (SF-6) district zoning; Multi-Family Residence - Limited Density (MF-1) district zoning; Multi-family Residence - Low Density (MF-2) district zoning; Multi-family Residence - Medium Density (MF-3) district zoning; Multi-family Residence - Moderate-High Density (MF-4) district zoning; Multi-family Residence - High Density (MF-5) district zoning; Multi-family Residence - Highest Density (MF-6) district zoning; Mobile Home Residence (MH) district zoning; Neighborhood Office (NO) district zoning; Limited Office (LO) district zoning; General Office (GO) district zoning; Commercial Recreation (CR) district zoning; Neighborhood Commercial (LR) district zoning; Community Commercial (GR) district zoning; Warehouse / Limited Office (W/LO) district zoning; Commercial Services (CS) district zoning; Commercial-Liquor Sales (CS-1) district zoning; Commercial Highway (CH) district zoning; Industrial Park (IP) district zoning; Major Industrial (MI) district zoning; Limited Industrial Services (LI) district zoning; Research and Development (R&D) district zoning; Development Reserve (DR) district zoning; Agricultural (AG) district zoning; Planned Unit Development (PUD) district zoning; Historic (H) district zoning; and Public (P) district zoning. A Conditional Overlay (CO) combining district, Planned Development Area (PDA) combining district, Mixed Use (MU) combining district; Neighborhood Conservation (NC) combining district; or special uses for a Neighborhood Plan (NP) combining district may also be added to these zoning base districts. First reading on June 10, 2004. Vote: 7-0. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Tom Bolt, 974-2755, Glenn Rhoades, 974-2775. Note: A valid petition has been filed in opposition to this zoning request. (Related Items 46, 47, 49, 50)



The second reading approving the Neighborhood Plan Combining District for the Hancock Neighborhood Planning Area, except the following tracts, was approved on Council Member Alvarez' motion, Council Member Thomas' second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais. The exceptions are:

The second reading to make Tract 515-516, 924-926 E. Dean Keeton Street, GR-MU-CO/MF-6-CO-NP with the following conditions was approved on Council Member McCracken's motion, Mayor Wynn's second on a 7-0 vote. Allow Mixed-Use Building. Allow GR-MU-CO-NP zoning on the lowest 15' of the building. Allow MF-6-CO-NP zoning from 15' to 60'. Allow maximum height of 60'. Allow maximum building coverage of 70%. Allow maximum impervious coverage of 80%. No direct vehicular access to Dean Keeton or Red River.

The second reading to make Tract 551, 506 East 40<sup>th</sup> Street, MF-2-CO-NP with the following conditions was approved on Council Member McCracken's motion, Mayor Wynn's second on a 7-0 vote. Allow maximum building Coverage of 40%. Prohibited uses include: bed and breakfast group 2, condominium residential, congregate living, multifamily residential, residential treatment, retirement housing-large site, and townhouse residential. Conditional uses include: day care services-general.

The second reading to make Tract 563, 4427-4429 Duval Street, CS-MU-CO-NP with the following conditions was approved on Council Member Slusher's motion, Mayor Pro Tem Goodman's second on a 7-0 vote. Conditional uses include: automotive rentals, repair, sales, and washing, commercial off-street parking, congregate living, hospital services-limited, laundry services, monument retail sales and service station. Prohibited uses include: 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, 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 and vehicle storage.

The second reading to make Tract 2104, 3403, 3405, 3407 Hampton Road and 3406 Red River Street, SF-2-CO-NP was approved on Council Member Alvarez' motion, Council Member McCracken's second on a 7-0 vote.

#### **PUBLIC HEARINGS AND POSSIBLE ACTION**

55. Conduct a public hearing for the full purpose annexation of the Interport Area, approximately 1.013 acres in Travis County north of State Highway 71 east of the intersection of State Highway 71 and Fallwell Lane.

The public hearing was closed on Mayor Pro Tem Goodman's motion, Council Member Alvarez' second on a 6-0 vote. Council Member Thomas was off the dais.

54. Conduct public hearings for the full purpose annexation of the following Avery Ranch areas: Tract One: Avery Brookside, Phase Two (Approximately 19.417 acres in Williamson County north of the intersection of Prestancia Drive and Royal New Kent Drive). Tract Two: Avery Brookside, Phase Two (Approximately 18.423 acres in Williamson County north of Avery Ranch Blvd between Roy Butler Drive and Loxley Lane). Tract Three: Avery East Phase Two, Section Two (Approximately 25.953 acres in Williamson County north of the intersection of Avery Ranch Blvd and Indina Hills Dr). Tract Four: Avery South Section Two, Phase One (Approximately 27.257 acres in Williamson County south of the intersection of Castle Pines Drive and Royal Dublin Drive). Tract Five: Avery Ranch Blvd (Approximately 12.271 acres of Avery Ranch Blvd in Williamson County west of the intersection of Avery Ranch Blvd and Staked Plains Drive).

**The public hearing was closed on Mayor Pro Tem Goodman's motion, Council Member Alvarez' second on a 6-0 vote. Council Member Thomas was off the dais.**

56. Conduct a public hearing for the full purpose annexation of the 290 SMART Housing Area, approximately 23 acres in Travis County south of U.S. Highway 290 East, east of the abandoned MKT Railroad and north of Old Manor Road.

**The public hearing was closed on Mayor Pro Tem Goodman's motion, Council Member Alvarez' second on a 7-0 vote.**

52. Conduct a public hearing and approve an ordinance to modify the Brackenridge Urban Renewal Plan, the Blackshear Urban Renewal Plan, and the Glen Oaks Urban Renewal Plan to terminate the urban renewal plans and the project controls and restrictions on December 31, 2004. (Recommended by the Urban Renewal Board. Approved by the Planning Commission.)

**The public hearing was closed and Ordinance No. 040805-52 was approved on Mayor Pro Tem Goodman's motion, Mayor Wynn's second on a 7-0 vote.**

53. Conduct a public hearing and approve an ordinance amending the City of Austin Comprehensive Plan, 2025 Austin Metropolitan Area Transportation Plan (AMATP), to designate: 1. Escarpment Blvd as a Major Arterial Divided roadway with four lanes (MAD 4) from William Cannon Dr. to Davis Ln.; 2. Escarpment Blvd. as a Major Arterial Divided roadway with four lanes (MAD 4) and bike lane striping from Davis Ln. to Salcon Cliff Dr.; 3. Escarpment Blvd. as a Major Arterial Divided roadway with four lanes (MAD 4), bike lane striping and establish a design speed of 40 mph from Salcon Cliff Dr. to Slaughter Ln.; 4. Escarpment Blvd as a Major Arterial Divided roadway with two lanes (MAD 2), and a Major Arterial Undivided roadway with two lanes (MAU 2), and bike lanes from Slaughter Ln. to Aden Ln.; 5. Escarpment Blvd. as a Major Arterial Divided roadway with two lanes (MAD 2), and bike lanes from Aden Ln. to SH 45; Case No. C2-03-07); 6. Delete North Lake Creek Parkway, from the existing terminus north of Lakeline Blvd. to Avery Ranch Rd. (Case No. C2-04-02); 7. Downgrade Manor Rd., to a Major Arterial Undivided roadway with four lanes (MAU 4) from Airport Blvd. to 51st St. (Case No. C2-04-03). (Recommended by the Urban Transportation Commission, the Environmental Board and the Planning Commission.)

**Ordinance No. 040805-53 was approved with the actions:**

**The public hearing on Escarpment Blvd. was closed and the following were approved on Mayor Pro Tem Goodman's motion, Mayor Wynn's second on a 6-0 vote. Council Member Alvarez was off the dais. Actions included amending the City of Austin Comprehensive Plan, 2025 Austin Metropolitan Area Transportation Plan (AMATP), to designate:**

1. Escarpment Blvd as a Major Arterial Divided roadway with four lanes (MAD4) from William Cannon Dr. to Davis Ln.;
2. Escarpment Blvd. as Major Arterial Divided roadway with four lanes (MAD 4) and bike lane striping from Davis Ln. to Salcon Cliff Dr.;
3. Escarpment Blvd. as a Major Arterial Divided roadway with four lanes (MAD 4), bike lane striping and a reduction in speed to 40 mph from Salcon Cliff Dr., to Slaughter Ln.;
4. Escarpment Blvd. as a Major Arterial Divided roadway with two lanes (MAD 2) and a Major Arterial Undivided roadway with two lanes (MAU 2), and bike lanes from Slaughter Ln. to Aden Ln.;
5. Escarpment Blvd. as a Major Arterial Divided roadway with two lanes (MAD 2), and bike lanes from Aden Ln. to SH 45: Case No. C2-03-07);

The public hearing on North Lake Creek Parkway was closed on Mayor Pro Tem Goodman's motion, Council Member Slusher's second on a 7-0 vote.

The motion to postpone action on North Lake Creek Parkway, from the existing terminus north of Lakeline Blvd. to Avery Randy Rd. (Case No. C2-04-02) was postponed to the next round of amendments to the AMATP in November or December on Mayor Pro Tem Goodman's motion, Council Member McCracken's second on a 7-0 vote.

The public hearing on Manor Road was closed and the following was approved on Mayor Pro Tem Goodman's motion, Council Member Dunkerley's second on a 7-0 vote. Action included amending the City of Austin Comprehensive Plan, 2025 Austin Metropolitan Area Transportation Plan (AMATP), to designate the downgrade of Manor Rd., between Airport Blvd. and 51<sup>st</sup> Street to a Major Arterial Undivided roadway with four lanes (MAU4) (Case No. C2-04-03)

#### **BUDGET PUBLIC HEARINGS**

57. Conduct a public hearing to receive public comment on the City of Austin Fiscal Year 2004-2005 proposed budget including the Austin Police Department, the Austin Fire Department, the Emergency Medical Services Department, and the Municipal Court.  
The public hearing was closed on Council Member Alvarez motion, Council Member Slusher's second on a 7-0 vote.

The motion to adjourn the meeting at 11:36 p.m. was approved on Council Member Thomas motion, Mayor Pro Tem Goodman's second on a 7-0 vote.

The minutes for the Regular Meeting of August 5, 2004 were approved on this the 12th day of August, 2004 on Council Member Alvarez' motion, Council Member Thomas' second on a 7-0 vote.