

Hancock Neighborhood Planning Area Rezoning

Central Austin Combined Neighborhood Plan Agenda Items 46, 47, 48

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Staff Rec for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
Hancock Neighborhood Planning Area (Agenda Items 46 and 47)									
Tract 2104A 3403 Hampton Rd [The tract formerly known as 2104A is now split into 3 tracts known as 2104A, B, and C]	Single-Family	SF-2-CO	SF-2-CO-NP -Limit height to 30' or 2 stories -Driveway width & garage setback restrictions as in rest of Beau Site (max. width of front drive=12 ft, max width of street side drive=18 ft, pkg structure front setback=60 ft; circular driveway prohibited on lots <100 ft front street width -Includes Impervious Cover & Parking Placement, Garage Placement, and Front & Side Yard Parking Restrictions as in rest of NP -Small Lot Amnesty	Same as PC/Approved on First Reading	Same as PC/Approved on First Reading	SF-2-CO-NP -Limit height to 16' or 1 story and to 10' at the eave -Prohibit access from any other lot through this lot to Hampton Rd. -Maximum gross floor area=1250 sq. ft. -Driveway width & garage setback restrictions as in rest of Beau Site (see PC/Approved on 1 st Reading) -Includes Impervious Cover & Parking Placement, Garage Placement, and Front & Side Yard Parking Restrictions as in rest of NP -Small Lot Amnesty	A petition was submitted but has not yet been validated.	The property owner and most neighbors agree to this zoning. It will be accompanied by a private restrictive covenant.	4
Tract 2104B 3407 Hampton Rd. Agent: Nikelle Meade Current Use: Duplex	Single-Family	SF-2-CO	SF-2-CO-NP -Limit height to 30' or 2 stories -Driveway width & garage setback restrictions as in rest of Beau Site (see 2104A) -Includes Impervious Cover & Parking Placement, Garage Placement, and Front & Side Yard Parking Restrictions as in rest of NP -Small Lot Amnesty	Same as PC/Approved on First Reading	Same as PC/Approved on First Reading	SF-2-CO-NP -Limit height to 16' or 1 story and to 10' at the eave -Prohibit access from any other lot through this lot to Hampton Rd. -Maximum gross floor area=1250 sq. ft. -Driveway width & garage setback restrictions as in rest of Beau Site (See 2104A--PC/1 st Reading) -Includes Impervious Cover & Parking Placement, Garage Placement, and Front & Side Yard Parking Restrictions as in rest of NP -Small Lot Amnesty	A petition was submitted but has not yet been validated.	The property owner and most neighbors agree to this zoning. It will be accompanied by a private restrictive covenant.	4 (Neighborhood Plan/Property Owner) 6 (Staff Recommendation)
Tract 2104C 3405 Hampton Rd. & 3406 Red River St. Agent: Nikelle Meade Current Use: Single-Family	Single-Family	SF-3	SF-2-CO-NP -Limit height to 30' or 2 stories -Driveway width & garage setback restrictions as in rest of Beau Site (see 2104A) -Includes Impervious Cover & Parking Placement, Garage Placement, and Front & Side Yard Parking Restrictions as in rest of NP -Small Lot Amnesty	Same as PC/Approved on First Reading	Same as PC/Approved on First Reading	MF-6-CO-NP -Restrict bldg. cover, setbacks, and uses to same as SF-2 -Limit height to 30' or 2 stories -Prohibit vehicular access to Hampton Rd. -Prohibit circular driveways on lots less than 100' of front street yard width -The front yard setback for a parking structure is 60' -Includes Impervious Cover & Parking Placement, Garage Placement, and Front & Side Yard Parking Restrictions as in rest of NP -Small Lot Amnesty	A petition was submitted but has not yet been validated.	The property owner and most neighbors agree to this zoning. It will be accompanied by public and private restrictive covenants.	4 (Neighborhood Plan/Property Owner) 6 (Staff Recommendation)

West University

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
West University (Items 46 and 48)									
Property owner's agent has requested a postponement									
<p>Tract 80A</p> <p>2307 Rio Grande (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD)</p> <p>2309 Rio Grande St Owner: Michel Issa Use: Office</p>	High-Density Mixed-Use	GO	GO-NP (Allow Mixed-Use Building)	GO-NP (Allow Mixed-Use Building)	GO-NP (Allow Mixed-Use Building)	<p>CS-CO-NP (Allow Mixed-Use Building) Make the following uses prohibited:</p> <p>Automotive Repair Automotive Sales Automotive Washing of any type Construction Sales and Services Outdoor Entertainment Monument Retail Sales Kennels Campground Indoor Sports and Recreation Drop-Off Recycling Collection Facilities Electronic Prototype Assembly Equipment Repair Services Equipment Sales Limited Warehousing and Distribution Maintenance and Service Facilities Outdoor Sports and Recreation Pawn Shop Services Transportation Terminal Vehicle Storage Agricultural Sales and Services Convenience Storage</p>	NO	<p>The property is in the Inner West Campus District (175' in the UNO).</p> <p>Property owner has changed request to CS-CO-NP.</p> <p>The request is consistent with surrounding zoning and staff has no objection to the property owner's request.</p>	4

Central Austin Combined Neighborhood Plan Agenda Items 46, 47, 48

Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 rd Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 rd Reading)
West University (Items 46 and 48)									
Tract 148A 2829 Salado Owner: John Zamora Use: Junior's Beer and Wine	Office Mixed- Use	CS	LO-MU-CO Limit height to 35' <u>Prohibit:</u> 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' <u>Prohibit:</u> Medical Offices under 5,000 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. Based on Council discussion on 9-2-04 concerning this tract staff has developed an alternative: GR-MU-CO-NP (height limit 30') for the rear 70' of the tract LO-MU-CO-NP (height limit 30' and no medical offices) Subsequent to the 10-7-04 City Council meeting an additional alternative has been discussed: This additional alternative would reflect how the property is listed with the Travis County Central Appraisal District. GR-MU-CO-NP (height limit 30') for the rear 50' of the tract SF-3-CO-NP (Height limit of 30' on the remainder of the tract)	6