

**Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 39
AGENDA DATE: Thu 05/19/2005
PAGE: 1 of 1**

SUBJECT: Approve an ordinance amending Ordinance No. 040826-56, adopting the Central Austin Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan, to establish a land use designation on the future land use map for 2307 Rio Grande Street (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande Street (Tract 80A) in the West University Neighborhood Planning Area. Applicant: City of Austin. Agent: Neighborhood Planning & Zoning Department. City Staff: Mark Walters, 974-7695.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

BACKGROUND: The Planning Commission recommended approval of the Central Austin Combined Neighborhood Plan on May 25, 2004. The City Council approved the plan on August 26, 2004; however, this property was excluded for further consideration at a later time. On December 2, 2004, it was postponed to this date.

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Central Austin Combined Neighborhood Plan

CASE#: NPA-04-0019.07

PC DATE: May 25, 2004

ADDRESS: 2307 (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande St.

AREA: 0.20 acres

APPLICANT: City of Austin (Neighborhood Planning & Zoning Department)

OWNER: Michel E. Issa; Somerset Partners

AGENT: City of Austin (Neighborhood Planning & Zoning Department)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

Tract	Address	From	To
80A	2307 (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande St.	None	High Density Mixed Use

Base District Zoning Change

Tract	Address	From	To
80A	2307 (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande St.	GO	GO-NP

Staff recommends approval of this plan amendment request to establish a land use designation on the Future Land Use Map for this property, which was excepted from the plan when it was adopted. At this time, there is no future land use designation for this property.

BASIS FOR RECOMMENDATION:

1. This property was excepted from the neighborhood plan when it was adopted; therefore, it lacks a future land use designation. In order to achieve the goals and objectives of the neighborhood plan, the future land use of this property must be appropriately designated.
2. The proposed future land use conforms to the vision, goals, and objectives of the neighborhood plan.
3. The neighborhoods support the proposed amendment at this time.
4. This property is within the boundaries of the University Neighborhood Overlay (UNO) District.

PLANNING COMMISSION RECOMMENDATION:

May 25, 2004—The Planning Commission recommended the adoption of the Central Austin Combined Neighborhood Plan, including the complete future land use map.

DEPARTMENT COMMENTS:

City Council adopted the Central Austin Combined Neighborhood Plan on August 26, 2004. At the time, this property was excepted from the plan in order to allow further consideration of both the future land use designation and the zoning. The purpose of this plan amendment is to establish a future land use designation for this property.

BACKGROUND:

City Council adopted the Central Austin Combined Neighborhood Plan on August 26, 2004. At the time, this property was excepted from the plan in order to allow further consideration of both the future land use designation and the zoning. The purpose of this plan amendment is to establish a future land use designation for this property.

See back up to related zoning case C14-04-0021.

EXISTING ZONING AND LAND USES:

Existing Zoning: GO
Current Use: Office

WATERSHED: Shoal Creek

NEIGHBORHOOD ORGANIZATIONS:

#69 University Area Partners
#511 Austin Neighborhoods Council
#698 West Campus Neighborhood Association
#937 Taking Action Inc.

CASE HISTORIES (Zoning and/or Neighborhood Plan Amendments):

Various.

RELATED SUBDIVISION AND/OR SITE PLAN CASES:

None.

CITY COUNCIL DATE:

ACTION:

CASE MANAGER: Mark Walters (plan amendment)
Glenn Rhoades (zoning case)

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974-2775

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<mailto:glenn.rhoades@ci.austin.tx.us>

Central Austin Combined Neighborhood Planning Area: Proposed Future Land Use Map Amendment May 19, 2005

(For properties that were excepted from the plan at the time of adoption)

TRACT 80A
2307 (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D
Louis Horst Subdivision) and 2309 Rio
Grande St.
High Density Mixed Use



A comprehensive plan shall not
constitute zoning regulations or
establish zoning district boundaries.

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 040826-56, ADOPTING THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO ESTABLISH A LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR THE PROPERTY LOCATED AT 2307 RIO GRANDE STREET AND 2309 RIO GRANDE STREET.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 040826-56 adopted the Central Austin Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

PART 2. Ordinance No. 040826-56 is amended to establish land use designations on the future land use map attached as Exhibit "A" and incorporated in this ordinance, for properties located at:

<u>Tract</u>	<u>Address</u>	<u>Land Use Designation</u>
Tract 80A (S 23.3 Ft Lot 3 Olt 37 Div D Louis Horst Subd)	2307 Rio Grande Street	High-Density Mixed Use
Tract 80A	2309 Rio Grande Street (N 46.7 Ft Lot 3 Olt 37 Div D Louis Horst Subd)	High-Density Mixed Use

PART 3. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

_____, 2005

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Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk