



**Neighborhood Plan -Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: 31
AGENDA DATE: Thu 10/07/2004
PAGE: 1 of 1

SUBJECT: Approve an ordinance amending Ordinance No. 040826-56, which adopted 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 2829 Salado Street.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT:and Zoning **AUTHORIZATION:** Alice Glasco

FOR MORE INFORMATION CONTACT: Mark Walters, Planner Senior, 974-7695

PRIOR COUNCIL ACTION: The City Council approved the Central Austin Combined Neighborhood Plan on August 26, 2004 and amended it on September 2, 2004.

BOARD AND COMMISSION ACTION: The Central Austin Combined Neighborhood Plan was recommended by the Planning Commission.

BACKGROUND: The City Council approved the Central Austin Combined Neighborhood Plan on August 26, 2004 and amended the plan on September 2, 2004. The City Council excluded several properties until a later date.

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Central Austin Combined Neighborhood Plan

CASE#:

PC DATE: May 25, 2004

ADDRESS: 2929 Salado St.

AREA: 6,650 square feet

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

OWNER: John Joseph Zamora, Sr.

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

TYPE OF AMENDMENT:

Change in Future Land Use Designation

Tract	Address	From	To
148A	2829 Salado St.	None	Office Mixed-Use

Base District Zoning Change

Tract	Address	From	To
148A	2829 Salado St.	CS	LO-MU-CO-NP

STAFF RECOMMENDATION:

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.

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 designating this property as office mixed-use.

DEPARTMENT COMMENTS:

The current uses are nonconforming. The proposed zoning change would make the residential use conforming while the liquor sales use would remain nonconforming. The property owner would prefer a commercial or mixed-use zoning for the property rather than office mixed-use.

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.

Also see back-up materials for related zoning case C14-04-0021.

EXISTING ZONING AND LAND USES:

CS; Single-family residential and liquor sales.

WATERSHED: Shoal Creek

NEIGHBORHOOD ORGANIZATIONS:

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

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

On 1st and 2nd reading of the plan, the City Council approved office mixed use for the future land use and LO-MU-CO-NP for the zoning. On 3rd reading, this property was excepted from the plan, and the zoning was postponed to October 7, 2004.

RELATED SUBDIVISION AND/OR SITE PLAN CASES:

None.

CITY COUNCIL DATE: October 7, 2004.

ACTION:

CASE MANAGER: Mark Walters (plan amendment)

PHONE: 974-7695

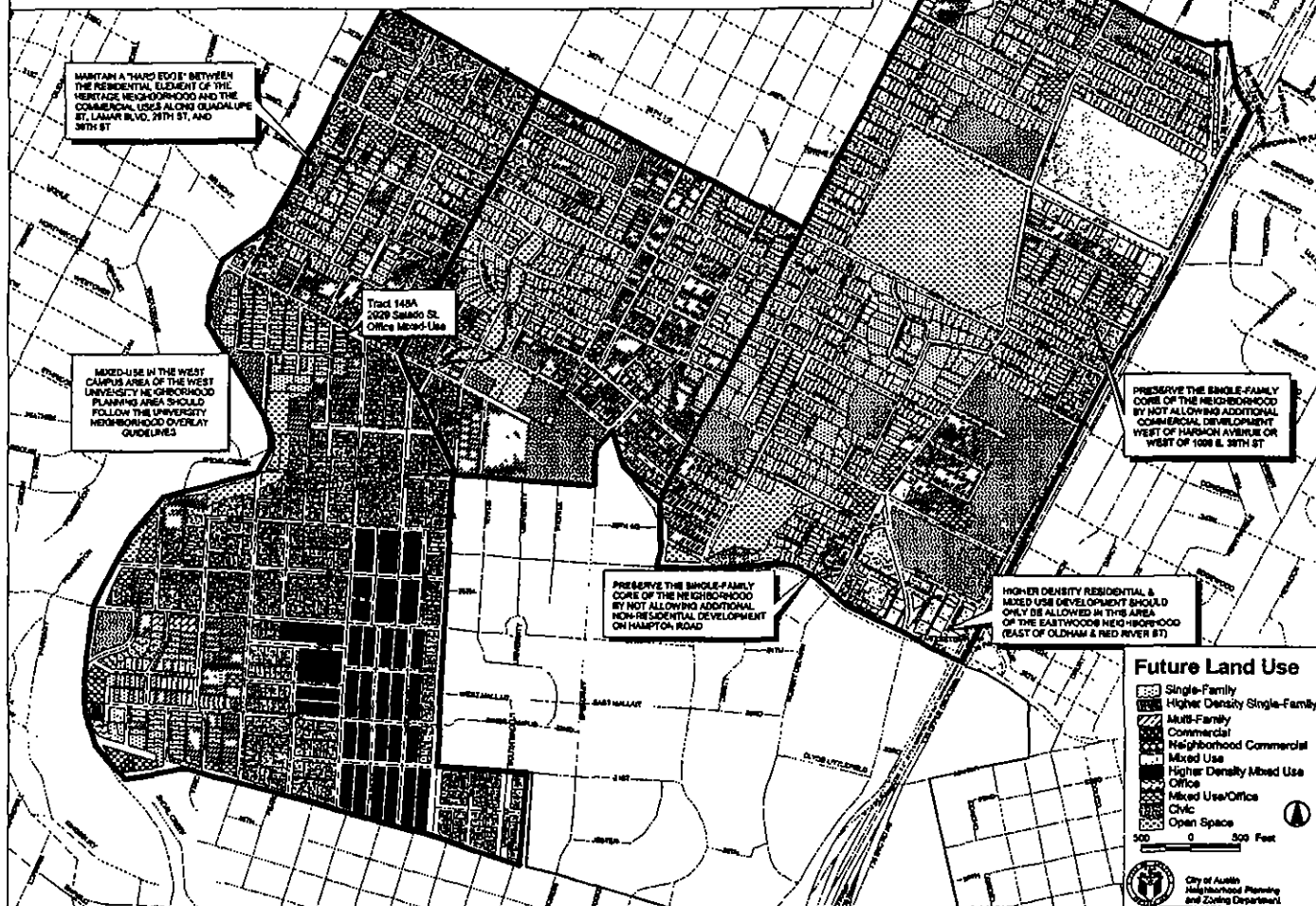
Glenn Rhoades (zoning case)

974-2775

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

Central Austin Combined Neighborhood Planning Area: Plan Amendment Proposed for October 7, 2004

(For a property that was excepted from the plan at the time of adoption)



ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 040826-56, WHICH ADOPTED THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 2829 SALADO 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 an Office Mixed-Use land use designation on the future land use map attached as Exhibit "A" and incorporated in this ordinance, for property located at 2829 Salado Street (Tract 148A).

PART 3. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

_____, 2004

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Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk