

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



**AGENDA ITEM NO.: 84  
AGENDA DATE: Thu 09/30/2004  
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 the following properties in the West University Neighborhood Plan area: 1007 W 22nd Street; 1919 Robbins Place; 0 (LOT 5 OLT 13 DIV E LAMAR AT 19TH), 1230-1232 W. Martin Luther King Jr. Blvd.; 2307 (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD), 2309 (N 46.7 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD) Rio Grande St.; 2209, 2301 Shoal Creek Blvd.; 2305, 2307 Longview Street; 3100, 3102, 3106 King Street and 3105 Kings Lane; and 3403, 3405, 3407 Hampton Rd. and 3406 Red River St. (There is no fiscal impact associated with amending the Central Austin Combined Neighborhood Plan. This plan is advisory and does not legally obligate the Council to implement any particular recommendation.) (The Planning Commission recommended approval of the Central Austin Combined Neighborhood Plan on May 25, 2004.)

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHORHOOD PLAN:** Central Austin Combined Neighborhood Plan

**CASE#:**

**PC DATE:** May 25, 2004

**ADDRESS:** 1007 W 22nd Street (portion of tract 34); 1919 Robbins Place (tract 35); 0 (LOT 5 OLT 13 DIV E LAMAR AT 19TH), 1230-1232 W Martin Luther King Jr Blvd (tract 40); 2307 (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD), 2309 (N 46.7 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD) Rio Grande St (tract 80A); 2209, 2301 Shoal Creek Blvd (tract 44); 2305, 2307 Longview St (tract 49); 3100, 3102, 3106 King St and 3105 Kings Ln (portion of tract 204); and 3403, 3405, 3407 Hampton Rd. and 3406 Red River St. (tract 2104A)

**AREA:** 4.07 acres

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

**OWNER:** Various

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

### **TYPE OF AMENDMENT:**

#### **Change in Future Land Use Designation**

Tract	Address	From	To
34	1107 W. 22nd St.	None	Multi-Family
35	1919 Robbins Pl.	None	Multi-Family
40	0 (LOT 5 OLT 13 DIV E LAMAR AT 19TH), 1230-1232 W Martin Luther King Jr Blvd	None	Office
44	2209, 2301 Shoal Creek Blvd.	None	Office Mixed Use
49	2305-2307 Longview St.	None	Single-Family
80A	2307 (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD), 2309 (N 46.7 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD) Rio Grande St	None	High-Density Mixed Use
204	3100, 3102, 3106 King St. and 3105 Kings Ln.	None	Single-Family
2104A	3403, 3405, 3407 Hampton Rd. and 3406 Red River St.	None	Single-Family

**Base District Zoning Change**

Tract	Address	From	To
34	1107 W. 22nd St.	MF-4	MF-4-CO-NP
35	1919 Robbins Pl.	MF-4	MF-4-CO-NP
40	0 (LOT 5 OLT 13 DIV E LAMAR AT 19TH), 1230-1232 W Martin Luther King Jr Blvd	GO	GO-NP
44	2209, 2301 Shoal Creek Blvd.	SF-3	LO-MU-CO-NP
49	2305-2307 Longview St.	SF-3	SF-3-CO-NP
80A	2307 (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD), 2309 (N 46.7 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD) Rio Grande St	GO	GO-NP
204	3100, 3102, 3106 King St. and 3105 Kings Ln.	MF-2	SF-3-CO-NP
2104A	3403, 3405, 3407 Hampton Rd. and 3406 Red River St.	SF-2, SF-3	SF-2-CO-NP

**STAFF RECOMMENDATION:**

Staff recommends approval of this plan amendment request to establish land use designations on the Future Land Use Map for these properties, which were excepted from the plan when it was adopted. At this time, there are no future land use designations for these properties.

**BASIS FOR RECOMMENDATION:**

1. These properties were excepted from the neighborhood plan when it was adopted; therefore, they lack future land use designations. In order to achieve the goals and objectives of the neighborhood plan, the future land uses of these properties must be appropriately designated.
2. The proposed future land uses conform 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.

**DEPARTMENT COMMENTS:**

City Council adopted the Central Austin Combined Neighborhood Plan on August 6, 2004. At the time, these properties were 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 future land use designations for these properties.

**BACKGROUND:**

City Council adopted the Central Austin Combined Neighborhood Plan on August 26, 2004. At the time, these properties were 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 future land use designations for these properties.

See back up to related zoning cases C14-04-0021 and C14-04-0023.

**EXISTING ZONING AND LAND USES:**

Various.

**WATERSHED:** Waller Creek, Shoal Creek

**NEIGHBORHOOD ORGANIZATIONS:**

#31 Hancock Neighborhood Association  
#33 Heritage Neighborhood Association  
#34 Hyde Park Neighborhood Association  
#47 Beau Site Neighborhood  
#69 University Area Partners  
#259 Shoal Crest Neighborhood Association  
#294 West University Neighborhood  
#511 Austin Neighborhoods Council  
#698 West Campus Neighborhood Association  
#700 Keep the Land  
#937 Taking Action Inc.

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

Various.

**RELATED SUBDIVISION AND/OR SITE PLAN CASES:**

Some of these properties may have active subdivision or site plan cases.

**CITY COUNCIL DATE:** September 30, 2004.

**ACTION:**

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

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# Central Austin Combined Neighborhood Planning Area: Plan Amendments Proposed for September 30, 2004

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

