

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: 91
AGENDA DATE: Thu 09/30/2004
PAGE: 1 of 1

SUBJECT: C14-04-0012.001 (PART) - Brentwood/Hilland Neighborhood Plan - Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as part of Tract 15b, 5602 Clay Avenue (Shoal Creek Watershed) from general commercial services-neighborhood plan combining district (CS-NP) to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. First reading on March 25, 2004. Vote: 7-0. Second reading on May 13, 2004. Vote: 7-0. Conditions met as follows: Conditional Overlay incorporates the conditions imposed by Council on second ordinance reading. Applicant: City of Austin. Agent: Neighborhood Planning & Zoning Department. Property Owner: Mark Cashman. City Staff: Annick Beaudet, 974-2975. Note: A valid petition has been filed by the property owner in opposition to this rezoning request.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-04-0012.001 (PART)

REQUEST:

Approve third readings of an ordinance amending Chapter 25-2 of the Austin City Code rezoning the property locally known as part of Tract 15b- 5602 Clay Avenue from general commercial services (CS) district zoning to neighborhood commercial-mixed use-conditional overlay-neighborhood plan combining district (LR-MU-CO-NP) zoning. The CO prohibits the following uses: Off-Site Accessory Parking, Service Station, and Drive Through Services as an accessory use to commercial uses.

DEPARTMENT COMMENTS:

The conditions imposed by City Council on 2nd ordinance reading have been incorporated into the zoning ordinance.

A valid petition, submitted by the property owner, exists in opposition to any other zoning category other than general commercial services (CS) district zoning.

The neighborhood recommendation is limited office-mixed use-neighborhood plan combining district (LO-MU-NP) district zoning.

The Staff Recommendation and Planning Commission Recommendation is community commercial-mixed use-conditional overlay-neighborhood plan combining district (GR-MU-CO-NP) zoning. The CO would prohibit the following uses:

Automotive Rentals	Off-Site Accessory Parking
Automotive Repair Services	Outdoor Entertainment
Automotive Sales	Outdoor Sports and Recreation
Automotive Washing (of any type)	Pawn Shop Services
Commercial Off-Street Parking	Plant Nursery
Drop-Off Recycling Collection Facility	Service Station
Exterminating Services	Drive Though Services as an accessory use
General Retail of any type greater than 20,000 sq.ft.	

The property directly adjacent, to the west, received CS-MU-CO-NP district zoning via the neighborhood planning process. Consensus between the owner and neighborhood on that property was reached due to the property owner agreeing to prohibit access to Clay Avenue upon redevelopment. This property owner was able to agree because he does own all the lots providing access onto Adams Avenue and Clay Avenue.

While Staff did facilitate meetings between this property owner and the neighborhood in attempt for consensus for this property, the limiting factor preventing a similar agreement is that of access to Clay Avenue. The owner of 5602 Clay Avenue does not own the lot to the west of him, therefore, prohibiting access to Clay Avenue would require him to secure an access easement to Adams Avenue though a property that he does not own. The property owner has indicated to Staff that pursuing such an option would require legal assistance and funding that is not available to him at this time.

OWNER: Mark Cashman

APPLICANT: City of Austin, Neighborhood Planning & Zoning Department

DATE OF FIRST READING: March 25, 2004

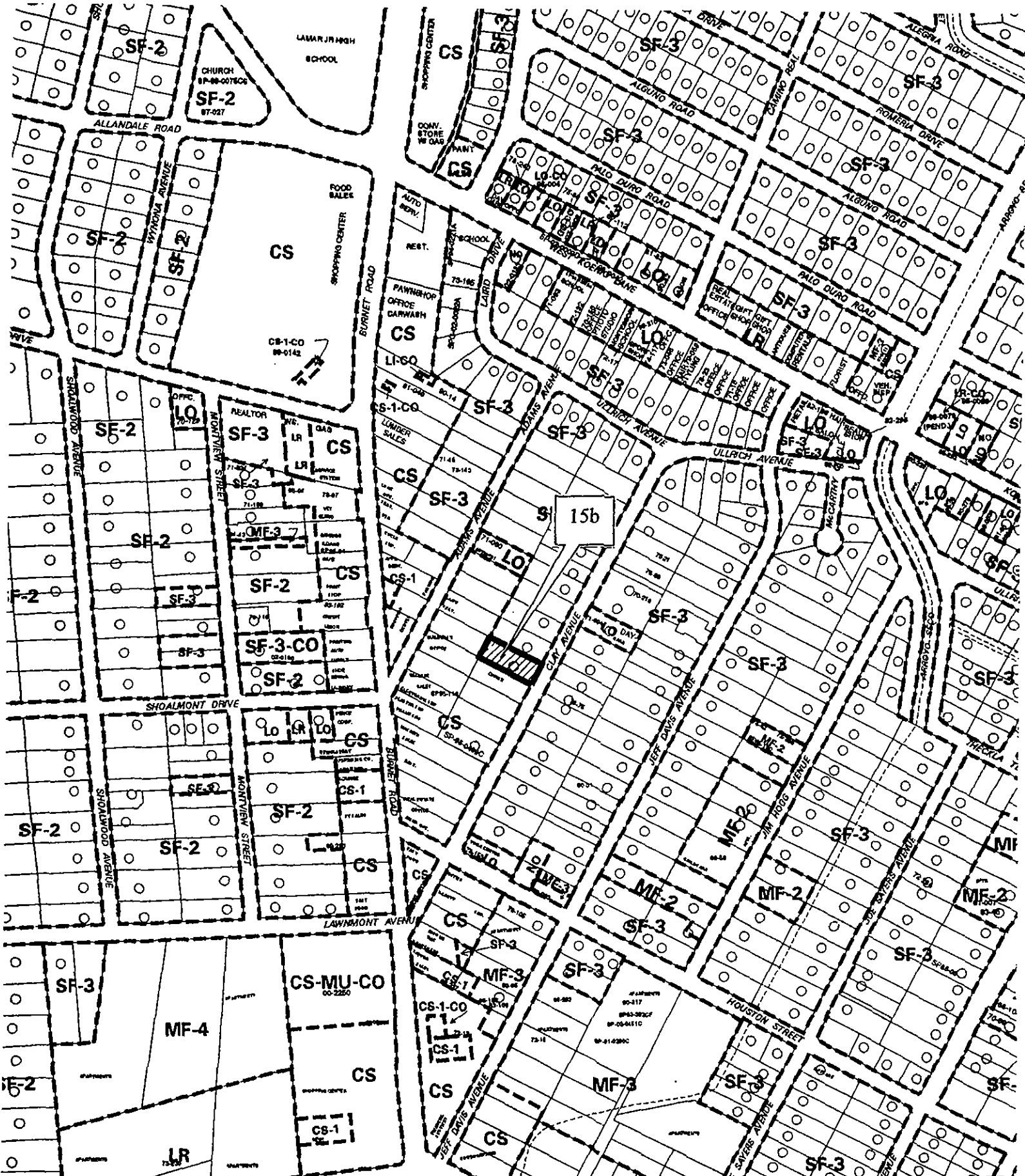
CITY COUNCIL ACTION: Approved GR-MU-CO-NP. Vote 7-0.




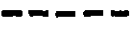
DATE OF SECOND READING: May 13, 2004.

CITY COUNCIL ACTION: Approved LR-MU-CO-NP. Vote 7-0.

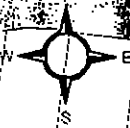
CITY COUNCIL HEARING DATE: September 30, 2004

ASSIGNED STAFF: Annick Beaudet, 974-2975



 1" = 400'	SUBJECT TRACT 	ZONING CASE #: C14-04-0012.002(PART) ADDRESS: 5602 CLAY AVE SUBJECT AREA (acres): N/A		DATE: 04-06 INTLS: SM	CITY GRID REFERENCE NUMBER 'K27-29 L27-2 9
	PENDING CASE 				
	ZONING BOUNDARY 				
	CASE MGR: A. BEAUDET				

Brentwood-Highland Neighborhood Plan
 Adopted Future Land Use Map for
 Part of Tract 15b
 5602 Clay Avenue



Zoning passed on 2nd reading April 15, 2004
 LR-MU-CO-NP

BURNET

ADAMS

CLAY

JEFF DAVIS

HOUSTON



Notes Neighborhood Urban Center
 Special Use option



Notes Mixed Use Building
 Special Use option

Land Use Categories

- Single Family
- Higher Density Single Family
- Multi-family
- Commercial
- Mixed Use
- Office

- Mixed Use/Office
- Civic
- Recreation & Open Space
- Transportation
- Utilities

Combined Brentwood/ Highland NP area



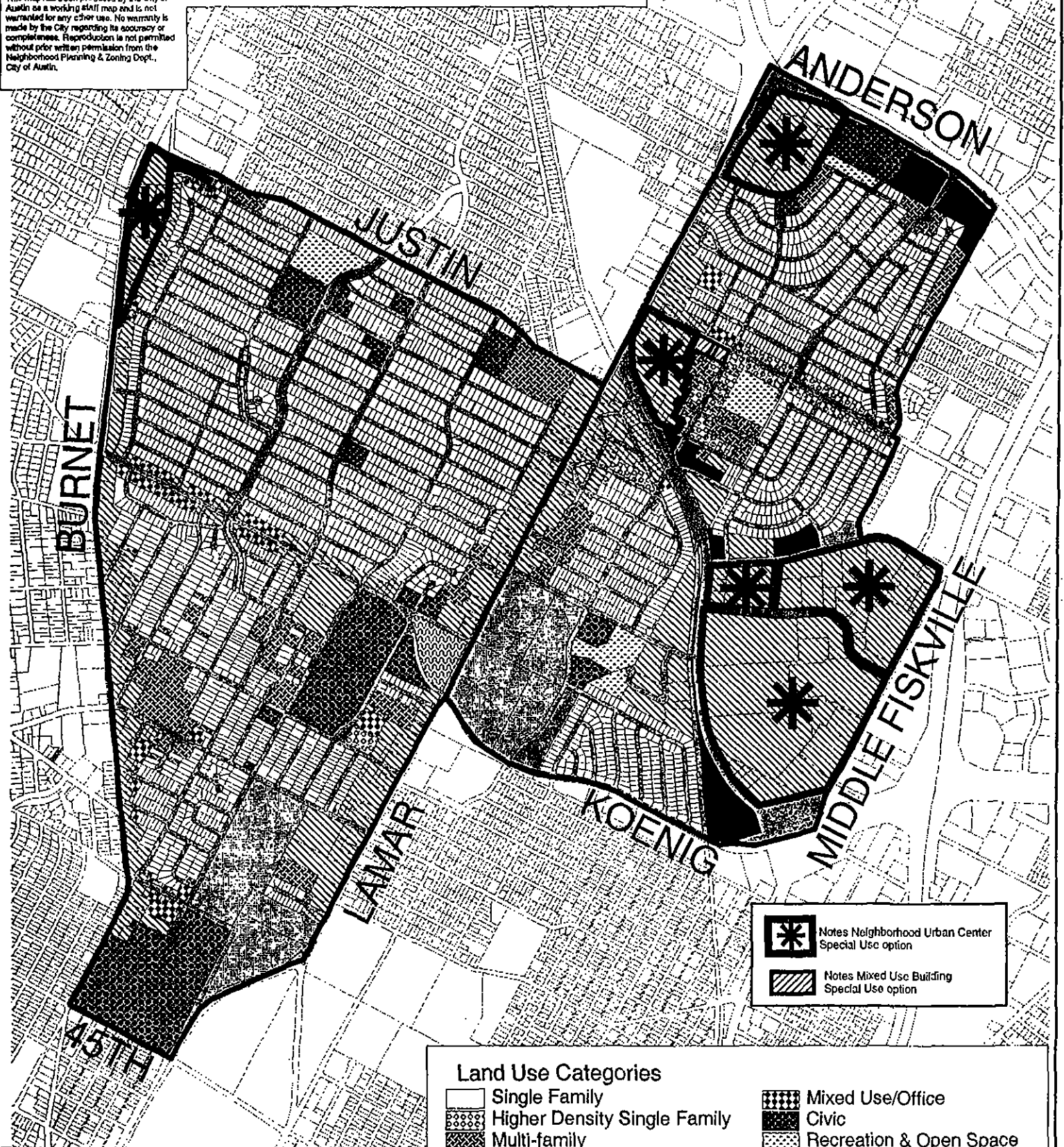
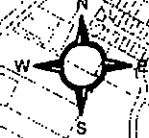
August 3, 2004
 NPZD
 City of Austin



Brentwood/ Highland Neighborhood Planning Area Adopted Future Land Use Map

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

This map has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness. Reproduction is not permitted without prior written permission from the Neighborhood Planning & Zoning Dept., City of Austin.



Notes Neighborhood Urban Center
Special Use option

Notes Mixed Use Building
Special Use option

Land Use Categories

- | | |
|--------------------------------------|-------------------------|
| Single Family | Mixed Use/Office |
| Higher Density Single Family | Civic |
| Multi-family | Recreation & Open Space |
| Commercial | Transportation |
| Mixed Use | Utilities |
| Office | |
| Combined Brentwood/ Highland NP area | |



Adopted 5/13/2004
NPZD
City of Austin



ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS TRACT 15B (PART) IN THE
3 BRENTWOOD NEIGHBORHOOD PLAN AREA LOCATED AT 5602 CLAY
4 AVENUE FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD
5 PLAN (CS-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-
6 MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-
7 NP) COMBINING DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district on the property described in Zoning Case No. C14-04-0012.001, on
13 file at the Neighborhood Planning and Zoning Department as follows:

14
15 Tract 15B (part) (5602 Clay Avenue): From general commercial services-
16 neighborhood plan (CS-NP) combining district to neighborhood commercial-
17 mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining
18 district, (the "Property")

19
20 located in the Brentwood neighborhood plan area, in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "A".

22
23 **PART 2.** The Property is subject to Ordinance No. 040513-33A that established the
24 Brentwood neighborhood plan combining district.

25
26 **PART 3.** The Property within the boundaries of the conditional overlay combining district
27 established by this ordinance is subject to the following conditions:

28
29 1. The following uses are prohibited uses of the Property:

30
31 Off-site accessory parking

Service station

32
33 2. Drive-in service is prohibited as an accessory use to commercial uses of the Property.

34
35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the neighborhood commercial (LR)
37 base district and other applicable requirements of the City Code.

1 **PART 4.** This ordinance takes effect on _____, 2004.

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2004

§
§
§

Will Wynn
Mayor

9
10
11
12
13 **APPROVED:** _____

ATTEST: _____

14 David Allan Smith
City Attorney

Shirley A. Brown
City Clerk

PETITION

Case Number:

C14-04-0012.001

Date:

Mar. 15, 2004

5602 CLAY AVE

Total Area within 200' of subject tract: (sq. ft.)

13,835.86

1	02-2903-0308	CASHMAN MARK E	13,835.86	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
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25				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:

Stacy Meeks

Total Area of Petitioner:

13,835.86

Total %

100.00%

2-20-04

PETITION

Mr. Brian Block
Austin City Council
Planning Commission

RE: proposed rezoning of tax # 02290303080000
FILE# C14-04-0012 5602 Clay Avenue

Dear ladies and gentlemen,

I, Mark Cashman, the undersigned owner of the property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than CS.

Reason for protest:

It's current use requires CS zoning and this building is more well suited for CS uses than SF3 or GR.

I have talked with all my neighbors adjacent to, and several others, as to whether they object, in any way, to my business activity being located at 5602 Clay Avenue. I have found no objection, not even a mild objection. We create absolutely no nuisance or noise for the neighborhood.

Currently, there are three CS uses occupying 5602 Clay. (two since 1991) 1) Limited warehousing and distribution 2) Building maintenance services 3) Photo reproduction. The remainder of this building, almost 50% has been vacant for over 18 months.

This office/warehouse building with 10ft overhead doors, in my opinion is more well suited for CS uses. Therefore, please consider allowing the zoning to remain as is.

Respectfully,



Mark Cashman
5602A Clay Avenue
Austin, TX 78756
450-1260
450-0172 fx

THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-04-0012

REQUEST:

Approve third readings of an ordinance amending Chapter 25-2 of the Austin City Code rezoning the property locally known as The Brentwood/Highland Neighborhood Planning area, bounded on the north by Justin Lane and Anderson Lane, on the east by Middle Fiskville Road and Twin Crest Drive, on the south by 45th Street and Koenig Lane, and on the west by Burnet Road.

The proposed zoning change will create two Neighborhood Plan Combining Districts (NP) covering the entire area. Under the proposed Brentwood NP, "Small Lot Amnesty," "Secondary Apartment," "Garage Placement," "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area. The Urban Home special use is proposed for the Romeria Gateway subdistrict, which includes all lots adjacent to Romeria between Lamar Blvd. and the Grover Drainage Channel. The Neighborhood Urban Center (NUC) special use is proposed for Tracts 1 and 2.

Under the proposed Highland NP, "Small Lot Amnesty" and "Secondary Apartment" are proposed for the entire area. "Garage Placement," "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area with the exception of all lots adjacent to St. Johns Avenue. The Cottage Lot special use is proposed for the North and South Highland subdistricts. The North Highland subdistrict is bounded on the north by Crestland Drive, on the east by Twin Crest Drive, on the south by St. Johns Avenue, and on the west by Lamar Blvd. The South Highland subdistrict is bounded on the north and east by Airport Blvd., on the south by Denson Drive, and on the west by Lamar Blvd. The Neighborhood Mixed Use Building (MUB) special use is proposed for Tract 221 and the Neighborhood Urban Center special use is proposed for Tracts 200, 201, 202, 222a, 222b, 222c, 223, 241, 242, 243a, 243b, 243c, 275, 276, and 277.

The proposed zoning change also implements the land use recommendations of the Brentwood/Highland Neighborhood Plan for a total of 233 tracts shown on the attached zoning tract map. For each of the 233 tracts, the attached chart (Exhibit A) lists the existing zoning, proposed zoning, property owner, street address and whether or not the NUC and MUB are permitted.

The City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence - Large Lot (SF-1); Single-Family Residence—Standard Lot (SF-2); Family Residence (SF-3); Single-Family - Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence - Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU) or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts.

DEPARTMENT COMMENTS:

For information regarding the petitions filed Exhibit 1. As of May 6, 2004, 19 valid petitions have been filed.

We expect two additional petitions to be validated by May 13, 2004 (6200 N. Lamar & 5700 Grover).

APPLICANT: City of Austin

AGENT: Neighborhood Planning & Zoning Department

DATE OF FIRST READING: March 25, 2004

DATE OF SECOND READING: April 15, 2004

CITY COUNCIL ACTION:

1st Reading: To approve the Planning Commission Recommendation to recommend staff recommendation with the following changes: Tract 16- to recommend NO-MU-NP, Tract 213b- to recommend NO-MU-NP, a portion of Tract 222b (6900 & 6902 Guadalupe Street)- to recommend CS-CO-MU-NP for the rear 54 feet of both lots. Vote: 6-0.

2nd Reading: Approved on second reading with changes (7-0, 6-1, 5-2, 4-3, 6-0).

CITY COUNCIL HEARING DATE: May 13, 2004 ASSIGNED STAFF: Brian Block, 974-7687, Annick Beaudet, 974-2975

Petition Information and 2nd Reading Actions on properties w/Petitions:

6200 N Lamar. . A letter of protest to a rezoning has been received, however not validated. We expect the petition to be valid at 100%. The property owner is opposed to any zoning classification other than CS-1-MU-NP. Staff is recommending CS-MU-CO-NP (See Exhibit B, CO-A).

Approved owner's request of CS-1-MU-CO-NP with the addition of CO-B.

5508 Clay Avenue. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay as described by property owner letter. Staff is recommending GR-MU-CO (See Exhibit B, CO-C).

Approved property owner request of CS-MU-CO-NP maintaining any applicable prohibited uses per CO-C plus the addition of the following prohibited uses: construction sales & services, funeral services, hotel-motel, indoor entertainment, indoor sports and recreation, restaurant (general and limited), theater. Petition still valid.

5510 & 5600 Clay Avenue. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP, Conditional Overlay "A". Staff is recommending GR-MU-CO (CO-C).

Approved neighborhood's request of LR-MU-CO-NP, CO-D.

5611 Clay Avenue. One petition filed by the property owner and valid at 100%. One petition filed by adjacent property owners and is valid at 25.60%. The property owner is opposed to any zoning classification other than LO-MU-CO-NP. The adjacent property owners are opposed to any zoning classification other than SF-3. Planning Commission Recommendation is NO-MU, Original Neighborhood Plan Recommendation is SF-3.

Approved staff recommendation of SF-3-NP. Petitions still valid.

5006 Grover. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than NO-MU-NP. The Planning Commission recommendation is SF-3.

Approved PC recommendation of SF-3-NP. Petition still valid

200 W. Huntland Drive and 104 E. Huntland Drive. These petitions were filed by the property owner and are valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay is "H". In addition all commercial uses not allowed in GR base zoning are prohibited except vehicle storage and limited warehousing and distribution uses. Staff Recommendation is GR-MU-CO-NP, Conditional Overlay "H".

Approved CS-MU-CO-NP, CO-II and permitting only GR uses with the exception of permitting vehicle storage and limited warehousing and distribution.

6757 Airport Blvd. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay is "B" except vehicle storage is removed from the CO. The staff recommendation is CS-MU-CO-NP, Conditional Overlay "B".

Approved PC recommendation of CS-MU-CO-NP, CO-B, but permitted vehicle storage.

108 Denson Drive and 0 Denson Drive. These petitions were filed by the property owner and are valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay as per attached document. The staff recommendation is CS-MU-CO-NP, Conditional Overlay "G".

108-Approved CS-MU-CO-NP, CO-G, with the following uses removed from the CO- auto rental, commercial off street parking, convenience storage, exterminating services, general retail of any type greater than 20, 000 sq.ft., laundry services, maintenance and service facilities, off site accessory parking.

0-Approved CS-MU-CO-NP w/CO-G. except that the following are removed from the CO: auto rental, auto sales, auto washing, commercial off street parking, convenience storage, drive in as an accessory use, exterminating services, general retail of any type greater than 20,000 sq.ft, laundry services, maintenance and service facilities, monument retail sales, off site accessory parking, outdoor entertainment and service station.

6015, 6016, and 6020 Dillard Circle. These petitions were filed by the property owner and are valid at 100%. The property owner is opposed to any zoning classification other CS-MU-CO-NP. Conditional Overlay is "CO-G" except the following uses are removed from the CO: Convenience Storage, Maintenance and Service Facility, and Monument Retail Sales. General Retail Sales would be changed to allow a maximum of 35,000 sq. ft. The staff recommendation is CS-MU-CO-NP, Conditional Overlay "G".

6015, 6016, and 6020 Dillard Circle- Approved CS-MU-CO-NP, CO-G, except that convenience storage, maintenance and service facility, monument retail sales are removed from CO and General Retail Sales (General) over 35,000 sq. ft. is prohibited.

6709 Burnet Lane and 608 Kenniston Drive. Both petitions were filed by the property owner and are valid at 100%. The property owner is opposed to any zoning classification other than CS for both properties. For 6709 Burnet Lane staff is recommending CS-MU-CO-NP (See Exhibit B, CO-G). For 608 Kenniston the staff is recommending CS-MU-CO (See Exhibit B, CO-B) and NUC.

6709- approved PC recommendation- petition still valid for no conditions to apply.
608- approved PC recommendation- petition still valid.

5607 - 5615 Burnet Road. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay is "CO-B" except the following uses are removed from the CO: Construction Sales & Services, Commercial Blood Plasma Center, Kennels, and Vehicle Storage. Staff is recommending CS-MU-CO-NP (See Exhibit B, CO-B)

Owner compromised request of "No Conditions (CO)" with the following adjustments to CO-B: construction sales & services, commercial blood plasma, kennels, and vehicle storage would be permitted. Petition still valid.

5701-5715 Burnet Road. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay is "CO-B" except the following uses are removed from the CO: Construction Sales & Services, Commercial Blood Plasma Center, Kennels, and Vehicle Storage. Staff is recommending CS-MU-CO-NP (See Exhibit B, CO-B)

Owner compromised request of "No Conditions (CO)" with the following adjustments to CO-B: construction sales & services, commercial blood plasma, kennels, and vehicle storage would be permitted. Petition still valid.

814 Romeria Drive. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-1-MU. Staff is recommending CS-MU-CO-NP (See Exhibit B, CO-B)

Approved Planning Commission recommendation of CS-MU-CO-NP, CO-B on 2nd Reading.

2003 W Koenig Lane. This petition was filed by property owners within 200 feet of the property and is valid at 22.58%. The petitioners are opposed to any zoning classification other than LO-MU-CO-NP. Conditional Overlay prohibits Private Secondary School uses.. Staff is recommending LO-MU.

Approved PC recommendation of LO-MU-NP. Applicant and neighborhood directed to enter into an agreement to address additional concerns.

1401 Koenig Lane. This petition was filed by property owners within 200 feet of the property and is not valid at 8.38%. The petitioners are opposed to any zoning classification less restrictive than LR. Staff is recommending LR-MU-CO (See exhibit B, CO-D)

Approved Planning Commission recommendation of LR-MU-CO-NP, CO-D.

1400 Koenig Lane. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than GR-MU-CO, with the existing conditional overlay. Staff is recommending LR-MU-CO (See exhibit B, CO-D)

Approved owner's request of GR-MU-CO-NP maintaining existing conditional overlay which prohibits all GR uses except for auto sales and prohibits more than 1 driveway.

5602 Clay Avenue. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS. Staff is recommending GR-MU-CO (See Exhibit B, CO-C).

Approved neighborhood's request of LR-MU-CO-NP, CO-D.

1303 W. Koenig Ln.-5813 Woodrow- This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay is "E", except the 40 foot height limit is removed from the CO. In addition all commercial uses not allowed in GR base zoning are prohibited except vehicle storage and limited warehousing and distribution uses. The staff recommendation is GR-MU-CO-NP, Conditional Overlay "E".

Approved CS-MU-CO-NP w/CO "E" with only GR uses except that vehicle storage and limited warehouse & distribution are permitted uses.

407 Kenniston Drive- This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than GR-CO-NP w/conditions.

Approved GR-MU-CO-NP, CO-H.

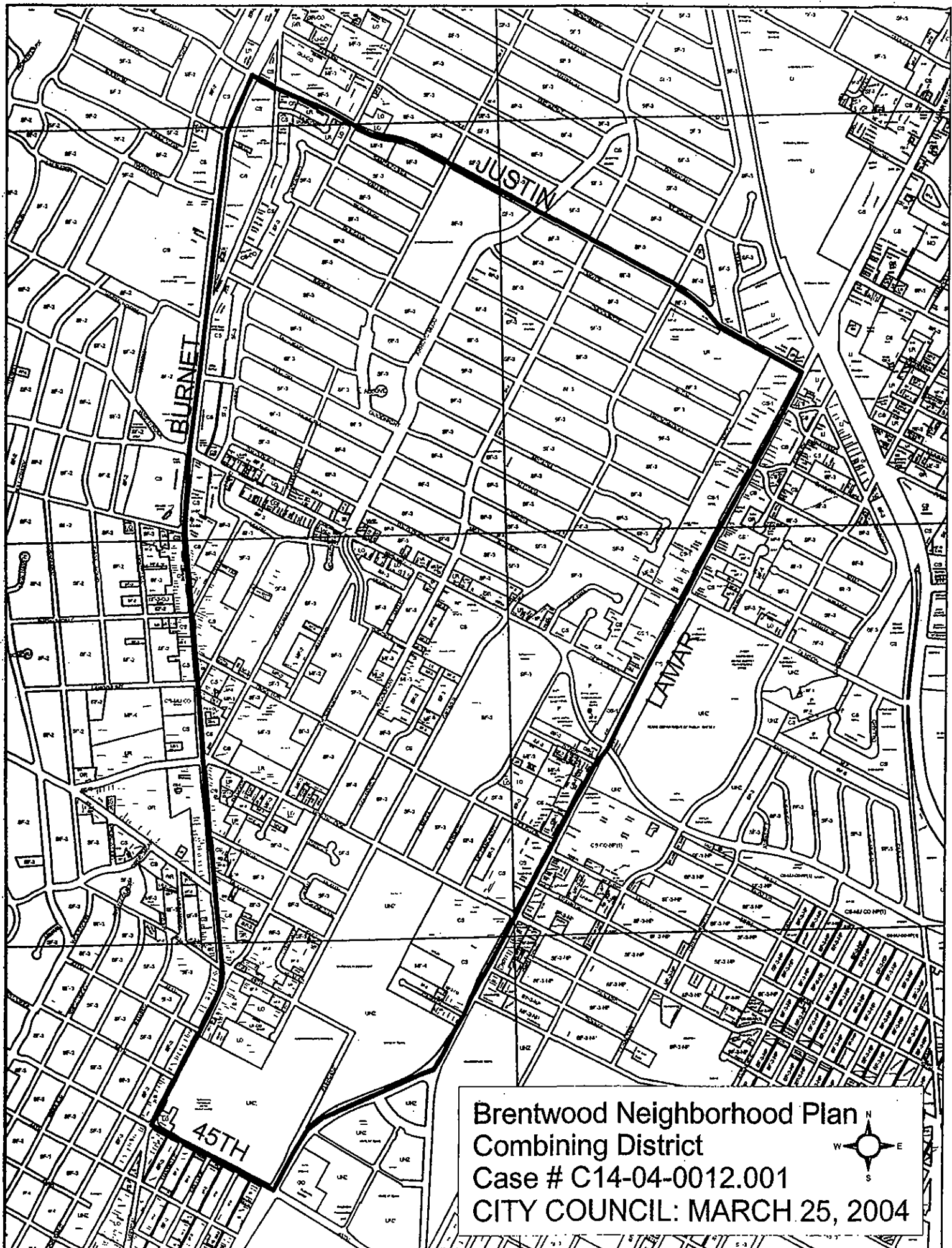
6221 N. Lamar. 6225 N. Lamar, 6208 Burns Street- This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than GR.

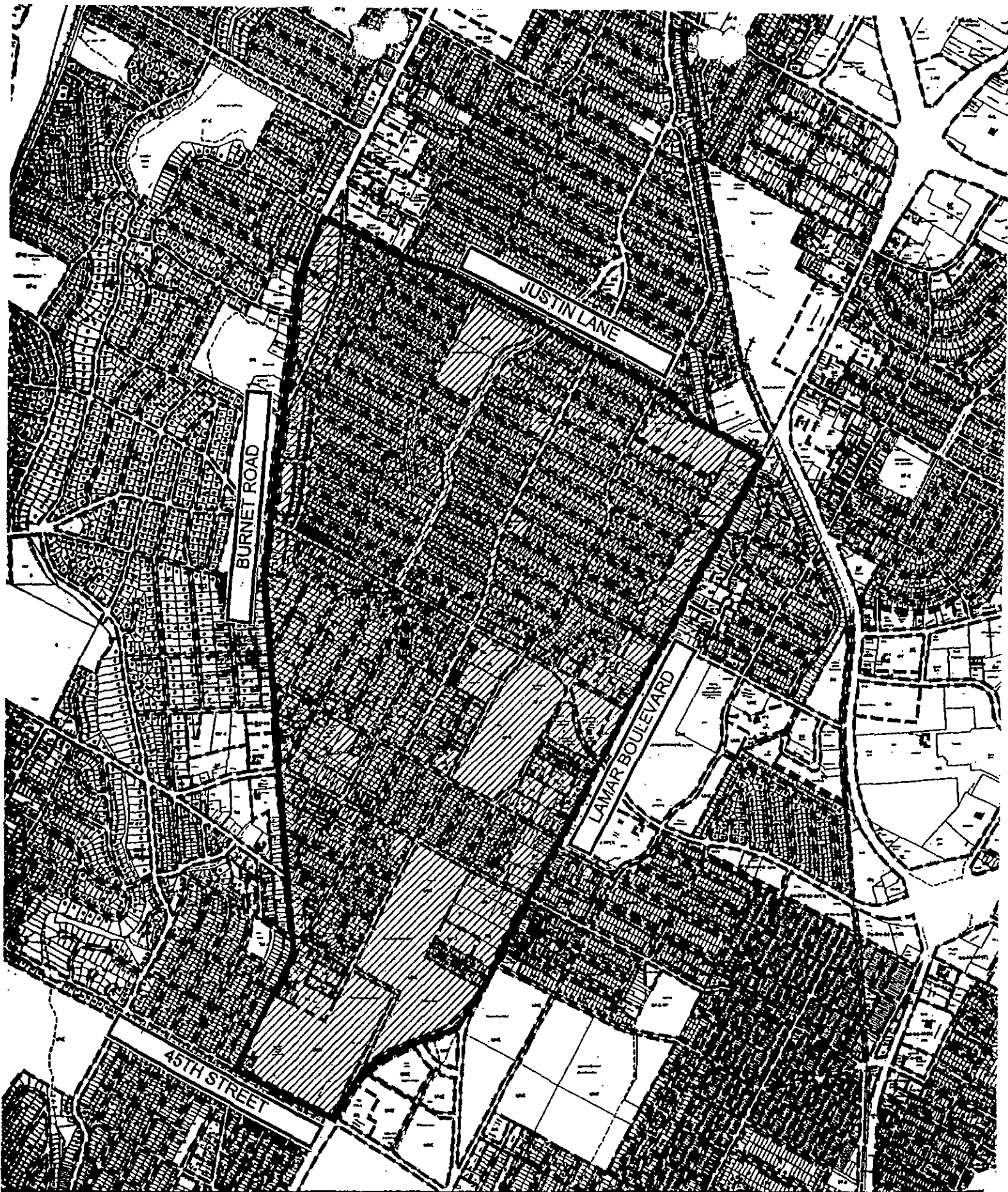
Approved GR-MU-CO-NP, CO-C w/ the exception of the general retail limitation. However, 6208 Burns was not recommended for rezoning via the neighborhood planning process. If it is the desire of the Council to rezone this property staff should be instructed to initiate a rezoning application.





7427 N. Lamar. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-1-MU-CO-NP, Conditional Overlay "A". The staff recommendation is CS-MU-CO-NP, Conditional Overlay "A".

Approved CS-1-MU-CO-NP, CO-A. Petition still valid.

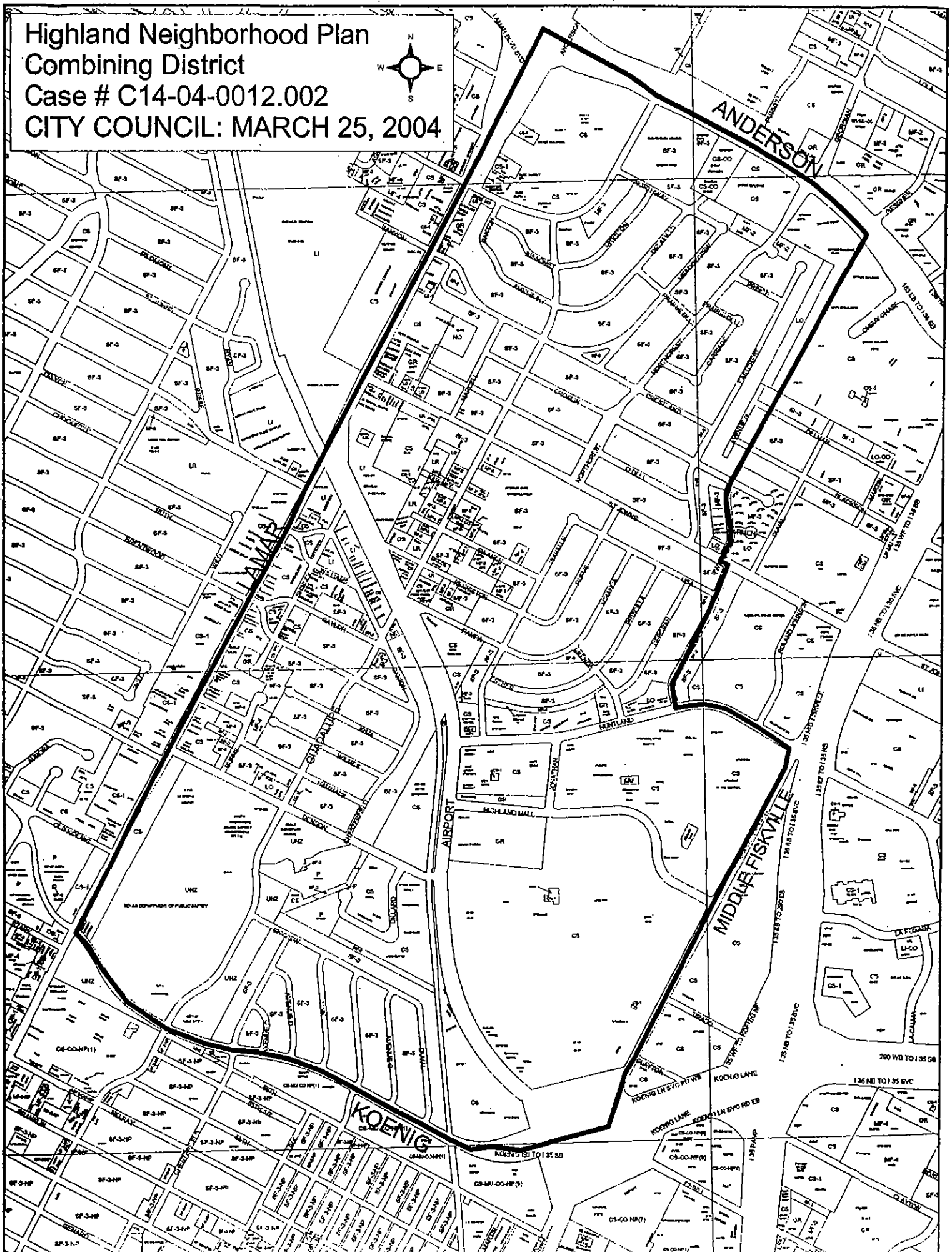
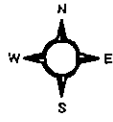
5700 Grover. *We expect a petition to be filed and to be valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP, conditional overlay E, and the CO would permit only GR uses.*



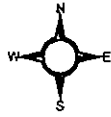


 1" = 1600'		ZONING		CITY GRID REFERENCE NUMBER 'J,K & L 26-2' 9
		CASE #: C14-04-0012.001		
		ADDRESS: BRENTWOOD NEIGHBORHOOD		
	CASE MGR: A. BEAUDET	DATE: 04-01		
SUBJECT AREA (acres): N/A		PLAN	INTLS: SM	

Highland Neighborhood Plan
Combining District
Case # C14-04-0012.002
CITY COUNCIL: MARCH 25, 2004



Highland Neighborhood Plan
Combining District
Case # C14-04-0012.002
CITY COUNCIL: MARCH 25, 2004

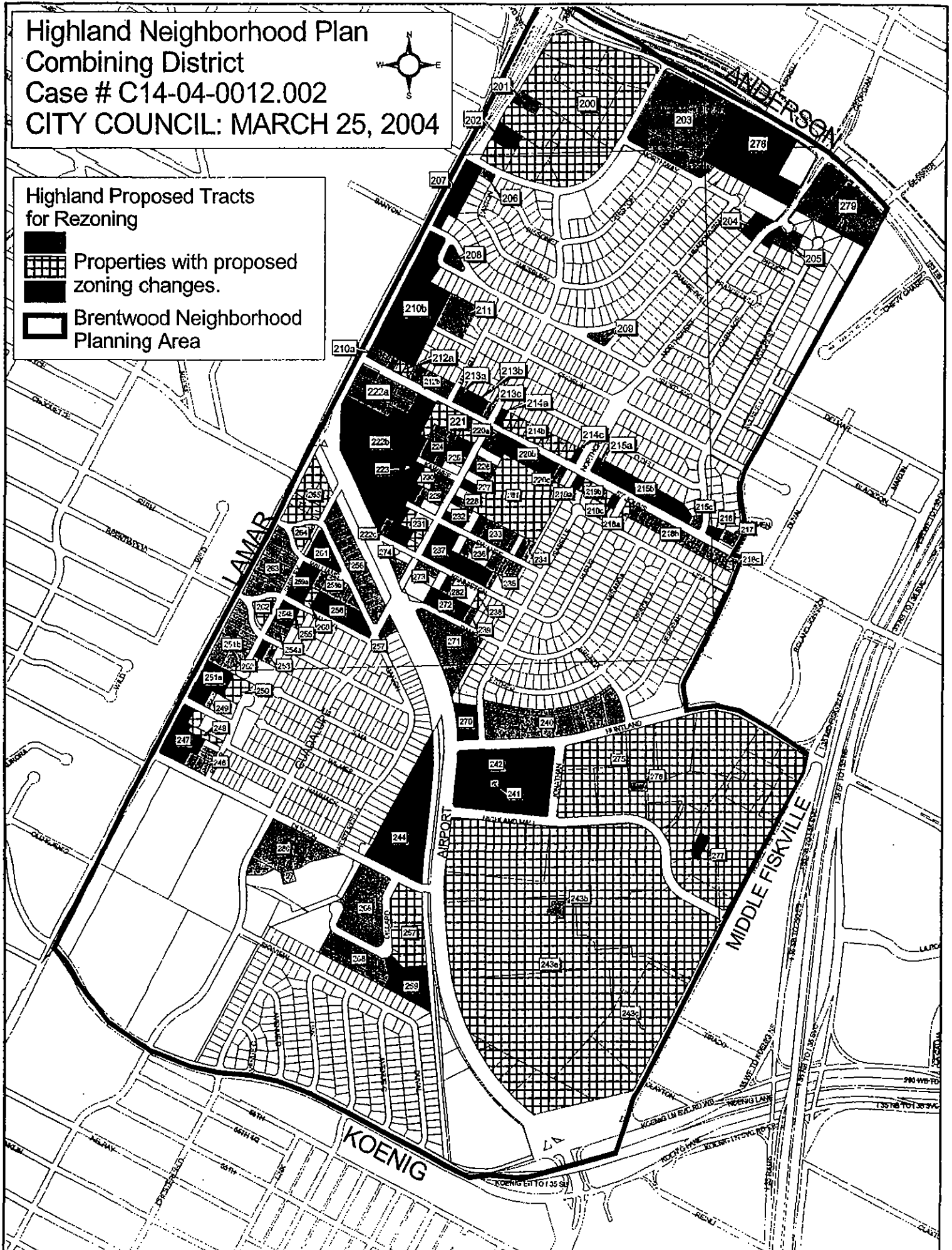


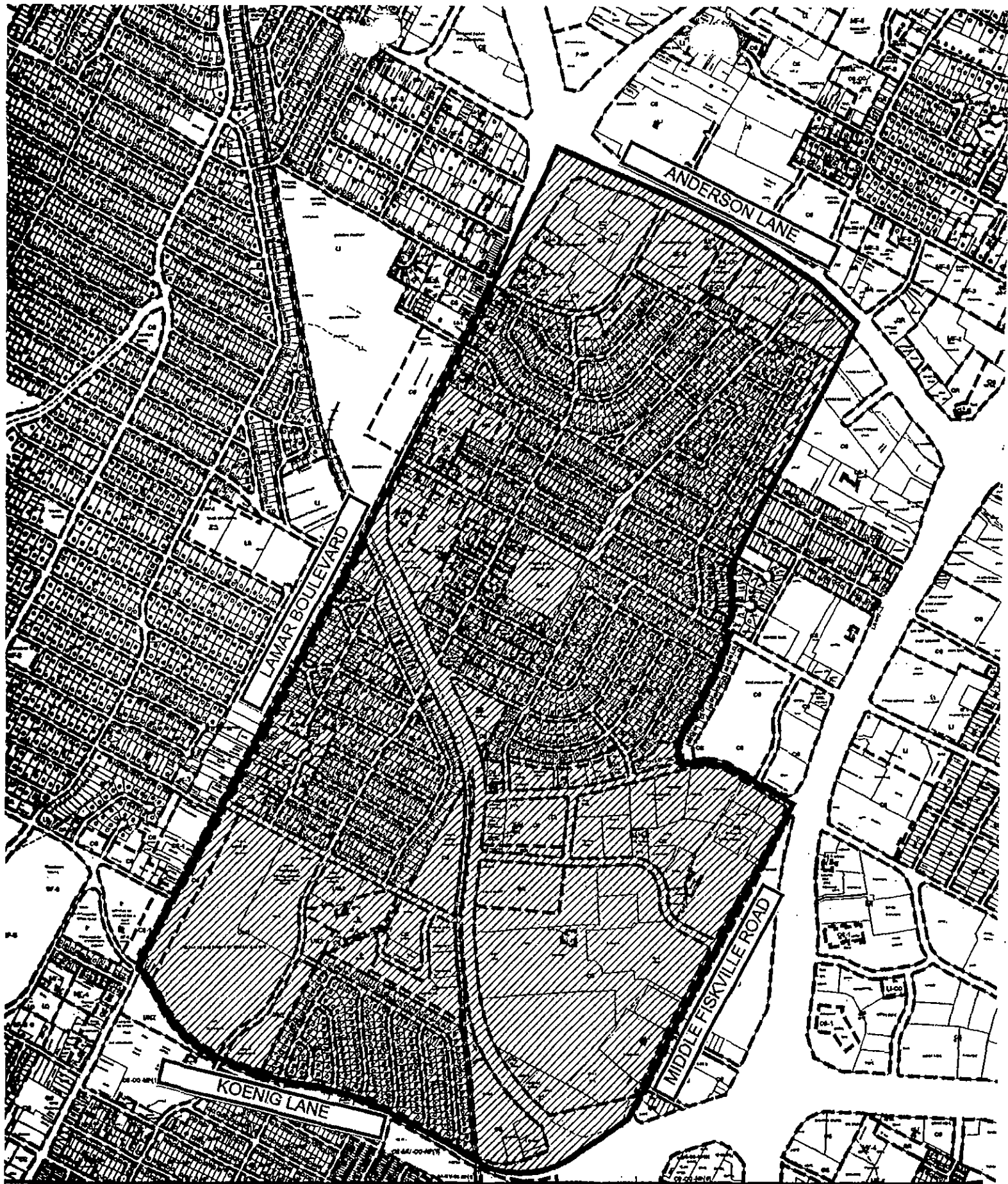
Highland Proposed Tracts
for Rezoning


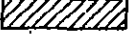

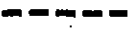


Properties with proposed
zoning changes.

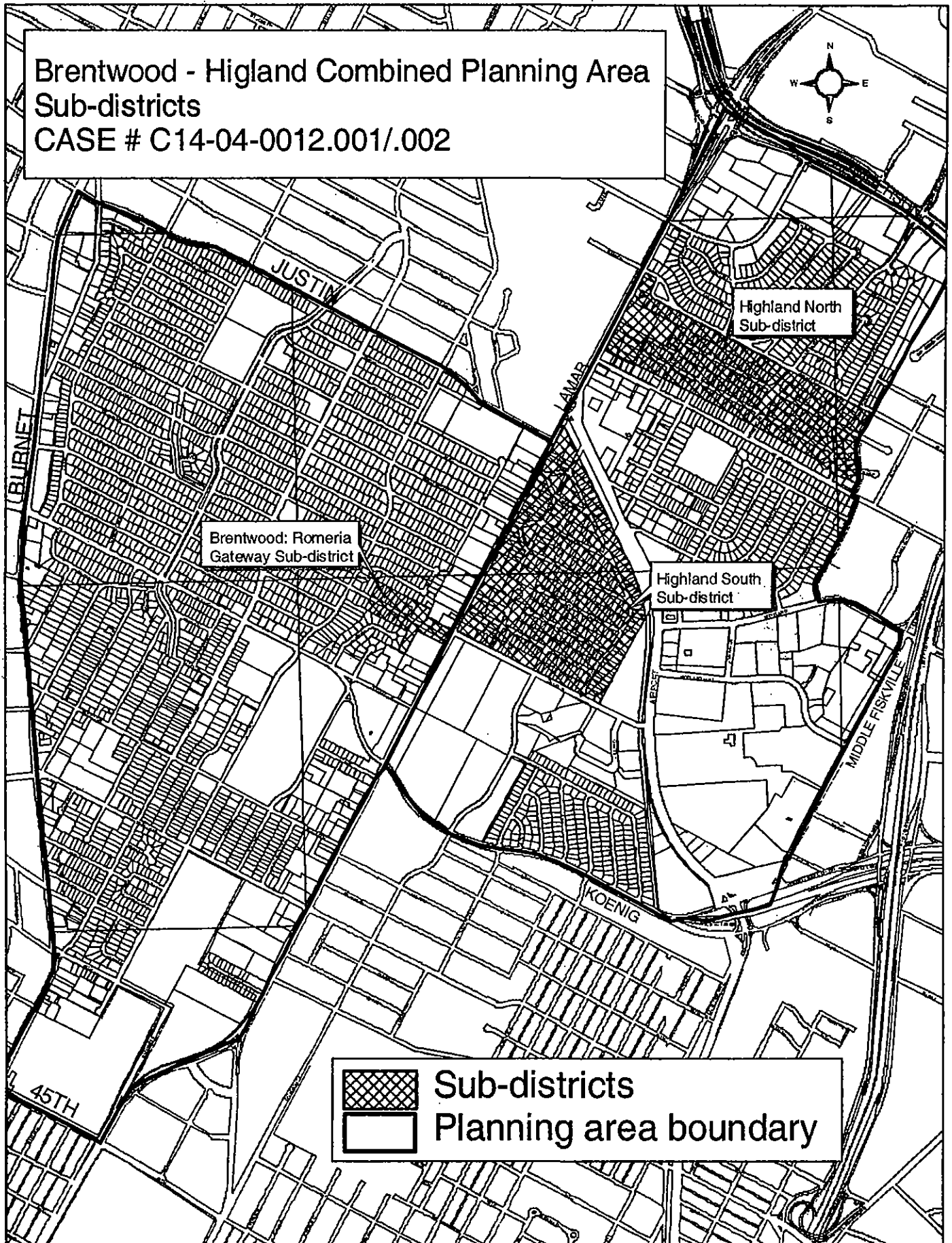
Brentwood Neighborhood
Planning Area

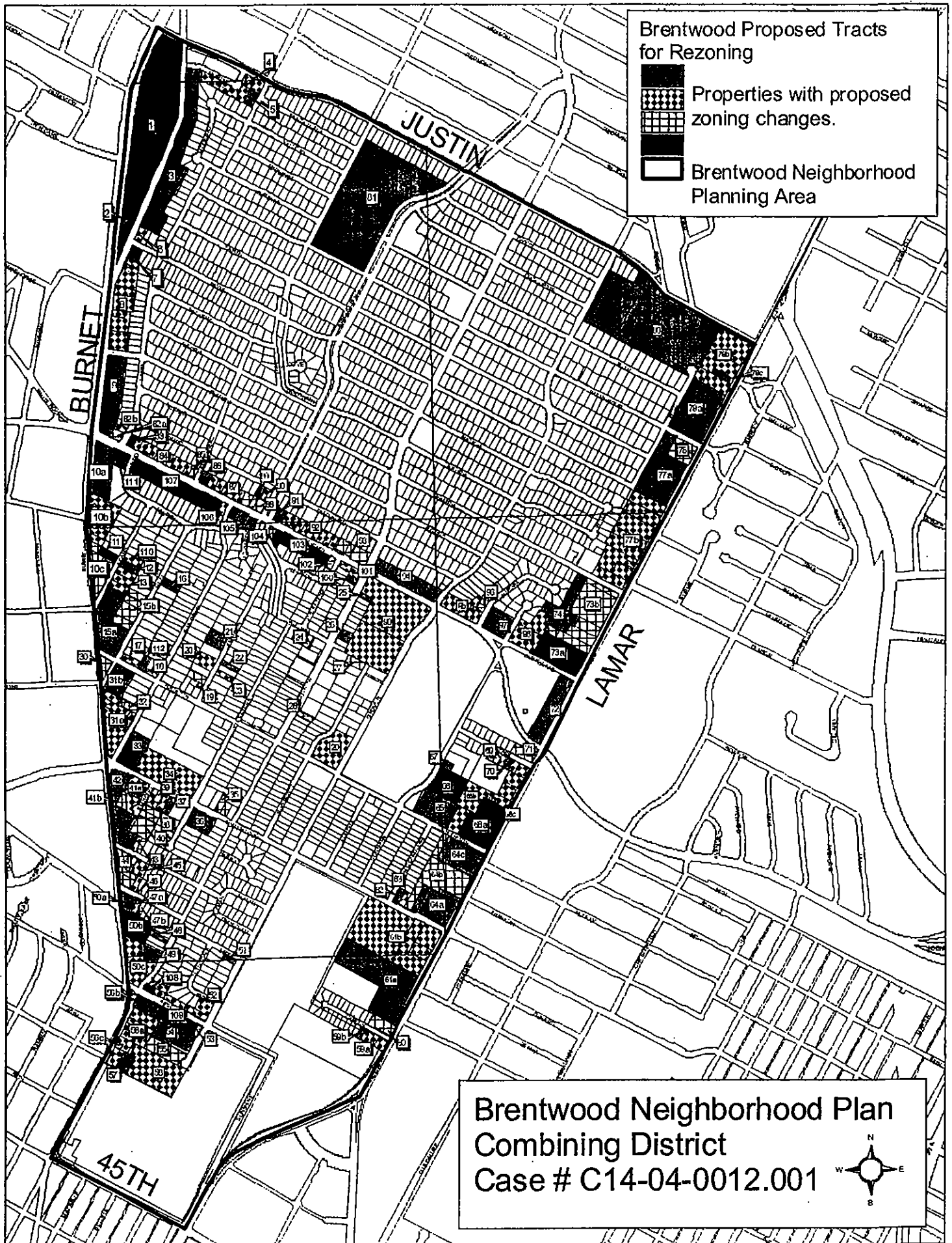




 1" = 1200'	SUBJECT TRACT		ZONING		CITY GRID REFERENCE NUMBER 'K27-29 L27- 9
	PENDING CASE		CASE #: C14-04-0012.002		
	ZONING BOUNDARY		ADDRESS: HIGHLAND NEIGHBORHOOD		
	CASE MGR: A. BEAUDET		DATE: 04-01		
	PLAN		SUBJECT AREA (acres): N/A		INTLS: SM

Brentwood - Highland Combined Planning Area
Sub-districts
CASE # C14-04-0012.001/.002





TRACT	ADDRESS	FROM	TO	SPECIAL USES	Conditional Overlay
1	6425, 6507, 6515, 6539, 6549, 6555, 6601, 6701, 6724 & 6825 BURNET LN	CS	CS-MU-CO-NP	Neighborhood Urban Center	A
1	6706, 6717 & 6801 BURNET LN	CS-1	CS-MU-CO-NP	Neighborhood Urban Center	A
2	6507 BURNET RD	CS-1	CS-1-MU-CO-NP	Neighborhood Urban Center	A
3	6507 BURNET LN	CS-CO	CS-MU-CO-NP		G
3	6511, 6513, 6519, 6521, 6601, 6603, 6611, 6707, 6711, 6719, 6721, 6733, 6735 & 6801 BURNET LN & 2205 MUROC ST	CS	CS-MU-CO-NP		G
3	6519, 6521 & 6603 BURNET LN	SF-3	CS-MU-CO-NP		G
4	2001 JUSTIN LN	LO	LO-MU-NP		
4	2005 JUSTIN LN, 2103, 2105, 2107, 2109 & 2201 MUROC ST	LR	LO-MU-NP		
4	2201 MUROC ST	CS	LO-MU-NP		
5	6804 & 6808 HARDY DR	LO	SF-3-NP		
6	2108 PAYNE AVE	SF-3	LO-MU-NP		
7	6431 BURNET LN & 2107 PAYNE AVE	CS	LO-MU-NP		
8	6415 & 6421 BURNET LN, 6205, 6225, 6311, 6313 & 6317 BURNET RD	CS	CS-MU-CO-NP		B
9	6001 BURNET RD	CS	CS-MU-CO-NP		B
10a	5801, 5819 & 5829 BURNET RD	CS	CS-MU-CO-NP		A
10b	5607, 5615 & 0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES)	CS	CS-MU-CO-NP		B
10b	0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES)	CS-1-CO	CS-MU-CO-NP		B
10b	0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES)	LI-CO	CS-MU-CO-NP		B
10c	5501, 5525, 5531 & 5605 BURNET RD	CS	CS-MU-CO-NP		A
10c	5501 & 5525 BURNET RD	CS-1	CS-MU-CO-NP		A
11	5605 BURNET RD	SF-3	LR-MU-CO-NP		D
12	5615 ADAMS AVE	LO	LR-MU-CO-NP		D
13	5609 & 5611 ADAMS AVE	CS	CS-MU-CO-NP		
13	5613 ADAMS AVE	CS	CS-MU-CO-NP		

15a	5605 ADAMS AVE, 5425, 5435, 5437 & 5453 BURNET RD & 5500 CLAY AVE	CS	CS-MU-CO-NP	A
15b	5508, 5510 & 5600 CLAY AVE	CS	GR-MU-CO-NP	C
15b	5602 CLAY AVE	CS	GR-MU-CO-NP	C
16	5611 CLAY AVE	LO	NO-MU-NP	
17	1706 HOUSTON ST	LO	LO-MU-NP	
18	1700 HOUSTON ST & 5504 JEFF DAVIS AVE	NO	SF-3-NP	
18	1700 HOUSTON ST	MF-3	SF-3-NP	
19	5502 & 5504 JIM HOGG AVE	MF-2	SF-3-NP	
20	5508 JIM HOGG AVE	MF-2	SF-3-NP	
21	5600 & 5602 JIM HOGG AVE	MF-2	MF-2-CO-NP	K
22	5513 JIM HOGG AVE	MF-2	SF-3-NP	
23	5509 JIM HOGG AVE	MF-2	SF-3-NP	
24	5624 5626 WOODROW AVE	SF-3	MF-3-NP	
25	5807 WOODROW AVE	MF-3	SF-3-NP	
26	5705 WOODROW AVE	CS	SF-3-NP	
26	5705 5707 WOODROW AVE	MF-3	SF-3-NP	
27	5612 ROOSEVELT AVE	LR	MF-3-NP	
28	5513 WOODROW AVE	MF-3	SF-3-NP	
29	5506 GROVER AVE	CS	MF-4-NP	
30	5401 BURNET RD	CS	CS-MU-CO-NP	A
31a	5303, 5335 & 5343 BURNET RD	CS	CS-MU-CO-NP	A
31a	5335 BURNET RD	CS-1-CO	CS-MU-CO-NP	A
31a	5335 & 5353 BURNET RD	CS-1	CS-MU-CO-NP	A
31a	5343 BURNET RD	MF-3	CS-MU-CO-NP	A
31b	5401, 5403 & 5407 CLAY AVE	CS	CS-MU-CO-NP	B
31b	5401 CLAY AVE	SF-3	CS-MU-CO-NP	B
32	5400 JEFF DAVIS AVE	MF-3	GR-MU-CO-NP	C
32	5400 JEFF DAVIS AVE	CS-1	GR-MU-CO-NP	C
33	1610 NORTH LOOP BLVD W	MF-3	CS-MU-CO-NP	B
33	1610 NORTH LOOP BLVD W	CS	CS-MU-CO-NP	B
34	1510 NORTH LOOP BLVD W	LR	MF-3-NP	
35	1402 NORTH LOOP BLVD W	NO	NO-MU-NP	
35	1404 NORTH LOOP BLVD W	LO	NO-MU-NP	
36	1407 NORTH LOOP BLVD W	LO	MF-3-NP	
37	1505 NORTH LOOP BLVD W	LO	LO-MU-NP	
38	1507 & 1511 NORTH LOOP BLVD W	LR	LR-MU-CO-NP	D

39	1509 NORTH LOOP BLVD W	LR-CO	LR-MU-CO-NP		D
40	5211 JIM HOGG AVE	CS	LO-MU-NP		
40	5211 JIM HOGG AVE & 1508 NORTH ST	LR	LO-MU-NP		
40	5213 & 5215 JIM HOGG AVE	SF-3	LO-MU-NP		
41a	5220 & 5222 JIM HOGG AVE	MF-3	LR-MU-NP		
41a	5222 JIM HOGG AVE	CS	LR-MU-NP		
41a	5222 JIM HOGG AVE	LR	LR-MU-NP		
41b	5220 JIM HOGG AVE	CS	CS-MU-CO-NP		A
	0 (LOT 9 BLK 8 BROADACRES PLUS 1/2 OF ADJ VAC STREET), 5207, 5209, 5239, 5249 & 5255 BURNET RD, 1605 NORTH LOOP BLVD W & 1512 NORTH ST	CS	CS-MU-CO-NP		A
42	1512 NORTH ST	CS	CS-MU-CO-NP		
43	1510 NORTH ST	LR	LR-MU-NP		
	5101, 5111 & 5119 BURNET RD & 1509 NORTH ST				
44	ST	CS	CS-MU-CO-NP		A
45	1420 51 ST W, 1507 NORTH ST	LO	LO-MU-NP		
45	1507 NORTH ST	GO	LO-MU-NP		
46	1418 51 ST W	CS	SF-3-NP		
	0 (IMPS ONLY ON LOT 9 * LESS N5FT BLK 26 SMITH A F ADDN)	CS	GO-MU-CO-NP		L
47a	1415 51 ST W	LO	LO-MU-NP		
47b	1415 51 ST W	GO	LO-MU-NP		
	5005 & 5011 BURNET RD, 5002 & 5004 WOODROW AVE	MF-3	SF-3-NP		
48	4901 BURNET RD	GR	GR-MU-CO-NP		C
50a	5025 BURNET RD	CS	CS-MU-CO-NP		A
50b	5003, 5005 & 5011 BURNET RD	CS	CS-MU-CO-NP		B
50c	4901 & 4911 BURNET RD	CS	CS-MU-CO-NP		A
51	5006 GROVER AVE	LO	SF-3-NP		
	1201 49 1/2 ST W, 1200, 1304 & 1306 49 ST W & 4903 WOODROW AVE	LO	LO-MU-NP		
52	1210 49 ST W	SF-3	LO-MU-NP		
53	1201 & 1203 49 ST W	SF-3	LO-MU-NP		
	0 (LOT A BLACKSTOCK AND HAYES ADDN) & 4804 GROVER AVE	LO	LO-MU-NP		
54	4804 GROVER AVE	LR-CO	LR-MU-CO-NP		
55	4800 GROVER AVE	LR-CO	LR-MU-CO-NP		

56a	4701, 4705, 4707, 4729, 4801 & 4805 BURNET RD	CS	CS-MU-CO-NP		A
56a	4705 BURNET RD	LO	CS-MU-CO-NP		A
56b	4811 BURNET RD	CS	CS-MU-CO-NP		B
56b	4811 BURNET RD	SF-3	CS-MU-CO-NP		B
56c	4705 BURNET RD	CS-1	CS-1-MU-CO-NP		A
57	4701 BURNET RD	CS-CO	CS-MU-CO-NP		A
58	4700 GROVER AVE	LO	GO-MU-CO-NP		I
59a	801, 803 & 807 CAPITOL CT & 4926 LAMAR BLVD N	CS	CS-MU-CO-NP		A
59b	809 CAPITOL CT	CS	CS-MU-CO-NP		B
60	5000 LAMAR BLVD N	CS	CS-MU-CO-NP		A
61	5106, 5112, 5214, 5224 & 5240 LAMAR BLVD N, 813 & 815 NORTH LOOP BLVD W	CS	CS-MU-CO-NP		A
62	902 NORTH LOOP BLVD W	CS	SF-3-NP		
63	900 NORTH LOOP BLVD W	CS	LO-MU-NP		
64a	5300 & 5304 LAMAR BLVD N, 814 NORTH LOOP BLVD W	CS	CS-MU-CO-NP		A
64b	0 (S20FT OF LOT 2A *SEC 2 OF RESUB OF A PART OF LT 1 SKYLAND SUBD) & 833 HOUSTON ST, 5400 LAMAR BLVD N & 816 NORTH LOOP BLVD W	CS	CS-MU-CO-NP		B
64c	819 & 831 HOUSTON ST, 0 (LOT 5 *RESUB OF LT 1A SEC 2 OF A RESUB OF PT OF LT 1 SKYLAND SUBD), 5412 & 5414 LAMAR BLVD N	CS	CS-MU-CO-NP		A
65	0 (LOT 1 HOUSTON STREET SUBD), 0 (LOT 3 HOUSTON STREET SUBD), 900 & 902 HOUSTON ST	SF-3	SF-6-NP		
66	5527 SUNSHINE DR	LO	LO-MU-NP		
67	5601 SUNSHINE DR	GR	GR-MU-NP		
68a	820 HOUSTON ST, 5516, 5520 & 5528 LAMAR BLVD N	CS	CS-MU-CO-NP		A
68a	5516, 5520 & 5528 LAMAR BLVD N	CS-1	CS-MU-CO-NP		A
68b	826 HOUSTON ST & 5538 LAMAR BLVD N	CS	CS-MU-CO-NP		B
68b	5538, 5602, 5604, 5610 & 5624 LAMAR BLVD N & 805 STARK ST	CS-1	CS-MU-CO-NP		B

68c	5538 LAMAR BLVD N	CS-1	CS1-MU-CO-NP	
68c	5538 LAMAR BLVD N	CS	CS1-MU-CO-NP	
69	809 STARK ST	LO-CO	LO-MU-CO-NP	
70	807 STARK ST	LO	LO-MU-NP	
71	5630 LAMAR BLVD N	CS-1	CS-MU-CO-NP	B
72	5700 LAMAR BLVD N	CS-1	P-NP	
73a	5900 & 5916 LAMAR BLVD N, 900 OLD KOENIG LN	CS	CS-MU-CO-NP	A
73a	5900 & 5916 LAMAR BLVD N, 900 OLD KOENIG LN	CS-1	CS-MU-CO-NP	A
73b	0 (LOT 3 COOK-WALDEN ADDN), 5922, 6000, 6010 & 6100 LAMAR BLVD N	CS-1	CS-MU-CO-NP	B
73b	5922 LAMAR BLVD N	CS	CS-MU-CO-NP	B
74	6008 LAMAR BLVD N & 903 ROMERIA DR	CS	MF-3-NP	
74	6008 LAMAR BLVD N	CS-1	MF-3-NP	
77a	821 BRENTWOOD ST, 6508 & 6518 LAMAR BLVD N	CS-1	CS-MU-CO-NP	A
77b	0 (APPROX 1.45ACR OF LOT 2-3 RESERVOIR HEIGHTS), 0 (44X91FT OF LOT 3 RESERVOIR HEIGHTS), 6200, 6210, 6222, 6310, 6324, 6400, 6406 & 6416 LAMAR BLVD N, 814 & 824 ROMERIA DR, 0 WILD ST (E62.4FT OF LOT 14 BLK A WEST VIEW HEIGHTS)	CS-1	CS-MU-CO-NP	B
78	6528 & 6534 LAMAR BLVD N	CS-1	CS-1-MU-CO-NP	A
79a	6610, 6612, 6618, 6702, 6706 & 6712 LAMAR BLVD N	CS-1	CS-MU-CO-NP	A
79b	6714, 6808 & 6812 LAMAR BLVD N, 0 WILD ST (ABS 697 SUR 7 SPEAR G W ACR .29)	CS-1	CS-MU-CO-NP	B
79c	6808 LAMAR BLVD N (only building footprint)	CS-1	CS-1-MU-CO-NP	B
80	0 (E TRI OF LOT 1 BLK 2 CRESTVIEW ADDN SEC 1), 1101 & 1103 JUSTIN LN	SF-3	MF-4-NP	
80	0 (E TRI OF LOT 1 BLK 2 CRESTVIEW ADDN SEC 1), 1003, 1101 & 1103 JUSTIN LN	MF-3	MF-4-NP	
80	1003 & 1103 JUSTIN LN	LR	MF-4-NP	
81	0 (ABS 697 SUR 7 SPEAR G W ACR 8.24) & 6700 ARROYO SECO	SF-3	P-NP	
82a	5902 LAIRD DR	CS	GR-MU-NP	

82b	5902 LAIRD DR	CS	LR-MU-CO-NP		D
83	2010 KOENIG LN W	LR	LR-MU-CO-NP		D
84	1902, 1904, 1906, 1910, 2004 & 2008 KOENIG LN W	LO	LO-MU-NP		
84	1908 KOENIG LN W	SF-3	LO-MU-NP		
84	2000 & 2002 KOENIG LN W	GO-CO	LO-MU-NP		
84	2000 KOENIG LN W	LR	LO-MU-NP		
84	2006 KOENIG LN W	LO-CO	LO-MU-NP		
85	1900 KOENIG LN W	LO	LR-MU-CO-NP		D
86	1806 KOENIG LN W	LR	LR-MU-CO-NP		D
87	1706, 1708, 1800, 1802 & 1804 KOENIG LN W	LR	LO-MU-NP		
88	1700, 1702 & 1704 KOENIG LN W	CS	LR-MU-CO-NP		D
89	1703 PALO DURO RD	MF-3	NO-MU-NP		
90	1701 PALO DURO RD	CS	LR-MU-CO-NP		F
91	1518 KOENIG LN W	SF-3	LR-MU-CO-NP		D
92	1500, 1502, 1504, 1506, 1508, 1510, 1512 & 1514 KOENIG LN W	SF-3	LO-MU-NP		
92	1514 KOENIG LN W	NO	LO-MU-NP		
92	1516 KOENIG LN W	LO	LO-MU-NP		
93	1400 KOENIG LN W	GR-CO	LR-MU-CO-NP		D
93	1406 & 1408 KOENIG LN W	LR	LR-MU-CO-NP		D
93	1408 KOENIG LN W	SF-3	LR-MU-CO-NP		D
94	1200, 1206 & 1300 KOENIG LN W	GR	GR-MU-CO-NP		E
94	1306 KOENIG LN W	CS	GR-MU-CO-NP		E
94	1308 KOENIG LN W & 5903 WOODROW AVE	LR	GR-MU-CO-NP		E
95	1100 KOENIG LN W	CS	GR-MU-CO-NP		E
95	1102 & 1106 KOENIG LN W	GR	GR-MU-CO-NP		E
95	1108 & 1112 KOENIG LN W	LR	GR-MU-CO-NP		E
96	5908 AURORA DR	GR	LR-MU-CO-NP		D
96	5908 AURORA DR	CS	LR-MU-CO-NP		D
97	1006 KOENIG LN W	SF-3	GR-MU-CO-NP		E
97	1006 KOENIG LN W	CS	GR-MU-CO-NP		E
98	908 OLD KOENIG LN	SF-3	GR-MU-CO-NP		E
98	908 OLD KOENIG LN	CS	GR-MU-CO-NP		E
99	5700 GROVER AVE	CS	GR-MU-CO-NP		E
99	1303 KOENIG LN W	CS	GR-MU-CO-NP		E
100	5808 WOODROW AVE	SF-3, LR	LO-MU-NP		

101	1401 & 1405 KOENIG LN W	LR	LR-MU-CO-NP		D
102	1501 KOENIG LN W	LO	LR-MU-CO-NP		D
103	1503, 1505, 1507, 1513, 1515, 1519, 1521, & 1523 KOENIG LN W	LO	LO-MU-NP		
103	1509, 1511 & 1517 KOENIG LN W	SF-3	LO-MU-NP		
104	1525 KOENIG LN W	LO	LR-MU-CO-NP		D
105	1615 & 1617 KOENIG LN W	LO	LR-MU-CO-NP		D
105	1601 KOENIG LN W	SF-3	LR-MU-CO-NP		D
106	1701 KOENIG LN W	LO	LR-MU-CO-NP		D
107	1703, 1705, 1707, 1801, 1803, 1901, 1903, 1905, 1907 & 1909 KOENIG LN W	LO	LO-MU-NP		
107	1911, 2003 & 2005 KOENIG LN W	SF-3	LO-MU-NP		
107	2007 KOENIG LN W	NO	LO-MU-NP		
108	4901 WOODROW AVE	LR	LR-MU-NP		
109	1203 & 1209 49 ST W	MF-3	LO-MU-NP		
109	1209, 1211, 1213, 1301 & 1307 49 ST W	SF-3	LO-MU-NP		
110	5617 ADAMS AVE	LO	NO-MU-NP		
111	2011 KOENIG LN W	SF-3	LO-MU-NP		
112	1704 HOUSTON ST	NO	NO-MU-NP		

TRACT	ADDRESS	FROM	TO	SPECIAL USES	Conditional Overlay
200	621 & 705 ANDERSON LN W, 7620 GUADALUPE ST, 7601, 7701 & 7801 LAMAR BLVD N, 608 & 622 MORROW ST	CS	CS-MU-NP	Neighborhood Urban Center	
201	7701 LAMAR BLVD N	CS-1	CS-1-MU-NP	Neighborhood Urban Center	
202	7601 LAMAR BLVD N	CS-1	CS-1-MU-NP	Neighborhood Urban Center	
203	0 ANDERSON LN W (ABS 789 SUR 57 WALLACE J P ACR 7.38) & 0 NORTHWAY DR (ABS 789 SUR 57 WALLACE J P ACR 2.298)	SF-3	P-NP		
204	7702, 7704, 7706 & 7708 NORTHCREST BLVD	SF-3	MF-2-NP		
205	7703 NORTHCREST BLVD, 200, 201 & 203 NORTHCREST CIRCLE	SF-3	MF-2-NP		
206	701 MORROW ST	NO	NO-MU-NP		
207	712 CRESTLAND DR, 7521, 7535, 7543 & 7545 LAMAR BLVD N	GR	GR-MU-CO-NP		H
207	7545 LAMAR BLVD N	CS	GR-MU-CO-NP		H
208	0	SF-3	P-NP		
209	0	SF-3	P-NP		
210a	7205 LAMAR BLVD N, 704 & 710 ST JOHNS AVE W	CS	CS-MU-CO-NP		A
210a	704 ST JOHNS AVE W	GR	CS-MU-CO-NP		A
210b	707 CRESTLAND DR	SF-3	CS-MU-CO-NP		B
210b	7427 LAMAR BLVD N	SF-3	CS-MU-CO-NP		A
210b	7209 LAMAR BLVD N	LO	CS-MU-CO-NP		B
210b	7209, 7221, 7301 & 7313 LAMAR BLVD N	LR	CS-MU-CO-NP		B
210b	7209, 7221 & 7301 LAMAR BLVD N	GR	CS-MU-CO-NP		B
210b	707 CRESTLAND DR, 7209, 7221, 7301, 7313, & 7401 LAMAR BLVD N	CS	CS-MU-CO-NP		B
210b	7427, 7435 & 7439 LAMAR BLVD N	CS	CS-MU-CO-NP		A
210b	7427 LAMAR BLVD N	CS-1	CS-MU-CO-NP		A
211	7401 LAMAR BLVD N	SF-3	NO-MU-NP		
211	7401 LAMAR BLVD N	NO	NO-MU-NP		
212a	700 & 702 ST JOHNS AVE W	LR	LR-MU-CO-NP		D
212a	702 & 704 ST JOHNS AVE W	LO	LR-MU-CO-NP		D

212b	7202 MARCELL ST, 612, 616, 618, 620 & 624 ST JOHNS AVE W	SF-3	LR-MU-CO-NP		D
212b	624 ST JOHNS AVE W	LO	LR-MU-CO-NP		D
213a	610 ST JOHNS AVE W	SF-3	NO-MU-NP		
213b	602, 604 & 608 ST JOHNS AVE W	SF-3	NO-MU-NP		
213c	600 ST JOHNS AVE W	SF-3	NO-MU-NP		
214a	514 ST JOHNS AVE W	SF-3	NO-MU-NP		
	402, 404, 406, 410, 412, 500, 502, 504, 506, 508,				
214b	510 & 512 ST JOHNS AVE W	SF-3	SF-6-CO-NP		M
214c	400 ST JOHNS AVE W	SF-3	NO-MU-NP		
215a	206 ST JOHNS AVE W	SF-3	NO-MU-NP		
	100, 102, 104 & 106 ST JOHNS AVE E, 100, 102,				
	104, 106, 108, 110, 200, 202 & 204 ST JOHNS				
215b	AVE W	SF-3	SF-6-CO-NP		M
215c	7200 EAST CREST DR	SF-3	NO-MU-NP		
216	7201 EAST CREST DR	SF-3	NO-MU-NP		
217	206 ST JOHNS AVE E	LO	LO-MU-NP		
218a	107 ST JOHNS AVE W	SF-3	NO-MU-NP		
	101, 103, 105, 107, 109, 111, 113, 201, 203, 205 &				
	207 ST JOHNS AVE E, 101, 103 & 105 ST				
218b	JOHNS AVE W	SF-3	SF-6-CO-NP		M
218c	7104 TWIN CREST DR	SF-3	NO-MU-NP		
219a	211 ST JOHNS AVE W	SF-3	NO-MU-NP		
219b	203, 205, 207 & 209 ST JOHNS AVE W	SF-3	SF-6-CO-NP		M
219c	201 ST JOHNS AVE W	SF-3	NO-MU-NP		
220a	513 ST JOHNS AVE W	SF-3	LR-MU-CO-NP		D
	405, 407, 411, 413, 503, 505, 507, 509 & 511 ST				
220b	JOHNS AVE W	SF-3	SF-6-CO-NP		M
220c	403 ST JOHNS AVE W	SF-3	LR-MU-CO-NP		D
221	601, 605 & 613 ST JOHNS AVE W	SF-3	LR-MU-CO-NP	Mixed Use Building	D
222a	7125 & 7135 LAMAR BLVD N	CS-1	CS-MU-CO-NP	Neighborhood Urban Center	A
	7125 & 7135 LAMAR BLVD N, 621 & 709 ST				
	JOHNS AVE W & 0 (100X398FT ABS 789 SUR 57				
222a	WALLACE J P)	LI	CS-MU-CO-NP	Neighborhood Urban Center	A

222a	621 ST JOHNS AVE W	LR	CS-MU-CO-NP	Neighborhood Urban Center	A	
222a	621 ST JOHNS AVE W & 0 (100X398FT ABS 789 SUR 57 WALLACE J P)	CS	CS-MU-CO-NP	Neighborhood Urban Center	A	
222b	608 KENNISTON DR, 615 ST JOHNS AVE W & 0 (ACR 11.41 * OF LOT 1 AMENDED PLAT OF NORTHFAIR CENTER IMP ONLY)	CS	CS-MU-CO-NP	Neighborhood Urban Center	B	
222b	610 KENNISTON DR, 615 ST JOHNS AVE W & 0 (ACR 11.41 * OF LOT 1 AMENDED PLAT OF NORTHFAIR CENTER IMP ONLY)	LR	CS-MU-CO-NP	Neighborhood Urban Center	B	
222b	0 (ACR 11.41 * OF LOT 1 AMENDED PLAT OF NORTHFAIR CENTER IMP ONLY) & 0 (IMP ONLY ABS 789 SUR 75 WALLACE J P ACR .688)	LI	CS-MU-CO-NP	Neighborhood Urban Center	B	
222b	6900 & 6902 GUADALUPE ST (from front 94 feet of property from Guadalupe St. to back property line.)	LR	CS-MU-CO-NP	Neighborhood Urban Center	B	
222c	610 KENNISTON DR	CS	CS-MU-CO-NP	Neighborhood Urban Center	A	
223	0 (ACR 11.41 * OF LOT 1 AMENDED PLAT OF NORTHFAIR CENTER IMP ONLY)	CS-1	CS-1-MU-CO-NP	Neighborhood Urban Center	B	
224	606 & 610 KAWNEE DR	LO	MF-3-NP			
224	606 & 610 KAWNEE DR	LR	MF-3-NP			
225	7104 & 7106 GUADALUPE ST	SF-3	SF-6-NP			
226	7103 & 7105 GUADALUPE ST	SF-3	SF-6-NP			
227	7009 GUADALUPE ST	SF-3	SF-6-NP			
228	7005 GUADALUPE ST	MF-2	SF-6-NP			
229	7002 & 7006 GUADALUPE ST & 606 SWANEE DR	SF-3	SF-6-NP			
229	7004 GUADALUPE ST	MF-2	SF-6-NP			
230	607 & 609 KAWNEE DR	SF-3	MF-3-NP			
231	6900 & 6902 GUADALUPE ST (front 94 feet from property line along Guadalupe St.)	LR	SF-6-NP			
231	6904 GUADALUPE ST & 607 SWANEE DR	SF-3	SF-6-NP			
232	7001 GUADALUPE ST & 506 SWANEE DR	SF-3	SF-6-NP			

233	404, 406, 408, 410, 500 & 502 SWANEE DR	SF-3	MF-3-NP			
234	400 SWANEE DR	SF-3	MF-3-NP			
235	404 KENNISTON DR, 307, 401, 403 & 0 SWANEE DR (E 38FT OF LOT 13 BLK 6 SILVERTON HEIGHTS)	SF-3	MF-3-NP			
235	403 & 407 SWANEE DR	MF-2	MF-3-NP			
236	503 SWANEE DR	SF-3	MF-3-NP			
237	6901 GUADALUPE ST	MF-1-CO	SF-6-NP			
237	6903, 6905 & 6909 GUADALUPE ST, 406, 408, 410, 412, 500, 502, 504 KENNISTON DR & 507 SWANEE DR	SF-3	SF-6-NP			
238	407 KENNISTON DR	SF-3	MF-3-NP			
239	407 KENNISTON DR	SF-3	GR-CO-NP			H
240	104, 114, 116 & 200 HUNT LAND DR E & 200 HUNT LAND DR W	MF-4	GR-CO-NP			H
240	104, 114, 116 & 200 HUNT LAND DR E & 200 HUNT LAND DR W	CS	GR-CO-NP			H
240	200 HUNT LAND DR E	GR	GR-CO-NP			H
241	100 HIGHLAND MALL BLVD E	CS-1	CS-MU-NP		Neighborhood Urban Center	
242	6415, 6504 & 6505 AIRPORT BLVD & 100 HIGHLAND MALL BLVD E	CS	CS-MU-NP		Neighborhood Urban Center	
242	6415 AIRPORT BLVD & 100 HIGHLAND MALL BLVD E	GR	CS-MU-NP		Neighborhood Urban Center	
243a	5775, 5789, 5795, 5815, 5821 & 6101 AIRPORT BLVD, 523, 1234 & 0 HIGHLAND MALL BLVD E (LOT 2 AUSTIN MALL), 5930, 6000 & 6300 MIDDLE FISKVILLE RD	CS	CS-MU-NP		Neighborhood Urban Center	
243a	6101 AIRPORT BLVD	GR	CS-MU-NP		Neighborhood Urban Center	
243b	1234 HIGHLAND MALL BLVD E	CS-1	CS-1-MU-NP		Neighborhood Urban Center	
243c	6000 MIDDLE FISKVILLE RD	CS-1	CS-1-MU-NP		Neighborhood Urban Center	

244	108 DENSON DR W	CS	CS-MU-CO-NP		G
246	6204 & 6206 BURNS ST, 700 DENSON DR W	SF-3	MF-3-NP		
246	704 & 706 DENSON DR W	CS	MF-3-NP		
247	6205, 6215, 6221, 6225 & 6301 LAMAR BLVD N	CS	CS-MU-CO-NP		B
248	6225 LAMAR BLVD N	SF-3	MF-4-NP		
248	721 LAMAR PL	CS	MF-4-NP		
249	702 LAMAR PL	CS	MF-4-NP		
250	6408 BURNS ST	CS	MF-4-NP		
251a	6411 LAMAR BLVD N & 720 LAMAR PL	CS	CS-MU-CO-NP		B
251b	6509, 6517, 6519, 6531, 6535 & 6539 LAMAR BLVD N, 6506, 6510 & 6516 SHIRLEY AVE	CS	CS-MU-CO-NP		A
251b	6509 LAMAR BLVD N	GR	CS-MU-CO-NP		A
252	6507 SHIRLEY AVE	CS	CS-MU-CO-NP		J
253	619 BRENTWOOD ST	SF-3	LR-MU-CO-NP		D
254a	6601 & 6603 SHIRLEY AVE	CS	CS-MU-CO-NP		J
254b	6605, 6619 & 6623 SHIRLEY AVE	CS	CS-MU-CO-NP		J
255	617 GAYLOR ST	SF-3	SF-6-NP		
256	602, 606, 608, 610, 612 & 614 GAYLOR ST	SF-3	SF-6-NP		
256	604 GAYLOR ST	MF-2	SF-6-NP		
257	6701 GUADALUPE ST	NO	NO-MU-NP		
258	0, 614, 636, 646, 650 & 654 CANION ST & 6901 SHIRLEY AVE	LI	CS-MU-CO-NP		A
258	600, 610, 620, 624, 630 & 634 CANION ST	CS	CS-MU-CO-NP		A
259a	6701, 6713, 6719 & 6725 SHIRLEY AVE	CS	CS-MU-CO-NP		J
259b	607 & 609 CANION ST, 601, 603 & 605 WILLIAMS ST	CS	CS-MU-CO-NP		J
260	616 GAYLOR ST	SF-3	SF-6-NP		
261	613 CANION ST, 600 & 604 WILLIAMS ST	LI	CS-MU-CO-NP		A
262	6610 SHIRLEY AVE	CS	CS-MU-CO-NP		A
263	0, 6601, 6607, 6611, 6615, 6701, 6705 & 6719 LAMAR BLVD N, 6700, 6702, 6714, 6720, 6722 & 6726 SHIRLEY AVE	CS	CS-MU-CO-NP		A
264	6721 LAMAR BLVD N	CS	CS-MU-CO-NP		A
265	6801 & 6813 LAMAR BLVD N & 6900 SHIRLEY AVE	CS	CS-MU-CO-NP		A

265	6813, 6817 & 6901 LAMAR BLVD N, 0 RAYMOND ST (E 60' OF LOT 17 BLK E PLAZA PLACE), 6900, 904 & 6910 SHIRLEY AVE	LI	CS-MU-CO-NP		A
266	6016 & 6020 DILLARD CIRCLE	CS	CS-MU-CO-NP		G
267	105 DENSON DR W, 6003 & 6015 DILLARD CIRCLE	CS	CS-MU-CO-NP		G
268	0 DENSON DR W (ABS 789 SUR 57 WALLACE J P ACR 2.542)	CS	CS-MU-CO-NP		G
268	0 DENSON DR W (ABS 789 SUR 57 WALLACE J P ACR 2.542)	MF-3	CS-MU-CO-NP		G
269	5997 DILLARD CIRCLE	CS	CS-MU-CO-NP		G
269	5997 DILLARD CIRCLE	MF-3	CS-MU-CO-NP		G
270	300 HUNTLAND DR W	CS	CS-CO-NP		B
270	300 HUNTLAND DR W	CS-1	CS-CO-NP		B
271	6757 AIRPORT BLVD	CS	CS-CO-NP		B
272	407 KENNISTON DR & 500 PAMPA DR	GR	GR-CO-NP		H
273	6809 GUADALUPE ST	LR	LR-CO-NP		D
274	6820 & 6821 AIRPORT BLVD, 6800 GUADALUPE ST	CS	CS-CO-NP		A
275	200, 314, 404, 418, 502, 604 & 700 HIGHLAND MALL BLVD E, 201, 305, 505, 617 & 713 HUNTLAND DR E, 6700 & 6718 MIDDLE FISKVILLE RD	CS	CS-MU-NP	Neighborhood Urban Center	
276	404 HIGHLAND MALL BLVD E	CS-1	CS-1-MU-NP	Neighborhood Urban Center	
277	6700 MIDDLE FISKVILLE RD	CS-1-CO	CS-1-MU-NP	Neighborhood Urban Center	
278	223 & 301 ANDERSON LANE W	CS	CS-CO-NP		B
280	0 GUALALUPE ST (ABS 789 SUR 57 WALLACE J P ACR 3.2) & 0 GUADALUPE (ABS 789 SUR 57 WALLACE J P ACR 9.86)	UNZ	P-NP		
280	0 GUADALUPE ST (ABS 789 SUR 57 WALLACE J P ACR 9.86)	SF-3	P-NP		
281	401 ST JOHNS AVE W	SF-3	P-NP		
282	503 KENNISTON DR	SF-3	MF-3-NP		

Brentwood/Highland Neighborhood Plan

Draft Conditional Overlays

A	Conditional
	Agricultural Sales and Services
	Campground
	Commercial Blood Plasma Center
	Equipment Repair Services
	Equipment Sales
	Kennels
	Vehicle Storage
B	Conditional
	Construction Sales and Services
	Prohibited
	Agricultural Sales and Services
	Campground
	Commercial Blood Plasma Center
	Drop-Off Recycling Collection Facility
	Equipment Repair Services
	Equipment Sales
	Kennels
	Outdoor Entertainment
	Outdoor Sports and Recreation
	Vehicle Storage
C	Prohibited
	Automotive Rentals
	Automotive Repair Services
	Automotive Sales
	Automotive Washing (of any type)
	Commercial Off-Street Parking
	Drop-Off Recycling Collection Facility
	Exterminating Services
	General Retail of any type greater than 20,000 sq. ft.
	Off-Site Accessory parking
	Outdoor Entertainment
	Outdoor Sports and Recreation
	Pawn Shop Services
	Plant Nursery
	Service Station
	Drive through Services

J	Prohibited
	Agricultural Sales and Services
	Art and Craft Studio (General)
	Automotive Rentals
	Automotive Sales
	Automotive Washing (of any type)
	Building Maintenance Services
	Campground
	Commercial Blood Plasma Center
	Commercial Off-Street Parking
	Convenience Storage
	Drive Through Services
	Drop-Off Recycling Collection Facility
	Electronic Prototype Assembly
	Equipment Repair Services
	Equipment Sales
	Exterminating Services
	General Retail of any type greater than 20,000 sq. ft.
	Kennels
	Laundry Services
	Limited Warehousing and Distribution
	Maintenance and Service Facilities
	Monument Retail Sales
	Off-Site Accessory Parking
	Outdoor Entertainment
	Outdoor Sports and Recreation
	Pawn Shop Services
	Plant Nursery
	Service Station
	Vehicle Storage
	Veterinary Services
K	Maximum of 12 dwelling units per acre
	Limit height to 30 feet or 2 stories
L	Limit height to 40 feet or 3 stories (LO standards)
	Minimum front setback of 25 feet (LO standards)
	Prohibited
	Business or Trade School
	Business Support Services
	Off-Site Accessory Parking
	Restaurant (Limited)
M	Prohibited
	Condominium Residential

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0012

PC DATE: February 24, 2004

ADDRESS: The Brentwood/Highland Neighborhood Planning area is bounded on the north by Justin Lane and Anderson Lane, on the east by Middle Fiskville Road and Twin Crest Drive, on the south by 45th Street and Koenig Lane, and on the west by Burnet Road.

APPLICANT: City of Austin

AGENT: NPZD

ZONING FROM: See Exhibit A

TO: See Exhibit A

AREA: approximately 1878 acres (Brentwood- 1015 acres and Highland- 863 acres)

SUMMARY STAFF RECOMMENDATION (Amended February 24, 2004):

The staff recommendation was amended on February 24, 2004 for the following tracts:

79A- staff recommendation amended from CS-MU-CO-NP to CS-1-MU-CO-NP for footprint to be provided by applicant (approximately 9,000 square feet).

255 & 260- staff recommendation on February 24, 2004 from LR-MU-CO-NP to SF-6-NP.

The proposed zoning change will create two Neighborhood Plan Combining Districts (NPCD) covering the entire area. Under the proposed Brentwood NPCD, "Small Lot Amnesty," "Secondary Apartment," "Garage Placement," "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area. The Urban Home special use is proposed for the Romeria Gateway subdistrict, which includes all lots adjacent to Romeria between Lamar Blvd. and the Grover Drainage Channel. The Neighborhood Urban Center (NUC) special use is proposed for Tracts 1 and 2.

Under the proposed Highland NPCD, "Small Lot Amnesty" and "Secondary Apartment" are proposed for the entire area. "Garage Placement," "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area with the exception of all lots adjacent to St. Johns Avenue. The Cottage Lot special use is proposed for the North and South Highland subdistricts. The North Highland subdistrict is bounded on the north by Crestland Drive, on the east by Twin Crest Drive, on the south by St. Johns Avenue, and on the west by Lamar Blvd. The South Highland subdistrict is bounded on the north and east by Airport Blvd., on the south by Denson Drive, and on the west by Lamar Blvd. The Neighborhood Mixed Use Building (MUB) special use is proposed for Tract 221 and the Neighborhood Urban Center special use is proposed for Tracts 200, 201, 202, 222a, 222b, 222c, 223, 241, 242, 243a, 243b, 243c, 275, 276, and 277.

The proposed zoning change also implements the land use recommendations of the Brentwood/Highland Neighborhood Plan for a total of 233 tracts shown on the attached zoning tract map. For each of the 233 tracts, the attached chart (Exhibit A) lists the existing zoning, proposed zoning, property owner, street address and whether or not the NUC and MUB are permitted.

The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence – Large Lot (SF-1); Single-Family Residence—Standard Lot (SF-2); Family Residence (SF-3); Single-Family – Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low

Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence - Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU) or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts.

A detailed list of specific restrictions to be included in the conditional overlay (CO) for certain tracts is provided in Exhibit B.

PLANNING COMMISSION RECOMMENDATION:

2-24-04: To recommend staff recommendation with the following changes: Tract 16- to recommend NO-MU-NP, Tract 213b- to recommend NO-MU-NP, A portion of Tract 222b (6900 & 6902 Guadalupe Street)- to recommend CS-CO-MU-NP for the rear 54 feet of both lots. Vote: 6-0.

ISSUES (UPDATED 4-07):

6709 Burnet Lane and 608 Kenniston Drive. Both petitions were filed by the property owner and are valid at 100%. The property owner is opposed to any zoning classification other than CS for both properties. For 6709 Burnet Lane staff is recommending CS-MU-CO-NP (See Exhibit B, CO-G). For 608 Kenniston the staff is recommending CS-MU-CO (See Exhibit B, CO-B) and NUC.

5607 - 5615 Burnet Road. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay is "CO-B" except the following uses are removed from the CO: Construction Sales & Services, Commercial Blood Plasma Center, Kennels, and Vehicle Storage. Staff is recommending CS-MU-CO-NP (See Exhibit B, CO-B)

5701-5715 Burnet Road. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay is "CO-B" except the following uses are removed from the CO: Construction Sales & Services, Commercial Blood Plasma Center, Kennels, and Vehicle Storage. Staff is recommending CS-MU-CO-NP (See Exhibit B, CO-B)

814 Romeria Drive. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-1-MU. Staff is recommending CS-MU-CO-NP (See Exhibit B, CO-B)

2003 W Koenig Lane. This petition was filed by property owners within 200 feet of the property and is valid at 22.58%. The petitioners are opposed to any zoning classification other than NO-MU-CO-NP. Conditional Overlay prohibits Private Primary Schools and Private Secondary School uses.. Staff is recommending LO-MU.

1401 Koenig Lane. This petition was filed by property owners within 200 feet of the property and is not valid at 8.38%. The petitioners are opposed to any zoning classification less restrictive than LR. Staff is recommending LR-MU-CO (See exhibit B, CO-D)

1400 Koenig Lane. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than GR-MU-CO, with the existing conditional overlay. Staff is recommending LR-MU-CO (See exhibit B, CO-D)

5602 Clay Avenue. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS. Staff is recommending GR-MU-CO (See Exhibit B, CO-C).

5508 Clay Avenue. This is an outstanding petition from the property owner that needs to be validated by staff. We expect that this will be valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay as described by property owner letter. Staff is recommending GR-MU-CO (See Exhibit B, CO-C).

5510 & 5600 Clay Avenue. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP, Conditional Overlay "A". Staff is recommending GR-MU-CO (CO-C).

5611 Clay Avenue. One petition filed by the property owner and valid at 100%. One petition filed by adjacent property owners and is valid at 25.60%. The property owner is opposed to any zoning classification other than LO-MU-CO-NP. The adjacent property owners are opposed to any zoning classification other than SF-3. Planning Commission Recommendation is NO-MU, Original Neighborhood Plan Recommendation is SF-3.

5006 Grover. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than NO-MU-NP. The Planning Commission recommendation is SF-3.

5813 Woodrow. This is an outstanding petition from the property owner that needs to be validated by staff. We expect that this will be valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay is "E", except the 40 foot height limit is removed from the CO. In addition all commercial uses not allowed in GR base zoning are prohibited except vehicle storage and limited warehousing and distribution uses. The staff recommendation is GR-MU-CO-NP, Conditional Overlay "E".

7427 N. Lamar. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-1-MU-CO-NP, Conditional Overlay "A". The staff recommendation is CS-MU-CO-NP, Conditional Overlay "A".

200 W. Huntland Drive and 104 E. Huntland Drive. These petitions were filed by the property owner and are valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay is "H". In addition all commercial uses not allowed in GR base zoning are prohibited except vehicle storage and limited warehousing and distribution uses. Staff Recommendation is GR-MU-CO-NP, Conditional Overlay "H".

6757 Airport Blvd. This petition was filed by the property owner and is valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay is "B" except vehicle storage is removed from the CO. The staff recommendation is CS-MU-CO-NP, Conditional Overlay "B".

108 Denson Drive and 0 Denson Drive. These petitions were filed by the property owner and are valid at 100%. The property owner is opposed to any zoning classification other than CS-MU-CO-NP. Conditional Overlay as per attached document. The staff recommendation is CS-MU-CO-NP, Conditional Overlay "G".

6015, 6016, and 6020 Dillard Circle. These petitions were filed by the property owner and are valid at 100%. The property owner is opposed to any zoning classification other CS-MU-CO-NP. Conditional Overlay is "CO-G" except the following uses are removed from the CO: Convenience Storage, Maintenance and Service Facility, and Monument Retail Sales. General Retail Sales would be changed to allow a maximum of 35,000 sq. ft. The staff recommendation is CS-MU-CO-NP, Conditional Overlay "G".

DEPARTMENT COMMENTS:

The staff is not opposed to the Planning Commission recommendation for Tracts 213B and a portion of 222b (originally a portion of 231).

AREA STUDY: Brentwood/Highland Combined Neighborhood Planning Area, Koenig Lane Areas Study

TIA: Not required.

WATERSHED: Brentwood: Shoal Creek & Waller Creek; Highland: Waller Creek, Buttermilk Creek & Tannehill Creek

DESIRED DEVELOPMENT ZONE: Yes.

CAPITOL VIEW CORRIDOR: No.

HILL COUNTRY ROADWAY: No.

NEIGHBORHOOD ORGANIZATIONS:

- Brentwood Neighborhood Assn.
- Highland Neighborhood Assn.
- North Austin Neighborhood Alliance
- Koenig Lane Neighborhood Assn.
- Austin Neighborhoods Council
- Skyview Neighborhood Assn.
- Taking Action Inc.

SCHOOLS:

Brentwood Elementary
Brown Elementary
Reilly Elementary

CASE HISTORIES:

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION	CITY COUNCIL
C14-03-0148 (5220 Jim Hogg)	MF-3 to GR	11-11-03: Recommended GR-MU-CO.	12-11-03: Approved GR-CO w/conditions on 1 st reading only. *Case still pending.
C14-02-0190 (1 st Standard Mortgage, 1504 Koenig)	SF-3 to LO-MU	3-4-03: Recommended staff alternate recommendation of NO-MU.	3-20-03: Approved NO-MU on 1 ST reading only. *Case still pending.
C14-02-0121 (1703 Palo Duro)	MF-3 to GO	11-5-02: Recommend NO-MU-CO w/conditions.	11-7-02: Postponed Indefinitely. *Case expired.
C14-02-0195 (Paragon Prep, 2003 Koenig)	SF-3 to LO	3-4-03: Recommended NO-CO w/conditions.	10-30-03: Recommended LO-MU on 2 nd reading. *Case withdrawn by applicant on 11-20-03 (due to valid petition).
C14-03-0067 (Freedom Auto Sales, 1401 Koenig)	LR to CS-MU-CO	6-11-03: Denied CS-MU-CO.	To be considered by Council 2-26-04.
C14-02-0105 (Demel, 1502 Koenig)	SF-3 to LR	8-6-02: Recommended staff alternate recommendation of NO.	4-24-03: Approved NO-MU.
C14-02-0133 (2007 Koenig)	SF-3 to LO	9-17-02: Recommended LO-MU w/conditions.	3-20-03: Approved NO.
C14-03-0019 (1506 Koenig)	SF-3 to LO-MU	3-4-03: Recommended staff alternate recommendation of NO-MU.	*Case still pending.
C14-03-0042 (2005 Koenig)	SF-3 to LO	3-4-03: Recommended NO-CO w/conditions	3-20-03: Approved LO-MU. *Case still pending.

ABUTTING STREETS:

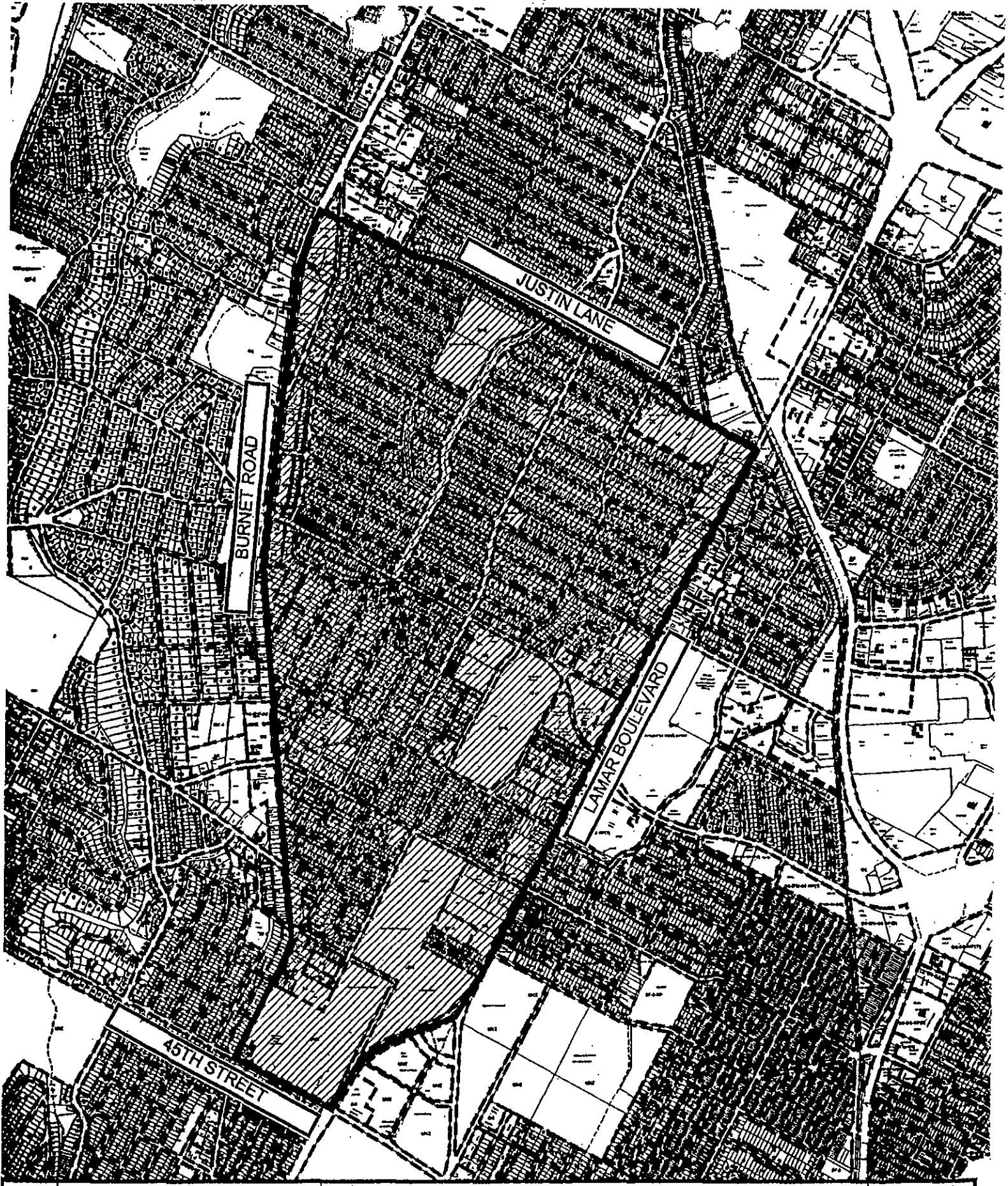
NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	CAPITAL METRO ROUTE	BICYCLE PLAN ROUTE
US Hwy 183	Varies	Varies	Major Arterial	Varies	#40	N/A
Anderson Lane	90'	Varies	Major Arterial	Yes	#5 & #8	N/A
Burnet Road	130'	50'	Major Arterial	Yes	#44 & WC	#16
Justin Lane	Varies	Varies	Minor Arterial	Yes	N/A	#22
Airport Blvd.	130'	60'	Major Arterial	Yes	#15	N/A
St. Johns Ave.	90'	40'	Minor Arterial	Yes	#39	N/A
Koenig Lane	65'	Varies	Major Arterial	Varies	#39	N/A
North Loop	Varies	36'	Minor Arterial	Yes	N/A	#28
45 th Street	60'	Varies	Minor Arterial	Yes	N/A	#32
Lamar Boulevard	100'	Varies	Major Arterial	Yes	#1 & #8	N/A
Woodrow Avenue	80'	Varies	Collector	Yes	#5	#41
49 th Street	Varies	30'	Collector	Yes	#5	#43
Guadalupe	60'	40'	Collector	Yes	#7	#47
Highland Mall Dr	90'	50'	Collector	Yes	#15	N/A
Denson	70'	40'	Collector	Yes	N/A	#24
Middle Fiskville	70'	40'	Collector	Yes	#15	N/A
Brentwood	56'	30'	Local	No	N/A	#22
Romeria	50'	30'	Local	No	N/A	#24




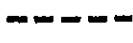
CITY COUNCIL DATE: June 24, 2004 (Tract A and part of 15b)

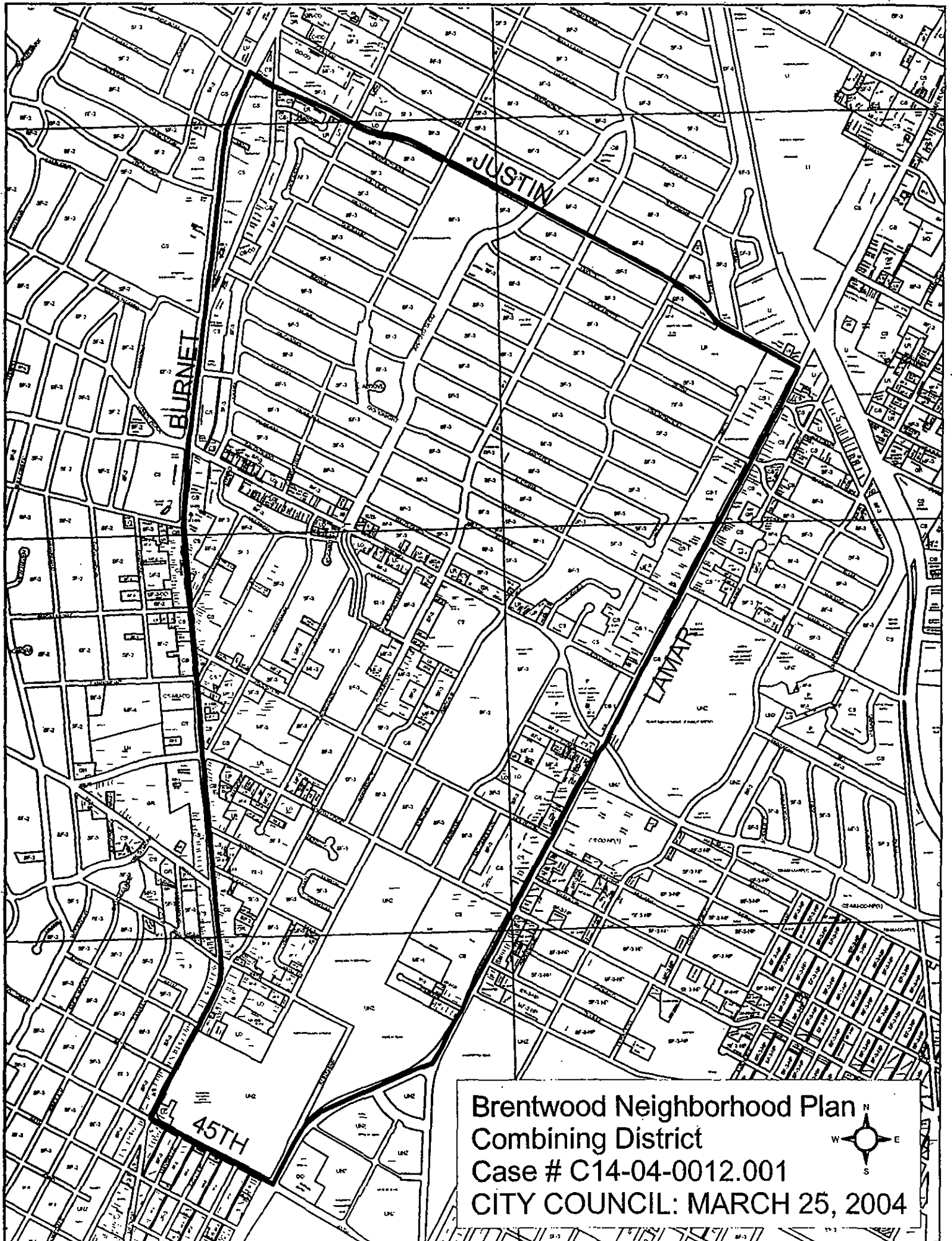
ACTION: 3-25: Approved Planning Commission recommendation.
4-15: approved on second reading with amendments (7-0)
5-13- Approved w/amendments, excluding Tracts 15a and 15b.

ORDINANCE READINGS: 1st March 25, 2004 2nd April 15, 2004
3rd May 13, 2004

ORDINANCE NUMBER:**CASE MANAGER:** Annick Beaudet, Brian Block**PHONE:** 974-2975, 974-7687**EMAIL:** Annick.Beaudet@ci.austin.tx.us, Brian.Block@ci.austin.tx.us

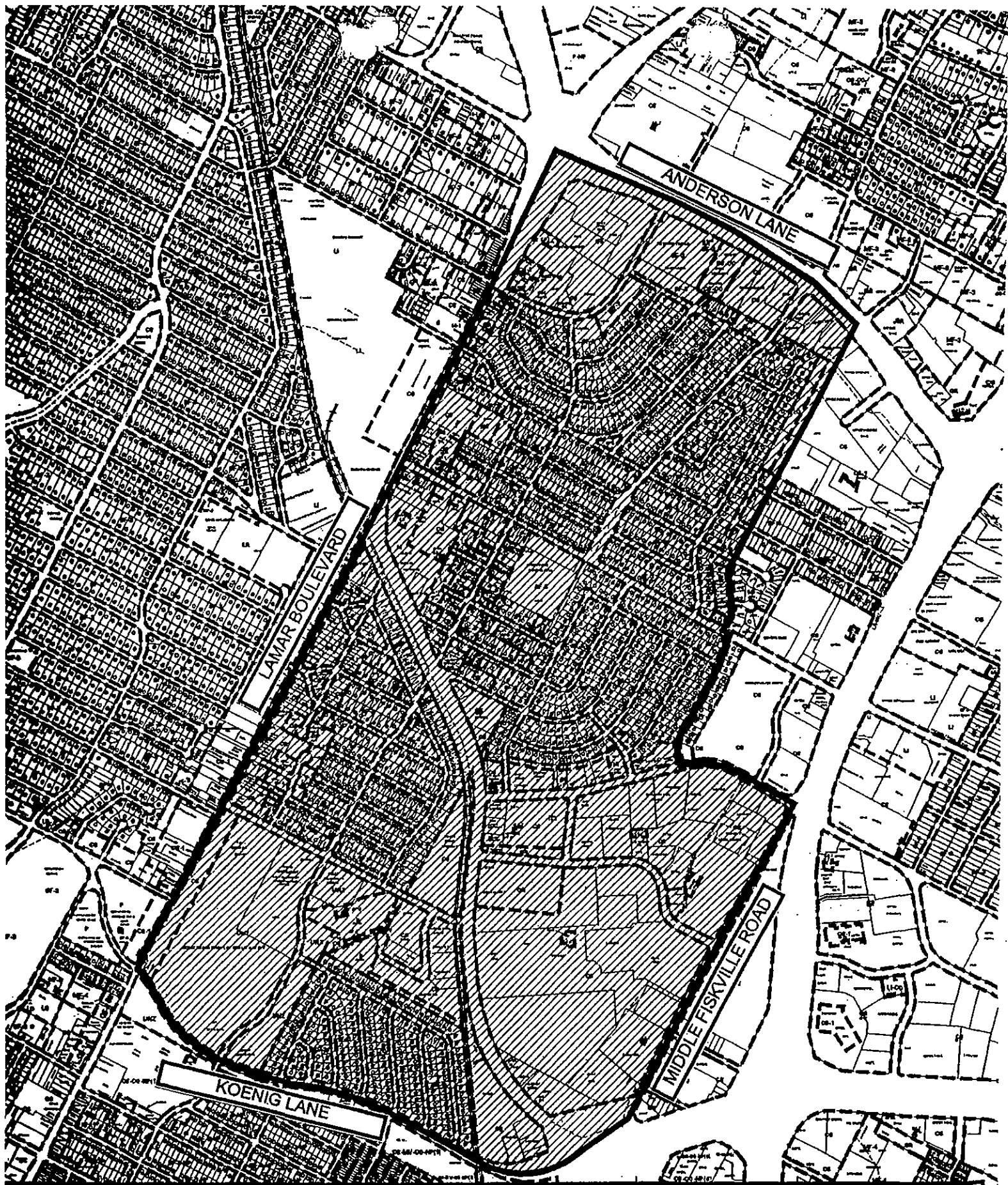



 1" = 1600'	SUBJECT TRACT 	ZONING		CITY GRID
	PENDING CASE 			REFERENCE
	ZONING BOUNDARY 	CASE #: C14-04-0012.001		NUMBER
	CASE MGR: A. BEAUDET	ADDRESS: BRENTWOOD NEIGHBORHOOD		J,K & L 26-2'
	PLAN		DATE: 04-01	
	SUBJECT AREA (acres): N/A		INTLS: SM	9



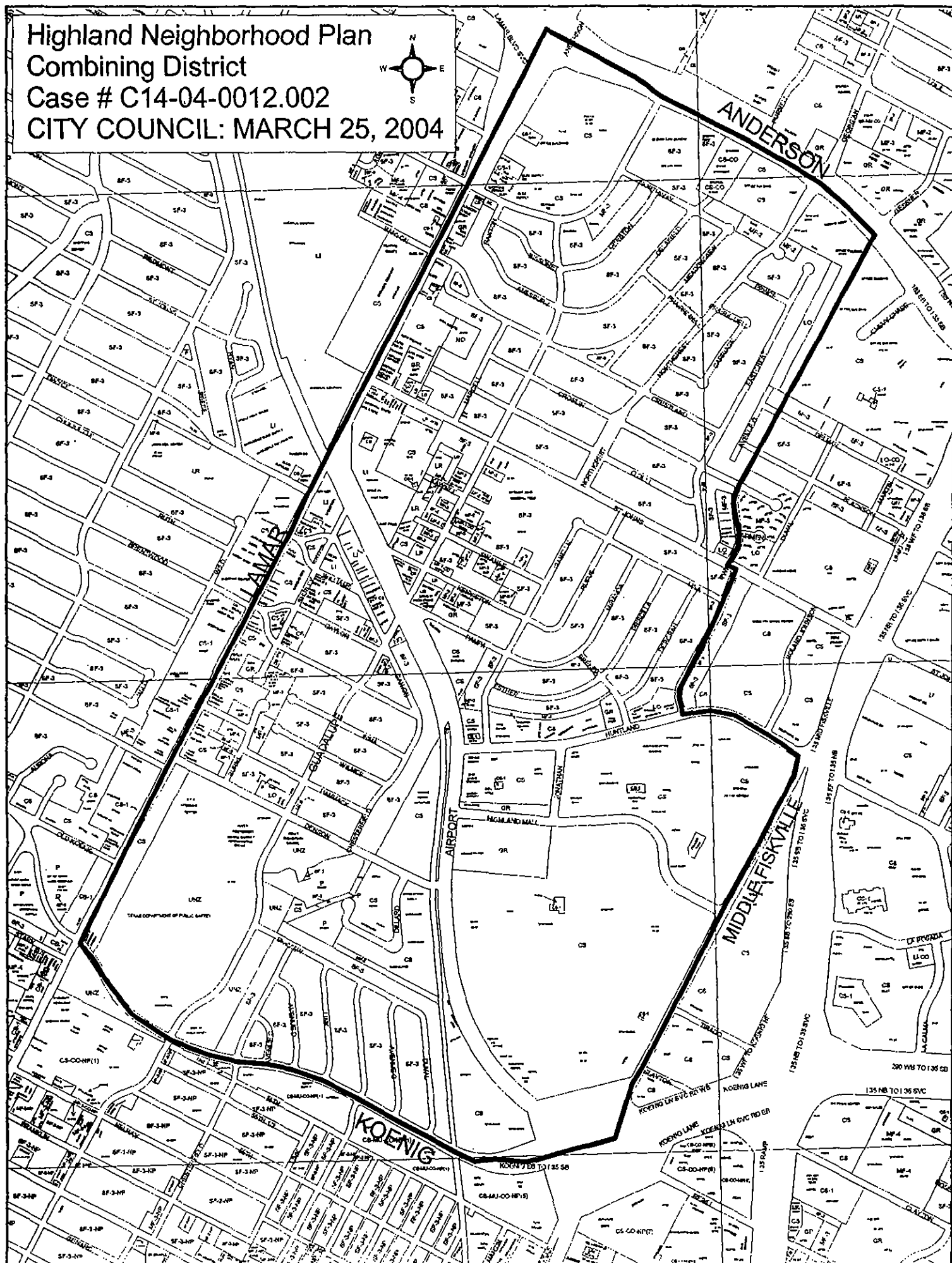
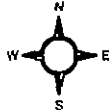
Brentwood Neighborhood Plan
Combining District
Case # C14-04-0012.001
CITY COUNCIL: MARCH 25, 2004





 1" = 1200'	SUBJECT TRACT		ZONING		CITY GRID REFERENCE NUMBER 'K27-29 L27- 9
	PENDING CASE	• • • • •	CASE #: C14-04-0012.002		
	ZONING BOUNDARY	-----	ADDRESS: HIGHLAND NEIGHBORHOOD		
	CASE MGR: A. BEAUDET		DATE: 04-01		
	PLAN		SUBJECT AREA (acres): N/A		INTLS: SM

Highland Neighborhood Plan
Combining District
Case # C14-04-0012.002
CITY COUNCIL: MARCH 25, 2004



STAFF RECOMMENDATION

C14-04-0012

The proposed zoning change will create two Neighborhood Plan Combining Districts (NPCD) covering the entire area. Under the proposed Brentwood NPCD, "Small Lot Amnesty," "Secondary Apartment," "Garage Placement," "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area. The Urban Home special use is proposed for the Romeria Gateway subdistrict, which includes all lots adjacent to Romeria between Lamar Blvd. and the Grover Drainage Channel. The Neighborhood Urban Center (NUC) special use is proposed for Tracts 1 and 2.

Under the proposed Highland NPCD, "Small Lot Amnesty" and "Secondary Apartment" are proposed for the entire area. "Garage Placement," "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area with the exception of all lots adjacent to St. Johns Avenue. The Cottage Lot special use is proposed for the North and South Highland subdistricts. The North Highland subdistrict is bounded on the north by Crestland Drive, on the east by Twin Crest Drive, on the south by St. Johns Avenue, and on the west by Lamar Blvd. The South Highland subdistrict is bounded on the north and east by Airport Blvd., on the south by Denson Drive, and on the west by Lamar Blvd. The Neighborhood Mixed Use Building (MUB) special use is proposed for Tract 221 and the Neighborhood Urban Center special use is proposed for Tracts 200, 201, 202, 222a, 222b, 222c, 223, 241, 242, 243a, 243b, 243c, 275, 276, and 277.

The proposed zoning change also implements the land use recommendations of the Brentwood/Highland Neighborhood Plan for a total of 233 tracts shown on the attached zoning tract map. For each of the 233 tracts, the attached chart (Exhibit A) lists the existing zoning, proposed zoning, property owner, street address and whether or not the NUC and MUB are permitted.

The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence – Large Lot (SF-1); Single-Family Residence—Standard Lot (SF-2); Family Residence (SF-3); Single-Family – Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence – Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU) or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts.

A detailed list of specific restrictions to be included in the conditional overlay (CO) for certain tracts is provided in Exhibit B.

STAFF RECOMMENDATION

C14-04-0012

The proposed zoning change will create two Neighborhood Plan Combining Districts (NPCD) covering the entire area. Under the proposed Brentwood NPCD, "Small Lot Amnesty," "Secondary Apartment," "Garage Placement," "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area. The Urban Home special use is proposed for the Romeria Gateway subdistrict, which includes all lots adjacent to Romeria between Lamar Blvd. and the Grover Drainage Channel. The Neighborhood Urban Center (NUC) special use is proposed for Tracts 1 and 2.

Under the proposed Highland NPCD, "Small Lot Amnesty" and "Secondary Apartment" are proposed for the entire area. "Garage Placement," "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area with the exception of all lots adjacent to St. Johns Avenue. The Cottage Lot special use is proposed for the North and South Highland subdistricts. The North Highland subdistrict is bounded on the north by Crestland Drive, on the east by Twin Crest Drive, on the south by St. Johns Avenue, and on the west by Lamar Blvd. The South Highland subdistrict is bounded on the north and east by Airport Blvd., on the south by Denson Drive, and on the west by Lamar Blvd. The Neighborhood Mixed Use Building (MUB) special use is proposed for Tract 221 and the Neighborhood Urban Center special use is proposed for Tracts 200, 201, 202, 222a, 222b, 222c, 223, 241, 242, 243a, 243b, 243c, 275, 276, and 277.

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A detailed list of specific restrictions to be included in the conditional overlay (CO) for certain tracts is provided in Exhibit B.

BASIS FOR RECOMMENDATION

1. Preserve and enhance the single-family residential areas and housing opportunities for persons with disabilities.
2. Maintain existing civic and community institutions.
3. Encourage a mixture of compatible and appropriately scaled business and residential land uses in the neighborhood and mixed-use development on major corridors to enhance this diversity.
4. Preserve locally owned small businesses in the neighborhood and encourage new ones that are walkable and serve the needs of the neighborhood.
5. Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment.
6. Improve affordability of home-ownership and rental properties.

EXISTING & PROPOSED CONDITIONS

LAND USE	Brentwood Existing	Brentwood Proposed	Highland Existing	Highland Proposed	Urban Core
Single-Family	44%	43%	31%	29%	27%
Multi-Family	6%	5%	3%	4%	7%
Commercial	10%	0%	23%	5%	7%
Mixed-Use	0%	13%	0%	29%	0%
Office	7%	5%	12%	6%	3%
Office, Mixed-Use	0%	2%	0%	1%	0%
Industrial	1%	0%	2%	0%	8%
Civic	11%	10%	4%	2%	7%
Open Space	1%	1%	1%	2%	5%
Transportation/ROW/Utilities	19%	19%	22%	22%	21%
Undeveloped	1%	0%	1%	0%	13%
Other	1%	1%	0%	0%	1%

	ZONING				ZONING			
	BRENTWOOD				HIGHLAND			
	Existing		Proposed		Existing		Proposed	
	(acres)	(%)	(acres)	(%)	(acres)	(%)	(acres)	(%)
SF-3	499.26	49.21%	472.84	46.61%	288.89	33.45%	240.59	27.86%
SF-6	0.02	0.00%	2.13	0.21%	0.00	0.00%	19.05	2.21%
MF-1	0.00	0.00%	0.00	0.00%	0.68	0.08%	0.34	0.04%
MF-2	5.58	0.55%	7.79	0.77%	4.73	0.55%	5.12	0.59%
MF-3	26.31	2.59%	28.81	2.84%	10.48	1.21%	15.63	1.81%
MF-4	5.19	0.51%	22.60	2.23%	3.81	0.44%	4.22	0.49%
NO	0.83	0.08%	0.00	0.00%	2.13	0.25%	0.00	0.00%
NO-MU	0.30	0.03%	1.46	0.14%	0.00	0.00%	4.47	0.52%
LO	19.88	1.96%	0.79	0.08%	7.14	0.83%	5.60	0.65%
LO-MU	0.00	0.00%	21.33	2.10%	0.00	0.00%	0.28	0.03%
GO	0.23	0.02%	0.00	0.00%	0.00	0.00%	0.00	0.00%
GO-MU	0.00	0.00%	3.62	0.36%	0.00	0.00%	0.00	0.00%
LR	26.22	2.58%	0.92	0.09%	4.27	0.00495	0.35	0.04%
LR-MU	0.00	0.00%	8.74	0.86%	0.00	0.00%	5.00	0.58%
GR	3.23	0.32%	0.11	0.01%	16.37	1.90%	8.55	0.99%
GR-MU	0.00	0.00%	18.80	1.85%	0.00	0.00%	1.86	0.22%
CS	98.93	9.75%	0.58	0.06%	263.41	30.50%	44.29	5.13%
CS-MU	0.00	0.00%	110.31	10.87%	0.00	0.00%	243.28	28.17%
CS-1	34.50	3.40%	0.00	0.00%	3.01	0.35%	0.00	0.00%
CS-1-MU	0.00	0.00%	1.22	0.12%	0.00	0.00%	2.38	0.28%
LI	0.03	0.00%	0.00	0.00%	13.88	1.61%	0.00	0.00%
P	10.12	1.00%	28.64	2.82%	7.50	0.87%	29.91	3.46%
ROW	190.55	18.78%	190.50	18.78%	176.65	20.45%	176.65	20.45%
UNZ	93.30	9.20%	93.30	9.20%	60.78	7.04%	56.16	6.50%
	1014.48		1014.48		863.73		863.73	

Impervious Cover

The entire neighborhood planning area lies within the boundaries of four urban watersheds. Impervious cover is not limited in urban watersheds therefore the zoning district impervious cover restriction will apply. See Exhibit C for a list of all zoning categories and corresponding impervious cover limits.

Environmental

The neighborhoods are not located over the Edwards Aquifer Recharge Zone. The neighborhoods are located in the Buttermilk Branch Creek, Shoal Creek, Tannhill Branch, and Waller Creek Watersheds of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. They are in the Desired Development Zone; Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

On-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment is required when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

According to flood plain maps, there is flood plain within the project area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The landowner intends to serve the tract with City of Austin water and wastewater utility service. If water or wastewater utility improvements are required, the landowner will be responsible for all cost and for providing the utility improvements.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Compatibility Standards

Sites plan applications for tracts that are less than 540-feet from SF-5 or more restrictive zoning, or single-family development, will be subject to compatibility development regulations:

No structure may be built within 25 feet of the property line of directly abutting single-family property.

No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the single-family property line.

No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the single-family property line.

For a structure more than 100 feet but not more than 300 feet from the single-family property line, a structure may attain a height of 40 feet plus one foot for each 10 feet if distance in excess of 100 feet from the property zoned SF-5 or more restrictive.

For a structure more than 300 feet but not more than 540 feet from the single-family property line, a structure may attain a height of 60 feet plus one foot for each four feet if distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

No parking or driveways are allowed within 25 feet of the directly abutting single-family property line

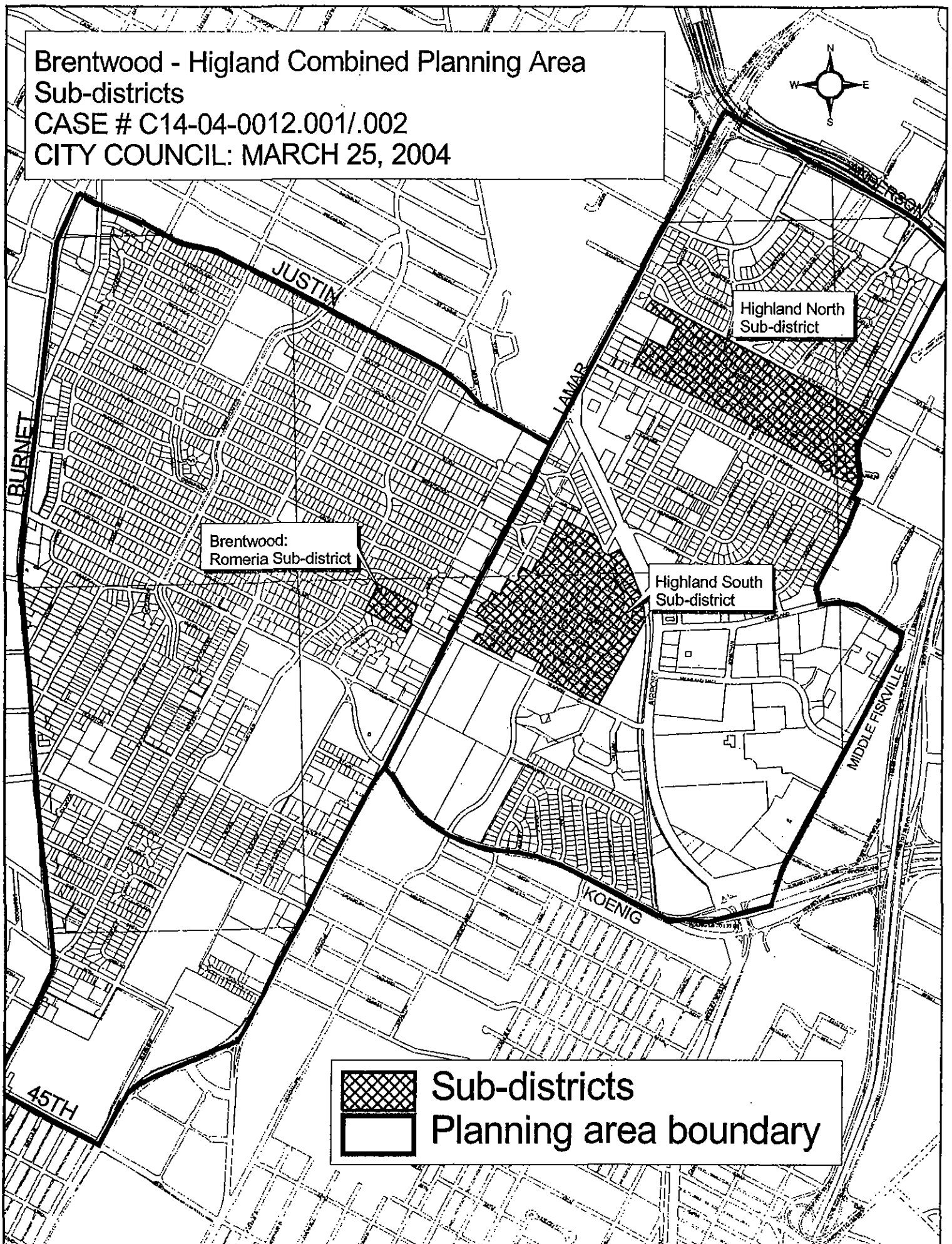
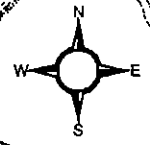
A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO, when adjacent to single-family property.

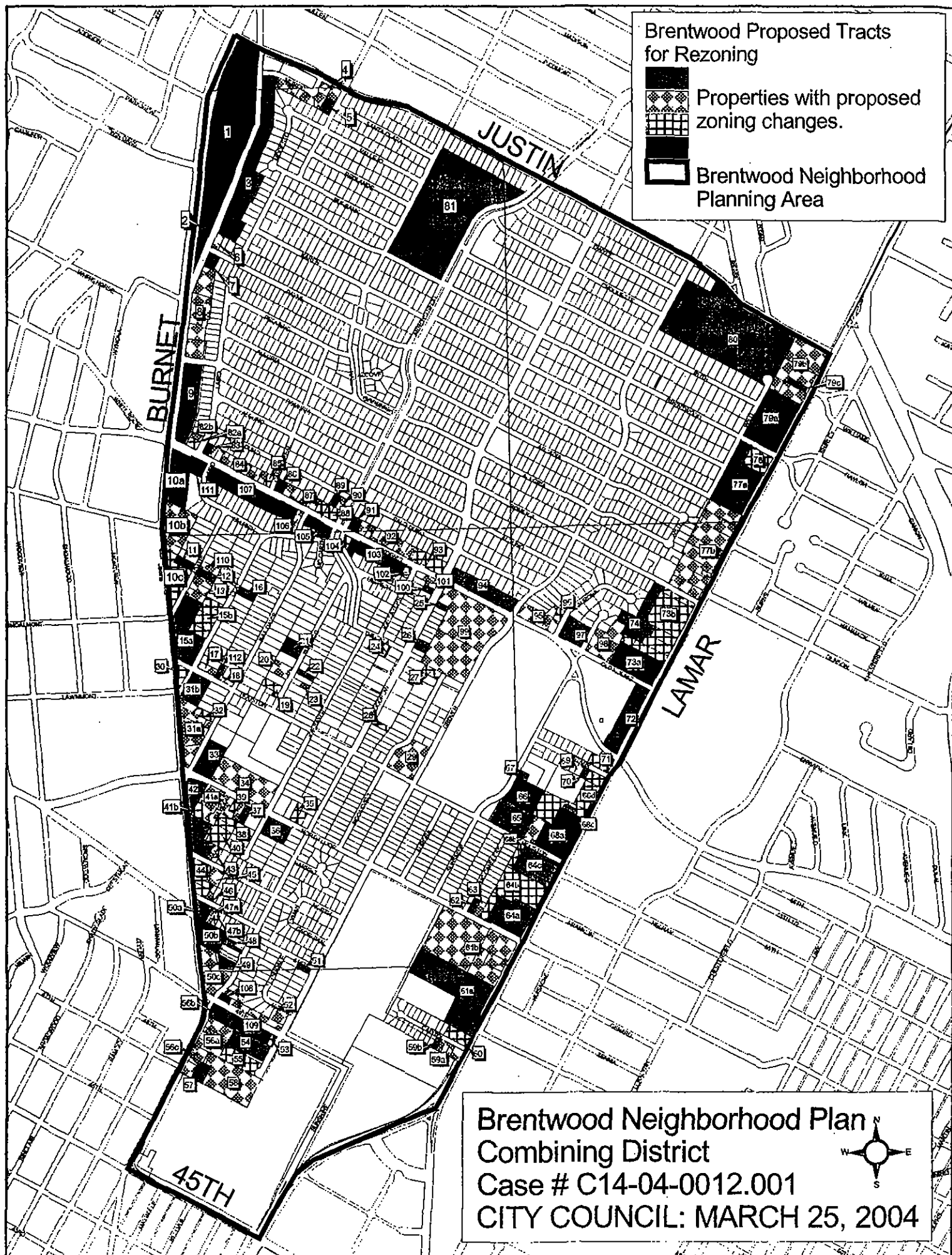
A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH when adjacent to single-family property.

A fence, berm or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

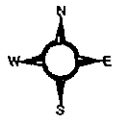
Additional design regulations will be enforced at the time a site plan is submitted.

Brentwood - Highland Combined Planning Area
Sub-districts
CASE # C14-04-0012.001/.002
CITY COUNCIL: MARCH 25, 2004





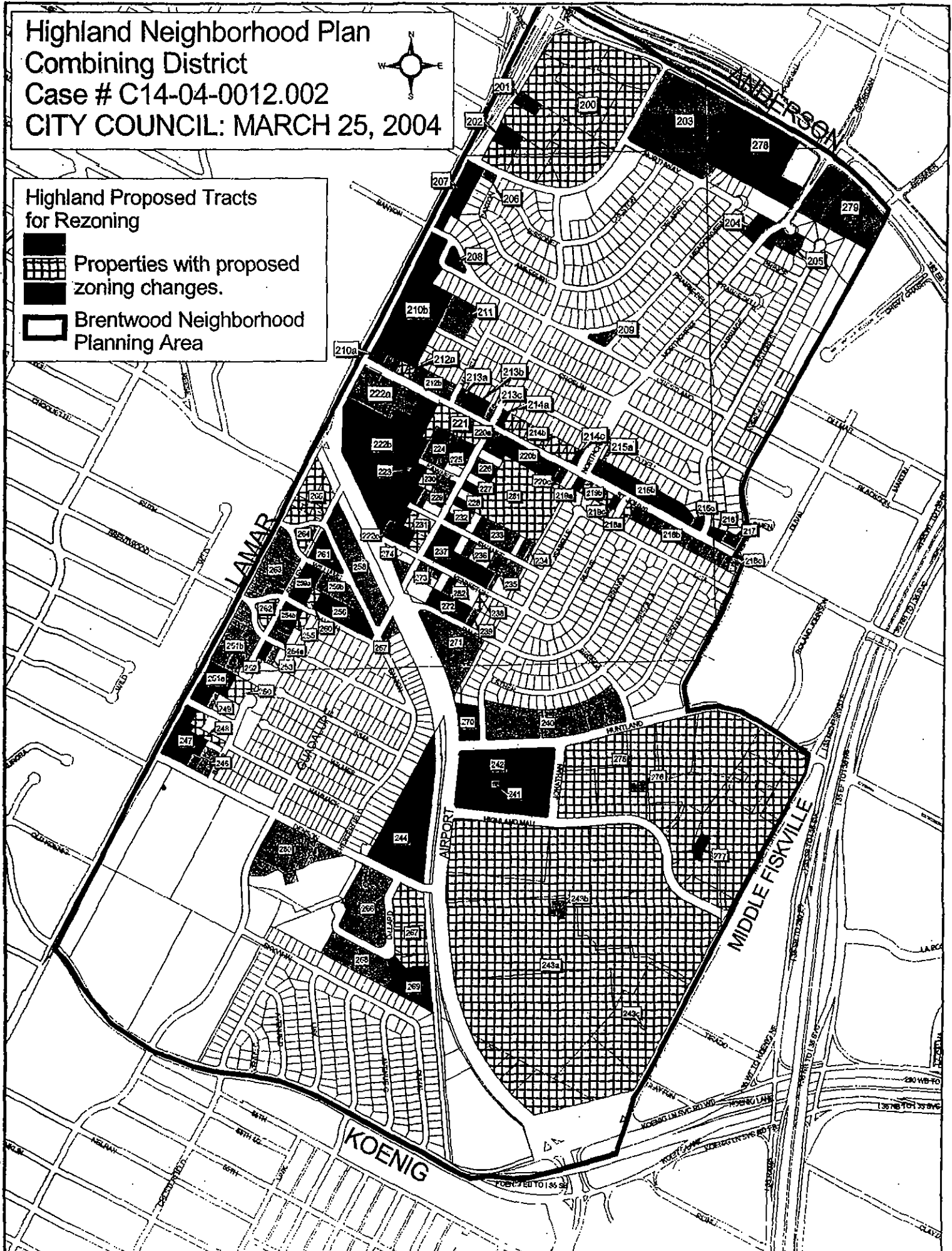


Highland Neighborhood Plan
Combining District
Case # C14-04-0012.002
CITY COUNCIL: MARCH 25, 2004



Highland Proposed Tracts
for Rezoning

-  Properties with proposed zoning changes.
-  Brentwood Neighborhood Planning Area



Brentwood/Highland Proposed Zoning Changes

TRACT	ADDRESS	FROM	PC Recommendation
1	6425, 6507, 6515, 6539, 6549, 6555, 6601, 6701, 6724 & 6825 BURNET LN	CS	CS-MU-CO-NP
1	6706, 6717 & 6801 BURNET LN	CS-1	CS-MU-CO-NP
2	6507 BURNET RD	CS-1	CS-1-MU-CO-NP
3	6507 BURNET LN	CS-CO	CS-MU-CO-NP
3	6511, 6513, 6519, 6521, 6601, 6603, 6611, 6707, 6711, 6719, 6721, 6733, 6735 & 6801 BURNET LN & 2205 MUROC ST	CS	CS-MU-CO-NP
3	6519, 6521 & 6603 BURNET LN	SF-3	CS-MU-CO-NP
4	2001 JUSTIN LN	LO	LO-MU-NP
4	2005 JUSTIN LN, 2103, 2105, 2107, 2109 & 2201 MUROC ST	LR	LO-MU-NP
4	2201 MUROC ST	CS	LO-MU-NP
5	6804 & 6808 HARDY DR	LO	SF-3-NP
6	2108 PAYNE AVE	SF-3	LO-MU-NP
7	6431 BURNET LN & 2107 PAYNE AVE	CS	LO-MU-NP
8	6415 & 6421 BURNET LN, 6205, 6225, 6311, 6313 & 6317 BURNET RD	CS	CS-MU-CO-NP
9	6001 BURNET RD	CS	CS-MU-CO-NP
10a	5801, 5819 & 5829 BURNET RD	CS	CS-MU-CO-NP
10b	5607, 5615 & 0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES)	CS	CS-MU-CO-NP
10b	0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES)	CS-1-CO	CS-MU-CO-NP
10b	0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES)	LI-CO	CS-MU-CO-NP
10c	5501, 5525, 5531 & 5605 BURNET RD	CS	CS-MU-CO-NP
10c	5501 & 5525 BURNET RD	CS-1	CS-MU-CO-NP
11	5605 BURNET RD	SF-3	LR-MU-CO-NP
12	5615 ADAMS AVE	LO	LR-MU-CO-NP
13	5609 & 5611 ADAMS AVE	CS	CS-MU-CO-NP
13	5613 ADAMS AVE	CS	CS-MU-CO-NP
15a	5605 ADAMS AVE, 5425, 5435, 5437 & 5453 BURNET RD & 5500 CLAY AVE	CS	CS-MU-CO-NP
15b	5508, 5510 & 5600 CLAY AVE	CS	GR-MU-CO-NP
15b	5602 CLAY AVE	CS	GR-MU-CO-NP
16	5611 CLAY AVE	LO	NO-MU-NP
17	1706 HOUSTON ST	LO	LO-MU-NP
18	1700 HOUSTON ST & 5504 JEFF DAVIS AVE	NO	SF-3-NP
18	1700 HOUSTON ST	MF-3	SF-3-NP
19	5502 & 5504 JIM HOGG AVE	MF-2	SF-3-NP
20	5508 JIM HOGG AVE	MF-2	SF-3-NP
21	5600 & 5602 JIM HOGG AVE	MF-2	MF-2-CO-NP
22	5513 JIM HOGG AVE	MF-2	SF-3-NP
23	5509 JIM HOGG AVE	MF-2	SF-3-NP
24	5624 5626 WOODROW AVE	SF-3	MF-3-NP
25	5807 WOODROW AVE	MF-3	SF-3-NP
26	5705 WOODROW AVE	CS	SF-3-NP
26	5705 5707 WOODROW AVE	MF-3	SF-3-NP
27	5612 ROOSEVELT AVE	LR	MF-3-NP
28	5513 WOODROW AVE	MF-3	SF-3-NP
29	5506 GROVER AVE	CS	MF-4-NP
30	5401 BURNET RD	CS	CS-MU-CO-NP
31a	5303, 5335 & 5343 BURNET RD	CS	CS-MU-CO-NP

Brentwood/Highland Proposed Zoning Changes

TRACT	ADDRESS	FROM	PC Recommendation
31a	5335 BURNET RD	CS-1-CO	CS-MU-CO-NP
31a	5335 & 5353 BURNET RD	CS-1	CS-MU-CO-NP
31a	5343 BURNET RD	MF-3	CS-MU-CO-NP
31b	5401, 5403 & 5407 CLAY AVE	CS	CS-MU-CO-NP
31b	5401 CLAY AVE	SF-3	CS-MU-CO-NP
32	5400 JEFF DAVIS AVE	MF-3	GR-MU-CO-NP
32	5400 JEFF DAVIS AVE	CS-1	GR-MU-CO-NP
33	1610 NORTH LOOP BLVD W	MF-3	CS-MU-CO-NP
33	1610 NORTH LOOP BLVD W	CS	CS-MU-CO-NP
34	1510 NORTH LOOP BLVD W	LR	MF-3-NP
35	1402 NORTH LOOP BLVD W	NO	NO-MU-NP
35	1404 NORTH LOOP BLVD W	LO	NO-MU-NP
36	1407 NORTH LOOP BLVD W	LO	MF-3-NP
37	1505 NORTH LOOP BLVD W	LO	LO-MU-NP
38	1507 & 1511 NORTH LOOP BLVD W	LR	LR-MU-CO-NP
39	1509 NORTH LOOP BLVD W	LR-CO	LR-MU-CO-NP
40	5211 JIM HOGG AVE	CS	LO-MU-NP
40	5211 JIM HOGG AVE & 1508 NORTH ST	LR	LO-MU-NP
40	5213 & 5215 JIM HOGG AVE	SF-3	LO-MU-NP
41a	5220 & 5222 JIM HOGG AVE	MF-3	LR-MU-NP
41a	5222 JIM HOGG AVE	CS	LR-MU-NP
41a	5222 JIM HOGG AVE	LR	LR-MU-NP
41b	5220 JIM HOGG AVE	CS	CS-MU-CO-NP
42	0 (LOT 9 BLK 8 BROADACRES PLUS 1/2 OF ADJ VAC STREET), 5207, 5209, 5239, 5249 & 5255 BURNET RD, 1605 NORTH LOOP BLVD W & 1512 NORTH ST	CS	CS-MU-CO-NP
43	1510 NORTH ST	LR	LR-MU-NP
44	5101, 5111 & 5119 BURNET RD & 1509 NORTH ST	CS	CS-MU-CO-NP
45	1420 51 ST W, 1507 NORTH ST	LO	LO-MU-NP
45	1507 NORTH ST	GO	LO-MU-NP
46	1418 51 ST W	CS	SF-3-NP
47a	0 (IMPS ONLY ON LOT 9 * LESS N5FT BLK 26 SMITH A F ADDN)	CS	GO-MU-CO-NP
47b	1415 51 ST W	LO	LO-MU-NP
47b	1415 51 ST W	GO	LO-MU-NP
48	5005 & 5011 BURNET RD, 5002 & 5004 WOODROW AVE	MF-3	SF-3-NP
49	4901 BURNET RD	GR	GR-MU-CO-NP
50a	5025 BURNET RD	CS	CS-MU-CO-NP
50b	5003, 5005 & 5011 BURNET RD	CS	CS-MU-CO-NP
50c	4901 & 4911 BURNET RD	CS	CS-MU-CO-NP
51	5006 GROVER AVE	LO	SF-3-NP
52	1201 49 1/2 ST W, 1200, 1304 & 1306 49 ST W & 4903 WOODROW AVE	LO	LO-MU-NP
52	1210 49 ST W	SF-3	LO-MU-NP
53	1201 & 1203 49 ST W	SF-3	LO-MU-NP
54	0 (LOT A BLACKSTOCK AND HAYES ADDN) & 4804 GROVER AVE	LO	LO-MU-NP
55	4800 GROVER AVE	LR-CO	LR-MU-CO-NP
56a	4701, 4705, 4707, 4729, 4801 & 4805 BURNET RD	CS	CS-MU-CO-NP
56a	4705 BURNET RD	LO	CS-MU-CO-NP

Brentwood/Highland Proposed Zoning Changes

TRACT	ADDRESS	FROM	PC Recommendation
56b	4811 BURNET RD	CS	CS-MU-CO-NP
56b	4811 BURNET RD	SF-3	CS-MU-CO-NP
56c	4705 BURNET RD	CS-1	CS-1-MU-CO-NP
57	4701 BURNET RD	CS-CO	CS-MU-CO-NP
58	4700 GROVER AVE	LO	GO-MU-CO-NP
59a	801, 803 & 807 CAPITOL CT & 4926 LAMAR BLVD N	CS	CS-MU-CO-NP
59b	809 CAPITOL CT	CS	CS-MU-CO-NP
60	5000 LAMAR BLVD N	CS	CS-MU-CO-NP
61	5106, 5112, 5214, 5224 & 5240 LAMAR BLVD N, 813 & 815 NORTH LOOP BLVD W	CS	CS-MU-CO-NP
62	902 NORTH LOOP BLVD W	CS	SF-3-NP
63	900 NORTH LOOP BLVD W	CS	LO-MU-NP
64a	5300 & 5304 LAMAR BLVD N, 814 NORTH LOOP BLVD W	CS	CS-MU-CO-NP
64b	0 (S20FT OF LOT 2A *SEC 2 OF RESUB OF A PART OF LT 1 SKYLAND SUBD) & 833 HOUSTON ST, 5400 LAMAR BLVD N & 816 NORTH LOOP BLVD W	CS	CS-MU-CO-NP
64c	819 & 831 HOUSTON ST, 0 (LOT 5 *RESUB OF LT 1A SEC 2 OF A RESUB OF PT OF LT 1 SKYLAND SUBD), 5412 & 5414 LAMAR BLVD N	CS	CS-MU-CO-NP
65	0 (LOT 1 HOUSTON STREET SUBD), 0 (LOT 3 HOUSTON STREET SUBD), 900 & 902 HOUSTON ST	SF-3	SF-6-NP
66	5527 SUNSHINE DR	LO	LO-MU-NP
67	5601 SUNSHINE DR	GR	GR-MU-NP
68a	820 HOUSTON ST, 5516, 5520 & 5528 LAMAR BLVD N	CS	CS-MU-CO-NP
68a	5516, 5520, 5528, 5538, 5602, 5604, 5610 & 5624 LAMAR BLVD N & 805 STARK ST	CS-1	CS-MU-CO-NP
68b	826 HOUSTON ST & 5538 LAMAR BLVD N	CS	CS-MU-CO-NP
68c	5538 LAMAR BLVD N	CS-1	CS1-MU-CO-NP
68c	5538 LAMAR BLVD N	CS	CS1-MU-CO-NP
69	809 STARK ST	LO-CO	LO-MU-CO-NP
70	807 STARK ST	LO	LO-MU-NP
71	5630 LAMAR BLVD N	CS-1	CS-MU-CO-NP
72	5700 LAMAR BLVD N	CS-1	P-NP
73a	5900 & 5916 LAMAR BLVD N, 900 OLD KOENIG LN	CS	CS-MU-CO-NP
73a	5900 & 5916 LAMAR BLVD N, 900 OLD KOENIG LN	CS-1	CS-MU-CO-NP
73b	0 (LOT 3 COOK-WALDEN ADDN), 5922, 6000, 6010 & 6100 LAMAR BLVD N	CS-1	CS-MU-CO-NP
73b	5922 LAMAR BLVD N	CS	CS-MU-CO-NP
74	6008 LAMAR BLVD N & 903 ROMERIA DR	CS	MF-3-NP
74	6008 LAMAR BLVD N	CS-1	MF-3-NP
77a	821 BRENTWOOD ST, 6508 & 6518 LAMAR BLVD N	CS-1	CS-MU-CO-NP

Brentwood/Highland Proposed Zoning Changes

TRACT	ADDRESS	FROM	PC Recommendation
77b	0 (APPROX 1.45ACR OF LOT 2-3 RESERVOIR HEIGHTS), 0 (44X91FT OF LOT 3 RESERVOIR HEIGHTS), 6200, 6210, 6222, 6310, 6324, 6400, 6406 & 6416 LAMAR BLVD N, 814 & 824 ROMERIA DR, 0 WILD ST (E62.4FT OF LOT 14 BLK A WEST VIEW HEIGHTS)	CS-1	CS-MU-CO-NP
78	6528 & 6534 LAMAR BLVD N	CS-1	CS-1-MU-CO-NP
79a	6610, 6612, 6618, 6702, 6706 & 6712 LAMAR BLVD N	CS-1	CS-MU-CO-NP
79b	6714, 6808 & 6812 LAMAR BLVD N, 0 WILD ST (ABS 697 SUR 7 SPEAR G W ACR .29)	CS-1	CS-MU-CO-NP
79c	6808 LAMAR BLVD N (only building footprint)	CS-1	CS-1-MU-CO-NP
80	0 (E TRI OF LOT 1 BLK 2 CRESTVIEW ADDN SEC 1), 1101 & 1103 JUSTIN LN	SF-3	MF-4-NP
80	0 (E TRI OF LOT 1 BLK 2 CRESTVIEW ADDN SEC 1), 1003, 1101 & 1103 JUSTIN LN	MF-3	MF-4-NP
80	1003 & 1103 JUSTIN LN	LR	MF-4-NP
81	0 (ABS 697 SUR 7 SPEAR G W ACR 8.24) & 6700 ARROYO SECO	SF-3	P-NP
82a	5902 LAIRD DR	CS	GR-MU-NP
82b	5902 LAIRD DR	CS	LR-MU-CO-NP
83	2010 KOENIG LN W	LR	LR-MU-CO-NP
84	1902, 1904, 1906, 1910, 2004 & 2008 KOENIG LN W	LO	LO-MU-NP
84	1908 KOENIG LN W	SF-3	LO-MU-NP
84	2000 & 2002 KOENIG LN W	GO-CO	LO-MU-NP
84	2000 KOENIG LN W	LR	LO-MU-NP
84	2006 KOENIG LN W	LO-CO	LO-MU-NP
85	1900 KOENIG LN W	LO	LR-MU-CO-NP
86	1806 KOENIG LN W	LR	LR-MU-CO-NP
87	1706, 1708, 1800, 1802 & 1804 KOENIG LN W	LR	LO-MU-NP
88	1700, 1702 & 1704 KOENIG LN W	CS	LR-MU-CO-NP
89	1703 PALO DURO RD	MF-3	NO-MU-NP
90	1701 PALO DURO RD	CS	LR-MU-CO-NP
91	1518 KOENIG LN W	SF-3	LR-MU-CO-NP
92	1500, 1502, 1504, 1506, 1508, 1510, 1512 & 1514 KOENIG LN W	SF-3	LO-MU-NP
92	1514 KOENIG LN W	NO	LO-MU-NP
92	1516 KOENIG LN W	LO	LO-MU-NP
93	1400 KOENIG LN W	GR-CO	LR-MU-CO-NP
93	1406 & 1408 KOENIG LN W	LR	LR-MU-CO-NP
93	1408 KOENIG LN W	SF-3	LR-MU-CO-NP
94	1200, 1206 & 1300 KOENIG LN W	GR	GR-MU-CO-NP
94	1306 KOENIG LN W	CS	GR-MU-CO-NP
94	1308 KOENIG LN W & 5903 WOODROW AVE	LR	GR-MU-CO-NP
95	1100 KOENIG LN W	CS	GR-MU-CO-NP
95	1102 & 1106 KOENIG LN W	GR	GR-MU-CO-NP
95	1108 & 1112 KOENIG LN W	LR	GR-MU-CO-NP
96	5908 AURORA DR	GR	LR-MU-CO-NP
96	5908 AURORA DR	CS	LR-MU-CO-NP
97	1006 KOENIG LN W	SF-3	GR-MU-CO-NP
97	1006 KOENIG LN W	CS	GR-MU-CO-NP
98	908 OLD KOENIG LN	SF-3	GR-MU-CO-NP

Brentwood/Highland Proposed Zoning Changes

TRACT	ADDRESS	FROM	PC Recommendation
98	908 OLD KOENIG LN	CS	GR-MU-CO-NP
99	5700 GROVER AVE	CS	GR-MU-CO-NP
99	1303 KOENIG LN W	CS	GR-MU-CO-NP
100	5808 WOODROW AVE	SF-3, LR	LO-MU-NP
101	1401 & 1405 KOENIG LN W	LR	LR-MU-CO-NP
102	1501 KOENIG LN W	LO	LR-MU-CO-NP
103	1503, 1505, 1507, 1513, 1515, 1519, 1521, & 1523 KOENIG LN W	LO	LO-MU-NP
103	1509, 1511 & 1517 KOENIG LN W	SF-3	LO-MU-NP
104	1525 KOENIG LN W	LO	LR-MU-CO-NP
105	1615 & 1617 KOENIG LN W	LO	LR-MU-CO-NP
105	1601 KOENIG LN W	SF-3	LR-MU-CO-NP
106	1701 KOENIG LN W	LO	LR-MU-CO-NP
107	1703, 1705, 1707, 1801, 1803, 1901, 1903, 1905, 1907 & 1909 KOENIG LN W	LO	LO-MU-NP
107	1911, 2003 & 2005 KOENIG LN W	SF-3	LO-MU-NP
107	2007 KOENIG LN W	NO	LO-MU-NP
108	4901 WOODROW AVE	LR	LR-MU-NP
109	1203 & 1209 49 ST W	MF-3	LO-MU-NP
109	1209, 1211, 1213, 1301 & 1307 49 ST W	SF-3	LO-MU-NP
110	5617 ADAMS AVE	LO	NO-MU-NP
111	2011 KOENIG LN W	SF-3	LO-MU-NP
112	1704 HOUSTON ST	NO	NO-MU-NP
200	621 & 705 ANDERSON LN W, 7620 GUADALUPE ST, 7601, 7701 & 7801 LAMAR BLVD N, 608 & 622 MORROW ST	CS	CS-MU-NP
201	7701 LAMAR BLVD N	CS-1	CS-1-MU-NP
202	7601 LAMAR BLVD N	CS-1	CS-1-MU-NP
203	0 ANDERSON LN W (ABS 789 SUR 57 WALLACE J P ACR 7.38) & 0 NORTHWAY DR (ABS 789 SUR 57 WALLACE J P ACR 2.298)	SF-3	P-NP
204	7702, 7704, 7706 & 7708 NORTHCREST BLVD	SF-3	MF-2-NP
205	7703 NORTHCREST BLVD, 200, 201 & 203 NORTHCREST CIRCLE	SF-3	MF-2-NP
206	701 MORROW ST	NO	NO-MU-NP
207	712 CRESTLAND DR, 7521, 7535, 7543 & 7545 LAMAR BLVD N	GR	GR-MU-CO-NP
207	7545 LAMAR BLVD N	CS	GR-MU-CO-NP
208	0	SF-3	P-NP
209	0	SF-3	P-NP
210a	7205 LAMAR BLVD N, 704 & 710 ST JOHNS AVE W	CS	CS-MU-CO-NP
210a	704 ST JOHNS AVE W	GR	CS-MU-CO-NP
210b	707 CRESTLAND DR & 7427 LAMAR BLVD N	SF-3	CS-MU-CO-NP
210b	7209 LAMAR BLVD N	LO	CS-MU-CO-NP
210b	7209, 7221, 7301 & 7313 LAMAR BLVD N	LR	CS-MU-CO-NP
210b	7209, 7221 & 7301 LAMAR BLVD N	GR	CS-MU-CO-NP
210b	707 CRESTLAND DR, 7209, 7221, 7301, 7313, 7401, 7427, 7435 & 7439 LAMAR BLVD N	CS	CS-MU-CO-NP
210b	7427 LAMAR BLVD N	CS-1	CS-MU-CO-NP
211	7401 LAMAR BLVD N	SF-3	NO-MU-NP
211	7401 LAMAR BLVD N	NO	NO-MU-NP

Brentwood/Highland Proposed Zoning Changes

TRACT	ADDRESS	FROM	PC Recommendation
212a	700 & 702 ST JOHNS AVE W	LR	LR-MU-CO-NP
212a	702 & 704 ST JOHNS AVE W	LO	LR-MU-CO-NP
212b	7202 MARCELL ST, 612, 616, 618, 620 & 624 ST JOHNS AVE W	SF-3	LR-MU-CO-NP
212b	624 ST JOHNS AVE W	LO	LR-MU-CO-NP
213a	610 ST JOHNS AVE W	SF-3	NO-MU-NP
213b	602, 604 & 608 ST JOHNS AVE W	SF-3	NO-MU-NP
213c	600 ST JOHNS AVE W	SF-3	NO-MU-NP
214a	514 ST JOHNS AVE W	SF-3	NO-MU-NP
214b	402, 404, 406, 410, 412, 500, 502, 504, 506, 508, 510 & 512 ST JOHNS AVE W	SF-3	SF-6-CO-NP
214c	400 ST JOHNS AVE W	SF-3	NO-MU-NP
215a	206 ST JOHNS AVE W	SF-3	NO-MU-NP
215b	100, 102, 104 & 106 ST JOHNS AVE E, 100, 102, 104, 106, 108, 110, 200, 202 & 204 ST JOHNS AVE W	SF-3	SF-6-CO-NP
215c	7200 EAST CREST DR	SF-3	NO-MU-NP
216	7201 EAST CREST DR	SF-3	NO-MU-NP
217	206 ST JOHNS AVE E	LO	LO-MU-NP
218a	107 ST JOHNS AVE W	SF-3	NO-MU-NP
218b	101, 103, 105, 107, 109, 111, 113, 201, 203, 205 & 207 ST JOHNS AVE E, 101, 103 & 105 ST JOHNS AVE W	SF-3	SF-6-CO-NP
218c	7104 TWIN CREST DR	SF-3	NO-MU-NP
219a	211 ST JOHNS AVE W	SF-3	NO-MU-NP
219b	203, 205, 207 & 209 ST JOHNS AVE W	SF-3	SF-6-CO-NP
219c	201 ST JOHNS AVE W	SF-3	NO-MU-NP
220a	513 ST JOHNS AVE W	SF-3	LR-MU-CO-NP
220b	405, 407, 411, 413, 503, 505, 507, 509 & 511 ST JOHNS AVE W	SF-3	SF-6-CO-NP
220c	403 ST JOHNS AVE W	SF-3	LR-MU-CO-NP
221	601, 605 & 613 ST JOHNS AVE W	SF-3	LR-MU-CO-NP
222a	7125 & 7135 LAMAR BLVD N	CS-1	CS-MU-CO-NP
222a	7125 & 7135 LAMAR BLVD N, 621 & 709 ST JOHNS AVE W & 0 (100X398FT ABS 789 SUR 57 WALLACE J P)	LI	CS-MU-CO-NP
222a	621 ST JOHNS AVE W	LR	CS-MU-CO-NP
222a	621 ST JOHNS AVE W & 0 (100X398FT ABS 789 SUR 57 WALLACE J P)	CS	CS-MU-CO-NP
222b	608 KENNISTON DR, 615 ST JOHNS AVE W & 0 (ACR 11.41 * OF LOT 1 AMENDED PLAT OF NORTHAIR CENTER IMP ONLY)	CS	CS-MU-CO-NP
222b	610 KENNISTON DR, 615 ST JOHNS AVE W & 0 (ACR 11.41 * OF LOT 1 AMENDED PLAT OF NORTHAIR CENTER IMP ONLY)	LR	CS-MU-CO-NP
222b	0 (ACR 11.41 * OF LOT 1 AMENDED PLAT OF NORTHAIR CENTER IMP ONLY) & 0 (IMP ONLY ABS 789 SUR 75 WALLACE J P ACR .688)	LI	CS-MU-CO-NP
222b	6900 & 6902 GUADALUPE ST (from front 94 feet of property from Guadalupe St. to back property line.)	LR	CS-MU-CO-NP

Brentwood/Highland Proposed Zoning Changes

TRACT	ADDRESS	FROM	PC Recommendation
222c	610 KENNISTON DR	CS	CS-MU-CO-NP
223	0 (ACR 11.41 * OF LOT 1 AMENDED PLAT OF NORTHFAIR CENTER IMP ONLY)	CS-1	CS-1-MU-CO-NP
224	606 & 610 KAWNEE DR	LO	MF-3-NP
224	606 & 610 KAWNEE DR	LR	MF-3-NP
225	7104 & 7106 GUADALUPE ST	SF-3	SF-6-NP
226	7103 & 7105 GUADALUPE ST	SF-3	SF-6-NP
227	7009 GUADALUPE ST	SF-3	SF-6-NP
228	7005 GUADALUPE ST	MF-2	SF-6-NP
229	7002 & 7006 GUADALUPE ST & 606 SWANEE DR	SF-3	SF-6-NP
229	7004 GUADALUPE ST	MF-2	SF-6-NP
230	607 & 609 KAWNEE DR	SF-3	MF-3-NP
231	6900 & 6902 GUADALUPE ST (front 94 feet from property line along Guadalupe St.)	LR	SF-6-NP
231	6904 GUADALUPE ST & 607 SWANEE DR	SF-3	SF-6-NP
232	7001 GUADALUPE ST & 506 SWANEE DR	SF-3	SF-6-NP
233	404, 406, 408, 410, 500 & 502 SWANEE DR	SF-3	MF-3-NP
234	400 SWANEE DR	SF-3	MF-3-NP
235	404 KENNISTON DR, 307, 401, 403 & 0 SWANEE DR (E 38FT OF LOT 13 BLK 6 SILVERTON HEIGHTS)	SF-3	MF-3-NP
235	403 & 407 SWANEE DR	MF-2	MF-3-NP
236	503 SWANEE DR	SF-3	MF-3-NP
237	6901 GUADALUPE ST	MF-1-CO	SF-6-NP
237	6903, 6905 & 6909 GUADALUPE ST, 406, 408, 410, 412, 500, 502, 504 KENNISTON DR & 507 SWANEE DR	SF-3	SF-6-NP
238	407 KENNISTON DR	SF-3	MF-3-NP
239	407 KENNISTON DR	SF-3	GR-CO-NP
240	104, 114, 116 & 200 HUNTLAND DR E & 200 HUNTLAND DR W	MF-4	GR-CO-NP
240	104, 114, 116 & 200 HUNTLAND DR E & 200 HUNTLAND DR W	CS	GR-CO-NP
240	200 HUNTLAND DR E	GR	GR-CO-NP
241	100 HIGHLAND MALL BLVD E	CS-1	CS-MU-NP
242	6415, 6504 & 6505 AIRPORT BLVD & 100 HIGHLAND MALL BLVD E	CS	CS-MU-NP
242	6415 AIRPORT BLVD & 100 HIGHLAND MALL BLVD E	GR	CS-MU-NP
243a	5775, 5789, 5795, 5815, 5821 & 6101 AIRPORT BLVD, 523, 1234 & 0 HIGHLAND MALL BLVD E (LOT 2 AUSTIN MALL), 5930, 6000 & 6300 MIDDLE FISKVILLE RD	CS	CS-MU-NP
243a	6101 AIRPORT BLVD	GR	CS-MU-NP
243b	1234 HIGHLAND MALL BLVD E	CS-1	CS-1-MU-NP
243c	6000 MIDDLE FISKVILLE RD	CS-1	CS-1-MU-NP
244	108 DENSON DR W	CS	CS-MU-CO-NP
246	6204 & 6206 BURNS ST, 700 DENSON DR W	SF-3	MF-3-NP
246	704 & 706 DENSON DR W	CS	MF-3-NP
247	6205, 6215, 6221, 6225 & 6301 LAMAR BLVD N	CS	CS-MU-CO-NP

Brentwood/Highland Proposed Zoning Changes

TRACT	ADDRESS	FROM	PC Recommendation
248	6225 LAMAR BLVD N	SF-3	MF-4-NP
248	721 LAMAR PL	CS	MF-4-NP
249	702 LAMAR PL	CS	MF-4-NP
250	6408 BURNS ST	CS	MF-4-NP
251a	6411 LAMAR BLVD N & 720 LAMAR PL	CS	CS-MU-CO-NP
251b	6509, 6517, 6519, 6531, 6535 & 6539 LAMAR BLVD N, 6506, 6510 & 6516 SHIRLEY AVE	CS	CS-MU-CO-NP
251b	6509 LAMAR BLVD N	GR	CS-MU-CO-NP
252	6507 SHIRLEY AVE	CS	CS-MU-CO-NP
253	619 BRENTWOOD ST	SF-3	LR-MU-CO-NP
254a	6601 & 6603 SHIRLEY AVE	CS	CS-MU-CO-NP
254b	6605, 6619 & 6623 SHIRLEY AVE	CS	CS-MU-CO-NP
255	617 GAYLOR ST	SF-3	SF-6-NP
256	602, 606, 608, 610, 612 & 614 GAYLOR ST	SF-3	SF-6-NP
256	604 GAYLOR ST	MF-2	SF-6-NP
257	6701 GUADALUPE ST	NO	NO-MU-NP
258	0, 614, 636, 646, 650 & 654 CANION ST & 6901 SHIRLEY AVE	LI	CS-MU-CO-NP
258	600, 610, 620, 624, 630 & 634 CANION ST	CS	CS-MU-CO-NP
259a	6701, 6713, 6719 & 6725 SHIRLEY AVE	CS	CS-MU-CO-NP
259b	607 & 609 CANION ST, 601, 603 & 605 WILLIAMS ST	CS	CS-MU-CO-NP
260	616 GAYLOR ST	SF-3	SF-6-NP
261	613 CANION ST, 600 & 604 WILLIAMS ST	LI	CS-MU-CO-NP
262	6610 SHIRLEY AVE	CS	CS-MU-CO-NP
263	0, 6601, 6607, 6611, 6615, 6701, 6705 & 6719 LAMAR BLVD N, 6700, 6702, 6714, 6720, 6722 & 6726 SHIRLEY AVE	CS	CS-MU-CO-NP
264	6721 LAMAR BLVD N	CS	CS-MU-CO-NP
265	6801 & 6813 LAMAR BLVD N & 6900 SHIRLEY AVE	CS	CS-MU-CO-NP
265	6813, 6817 & 6901 LAMAR BLVD N, 0 RAYMOND ST (E 60' OF LOT 17 BLK E PLAZA PLACE), 6900, 904 & 6910 SHIRLEY AVE	LI	CS-MU-CO-NP
266	6016 & 6020 DILLARD CIRCLE	CS	CS-MU-CO-NP
267	105 DENSON DR W, 6003 & 6015 DILLARD CIRCLE	CS	CS-MU-CO-NP
268	0 DENSON DR W (ABS 789 SUR 57 WALLACE J P ACR 2.542)	CS	CS-MU-CO-NP
268	0 DENSON DR W (ABS 789 SUR 57 WALLACE J P ACR 2.542)	MF-3	CS-MU-CO-NP
269	5997 DILLARD CIRCLE	CS	CS-MU-CO-NP
269	5997 DILLARD CIRCLE	MF-3	CS-MU-CO-NP
270	300 HUNT LAND DR W	CS	CS-CO-NP
270	300 HUNT LAND DR W	CS-1	CS-CO-NP
271	6757 AIRPORT BLVD	CS	CS-CO-NP
272	407 KENNISTON DR & 500 PAMPA DR	GR	GR-CO-NP
273	6809 GUADALUPE ST	LR	LR-CO-NP
274	6820 & 6821 AIRPORT BLVD, 6800 GUADALUPE ST	CS	CS-CO-NP

Brentwood/Highland Proposed Zoning Changes

TRACT	ADDRESS	FROM	PC Recommendation
	200, 314, 404, 418, 502, 520, 604 & 700 HIGHLAND MALL BLVD E, 201, 305, 505, 617 & 713 HUNT LAND DR E, 6700 & 6718 MIDDLE FISKVILLE RD		
275		CS	CS-MU-NP
276	404 HIGHLAND MALL BLVD E	CS-1	CS-1-MU-NP
277	6700 MIDDLE FISKVILLE RD	CS-1-CO	CS-1-MU-NP
278	223 & 301 ANDERSON LANE W	CS	CS-CO-NP
278	301 ANDERSON LANE W	CS-CO	CS-CO-NP
279	111, 201 & 313 ANDERSON LANE E	CS	CS-CO-NP
280	0 GUALALUPE ST (ABS 789 SUR 57 WALLACE J P ACR 3.2) & 0 GUADALUPE (ABS 789 SUR 57 WALLACE J P ACR 9.86)	UNZ	P-NP
280	0 GUADALUPE ST (ABS 789 SUR 57 WALLACE J P ACR 9.86)	SF-3	P-NP
281	401 ST JOHNS AVE W	SF-3	P-NP
282	503 KENNISTON DR	SF-3	MF-3-NP

Brentwood/Highland Neighborhood Plan Draft Conditional Overlays

A	Conditional
	Agricultural Sales and Services
	Campground
	Commercial Blood Plasma Center
	Equipment Repair Services
	Equipment Sales
	Kennels
	Vehicle Storage
B	Conditional
	Construction Sales and Services
	Prohibited
	Agricultural Sales and Services
	Campground
	Commercial Blood Plasma Center
	Drop-Off Recycling Collection Facility
	Equipment Repair Services
	Equipment Sales
	Kennels
	Outdoor Entertainment
	Outdoor Sports and Recreation
	Vehicle Storage
C	Prohibited
	Automotive Rentals
	Automotive Repair Services
	Automotive Sales
	Automotive Washing (of any type)
	Commercial Off-Street Parking
	Drop-Off Recycling Collection Facility
	Exterminating Services
	General Retail of any type greater than 20,000 sq. ft.
	Off-Site Accessory parking
	Outdoor Entertainment
	Outdoor Sports and Recreation
	Pawn Shop Services
	Plant Nursery
	Service Station
	Drive through Services

D	Prohibited
	Service Station
	Drive through Services
	Off-Site Accessory Parking
E	Limit height to 40 feet or three stories
	Prohibited
	Drop-Off Recycling Collection Facility
	Outdoor Entertainment
	Outdoor Sports and Recreation
	Pawn Shop Services
F	LO Site standards, Limit height to 35 feet
	Prohibited
	Custom Manufacturing
	Financial Services
	Off-Site Accessory Parking
	Pet Services
	Plant Nursey
	Service Station
	Drive through Services
	Conditional
	College and University Facilities
	Private Secondary Educational Facilities

G	Prohibited
	Agricultural Sales and Services
	Automotive Rentals
	Automotive Sales
	Automotive Washing (of any type)
	Campground
	Commercial Blood Plasma Center
	Commercial Off-Street Parking
	Convenience Storage
	Drive Through Services
	Drop-Off Recycling Collection Facility
	Equipment Repair Services
	Equipment Sales
	Exterminating Services
	General Retail of any type greater than 20,000 sq. ft.
	Kennels
	Laundry Services
	Maintenance and Service Facilities
	Monument Retail Sales
	Off-Site Accessory Parking
	Outdoor Entertainment
	Outdoor Sports and Recreation
	Pawn Shop Services
	Service Station
	Vehicle Storage
H	Prohibited
	Outdoor Entertainment
	Outdoor Sports and Recreation
	Drop off Recycling Facility
	Pawn Shop Services
I	Prohibited
	Business or Trade School
	Business Support Services
	Off-Site Accessory Parking
	Personal Services
	Restaurant (Limited)

J	Prohibited
	Agricultural Sales and Services
	Art and Craft Studio (General)
	Automotive Rentals
	Automotive Sales
	Automotive Washing (of any type)
	Building Maintenance Services
	Campground
	Commercial Blood Plasma Center
	Commercial Off-Street Parking
	Convenience Storage
	Drive Through Services
	Drop-Off Recycling Collection Facility
	Electronic Prototype Assembly
	Equipment Repair Services
	Equipment Sales
	Exterminating Services
	General Retail of any type greater than 20,000 sq. ft.
	Kennels
	Laundry Services
	Limited Warehousing and Distribution
	Maintenance and Service Facilities
	Monument Retail Sales
	Off-Site Accessory Parking
	Outdoor Entertainment
	Outdoor Sports and Recreation
	Pawn Shop Services
	Plant Nursery
	Service Station
	Vehicle Storage
	Veterinary Services
K	Maximum of 12 dwelling units per acre
	Limit height to 30 feet or 2 stories
L	Limit height to 40 feet or 3 stories (LO standards)
	Minimum front setback of 25 feet (LO standards)
	Prohibited
	Business or Trade School
	Business Support Services
	Off-Site Accessory Parking
	Restaurant (Limited)
M	Prohibited
	Condominium Residential

ZONING IMPERVIOUS COVER REGULATIONS

ZONING DISTRICT	IMPERVIOUS COVER LIMIT
LA	See Austin Land Development Code Volume II
RR	25%
SF-2	45%
SF-3	45%
SF-4A	65%
SF-4B	60%
SF-5	55%
SF-6	55%
MF-1	55%
MF-2	60%
MF-3	65%
MF-4	70%
MF-5	70%
MF-6	80%
MH	See Austin Land Development Code Volume II
NO	60%
LO	70%
GO	80%
CR	60%
LR	80%
GR	90%
L	50%
CBD	100%
DMU	100%
W/LO	70%
CS	95%
CS-1	95%
CH	85%
IP	80%
MI	80%
LI	80%
R&D	See Austin Land Development Code Volume II
DR	15,000 square feet
AV	See Austin Land Development Code Volume II
AG	See Austin Land Development Code Volume II
P	See Austin Land Development Code Volume II

MEETING SUMMARY
Approved by PC 3-09-04

CITY PLANNING COMMISSION

**February 24, 2004
One Texas Center
505 Barton Springs Road
Conference Room 325**

CALL TO ORDER – 6:00 P.M.

_____ Maggie Armstrong, Secretary	_____ Chris Riley, Vice Chair
_____ Cynthia Medlin, Asst. Secretary	_____ Niyanta Spelman
_____ Matthew Moore	_____ Dave Sullivan, Parliamentarian
_____ Lydia Ortiz, Chair	

A. REGULAR AGENDA

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Planning Commission may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATION:

1. The first four (4) speakers signed up to speak will each be allowed a three-minute allotment to address their concerns regarding items *not* posted on the agenda.

NO CITIZENS SPOKE UNDER CITIZEN COMMUNICATION

APPROVAL OF MINUTES

2. Approval of minutes from February 10, 2004.

***MOTION: APPROVE MINUTES BY CONSENT (INCLUDING CHANGES ON PAGE 12
DISTRIBUTED ON DAIS)***

VOTE: 7-0 (NS-1ST, DS-2ND)

DISCUSSION AND ACTION

3. **Neighborhood Plan:** **Brentwood/Highland Combined Neighborhood Plan**
Location: The Brentwood/Highland Neighborhood Planning area is bounded on the north by Justin Lane and Anderson Lane, on the east by Middle Fiskville Road and Twin Crest Drive, on the south by 45th Street and Koenig Lane, and on the west by Burnet Road., Brentwood: Shoal Creek & Waller Creek; Highland: Waller Creek, Buttermilk Creek & Tannehill Creek Watershed. Brentwood & Highland NPA
Owner/Applicant: City of Austin-NPZD
Agent: City of Austin-NPZD
Request: Conduct a public hearing to consider adopting the Brentwood/Highland Combined Neighborhood Plan, encompassing the Brentwood and Highland planning areas.
Staff Rec.: **Recommended**
Staff: Brian Block, 974-7687, Brian.Block@ci.austin.tx.us
 Lisa Kocich, 974-3509, kathleen.welder@ci.austin.tx.us
 Neighborhood Planning and Zoning Department

4. zoning: **C14-04-0012 - Brentwood/Highland Combined Neighborhood Planning Area**

Location: The Brentwood/Highland Neighborhood Planning area is bounded on the north by Justin Lane and Anderson Lane, on the east by Middle Fiskville Road and Twin Crest Drive, on the south by 45th Street and Koenig Lane, and on the west by Burnet Road., Brentwood: Shoal Creek & Waller Creek; Highland: Waller Creek, Buttermilk Creek & Tannehill Creek Watershed, Brentwood & Highland NPA

Owner/Applicant: City of Austin-NPZD

Agent: City of Austin-NPZD

Request: The proposed zoning change will create two Neighborhood Plan Combining Districts (NPCD) covering the entire area. Under the proposed Brentwood NPCD, "Small Lot Amnesty," "Secondary Apartment," "Garage Placement," "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area. The Urban Home special use is proposed for the Romeria Gateway subdistrict, which includes all lots adjacent to Romeria between Lamar Blvd. and the Grover Drainage Channel. The Neighborhood Urban Center (NUC) special use is proposed for Tracts 1 and 2.

Under the proposed Highland NPCD, "Small Lot Amnesty" and "Secondary Apartment" are proposed for the entire area. "Garage Placement," "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area with the exception of all lots adjacent to St. Johns Avenue. The Cottage Lot special use is proposed for the North and South Highland subdistricts. The North Highland subdistrict is bounded on the north by Crestland Drive, on the east by Twin Crest Drive, on the south by St. Johns Avenue, and on the west by Lamar Blvd. The South Highland subdistrict is bounded on the north and east by Airport Blvd., on the south by Denson Drive, and on the west by Lamar Blvd. The Neighborhood Mixed Use Building (MUB) special use is proposed for Tract 221 and the Neighborhood Urban Center special use is proposed for Tracts 200, 201, 202, 222a, 222b, 222c, 223, 241, 242, 243a, 243b, 243c, 275, 276, and 277.

The proposed zoning change also implements the land use recommendations of the *Brentwood/Highland Neighborhood Plan* for a total of 233 tracts of land.

The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence – Large Lot (SF-1); Single-Family Residence—Standard Lot (SF-2); Family Residence (SF-3); Single-Family – Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence – Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU) or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts.

Staff Rec.:

Recommended

Staff:

Brian Block, 974-7687, Brian.Block@ci.austin.tx.us
 Annick Beaudet, 974-2975, annick.beaudet@ci.austin.tx.us
 Neighborhood Planning and Zoning Department

Items 3 and 4

Brian Block and Lisa Kocich presented the neighborhood plan and the zoning. Mr. Block noted that the staff recommendation for tracts 255 and 260, has changed from LR-MU-CO-NP to SF-6.

PUBLIC HEARING

Richard Brock, with the neighborhood association, outgoing president, current vice-president, represents the homeowners. The highest priority was to preserve the residential character. The tracts with outstanding issues are tracts 6, 11, 12, 13, 15a, 15b, 31b, 41a, 41b, 52, 53, 77a, 77b, 79a, 89, and 90. For Koenig Lane the neighborhood promoted NO zoning because abuts single-family. They feel like the staff recommendation along Koenig Lane is a compromise.

Commissioner Medlin asked Mr. Brock about the single-family on the northern portion along Burnet Road behind the commercial and said the housing stock appears to be impacted by the commercial. Commissioner Medlin asked about rezoning to create a buffer between Burnet Road and the houses.

Mr. Brock said that the CS zoning along Burnet Road existed for many years, and the abutting residential uses don't seem to have a problem with the commercial uses. The neighborhood would not support rezoning to create a buffer of office zoning because that would bring commercial closer into the neighborhood. Commissioner Medlin asked if residents of Laird are okay with the current zoning along Burnet. Mr. Brock said that Laird still feels residential.

Commissioner Armstrong asked Mr. Brock to rate staff on their ability to educate the neighborhood on infill, public transit, land use, and sprawl. Mr. Brock said that staff did a good job with limited resources. He said that there was some information he would have liked earlier in the process, but doesn't want to second guess staff's decision to present information.

David McGrath spoke in favor of the neighborhood plan. He is a resident and business owner in the Brentwood neighborhood. He thinks that there were some good, logical compromises made, even though not everyone got their way on. Most of the issues were hashed out, city staff direction.

Commissioner Armstrong said that she notices some neighborhoods differ in their relationship with the neighborhood businesses and asked if Mr. McGrath could comment on why Brentwood worked well with the businesses. Mr. McGrath complimented Brian Block's work.

Mr. Woods, the president of the Highland Neighborhood association said a lot has to happen to the St. John's corridor to make it walkable. Most peoples' mailboxes on St. John are sideways because trucks hit them. There is not enough room for the three lanes of traffic. A preliminary traffic calming study indicated it is feasible to stripe a middle turn lane. The neighborhood would like bike lanes, but were told that there is not enough room.

Commissioner Riley asked why the recommendation for St. John includes office uses. Mr. Hitt said that they had talked about all those uses, such as commercial, but the neighbors are concerned about the level of uses allowed in the LR zoning, and were concerned about the traffic.

Commissioner Riley pointed out that the traffic from office uses would be dumped onto the roads at the worst times. Mr. Hitt said that with office that there would be less traffic than with commercial.

Commissioner Sullivan asked why the eastern edge of the neighborhood is where it is- why does it not include Webb and Middle Fiskville Road? Mr. Hitt said that Twin Crest is the boundary on the east, and Denson on the south. They did get participation for people from Skyview.

James Wiersema, handed out a letter on the dais, and stated he is a member of the Austin Gem and Mineral Society. The society owns property at 6719 Burnet Road. The current zoning is CS. The staff is recommending CS-MU-CO-NP. He requests that the Planning Commission support the staff recommendation.

Roger Falk, property owner and business owner on Koenig Lane, spoke in favor of the neighborhood plan. The arterial streets, though carrying a great amount of traffic, like Koenig, do not have the zoning. There will always be some residents that will be unhappy with the commercial along the road.

William Faust, is a long time resident of this area, and was a business owner on Burnet Road for 20 years. He supports the plan.

Mary Pruett, owner of tract 112, said staff recommends office zoning for their property. They support that recommendation- it is a compromise.

Doug Irving, resident of Ruth Avenue, said that there is only one commercial property near Ruth Avenue that has conditional overlay A, instead of conditional overlay B, like the other properties. He said that because of the close proximity to the houses, it seems like conditional overlay B should be applied to that property. He said that fumes from the auto body shop, and noise are a problem along his street.

Commissioner Riley asked for clarification about which tracts. Mr. Irving said they were tracts 77a, 77b and 79a. Commissioner Spelman pointed out that tract 77b shares property line with single-family, tracts 77a and 79a are across the street from single-family. Brian Block explained that conditional overlay B is for those properties that share a property line with single-family, and conditional overlay A is for those that do not.

Mr. Irving explained that even with the road separating the commercial from the residential, the residential is not far behind and is still negatively impacted.

Damon Howze, vice president of the north sector of the Highland neighborhood, said that there was a lot of compromise. He explained the piecemeal zoning on St. Johns. He said that the neighborhood residents can currently walk to buy food.

Commissioner Riley clarified that the existing commercial services are enough for the neighborhood, and Mr. Howze said yes, there are already shops that are within walking distance. Mr. Howze explained that the corner properties back-up to residential, so that is why office was preferred over a corner store use.

Brad Greenblum, represents numerous property owners along Koenig Lane, and said they were active participants and wanted to commend staff, especially Brian Block, for all their work and the compromises that were developed. The property owners support the recommendations. He also represents three property owners in the Highland neighborhood, and they also support the recommendations.

Chuck Geffen, president of Brentwood neighborhood association, wanted to say thanks to staff and Brian, for listening to different comments. He said that there are many proposed zoning changes that affect the residents. He asked that the Commission consider alternate proposals from the residents.

Don Leighton-Burwell, is a twenty year resident of Brentwood, and has been the zoning chair for Brentwood for 17 years. Has a private architect practice. He said staff, especially Brian Block, is an asset to the City. What has been lost as part of this process will be lost revenue for the City from not having individual zoning cases, and have lost the specificity. With that said, he stressed that two land use goals of compatible scale and mixed use along the major corridors. Many of the zoning choices staff unilaterally made were attempts to lessen the impacts, however the zonings proposed have only been mitigated with extensive conditional overlays to allow existing uses that today would not be permitted or encouraged. He handed out a chart and indicated on the chart with yellow the properties with compromises.

NEUTRAL

Chip Somerville, represents property owner of property (first tract 231) just north of the intersection of Airport and Guadalupe. The existing zoning is LR, and the proposed zoning is SF-6. His client prefers that for the first 94 feet, zone it to SF-6, but for the back 54 feet, rezone to LR-MU-CO or CS-MU-CO for the frontage abutting on Kenniston. He said that the current property owner purchased the property last year with the intention of building a small building on the back portion of the property for a small mail business. He said that the area is near commercial.

Commissioner Riley asked if the neighborhood supports the compromise. Mr. Hitt said he supports the compromise.

Nikelle Meade said she represents the owner of the third property of tract 251a (currently zoned CS). The proposed rezoning would impose restrictions that do not currently occur. They are not opposed to the rezoning request, even though it imposes restrictions. They recognize that the MU adds development rights.

Randal Smith, resident on Gaylor Street, supports the recommendations, however concerned about tract 255 and 260. He lives at 615 Gaylor, next to 617 Gaylor. He said that he would like the properties to remain SF-3, or SF-6. He is opposed to only even numbers be rezoned to SF-6, and does not understand why odd numbers are not included in the SF-6.

Commissioner Ortiz asked staff to address Mr. Smith's questions. Mr. Block said that the rationale is that normally staff would want to have properties facing each other to have similar

uses, but one group of stakeholders thought the backlots should be compatible, and another group supported staff. Ultimately the neighborhood decided to upzone the north side of the street only to SF-6.

Gail McDonald, resident on Clay Avenue, has lived there since 1978. She agrees with the rezoning of Tract 16 to SF-3 zoning. She said that their recommendation for Tract 15b is LR, not GR (staff recommendation), because it is not a very long street, and is not a major entrance. If the zoning goes to GR, then there is more traffic. She said that piecemeal zoning does not work, and would like the Commission to preserve the vision of the plan. Tract 12, Adams Avenue, would like LO zoning. On 15b is the old Stripling Blake site originally not proposed to have the zoning change to GR. The site is a courtyard of antique stores with driveways at the rear into the neighborhood. When Harrell's was redeveloped, the rear driveway was cut-off, which made the development more compatible with the neighborhood. Tract 15b, in combination with tract 15a, is currently used as through lots.

Mr. Block said that none of the lots on tract 15b actually go to Clay, but the property owners also own tract 15a, so the properties are used together for courtyard antique shops, which are GR uses. Regarding tract 12, the zoning matches tract 11.

AGAINST

Amelia Lopez-Phelps, representing owner of tract 101, 1401 Koenig Lane, stated that the owners support the recommendation.

Amelia Lopez-Phelps, representing Pam and William Fuller, owners of property in tract 15b, said the property was zoned CS in 1997. She said the property owner wants to keep the business in the neighborhood, and would like CS-MU-CO-NP zoning instead of the plan proposal for GR-MU-CO-NP. Ms. Lopez-Phelps said that at the very least the building should be rezoned CS-MU-CO-NP to maintain the current use.

Commissioner Spelman clarified that the CS is not needed for the current use, but the owner would like to keep the CS to keep the investment. Ms. Lopez-Phelps said that the southern property in tract 15b is a CS use, the other properties above it are GR uses. Mr. Block added that the recommendation for tract 15b is for GR because it fronts on Clay Avenue, which would make the Fuller's existing construction sales and service use non-conforming. The use would be grandfathered though.

Commissioner Armstrong suggested that the owner consider construction sales and service use and LR uses, which does not allow automotive-oriented uses, to make the proposal more acceptable to the neighborhood. Mr. Block said that the conditional overlay-C already prohibits the automotive oriented uses. The overlay allows uses similar to LR zoning.

Amelia Lopez-Phelps explained her client's proposals, which differ from the staff recommendation (detailed information provided in red folder).

Commissioner Spelman said that the client is making a lot of requests and she asked if her or her clients participated in the process. Ms. Lopez-Phelps said that she or the landowners, or both,

would attend the meetings. She said the owners would voice their concerns, or try to. Ms. Lopez-Phelps said that during the process there was not a compromise to work on.

Commissioner Sullivan asked in what instances the proposed staff recommendation limits the property owner's rights. Ms. Lopez-Phelps said that the vehicle storage is proposed to be prohibited, which if the property owner moved vehicles on a site separate from the sales lot, the parked cars would be considered vehicle storage and limited warehousing. She added that most of the sites have been developed under CS regulations. Though it may not seem to make a huge difference for impervious cover between CS and GR, there would be reduced impervious cover if the site is redeveloped, as well as compatibility standards. Ms. Lopez-Phelps said that the owner would be open to a restrictive covenant that would restrict the terms of the vehicle storage and limited warehousing use.

Commissioner Spelman asked Mr. Block about the properties. Mr. Block said that the preference was to have the CS zoning for the major corridors, but Koenig Lane is not considered a major corridor. The compromise for Koenig Lane is to rezone it to GR, and none of the uses along Koenig Lane need CS zoning. Mr. Block added that the vehicle storage can be an accessory use to auto sales, but if it is over 10% of floor area, then becomes a second primary use.

Commissioner Sullivan asked if those tracts are all of the auto lots. Mr. Block said that there is one piece of Roger Beasley that is not part of this area, but is part of the neighborhood plan.

Commissioner Medlin asked if the MF-4 zoning is buffer zone and for tract 240 it appears to be adjacent to SF-3, and asked if it is a buffer. Mr. Block said that compatibility standards would provide the buffer.

Commissioner Spelman asked if there were discussions with the commercial owners. Mr. Block said that there were neighborhood residents on one side, and commercial property owners on the other, and staff presenting a compromise. There were outliers that did not agree with the compromise.

Kris Kasper, representing tract 15a and 15b, the antique mall. There are seven lots, referenced as four different tracts. The property is currently zoned CS. The back portion is proposed to be rezoned to GR. According to his research, the property has been zoned commercial for at least 40 years. There are uses currently out there that require CS zoning, such as furniture warehousing. He said that large trucks are very infrequent. In fact, a nearby property owner said he had not seen an 18 wheeler truck in 13 years. The back driveway is locked up, so is not, but the access is needed. The owner would like to keep the CS zoning to maintain the current use.

Commissioner Armstrong said there needs to be more work on the car leasing areas and the antique mall. She asked that those involved not focus on the zoning district, but on the uses and the site development regulations.

Commissioner Riley added that in the future the lots fronting Clay Avenue with the CS zoning could be developed to have CS uses face that street. Mr. Kasper said that the overlay would make the zoning appropriate for those lots that would be developed along Clay.

Commissioner Ortiz pointed out that there are no prohibited uses in the conditional overlay for the properties that front Adams. Commissioner Ortiz asked about the other deliveries that go out on Clay Avenue. Mr. Kasper, said that based on conversations he had with the owner, that a delivery could occur 1 to 2 times a day.

John Joseph Jr, representing the owner of 7427 Lamar Blvd, tract 210b, said the tract is zoned CS-1. Staff is recommending for the adjacent properties currently zoned CS, CS zoning. For the SF properties, staff is recommending CS zoning. But for his client's property, they are recommending a downzoning from CS-1 to CS. Mr. Joseph explained that the Mr. Block of staff told him that staff heard concerns about the presence of CS-1 on Lamar Blvd, and that is why they were recommending. Commissioner Medlin asked why the owner wants CS-1 zoning when the current use is not a CS-1 use. Mr. Joseph responded that it is not fair to base zoning on current uses. The property owner makes plans for a property, and the removal of CS-1 through the neighborhood planning process changes those plans. He said that the CS-1 zoning is compatible with the current and proposed CS zoning.

Jim Bennett said he represents three property owners. One property owner owns property at 1701 and 1703 Palo Duro (tracts 89 and 90) with CS and MF zoning. The property owner is okay with the proposed LR zoning, but does not want the land use change to anything less than LR. The second property owner, tract 41a, is okay with the proposed changing.

Joy Stollings said she and Kristin Johnson support the plan. They both live on Romeria Drive, and are supportive of the Romeria gateway district. She is concerned about the two lots that face Romeria in tract 77b. The residents of Romeria would like LO or LR zoning for the two lots that face Romeria.

Mark Cashman has petitioned to preserve his CS zoning on his property in tract 15b (on Clay Avenue). He has been the owner since 1991. He would like to continue his CS uses. There is currently an office/warehousing use on site. He said the site is secluded and away from Burnet, and the marketplace does not see that property as a retail site.

Commissioner Ortiz asked if his property fronts Clay and Adams. He said that his property does not front on Adams. Commissioner Spelman asked if this is the property that would be non-conforming with the GR zoning. Mr. Block said that the owner would need CS zoning if they are warehousing items and it is more than 10% of the building area. Mr. Cashman said that his uses are building maintenance and limited warehousing and distribution, both CS uses. He said that there might be deliveries by a UPS truck infrequently.

HR Mickey Bentley, representing Robert Whiteside, the owner of 1400 Koenig Lane (tract 93), at the corner of Woodrow and Koenig Lane, said the current zoning is GR-CO and the proposed zoning is LR. The owner has been there for over 15 years, and gave the City land in exchange for the zoning. The current use is auto sales, a use not permitted under the proposed LR zoning.

HR Mickey Bentley, representing William Wildo, the owner of a portion of tract 10b, said the owner wants to maintain the current zoning of CS, and does not support the proposed zoning of CS-MU-CO-NP. The current use on the property is sales of granite, computers and furniture. The property used to be for transmission sales. Commissioner Riley asked Mr. Bentley if the

owner has a problem with the conditional overlay. Mr. Bentley said the property is on Burnet Road, a commercial roadway- CS uses should be allowed.

Mr. Bentley, representing Frank Boner, the other owner of tract 10b, said that Mr. Boner does not want the zoning changed for Lots 1-4. That property has been in the Boner family for 50 years. It was their homestead. The owner has given the City land as a condition of previous zoning so there is also a contractual agreement to keep the existing zoning.

Don Jackson, owner of 816 Romeria, has maintained the property for 40 years. When he got the zoning, he had to give the City 10 feet for Mayfield Street. About five years ago, the City had asked him if changing the name from Mayfield to Romeria was okay, but did not realize that agreeing to that would affect him now. He would like to have the property left the way it is. He noted that some non-CS-1 uses are still being left CS-1 zoning. There is inconsistency. There is no regard for the commercial owners. He was notified of the proposed zoning change in December, long after the meetings that were held months before. The proposed rezoning is taking away his property rights.

Tom Zachary, owner of tract 231, said he is highly in favor of the property owner's request for tract 231. For tract 228, he does not have a problem with rezoning the property to SF-6. For tract 232, he does not want the zoning changed at all- he wants to keep it SF-3, not up-zoned to SF-6 because of property tax concerns and because the site is too small. For tract 237, he said he is okay with the proposed SF-6 zoning.

Mike O'Dell, owner of tract 16, said that the property was rezoned to office zoning in the 1970s. The surrounding properties are commercial in that they are duplex rental properties, not single-family. Almost the entire street on his side is duplexes. Six of the seven property owners on Clay Avenue signed his petition in support of his request to keep the office zoning. Most of the problems in the neighborhood come from the duplexes. He was not involved in this process, until he heard about it from a friend in October. There were about 50 people upset about the process, and the commercial owners felt like they were cut-out of what appeared to be a neighborhood association process.

Commissioner Armstrong asked if there had been a church on the site. Mr. O'Dell said that the church was built on the site in the 1960s, and was later converted to offices.

Lacy Sawyer said she just bought a house on 200 West Lisa and said her concern is for the property in tract 219c. She just bought her property so she was not involved with the neighborhood planning process. She is concerned about the parking lot that could be built on the tract 219c property and the traffic. The current use on tract 219c is a single-family house.

Commissioner Sullivan said that traffic has increased along St. Johns, and the neighborhood is concerned that the houses would deteriorate because the houses would become rental properties due to the conditions of living on a busy street, so the neighborhood supports rezoning to allow office zoning.

Commissioner Armstrong said that the NO-MU-CO would allow for neighborhood offices, and the MU would allow for a live-work situation. Commissioner Riley added that with the MU, there is always the option to have a residential use.

William Bickford, owner of 608 West St. Johns, said his concern is the process. He received a notice that his property would be rezoned to NO-MU. The recommendation was then changed to SF-6. For tract 213b, the proposed zoning to SF-6 is not appropriate. For tract 221, it is proposed to be LR-MU, and tract 213a and 213c are proposed to be NO, and 222a is proposed to be Neighborhood Urban Center. These proposed changes for St. Johns may be appropriate for an area with high traffic, but it does not make sense to require SF-6 zoning for three properties sandwiched between office/commercial zoning. He urges the Commission to return the properties to the original recommendation of NO-MU to give the property owners an option to dispose of the property. This is not what he wanted when he purchased the property.

Commissioner Medlin asked what is on tract 221. Mr. Buford said that all of tracts 221 and 212b and 220a are single-family.

Commissioner Riley sought clarification of his concerns- Mr. Buford said that his concern is his ability to sell the house as single-family when the adjacent properties and the properties across the street would be zoned commercial and office.

Commissioner Riley said that he heard concerns that leaving single-family on St. Johns would hurt those property values, and he added that housing in a retail area could be good for values.

**DID NOT SPEAK
FOR**

Jac Vinson
Tom Arbuckle

AGAINST
Gary Boulden
Frank Bomar
Kristin Johnson[
Michael Kuhn
William Fuller
Pam Fuller
Sean McIntosh
Shaw Hamilton
Nancy Kieller
Robin Whiteside

MOTION: CLOSE THE PUBLIC HEARING
VOTE: 6-0 (DS-1st, NS-2nd; MM- LEFT EARLY)

Mr. Hitt and Mr. Howze said they support Mr. Buford's statements for tract 213b.

Commissioner Spelman asked what was the reasoning for the SF-6 across from the LR? Mr. Block said that there was a lot of discussion, and there was a proposal to zone the property as NO-MU at the time of the courtesy notice sent in October.

Commissioner Medlin asked about the notification process. Mr. Block explained that the draft rezonings were prepared by August 2003, and a courtesy notice was sent to owners in October 2003, inviting them to a meeting to discuss the proposed rezonings. Mr. Block said that all owners, residents and renters were notified of the neighborhood planning process.

In response to Commission's discussion about the removal of CS-1 zoning, Mr. Hitt, representing the Highland neighborhood, said that there is a lot of CS-1 zoning in the area. Commissioner Sullivan asked if there is text in the plan specifically stating that the neighborhood seeks to reduce the amount of CS-1. Mr. Hitt said no.

Commissioner Sullivan said that there was a recent case on Lamar Blvd for CS-1. There is not a map for him to look at to evaluate the extent of CS-1 zoning in the area, and so does not want to decide on whether or not to support requests for CS-1 zoning without that information.

MOTION: APPROVE STAFF RECOMMENDATION (NEIGHBORHOOD PLAN AND REZONINGS) WITH THE FOLLOWING EXCEPTIONS FOR THE ZONING:

- ***TRACT 231- APPROVE COMPROMISE HANDED OUT ON DAIS BY THE OWNER (SF-6 FOR FRONTAGE ABUTTING ON GUADALUPE TO A DEPTH OF 94 FEET AND CS-MU-CO FOR FRONTAGE ABUTTING ON KENNISTON (THE REMAINING 54 FEET)). THE CO ON CS-MU WOULD BE CONDITIONAL OVERLAY B.***
- ***TRACT 79A- APPROVE CS-1 FOR THE BUILDING FOOTPRINT***
- ***TRACT 231B- APPROVE NO-MU-NP ZONING***
- ***TRACT 16- APPROVE NO-MU ZONING***

IN ADDITION, THE PLANNING COMMISSION RECOMMENDED THAT THE FOLLOWING TWO ISSUES BE RESOLVED:

1. ***THE PROPERTIES FACING CLAY AVENUE WITH COMMERCIAL ZONING- ADDRESS FUTURE INTRUSION ISSUES***
2. ***HAVE STAFF DETERMINE IF THE GR ZONING PROPOSED FOR THE AUTO DEALERSHIP LOTS WILL WORK, OR IF VEHICLE STORAGE, A CS USE, SHOULD BE INCLUDED.***

VOTE: 6-0 (DS-1st, MA-2nd; MM- LEFT EARLY)

Commissioner Ortiz said she would support the motion, but said she would have supported Commissioner Riley's friendly amendment to allow CS-1 on tract 210b. She said she understands the neighborhoods concern, but thinks that it would be appropriate to have the CS-1 zoning.

Commissioner Riley said he is still troubled with the recommendation for tract 15b. He really likes that site, and hopes that more discussion occurs to make the site what it can be as an asset to the neighborhood. He said tonight's focus has been on zoning, but the plan addresses other issues, such as open space. He encouraged the neighborhood to continue to implement the plan.