



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

AGENDA ITEM NO.: 46
AGENDA DATE: Thu 10/21/2004
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SUBJECT: Approve an ordinance amending Ordinance No. 040826-56, which adopted the Central Austin Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan, to establish a land use designation on the future land use map for 2307 (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande St. (Tract 80A) and 2829 Salado Street (Tract 148A) in the West University Neighborhood Planning Area and for 3403 (Tract 2104A), 3405 (part of Tract 2104C), and 3407 (Tract 2104B) Hampton Rd. and 3406 Red River St. (part of Tract 2104C) in the Hancock Neighborhood Planning Area.

AMOUNT & SOURCE OF FUNDING: N/A

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

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

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

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

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

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

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Central Austin Combined Neighborhood Plan

CASE#:

PC DATE: May 25, 2004

ADDRESS: 2307 (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD), 2309 Rio Grande St (tract 80A) and 2829 Salado St. (Tract 148A) in the West University Neighborhood Planning Area; 3403 (Tract 2104A), 3405 (part of Tract 2104C), 3407 Hampton Rd. (Tract 2104B) and 3406 Red River St. (part of Tract 2104C)

AREA: 1.13 acres

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

OWNER: Various

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

TYPE OF AMENDMENT:

Change in Future Land Use Designation

Tract	Address	From	To
80A	2307 (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD), 2309 (N 46.7 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD) Rio Grande St	None	High-Density Mixed Use
148A	2829 Salado St.	None	Office Mixed Use
2104A	3403 Hampton Rd.	None	Single-Family
2104B	3407 Hampton Rd.		
2104C	3405 Hampton Rd. and 3406 Red River St.	None	Single-Family

Base District Zoning Change

Tract	Address	From	To
80A	2307 (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD), 2309 Rio Grande St	GO	GO-NP
148A	2829 Salado St.	CS	LO-MU-CO-NP
2104A	3403 Hampton Rd.	SF-2-CO	SF-2-CO-NP
2104B	3407 Hampton Rd.	SF-2-CO	SF-2-CO-NP
2104C	3405 Hampton Rd. and 3406 Red River St.	SF-3	SF-2-CO-NP

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

BASIS FOR RECOMMENDATION:

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

PLANNING COMMISSION RECOMMENDATION:

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

DEPARTMENT COMMENTS:

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

BACKGROUND:

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

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

EXISTING ZONING AND LAND USES:

Various.

WATERSHED: Waller Creek, Shoal Creek

NEIGHBORHOOD ORGANIZATIONS:

#31 Hancock Neighborhood Association
#47 Beau Site Neighborhood
#69 University Area Partners
#259 Shoal Crest Neighborhood Association

#511 Austin Neighborhoods Council
#698 West Campus Neighborhood Association
#937 Taking Action Inc.

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

Various.

RELATED SUBDIVISION AND/OR SITE PLAN CASES:

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

CITY COUNCIL DATE: October 21, 2004.

ACTION:

<u>CASE MANAGER:</u>	Mark Walters (plan amendment)	<u>PHONE:</u> 974-7695
	Jackie Chuter (plan amendment)	974-2613
	Glenn Rhoades (zoning case)	974-2775

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

(For properties that were excepted from the plan at the time of adoption and subsequently postponed on September 2, September 30, and October 7, 2004.)

