

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



**AGENDA ITEM NO.: 43  
AGENDA DATE: Thu 10/28/2004  
PAGE: 1 of 1**

**SUBJECT:** Approve an ordinance amending Ordinance No. 040826-56, which adopted the Central Austin Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan, to establish a land use designation on the future land use map for 2307 Longview St. (part of Tract 49) in the West University Neighborhood Planning Area. Applicant: City of Austin. Agent: Neighborhood Planning & Zoning Department. City Staff: Mark Walters, 974-7695.

<b>REQUESTING</b>	Neighborhood Planning	<b>DIRECTOR'S</b>
<b>DEPARTMENT:</b>	and Zoning	<b>AUTHORIZATION:</b>

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**BACKGROUND:** This tract was excepted from the plan when it was adopted on August 26, 2004. The purpose of this plan amendment is to establish a future land use map designation for this property.

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

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

**CASE#:**

**PC DATE:** May 25, 2004

**ADDRESS:** 2307 Longview St.

**AREA:** 8,839 square feet

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

**OWNER:** Charles and Virginia Conley, Trustees of the C.C. and V.Y. Conley Revocable Living Trust

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

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

Tract	Address	From	To
49	2307 Longview St.	None	Single-Family

**Base District Zoning Change**

Tract	Address	From	To
49	2307 Longview St.	MF-3	SF-3-CO-NP

**STAFF RECOMMENDATION:**

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

**BASIS FOR RECOMMENDATION:**

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

**PLANNING COMMISSION RECOMMENDATION:**

May 25, 2004—The Planning Commission recommended the adoption of the Central Austin Combined Neighborhood Plan, including the complete future land use map designating this property as office mixed-use.

**DEPARTMENT COMMENTS:**

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

**BACKGROUND:**

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

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

**EXISTING ZONING AND LAND USES:**

SF-3; Duplex

**WATERSHED:** Shoal Creek

**NEIGHBORHOOD ORGANIZATIONS:**

University Area Partners  
Austin Neighborhoods Council  
West Campus Neighborhood Association  
West University Neighborhood Association  
Taking Action Inc.

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

On 1<sup>st</sup> and 2<sup>nd</sup> reading of the plan, the City Council approved single-family residential for the future land use and SF-3-CO-NP for the zoning. On 3<sup>rd</sup> reading, this property was excepted from the plan, and action on both the plan and the rezoning was postponed to October 7, 2004, and then to October 28, 2004.

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

None.

**CITY COUNCIL DATE:** October 28, 2004.

**ACTION:**

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

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974-2775

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# Central Austin Combined Neighborhood Planning Area: Plan Amendment Proposed for October 28, 2004

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

MANTANA AVE. TO EGGS BETWEEN THE PERMANENT ELEMENT OF THE PARKING LOT AND THE PERMANENT ELEMENT OF THE PARKING LOT. USES ALLOWED: 300' W. 300' S.

MAINTAIN USE IN THE WEST CAMPUS AREA OF THE WEST UNIVERSITY NEIGHBORHOOD PLANNING AREA SHOULD FOLLOW THE UNIVERSITY NEIGHBORHOOD OVERLAY GUIDELINES

TRACT 49 (2001) 2001 LANTANA ST. Single-Family

PRESERVE THE SINGLE-FAMILY CHARACTER OF THE NEIGHBORHOOD BY NOT ALLOWING ADDITIONAL COMMERCIAL DEVELOPMENT WEST OF HANCOCK AVENUE, OR WEST OF 19th E. 34th ST.

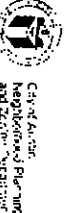
PRESERVE THE SINGLE-FAMILY CHARACTER OF THE NEIGHBORHOOD BY NOT ALLOWING ADDITIONAL COMMERCIAL DEVELOPMENT WEST OF HANCOCK AVENUE, OR WEST OF 19th E. 34th ST.

HIGHER DENSITY RESIDENTIAL & MIXED USE DEVELOPMENT IN THIS AREA OF THE EASTWOOD NEIGHBORHOOD (EAST OF OLIVEWAY & RED RIVER ST.)

## Future Land Use

- Single-Family
- Higher Density Single-Family
- Multi-Family
- Commercial
- Neighborhood Commercial
- Mixed Use
- Higher Density Mixed Use
- Office
- Mixed Use/Office
- Civic
- Open Space

0 500 1000 Feet



City of Austin  
Neighborhood Planning  
and Development Department