

## AGENDA



Thursday, June 10, 2010

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 63

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**Subject:** C14-2010-0052 – West Austin Neighborhood Group Planning Area Rezoning – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as the West Austin Neighborhood Group Neighborhood Planning Area, generally bounded by West 35th Street to the north, MoPac Expressway to the east, Lady Bird Lake to the south and Lake Austin to the west (Johnson Creek, Lake Austin, Lady Bird Lake, Taylor Slough South, Taylor Slough North Watersheds). The proposed zoning changes will create a Neighborhood Plan Combining District (NPCD) covering the entire area. The proposed zoning changes also implement the land use recommendations of the Central West Austin Combined Neighborhood Plan, NP-2010-0027, on 14 tracts of land (18.37 acres). Under the proposed West Austin Neighborhood Group NPCD, the following design tools are proposed to be applied area-wide: “parking placement and impervious cover restrictions” and “garage placement”. Another option that could be approved by City Council is the “front porch setback” design tool. The following special use option is proposed to be applied area-wide: “small-lot amnesty”. Other special use options that could be approved by City Council on a neighborhood-wide basis include: “cottage”, “urban home”, “secondary apartment”, and “corner store”. Other special use options that could be approved by City Council on a parcel-specific basis include “residential infill”, “neighborhood urban center”, and “neighborhood mixed-use building”. There is also a proposal to create more restrictions on front and side yard parking, and mobile food vending. The City Council may approve a zoning change to any of the following: rural residence (RR); single family residence large lot (SF-1); single family residence standard lot (SF-2); family residence (SF-3); single family residence small lot (SF-4A); single family residence condominium site (SF-4B); urban family residence (SF-5); townhouse & condominium residence (SF-6); multifamily residence limited density (MF-1); multifamily residence low density (MF-2); multifamily residence medium density (MF-3); multifamily residence moderate-high density (MF-4); multifamily residence high density (MF-5); multifamily residence highest density (MF-6); neighborhood office (NO); limited office (LO); general office (GO); community recreation (CR), neighborhood commercial (LR); community commercial (GR); warehouse/limited office (W/LO); general commercial services (CS); commercial-liquor sales (CS-1); and public (P). A conditional overlay (CO), historic landmark combining district (H), historic area combining district (HD), mixed use combining district overlay (MU), vertical mixed use building (V), or neighborhood plan combining district (NP) may also be added to these zoning base districts. Staff Recommendation: To approve rezonings that implement the land use recommendations of the West Austin Neighborhood Group Neighborhood Plan. Planning Commission Recommendation: To be reviewed on June 22, 2010. Applicant: City of Austin. Agent: Planning and Development Review Department. City Staff: Paul DiGiuseppe, 974-2865.

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