

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



**AGENDA ITEM NO.: 64**  
**AGENDA DATE: Thu 01/13/2005**  
**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 (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande St. (Tract 80A) the West University Neighborhood Planning Area. Applicant: City of Austin. Agent: Neighborhood Planning & Zoning Department. City Staff: Mark Walters, 974-7695.

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

**DIRECTOR'S**  
**AUTHORIZATION:** Alice Glasco

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**BACKGROUND:** The Planning Commission recommended approval of the Central Austin Combined Neighborhood Plan on May 25, 2004. The City Council approved the plan on August 26, 2004; however, this property was excluded for further consideration at a later time. On December 2, 2004, it was postponed to this date.

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

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

**CASE#:** NPA-04-0019.07

**PC DATE:** May 25, 2004

**ADDRESS:** 2307 (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande St.

**AREA:** 0.20 acres

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

**OWNER:** Michel E. Issa; Somerset Partners

**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. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande St.	None	High Density Mixed Use

**Base District Zoning Change**

Tract	Address	From	To
80A	2307 (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande St.	GO	GO-NP

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.
4. This property is within the boundaries of the University Neighborhood Overlay (UNO) District.

**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, 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.

**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.

See back up to related zoning case C14-04-0021.

**EXISTING ZONING AND LAND USES:**

Existing Zoning: GO

Current Use: Office

**WATERSHED:** Shoal Creek

**NEIGHBORHOOD ORGANIZATIONS:**

##69 University Area Partners  
#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:**

None.

**CITY COUNCIL DATE:** January 13, 2005

**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: Proposed Future Land Use Map Amendment

January 13, 2005

NPA-04-0019.07

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

TRACT B0A  
2307 (S. 23.3 PL. of Lot 3 Olt. 37 Div. D  
Louis Horst Subdivision) and 2309 Rio  
Grande St.  
High Density Mixed Use

**Future Land Use**

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

100 0 100 200 Feet

City of Austin  
Neighborhood Planning  
and Zoning Department

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