

Recommendation for Council Action				
Austin City Council	Item ID	54348	Agenda Number	7.
Meeting Date:	2/11/2016		Department:	Planning and Zoning
Subject				
<p>Approve an ordinance amending Ordinance No. 20141106-088, the Garrison Park Neighborhood Plan Area Rezoning, to add conditional overlay language to one zoning district, to correct the maximum amount of impervious cover for certain sized lots and to correct the secondary apartment special use provisions for the area east of the Union Pacific railroad tracks. The corrections would: 1) add conditional overlay language to commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) zoned property in Part 3; 2) change the allowable impervious cover from 25 percent to 65 percent for a lot with an area of 4,000 square feet or less in Part 6.C.; and 3) replace the provisions of secondary apartment special use in Part 7 with standard ordinance language and the correct exhibit reference.</p>				
Amount and Source of Funding				
Fiscal Note				
Purchasing Language:				
Prior Council Action:	November 6, 2014 - Council approved Ordinance No. 20141106-088.			
For More Information:	Wendy Rhoades, 512-974-7719, Planning and Zoning Department.			
Council Committee, Boards and Commission Action:	July 22, 2014 - Planning Commission recommended forwarding to full Council on a 5-0 vote with Commissioners Hernandez, Hatfield, Chimenti, and Roark absent.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>On November 6, 2014, the City Council approved a rezoning ordinance on second and third readings for the Garrison Park Neighborhood Planning Area. At the time the rezoning ordinance was finalized, Part 3 did not include conditional overlay language on commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) zoning property. In addition, Part 6.C. misidentified the amount of impervious cover for a lot with an area of 4,000 square feet or less to not exceed 25 percent. Section 25-2-14-6 (5) of the Land Development Code allows that impervious cover for lots with an area of 4,000 square feet or less may not exceed 65 percent. The proposed amendment to the adopted zoning ordinance would also correct Part 7 to permit secondary apartment special use on lots in residential districts and not in the floodplain in the area east of the railroad tracks, as identified on Exhibit C. All other conditions of zoning will remain unchanged.</p>				