

A U S T I N C I T Y C O U N C I L

AGENDA

Thursday, February 01, 2007

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**Zoning Ordinances / Restrictive Covenants
(HEARINGS CLOSED)
RECOMMENDATION FOR COUNCIL ACTION**
ITEM No. 49

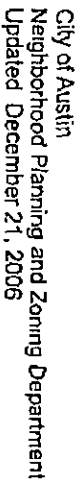
Subject: C14-05-0111 ~ Parker Lane Neighborhood Plan Combining District (PART) - Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning two tracts (total of 18.88 acres) locally known as 2600, 2600 ½ S. Pleasant Valley Road (Tract 203) and; 4600, 4604 E. Ben White Blvd (Tract 222). These tracts lie within the Country Club Watershed. The proposed zoning change will create the Parker Lane Neighborhood Plan Combining District (NPCD) and implement the land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan. Under the proposed Parker Lane NPCD, "Small Lot Amnesty", "Garage Placement", "Impervious Cover and Parking Placement Restrictions", and "Prohibited Parking in the Front Yard" may apply. The City Council may approve a zoning change to any of the following. Rural Residential (RR); Single-Family Residence - Large Lot (SF-1); Single-Family Residence—Standard Lot (SF-2); Family Residence (SF-3); Single-Family - Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence - Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU), Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts. First reading approved on October 19, 2006. Vote: 7-0. Second reading approved on November 16, 2006. Vote 6-0-1. (Kim abstained). Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil 974-2330 and Melissa Laursen 974-7226

**Additional Backup
Material**

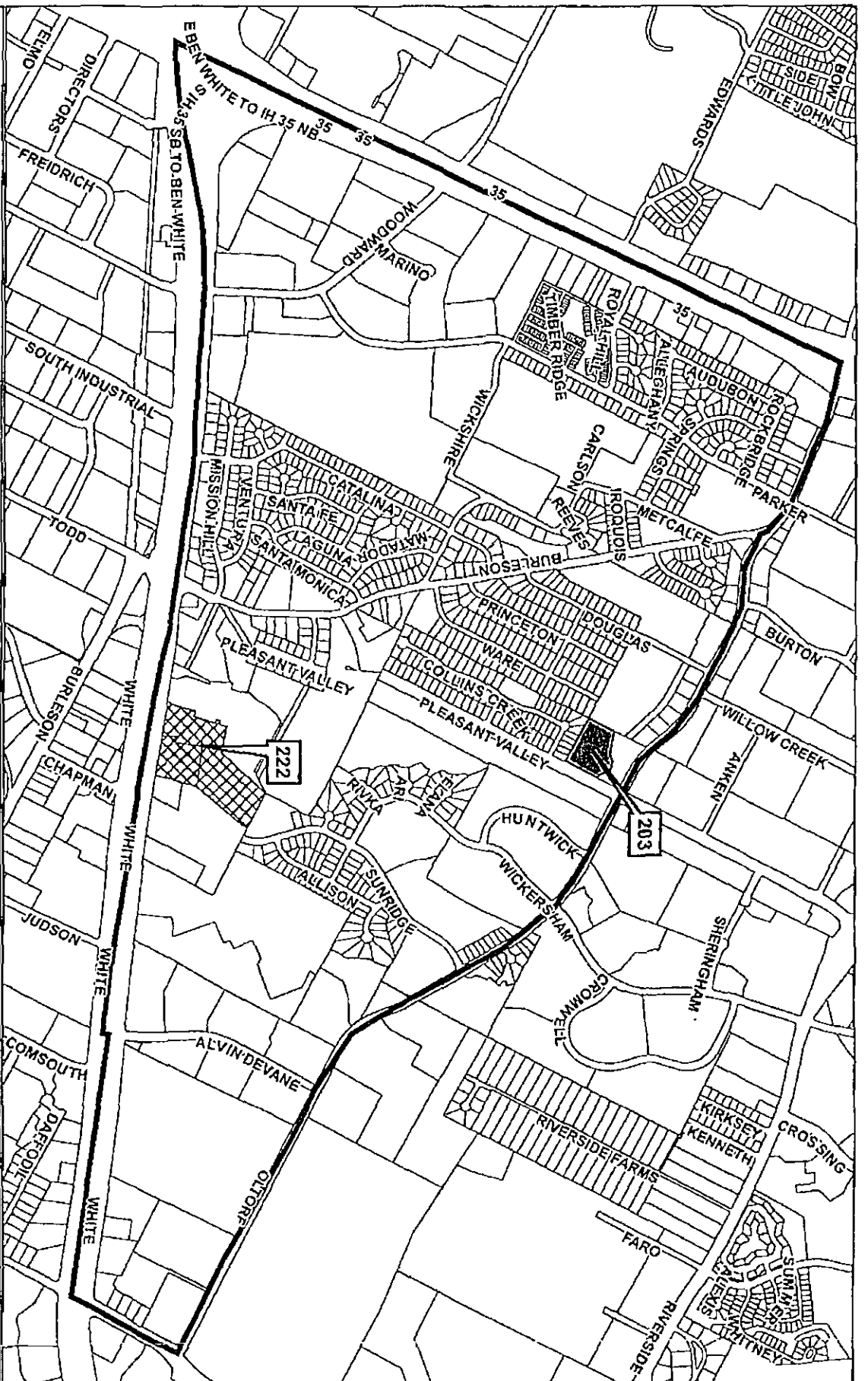
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- ☐ [Staff Report](#)
- ☐ [Ordinance](#)

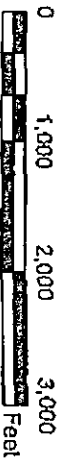
For More Information:



Parker Lane Neighborhood Plan Combining District
Tract Map for Rezoning--February 1, 2007
Zoning Case #C-14-05-0111
Exhibit _____



Tracts for Rezoning



East Riverside/Oltorf Combined Neighborhood Plan (Agenda Items #)
February 1, 2007

Infill Options, Design Tools and Front Yard Parking

Infill Options				
Type	Area Proposed	Planning Commission Recommendation	Staff Recommendation	Neighborhood Recommendation
Small Lot Amnesty	Tracts 203, 222, 37, 39, 43A, 43B, 45, 45A, 45B, 46, 47, 49, and 50.	Yes	Yes	Yes

Design Tools				
Type	Area Proposed	Planning Commission Recommendation	Staff Recommendation	Neighborhood Recommendation
Impervious Cover & Parking Placement Restrictions	Tracts 203, 222, 37, 39, 43A, 43B, 45, 45A, 45B, 46, 47, 49, and 50.	Yes	Yes	Yes
Garage Placement Restrictions	Tracts 203, 222, 37, 39, 43A, 43B, 45, 45A, 45B, 46, 47, 49, and 50	Yes	Yes	Yes

Front Yard Parking				
Motion	Description	Planning Commission Recommendation	Staff Recommendation	Neighborhood Recommendation
Approval of Front Yard Parking Restrictions	The Front yard parking restrictions limit parking to a driveway or paved parking space depicted on an approved site plan. The following tracts are proposed: Tracts 203, 222, 37, 39, 43A, 43B, 45, 45A, 45B, 46, 47, 49, and 50.	Yes	Yes	Yes

**Motion Sheet for East Riverside/Olton Neighborhood Plan Combining Districts:
Contested Zoning Tracts**

(Agenda Item #)
February 1, 2007

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06) 2nd Reading (11-16-06)	Planning Commission Recommendation (6-13-05 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (6/04 thru 3/05)	Group 2 Recommendations (Members from Advisory Committee recommendations developed independently after March 2005)	VOTES REQUIRED
Contested Zoning Only - Parker Lane NP/PA (1)								
222 4600, 4604 E. Ben White Blvd.	Civic SF-2 (St. Peter the Apostle Catholic Church)	Civic GO-CO-NP (building setback of 50 feet from creek centerline)	LO-CO-NP (building setback of 50 feet from creek centerline)	LO-CO-NP (building setback of 50 feet from creek centerline) Staff feels that the existing single family zoning is inappropriate along a major arterial	Property owner supports GO- NP	Support split between GO- NP and LO-NP.	SF-2-CO-NP (150' setback from creek & seeps)	2nd Reading = 4 votes 2nd & 3rd Readings = 5 votes

**Motion Sheet for East Riverside/Oliver Neighborhood Plan Combining Districts:
Contested Zoning and Land Use Tracts
(Agenda Items #)
February 1, 2007**

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06) 2nd Reading (11-16-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (6/04 thru 2/05)	Group 2 Recommendations (Members from Advisory Committee recommendations developed independently after March 2005)	VOTES REQUIRED
Contested Zoning and Land Use Tracts								
2003 2600, 2600 1/2 S Pleasant Valley Rd	Undeveloped LR (undeveloped)	Single Family SF-3-NP	Mixed Use LR-MU-CO-NP (prohibit multi-family residential)	Single Family SF-3-NP 1) This is a downzoning from LR and there is enough land outside of the floodplain to construct a single-family residence if desired. SF-3 is compatible with the SF-3 zoning to the south. 2) NPZO has a policy not to rezone floodplains to RR (this causes problems when floodplains change) 3) City's Land Development Code already has restrictions to prevent construction within the floodplain	Unknown	Single Family SF-3-NP	Commercial LR-NP	3rd Reading = 4 votes

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20061116-056 AND REZONING
2 AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN
3 COMBINING DISTRICT TO TRACTS 203 AND 222 COMPRISED OF
4 APPROXIMATELY 18.88 ACRES OF LAND LOCATED IN THE PARKER LANE
5 NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING
6 DISTRICTS ON THE TRACTS.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. Ordinance No. 20061116-056 is amended to include the property identified in
11 this Part in the Parker Lane neighborhood plan combining district. The zoning map
12 established by Section 25-2-191 of the City Code is amended to add a neighborhood plan
13 (NP) combining district to the base zoning districts and to change the base zoning district
14 on two tracts of land described in File C14-05-0111 (Part), as follows:

15
16 Tract 203 2600, 2600 ½ S. Pleasant Valley Rd., and

17
18 Tract 222 4600, 4604 East Ben White Blvd.,
19

20 the "Property" as shown on Exhibit "A" (*the Tract Map*),
21

22 generally known as the Parker Lane neighborhood plan combining district, locally known
23 as the area bounded by Oltorf Street on the north, Montopolis Drive on the east, Ben White
24 Boulevard/U.S. Highway 71 on the south, and IH-35 on the west, in the City of Austin,
25 Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*);
26 Exhibits "A" through "B" incorporated into this ordinance
27

28 PART 2. The base zoning districts for the two tracts of land are changed from single
29 family residence standard lot (SF-2) district and neighborhood commercial (LR) district, to
30 family residence-neighborhood plan (SF-3-NP) combining district and general office-
31 conditional overlay-neighborhood plan (GO-CO-NP) combining district, as more
32 particularly described and identified in the chart below:
33
34
35
36

TRACT NUMBER	ADDRESS	FROM	TO
203	2600, 2600 1/2 S Pleasant Valley Road	LR	SF-3-NP
222	4600, 4604 E. Ben White Blvd.	SF-2	GO-CO-NP

PART 3. Except as specifically provided in Parts 4, 5, and 6 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 4. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

- A. The minimum lot area is 2,500 square feet.
- B. The minimum lot width is 25 feet.
- C. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 5. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

- A. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
- B. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
- C. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

PART 6. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A building may not be constructed on Tract 222 within an area 50 feet from the centerline of the creek described as a tributary of Country Club Creek.

1 **PART 7.** This ordinance takes effect on _____, 2007.
2
3

4 **PASSED AND APPROVED**
5

6 _____, 2007
7
8

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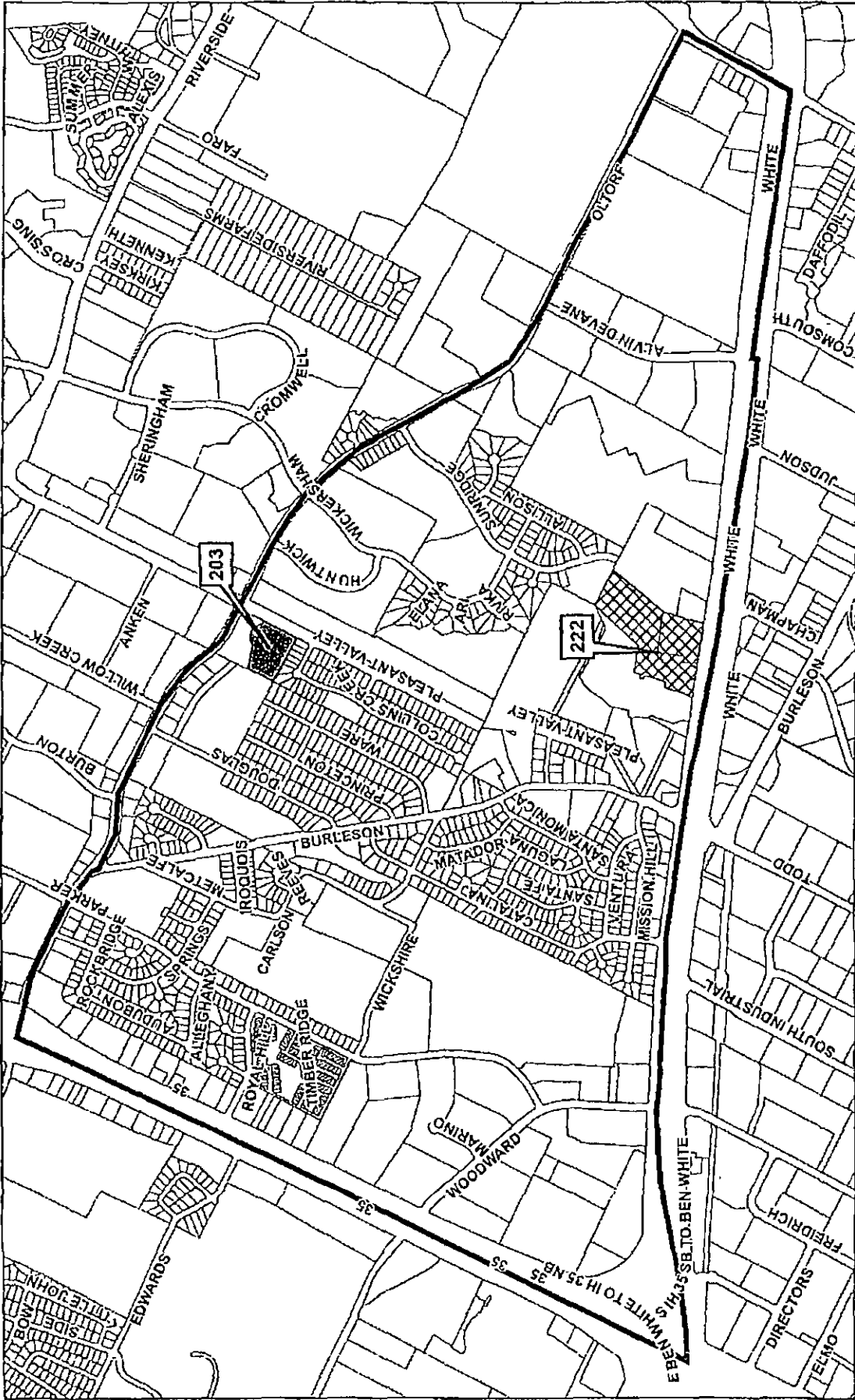
9 Will Wynn
10 Mayor
11

12 **APPROVED:** _____
13

14 David Allan Smith
15 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



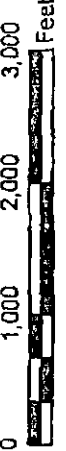
Parker Lane Neighborhood Plan Combining District
 Tract Map for Rezoning--February 1, 2007
 Zoning Case #C-14-05-0111

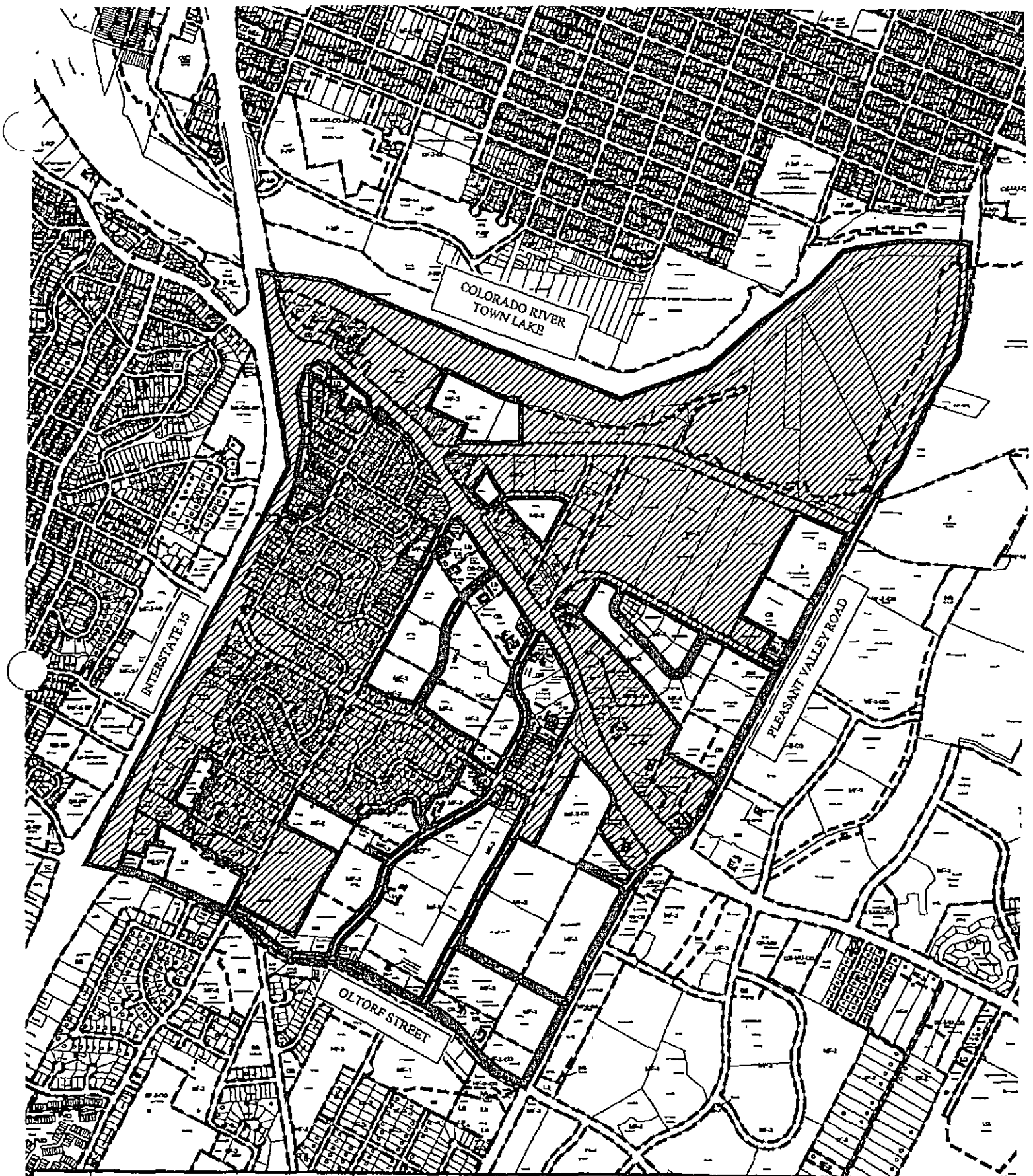
Exhibit A



City of Austin
 Neighborhood Planning and Zoning Department
 Updated December 21, 2006

Tracts for Rezoning





SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: R. HEIL



CASE #: C14-05-0112

ADDRESS: EAST RIVERSIDE

NEIGHBORHOOD PLAN COMBINING DISTRICT

SUBJECT AREA (acres): N/A

ZONING EXHIBIT B

DATE: 08-12

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER

'J19-20 K19-2'

0