

ZONING REVIEW SHEET**CASE:** C14-07-0015**Z.A.P. DATE:** March 20, 2007**ADDRESS:** 2217 Park Bend Drive**OWNER:** MCS Inc. (M. Yusuf Bora)**AGENT:** Alice Glasco Consulting
(Alice Glasco)**REZONING FROM:** MF-2-CO (Multifamily residence – conditional overlay) combining district**TO:** GO-MU (General office – mixed use) combining district**AREA:** 5.830 Acres**SUMMARY ZONING AND PLATTING COMMISSION RECOMMENDATION:***April 3, 2007:****APPROVED STAFF'S RECOMMENDATION FOR GO-MU-CO ZONING WITH CONDITIONS OF:***

- *MAXIMUM HEIGHT OF 60-FEET;*
- *LIMIT OF 220 UNITS (1 & 2 BEDROOMS)*
- *2000 VEHICLE TRIPS PER DAY*

[J.MARTINEZ, J.PINNELLI 2ND] (6-0-1) J.GOHIL – ABSTAINED; K.JACKSON, S.HALE – ABSENT**SUMMARY STAFF RECOMMENDATION:**

Staff offers an alternate recommendation of GO-MU-CO. The recommended conditional overlay shall limit the daily vehicle trip to less than 2,000 per day and limit the density to 15 residential units per acre.

The Staff recommendation is based on the following considerations:

- 1.) Although the proposed office zoning classification is compatible with existing land uses and zoning classifications along Park Bend Drive, the recommended conditions shall address development issues that may have a detrimental land use impact to the area; and
- 2.) The existing conditions and regulations as set forth by Ordinance No. 910425-M shall remain.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a 5.830 acre site fronting Park Bend Drive zoned MF-2-CO. On April 25, 1991, the site was zoned MF-2-CO under Ordinance No. 910425-M (Please see Attachment A) and imposed the following condition:

- Multifamily development on Tract 48 shall not exceed a density of 15 units per acre.

The site is currently a religious assembly. The applicant proposes to rezone the property to GO-MU to allow for the development of a convalescent home or retirement community. The site is located within the North Lamar Study Area which recommends residential uses for this site. Should the property be redeveloped, the site will be subject to compatibility standards.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-2-CO	Undeveloped land
<i>North</i>	GO-MU-CO	Offices
<i>South</i>	P	Walnut Creek
<i>East</i>	RR	Detention pond
<i>West</i>	LO	Undeveloped land

AREA STUDY: North Lamar**TIA:** Waived (See Transportation comments)**WATERSHED:** Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**SCENIC CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

64--River Oaks Lakes Estates Neighborhood

114--North Growth Corridor Alliance

480--Scofield Farms Residents Assn.

511--Austin Neighborhoods Council

742--Austin Independent School District

786--Home Builders Association of Greater Austin

SCHOOLS:

Austin Independent School District

- Pillow Elementary School
- Burnet Middle School
- Anderson High School

RELATED CASES: N/A**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-96-0113	GO-CO to GO-CO	10/22/96: APVD STAFF ALT REC OF GO-CO (9-0)	11/21/96: APVD GO-CO SUBJ TO CONDS (6-0); (ALL 3 READINGS)
C14-96-0114	LR-CO to LR-CO	10/22/96: APVD STAFF ALT REC OF LR-CO (9-0)	10/21/96: APVD LR-CO SUBJ TO CONDS (6-0); ALL 3 READINGS
C14-98-0136	MF-2-CO to GO-CO	9/22/98: APVD STAFF ALT REC OF GO-MU-CO W/2 CONDS (8-0); LIMIT IMP COV TO LESS THAN 65%; LIMIT HEIGHT TO 40' OR 3 STORIES	12/10/98: APVD PC REC OF GO-MU-CO W/CONDS (7-0) ALL 3 RDGS
C14-01-0086	GO to GO-MU-CO	7/24/01: APVD STAFF REC OF GO-MU-CO (5-0) W/COND OF 10' VEG BUFFER ON N PROP LINE	8/23/01: APVD GO-MU-CO W/CONDS (6-0); ALL 3 RDGS
C14-01-0175	GO-MU-CO to GO-MU-CO	1/22/02: APVD STAFF REC OF GO-MU-CO (8-0) W/CONDS	2/28/02: APVD GO-MU-CO (6-0); ALL 3 RDGS

C14-03-0110	GO-MU-CO to GO-MU-CO	9/23/03: APVD STAFF REC OF GO-MU-CO BY CONSENT (9-0)	10/23/03: APVD GO-MU-CO (6-0); ALL 3 RDGS
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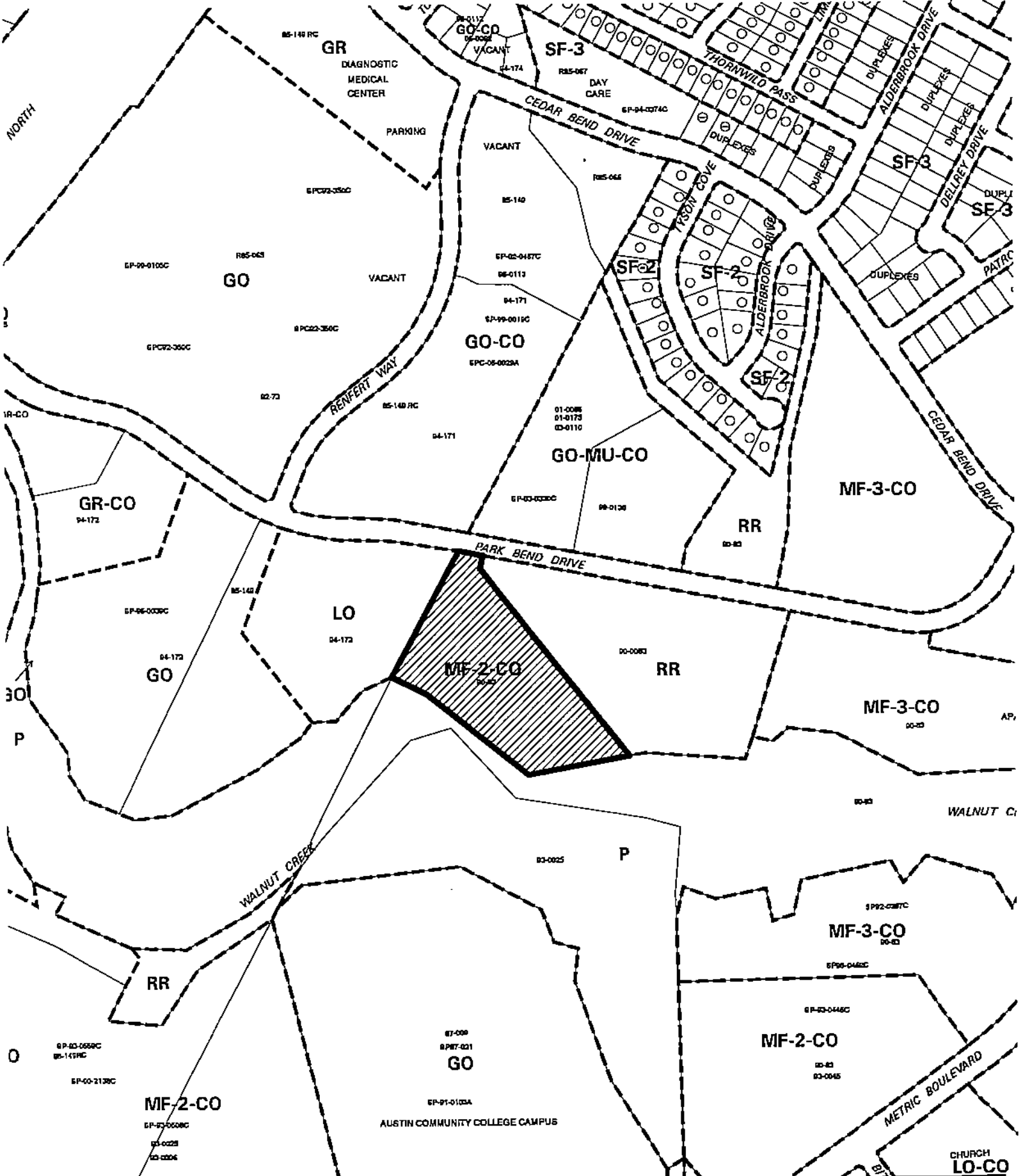
ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Park Bend Dr	64'	42'	Collector	No	No	No

CITY COUNCIL DATE:

May 3, 2007

ACTION:**ORDINANCE READINGS:** 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** jorge.rousselin@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT		ZONING	CITY GRID REFERENCE NUMBER L34
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: J.ROUSSELIN			
CASE #: C14-07-0015			DATE: 07-02	
ADDRESS: 2217 PARK BEND DR				
SUBJECT AREA (acres): 5.830			INTLS: SM	



2217 Park Bend Dr.
C14-07-0015

Legend

- Zoning
- Base
- Center Line

0 100 200 300 Feet

C14-07-0015

STAFF RECOMMENDATION

Staff offers an alternate recommendation of GO-MU-CO. The recommended conditional overlay shall limit the daily vehicle trip to less than 2,000 per day and limit the density to 15 residential units per acre.

The Staff recommendation is based on the following considerations:

- 1.) Although the proposed office zoning classification is compatible with existing land uses and zoning classifications along Park Bend Drive, the recommended conditions shall address development issues that may have a detrimental land use impact to the area; and
- 2.) The existing conditions and regulations as set forth by Ordinance No. 910425-M shall remain.

BASIS FOR RECOMMENDATION

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The requested zoning is compatible with the established land uses in the area. The proposed rezoning will not infringe on the character of the neighborhood.

2. *The proposed zoning should promote consistency, and orderly planning.*

Similar properties along Park Bend Drive are zoned for office and mixed uses. The proposed rezoning will be an integral part to the established land use trends.

3. *The proposed zoning should be consistent with the purpose statement of the district sought.*

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

The proposed rezoning meets the purpose statement for the district sought. GO uses will be complimentary to established office uses along Park Ben Drive.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 5.830 acre site fronting Park Bend Drive zoned MF-2-CO. The site has a condition limiting the density to 15 residential units per acre. The site is currently a religious assembly and is located within the North Lamar Study Area which recommends residential uses for this site. Should the property be redeveloped, the site will be subject to compatibility standards.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 10,000 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning

classification (without consideration of setbacks, environmental constraints, or other site characteristics).

3. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Environmental and Impervious Cover

1. The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

2. According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.
3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
4. At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
5. Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:
 - Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.
6. At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Water and Wastewater

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and

approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

Site Plan and Compatibility Standards

1. The site is subject to compatibility standards along the north property line in accordance with the provisions of the LDC Article 10.
2. Additional design regulations will be enforced at the time a site plan is submitted.

ORDINANCE NO. 910425-M

AN ORDINANCE ZONING CERTAIN PROPERTY WITHIN TERRITORY ANNEXED INTO THE CITY OF AUSTIN; AMENDING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 TO ESTABLISH VARIOUS BASE AND COMBINING DISTRICT ZONING CLASSIFICATIONS ON APPROXIMATELY 729 ACRES OF LAND MORE PARTICULARLY DESCRIBED IN ZONING FILE NO. C14-90-0083; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to establish initial permanent base and combining district zoning classifications for each of the following tracts of land described as Tracts 1 through 57 (SAVE AND EXCEPT Tract 45) in File C14-90-0083, and as those tracts are identified on the map attached and incorporated into this ordinance as "Exhibit A." This ordinance also establishes Conditional Overlay combining districts for certain of the tracts described in File C14-90-0083 and identified below, in combination with the respective base and other combining district zoning classifications established by this PART 1. Notwithstanding any use or site development regulations of the respective base district or other combining district to the contrary, property within the boundaries of a Conditional Overlay combining district established by this PART 1 shall conform with the restrictions imposed on the tract by PART 2 of this ordinance. To zone property annexed into the City of Austin, the Zoning Map of the City of Austin is hereby amended as follows:

Tract 1: From Interim "PUD" Planned Unit Development district, to "PUD" Planned Unit Development district.

locally known as 11600-11728 and 11601-11731 Norwegian Wood; 1600, 1601, 1602, and 1603 Mederas Drive; and 11639, 11643, and 11700 Parkfield Drive, in the City of Austin, Travis County, Texas.

Tract 1A: From Interim "PUD" Planned Unit Development district, to "RR" Rural Residence district.

locally known as 11633 and 11635 Parkfield Drive, in the City of Austin, Travis County, Texas.

Tract 2: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 1600-1612 and 1601-1615 Gracy Farms Lane; 11900 and 11901 Meadowfire Drive; 11610-11906 Bittern Hollow; 1602-1605 Quail Pass; 1600 and 1601 Kathy Lynn Court; 1600 and 1601 Woodwind Lane, in the City of Austin, Travis County, Texas.

Tract 3: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 1614-1802 and 1617-1803 Gracy Farms Lane; 1700-1714 and 1701-1713 Woodwind Lane; 1700-1712 and 1701-1713 Pheasant Roost; 1700-1714 and 1701-1715 Prairie Hen Cove; 11704-11818 and 11705-11815 Prairie Hen Lane, in the City of Austin, Travis County, Texas.

CITY OF AUSTIN, TEXAS

Tract 4: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 11600-11800 Swearingen Drive; 11600-11722 and 11601-11723 Barchetta Drive; 11621, 11625 and 11631 Parkfield Drive, in the City of Austin, Travis County, Texas.

Tract 5: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 11908-12000 and 11909-12003 Bittern Hollow; 11904-11940 and 11903-11937 Meadowfire Drive; 1600-1718 and 1601-1711 Kimmerling Lane; 11902-11904 Braewood Drive; 11900-11916 and 11901-11907 Rickem Cove; 11900 and 11901 Cherie Drive; 12074, 12075-12081, 11900, and 11901 Lincolnshire Drive; 1508-1514 Gracy Farms Lane, in the City of Austin, Travis County, Texas.

Tract 5A: From Interim "RR" Rural Residence district, to "RR" Rural Residence district.

locally known as 12002 and 12005 Bittern Hollow, in the City of Austin, Travis County, Texas.

Tract 6: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 11904-12072, 11903-11907, and 12019-12059 Lincolnshire Drive; 1500-1614 and 1501-1617 Garnaas Drive; 11902-12024 and 11903-12033 Cherie Drive; 1500-1612 and 1501-1607 Elvas Way, in the City of Austin, Travis County, Texas.

Tract 6A: From Interim "RR" Rural Residence district, to "RR" Rural Residence district.

locally known as 11909, 12001 and 12017 Lincolnshire Drive, in the City of Austin, Travis County, Texas.

Tract 6B: From Interim "RR" Rural Residence district, to "RR" Rural Residence district.

locally known as 12061 and 12073 Lincolnshire Drive, in the City of Austin, Travis County, Texas.

Tract 7: From Interim "RR" Rural Residence district, to "MF-3-CO" Multifamily Residence (Medium Density) district - Conditional Overlay combining district.

locally known as 11511 and 11601 Metric Boulevard; 1903, 1909, and 1917 Gold Wing Drive, in the City of Austin, Travis County, Texas.

Tract 7A: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-3" Family Residence district.

locally known as 11461 Parmigan Drive and 11501 Metric Boulevard, in the City of Austin, Travis County, Texas.

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Tract 7B: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-3" Family Residence district.

locally known as 11456 Ptarmigan Drive and 11407 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 8: From Interim "RR" Rural Residence district, to "MF-3-CO" Multifamily Residence (Medium Density) district - Conditional Overlay combining district.

locally known as 1902, 1908, and 1918 Gold Wing Drive; 11619, 11701, 11713, 11801, and 11807 Metric Boulevard; and 1917, and 1927 Gracy Farms Lane, in the City of Austin, Travis County, Texas.

Tract 9: From Interim "RR" Rural Residence district, to "GR" Community Commercial district.

locally known as 2101, 2113, and 2123 Parmer Lane; 12466 and 12482 Lamplight Village Avenue; 12412, 12418, 12422, and 12430 Alderbrook Drive; and 2100 and 2102 Blalock Drive, in the City of Austin, Travis County, Texas.

Tract 10: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-3" Family Residence district.

locally known as 12302-12410 and 12303-12411 Alderbrook Drive; 2101 Blalock Drive; 2106 and 2107 Pipers Field Drive; and 2100 and 2101 Thornwild Pass, in the City of Austin, Travis County, Texas.

Tract 11: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 12300-12406 and 12301-12407 Emery Oaks Drive; 12300-12338 and 12301-12341 Limerick Avenue; 2105-2309 and 2106-2312 Blalock Drive; 12402, 12403 and 12404 Cedarspur Road; 12402, 12403, and 12405 Marogot Run; and 2105-2305 Thornwild Pass, in the City of Austin, Travis County, Texas.

Tract 12: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 12300-12400 and 12301-12401 Marogot Run; 12300-12400 and 12301-12401 Cedarspur Road; 12302-12400 and 12303-12347 Tomanet Trail; 2311 and 2314 Blalock Drive; 2400 and 2401 Ace Pass; 2304-2324 and 2307-2331 Thornwild Pass, in the City of Austin, Travis County, Texas.

Tract 13: From Interim "PUD" Planned Unit Development district, to "PUD" Planned Unit Development district.

locally known as 1800-1908 and 1801-1907 Rainy Meadows Drive; 1800-1904 and 1801-1907 Heatherglen Lane; 11702-11722, 11703, 11707 and 11709 Tallow Field Way; and 11700-11803 Lockridge Drive, in the City of Austin, Travis County, Texas.

CITY OF AUSTIN, TEXAS

Tract 13A: From Interim "PUD" Planned Unit Development district, to "PUD" Planned Unit Development district.

locally known as 11600-11700 and 11601-11701 Tallow Field Way; 11600-11620 and 11601-11619 Fruitwood Place; 11600-11624 and 11601-11621 Pearwood Place; 1802, 1806, 1808, 1900, 1902 and 1805-1913 Golden Pheasant Drive; and 1900 and 1901 Gold Wing Drive, in the City of Austin, Travis County, Texas.

Tract 14: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 1600-1606 Morning Quail Drive, in the City of Austin, Travis County, Texas.

Tract 15: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 1608-1808 and 1603-1807 Morning Quail Drive; 11504-11702 and 11505-11703 Prairie Hen Lane; 11404-11704 and 11403-11707 Ruffed Grouse Drive; and 1700, 1702, 1800, 1701, 1703, 1801, and 1803 Golden Pheasant Drive, in the City of Austin, Travis County, Texas.

Tract 16: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-3" Family Residence district.

locally known as 1804-1916 and 1805-1915 Gracy Farms Lane; 1800-1902, 1910, 1912, and 1801-1915 Prairie Knoll Court; 11804, 11808, 11810, and 11805-11815 Lockridge Drive; and 11900 and 11901 Rosethorn Drive, in the City of Austin, Travis County, Texas.

Tract 17: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 11902-12008, and 11905-12009 Rosethorn Drive; 11900-11924 and 11901-11925 Snow Finch Road; 11900-12010, 11901-11915, 12001, and 12005-12009 Snow Goose Road; 12006, 12010, 12012 and 12016 Bittern Hollow, in the City of Austin, Travis County, Texas.

Tract 17A: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "RR" Rural Residence district.

locally known as 12004 Bittern Hollow; and 11917, 11921, and 11925 Snow Goose Road, in the City of Austin, Travis County, Texas.

Tract 18: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-3" Family Residence district.

locally known as 11900-11912, 11920, 11922, 11928, 11930, 11942-11952, and 11901-11953 Sunhollow Bend; 1900-1910 and 1901-1911 Albury Cove; 11811-11915 Metric Boulevard; and 1918-1922 Gracy Farms Lane, in the City of Austin, Travis County, Texas.

Tract 19: From Interim "RR" Rural Residence district, to "MF-3-CO" Multifamily Residence (Medium Density) district - Conditional Overlay combining district.

locally known as 11917 and 11927 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 20: From Interim "RR" Rural Residence district, to "LO" Limited Office district.
locally known as 12001 and 12021 Metric Boulevard; 12018, 12030 and 12046 Bittern Hollow, in the City of Austin, Travis County, Texas.

Tract 21: From Interim "RR" Rural Residence district, to "SF-6-CO" Townhouse and Condominium Residence district - Conditional Overlay combining district.

locally known as 11801, 11823, 11901, and 11907 Bittern Hollow; and 1513 and 1523 Gracy Farms Lane, in the City of Austin, Travis County, Texas.

Tract 22: From Interim "RR" Rural Residence district, to "SF-6-CO" Townhouse and Condominium Residence district - Conditional Overlay combining district.

locally known as 1401, 1413, and 1501 Gracy Farms Lane; and 11802, 11816, 11900 and 11920 Swearingen Drive, in the City of Austin, Travis County, Texas.

Tract 22A: From Interim "RR" Rural Residence district, to "RR" Rural Residence district.

locally known as 11716 and 11720 Barchetta Drive; and 1511 Gracy Farms Lane, in the City of Austin, Travis County, Texas.

Tract 23: From Interim "PUD" Planned Unit Development district, to "PUD" Planned Unit Development district.

locally known as 11900-11910, 11914-12002, 12006-12020, 11901, 11907, and 11911-12021 Sky West Drive; 1400 and 1500 Gracy Farms Lane; 11924, 11928, 11932-12016, 11925, 11929, 11931, 11935-12005, and 12009-12013 Swearingen Drive; 11900-12006 and 11901-12011 Elfcroft Drive; 1402-1416, 1420, 1426, 1428, 1403-1411, 1415-1433 Elm Brook Drive; 11900, 11912, 12000, 12006-12012, 12018, 12020, 11901-12007, and 12011-12033 Shady Springs Road, in the City of Austin, Travis County, Texas.

Tract 24: From Interim "RR" Rural Residence district, to "MF-1-CO" MultiFamily Residence (Limited Density) district - Conditional Overlay combining district.

locally known as 11811, 11901, and 11917 Swearingen Drive, in the City of Austin, Travis County, Texas.

Tract 25: From Interim "RR" Rural Residence district, to "P" PUBLIC district.

locally known as 12143, 12149, 12144 and 12152 Metric Boulevard, in the City of Austin, Travis County, Texas.

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Tract 26: From Interim "RR" Rural Residence district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 12009 and 12041 Bittern Hollow; and 12101 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 27: From Interim "RR" Rural Residence district, to "MF-2-CO" MultiFamily Residence (Low Density) district - Conditional Overlay combining district.

locally known as 12017 Bittern Hollow; and 12121 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 28: From Interim "RR" Rural Residence district, to "MF-2-CO" MultiFamily Residence (Low Density) district - Conditional Overlay combining district.

locally known as 12135-12141 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 29: From Interim "RR" Rural Residence district, to "MF-3-CO" Multifamily Residence (Medium Density) district - Conditional Overlay combining district.

locally known as 12130 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 30: From Interim "RR" Rural Residence district, to "LO" Limited Office district.
locally known as 12000-12100 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 31: From Interim "RR" Rural Residence district, to "MF-3-CO" Multifamily Residence (Medium Density) district - Conditional Overlay combining district.

locally known as 12413 and 12431 Alderbrook Drive; and 12440 and 12448 Lamplight Village Avenue, in the City of Austin, Travis County, Texas.

Tract 32: From Interim "RR" Rural Residence district, to "MF-3-CO" Multifamily Residence (Medium Density) district - Conditional Overlay combining district.

locally known as 12400 and 12438 Lamplight Village Avenue; and 2000 and 2104 Pipers Field Drive, in the City of Austin, Travis County, Texas.

Tract 33: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-3" Family Residence district.

locally known as 1801-1815 and 1819 Cedar Bend Drive; 12178-12200, 12210-12238, 12179-12193, and 12197-12233 Running Bird Lane, in the City of Austin, Travis County, Texas.

Tract 34: From Interim "RR" Rural Residence district, to "MF-3-CO" Multifamily Residence (Medium Density) district - Conditional Overlay combining district.

locally known as 12300, 12318 and 12330 Lamplight Village Avenue; 12348, 12316 and 12336 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 35: From Interim "RR" Rural Residence district, to "MF-3-CO" Multifamily Residence (Medium Density) district - Conditional Overlay combining district.

locally known as 1912, 2000 and 2022 Cedar Bend Drive; and 12210, 12232, 12300 and 12314 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 36: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-3" Family Residence district.

locally known as 2116, 2122, 2124, 2200, 2202, 2204, and 2206 Cedar Bend Drive, in the City of Austin, Travis County, Texas.

Tract 37: From Interim "RR" Rural Residence district, to "MF-3-CO" Multifamily Residence (Medium Density) district - Conditional Overlay combining district.

locally known as 1810 and 1900 Cedar Bend Drive; and 12209, 12301, 12335, and 12375 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 38: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "LR" Neighborhood Commercial district.

locally known as 12438 Running Bird Lane, in the City of Austin, Travis County, Texas.

Tract 39: From Interim "RR" Rural Residence district, to "RR" Rural Residence district.

locally known as 12413 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 40: From Interim "RR" Rural Residence district, to "LO" Limited Office district.
locally known as 1800 and 1808 Cedar Bend Drive, in the City of Austin, Travis County, Texas.

Tract 41: From Interim "RR" Rural Residence district, to "MF-3-CO" Multifamily Residence (Medium Density) district - Conditional Overlay combining district.

locally known as 12383 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 42: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-3" Family Residence district.

locally known as 2001-2011 and 2103 Pipers Field Drive; 2000-2014 and 2001-2015 Leeann Drive; 12300-12324, 12301-12305, 12309-12313, 12317 and 12321 Dellrey Drive; 12300-12306, 12316, 12320-12324, and 12301-12325 Patron Drive; 2100, 2108, 2112 and 2114 Cedar Bend Drive; and 12336, 12346 and 12358 Lamplight Village Avenue, in the City of Austin, Travis County, Texas.

Tract 43: From Interim "RR" Rural Residence district, to "LR" Neighborhood Commercial district.

locally known as 12155, 12181, and 12201 Metric Boulevard; and 1821, 1901 and 1909 Cedar Bend Drive, in the City of Austin, Travis County, Texas.

CITY OF AUSTIN, TEXAS

Tract 44: From Interim "RR" Rural Residence district, to "MF-3-CO" Multifamily Residence (Medium Density) district - Conditional Overlay combining district.

locally known as 2000, 2008, 2016, 2026 and 2034 Park Bend Road; and 2001, 2013, 2101, and 2113 Cedar Bend Drive, in the City of Austin, Travis County, Texas.

Tract 46: From Interim "RR" Rural Residence district, to "MF-3-CO" Multifamily Residence (Medium Density) district - Conditional Overlay combining district.

locally known as 2019, 2029, and 2035 Park Bend Drive, in the City of Austin, Travis County, Texas.

Tract 47: From Interim "RR" Rural Residence district, to "MF-2-CO" Multifamily Residence (Low Density) district - Conditional Overlay combining district.

locally known as 2200 Park Bend Drive, in the City of Austin, Travis County, Texas.

Tract 48: From Interim "RR" Rural Residence district, to "MF-2-CO" Multifamily Residence (Low Density) district - Conditional Overlay combining district.

locally known as 2217 Park Bend Drive, in the City of Austin, Travis County, Texas.

Tract 49: From Interim "RR" Rural Residence district, to "RR" Rural Residence district.
locally known as 2101, 2111, 2201 and 2215 Park Bend Drive, in the City of Austin, Travis County, Texas.

Tract 50: From Interim "RR" Rural Residence district, to "RR" Rural Residence district.

locally known as 2115 Cedar Bend Drive; and 2100 and 2110 Park Bend Drive, in the City of Austin, Travis County, Texas.

Tract 51: From Interim "SF-2" Single-Family Residence (Standard Lot) district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 12200, 12204-12212, 12201-12211 Alderbrook Drive; 12200-12232, 12201, 12203, 12207, and 12211-12223 Tyson Cove, in the City of Austin, Travis County, Texas.

Tract 52: From Interim "RR" Rural Residence district, to "GR-MU-CO" Community Commercial district-Mixed Use combining district - Conditional Overlay combining district.

locally known as 2005 and 2019 Parmer Lane; and 12421, 12453, and 12475 Lamplight Village Avenue, in the City of Austin, Travis County, Texas.

Tract 53: From Interim "RR" Rural Residence district, to "GR-MU-CO" Community Commercial district-Mixed Use combining district - Conditional Overlay combining district.

locally known as 12358, 12380, and 12388 Metric Boulevard; 12339, 12401, and 12419 Lamplight Village Avenue, in the City of Austin, Travis County, Texas.

Tract 54: From Interim "RR" Rural Residence district, to "GR-MU-CO" Community Commercial district-Mixed Use combining district - Conditional Overlay combining district.

locally known as 12420 Metric Boulevard, and 1901 Parmer Lane, in the City of Austin, Travis County, Texas.

Tract 55: From Interim "RR" Rural Residence district, to "RR" Rural Residence district.

locally known as 12392 Metric Boulevard; and 1915, 1927, and 2001 Parmer Lane, in the City of Austin, Travis County, Texas.

Tract 56: From Interim "RR" Rural Residence district, to "GR" Community Commercial district.

locally known as 12441 Metric Boulevard, in the City of Austin, Travis County, Texas.

Tract 57: From Interim "RR" Rural Residence district, to "SF-2" Single-Family Residence (Standard Lot) district.

locally known as 1602 Kathy Lynn Court, in the City of Austin, Travis County, Texas.

PART 2. (a) Development of the property within the boundaries of the Conditional Overlay combining districts established by PART 1 of this ordinance is subject to the following restrictions:

- (1) Multifamily development on Tract 7 shall not exceed a density of 28 units per acre.
- (2) Multifamily development on Tract 8 shall not exceed a density of 28 units per acre.
- (3) Multifamily development on Tract 19 shall not exceed a density of 28 units per acre.
- (4) Residential development on Tract 21 shall not exceed a density of 9.2 units per acre.
- (5) Residential development on Tract 22 shall not exceed a density of 8.6 units per acre.
- (6) Multifamily development on Tract 24 shall not exceed a density of 16.5 units per acre.
- (7) Multifamily development on Tract 27 shall not exceed a density of 17 units per acre.
- (8) Multifamily development on Tract 28 shall not exceed a density of 17 units per acre.
- (9) Multifamily development on Tract 29 shall not exceed a density of 20 units per acre.
- (10) Multifamily development on Tract 31 shall not exceed a density of 22 units per acre.
- (11) Multifamily development on Tract 32 shall not exceed a density of 22 units per acre.
- (12) Multifamily development on Tract 34 shall not exceed a density of 22 units per acre.
- (13) Multifamily development on Tract 35 shall not exceed a density of 28 units per acre.

- (14) Multifamily development on Tract 37 shall not exceed a density of 22 units per acre.
- (15) Multifamily development on Tract 41 shall not exceed a density of 22 units per acre.
- (16) Multifamily development on Tract 44 shall not exceed a density of 28 units per acre.
- (17) Multifamily development on Tract 46 shall not exceed a density of 28 units per acre.
- (18) Multifamily development on Tract 47 shall not exceed a density of 15 units per acre.
- (19) Multifamily development on Tract 48 shall not exceed a density of 15 units per acre.
- (20) Multifamily development on Tract 52 shall not exceed a density of 22 units per acre.
- (21) Multifamily development on Tract 53 shall not exceed a density of 22 units per acre.
- (22) Multifamily development on Tract 54 shall not exceed a density of 22 units per acre.

(b) Except as specifically restricted by subsection (a) of this PART 2, the tracts identified in subsection (a) may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. Notwithstanding any other provisions of the Austin City Code of 1981 or other ordinance to the contrary, at any time before April 25, 2001, the Planning Department shall initiate and process no more than three separate cases to rezone all or any portion of the land described in this ordinance as Tracts 52, 53, and 54 from the zoning established by PART 1 of this ordinance to the "W/LO" Warehouse Limited Office base district, at no cost to the owner of the land subject to the rezoning case. A rezoning case filed under this PART 4 shall be initiated by the Planning Department only after receiving a written request for such rezoning from the owner or agent of the owner of the land proposed for rezoning to the "W/LO" Warehouse Limited Office base district.

PART 5. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 6. If any section, restriction, rezoning of property, or applicable provision or regulation associated with the development of any specific tract of land referenced in this ordinance, or the application of this ordinance to any tract of land, person, or set of circumstances, is for any reason held to be unconstitutional, void, or in any other manner invalid, the validity of the remaining portions in this ordinance shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof, or any provision or regulation contained herein, shall become inoperative or fail by reason of the invalidity of any other portion hereof; and accordingly all provisions of this ordinance are declared to be severable for that purpose.

PART 7. Because prompt action on assigning permanent zoning classifications is in the public interest and will lead to the timely resolution of issues raised by litigation in which the City of Austin is a party, the City Council declares that an emergency exists concerning the safe, orderly, and

CITY OF AUSTIN, TEXAS

healthful growth and development of the City. To assure the immediate preservation of the public peace, health and safety, this ordinance shall be effective immediately upon its passage as required by this emergency and as provided by the City Charter of the City of Austin.

PASSED AND APPROVED:

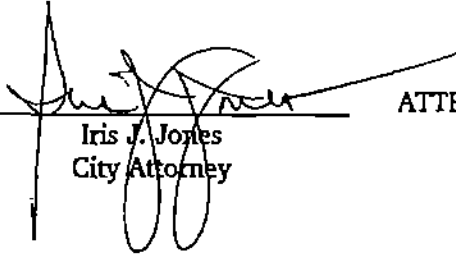
April 25, 1991

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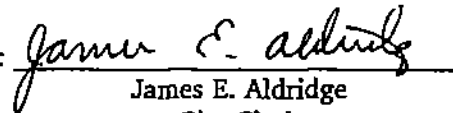
Lee Cooke
Mayor

APPROVED:



Iris J. Jones
City Attorney

ATTEST:



James E. Aldridge
City Clerk

afm

Attachment: Exhibit "A"

EXHIBIT "A"

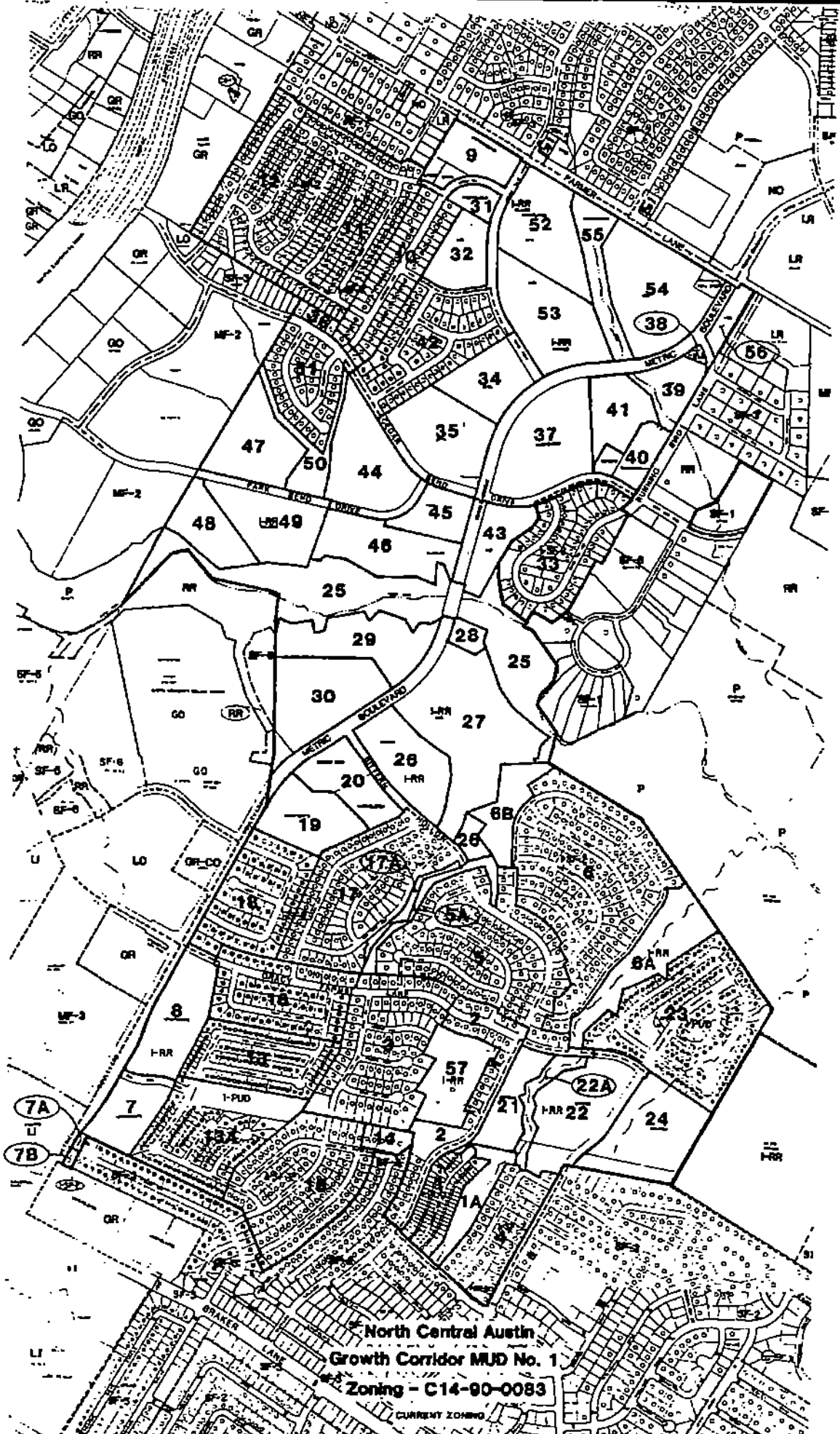


EXHIBIT "A"

Austin American-Statesman

City Clerk

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Joseph Springli

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

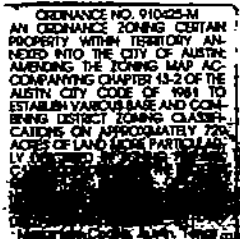
May 3rd, 1991

and that the attached is a true copy of said advertisement.

Joseph Springli

SWORN AND SUBSCRIBED TO BEFORE ME, this the 3rd

Day of May A.D. 1991.



Jill Wallace
(Type or Print Name of Notary)

Jill Wallace

Notary Public in and for
TRAVIS COUNTY, TEXAS

9/26/94

(My Commission Expires:)

