

## ORDINANCE NO \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A  
2 NEIGHBORHOOD PLAN (NP) COMBINING DISTRICT TO THE BASE ZONING  
3 DISTRICTS ON APPROXIMATELY 726 ACRES OF LAND GENERALLY  
4 KNOWN AS THE UNIVERSITY HILLS NEIGHBORHOOD PLAN AREA AND  
5 TO CHANGE THE BASE ZONING DISTRICTS ON 21 TRACTS OF LAND  
6

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

9 **PART 1** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 add a neighborhood plan (NP) combining district to each base zoning district within the  
11 property, and to change the base zoning districts on 20 tracts of land within the property  
12 (the "Property") described in Zoning Case No. C14-2007-0006, on file at the  
13 Neighborhood Planning and Zoning Department, as follows  
14

15 Approximately 726 acres of land in the City of Austin, Travis County,  
16 Texas, more particularly described and identified in the attached Exhibit  
17 "A" (*the Tract Map*),  
18

19 generally known as the University Hills neighborhood plan combining district, locally  
20 known as the area bounded by U S Highways 290 and 183 on the north, U S Highway  
21 183 on the east, Manor Road on the south, and Northeast Drive on the west, in the City of  
22 Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the*  
23 *Zoning Map*)  
24

25 Except as provided in this ordinance, the existing base zoning districts and conditions  
26 remain in effect  
27

28 **PART 2** The base zoning districts for the 21 tracts of land are changed from single  
29 family residence standard lot (SF-2) district, interim family residence (I-SF-3) district,  
30 family residence (SF-3) district, multifamily residence medium density (MF-3) district,  
31 neighborhood office-conditional overlay (NO-CO) combining district, neighborhood  
32 commercial (LR) district, community commercial (GR) district, community commercial-  
33 conditional overlay (GR-CO) combining district, commercial-liquor sales (CS-1) district,  
34 and limited industrial service (LI) district to single family residence standard lot-  
35 neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-  
36 3-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-  
37 6-NP) combining district, multifamily residence medium density-neighborhood plan (MF-

3-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below

| TRACT NUMBER | ADDRESS  | FROM         | TO          |
|--------------|--|--------------|-------------|
| 201          | 7329 US Hwy 290  | GR           | MF 3 NP     |
| 202          | 7540 7650 Ed Bluestein Blvd  | SF 2         | LO MU NP    |
| 203          | 6801 Northeast Dr  | SF 2         | P NP        |
| 205          | 3400 3401 3403 3405 3407 Lynridge Dr                                     | GR           | SF 2 NP     |
| 206          | 3401 3403 3405 Val Dr 3404 3406 3408 3410 3416 Lynridge Dr               | GR           | SF-2 NP     |
| 207          | 3500 Susquehanna Lane  | SF 2         | P NP        |
| 208          | 7206 7210 7112 Ed Bluestein Blvd   | GR           | GR NP       |
|              | Footprint [3750 sq ft] at the southern portion of 7112 Ed Bluestein Blvd | CS 1         | GR NP       |
| 210          | 2 828 Acre Tract of ABS 258 SUR 26 Tannehill JC                          | LR           | LO MU NP    |
|              | 4 798 Acre Tract of ABS SUR 29 Tannehill JC                              | I SF 3       | LO MU CO NP |
| 211          | 10 369 Acre Tract of ABS 22 SUR 29 Tannehill JC                          | SF 3 NO CO   | SF 6 NP     |
|              | Lot 1B of the Bluffs at University Hills Resubdivision of Lot 1 Block B  | NO CO        | SF 6 NP     |
| 212          | 4700 Loyola Lane   | GR           | GR CO NP    |
| 213          | 4720 Loyola Lane   | GR CO        | GR CO NP    |
| 214          | 4607 Loyola Lane   | GR           | GR CO NP    |
| 215          | 4701 Loyola Lane   | GR           | GR MU CO NP |
| 216          | CS footprint [1500 sq ft] at 6700 Manor Road                             | CS           | LR-NP       |
| 217          | 3501 Loyola Lane   | LR           | LR MU CO NP |
| 219          | 6540 6600 Ed Bluestein Blvd  | GR MF 3 SF 3 | GR MU NP    |
| 220          | 5301 Loyola Lane   | SF 3 LI      | SF-3 NP     |

| TRACT<br>NUMBER | ADDRESS  | FROM    | TO       |
|-----------------|--|---------|----------|
| 220a            | 976 x 367 portion of 5301 Loyola Lane  | SF-3 LI | GR NP    |
| 221             | 20 227 Acre parcel of ABS 22 SUR Tannehill JC                                    | LI      | GR MU NP |
| 222             | Approximately 600x600 portion of 10 369 Acre Tract of ABS 22 SUR 29 Tannehill JC | SF 3    | LR CO NP |
| 223             | 3409 Carol Ann Dr  | LR      | SF 2 NP  |

**PART 3** 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 Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code
- C Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code

**PART 4** Tract 208 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1552 through 25-2-1557 of the Code

**PART 5** Tract 220 may be developed as a residential infill special use as set forth in Sections 25-2-1532 through 25-2-1539

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

- A The following uses are prohibited uses of Tracts 212, 213, and 215
 

|                               |                                  |
|-------------------------------|----------------------------------|
| Automotive repair services    | Automotive rentals               |
| Automotive sales              | Automotive washing (of any type) |
| Service station               | Funeral services                 |
| Commercial off-street parking | Bail bond services               |
- B Group home, Class II use is a prohibited use of Tract 213
- C Service station use is a prohibited use of Tract 222

1  
2 D The following uses are prohibited uses of Tracts 208, 212, 213, 214, 215, 217,  
3 and 218

4  
5 Drive-in service as an accessory use to a commercial use

6  
7 E The following uses are prohibited uses of Tract-214

8  
9 Automotive repair services

Automotive rentals

10 Automotive sales

Automotive washing (of any type)

11 Funeral services

Commercial off-street parking

12 Bail bond services

13  
14 F Off-site accessory parking is a conditional use of Tracts 212, 213, 214, and 215

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16 Except as specifically restricted under this ordinance, the Property may be developed and  
17 used in accordance with the regulations established for the respective base districts and  
18 other applicable requirements of the City Code

19  
20 **PART 8** This ordinance takes effect on \_\_\_\_\_, 2007

21  
22  
23 **PASSED AND APPROVED**

24  
25 §  
26 §  
27 §

28 \_\_\_\_\_, 2007

29 Will Wynn  
30 Mayor

31  
32 **APPROVED**

**ATTEST**

33 David Allan Smith  
34 City Attorney

Shirley A. Gentry  
City Clerk