

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A  
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING  
3 DISTRICTS ON APPROXIMATELY 875 ACRES OF LAND GENERALLY  
4 KNOWN AS THE HERITAGE HILLS NEIGHBORHOOD PLAN AREA AND TO  
5 CHANGE THE BASE ZONING DISTRICTS ON SEVEN 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:  
10

- 11 i) to add a neighborhood plan (NP) combining district to each base zoning district  
12 within the property comprised of approximately 875 acres of land (the "Property"),  
13 and,  
14 ii) to change the base zoning districts within the Property on seven tracts of land  
15 identified in the attached Exhibit "A" (*the Tract Map*),  
16

17 as described in Zoning Case No. C14-2010-0160, on file at the Planning and Development  
18 Review Department. and generally known as the Heritage Hills neighborhood plan  
19 combining district, locally known as the area bounded by East Rundberg Lane on the  
20 north, IH-35 on the west, East Anderson Lane/U.S. Highway 183 on the south and  
21 Cameron Road on the east, in the City of Austin, Travis County, Texas, and identified in  
22 the map attached as Exhibit "B" (*the Zoning Map*).  
23

24 PART 2. Except as otherwise specifically provided in this ordinance, the existing base  
25 zoning districts and conditions remain in effect.  
26

27 PART 3. The base zoning districts for the seven tracts of land are changed from rural  
28 residence-conditional overlay (RR-CO) combining district, family residence (SF-3)  
29 district, multifamily residence limited density-conditional overlay (MF-1-CO) combining  
30 district, and community commercial (GR) district, to townhouse and condominium  
31 residence-neighborhood plan (SF-6-NP) combining district, multifamily residence medium  
32 density-neighborhood plan (MF-3-NP) combining district, mobile home residence-  
33 neighborhood plan (MH-NP) combining district, community commercial-mixed use-  
34 vertical mixed use building-neighborhood plan (GR-MU-V-NP) combining district,  
35 community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district,  
36 and public-neighborhood plan (P-NP) combining district, as more particularly described  
37 and identified in the chart below:

Tract #	TCAD Prop ID	COA Address	FROM	TO
105	546845	E 1401 RUNDBERG LN	SF-3	MH-NP
		E 1345.5 RUNDBERG LN		
		E 1403.5 RUNDBERG LN		
		E 1413.5 RUNDBERG LN		
		E 1417.5 RUNDBERG LN		
106	239727	829 PARK PLAZA	GR	GR-MU-NP
	239728	LOT 4-A COURTLANDT PLACE SEC III-A RESUB OF LOT 4		
		905 PARK PLAZA		
		913 PARK PLAZA		
	239729	LOT 4-B COURTLANDT PLACE SEC III-A RESUB OF LOT 4		
		917 PARK PLAZA		
		909 PARK PLAZA		
	239730	915 PARK PLAZA		
	239731	919 PARK PLAZA		
	239732	LOT 4-E COURTLANDT PLACE SEC III-A RESUB OF LOT 4		
		933 PARK PLAZA		
107	769489	.530AC OF LOT 1 BLK A WINDCREST PARKSIDE SUBD	RR-CO; MF- I-CO	P-NP
	769488	ABS 789 SUR 57 WALLACE J P ACR 1.926		
		1112 HERMITAGE DR		
		1112.5 HERMITAGE DR		

**PART 4.** The following applies to an existing legal lot with single-family residential 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.** Mobile food establishments regulations apply within the boundaries of the NP as set forth in Section 25-2-812 of the Code.

**PART 6.** Front or side yard parking restrictions apply to all residential uses within the boundaries of the NP as set forth in Sections 12-5-29 and Section 25-2-1406 of the Code.

1 **PART 9.** This ordinance takes effect on \_\_\_\_\_, 2011.  
2  
3

4 **PASSED AND APPROVED**

5  
6  
7  
8 \_\_\_\_\_, 2011

§  
§  
§

9 \_\_\_\_\_  
10 Lee Leffingwell  
11 Mayor

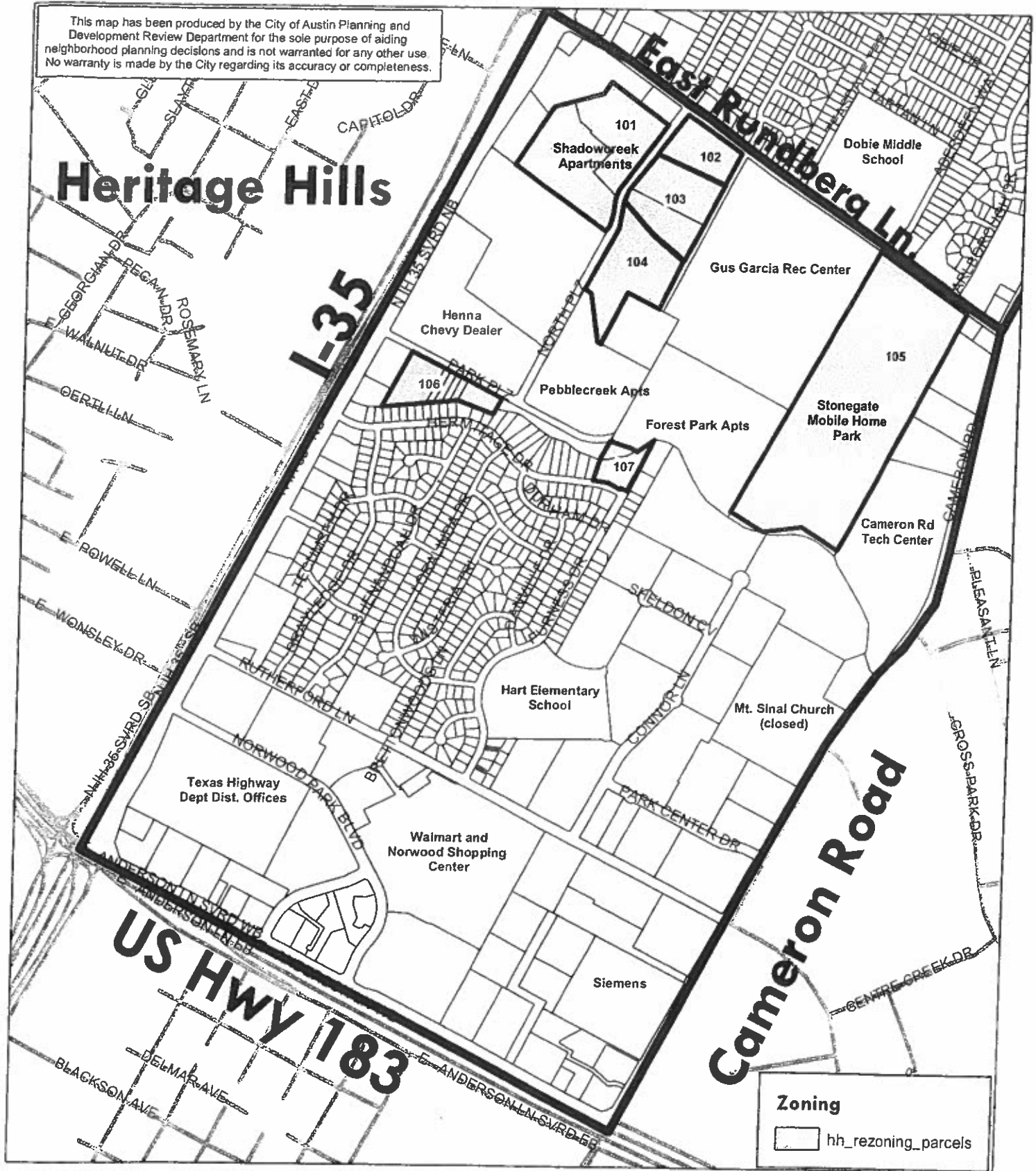
12  
13 **APPROVED:** \_\_\_\_\_

14 Karen M. Kennard  
15 Acting City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk

This map has been produced by the City of Austin Planning and Development Review Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



# Heritage Hills Neighborhood Planning Area

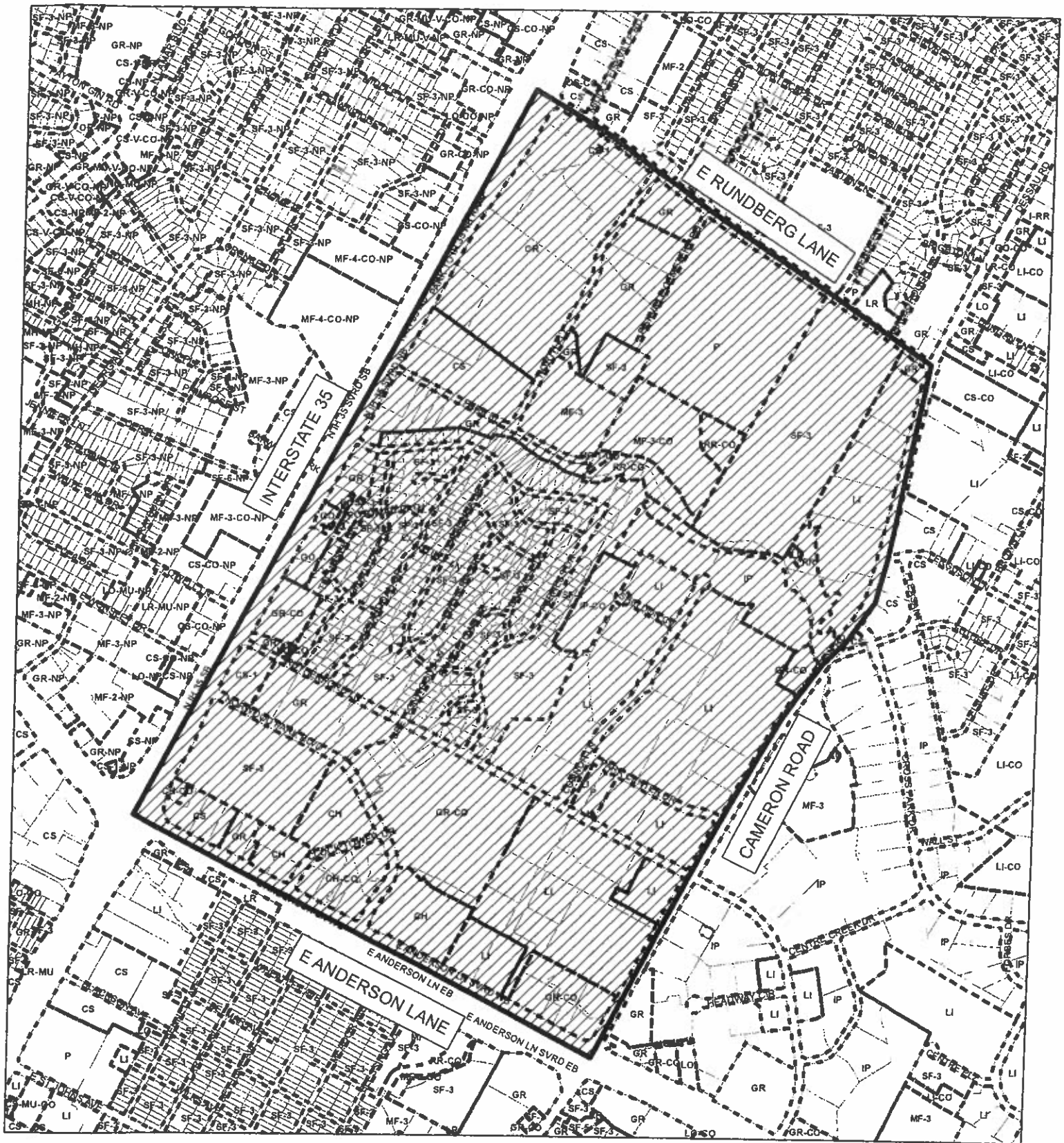
## Rezoning Map

Created 12/30/10

0 0.05 0.1 0.2 0.3 0.4 Miles






EXHIBIT A



# **ZONING**

ZONING CASE#: C14-2010-0160  
 LOCATION: HERITAGE HILLS NEIGHBORHOOD  
 PLANNING AREA  
 SUBJECT AREA: 875 ACRES  
 GRID: L28-L30 & M28-M30  
 MANAGER: JOI HARDEN



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

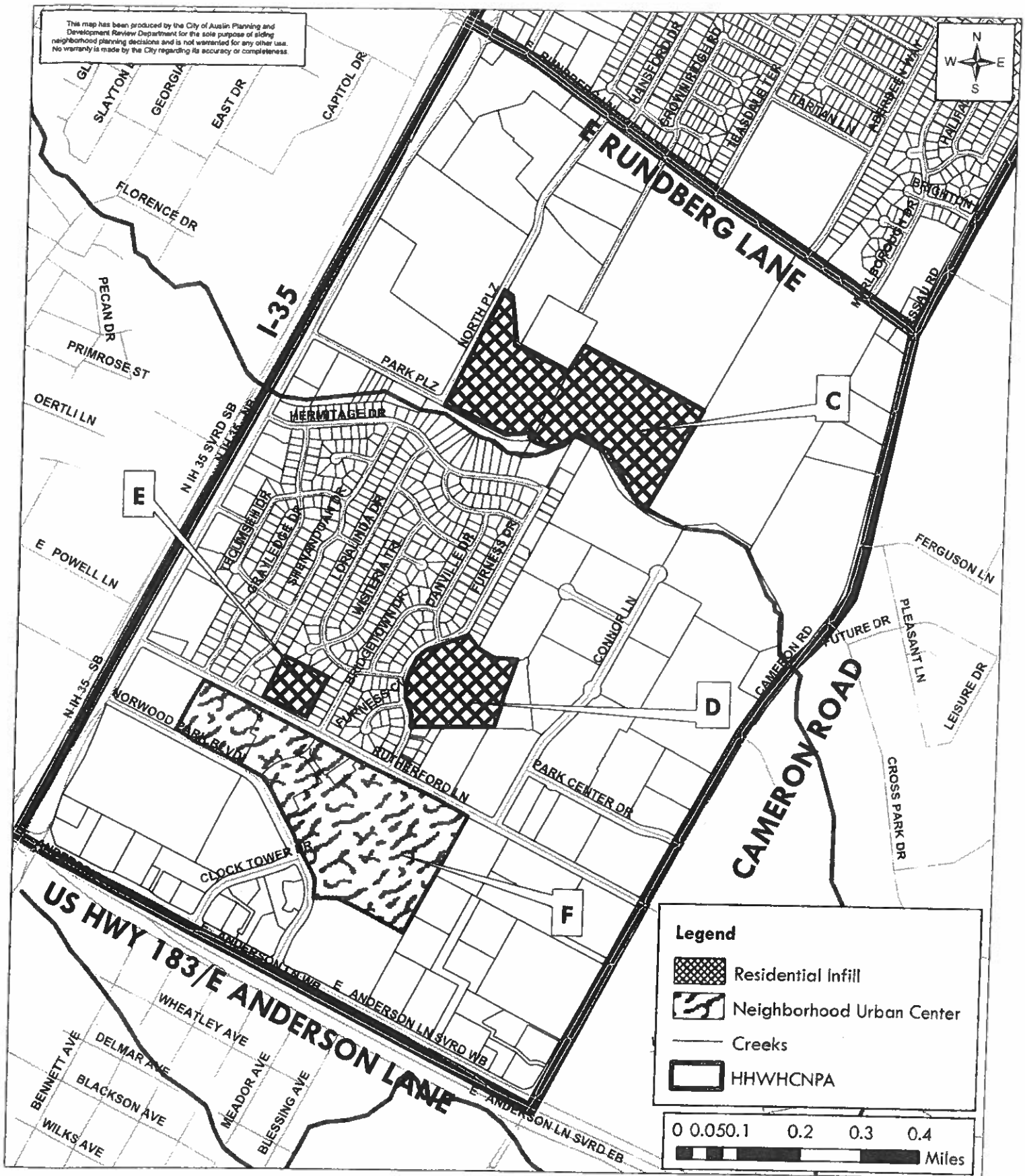
1" = 1200'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



EXHIBIT B





# Heritage Hills Neighborhood Planning Area Special Use Infill Tracts

Created 11/5/10

EXHIBIT C