

## AGENDA



Thursday, January 13, 2011

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 60

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**Subject:** C14-2010-0160 – Heritage Hills Neighborhood Planning Area Rezoning – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as the Heritage Hills Neighborhood Planning Area, generally bounded by East Rundberg Lane to the north, Cameron Road to the east, U.S. Highway 183/East Anderson Lane to the south and IH 35 to the west (Little Walnut Creek Watershed, Buttermilk Branch Watershed). The proposed zoning changes will create a Neighborhood Plan Combining District (NPCD) covering the entire area. The proposed zoning changes also implement the land use recommendations of the Heritage Hills/Windsor Hills Combined Neighborhood Plan, NP-2010-0028, on 7 tracts of land (98.8 acres). Under the proposed Heritage Hills NPCD, the following design tools are proposed to be applied area-wide: parking placement and impervious cover restrictions, garage placement, and front porch setback. The following special use option is proposed to be applied area-wide: “small-lot amnesty.” Other special use options proposed to be applied on a parcel-specific basis include: “residential infill” and “neighborhood urban center.” Other special use options that could be approved by City Council on a neighborhood-wide basis include: “cottage,” “urban home,” “secondary apartment,” “corner store,” and “neighborhood mixed-use building.” The following infill options will be applied to Tracts C, D, and E: “residential infill.” The following infill options will be applied to Tracts F and G: “neighborhood urban center.” In addition, front and side yard parking restrictions, and mobile food establishment restrictions are proposed area-wide.

The City Council may approve a zoning change to any of the following: rural residence (RR) district zoning; single family residence large lot (SF-1) district zoning; single family residence standard lot (SF-2) district zoning; family residence (SF-3) district zoning; single family residence small lot (SF-4A) district zoning; single family residence condominium site (SF-4B) district zoning; urban family residence (SF-5) district zoning; townhouse & condominium residence (SF-6) district zoning; multifamily residence limited density (MF-1) district zoning; multifamily residence low density (MF-2) district zoning; multifamily residence medium density (MF-3) district zoning; multifamily residence moderate-high density (MF-4) district zoning; multifamily residence high density (MF-5) district zoning; multifamily residence highest density (MF-6) district zoning; mobile home residence (MH) district zoning; neighborhood office (NO) district zoning; limited office (LO) district zoning; general office (GO) district zoning; neighborhood commercial (LR) district zoning; community commercial (GR) district zoning; warehouse/limited office (W/LO) district zoning; general commercial services (CS) district zoning; commercial-liquor sales (CS-1) district zoning; commercial highway (CH) district zoning; industrial park (IP) district zoning; limited industrial service (LI) district zoning; and public (P) district zoning. A conditional overlay (CO), mixed use combining district (MU), vertical mixed use building (V) combining district, or neighborhood plan combining district (NP) may also be added to these zoning base districts. Staff Recommendation: To grant rezonings that implement the land use recommendations of the Heritage Hills Neighborhood Plan. Planning Commission Recommendation: To grant rezonings that implement the land use recommendations of the Heritage Hills Neighborhood Plan. Applicant: City of Austin. Agent: Planning and Development Review Department. City Staff: Kathleen Fox, 974-7877; Greg Dutton, 974-3509; Joi Harden, 974-2122.

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