

ORDINANCE NO. 041104-44

AN ORDINANCE AMENDING ORDINANCE NO. 030424-30 TO REZONE AND CHANGE THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR LAND KNOWN AS THE PARMER/WALNUT CREEK PLANNED UNIT DEVELOPMENT LOCATED AT THE 1310-1314 BLOCK OF PARMER LANE.

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

PART 1. The Parmer/Walnut Creek Planned Unit Development ("the Original Parmer PUD") is comprised of approximately 21.808 acres of land located in the vicinity of Parmer Lane and North Lamar Boulevard in Travis County and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 030424-30. The Parmer/Walnut Creek PUD was approved April 24, 2003 under Ordinance No. 030424-30 (the "Original PUD Ordinance").

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on property identified in the Original PUD Ordinance and described in Zoning Case No. C814-01-0038.01, on file at the Neighborhood Planning and Zoning Department, generally known as 1310-1314 Parmer Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 3. The exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A	Zoning Map
Exhibit B	Amended PUD Land Use Plan

PART 4. This ordinance, together with Exhibits A and B, amends the Original PUD Ordinance. The Original Parmer PUD shall conform to the limitations and conditions set forth in the Original PUD Ordinance as amended by this ordinance.

PART 5. The Original PUD Ordinance is modified as shown in this part.

1. Part 5 is amended to read as follows:

A site plan or building permit for Tract One may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 630 ~~[550]~~ trips per day for Tract One and 2000 trips per day for Tracts Three and Four combined.

2. Part 9 is amended as follows:

B. The maximum number of units developed as a single family residential use or a townhouse and condominium residential use is 96 ~~[80]~~ units.

D. Except as otherwise provided in this section, the ~~[The]~~ maximum height of a building or structure is 50 feet from ground level. For a townhouse and condominium residential use: (1) the maximum height is 35 feet from ground level, and (2) a building or structure may not exceed 2 stories.

H. A 50-foot wide vegetative buffer shall be provided along the west property line. Improvements permitted with the buffer zone are limited to drainage, solid fences, pedestrian trails, hike and bike pathways, recreational facilities, detention and water quality re-irrigation facilities, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

I. Except as otherwise provided in this section, the building setback from and along the west property line is 75 feet. Within the area located 50 to 75 ~~[100]~~ feet from and along the west property line, the only development allowed is one-story carport or garage.

L. The following uses of the property are permitted uses:

Retirement housing (large site)	Congregate living
Religious assembly	Group home, Class I (general)
Group home, Class I (limited)	Group home, Class II
Family home	Bed & breakfast residential (Group 1&2)
Condominium residential	[Duplex residential]
Retirement housing (small site)	Single family attached residential

Single family residential
Two family residential
Day care services (limited)
Public secondary educational
facilities

Townhouse residential
Communication service facilities
Public primary educational facilities
Major public facilities
[Major utility facilities]

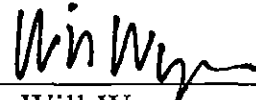
PART 6. Except as otherwise provided in the ordinance, the terms and conditions of Ordinance No. 030424-30 remain in effect.

PART 7. This ordinance takes effect on November 15, 2004.

PASSED AND APPROVED

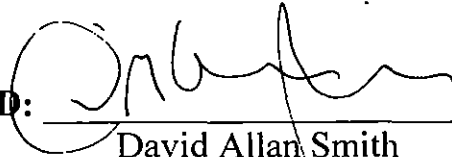
_____, November 4, 2004

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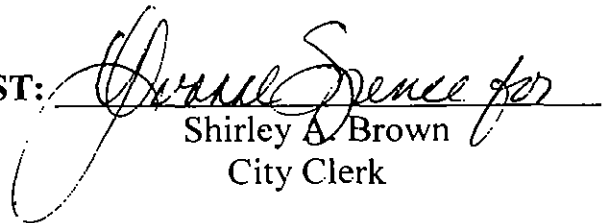
Will Wynn
Mayor

APPROVED:

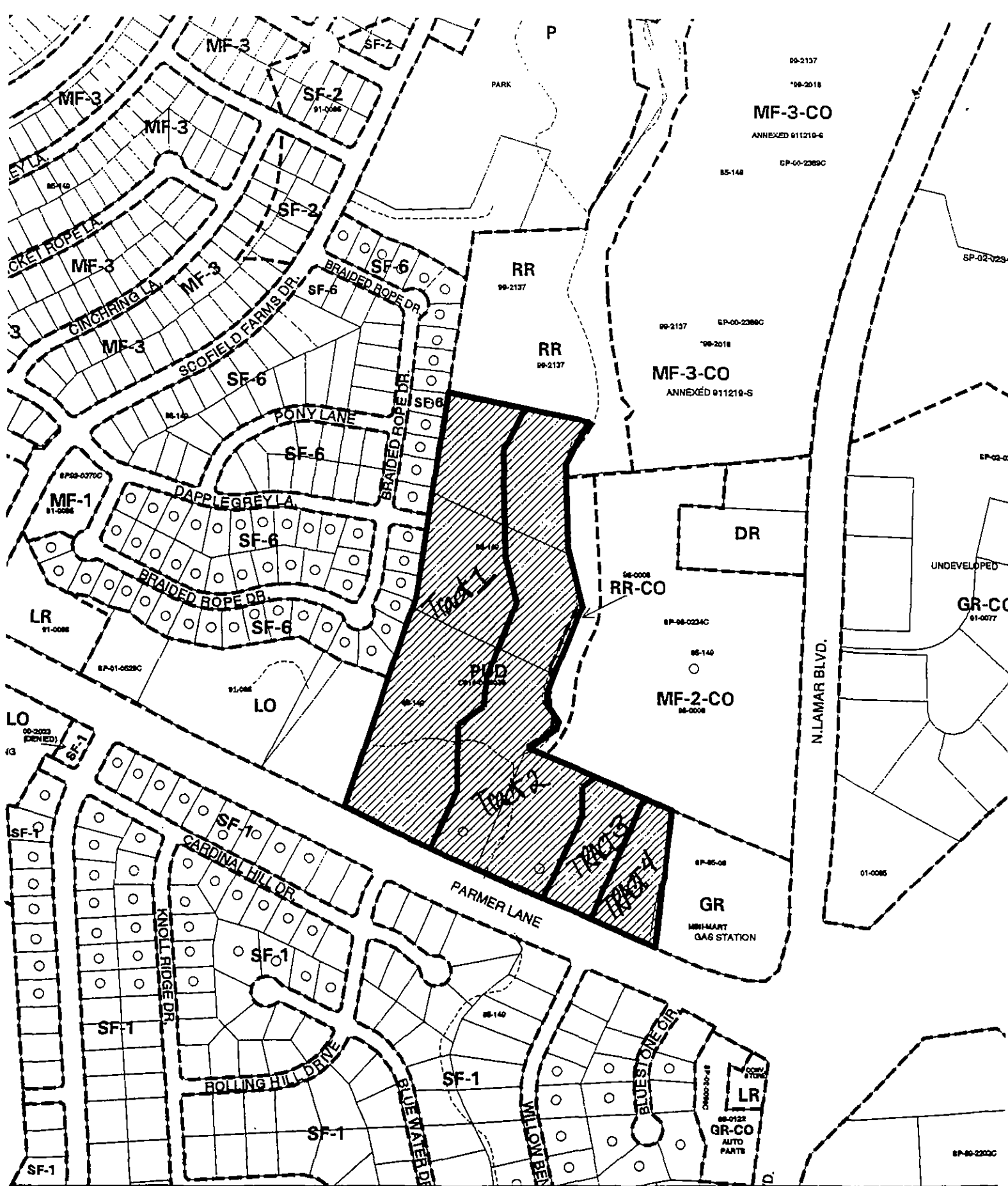


David Allan Smith
City Attorney

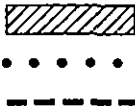
ATTEST:



Shirley A. Brown
City Clerk



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: S. GAGER



PLANNED UNIT DEVELOPMENT *EXHIBIT A*

CASE #: C814-01-0038.01

ADDRESS: 1310-1314 BLK W FARMER

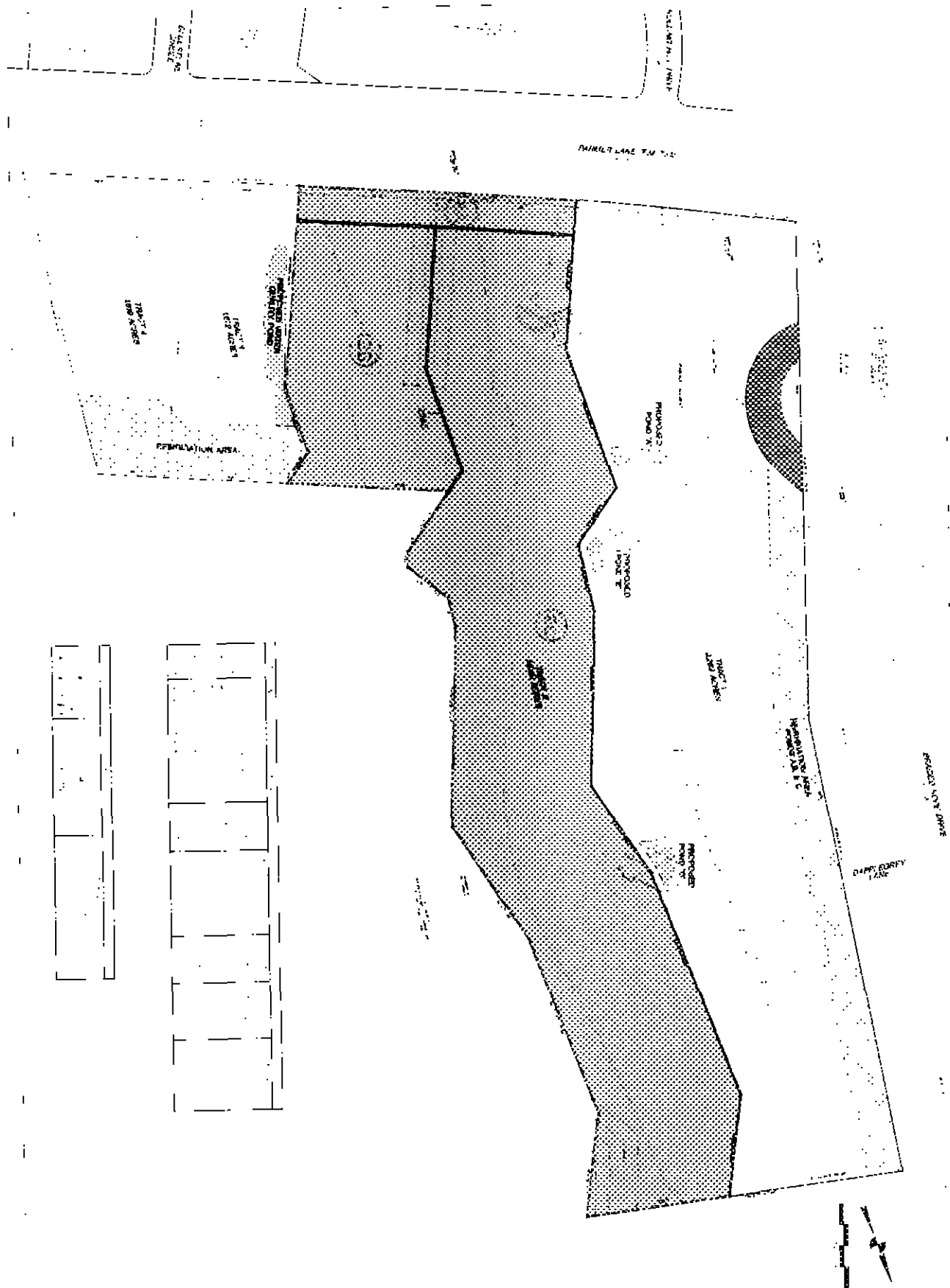
DATE: 04-07

SUBJECT AREA (acres): 21.808

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 M34

1" = 400'



PARTIAL - WALNUT CREEK PUD
AUSTIN, TEXAS
M. MYERS DEVELOPMENT, Inc. /
EDGAR & LINDA PERRY

EXHIBIT B
PRELIMINARY
LAND USE PLAN

Boy Partners